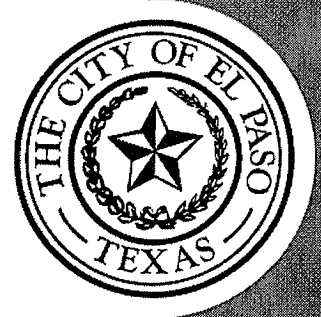


Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

**CITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**
January 8, 2014



Conrad Conde
Conde Inc.
6080 Surety Dr. Ste. 100
El Paso, Texas 79905

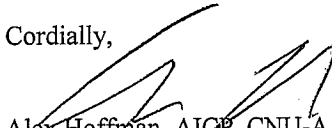
**RE: MODIFICATION TO SPECIAL PERMIT NO. ZON03-00029
DETAILED SITE DEVELOPMENT PLAN FOR A PORTION OF TRACT
1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC
RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS,
PURSUANT TO SECTION 20.04.170 MODIFICATION OF DETAILED SITE
DEVELOPMENT PLAN OF THE EL PASO MUNICIPAL CODE.**

Mr. Conde:

We have reviewed your request submitted on January 7, 2014, for administrative modification to Special Permit ZON03-00029 detailed site development plan. Upon review of the plans and specifications you submitted, the City Development Department-Planning Division is of the opinion that the change from the approved Planned Residential Development by Special Permit ZON03-00029 to a reduction of lots from 67 to 51 within the reconfiguration of the proposed Sombras Del Sol Unit 7 Subdivision is within substantial conformity. The modification will utilize the same reduced side and cumulative setbacks, lot widths and lot size and not change the layout of the subdivision significantly. The approval of the modification, however, is based on the understanding that the development complies with all zoning, subdivision and building code requirements.

More specifically, the modification does not significantly alter the arrangement of land use, and does not significantly increase the density or relocate major circulation elements or decrease the landscaped area or open space or materially alter the concept for the development that was previously approved.

Cordially,


Alex Hoffman, AIQP, CNU-A
Lead Planner

Cc: David Coronado, Development Program Manager
Victor Morrison-Vega, Building Official
Conrad Conde, Conde Inc.

Mayor
Oscar Leoser

City Council

District 1
Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

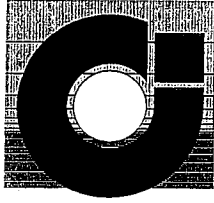
District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Lily Limón

District 8
Coriney C. Niland

City Manager
Joyce A. Wilson



CONDE INC

January 6, 2014

Art Rubio
City of El Paso – Planning Dept.
811 Texas
El Paso, Texas 79901

RE: DSD Administrative Approval for Amended Detailed Site Development Plan for Sombras Del Sol Unit 7

Dear Art,

As per Section 20.04.170 of the Municipal Code, we are submitting an Amended Detailed Site Development Plan for the above referenced project. The amendment to the site plan is to ensure the site plan reflects the existing Zoning/Land Use Conditions.

We appreciate your assistance regarding this request, if you have any questions please do not hesitate to call.

Sincerely,

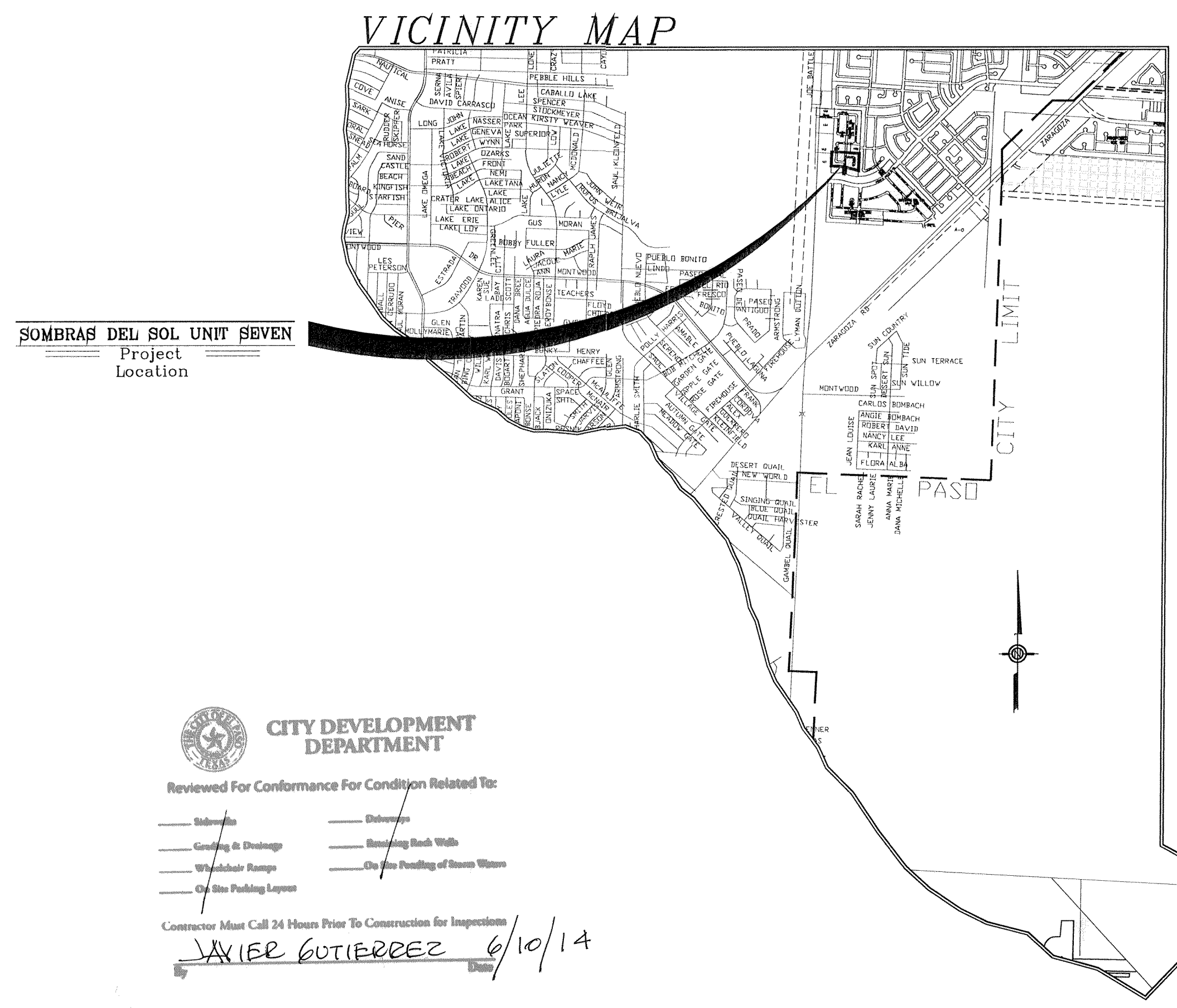
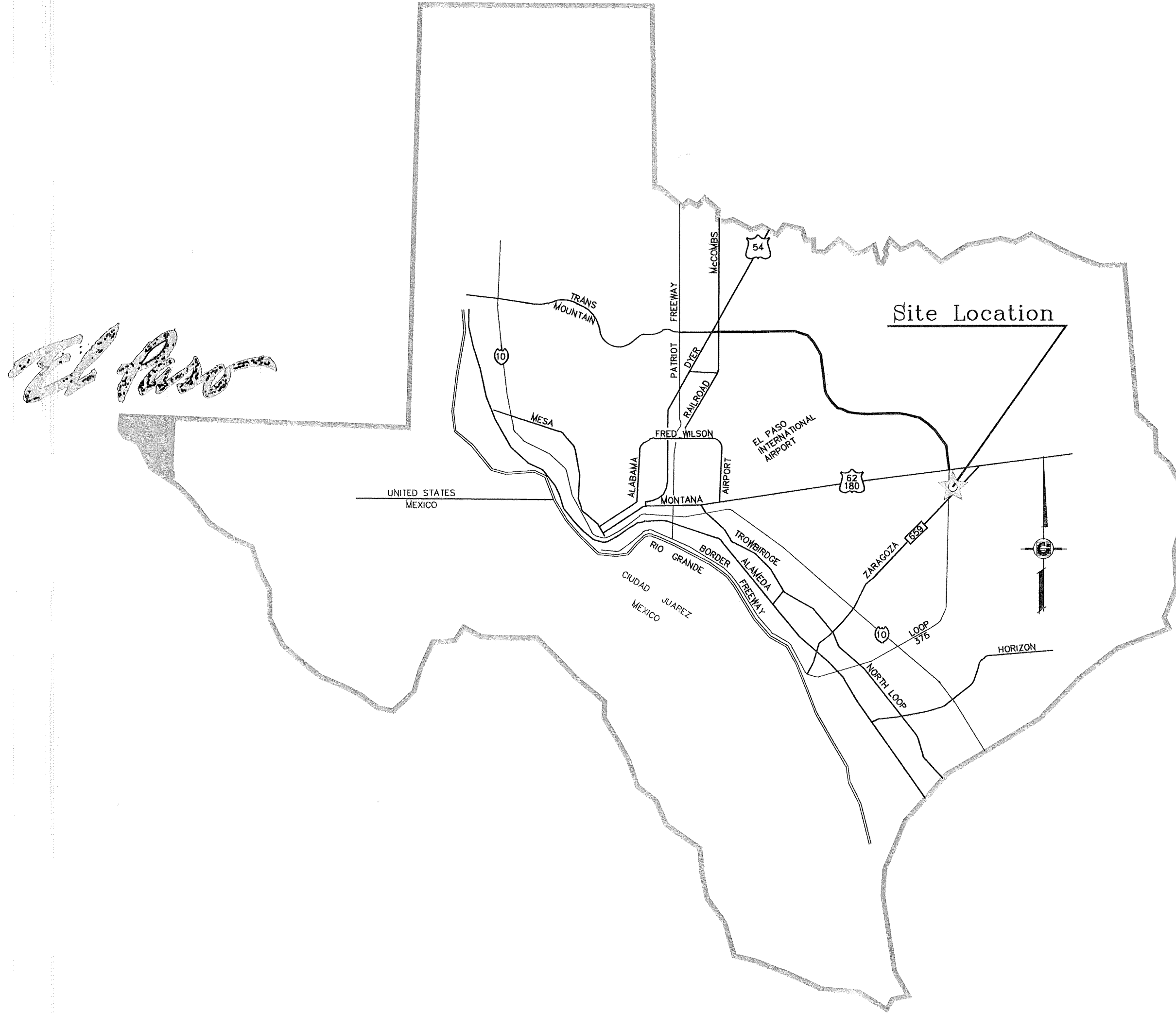
CONDE, INC.



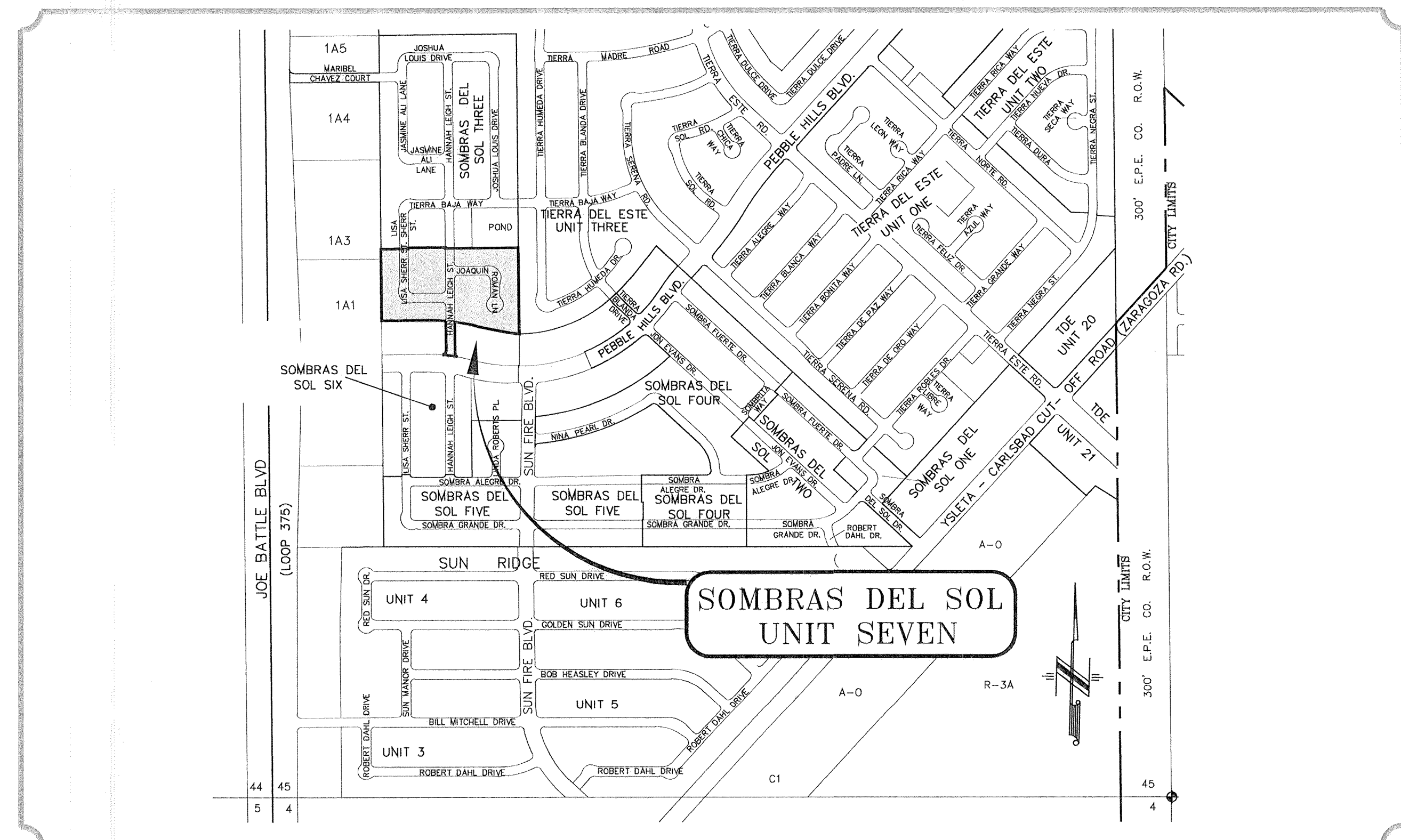
Conrad Conde

ENGINEERING/PLANNING/SURVEYING

6080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283 / FAX (915) 592-0286



LOCATION MAP SCALE: 1" = 600'

