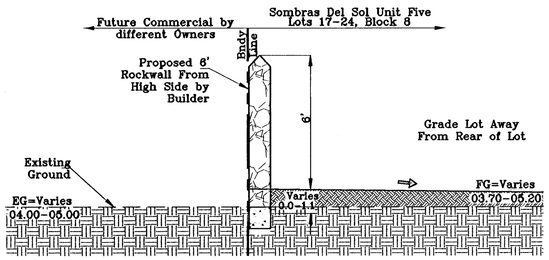
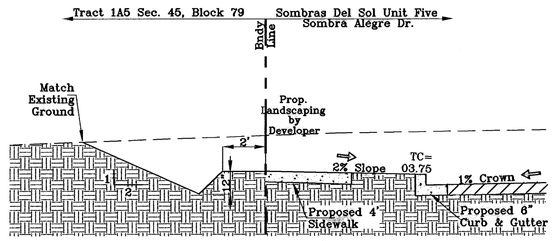


SECTION A
SCALE 1" = 3'



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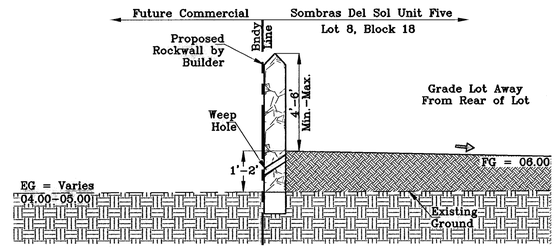

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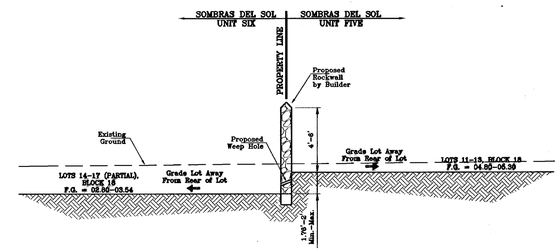

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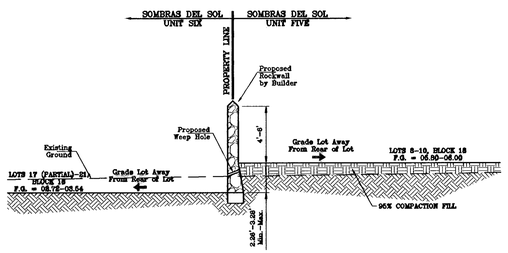

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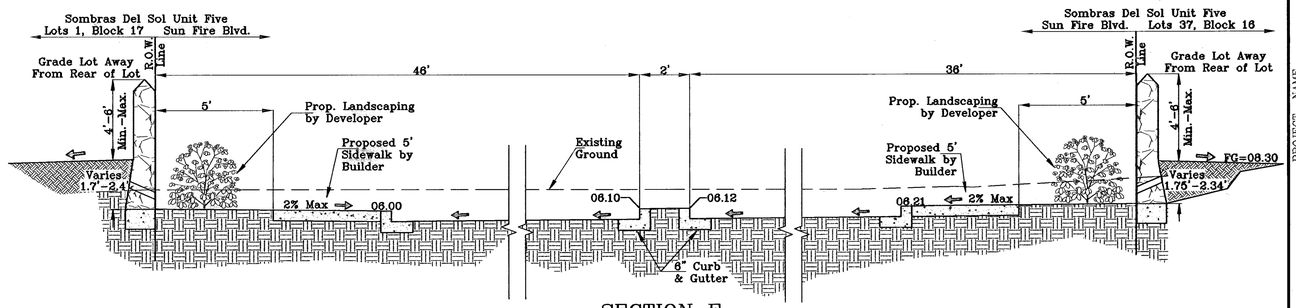

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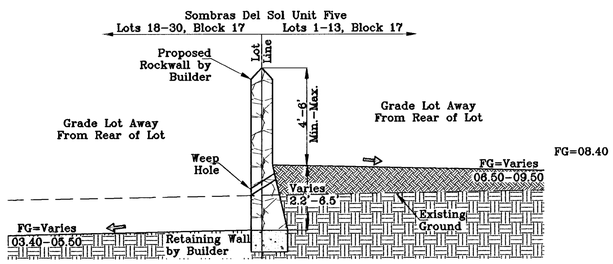

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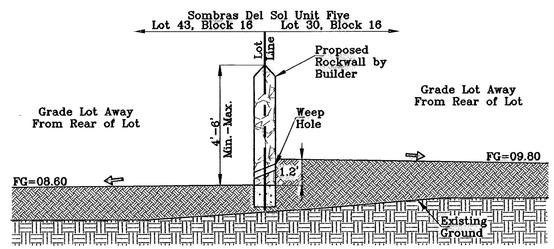

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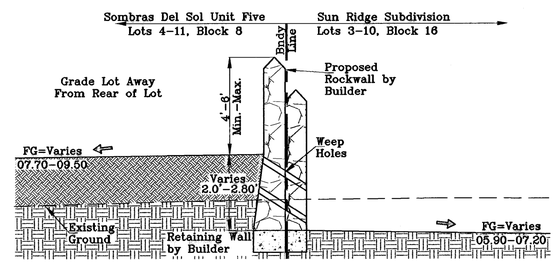

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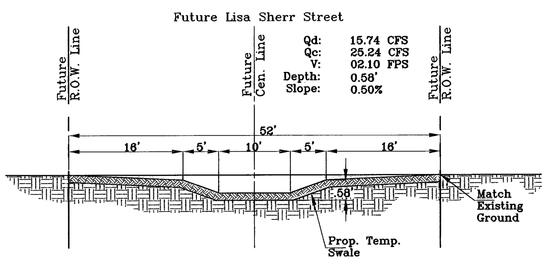
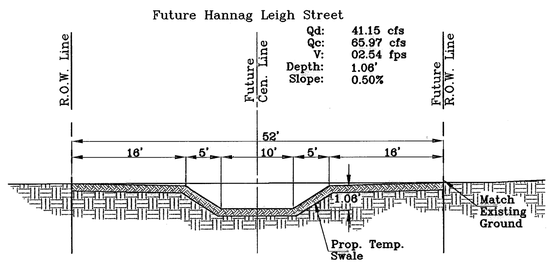
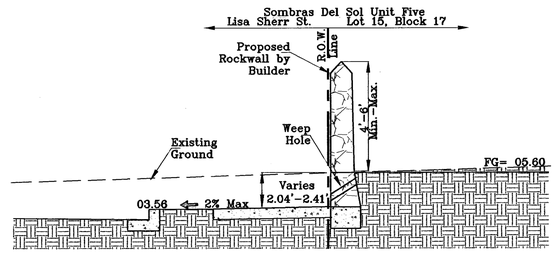


SECTION I
SCALE 1" = 3'



SECTION J
SCALE 1" = 3'



SECTION K
SCALE 1" = 3'

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3969.78.....(NAVD88.....CITY DATUM)

DATE		BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR

PROJECT NAME

SOMBRAS DEL SOL UNIT FIVE

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 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
REVISION BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEERS SEAL

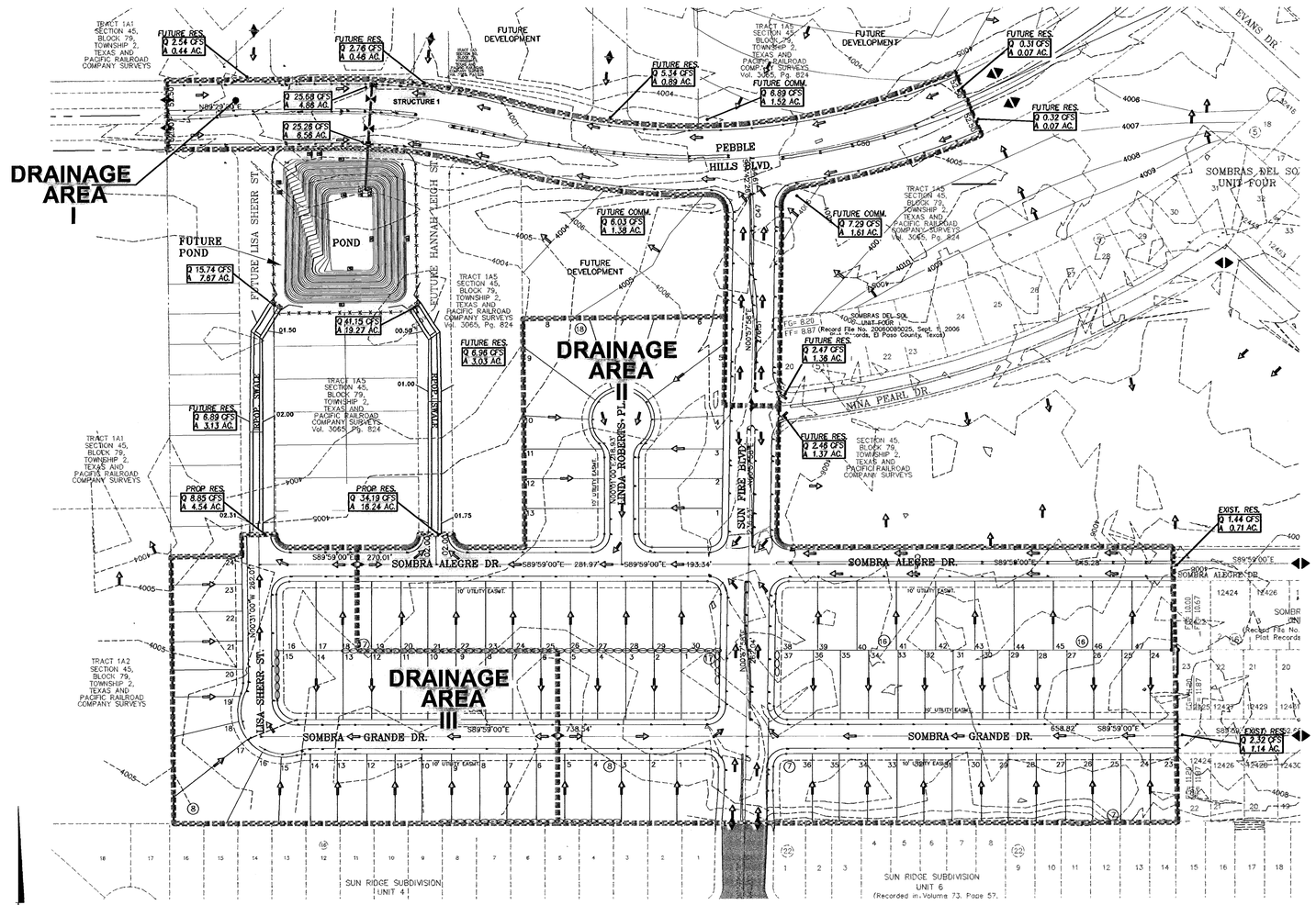
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE

GRADING SECTIONS

SHT 4 OF 22



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DRAINAGE AREA	AREA (AC)	Tc MIN.	C	I IN/HR	Q 50yr. CFS
I	3.62	12.5	0.90	4.75	15.48
II	13.02	28.0	0.60	3.25	27.97
III	4.54	24.0	0.60	3.58	9.75

LEGEND

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

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR

PROJECT NAME

SOMBRAS DEL SOL UNIT FIVE

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 21.192 ACRES

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

DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEER'S SEAL

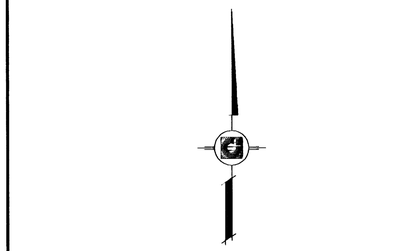
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79928

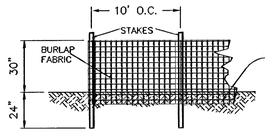
CONDE INC.

SHEET TITLE

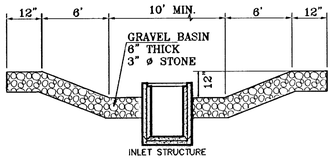
DRAINAGE PLAN

SHT 5 OF 22

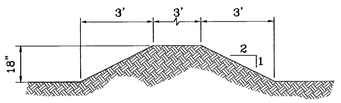




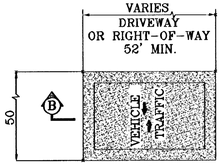
TYPICAL SILT FENCE
N.T.S.



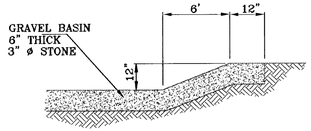
TEMPORARY STILLING BASIN AT STRUCTURES



TYPICAL BERM
1"=3'



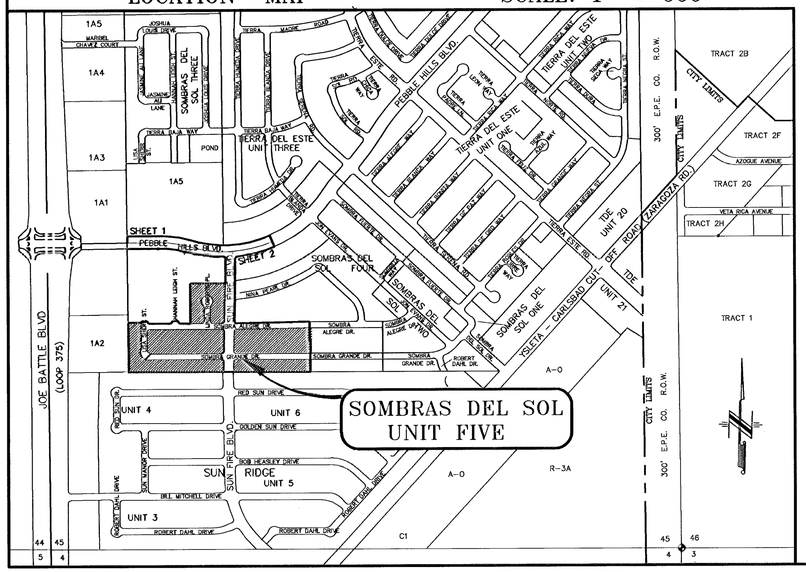
GRAVEL ENTRANCE

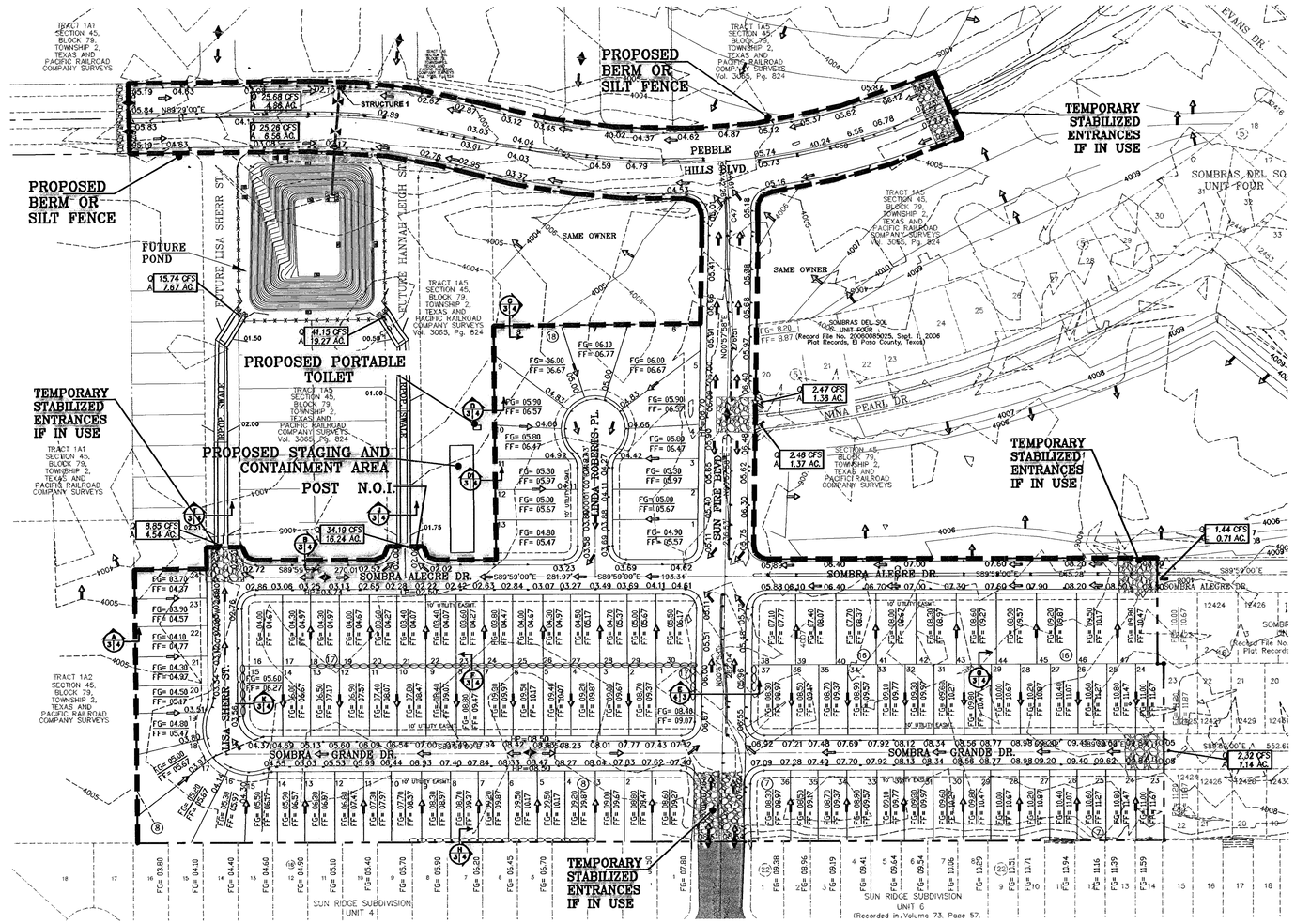


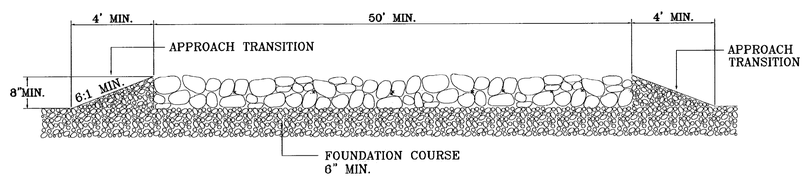
SECTION

EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION

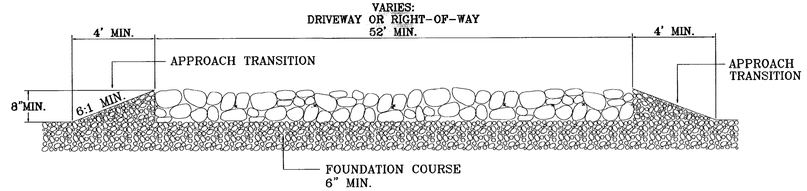
LOCATION MAP SCALE: 1" = 600'







SECTION A



SECTION B

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.