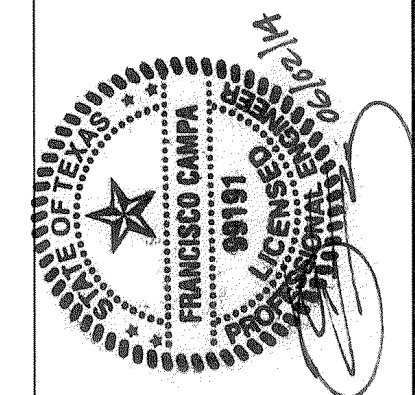


STREET IMPROVEMENTS

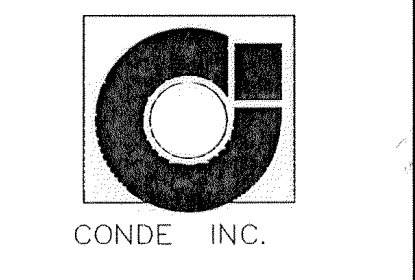
I N D E X

TITLE	SHEET No.	
COVER SHEET	1	OF 19
PLAT	2	OF 19
GRADING PLAN	3	OF 19
GRADING SECTIONS	4	OF 19
DRAINAGE PLAN	5	OF 19
STORM WATER POLLUTION PREVENTION PLAN	6-7	OF 19
LISA SHERR ST.	8	OF 19
HANNAH LEIGH DR.	9	OF 19
JOAQUIN ROMAN LN.	10	OF 19
STANDARD DETAILS	11-12	OF 19
ILLUMINATION AND TRAFFIC CONTROL PLAN	13	OF 19
WATER DISTRIBUTION PLAN	14	OF 19
SEWER DISTRIBUTION PLAN	15	OF 19
SEWER PROFILES	16	OF 19
WATER DETAILS	17-18	OF 19
SEWER DETAILS	19	OF 19

PROJECT NAME
SOMBRAS DEL SOL UNIT SEVEN
 BEING A PORTION OF TRACT 145 SECTION 4E,
 BLOCK 78, TOWNSHIP 2S, RANGE 10E,
 RAILROAD SURVEYS AND PACIFIC
 COUNTY, EL PASO COUNTY, TEXAS,
 CONTAINING 8.474 ACRES



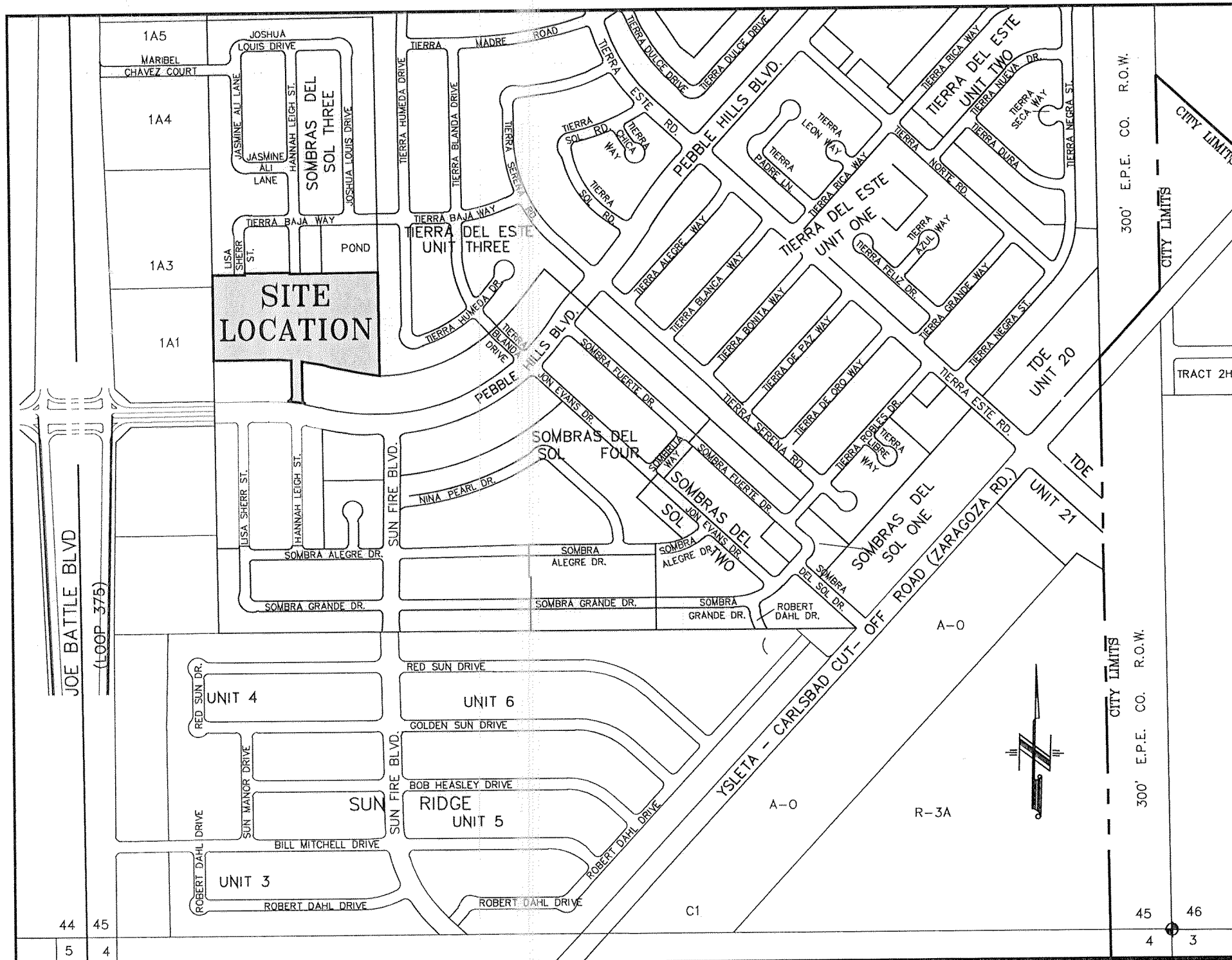
CONDE INC.
 ENGINEERING / PLANNING
 SURVEYING / GPS
 1790 LEE TREVINO DR. STE. 400
 EL PASO, TEXAS 79908



COVER SHEET
 SHT 1 OF 19

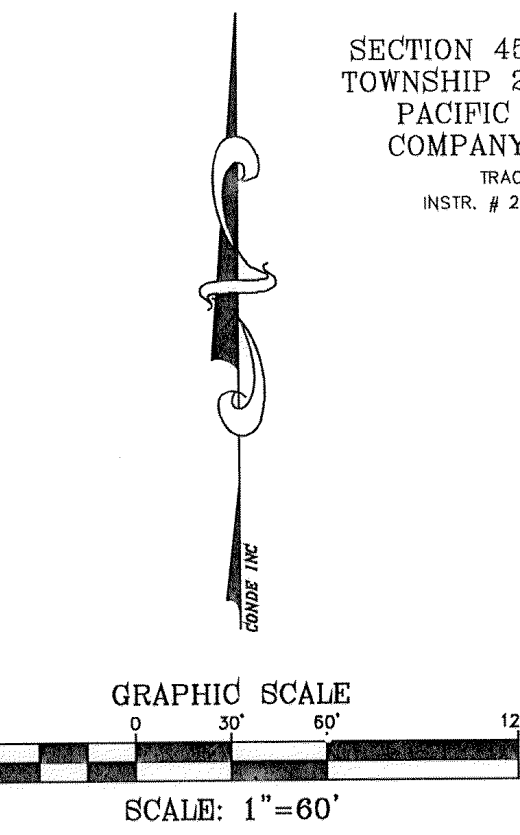
SOMBRAS DEL SOL UNIT SEVEN

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: 8.474 ACRES



LOCATION MAP SCALE: 1" = 600'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	27.09'	16.50'	26.45'	S40°01'48"E	79°02'03"
C2	952.50'	91.08'	45.57'	91.04'	N82°17'11"W	5°28'43"
C3	20.00'	33.33'	22.01'	29.61'	N47°13'50"E	95°29'14"
C4	20.00'	31.42'	20.00'	28.29'	N45°30'53"W	90°00'13"
C5	40.00'	12.11'	6.10'	12.08'	S80°48'45"W	17°20'29"
C6	70.00'	3.21'	1.61'	3.21'	N73°27'25"E	2°37'49"
C7	70.00'	38.95'	20.00'	38.45'	S89°17'10"E	31°53'01"
C8	70.00'	34.00'	17.34'	33.66'	S59°25'00"E	27°49'38"
C9	70.00'	34.87'	17.80'	34.51'	S31°14'50"E	28°32'22"
C10	70.00'	39.27'	20.17'	39.76'	S05°41'8"E	32°08'42"
C11	70.00'	7.74'	3.88'	7.74'	S18°20'10"W	6°20'14"
C12	40.00'	15.37'	7.78'	15.28'	N10°29'45"E	22°01'03"
C13	30.00'	47.13'	30.00'	42.43'	S45°30'53"E	90°00'13"
C14	20.00'	31.41'	20.00'	28.28'	N44°29'07"E	89°59'47"
C15	20.00'	31.41'	20.00'	28.28'	S44°29'07"W	89°59'47"
C16	20.00'	31.42'	20.00'	28.29'	S45°30'53"E	90°00'13"
C17	40.00'	7.60'	3.81'	7.58'	N84°02'35"E	10°52'50"
C18	70.00'	30.41'	15.45'	30.17'	N88°57'08"W	24°53'23"
C19	70.00'	33.68'	17.17'	33.35'	N62°43'31"W	27°33'50"
C20	70.00'	33.68'	17.17'	33.35'	N35°09'41"W	27°33'50"
C21	70.00'	36.35'	18.60'	35.95'	N6°30'08"W	29°45'17"
C22	70.00'	20.72'	10.44'	20.65'	N16°51'22"E	16°57'43"
C23	40.00'	18.05'	9.18'	17.90'	S12°24'37"W	25°51'14"
C24	20.00'	17.08'	9.10'	16.56'	S24°58'32"E	48°55'04"
C25	50.00'	31.46'	16.27'	30.95'	N31°24'26"W	36°03'16"
C26	50.00'	36.17'	18.92'	35.39'	N7°20'36"E	41°28'49"
C27	50.00'	30.69'	15.85'	30.21'	N85°39'02"E	35°10'04"
C28	50.00'	30.69'	15.85'	30.21'	N80°49'08"E	35°10'04"
C29	50.00'	30.69'	15.85'	30.21'	S64°00'50"E	35°10'04"
C30	50.00'	30.69'	15.85'	30.21'	S28°50'46"E	35°10'04"
C31	50.00'	45.25'	24.31'	43.72'	S14°39'53"W	51°51'13"
C32	50.00'	6.82'	3.41'	6.81'	S44°29'46"W	74°6'35"
C33	20.00'	17.08'	9.10'	16.56'	N23°56'32"E	48°55'04"
C34	30.00'	47.12'	30.00'	42.43'	N45°31'00"W	90°00'13"



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.628	N0°32'33.12"W
L2	6.000	S0°32'33.12"E
L3	42.218	N72°27'10.08"W
L4	53.145	N86°12'31.89"W
L5	45.024	N89°38'55.05"W
L6	43.000	S89°13'41.51"W
L7	45.178	N5°02'26.49"E

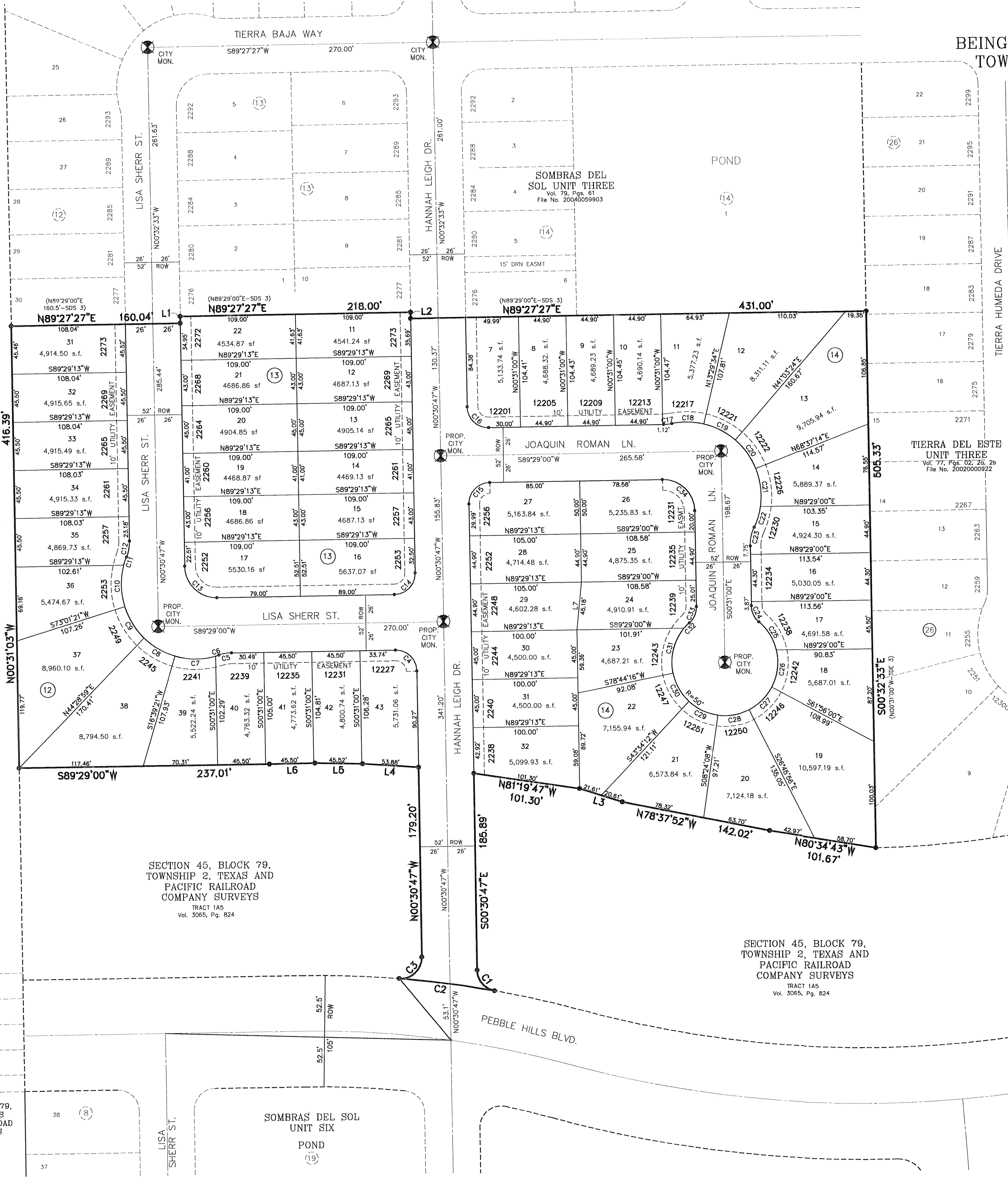
SECTION 45, BLOCK 79,
TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD
COMPANY SURVEYS
TRACT 1A5
INSTR. # 20050091733

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

SECTION 45, BLOCK 79,
TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD
COMPANY SURVEYS
TRACT 1A1
INSTR. # 20050106632

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

TOTAL RESIDENTIAL LOTS
51



NOTES:
WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (SOMBRAS DEL SOL UNIT SEVEN SUBDIVISION) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES
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. _____ DATE _____
TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
"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.
LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480214 00438 DATED OCTOBER 15, 1982 THIS PROPERTY IS IN FLOOD HAZARD ZONE C OUTSIDE THE 500 YEAR FLOOD-PLAIN.

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 overhead 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 _____, 2014.
By: JNC LAND, L.P.
Carlos D. Bombach, VICE PRESIDENT

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 _____ day of _____, 2014.

Notary Public in and for El Paso County My Commission Expires _____
CITY PLAN COMMISSION
This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2014.

Executive Secretary _____ Chairperson _____
Approved for filing this _____ day of _____, 2014.
City Development Director _____

FILING
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2014, A.D.
Instrument No. _____
City Clerk _____ By Deputy _____

Sombras Del Sol Unit Seven, is subject to the Annexation Agreement entered into by JNC LAND COMPANY INC. with the City of El Paso on November 9, 1999. Among other conditions the agreement required the following:

Item #9 Owners agree to pay to the City a one time capitalization fee on each developed and platted residential lot. A residential lot is defined as any land developed, used, and/or sold, as a dwelling whether single-family, two-family or multi-family purposes. Such fee shall be calculated at the rate of Two Thousand and No/100 Dollars (\$2,000) per net residential acre, based on the actual net residential acreage of the lot(s). The fee shall be payable at such time as (a) dwelling has been constructed on the lot and (b) the closing of the sale of the lot and dwelling.

Item #12 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on December 1, 2000, and each year thereafter. Payment of the water and wastewater connection fee shall be due at the time of application for water and wastewater to the system.

METER SIZE	WATER (\$)	WASTEWATER (\$)
5/8" X 3/4"	621	110
1"	1,553	275
1 1/2"	3,105	550
2"	4,968	880
3"	9,936	1,760
4"	15,525	2,750
6"	31,050	5,500
8"	57,753	10,230
10"	82,593	14,630

DATE OF PREPARATION: MAY 05, 2010

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 682-0283
FAX: (915) 682-0289



Prepared by and under the supervision of:
YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648
This plot 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
Registered Professional Land Surveyor
Texas License No. 5152

SOMBRAS DEL SOL UNIT SEVEN

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: 8.474 ACRES

NOTES:
WATER AND SEWER SERVICES HAS BEEN EXTENDED TO THIS SUBDIVISION (SOMBRAS DEL SOL UNIT SEVEN SUBDIVISION) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES JANUARY 2016.

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. _____ DATE _____

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 2016090147 DATE 12-20-16

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 2016090148 DATE 12-20-16

"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.

LOT CORNERS WILL BE SET UP UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES BEARING BASIS IS RECORD FOR SOMBRAS DEL SOL UNIT FIVE REFERENCED BY INSTRUMENT #2007009073, AS SHOWN HEREIN.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214-0043B, DATED OCTOBER 15, 1982 THIS PROPERTY IS IN FLOOD HAZARD ZONE C "AREAS OF MINIMAL FLOODING", AND COMMUNITY PANEL NO. 480212-0175, DATED SEPTEMBER 4, 1991, THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREAS OF MINIMAL FLOODING".

* SOMBRAS DEL SOL UNIT THREE RECORDED IN CLERKS FILE # 20040059903 REAL PROPERTY RECORDS OF EL PASO COUNTY, TX.
** TERRA DEL ESTE UNIT THREE RECORDED IN VOLUME 77, PAGES 2, 2A, 2B, REAL PROPERTY RECORDS OF EL PASO COUNTY, TX.

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 herein laid down and designated, including easements for overhead 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 my signature this 5th day of DECEMBER, 2016.

JNC LAND, L.P.
BY: SEANES DEVELOPMENT, INC.
Carlos D. Bombach, VICE PRESIDENT

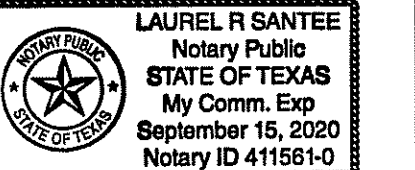
ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

Before me, the undersigned authority, on this day personally appeared Carlos D. Bombach, Vice President of SEANES DEVELOPMENT, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this 5th day of DECEMBER, 2016.

Laurel R Santee
Notary Public in and for El Paso County
My Commission Expires 09/15/20



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 3 day of FEBRUARY, 2014.
Executive Secretary: *[Signature]*
Chairperson: *[Signature]*

Approved for filing this 15 day of DECEMBER, 2016.

[Signature]
Planning and Inspections Director

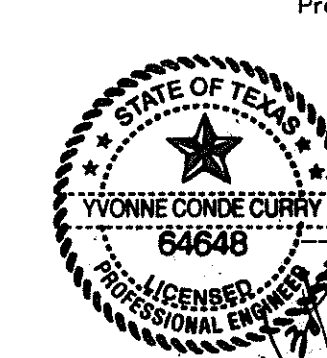
FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 20th day of December, 2016, A.D.
Instrument No. 2016090146

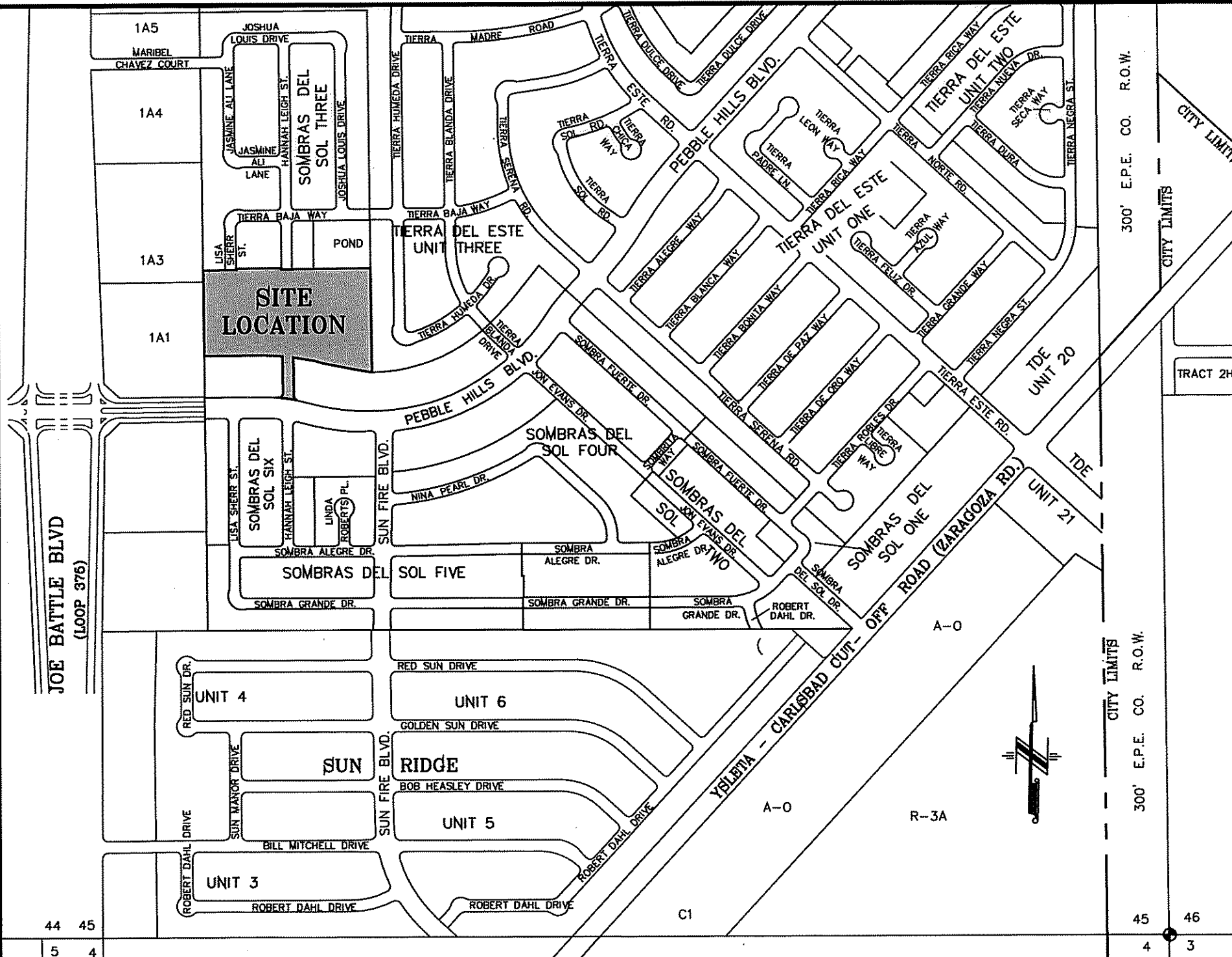
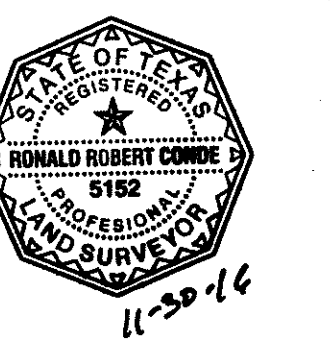
[Signature] County Clerk
[Signature] By Deputy

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.

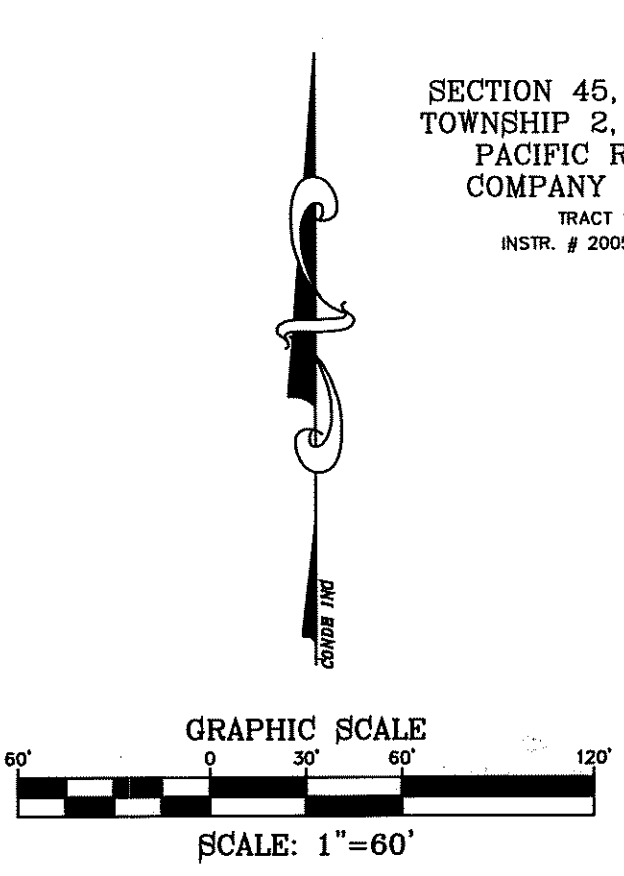


[Signature]
Ron R. Conde
Registered Professional Land Surveyor
Texas License No. 5152



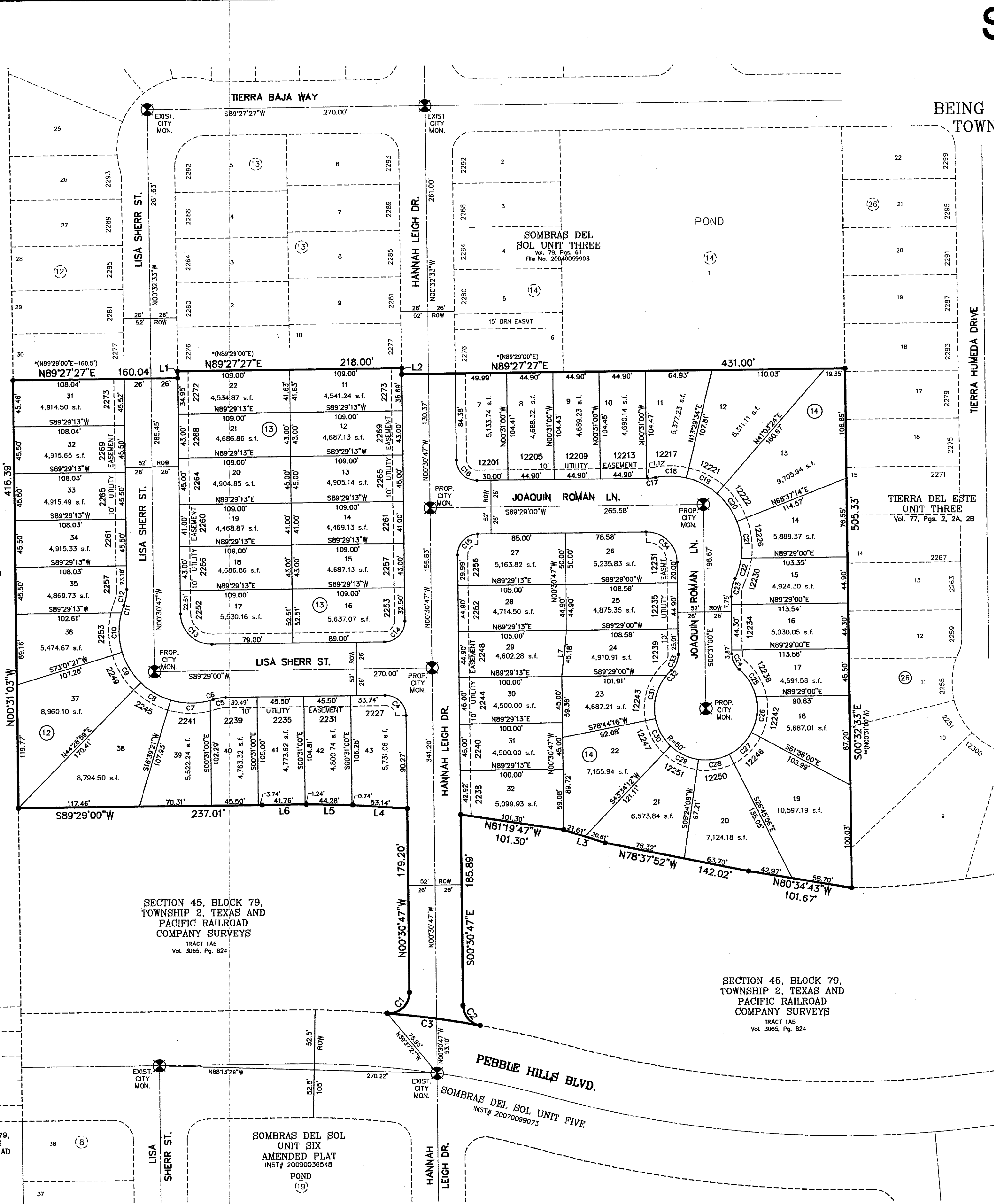
LOCATION MAP SCALE: 1" = 600'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	33.33'	22.01'	29.61'	N47°13'50"E	99°29'14"
C2	20.00'	27.69'	16.50'	25.45'	S40°01'48"E	79°02'03"
C3	952.50'	91.08'	45.57'	91.04'	N82°17'11"W	5°28'43"
C4	20.00'	31.42'	20.00'	28.29'	N45°30'53"W	90°00'13"
C5	40.00'	12.11'	6.10'	12.06'	S80°48'45"W	17°20'29"
C6	70.00'	3.21'	1.61'	3.21'	N73°27'25"E	2°37'48"
C7	70.00'	38.95'	20.00'	38.45'	S89°17'10"E	31°53'01"
C8	70.00'	34.00'	17.34'	33.66'	S59°25'50"E	27°49'38"
C9	70.00'	34.87'	17.80'	34.51'	S31°14'50"E	28°32'22"
C10	70.00'	39.27'	20.17'	38.76'	S05°41'18"E	32°08'42"
C11	70.00'	7.74'	3.88'	7.74'	S18°20'10"W	6°20'14"
C12	40.00'	15.37'	7.78'	15.28'	N10°29'45"E	22°01'03"
C13	30.00'	47.13'	30.00'	42.43'	S45°30'53"E	90°00'13"
C14	20.00'	31.41'	20.00'	28.28'	N44°29'07"E	89°59'47"
C15	20.00'	31.41'	20.00'	28.28'	S44°29'07"W	89°59'47"
C16	20.00'	31.42'	20.00'	28.29'	S45°30'53"E	90°00'13"
C17	40.00'	7.60'	3.81'	7.58'	N84°02'35"E	10°52'50"
C18	70.00'	30.41'	15.45'	30.17'	N85°7'08"W	24°53'23"
C19	70.00'	33.68'	17.17'	33.35'	N62°43'31"W	27°33'50"
C20	70.00'	33.68'	17.17'	33.35'	N35°09'41"W	27°33'50"
C21	70.00'	36.35'	18.60'	35.95'	N6°30'08"W	29°45'17"
C22	70.00'	20.72'	10.44'	20.65'	N16°51'22"E	16°57'43"
C23	40.00'	18.05'	9.18'	17.90'	S12°24'37"W	25°51'14"
C24	20.00'	17.08'	9.10'	16.98'	S24°08'32"E	48°55'04"
C25	50.00'	31.46'	16.27'	30.95'	N31°24'26"W	36°03'16"
C26	50.00'	36.17'	18.92'	35.39'	N7°20'36"E	41°26'49"
C27	50.00'	30.69'	15.85'	30.21'	N45°39'02"E	35°10'04"
C28	50.00'	30.69'	15.85'	30.21'	N80°49'06"E	35°10'04"
C29	50.00'	30.69'	15.85'	30.21'	S64°00'50"E	35°10'04"
C30	50.00'	30.69'	15.85'	30.21'	S28°50'46"E	35°10'04"
C31	50.00'	45.25'	24.31'	43.72'	S14°39'53"W	51°51'13"
C32	50.00'	6.82'	3.41'	6.81'	S44°29'46"W	7°48'35"
C33	20.00'	17.08'	9.10'	16.96'	N23°56'32"E	48°55'04"
C34	30.00'	47.12'	30.00'	42.43'	N45°31'00"W	90°00'00"