L E G E N D

PROP. BERM OR SILT FENCE

DRAINAGE FLOW

TEMPORARY DESILTING BASIN AT STRUCTURES

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78'.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	BR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	BR
9-10-07	2ND SET OF CITY RED LINES	BR

PROJECT NAME

SOMBRAS DEL SOL
UNIT FIVE

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 22.192 ACRES

SCALE
Horiz: 1"=100
Vert: 1"=100
DATE: MARCH 2007
DESIGN BY: Y.C.
DRAWN BY: R.R.
CHKD. BY: Y.C.
JOB NO: 406-32

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION

1. NO ASPHALT BATCH PLANTS FOR THIS SITE.

BEST MANAGEMENT PRACTICES

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

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS

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

II. HAZARDOUS WASTE

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

III. SANITARY WASTE

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

IV. SPILL PREVENTION

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

A. GOOD HOUSEKEEPING

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

B. HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

C. PETROLEUM PRODUCTS:

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

V. SPILL CONTROL PRACTICES:

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

VI. MAINTENANCE AND INSPECTION PROCEDURES

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

VII. REMARKS

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

STORM WATER POLLUTION PREVENTION PLAN

GENERAL CONTRACTOR CERTIFICATION

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

SIGNED: _____ COMPANY: JNC DEVELOPMENT

NAME: DIRK ULRICH ADDRESS: 12300 MONTWOOD EL PASO, TEXAS 79928

TITLE: _____ TELEPHONE: (915) 855-1005

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) CARLOS BOMBACH COMPANY JNC DEVELOPMENT

TITLE _____ BY _____

CONSTRUCTION ACTIVITIES LOG		
ACTIVITIES	DATE	SIGNATURE

INSPECTION AND MAINTENANCE REPORT

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

SIGNED: _____ DATE: _____

SWPPP COORDINATOR NAME: CARLOS BOMBACH
PHONE NUMBER: (915) 855-7005

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

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION
THE EXISTING SITE IS UNDEVELOPED DESERT. THERE ARE NO SURFACE WATERS ON THE SITE ITSELF OR ADJACENT TO THE SITE. THE SITE DISTURBANCE AREA IS 21.192 ACRES.

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

INTERIM STABILIZATION MEASURES ARE AS FOLLOWS: _____

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

THE RECEIVING WATERS ARE _____

STORM WATER SAMPLING DATA IS NOT AVAILABLE FOR THIS SITE.

NO CONCRETE OR BATCH PLANTS ON THIS SITE.

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

STORM WATER CONTAMINANTS ON SITE

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

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

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

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

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

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

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

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

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF PEBBLE HILLS BLVD. AND TIERRA SERENA DR.
ELEVATION: 3999.78.....(CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR

PROJECT NAME
SOMBRAS DEL SOL UNIT FIVE
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 21.192 ACRES

SCALE
Horiz: –
Vert: –
DATE: MARCH 2007
DESIGN BY: Y.C.
DRAFTED BY: R.R.
CHKD BY: Y.C.
JOB NO: 405-32

ENGINEER'S SEAL

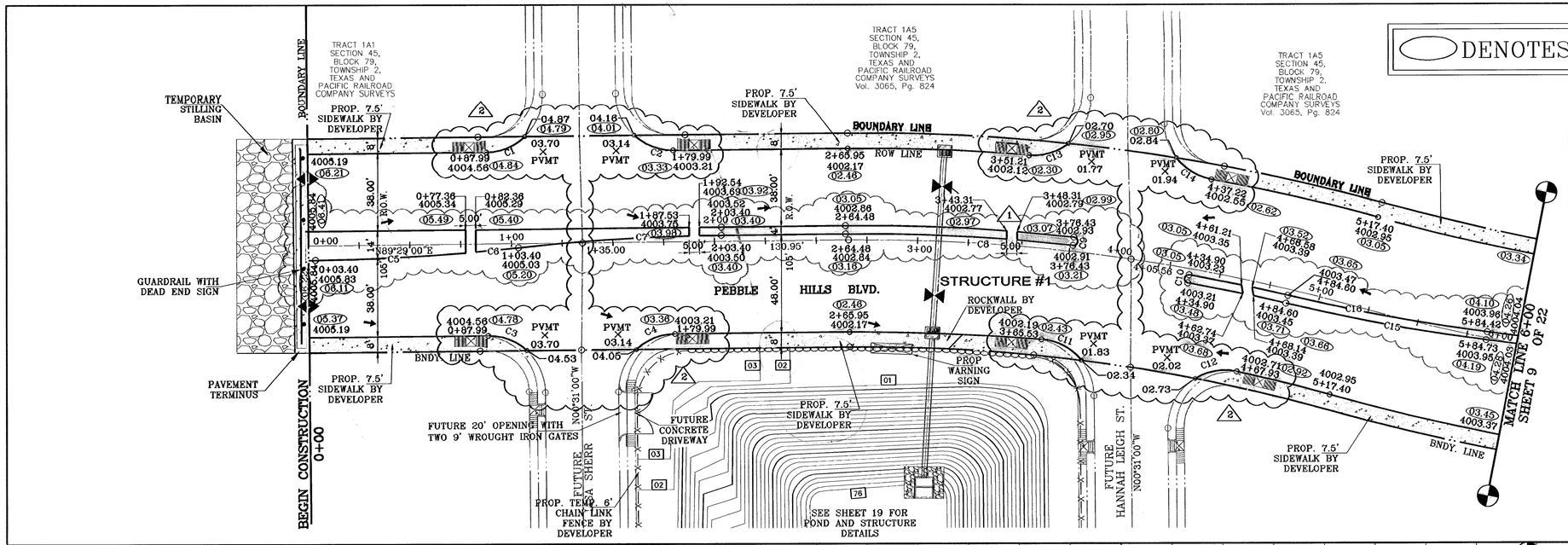
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

SHT 7 OF 22

DENOTES AS BUILT CONDITION ONLY



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	20.98	11.01	20.49	N68°00'59"E	42°56'01"
C2	28.00	20.98	11.01	20.49	S69°02'59"E	42°56'01"
C3	28.00	20.98	11.01	20.49	N69°02'59"W	42°56'01"
C4	28.00	20.98	11.01	20.49	S68°00'59"W	42°56'01"
C5	1002.44	72.41	36.22	72.40	N87°19'22"E	4°08'20"
C6	1002.44	21.12	10.56	21.12	N84°21'44"E	1°12'26"
C7	1002.44	84.22	42.14	84.20	S86°09'56"W	4°48'50"
C8	900.00	139.61	69.94	139.47	N86°04'22"W	8°53'16"
C9	2.00	6.54	32.44	4.00	N06°29'03"E	187°04'09"
C10	2.00	6.23	145.24	4.00	S10°11'15"W	178°25'19"
C11	28.00	22.83	12.09	22.20	N62°10'39"W	46°43'03"
C12	28.00	21.30	11.20	20.79	S80°32'48"W	43°35'25"
C13	28.00	20.71	10.85	20.24	N73°43'37"E	42°22'09"
C14	28.00	20.71	10.85	20.24	S58°25'44"E	42°22'09"
C15	941.51	100.32	50.21	100.27	S79°31'45"E	6°08'18"
C16	937.51	99.90	50.00	99.85	S79°31'45"E	6°08'18"

BENCHMARKS

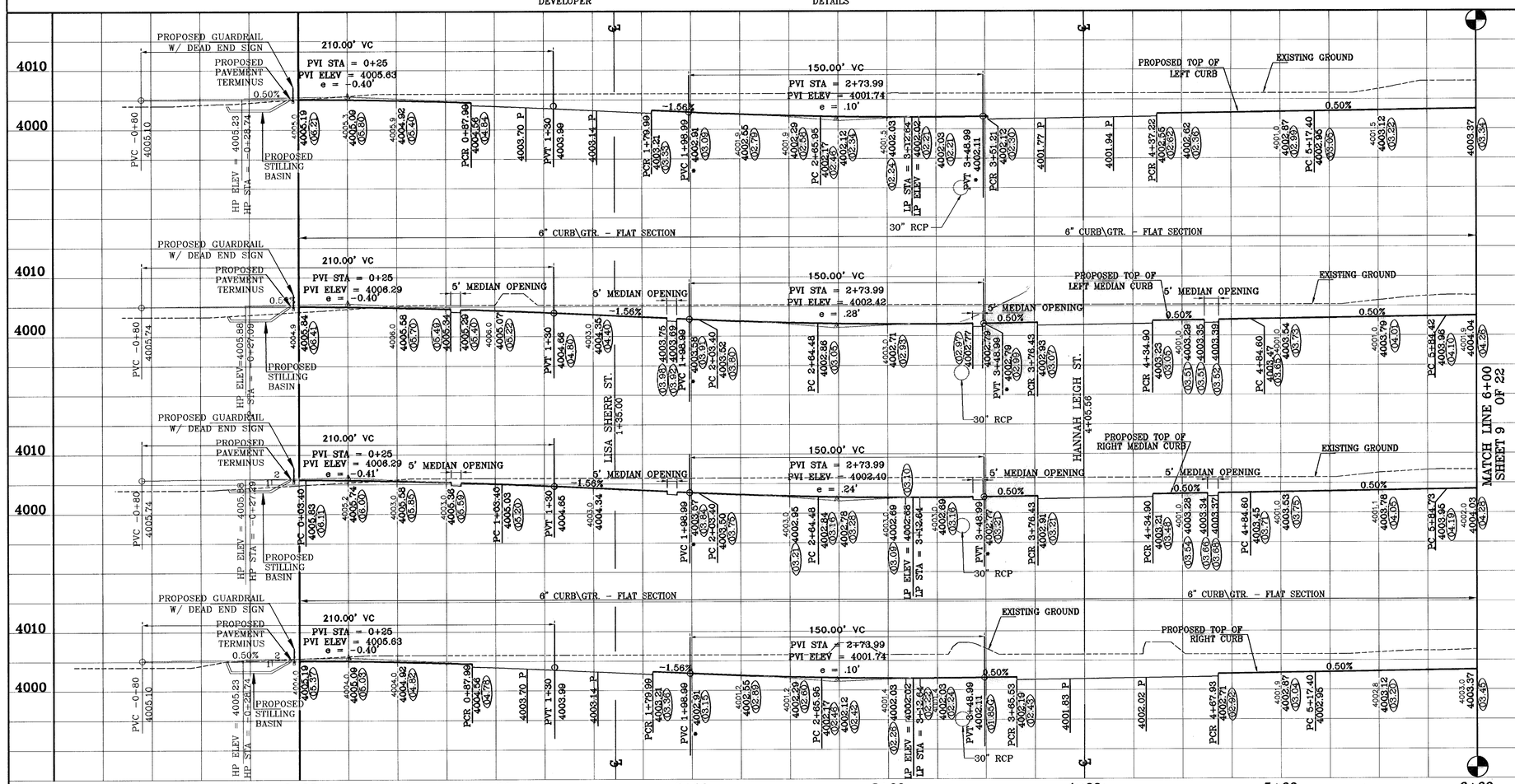
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD. ELEVATION: 3996.76.....CITY DATUM)

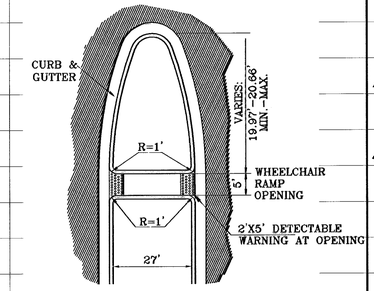
DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
6-15-07	2ND SET OF CITY RED LINES	RR
8-10-07	REV. STRUCTURE & SEWER CONFLICT	RR
10-26-07	3RD SET OF CITY RED LINES	RR
11-29-07	MEDIAN REVISION AS PER CLIENTS REQUEST	RR
02-26-08	REVISED RADIUS AT RETURNS	OM
07-01-08	AS BUILT	FR

PROJECT NAME

SOMBRAS DEL SOL UNIT FIVE

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 21.192 ACRES





MEDIAN CURB RAMP DESIGN ARTERIAL STREET

AS PER CITY DESIGN STANDARD 6-14
N.T.S

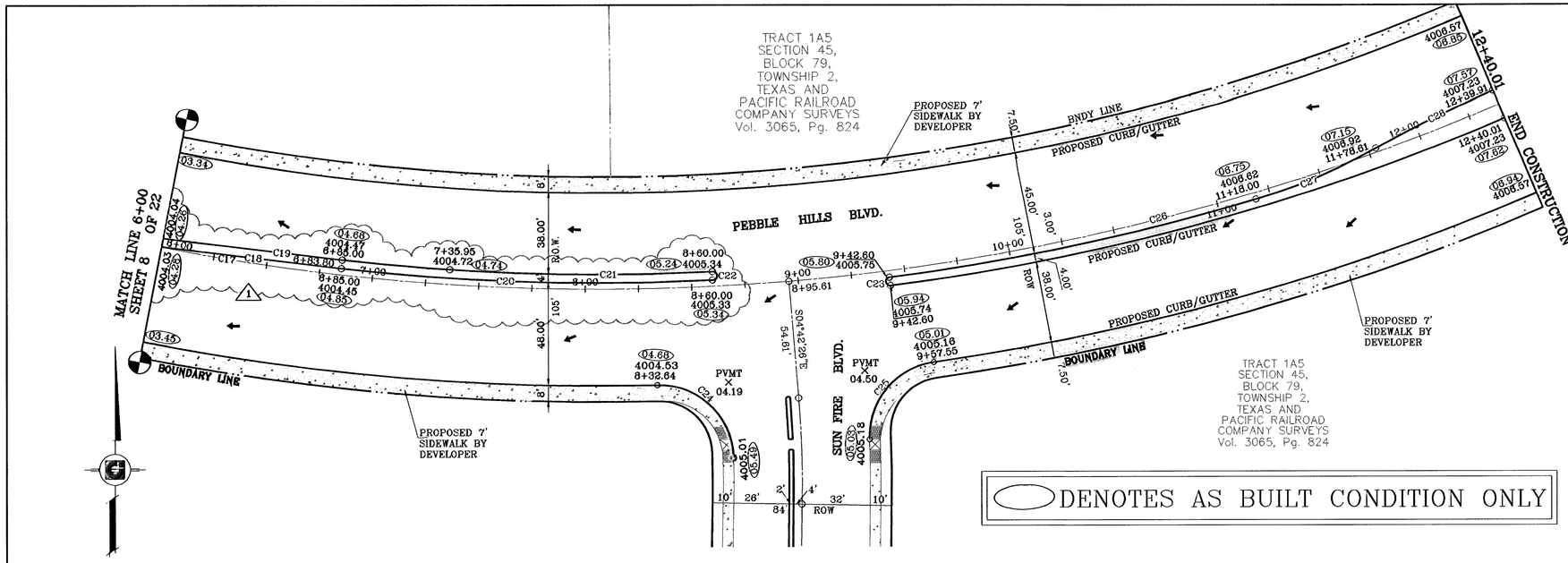
SCALE
Horiz: 1"=50'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEER'S SEAL

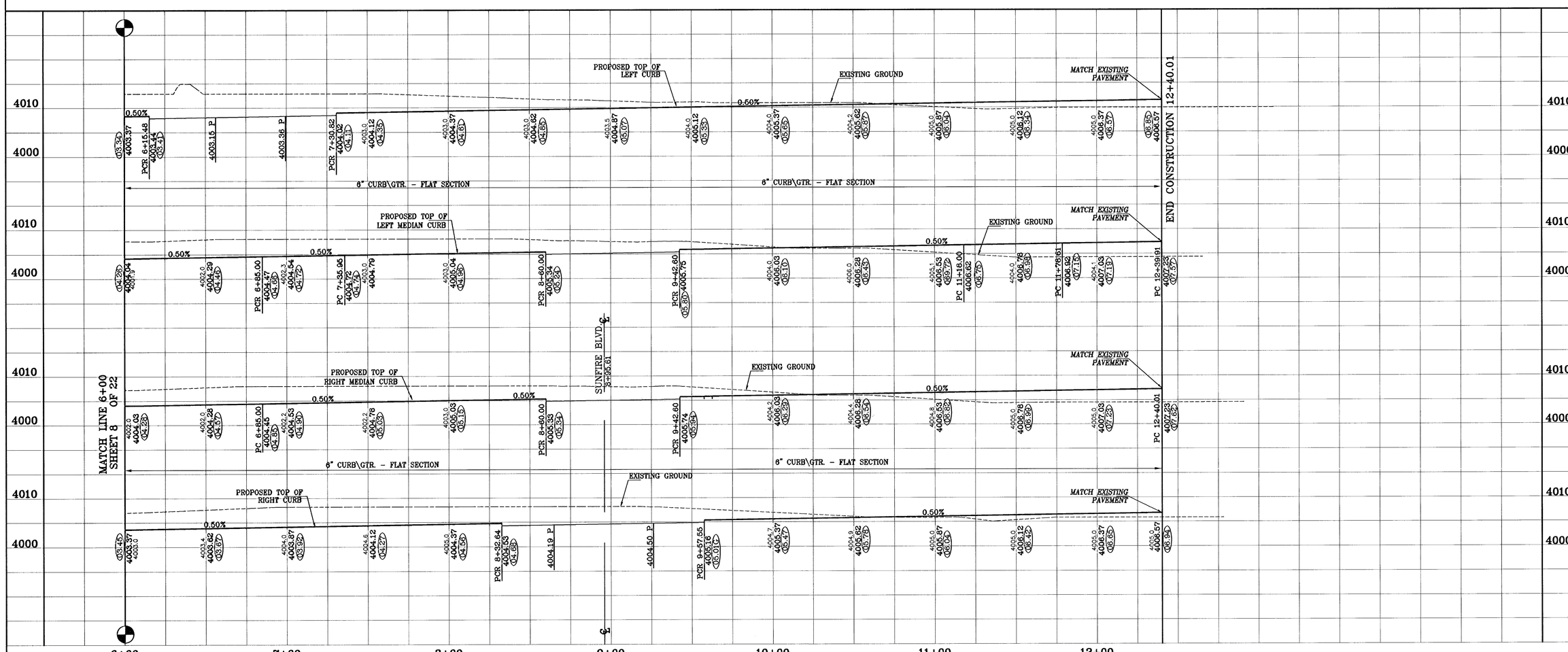
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79938

CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE
PEBBLE HILLS BLVD.
STA: 0+00 TO STA: 6+00



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C17	1072.88	142.05	71.13	141.95	S78°18'08"E	7°35'09"
C18	6416.90	69.30	34.65	69.30	S83°08'02"E	0°37'08"
C19	6412.90	69.04	34.52	69.04	S83°08'06"E	0°37'00"
C20	1069.62	141.71	70.96	141.61	S87°15'16"E	7°35'28"
C21	1065.62	141.12	70.66	141.01	S87°15'10"E	7°35'15"
C22	2.01	6.55	33.01	4.01	N02°47'38"W	186°57'51"
C23	2.00	6.28	INFINITE	4.00	S06°30'11"E	180°00'00"
C24	35.00	54.82	34.84	49.38	N46°28'35"W	89°44'09"
C25	35.00	51.51	31.69	46.98	S39°49'31"W	84°19'12"
C26	1072.88	344.40	173.69	342.92	N76°05'48"E	18°23'31"
C27	266.69	60.97	30.62	60.84	N67°04'04"E	13°05'56"
C28	580.68	61.26	30.66	61.23	S63°52'42"W	6°02'40"



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR
02-26-08	URBAN REVISIONS AS PER CLIENTS REQUEST	DM
07-25-08	REVISED AS PER REVIEWS	JM
07-01-08	AS BUILT	FR

PROJECT NAME

SOMBRAS DEL SOL UNIT FIVE

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 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEER'S SEAL

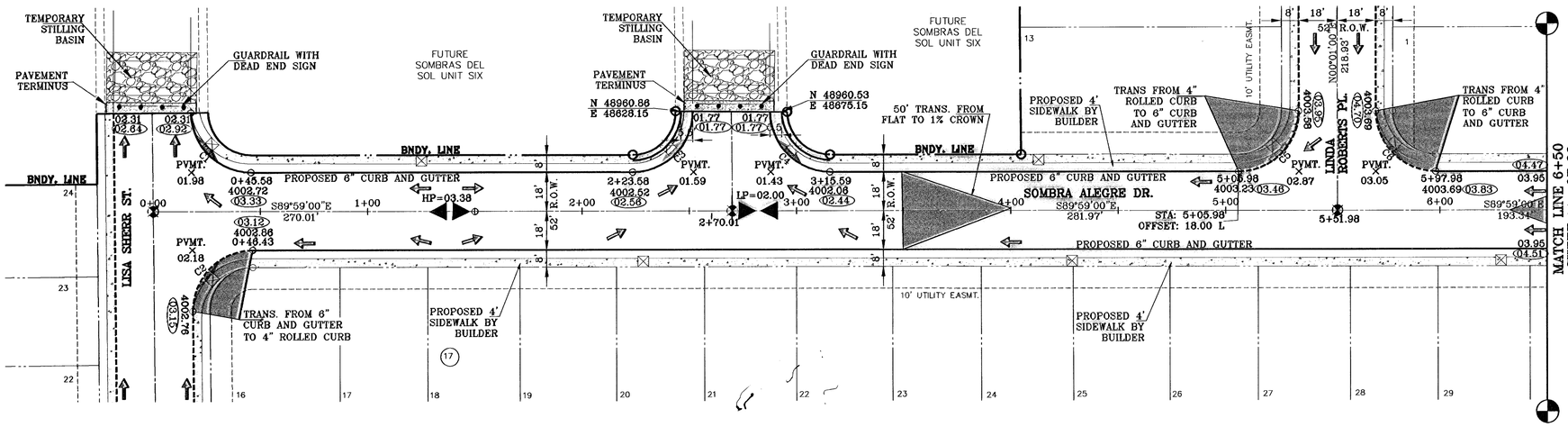
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
CONDE INC.