LINE	LENGTH	BEARING
L1	6.63	N0°32'33"W
L2	6.00	S0°32'33"E
L3	42.22	N72°27'10"W
L4	53.14	N86°12'32"W
L5	45.02	N88°38'52"W
L6	43.00	S89°13'42"W
L7	45.18	N5°50'28"E

SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS
TRACT 1A1
INSTR. # 20050091733



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

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

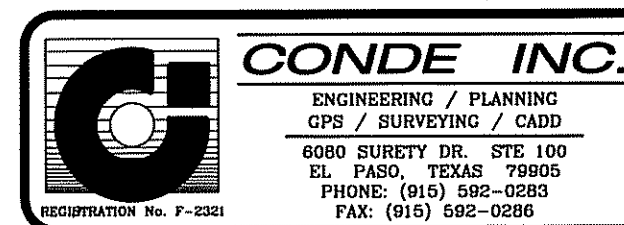
SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS
TRACT 1A1
INSTR. # 20050106632

SOMBRAS DEL SOL UNIT SIX AMENDED PLAT
INSTR. # 20090035548

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

TOTAL RESIDENTIAL LOTS
51

DATE OF PREPARATION: MAY 18, 2010



Sombras Del Sol Unit Seven, is subject to the Annexation Agreement entered into by JNC LAND COMPANY INC. with the City of El Paso on November 9, 1999. Among other conditions the agreement required the following:

Item #9 Owners agree to pay to the City a one time capitalization fee on each developed and platted residential lot. A residential lot is defined as any land developed, used, and/or sold, as to dwelling whether single-family, two-family or multi-family purposes. Such fee shall be calculated at the rate of Two Thousand and No/100 Dollars (\$2,000) per net residential acre, based on the actual net residential acreage of the lot(s). The fee shall be payable at such time as (a) dwelling has been constructed on the lot and (b) the closing of the sale of the lot and dwelling.

Item #12 Owner agrees to pay a water and wastewater connection fee to the El Paso Water Utilities Department of the City for each three quarter inch (3/4") equivalent water meter that is connected to the public water system as shown below. The water and wastewater connection fee shall be increased by three (3) percent on December 1, 2000, and each year thereafter. Payment of the water and wastewater connection fee shall be due at the time of application for water and wastewater to the system.

METER SIZE	WATER (\$)	WASTEWATER (\$)
5/8" x 3/4"	621	110
1"	1,553	275
1 1/2"	3,105	550
2"	4,958	890
3"	9,936	1,760
4"	15,225	2,750
6"	31,050	5,500
8"	57,753	10,230
10"	82,593	14,630

GENERAL NOTES:

- IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19- SUBDIVISION ORDINANCE - "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
- CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXISTING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS, DESILTING BASIN, CHECK DAMS, PIPING ETC. SHALL BE PROVIDED AS NECESSARY.
- 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.
- 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.
- EQUIPMENT OF A CONDITION AND DESIGN SUFFICIENT TO ENSURE A THOROUGH AND WORKMANLIKE PROSECUTION OF THE PROJECT SHALL BE USED AT ALL TIMES.
- ALL ELEVATIONS ARE TO CITY DATUM UNLESS OTHERWISE NOTED.
- ALL WASTE MATERIALS INCLUDING EXCAVATION, CURBING, PAVEMENT, ETC. SHALL BE DISPOSED OF AS DESIGNATED BY THE OWNER OR HIS REPRESENTATIVE.
- 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.
- SAFE AND REASONABLE ACCESS FOR THIS SITE MUST BE MAINTAINED AT ALL TIMES DURING THE LIFE OF THE PROJECT.
- ANY CAVITY REMAINING OPEN DURING NONWORKING HOURS MUST BE GUARDED BY FLASHER TYPE BARRICADES WITH STRINGERS PLACED BETWEEN THE TOPS OF THE BARRICADES.
- DEVELOPER SHALL COMPLY WITH SECTION 13.08.170 "EXCESSIVE PAVING CUTS" AS PER EL PASO MUNICIPAL CODE.

GENERAL EARTHWORK NOTES:

- ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
- 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.
- 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" ROPES 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.
- TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 6.
- 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.
- ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

CONSTRUCTION NOTES:

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

NOTE:
HEREON DESCRIBED TRACT LIES IN ZONE C. COMMUNITY PANEL NO. 480214 0043B. DATED OCTOBER 16, 1982.

18.44.220 - PERMIT CLOSEOUT PROCEDURE:

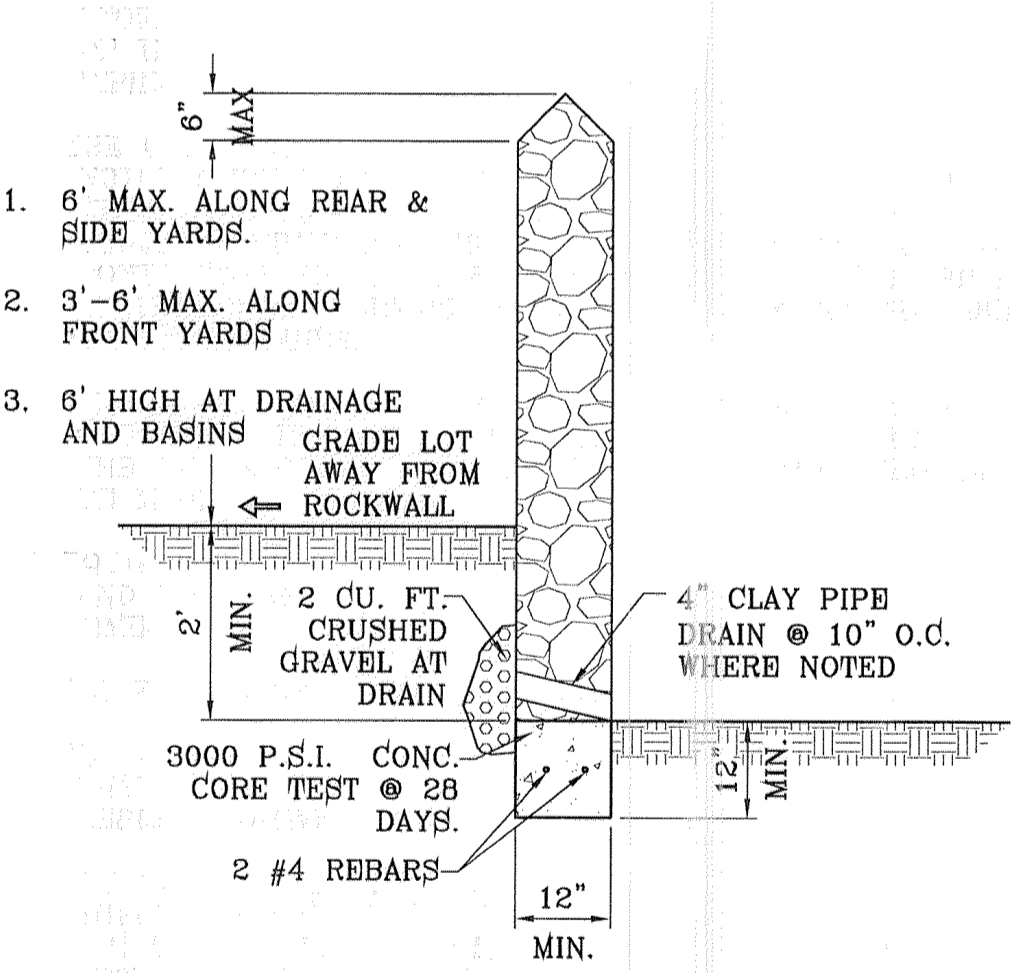
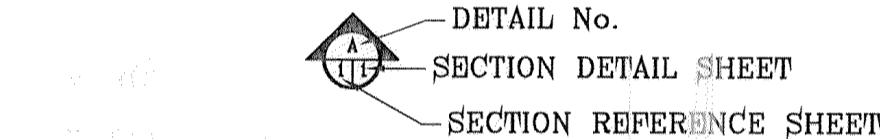
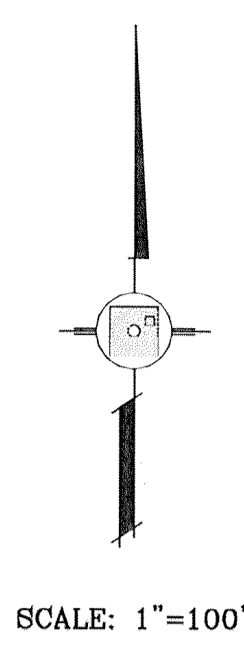
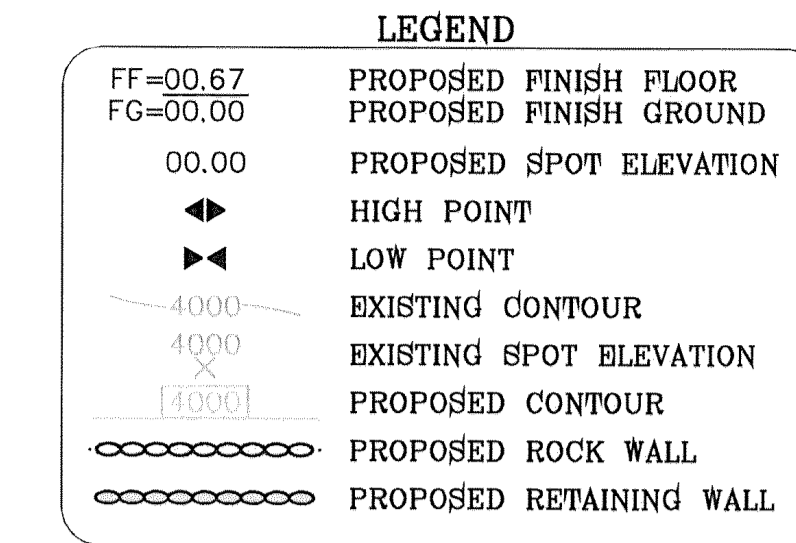
AFTER THE PERMITTEE COMPLETES THE GRADING UNDER THE PERMIT, THE PERMIT SHALL BE CLOSED. AS PART OF THE CLOSEOUT PROCEDURE, THE APPLICANT MUST SUBMIT THE FOLLOWING TO THE CITY:

- A STATEMENT FROM THE ENGINEER OF RECORD THAT STATES, "THE GRADING OPERATION HAS BEEN SUBSTANTIALLY COMPLETED AND GENERALLY CONFORMS TO THE APPROVED SET OF PLANS". THE PERMITTEE SHALL CALL THE PERMIT OFFICIAL TO ESTABLISH THE BEGINNING OF THE WARRANTY PERIOD AND TO NOTIFY THE PERMIT OFFICIAL THAT THE GSP HAS BEEN IMPLEMENTED.
- A COPY OF THE NOTICE OF TERMINATION FILED WITH THE STATE OR DATED CONSTRUCTION SITE NOTICE, IF APPLICABLE, IN ACCORDANCE WITH CHAPTER 15.