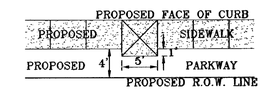
SHEET TITLE
STREET
PLAN-PROFILE
PEBBLE
HILLS BLVD.
STA: 6+00
TO
STA: 12+40.01

SHT 9 OF 22

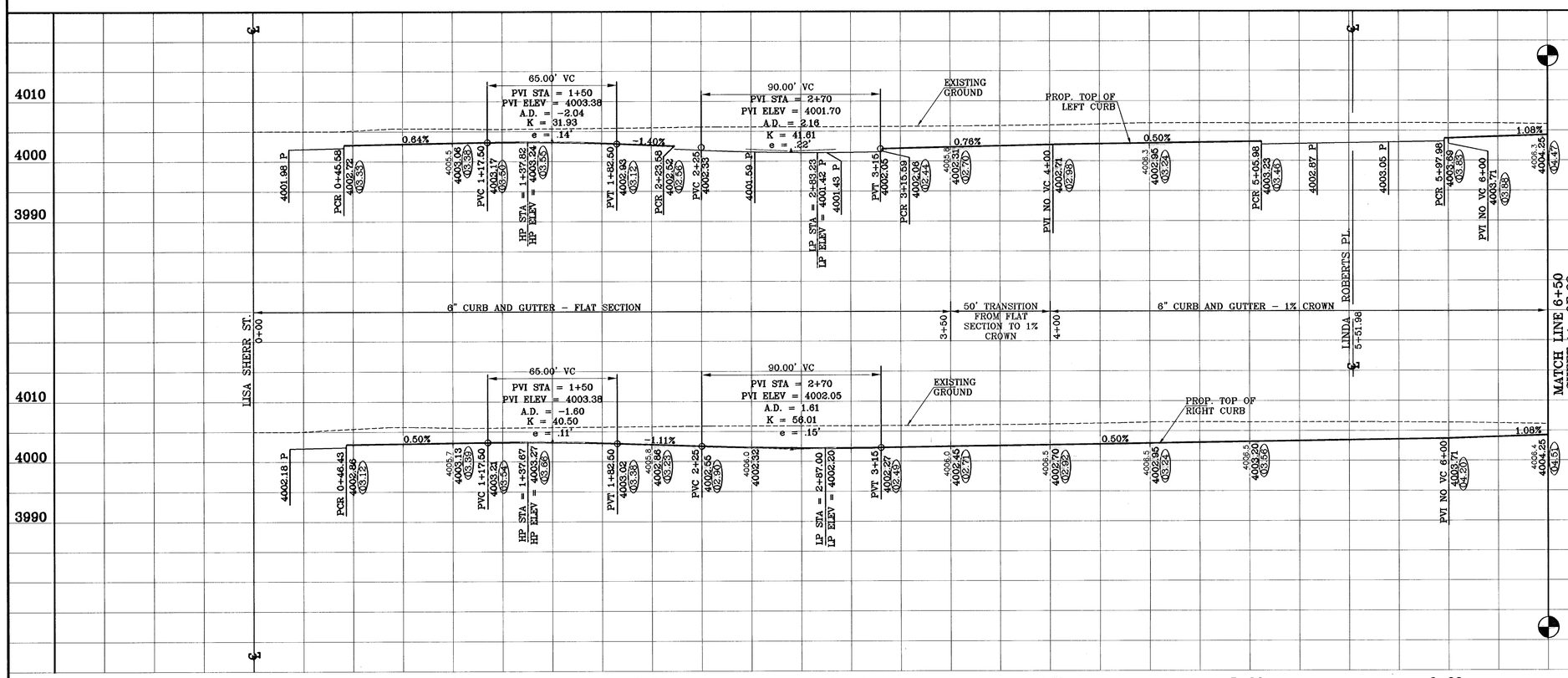
DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.72'	27.74'	39.41'	S45°15'00"E	89°28'00"
C2	28.00'	44.24'	28.26'	39.78'	S44°45'00"W	90°32'00"
C3	28.00'	44.24'	28.26'	39.78'	N44°45'00"E	90°32'00"
C4	28.00'	43.72'	27.74'	39.41'	S45°15'00"E	89°28'00"
C5	28.00'	43.98'	28.00'	39.60'	N45°01'00"E	90°00'00"
C6	28.00'	43.98'	28.00'	39.60'	S44°59'00"E	90°00'00"





SIDEWALK TURNAROUND DETAIL
SCALE: 1"=10'



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TierRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR
9-01-08	AS BUILT	RR

PROJECT NAME
SOMBRAS DEL SOL UNIT FIVE
BEING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEERING SEAL

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

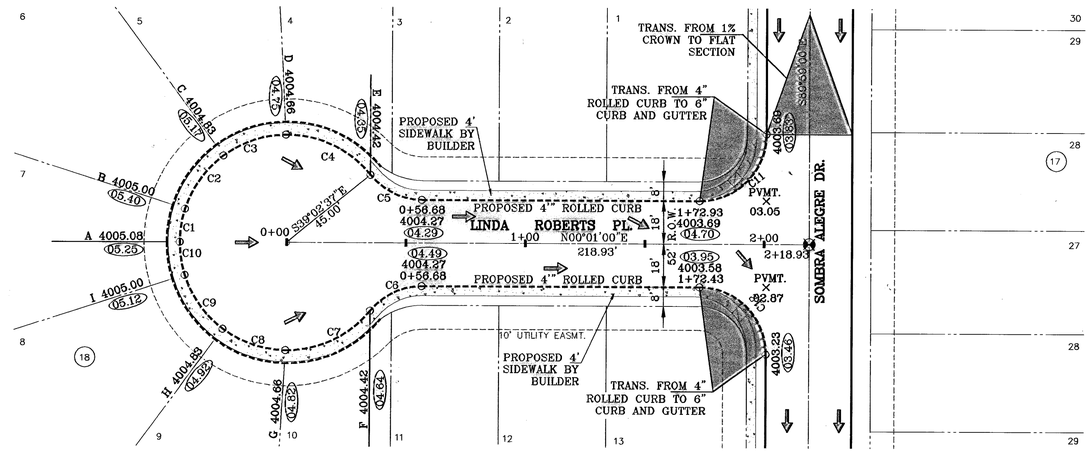
CONDE INC.

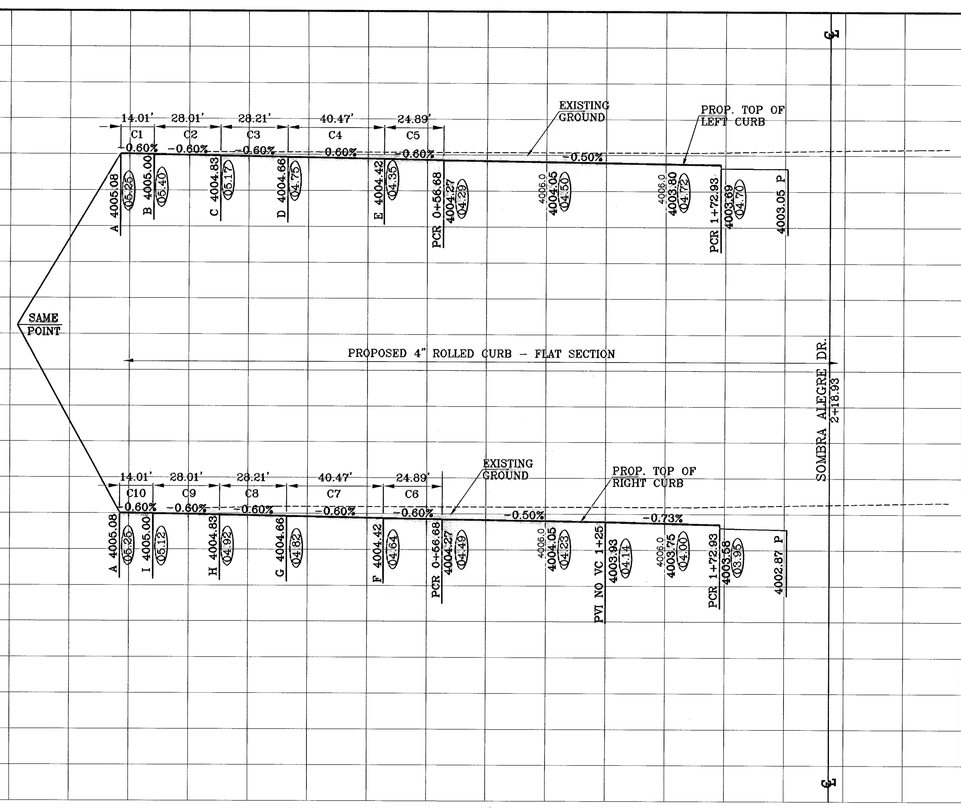
SHEET TITLE
STREET
PLAN-PROFILE
SOMBRA ALEGRE DR.
STA: 0+00
TO
STA: 6+50

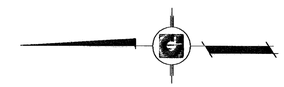
SHT 10 OF 22

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	45.00'	14.01'	7.06'	13.95'	N81°04'02"W	17°49'55"
C2	45.00'	28.01'	14.48'	27.56'	N54°19'08"W	35°39'53"
C3	45.00'	28.21'	14.58'	27.75'	N18°31'47"W	35°54'49"
C4	45.00'	40.47'	21.72'	39.12'	N25°11'31"E	51°31'45"
C5	28.00'	24.89'	13.34'	24.08'	S25°29'12"W	50°56'23"
C6	28.00'	24.89'	13.34'	24.08'	N25°27'12"W	50°56'23"
C7	45.00'	40.45'	21.71'	39.11'	S25°10'09"E	51°30'29"
C8	45.00'	28.22'	14.59'	27.76'	S18°33'07"W	35°56'03"
C9	45.00'	28.01'	14.48'	27.56'	S54°21'05"W	35°39'53"
C10	45.00'	14.01'	7.06'	13.95'	S81°06'01"W	17°49'58"
C11	28.00'	43.98'	28.00'	39.60'	S44°59'00"E	90°00'00"
C12	28.00'	43.98'	28.00'	39.60'	N45°01'00"E	90°00'00"







BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3946.78.....(NAVD 88)
.....CITY DATUM)

DATE		BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR
7-01-08	AS BUILT	FR

PROJECT NAME

SOMBRAS DEL SOL UNIT FIVE

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 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 408-32

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. SUITE 400
EL PASO, TEXAS 79926

CONDE INC.

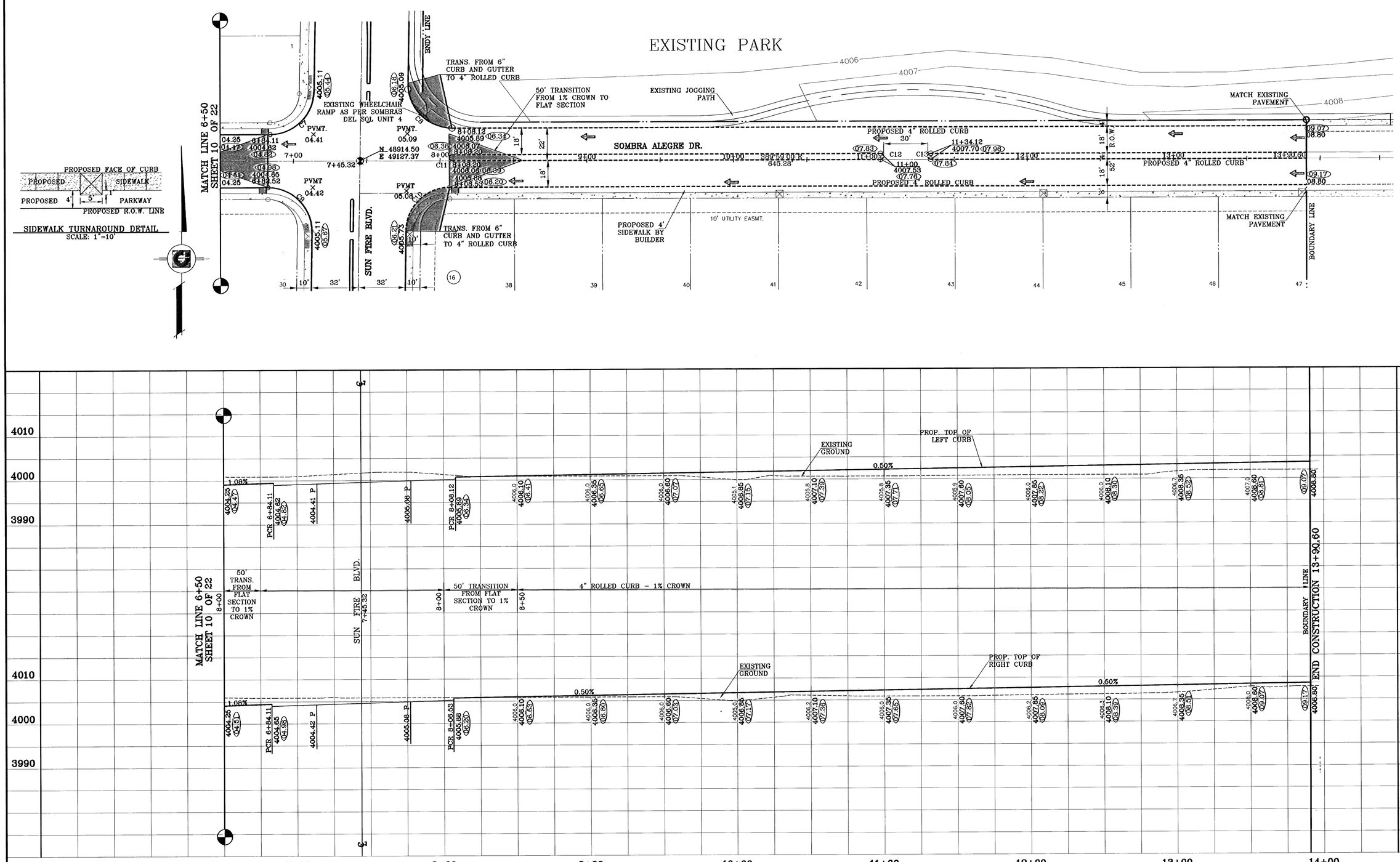
SHEET TITLE
STREET
PLAN-PROFILE
LINDA
ROBERTS PL.
STA: 0+00
TO
STA: 2+18.74

SOMBRAS DEL SOL UNIT FIVE

SHT 12 OF 22

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C7	30.00'	46.63'	29.51'	42.07'	N45°29'29"E	89°03'02"
C8	30.00'	47.62'	30.50'	42.78'	S44°30'31"E	90°56'58"
C9	30.00'	47.62'	30.50'	42.78'	N44°30'31"W	90°56'58"
C10	30.00'	46.63'	29.51'	42.07'	S45°29'29"W	89°03'02"
C11	2.00'	6.30'	INFINITE'	4.00'	S00°01'02"W	180°21'38"
C12	2.00'	6.40'	69.80'	4.00'	N01°39'36"E	183°17'07"
C13	2.00'	6.28'	INFINITE'	4.00'	S00°01'02"W	180°02'05"



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF PEBBLE HILLS BLVD. AND TIERRA SERENA
ELEVATION: 3999.78 ..... (NAVD 88 ..... CITY DATUM)

REVISIONS		BY
DATE		
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR
7-01-08	AS BUILT	FR

PROJECT NAME

SOMBRAS DEL SOL
UNIT FIVE

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 21.192 ACRES

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

DATE: MARCH 2007
DESIGN BY: Y.C.
DRAFTED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

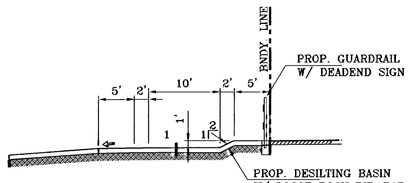
ENGINEER'S SEAL

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

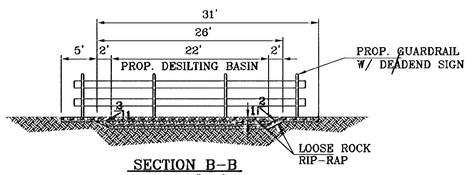
SHEET TITLE
STREET
PLAN-PROFILE
SOMBRA ALEGRE DR.
STA: 6+50
TO
STA: 13+90.60

DENOTES AS BUILT CONDITION ONLY

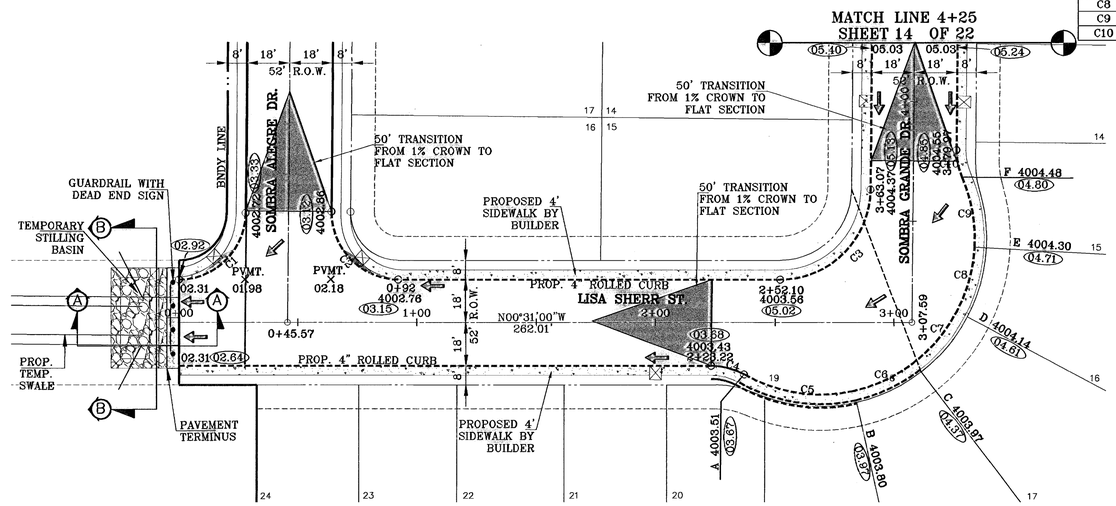
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.72'	27.74'	39.41'	S45°15'00"E	89°28'00"
C2	28.00'	44.24'	28.26'	39.78'	S44°45'00"W	90°32'00"
C3	38.00'	59.34'	37.65'	53.49'	S45°15'00"E	89°28'00"
C4	28.00'	14.38'	7.35'	14.22'	N14°11'52"E	29°25'43"
C5	65.00'	47.77'	25.02'	46.70'	S07°51'28"W	42°06'30"
C6	65.00'	28.07'	14.26'	27.86'	S25°34'12"E	24°44'50"
C7	65.00'	28.07'	14.26'	27.86'	S50°19'02"E	24°44'50"
C8	65.00'	28.07'	14.26'	27.86'	S75°03'52"E	24°44'50"
C9	65.00'	30.06'	15.30'	29.79'	N79°18'54"E	26°29'38"
C10	28.00'	11.70'	5.94'	11.62'	S78°02'33"W	23°56'54"

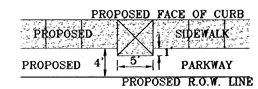


SECTION A-A
SCALE: 1"=10'

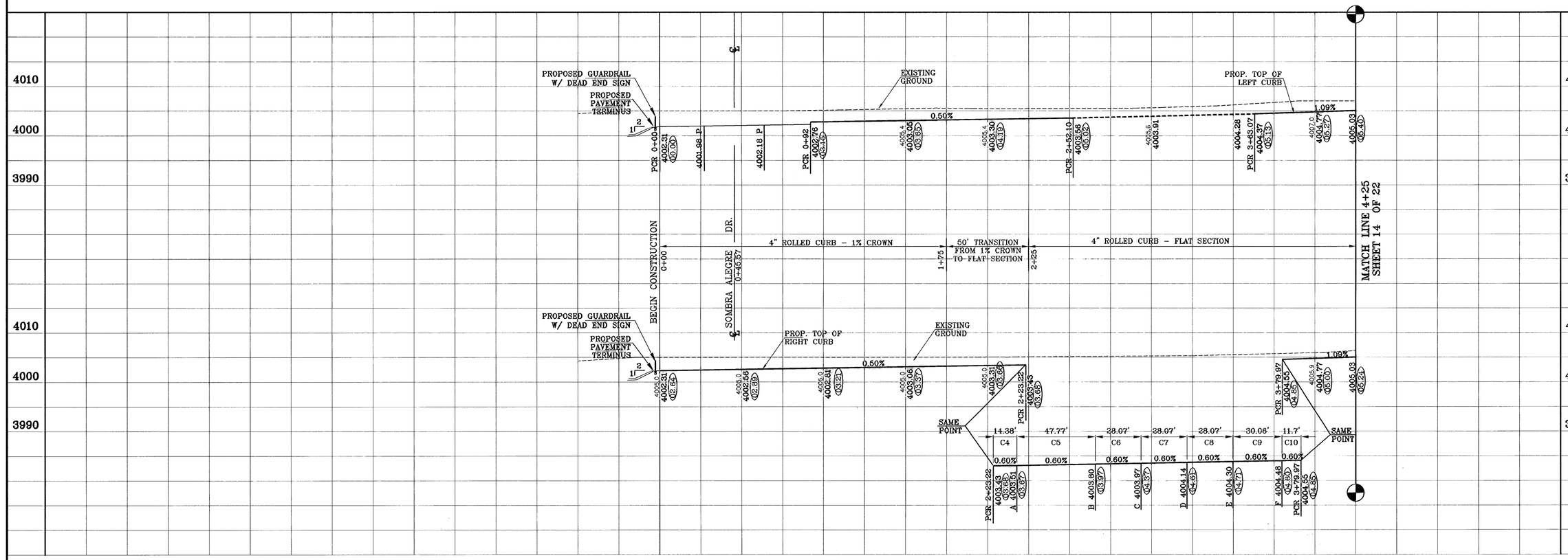


SECTION B-B
SCALE: 1"=10'





SIDEWALK TURNAROUND DETAIL
SCALE: 1"=10'



SOMBRAS DEL SOL UNIT FIVE

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

REVISIONS		BY
DATE		
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR
7-01-08	AS BUILT	FR

PROJECT NAME
SOMBRAS DEL SOL
UNIT FIVE
BEING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 404-32

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / SURVEYING / PLANNING
CP-25
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79928

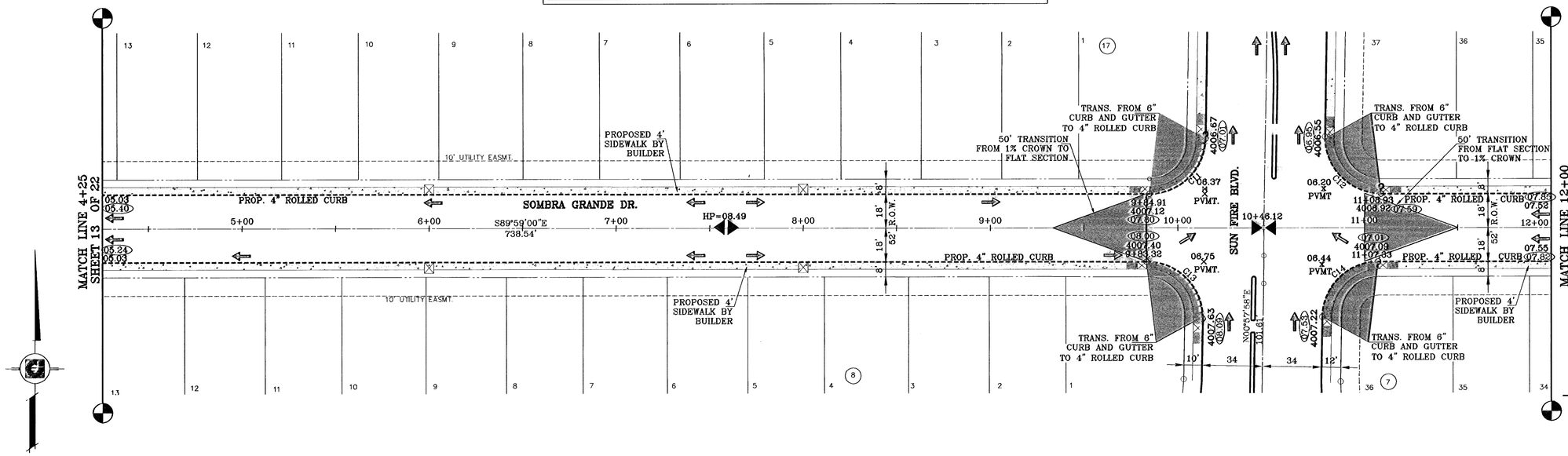
CONDE INC.

SHEET TITLE
STREET
PLAN-PROFILE
LISA
SHERR ST.
STA: 0+00
TO
STA: 4+25

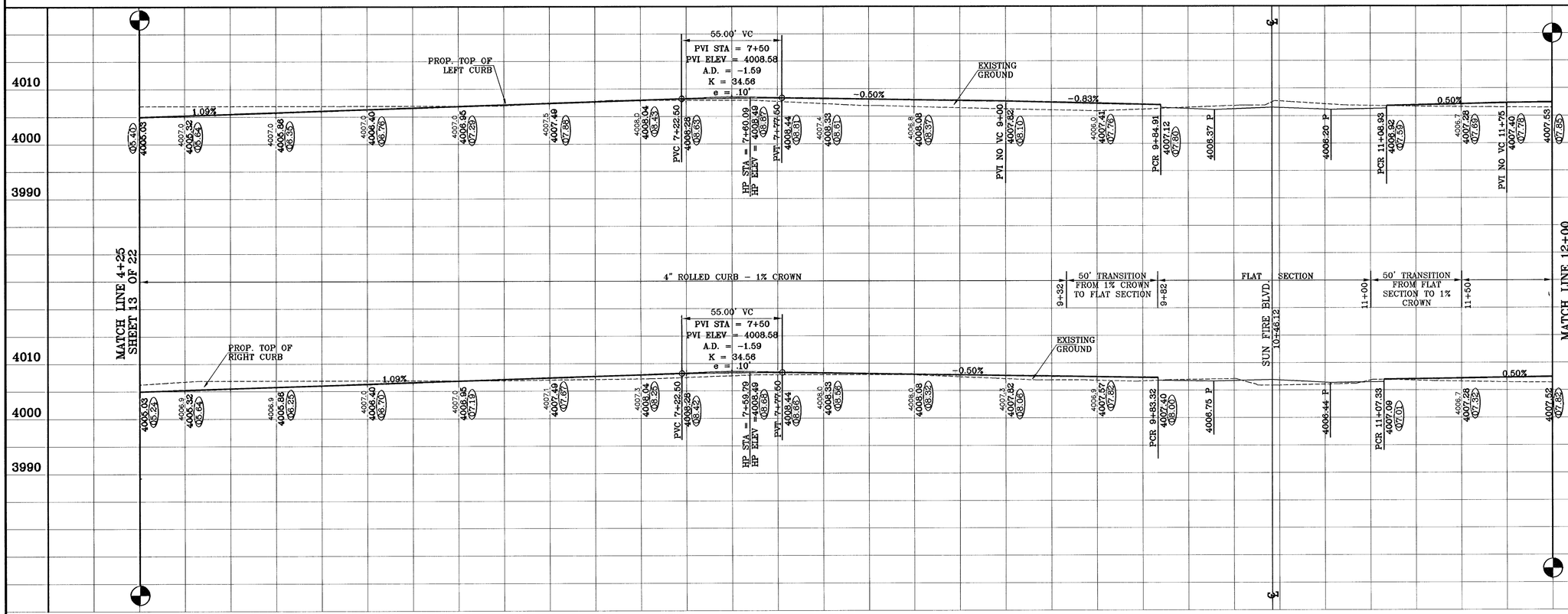
SHT 13 OF 22

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	30.00'	46.63'	29.51'	42.07'	N45°29'29"E	89°03'02"
C12	30.00'	47.62'	30.50'	42.78'	S44°30'31"E	90°56'58"
C13	30.00'	46.63'	29.51'	42.07'	N44°30'31"W	90°56'58"
C14	30.00'	46.63'	29.51'	42.07'	S45°29'29"W	89°03'02"

DENOTES AS BUILT CONDITION ONLY



SIDEWALK TURNAROUND DETAIL
SCALE: 1"=10'



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.76.....(CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
9-10-07	2ND SET OF CITY RED LINES	RR
7-08-08	AS BUILT	RR

PROJECT NAME
SOMBRAS DEL SOL UNIT FIVE
BEING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILROAD SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEERING SEAL

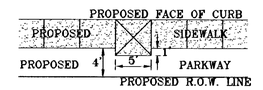
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
7170 TRANS MOUNTAIN ROAD
EL PASO, TEXAS 79916
915 594-0001

CONDE INC.

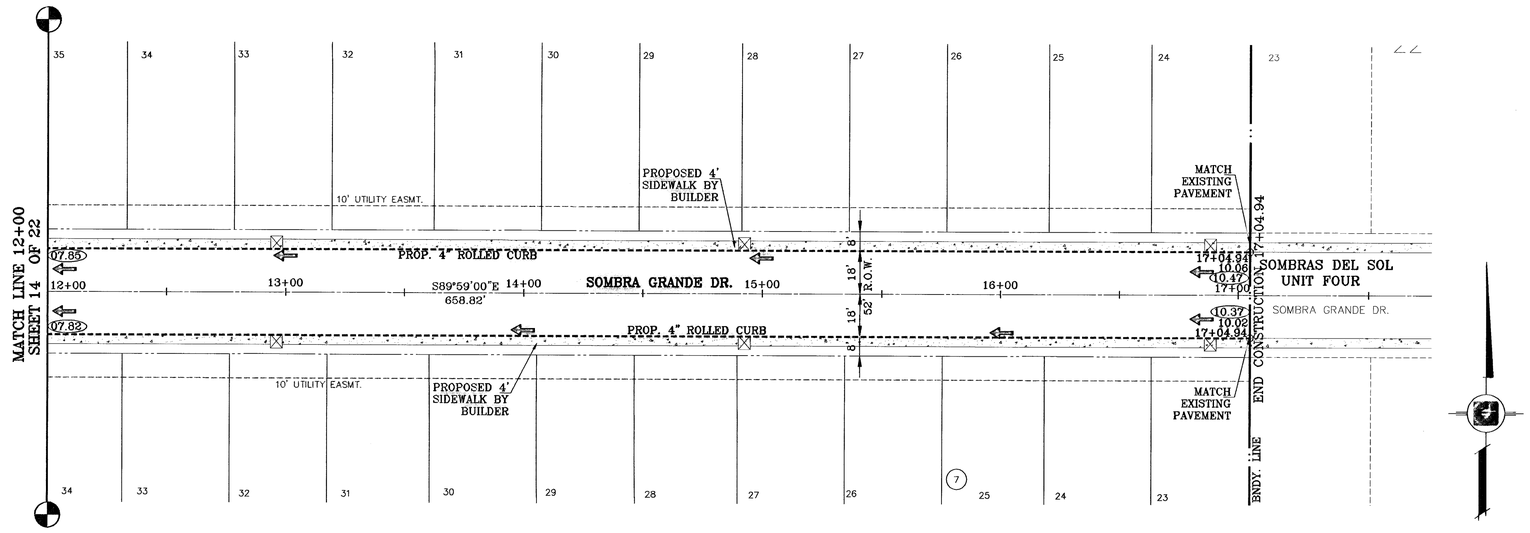
SHEET TITLE
STREET PLAN-PROFILE
SOMBRA GRANDE DR.
STA: 4+25
TO
STA: 12+00

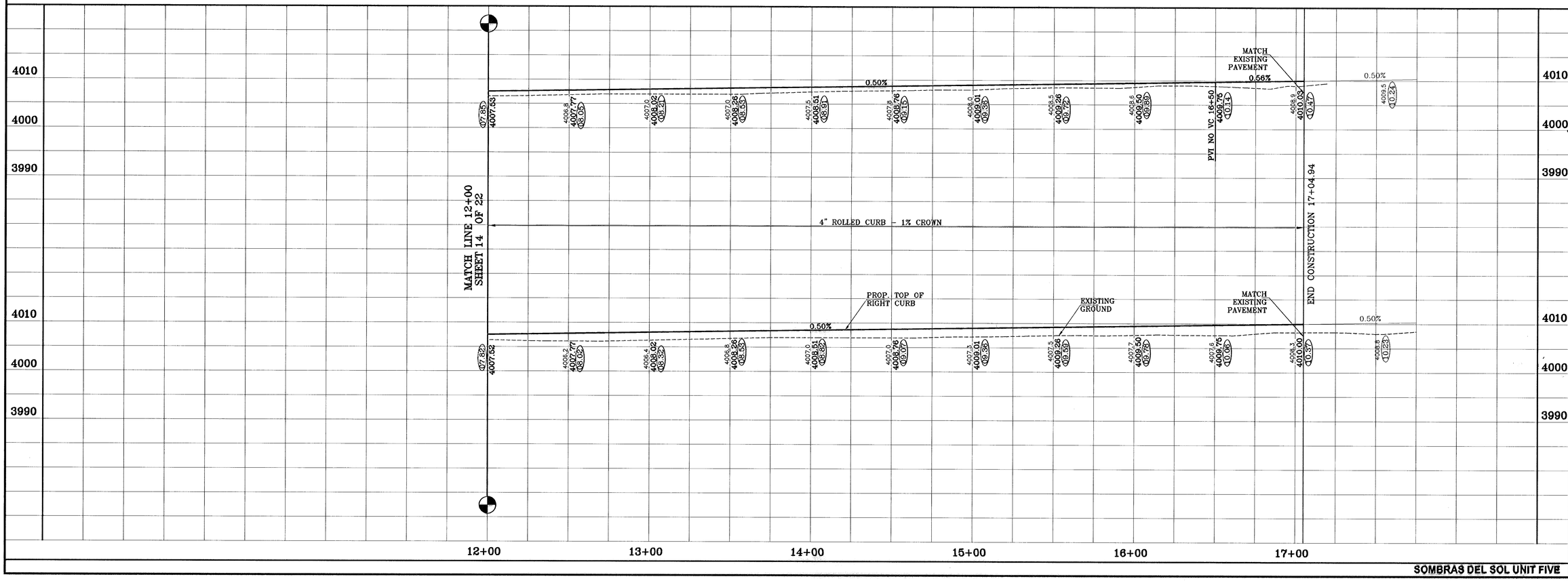
SHT 14 OF 22

DENOTES AS BUILT CONDITION ONLY



SIDEWALK TURNAROUND DETAIL
SCALE: 1"=10'





SOMBRAS DEL SOL UNIT FIVE

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR
7-02-08	AS BUILT	FR

PROJECT NAME
SOMBRAS DEL SOL
UNIT FIVE
BEING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, T.&P. RAILROAD SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 21.192 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
DRAWN BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEER'S SEAL

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

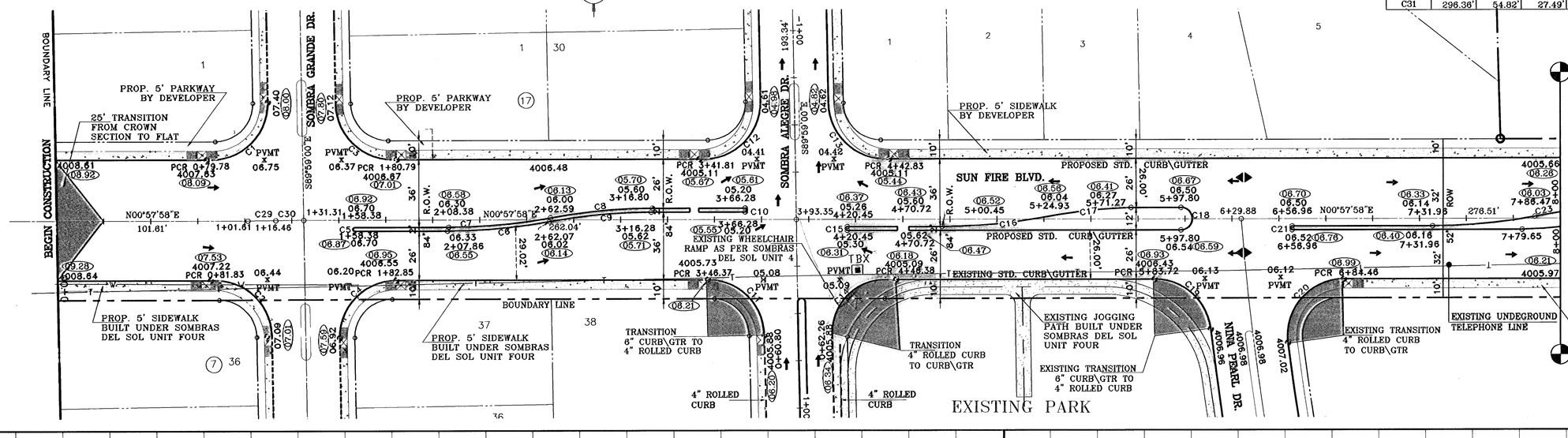
CONDE INC.