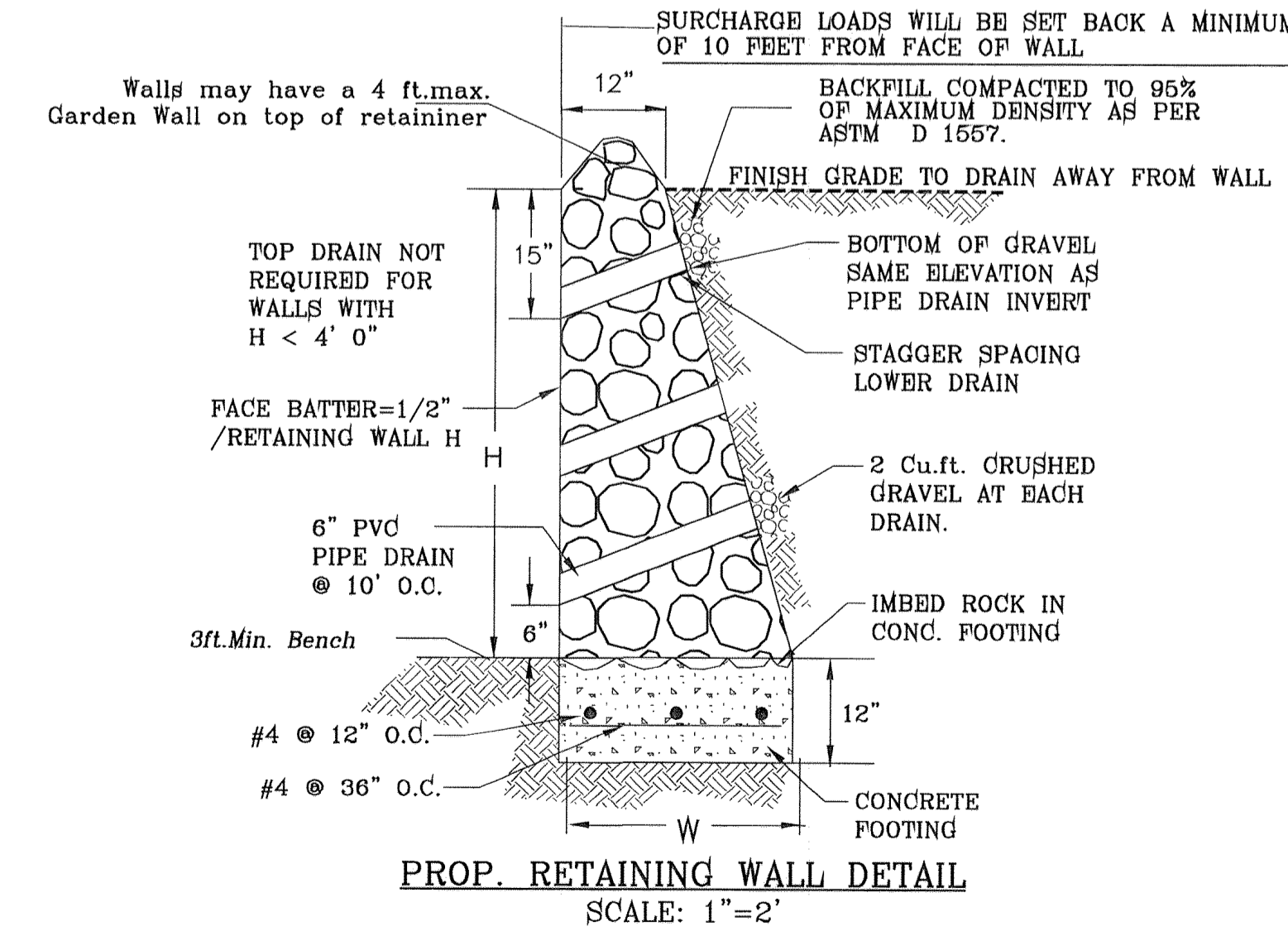
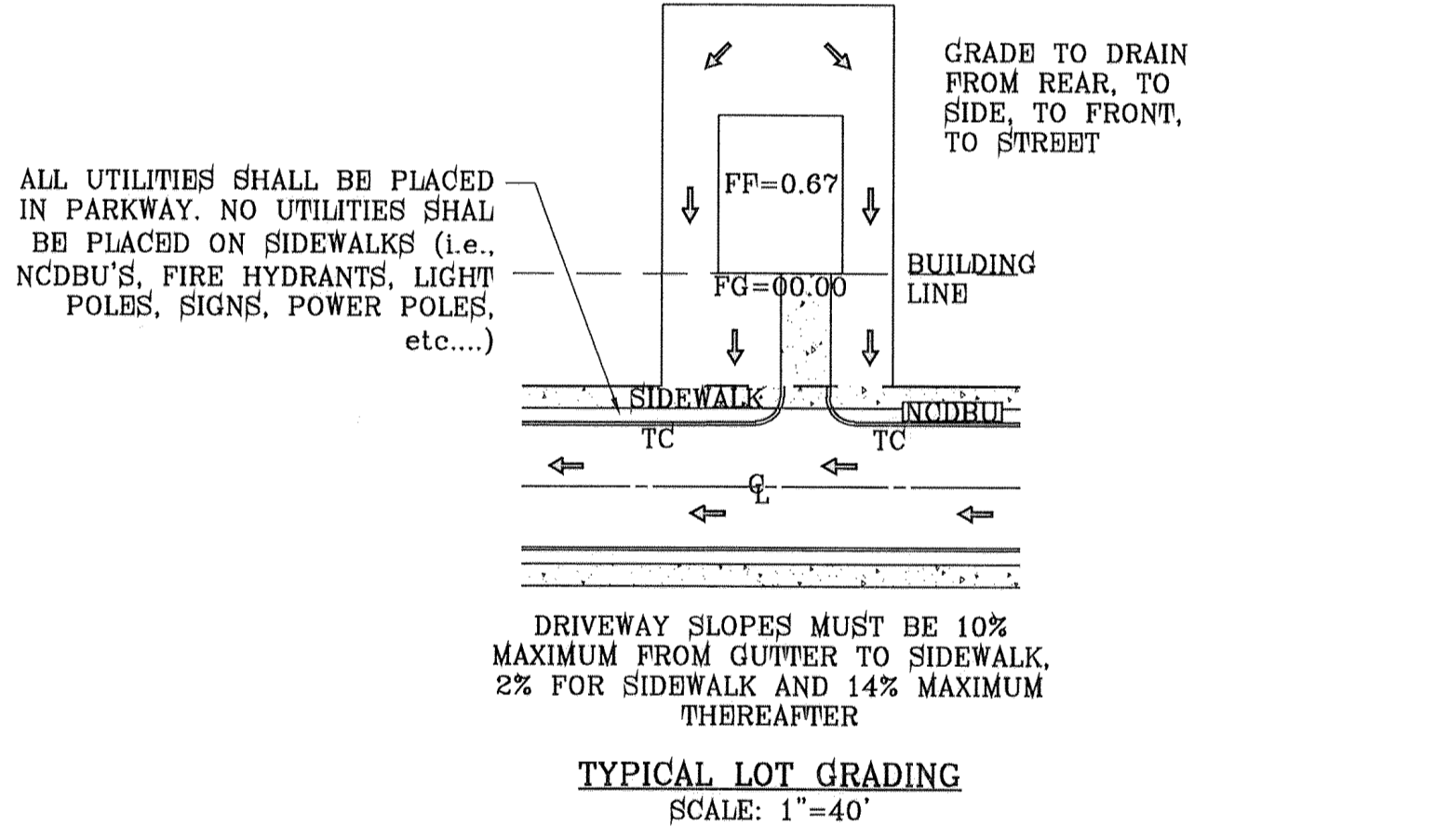
THE CITY WILL ISSUE A LETTER STATING GENERAL CONFORMANCE TO THE PERMIT S BEEN MET AND THAT THE WARRANTY PERIOD REQUIREMENTS WILL CONTINUE TO BE IN EFFECT.

18.44.090 - WARRANTY

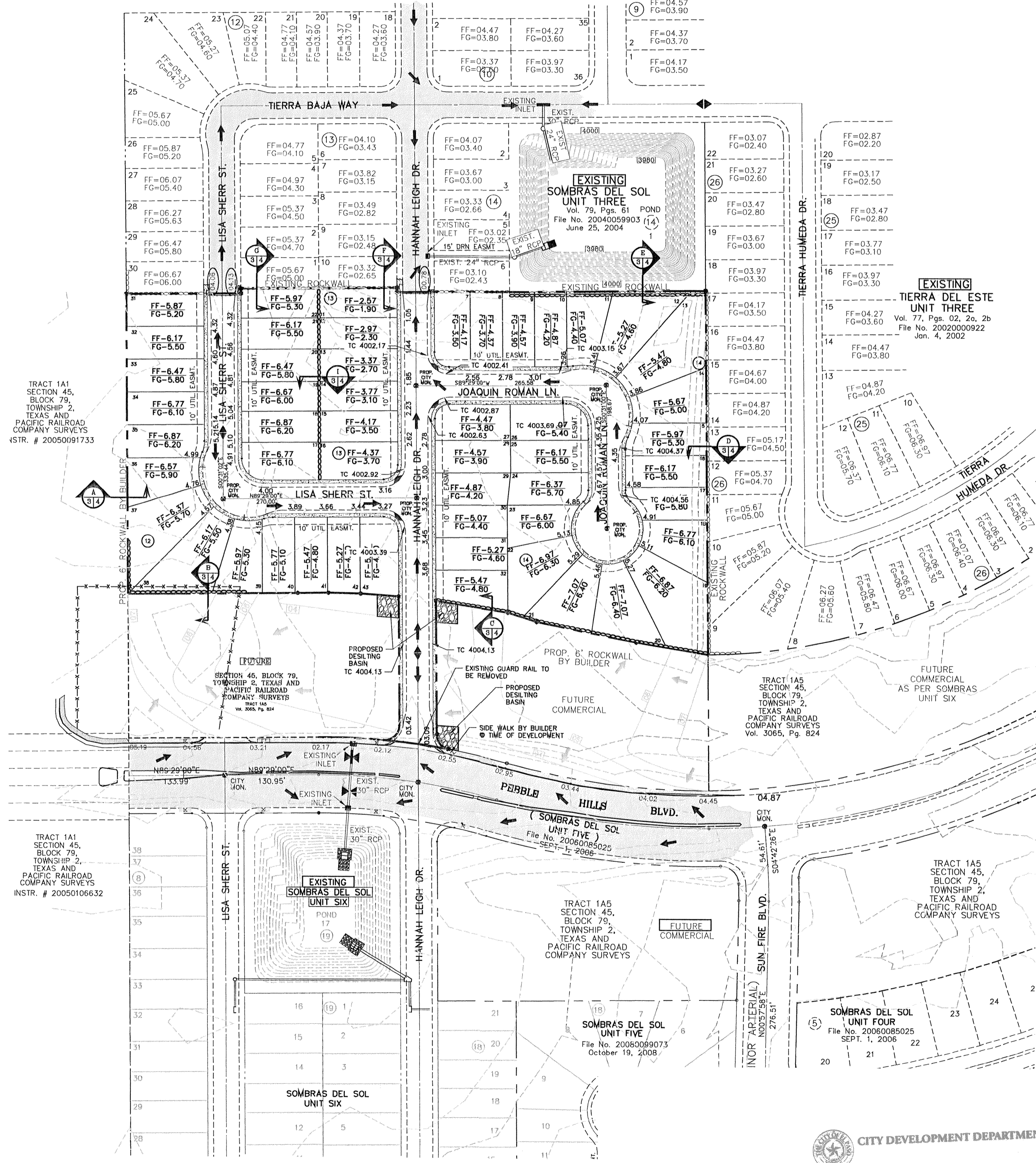
ANY PERSON ISSUED A PERMIT SHALL AGREE WARRANT AND MAINTAIN THE AREA DESCRIBED IN THE PERMIT FOR A PERIOD OF TWO YEARS AFTER THE PERMIT IS CLOSED BY THE CITY PURSUANT TO SECTION 18.44.220, OR UNTIL A BUILDING PERMIT IS ISSUED FOR THE PURPOSE OF MAINTAINING A STABILIZED SITE IN ACCORDANCE WITH THE APPROVED GSP, WHICHEVER FIRST OCCURS (THE "WARRANTY" OR "WARRANTY PERIOD"). THE CITY MAY CONDUCT INSPECTIONS OF THE PERMITTED AREA THROUGHOUT THE WARRANTY PERIOD AND REQUIRE MAINTENANCE AND CORRECTION OF THE WORK BY THE PERMIT HOLDER. FAILURE OF THE PERMIT HOLDER TO CORRECT THE WORK SHALL CONSTITUTE A FAILURE TO COMPLY WITH THE PROVISIONS OF THIS CHAPTER.



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



HEIGHT H (ft.)	BASE WIDTH W (ft.)	TOE PRESSURE (lbs/s.f.)	HEEL PRESSURE (lbs/s.f.)
3'-0"	1'-6"	1930	0
4'-0"	2'-3"	1676.4	0
5'-0"	2'-11"	1676.4	0



BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TERRA SERENA RD.	BY	FC
ELEVATION:	3999.78	DATE	05/21/14
REVISIONS		CITY REDLINES	

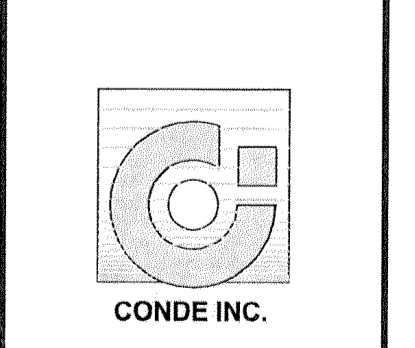
SOMBRAS DEL SOL UNIT SEVEN

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 8.474 ACRES.

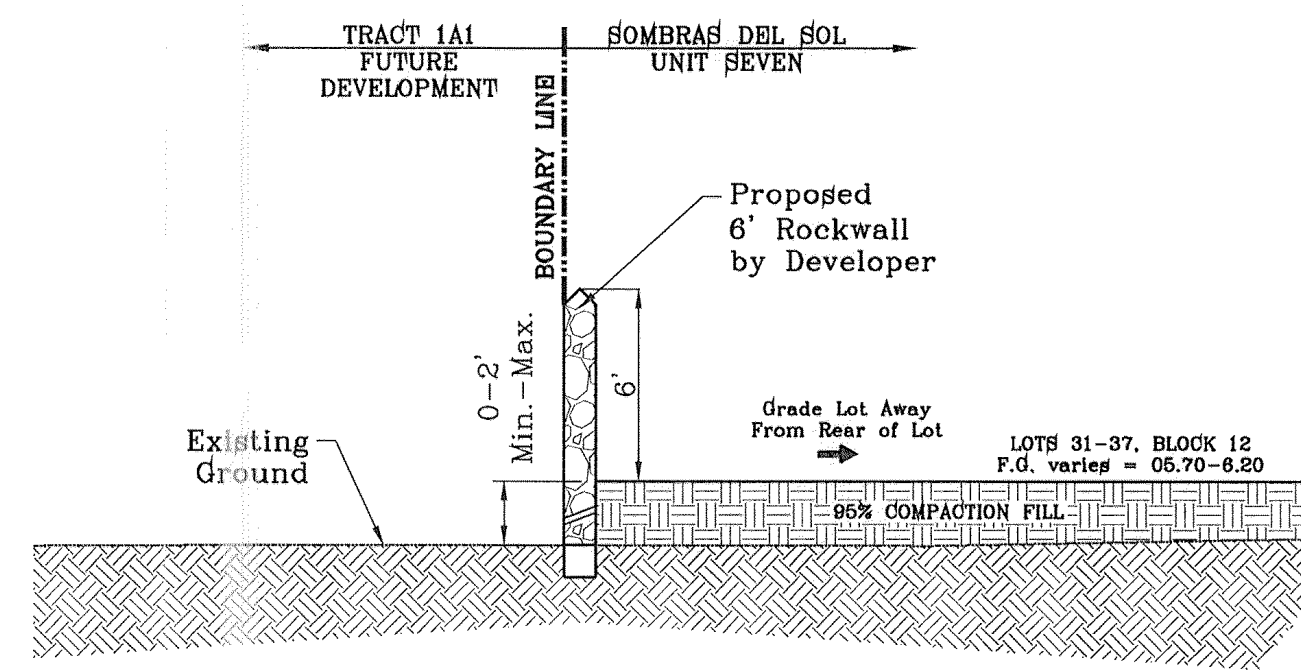
ENGINEER'S SEAL

FRANCISCO LAMPA
REGISTERED PROFESSIONAL ENGINEER
NO. 9191
STATE OF TEXAS

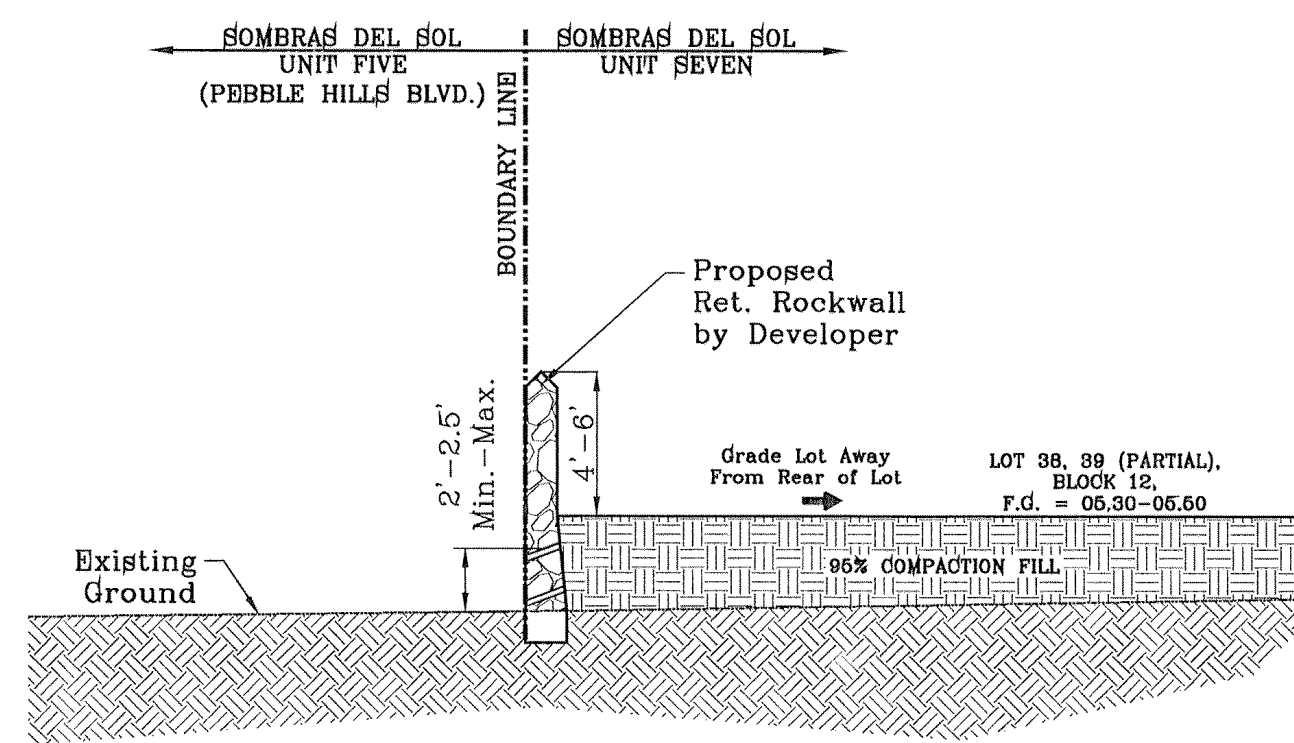
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1700 LEE TREVINO SITE 400
EL PASO, TEXAS 79906



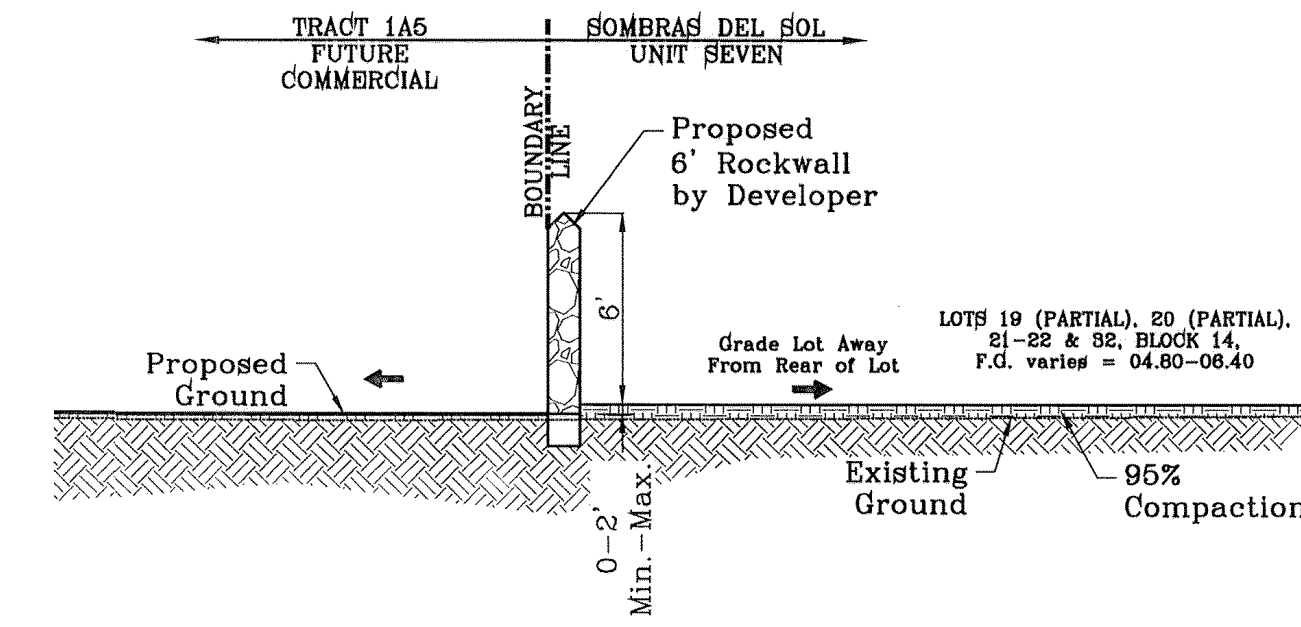
CITY DEVELOPMENT DEPARTMENT
REVIEWED



SECTION A
SCALE: 1"=6'

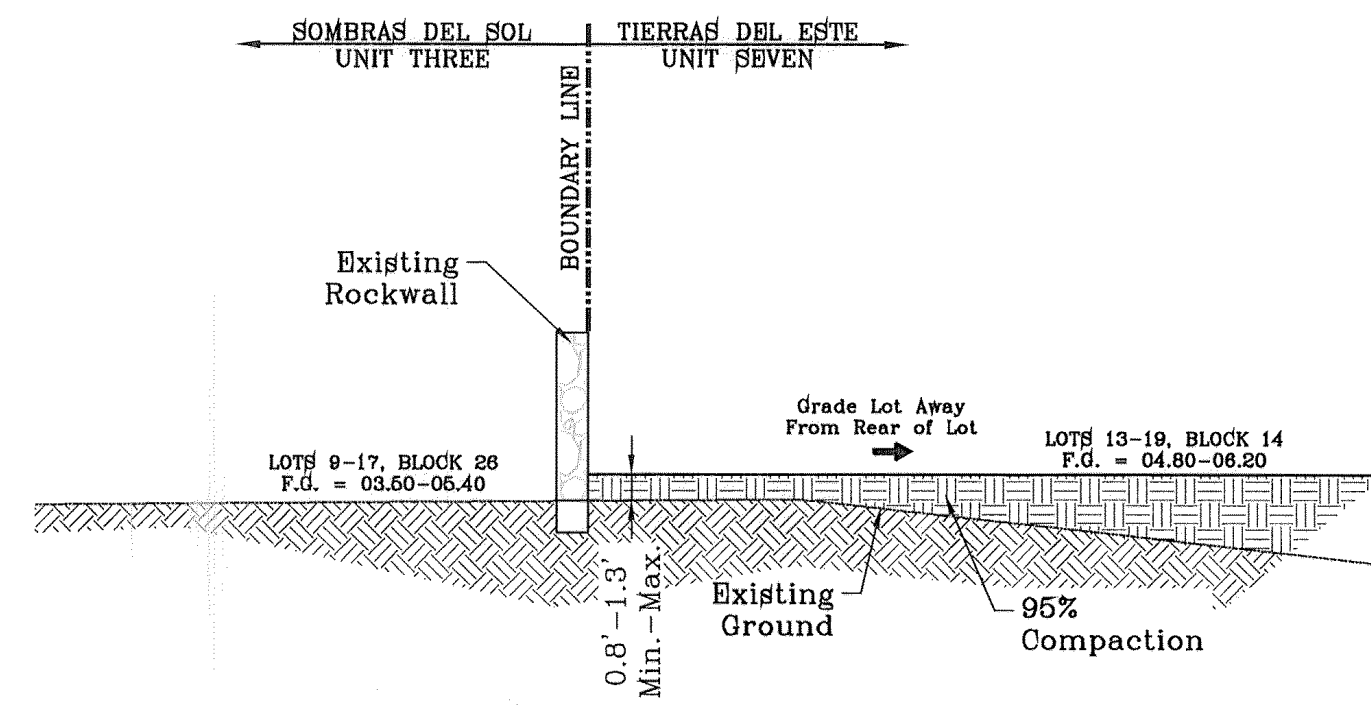


SECTION B
SCALE: 1"=6'

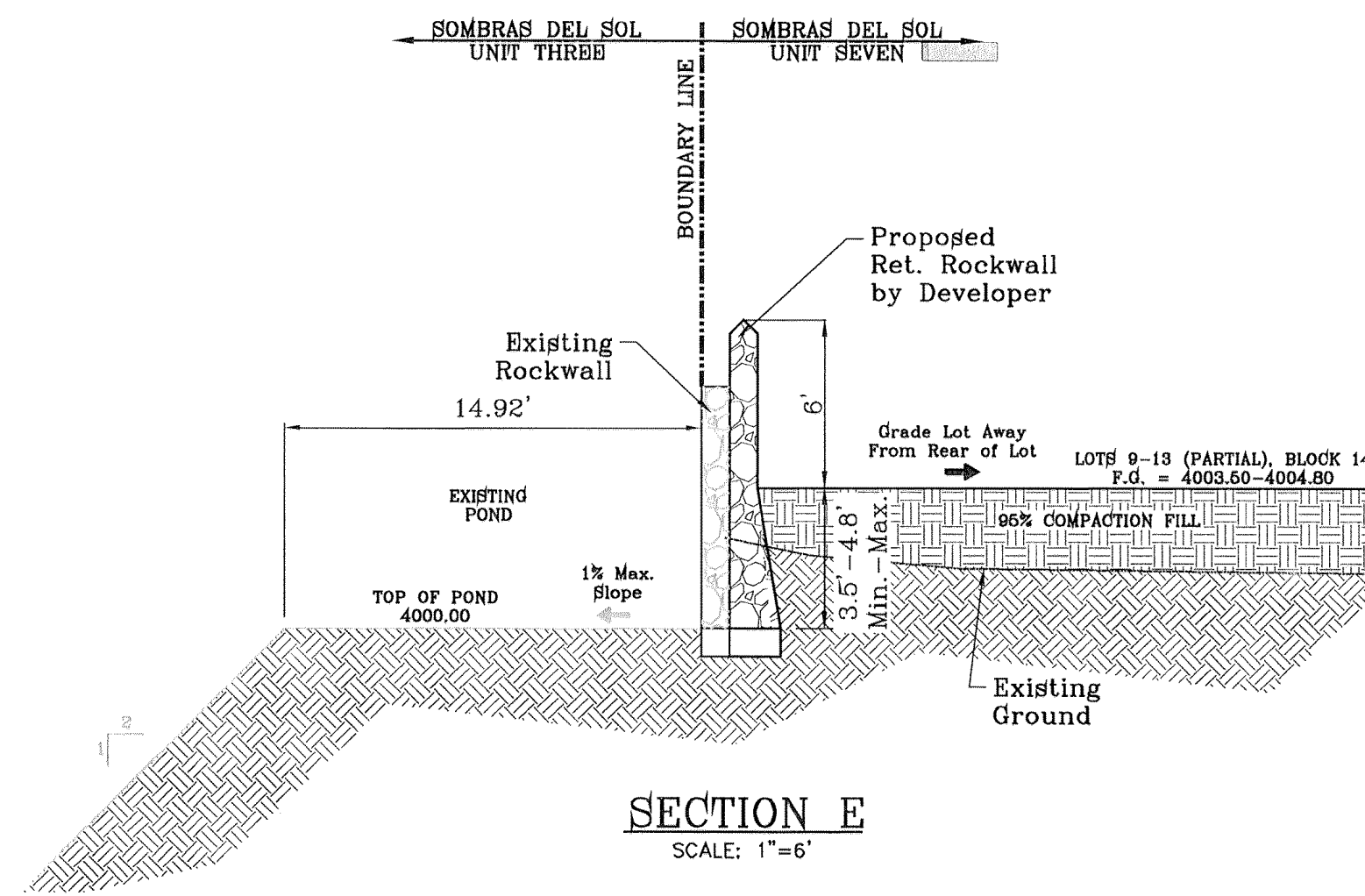


SECTION C
SCALE: 1"=6'

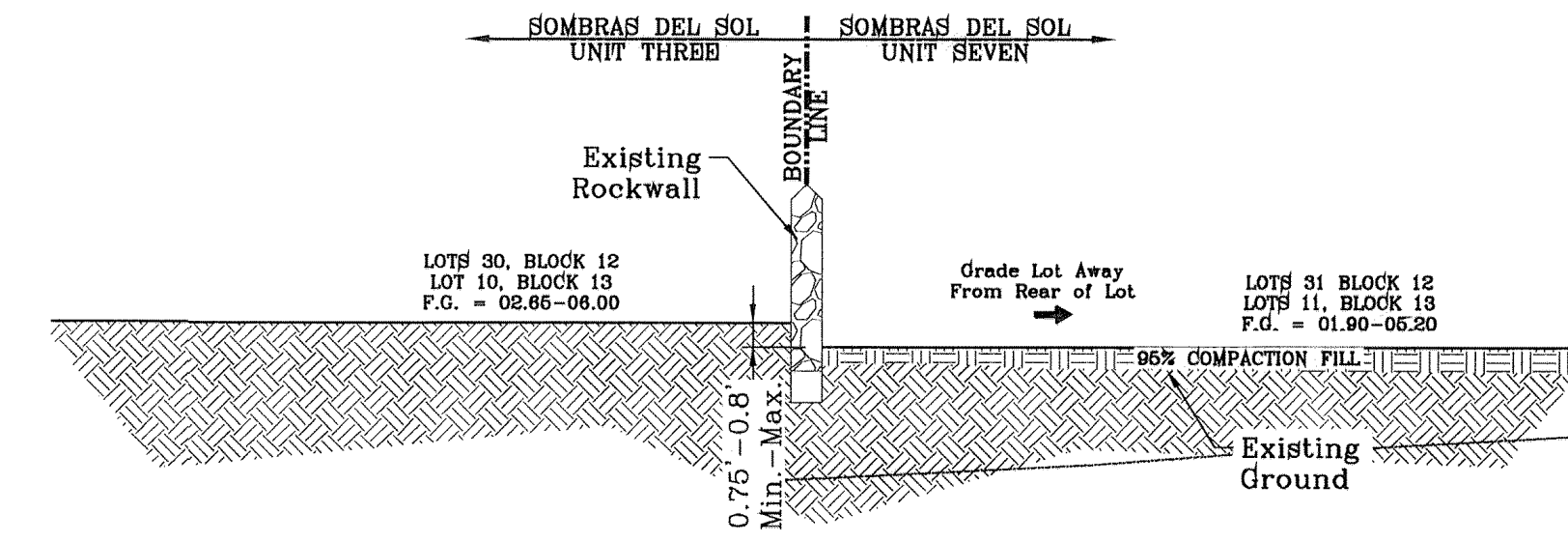
SEE SHEET 3 FOR ROCKWALL DETAILS



SECTION D
SCALE: 1"=6'