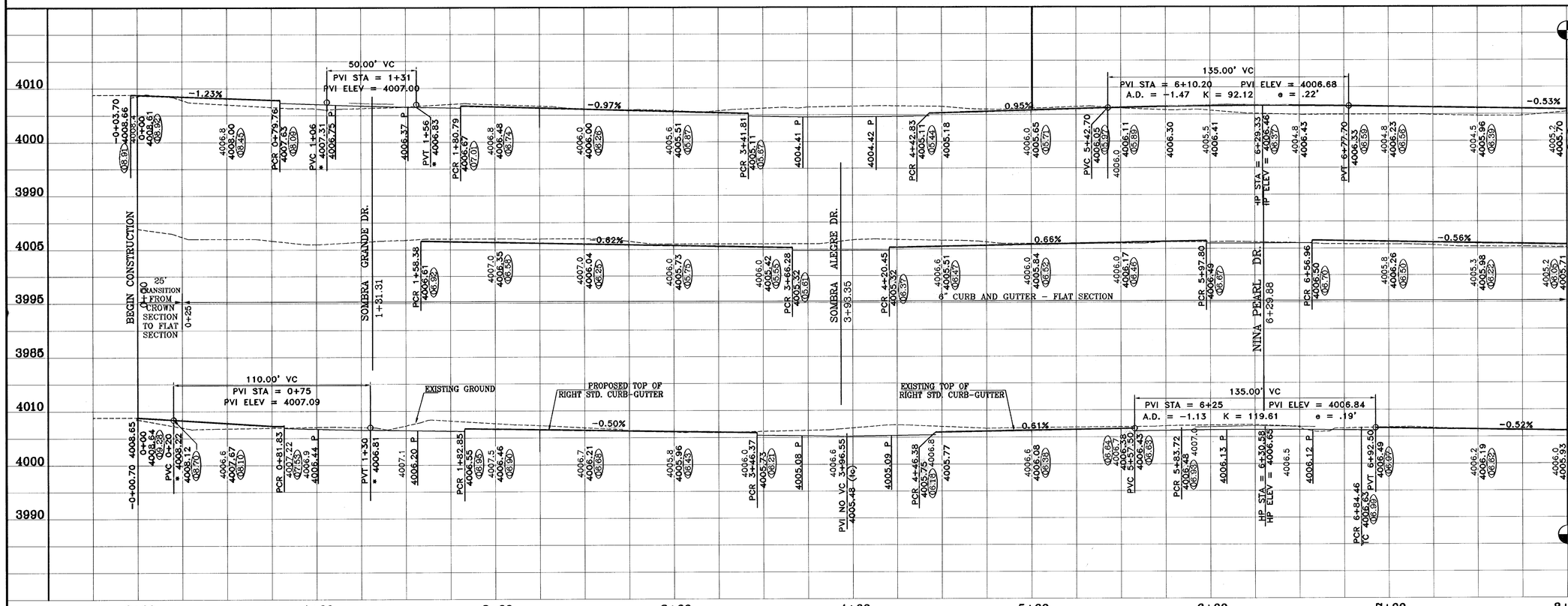
SHEET TITLE
STREET
PLAN-PROFILE
SOMBRA
GRANDE DR.
STA: 12+00
TO
STA: 17+04.94

SHT 15 OF 22

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00'	47.62'	30.50'	42.78'	N44°30'31"W	90°56'58"
C2	30.00'	46.63'	29.51'	42.07'	S45°29'29"W	89°03'02"
C3	30.00'	46.63'	29.51'	42.07'	N45°29'29"E	89°03'02"
C4	30.00'	47.62'	30.50'	42.78'	S44°30'31"E	90°56'58"
C5	1.00'	3.14'	INFINITE'	2.00'	S89°02'02"E	180°00'00"
C6	296.36'	54.52'	27.34'	54.44'	N04°18'13"W	10°32'23"
C7	296.36'	54.52'	27.34'	54.44'	N04°18'13"W	10°32'23"
C8	296.36'	54.52'	27.34'	54.44'	S04°18'13"E	10°32'23"
C9	296.36'	54.52'	27.34'	54.44'	S04°18'13"E	10°32'23"
C10	1.00'	3.14'	INFINITE'	2.00'	N89°02'02"W	180°00'00"
C11	30.00'	46.63'	29.51'	42.07'	S45°29'29"W	89°03'02"
C12	30.00'	47.62'	30.50'	42.78'	N44°30'31"W	90°56'58"
C13	30.00'	46.63'	29.51'	42.07'	N45°29'29"E	89°03'02"
C14	28.00'	46.45'	30.58'	41.30'	S42°27'37"E	95°02'46"
C15	1.00'	3.14'	INFINITE'	2.00'	S89°02'02"E	180°00'00"
C16	296.36'	54.52'	27.34'	54.44'	N04°18'13"W	10°32'23"
C17	296.36'	46.65'	23.37'	46.60'	S05°07'26"E	9°01'08"
C18	6.00'	18.85'	INFINITE'	12.00'	N89°02'02"W	180°00'00"
C19	30.00'	43.61'	26.68'	39.87'	S42°36'31"W	83°17'08"
C20	30.00'	50.89'	34.03'	45.01'	S47°37'54"E	97°11'44"
C21	1.00'	3.14'	INFINITE'	2.00'	S89°02'02"E	180°00'00"
C23	296.36'	46.65'	23.37'	46.60'	S05°07'26"E	9°01'08"
C29	600.00'	14.85'	7.43'	14.85'	N00°15'26"E	1°25'05"
C30	600.00'	14.85'	7.43'	14.85'	S00°15'26"W	1°25'05"
C31	296.36'	54.82'	27.49'	54.75'	S04°20'00"E	10°35'57"





SOMBRAS DEL SOL UNIT FIVE

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....(CITY DATUM)

REVISIONS		
DATE		BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRACTURE SET DUE TO SANITARY SEWER CONFLICT	RR
8-09-07	REV. STRACTURE SET DUE TO CITY COMMENTS	RR
4-28-08	CENTERLINE PROFILE ADDED	CM
7-02-08	AS BUILT	FR

PROJECT NAME

SOMBRAS DEL SOL UNIT FIVE

BEING A PORTION OF TRACT 1A5, SECTION 16, BLOCK 79, TOWNSHIP 2, TEXAS & PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEER'S SEAL

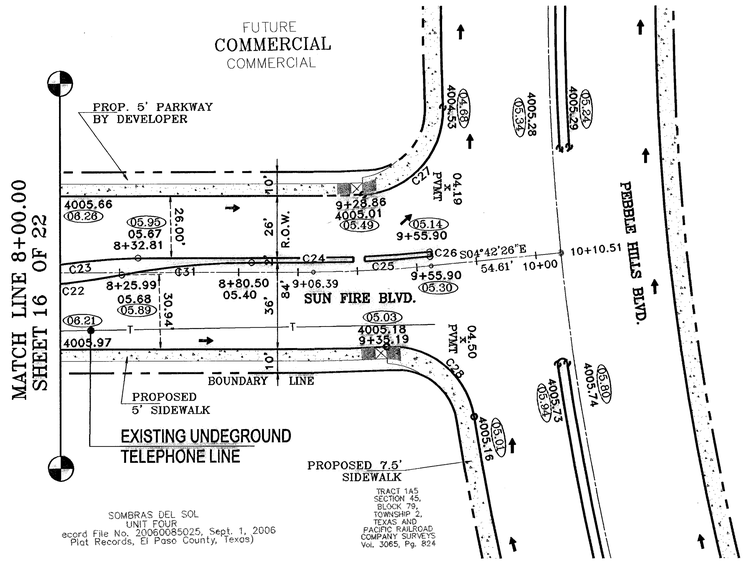
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

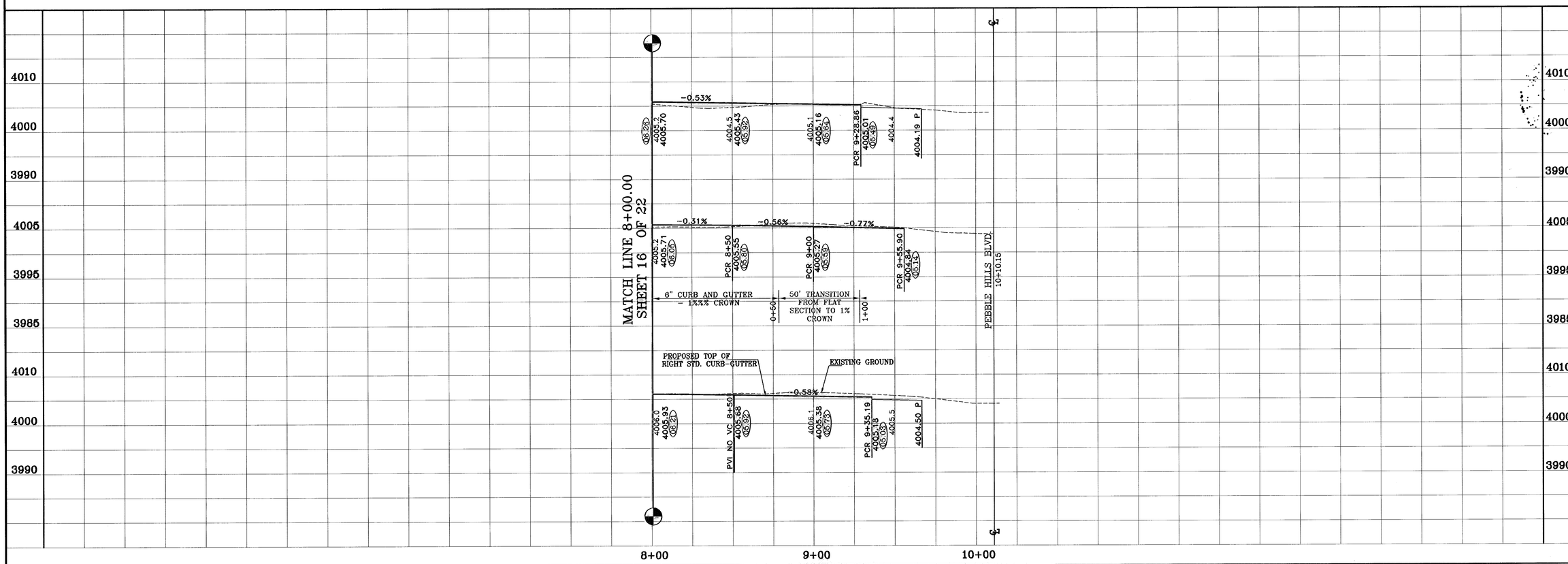
CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE
SUNFIRE BLVD.
STA: 0+00 TO STA: 8+00

DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	1.00'	3.14'	INFINITE'	2.00'	S89°02'02"E	180°00'00"
C22	296.36'	46.65'	23.37'	46.60'	N05°07'26"W	9°01'06"
C23	296.36'	46.65'	23.37'	46.60'	S05°07'26"E	9°01'06"
C24	494.00'	48.92'	24.48'	48.90'	N01°52'14"W	5°40'24"
C25	498.00'	49.11'	24.58'	49.09'	N01°52'14"W	5°40'24"
C26	1.00'	3.14'	INFINITE'	2.00'	S85°17'34"W	180°00'00"
C27	35.00'	54.82'	34.84'	49.38'	N46°28'35"W	89°44'09"
C28	35.00'	51.51'	31.69'	46.98'	S39°49'31"W	84°19'12"
C31	296.36'	54.82'	27.49'	54.75'	S04°20'00"E	10°35'57"





BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION
PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
6-07-07	REV. STRACTURE PER SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR
4-28-08	CENTERLINE PROFILE ADDED	CM
7-21-08	AS BUILT	FR

PROJECT NAME

SOMBRAS DEL SOL
UNIT FIVE

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 21.192 ACRES

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

DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE
STREET
PLAN-PROFILE
SUN FIRE
BLVD.
STA: 8+00
TO
STA: 10+10.51

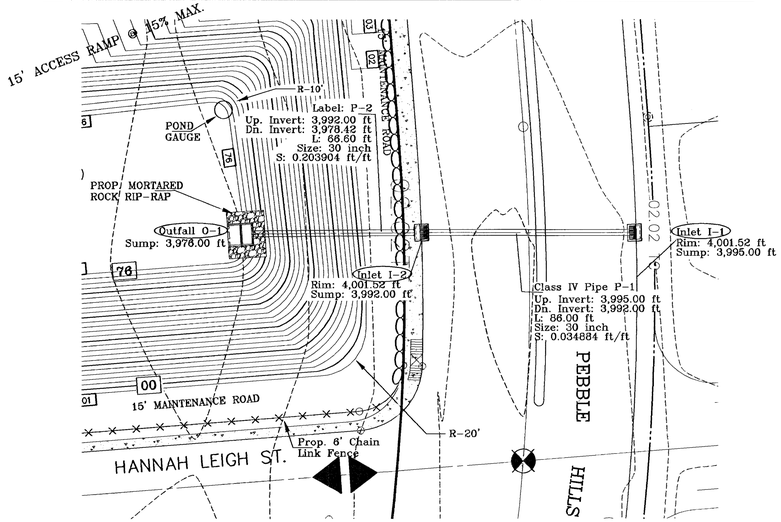
SHT 17 OF 22

PIPE DATA

Label	Sect. Size Descr.	L (ft)	S (ft/ft)	System Q (cfs)	Des. Cap. (cfs)	Avg. v (ft/s)	Dn. Gr. Elev. (ft)	Dn. HGL (ft)	Dn. Invert (ft)	Up. Gr Elev. (ft)	Up. HGL (ft)	Up. Invert (ft)
P-1	30 inch	86	0.034884	28.68	78.6	5.23	4001.52	4000.12	3992	4001.52	4000.48	3995
P-2	30 inch	66.6	0.203904	50.94	165.21	10.38	4000	3998.71	3978.42	4001.52	3999.74	3992

INLET DATA

INLET	TYPE	# OF GRATES	Qd CFS	Qcap
I-1	I	3	25.68	32.76
I-2	I	3	25.26	32.76



STRUCTURE 1 PLAN VIEW
SCALE: 1"=10'

POND CALCULATIONS

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

RES.= $\frac{35.20\ (4)\ 0.60}{12}$ = 7.04 AC\FT

& POND

COM.= $\frac{7.50\ (4)\ 0.85}{12}$ = 2.12 AC\FT

TOTAL = 9.16 AC\FT

25% EMERG. = 2.29 AC\FT

SILT & DEBRIS = 0.47

Qreq = 11.92 AC\FT

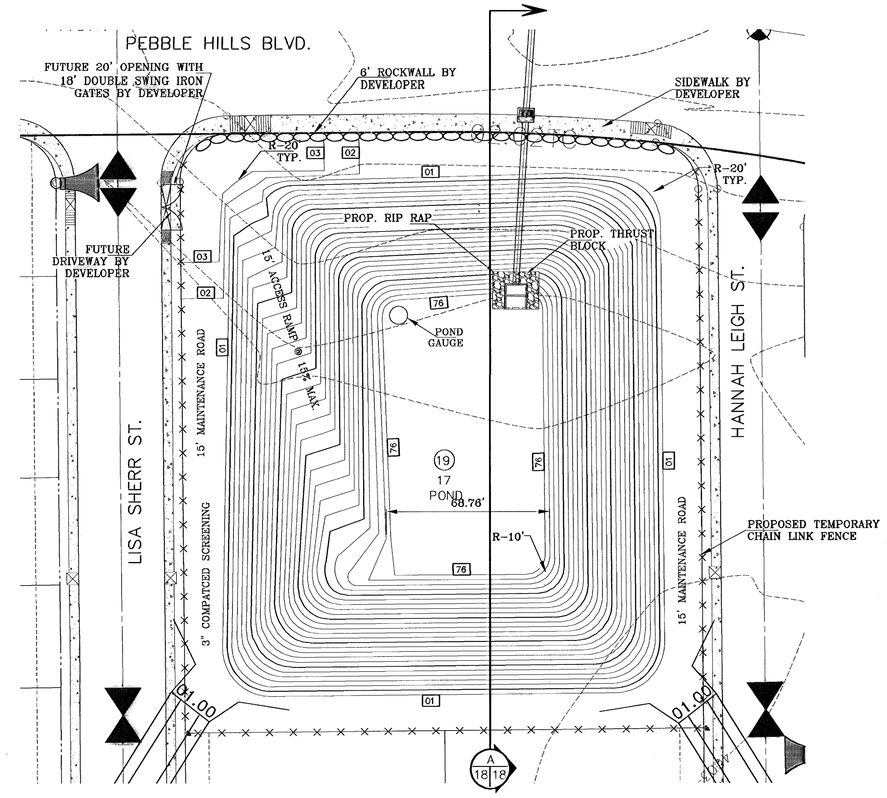
Qcap = 12.55 AC\FT

100 YR HW ELEV = 4000.00

100 YR PONDED DEPTH = 3997.02

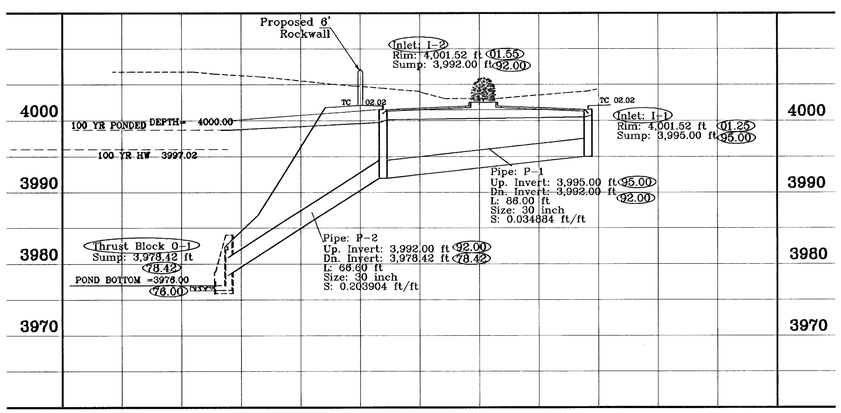
POND CAPACITY BY ELEVATION
(1' INTERVAL)

POND ELEVATION	CAPACITY
4001.00	12.55
4000.00	11.67
3999.00	10.82
3998.00	10.15
3996.00	8.50
3994.00	7.13
3992.00	5.89
3990.00	4.77
3988.00	3.77
3986.00	2.89
3984.00	2.11
3982.00	1.44
3980.00	0.87
3978.00	0.39
3976.00	0.00

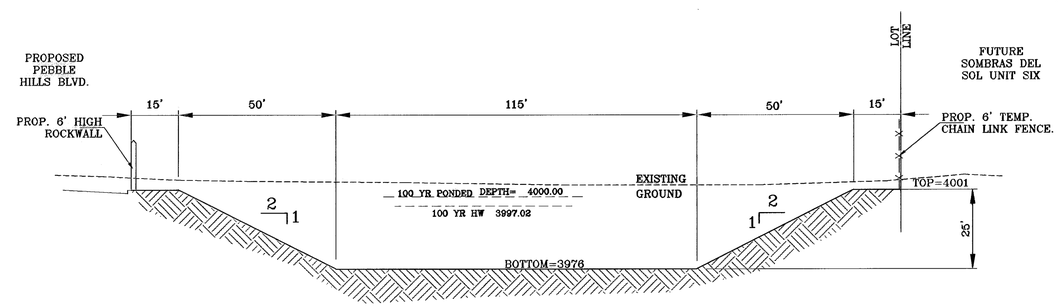


POND PLAN VIEW
SCALE: 1"=10'

DENOTES AS BUILT CONDITION ONLY



STRUCTURE 1 PROFILE
SCALE: 1"=30'



SECTION A
SCALE: 1"=30'

NOTE:
ALL DRAINAGE STRUCTURES SHALL BE MAINTAINED BY DEVELOPER UNTIL DEDICATED TO CITY FOR MAINTENANCE WITH FUTURE PLATS.