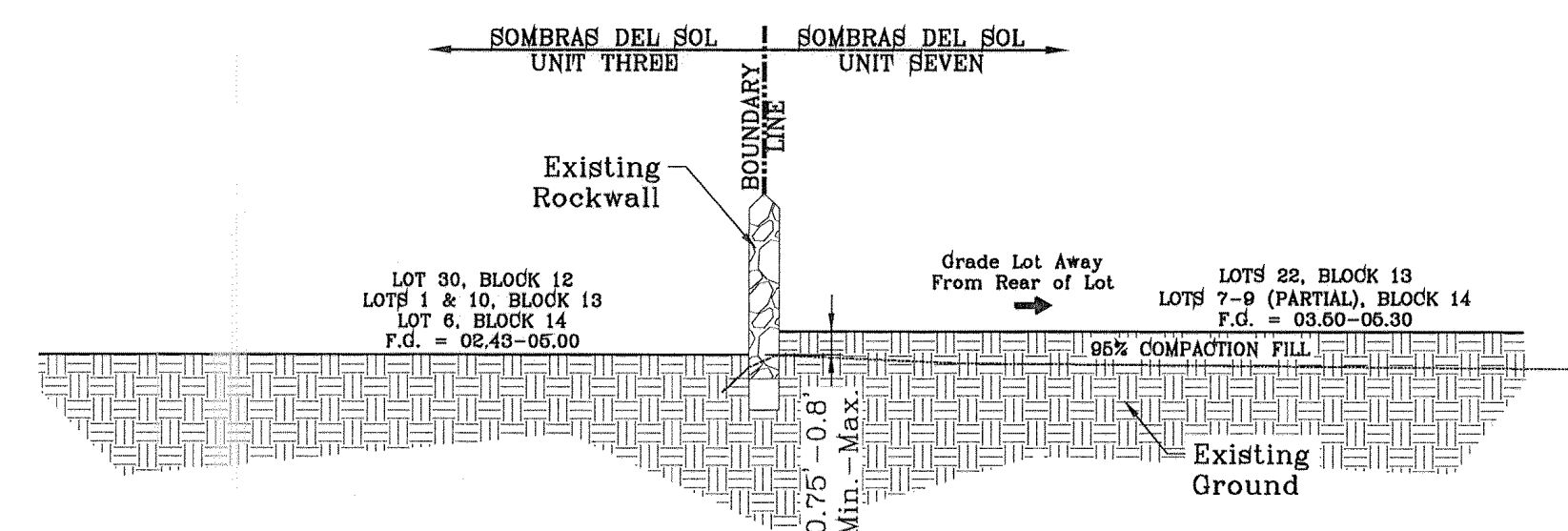


SECTION E
SCALE: 1"=6'

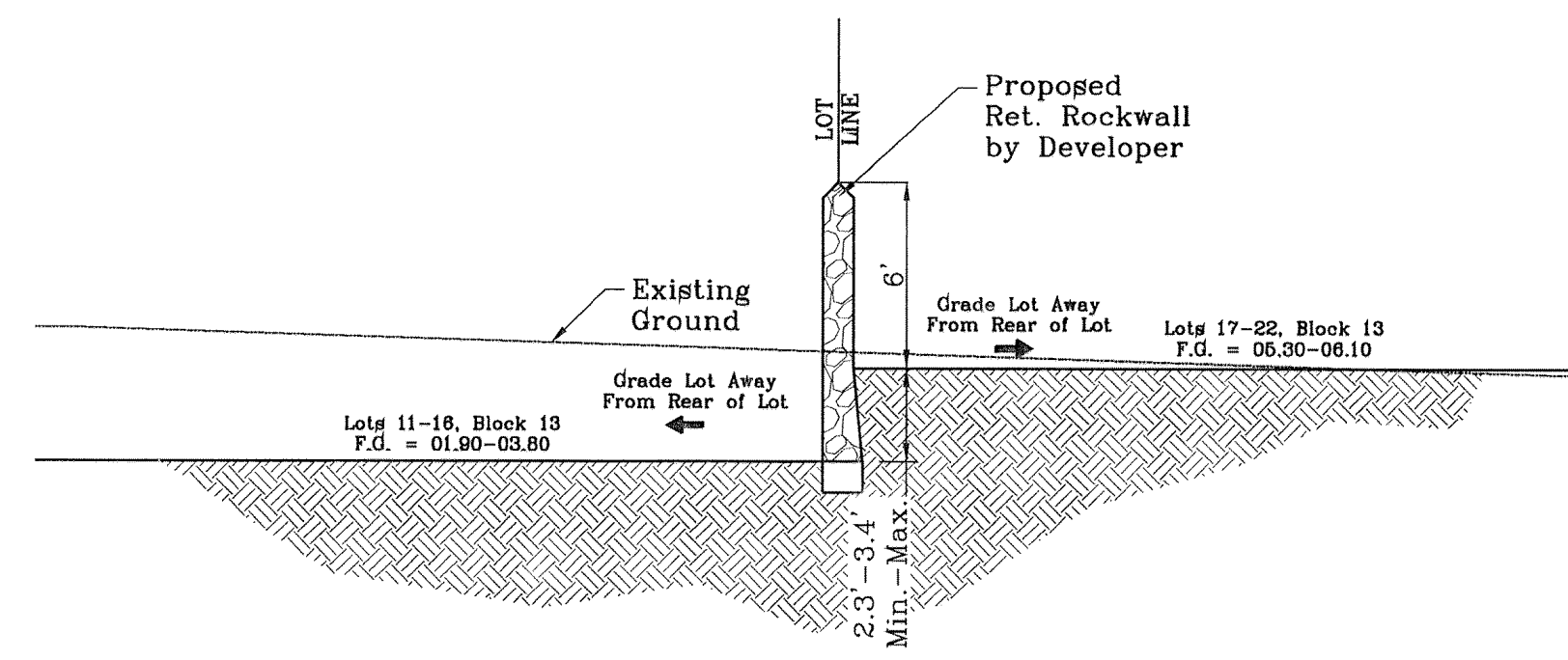


SECTION F
SCALE: 1"=6'

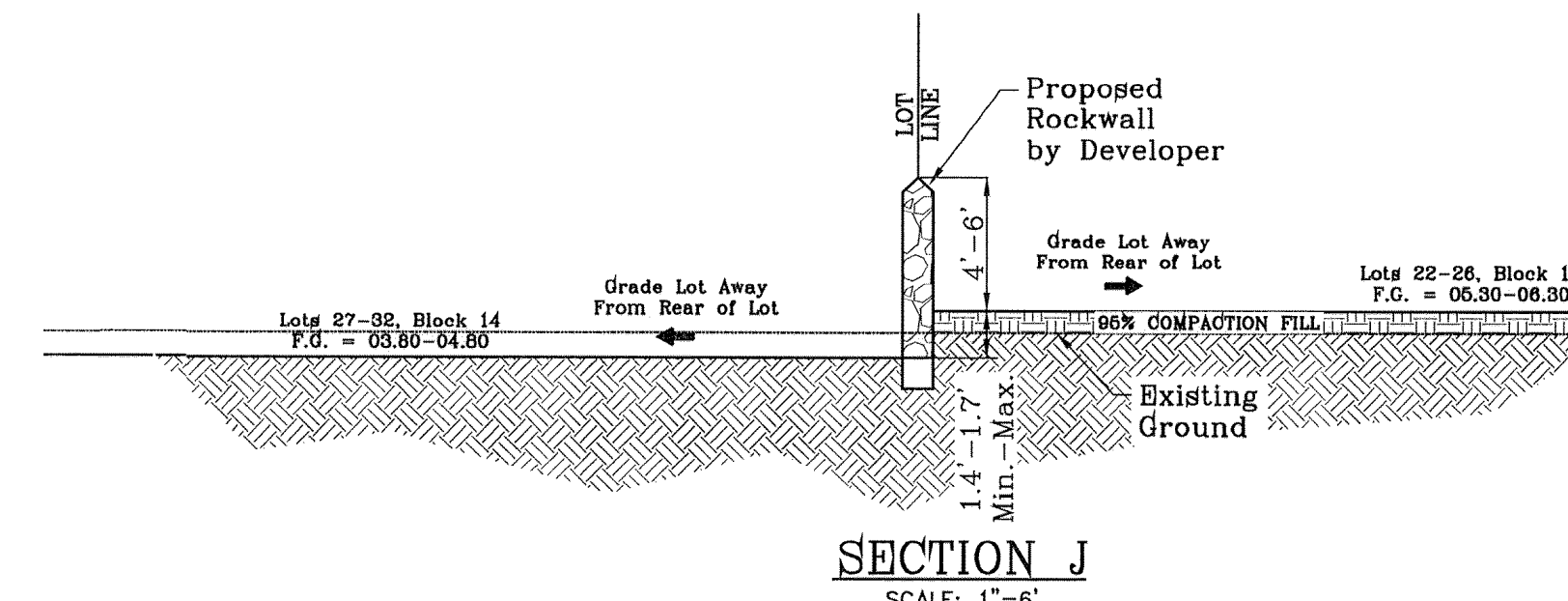
SEE SHEET 3 FOR ROCKWALL DETAILS



SECTION G
SCALE: 1"=6'



SECTION I
SCALE: 1"=6'



SECTION J
SCALE: 1"=6'

SEE SHEET 19 FOR WROUGHT IRON GATE & WROUGHT IRON/ROCKWALL DETAILS

CITY DEVELOPMENT DEPARTMENT
REVIEWED

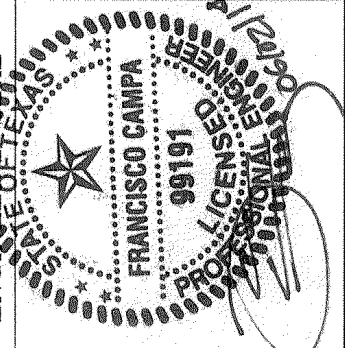
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BY	FC
DATE	05/21/14
REVISIONS	CITY REDLINES

PROJECT NAME
**SOMBRAS DEL SOL
UNIT SEVEN**

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 8.474 ACRES

SCALE
HORIZ: 1"=6'
VERT: ---

DATE: FEBRUARY 2014
DESIGN BY: F.C.
INITIATED BY: E.J.
CHECKED BY: F.C.
JOB NO.: 1113-26



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

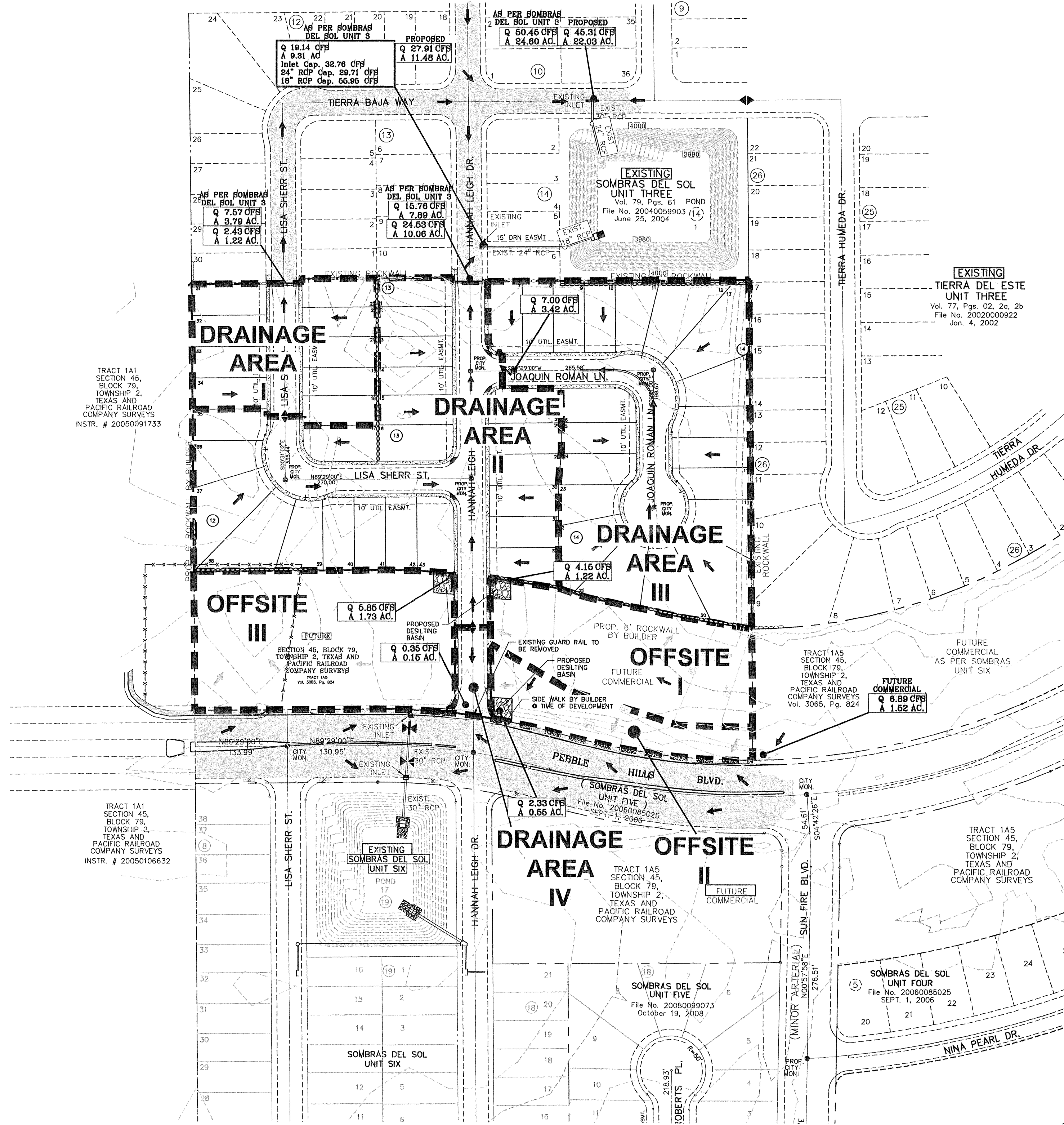
SHEET TITLE
**GRADING
SECTIONS**

SHT 4 OF 19

DRAINAGE CALCULATION TABLE					
DRAINAGE AREA	AREA (acres)	Tc (min)	c	Ia (in/hr)	Q _o (cfs)
I	1.22	27.00	0.60	3.33	2.43
II	3.68	26.00	0.60	3.41	7.64
III	3.42	26.00	0.60	3.41	7.00
IV	0.15	26.00	0.60	3.80	0.36
OFFSITE I	1.22	15.00	0.65	4.00	4.15
OFFSITE II	0.55	10.00	0.85	5.00	2.33
OFFSITE III	1.73	16.50	0.65	3.97	5.85

LEGEND	
Q	RUN-OFF QUANTITY (CUBIC Ft./Sec)
A	WATERSHED AREA (ACRES)
⊕	HIGH POINT
⊖	LOW POINT
→	DRAINAGE FLOW
---	PROPOSED DRAINAGE AREA

NOTE:
HEREON DESCRIBED TRACT LIES IN ZONE C. COMMUNITY PANEL NO. 480214. 0043B. DATED OCTOBER 16, 1982.