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR
07-01-08	AS BUILT	F.R.

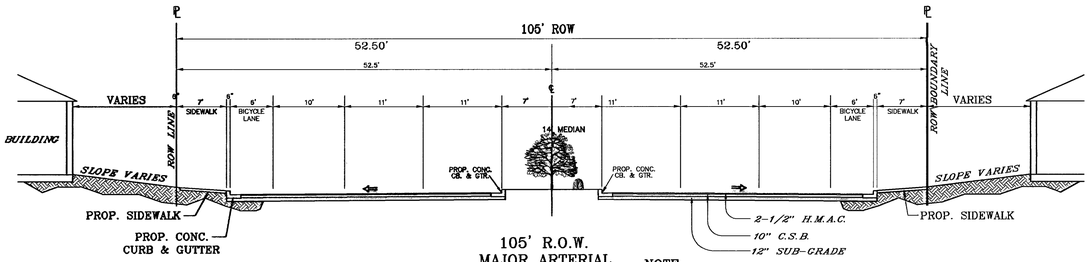
PROJECT NAME
SOMBRAS DEL SOL UNIT FIVE
BEING A PORTION OF TRACT 1A5, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
DRAWN BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 404-32

ENGINEER'S SEAL
NOVEMBER 2, 2007
JOHN C. CONDE
6463
STATE OF TEXAS
PROFESSIONAL ENGINEER

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

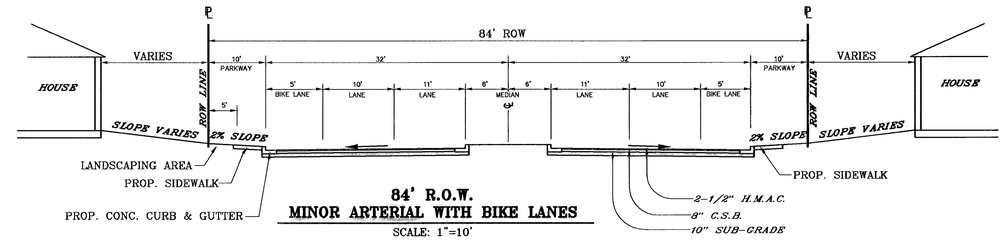
SHEET TITLE
STREET
PLAN-PROFILE
POND PLAN VIEW WITH STRUCTURE PROFILE & SECTION



105' R.O.W. MAJOR ARTERIAL

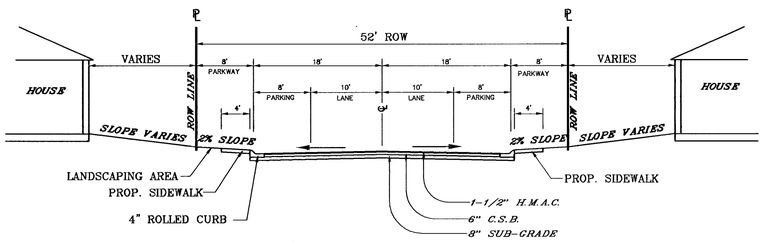
SCALE: 1"=10'

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



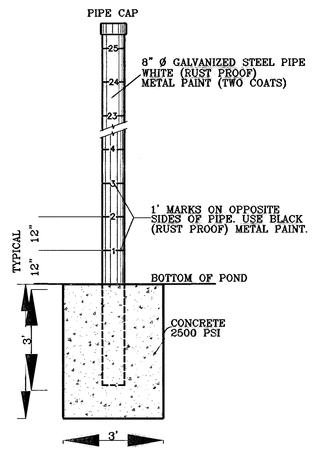
84' R.O.W. MINOR ARTERIAL WITH BIKE LANES

SCALE: 1"=10'



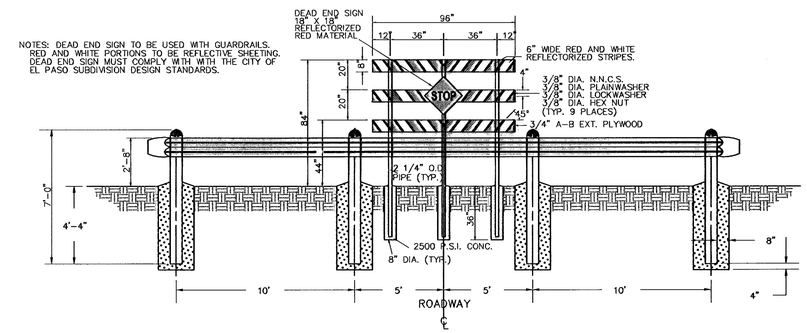
52' R.O.W. RESIDENTIAL SUBCOLLECTOR STREET

SCALE: 1"=10'



POND DEPTH GAUGE

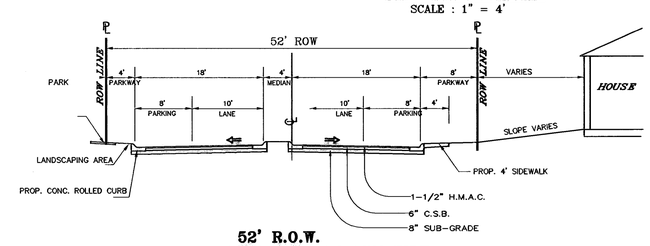
1"=2'



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

GUARD RAIL DETAIL

SCALE : 1" = 4'



52' R.O.W. SOMBRA ALEGRE EAST OF SUN FIRE

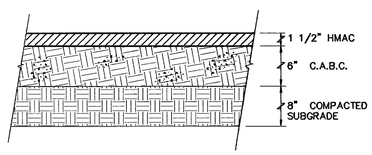
SCALE: 1"=10'

PAVEMENT NOTES

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

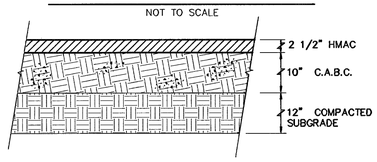
TRENCHING:

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



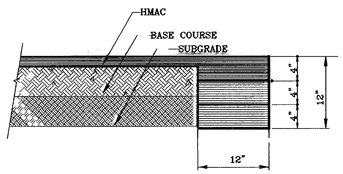
TYPICAL PAVEMENT SECTION RESIDENTIAL STREETS

NOT TO SCALE



TYPICAL PAVEMENT SECTION PEBBLE HILLS

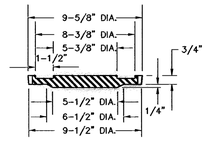
NOT TO SCALE

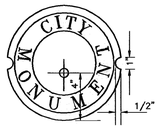


PAVEMENT TERMINUS

1" = 10'

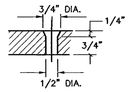
NOTE:
THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE,
FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.





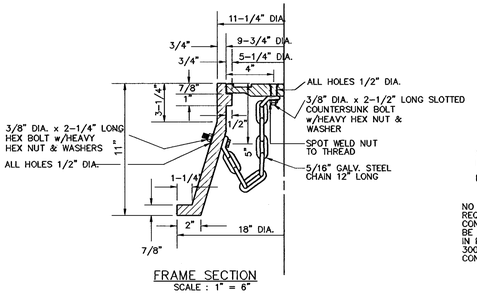
COVER

SCALE : 1" = 6"



COUNTERSUNK DETAIL

SCALE : 1" = 3"



FRAME SECTION

SCALE : 1" = 6"

NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUBDIVISION.

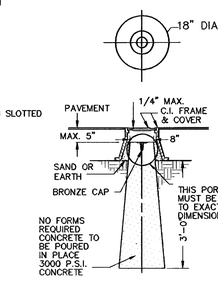
AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN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

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.

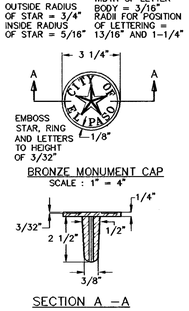
THE MONUMENT SHALL BE COVERED WITH A CAST IRON BOX AND COVER.

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.



SCALE : 1" = 2'



BRONZE MONUMENT CAP

SCALE : 1" = 4"

SECTION A -A

CITY MONUMENT DETAIL

CITY MONUMENT AS PER CITY STANDARDS

SOMBRAS DEL SOL UNIT FIVE

BENCHMARKS:
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR

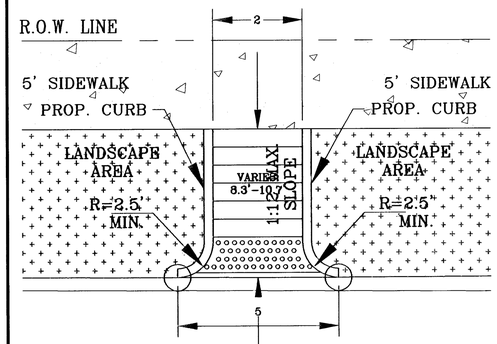
PROJECT NAME
SOMBRAS DEL SOL UNIT FIVE
BEING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 1, TEXAS & PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C. AS SHOWN
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

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

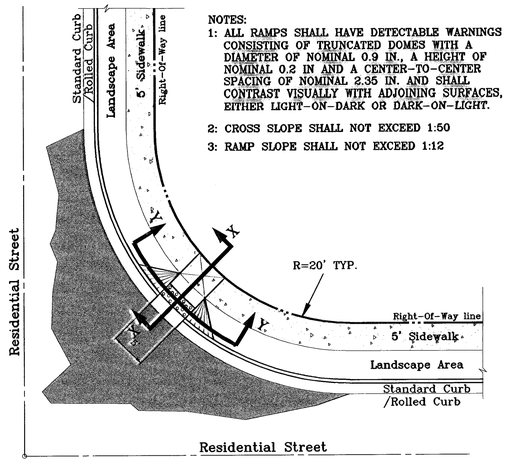
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE
STANDARD DETAILS AND SECTIONS



WHEELCHAIR RAMP DETAILS

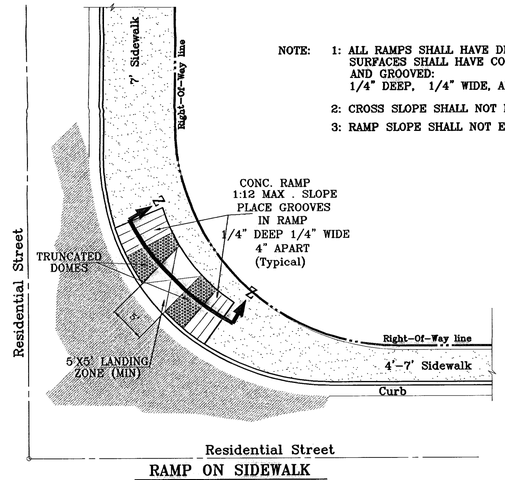
SCALE: 1"=10'



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

RAMP ON SIDEWALK AT STANDARD / ROLLED CURB

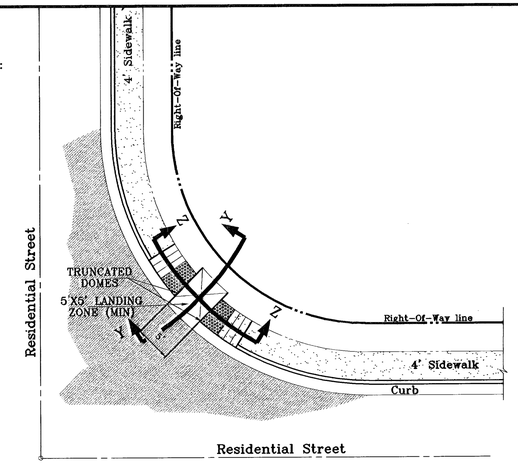
SCALE: 1" = 10'



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

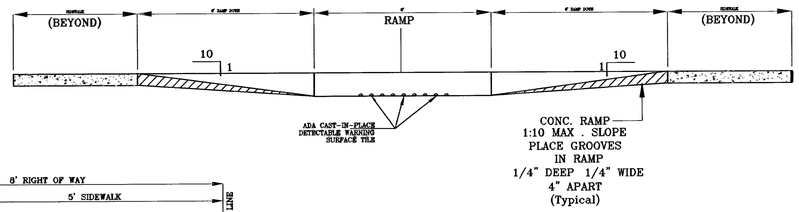
RAMP ON SIDEWALK

NTS



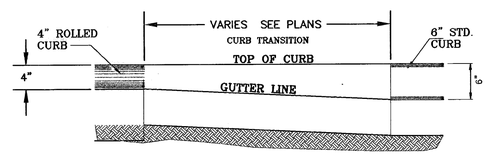
RAMP ON SIDEWALK

NTS



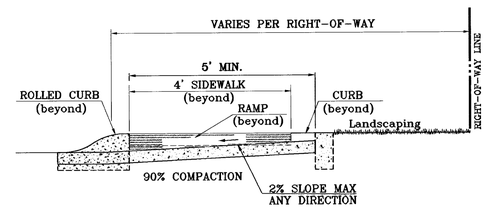
RAMP ON SIDEWALK SECTION Y

SCALE: 1"-2'



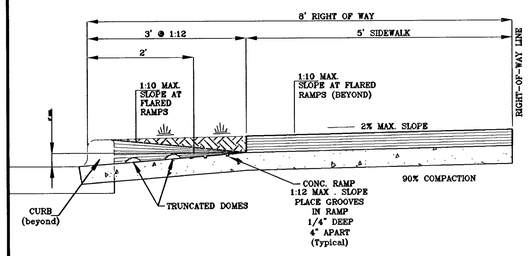
TYPICAL CURB TRANSITION FROM 4" ROLLED CURB TO 6" STD. CURB

1"=1'



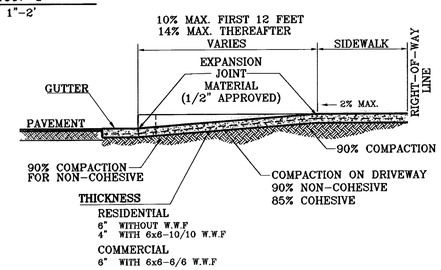
SECTION Y-Y
TYPICAL RAMP SECTION, CURB AND SIDEWALK DETAIL

AS PER CITY DESIGN STANDARD 6-1



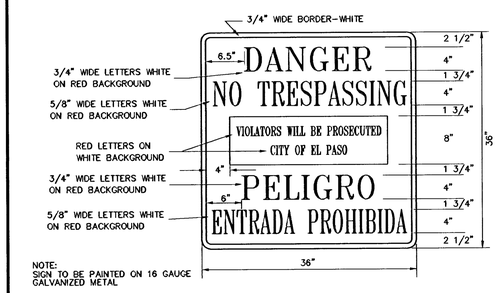
WHEELCHAIR RAMP AT 6" CURB & GUTTER SECTION X

SCALE 1"-1'



DRIVEWAY SECTION (TYPICAL)

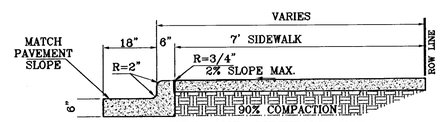
AS PER CITY DESIGN STANDARD 6-9



NOTE:
SIGN TO BE PAINTED ON 16 GAUGE GALVANIZED METAL

WARNING SIGN DETAIL

SCALE : 1" = 1'



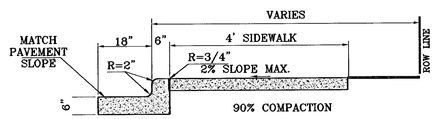
TYPICAL CURB AND SIDEWALK DETAIL

TYPICAL WHEELCHAIR RAMP AT 6" CURB & GUTTER SECTION Z

SCALE 1"-1'

NOTES:

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

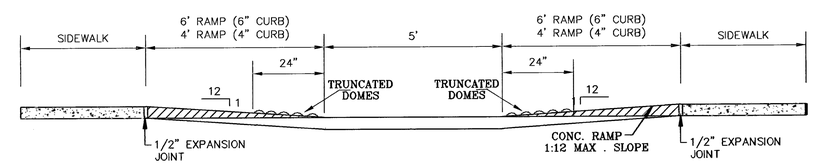


NOTES:

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.

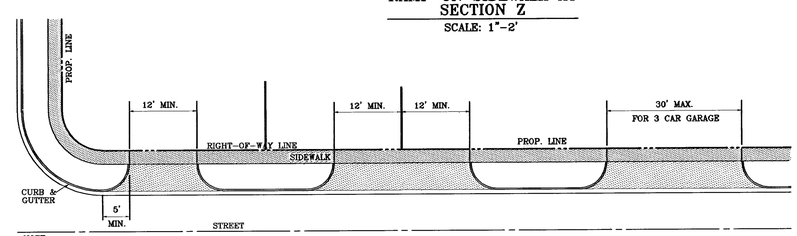
TYPICAL CURB AND SIDEWALK DETAIL

AS PER CITY DESIGN STANDARD 6-1



RAMP ON SIDEWALK AT SECTION Z

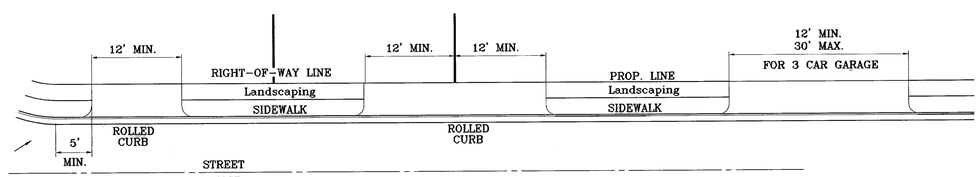
SCALE: 1"-2'



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

AS PER CITY DESIGN STD. # 6-7.



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

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.76.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-10-07	2ND SET OF CITY RED LINES	RR

PROJECT NAME
SOMBRAS DEL SOL UNIT FIVE
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 21.192 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

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

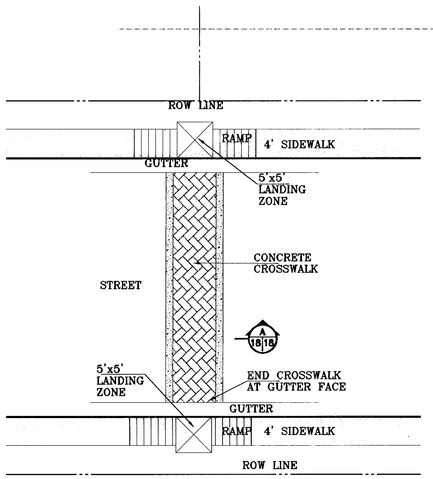
CONDE INC.
ENGINEERING / PLANNING SURVEYING / GIS
1790 LEE TREVINO DR. SUITE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE
STANDARD DETAILS AND SECTIONS
6" STD. CURB\GUTTER

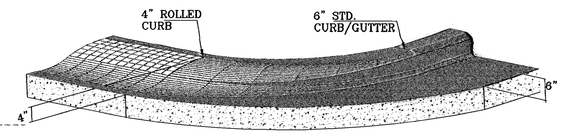
SHT 20 OF 22

SOMBRAS DEL SOL UNIT FIVE

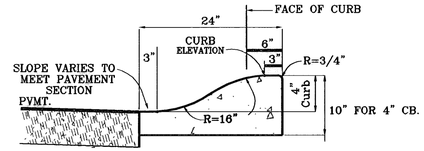


CONCRETE CROSSWALK (TYPICAL) BY DEVELOPER

1"=10'

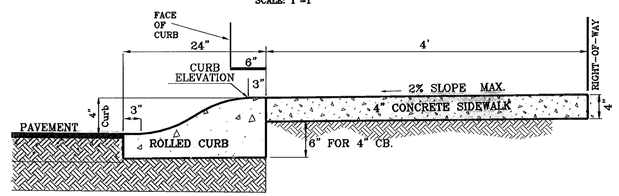


CURB TRANSITION AT RETURNS



4" ROLLED CURB

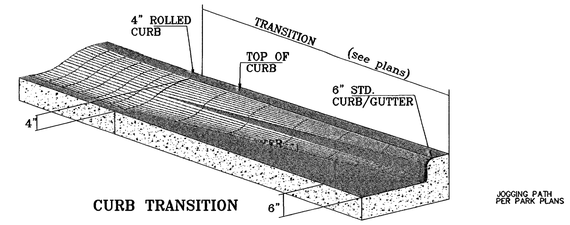
SCALE: 1"=1'



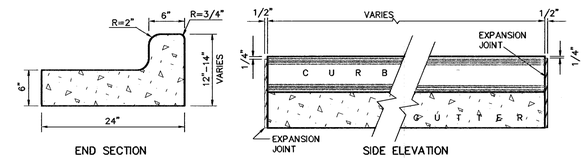
DRIVEWAY DETAIL

SCALE: 1"=1'

TYPICAL ROLLED CURB DETAIL AT CUL-DE-SACS



CURB TRANSITION



NOTES:

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

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

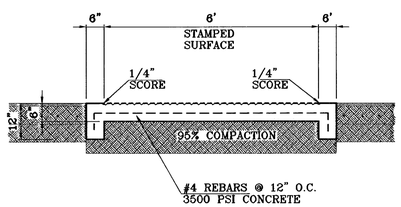
3–ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.

4–CONCRETE: CLASS "A" 3000 PSI.

5–EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.

CURB DETAILS

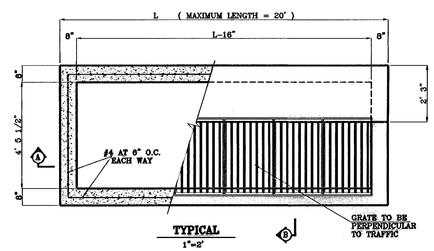
SCALE: 1"=1'

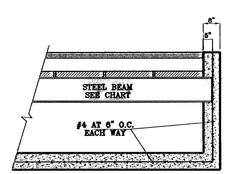


CONCRETE CROSSWALK BY DEVELOPER

A 18/16

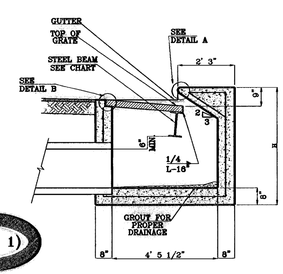
1"=2'





SECTION A–A

1"=2'



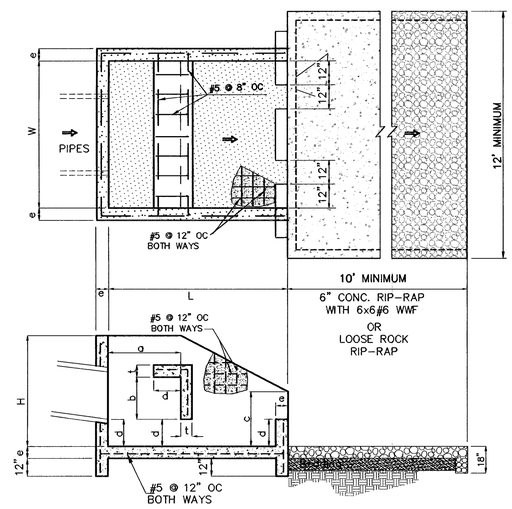
SECTION B–B

1"=2'

(REV. 1)

TYPE I INLET

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"	W8x18, 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



THRUST BLOCK DETAILS

1"=4'

THRUST BLOCK DATA

Pipe ø	H	L	a	b	c	d	e	t	W
30" RCP	6'2"	10'0"	4'0"	3'0"	4'0"	1'5"	8"	8"	8'2"

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD. ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
9-10-07	2ND SET OF CITY RED LINES	RR

PROJECT NAME

SOMBRAS DEL SOL UNIT FIVE

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 21.192 ACRES

SCALE

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

DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEER'S SEAL

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

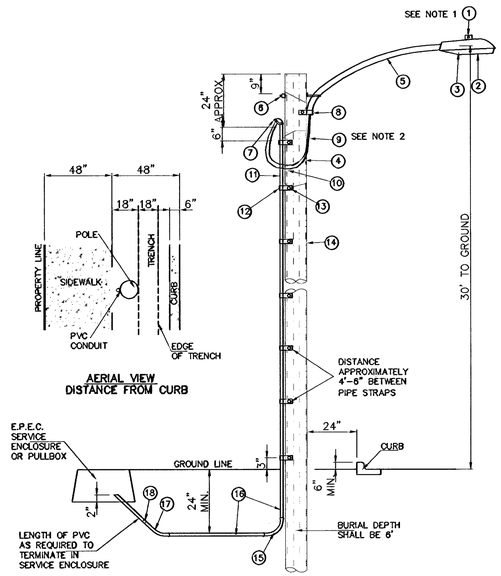
CONDE INC.

SHEET TITLE

STREET
PLAN-PROFILE

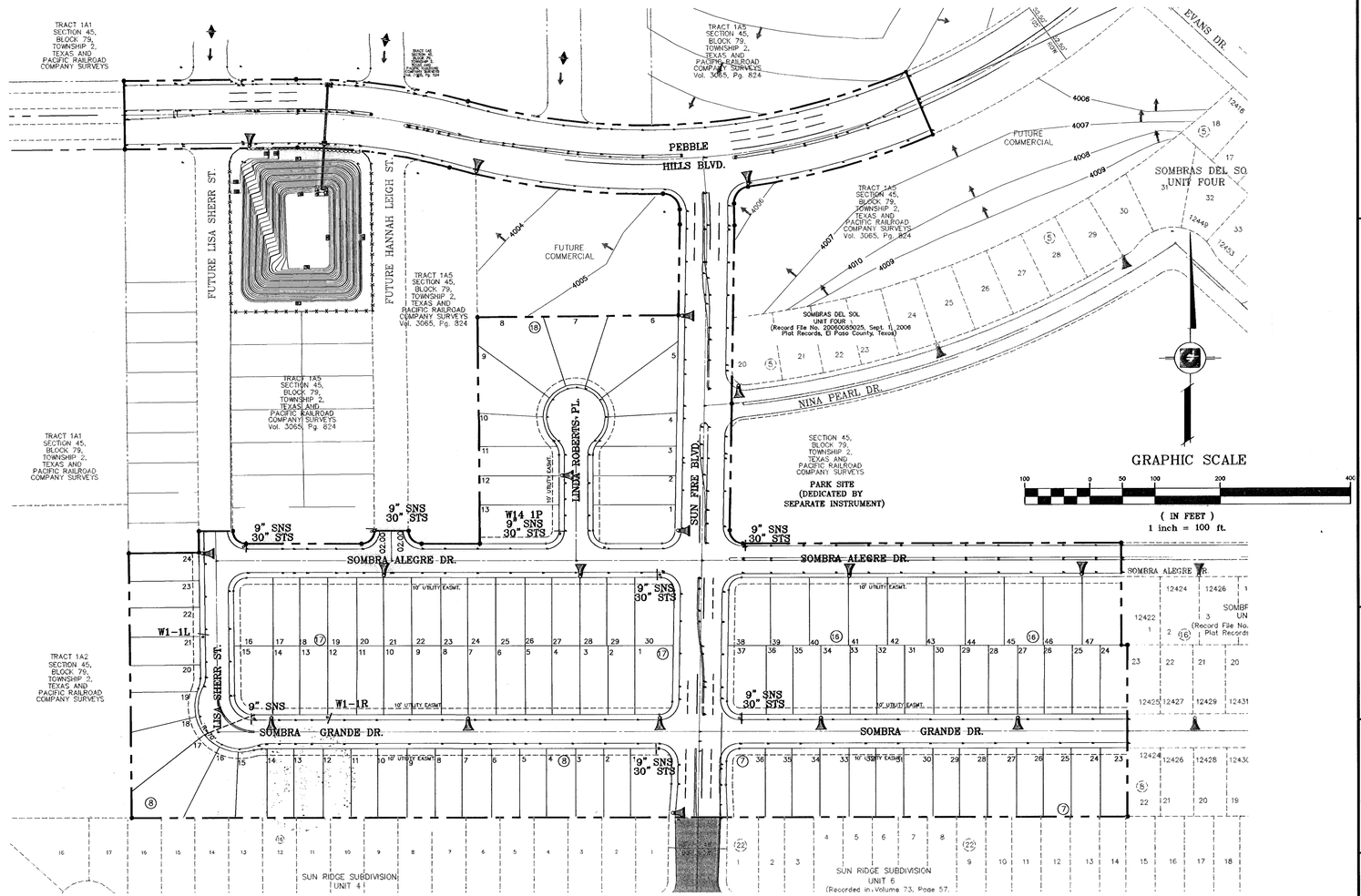
STANDARD DETAILS AND SECTIONS

6" STD. CURB\GUTTER



UNDERGROUND RESIDENTIAL STREET LIGHT WOOD POLE

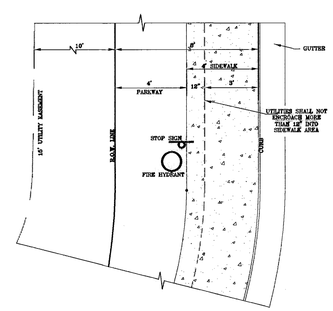
E.P.E.C. STD. DSU 805



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

ITEM	No.	DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1		PHOTOCELL, 240 V-SEE NOTE 1	21-225	1	LCOBRAHD	LCOBRAUG
2		HPS LAMP 100 W	21-085	1		
3		LUMINAIRE, 100 W HPS	21-335	1		
4		SLEEVES, #12-10	05-140	2		
5		MAST ARM, 6' x 1 1/4"	21-200	1	LBRKT1*6	
6		MACHINE BOLT, 5/8" x 12"	02-470	1	LMB5/812	
		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1		
		COIL SPRING WASHER, 5/8"	02-786	1		
		LOCK NUT, 5/8"	02-706	1		
7		SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8		LAG BOLT, 1/2" x3"	02-343	2	LLAG12*3	
9		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
10		COPPER CBLE, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
11		SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
12		PIPE STRAP FOR 1" PVC CONDUITM 2 HOLE	17-283	7	LPVCSTRP	
13		NAIL, STAINLESS STEEL SCREW 2.5"	14-427	25#	LNAIL14*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.



UTILITY LOCATION

SCALE: 1"=3'

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

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

LEGEND

- PROPOSED LIGHT
- EXISTING LIGHT
- STOP SIGN WITH STREET NAME

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
5-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INV. DUE TO SANITARY SEWER CONFLICT	RR
8-15-07	2ND SET OF CITY RED LINES	RR

PROJECT NAME

SOMBRAS DEL SOL UNIT FIVE

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 21.192 ACRES

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

DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

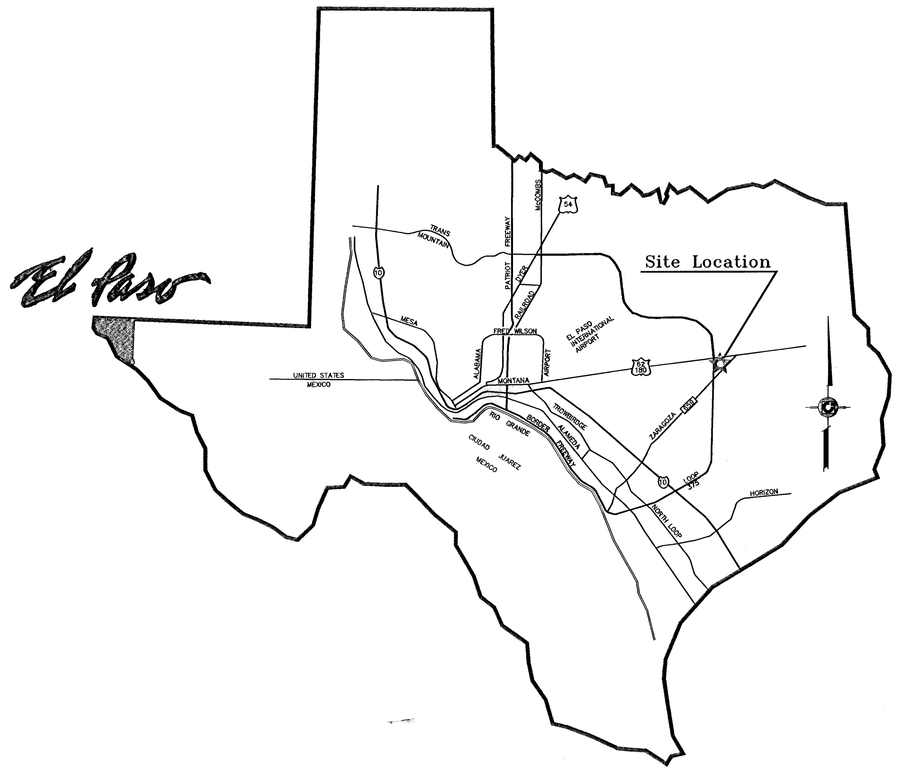
ENGINEER'S SEAL

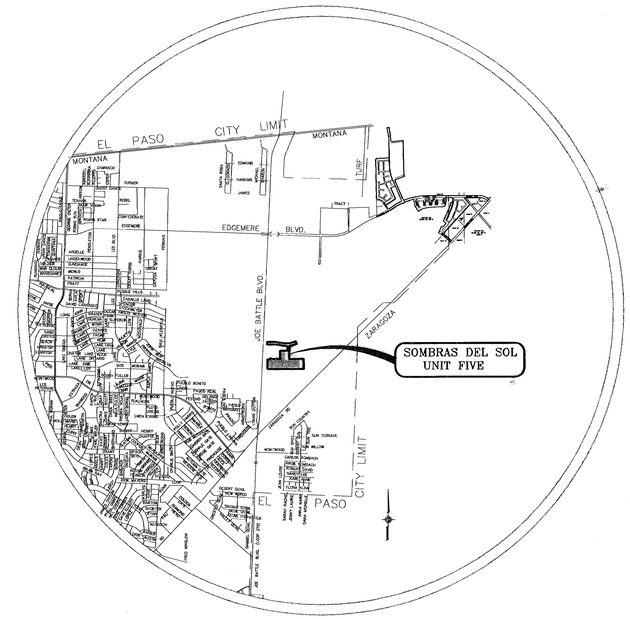
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79935

CONDE INC.

SHEET TITLE

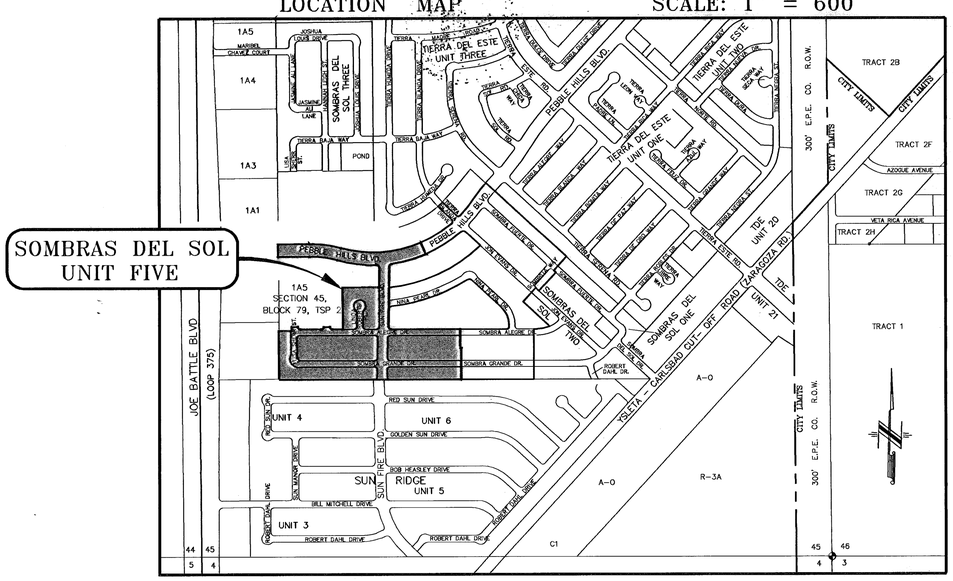
ILLUMINATION PLAN





EL PASO COUNTY

LOCATION MAP SCALE: 1" = 600'



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PROJECT NAME

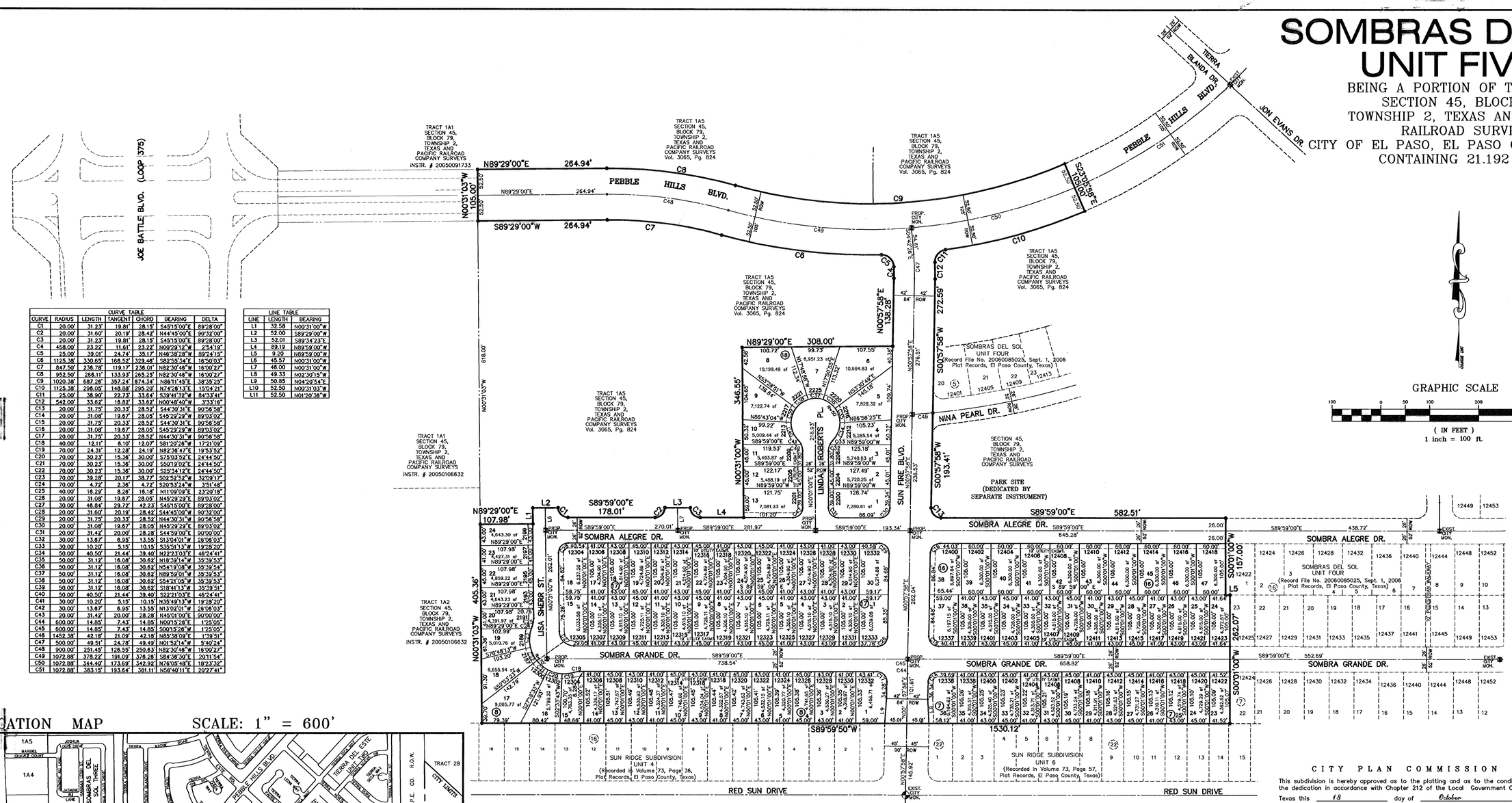
SOMBRAS DEL SOL
UNIT FIVE
BEING A PORTION OF TRACT 1A5,
SECTION 45, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC
RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 21.192 ACRES

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

SHT 1 OF 22

SOMBRAS DEL SOL UNIT FIVE

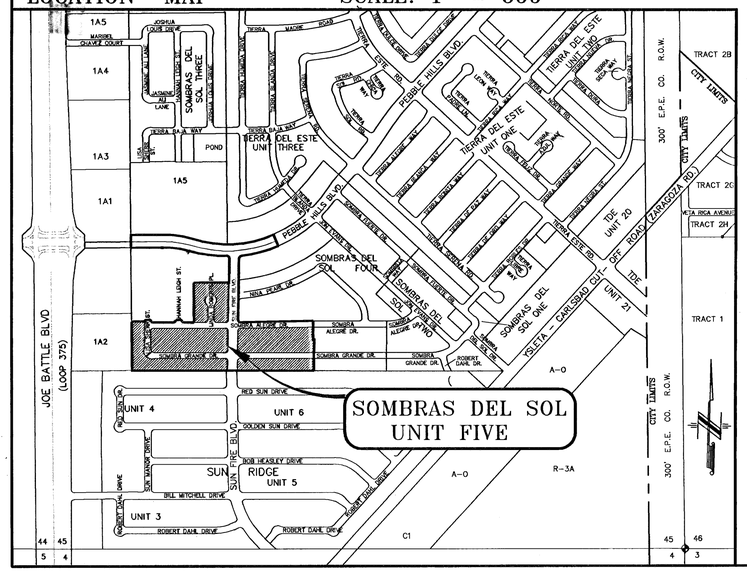
BEING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 21.192 ACRES



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.23'	19.81'	28.15'	S45°15'00"E	89°28'00"
C2	20.00'	31.60'	20.19'	28.42'	N44°45'00"E	90°32'00"
C3	20.00'	31.23'	19.81'	28.15'	S45°15'00"E	89°28'00"
C4	458.00'	23.22'	11.61'	23.22'	N00°23'12"W	2°54'19"
C5	25.00'	39.01'	24.74'	35.17'	N46°38'28"W	89°24'15"
C6	1125.38'	330.65'	166.52'	329.46'	S82°58'34"E	16°50'03"
C7	847.50'	236.78'	119.17'	236.01'	N82°30'46"W	16°00'27"
C8	952.50'	266.11'	133.93'	265.23'	N82°30'46"W	16°00'27"
C9	1020.38'	687.28'	357.24'	674.34'	N86°11'45"E	38°35'25"
C10	1125.38'	296.05'	148.88'	295.20'	N74°26'13"E	15°04'21"
C11	25.00'	38.90'	22.23'	33.64'	S39°41'32"W	84°33'41"
C12	542.00'	33.62'	16.82'	33.62'	N00°48'40"W	3°33'16"
C13	20.00'	31.75'	20.33'	28.52'	S44°30'31"E	90°58'58"
C14	20.00'	31.08'	19.67'	28.05'	S45°29'29"W	89°03'02"
C15	20.00'	31.75'	20.33'	28.52'	S44°30'31"E	90°58'58"
C16	20.00'	31.08'	19.67'	28.05'	S45°29'29"W	89°03'02"
C17	20.00'	31.75'	20.33'	28.52'	N44°30'31"W	90°58'58"
C18	40.00'	12.11'	6.10'	12.07'	S81°20'28"E	17°21'09"
C19	70.00'	24.31'	12.28'	24.19'	N82°36'47"E	19°53'52"
C20	70.00'	30.23'	15.36'	30.00'	S79°03'52"E	24°44'50"
C21	70.00'	30.23'	15.36'	30.00'	S50°19'02"E	24°44'50"
C22	70.00'	30.23'	15.36'	30.00'	S25°34'12"E	24°44'50"
C23	70.00'	39.28'	20.17'	38.77'	S02°52'52"W	32°09'17"
C24	70.00'	4.72'	2.36'	4.72'	S20°53'24"W	3°51'48"
C25	40.00'	16.29'	8.26'	16.18'	N11°09'09"E	23°20'18"
C26	20.00'	31.08'	19.67'	28.05'	N45°29'29"E	89°03'02"
C27	30.00'	46.84'	29.72'	42.23'	S45°15'00"E	89°28'00"
C28	20.00'	31.60'	20.19'	28.42'	S44°45'00"W	90°32'00"
C29	20.00'	31.75'	20.33'	28.52'	N44°30'31"W	90°58'58"
C30	20.00'	31.08'	19.67'	28.05'	N45°29'29"E	89°03'02"
C31	20.00'	31.42'	20.00'	28.28'	S44°59'00"E	90°00'00"
C32	30.00'	13.87'	6.95'	13.55'	S13°01'01"W	26°08'03"
C33	30.00'	10.20'	5.15'	10.15'	S35°51'13"W	19°28'20"
C34	50.00'	40.50'	21.44'	39.40'	N22°21'03"E	46°24'41"
C35	50.00'	31.12'	16.08'	30.62'	N18°39'14"W	35°39'53"
C36	50.00'	31.12'	16.08'	30.62'	N54°19'08"W	35°39'53"
C37	50.00'	31.12'	16.08'	30.62'	N89°59'01"W	35°39'53"
C38	50.00'	31.12'	16.08'	30.62'	S54°21'05"W	35°39'53"
C39	50.00'	31.42'	20.00'	30.62'	S18°41'13"W	35°39'51"
C40	50.00'	40.50'	21.44'	39.40'	S22°21'03"E	46°24'41"
C41	30.00'	10.20'	5.15'	10.15'	N35°49'13"W	19°28'20"
C42	30.00'	13.87'	6.95'	13.55'	N13°02'01"W	26°08'03"
C43	20.00'	31.42'	20.00'	28.28'	N45°01'00"E	90°00'00"
C44	600.00'	14.85'	7.43'	14.85'	N00°15'28"E	1°23'05"
C45	600.00'	14.85'	7.43'	14.85'	S00°15'28"W	1°23'05"
C46	1452.38'	42.18'	21.09'	42.18'	N89°38'09"E	1°39'51"
C47	500.00'	49.51'	24.78'	49.49'	N01°52'14"W	5°40'24"
C48	900.00'	251.45'	126.55'	250.63'	N82°36'46"W	16°00'27"
C49	1072.88'	378.22'	191.09'	376.28'	S84°36'30"E	20°11'54"
C50	1072.88'	344.40'	173.69'	342.92'	N78°02'48"E	18°23'32"
C51	1072.88'	383.13'	193.64'	381.11'	N58°40'11"E	20°27'41"

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.58	N00°31'00"W
L2	52.00	S89°29'00"W
L3	52.01	S89°34'23"E
L4	89.19	N89°59'00"W
L5	9.20	N89°59'00"W
L6	45.57	N00°31'00"W
L7	46.00	N00°31'00"W
L8	49.33	N00°30'15"W
L9	50.85	N04°20'54"E
L10	52.50	N00°31'03"W
L11	52.50	N01°20'58"W

LOCATION MAP SCALE: 1" = 600'



NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (SOMBRAS DEL SOL UNIT FIVE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF SEPTEMBER 2007

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

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 20070099074 DATE October 19, 2007

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING SUNFIRE BLVD. SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20070099075 DATE October 19, 2007

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20070097033 DATE October 11, 2007

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.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212 0175B DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.

DATE OF PREPARATION: APRIL 7, 2006

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

SOMBDS5-FN.DWG

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, 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 25th day of September, 2007.

BY: JNC LAND, L. P.

S/ Carlos D. Bombach
Carlos D. Bombach, VICE PRESIDENT

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Carlos D. 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 25th day of September, 2007.

S/ Laurel R. Tanler
Notary Public in and for El Paso County

9-15-2008
My Commission Expires

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 18 day of October, 2007

S/ Kelly Carpenter
Secretary

S/ Gus Haddad
Chairperson

Approved for filing this 1st day of October, 2007.

S/ Alan Shubert
Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 19 day of October, 2007, A.D. in Volume ____, of the Plat Record, Page ____, File No. 20070099073

S/ Delia Briones
County Clerk

S/ Juana M. Avila
By Deputy

Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64646

S/ Yvonne C. Curry
Yvonne Conde Curry, P.E.

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

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

C:\Land Projects 2006\PLATS\SOMBRAS-5\dwg\SOMBDS5-FN.DWG, FINAL, 9/22/2008 8:49:14 AM, -

GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6" RCPES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8")INCH LIFTS AND COMPACTED AS BEFORE.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 6 OF 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.
6. ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

GENERAL NOTES:

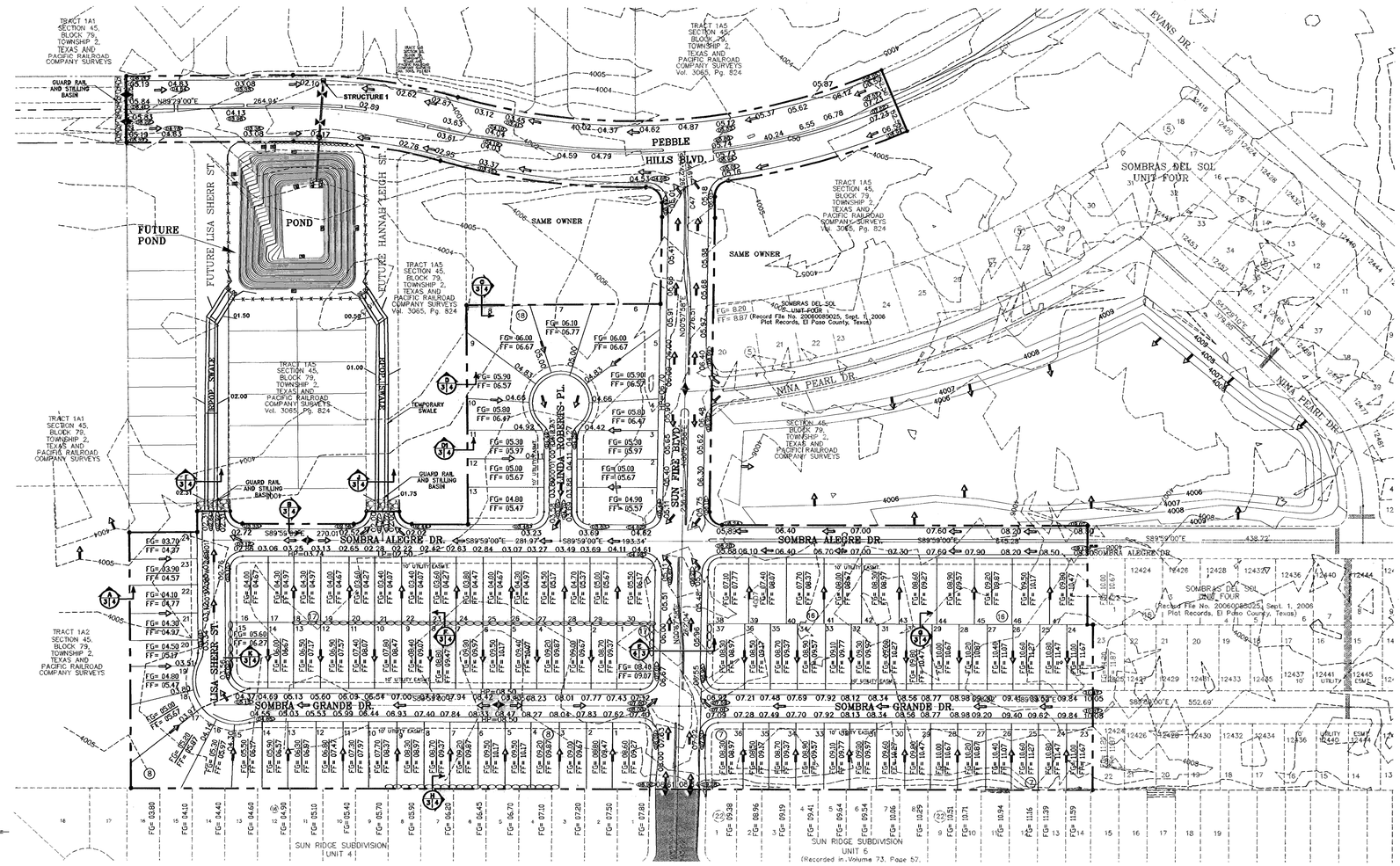
1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19- SUBDIVISION ORDINANCE - "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS,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

CONSTRUCTION NOTES:

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

ROCKWALL NOTES:

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

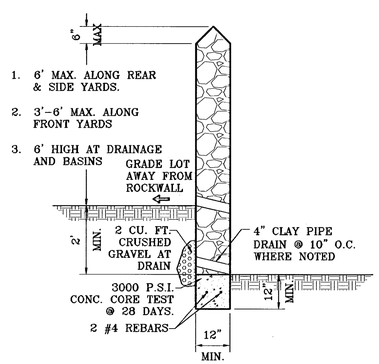


DENOTES AS BUILT CONDITION ONLY

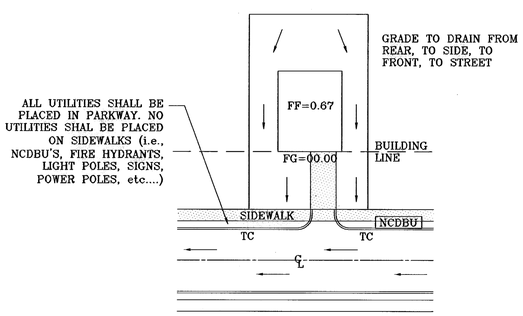
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SECTION No.
SECTION DETAILS SHEET
SECTION REFERENCE SHEET



ROCKWALL DETAIL
SCALE: 1"=2'



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

TYPICAL LOT GRADING
SCALE: 1"=40'

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
	DENOTES AS BUILT CONDITIONS

CONSTRUCTION NOTES:

1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI @ 28 DAYS FOR SIDEWALK/CURB & GUTTER. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. RETAINING WALLS WILL BE REQUIRED WHERE THERE IS A GRADE DIFFERENCE OF 2 OR MORE FEET BETWEEN LOTS AND STREET. RETAINING WALL DESIGN AT TIME OF BUILDING PERMIT.
6. 85% COMPACTION REQUIRED ON CUTS & 95% COMPACTION REQUIRED ON FILLS.

SOMBRAS DEL SOLUNIT FIVE

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM)

DATE	REVISIONS	BY
3-30-07	1ST SET OF CITY RED LINES	RR
8-01-07	REV. STRUCTURE INC. DUE TO SANITARY SEWER CONFLICT	RR
8-29-07	2ND SET OF CITY RED LINES	RR
7-21-08	AS BUILT	F.R.

PROJECT NAME

SOMBRAS DEL SOL UNIT FIVE

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 21.192 ACRES

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

DATE: MARCH 2007
DESIGN BY: Y.C.
INITIATED BY: R.R.
CHKD. BY: Y.C.
JOB NO.: 406-32

ENGINEER'S SEAL

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

SHEET TITLE

GRADING PLAN