CITY DEVELOPMENT DEPARTMENT
REVIEWED

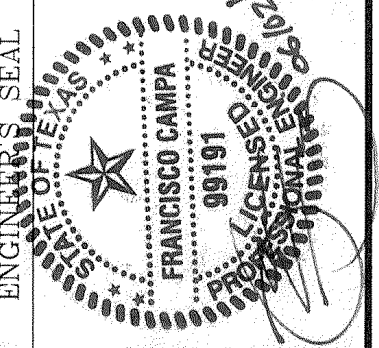
BENCHMARK	CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD. ELEVATION: 3999.78
REVISIONS	BY FC
DATE	05/21/14
CITY REDLINES	

PROJECT NAME
SOMBRAS DEL SOL UNIT SEVEN

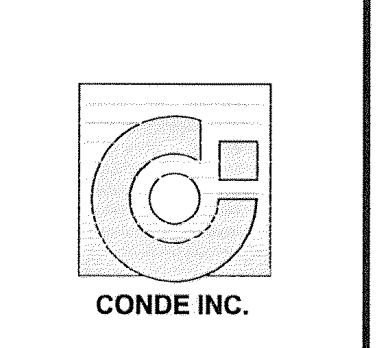
BEING A PORTION OF TRACT 145, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 8.474 ACRES

SCALE: 1"=100'

SC A L E
HORIZ: 1" = 100'
VERT: ---
DATE: FEBRUARY, 2014
DESIGN BY: F.C.
INITIATED BY: E.J.
CHECKED BY: F.C.
JOB NO.: 1113-28

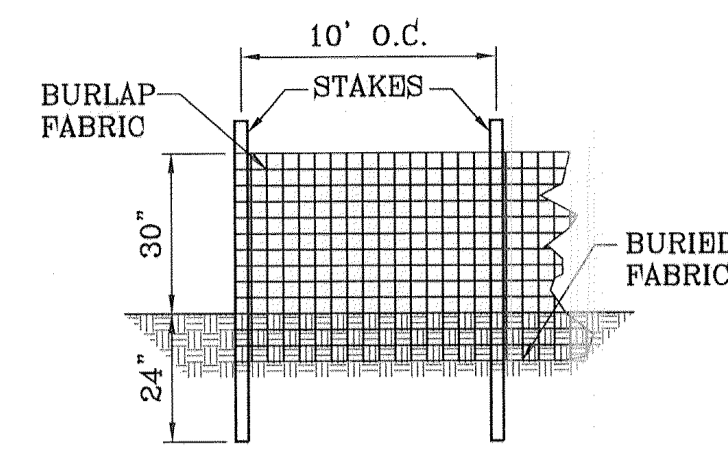


CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO SPTS 400
EL PASO, TEXAS 79936

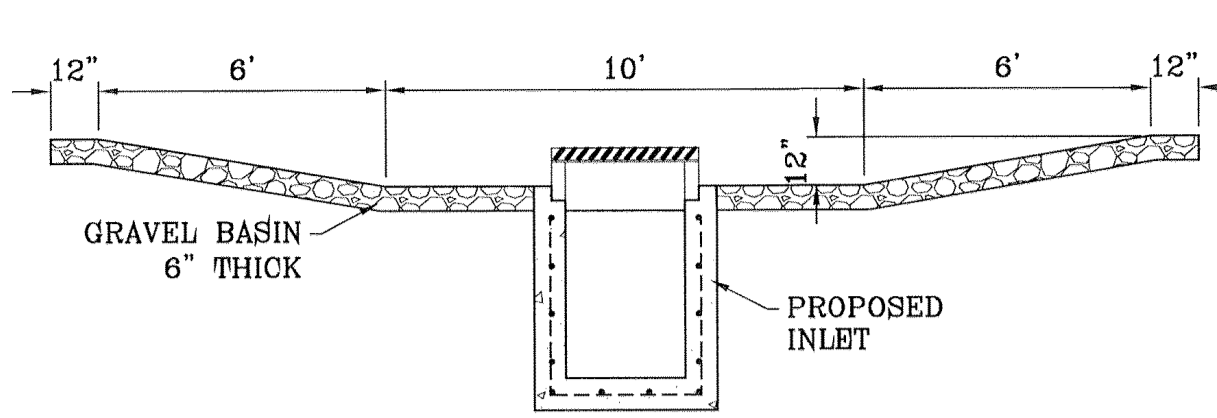


SHEET TITLE
DRAINAGE PLAN

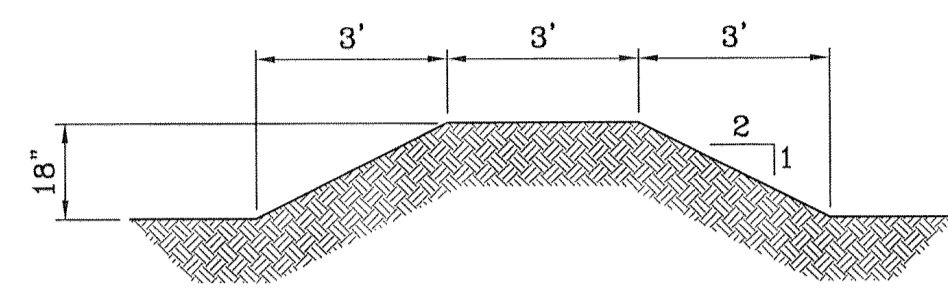
SHT 5 OF 19



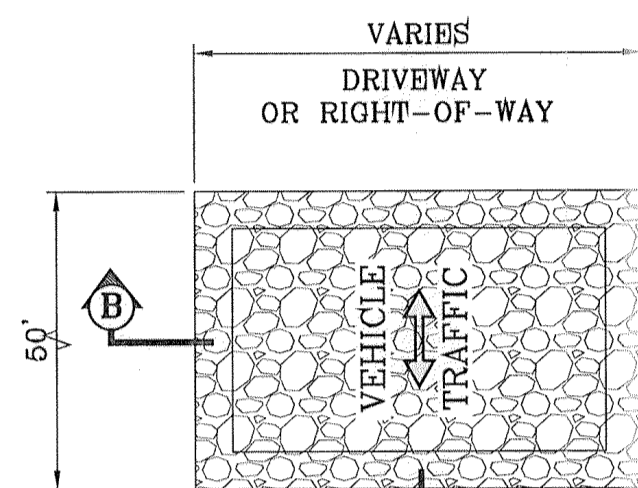
TYPICAL SILT FENCE
SCALE: 1"=3'



TEMPORARY STRUCTURE
DESILTING BASIN
SCALE: 1"=4'



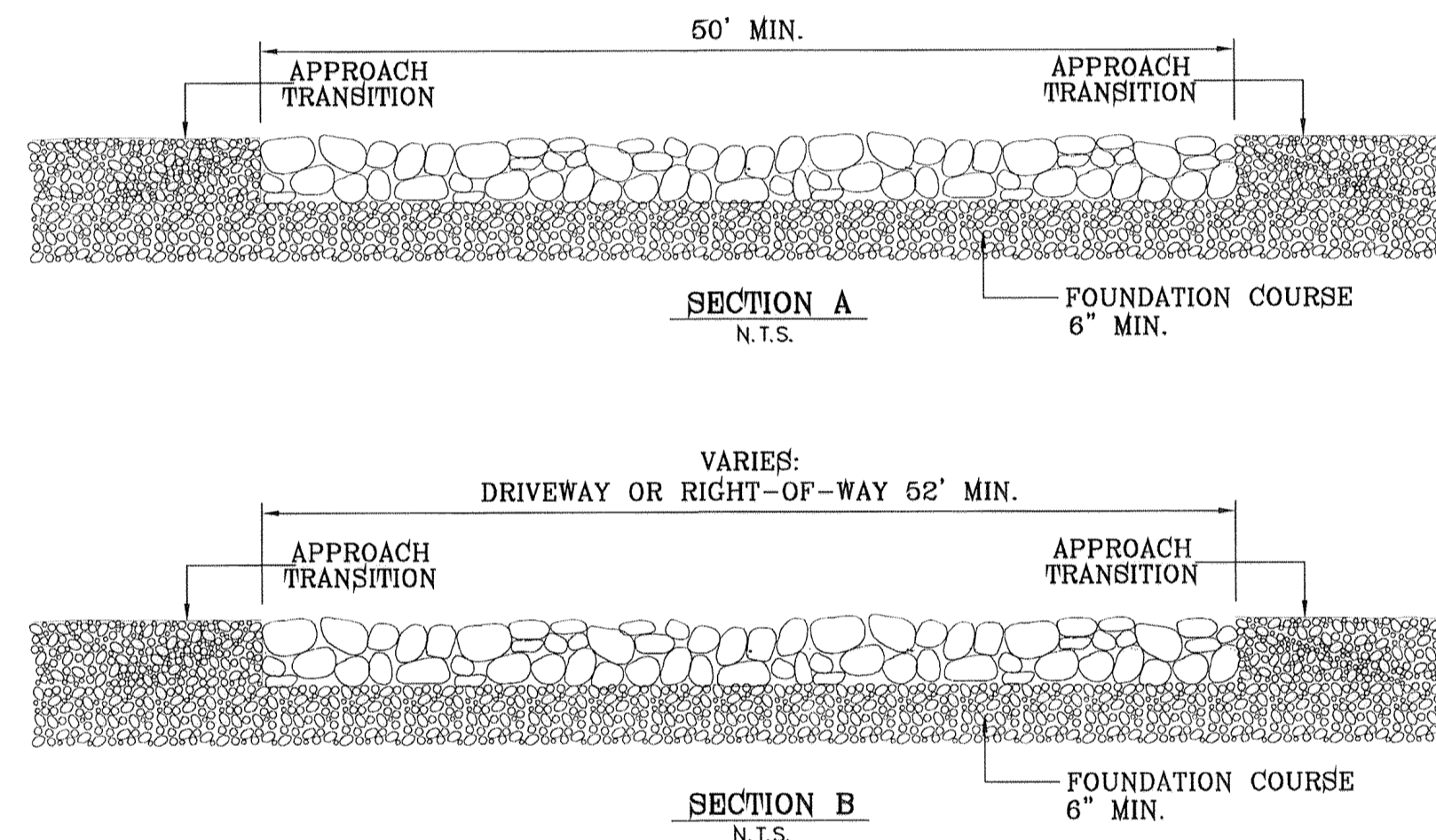
TYPICAL BERM
SCALE: 1"=3'



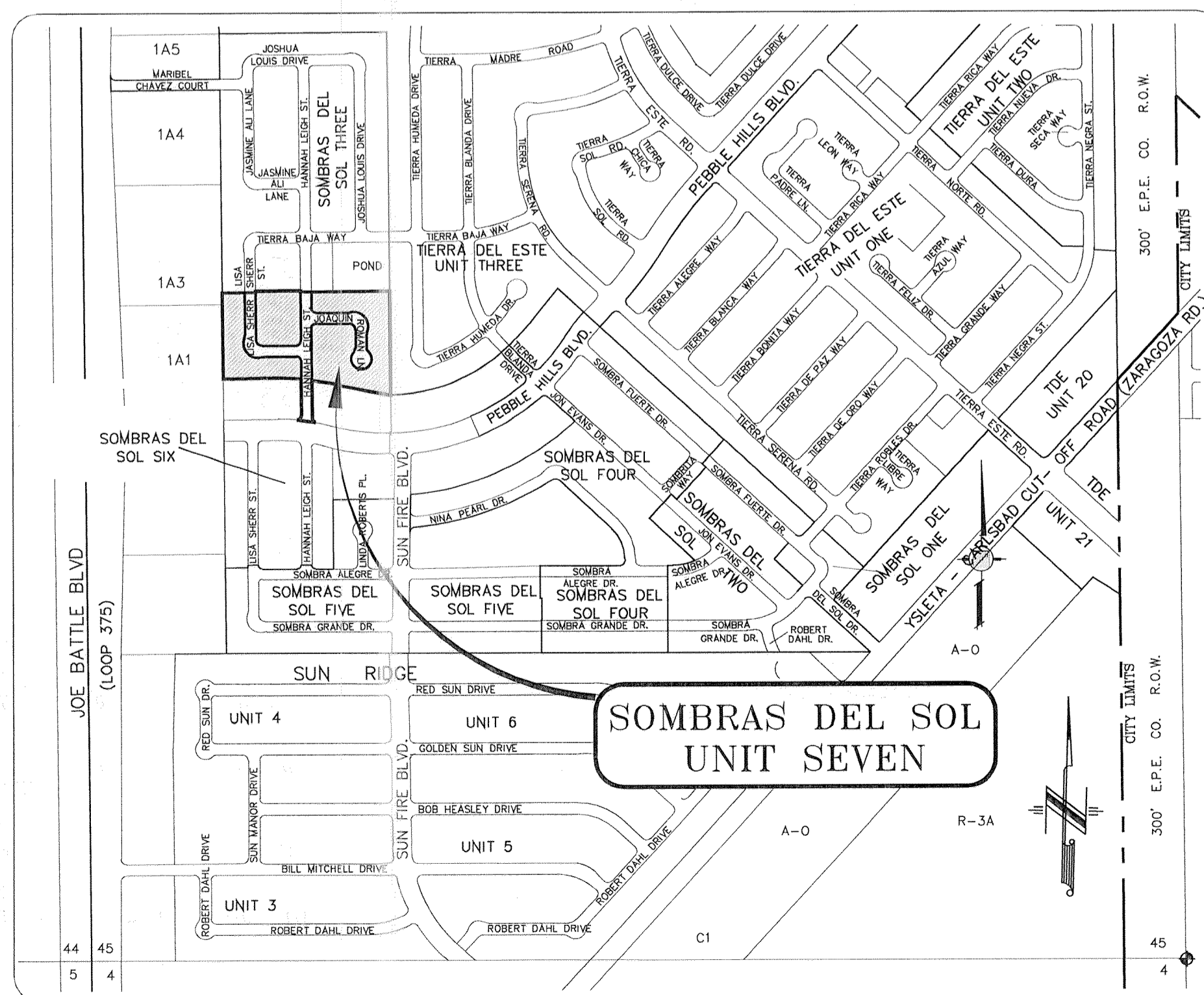
GRAVEL ENTRANCE
SCALE: 1"=3'

STABILIZED ENTRANCE
EROSION CONTROL NOTES

- SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
- TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN-OFF.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED WEEKLY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
- 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.
- A TEMPORARY BERM SHALL BE PROVIDED AT THE TOE OF SLOPE AND LOT LINE AT TIME OF GRADING PRIOR TO ROCKWALL CONSTRUCTION.



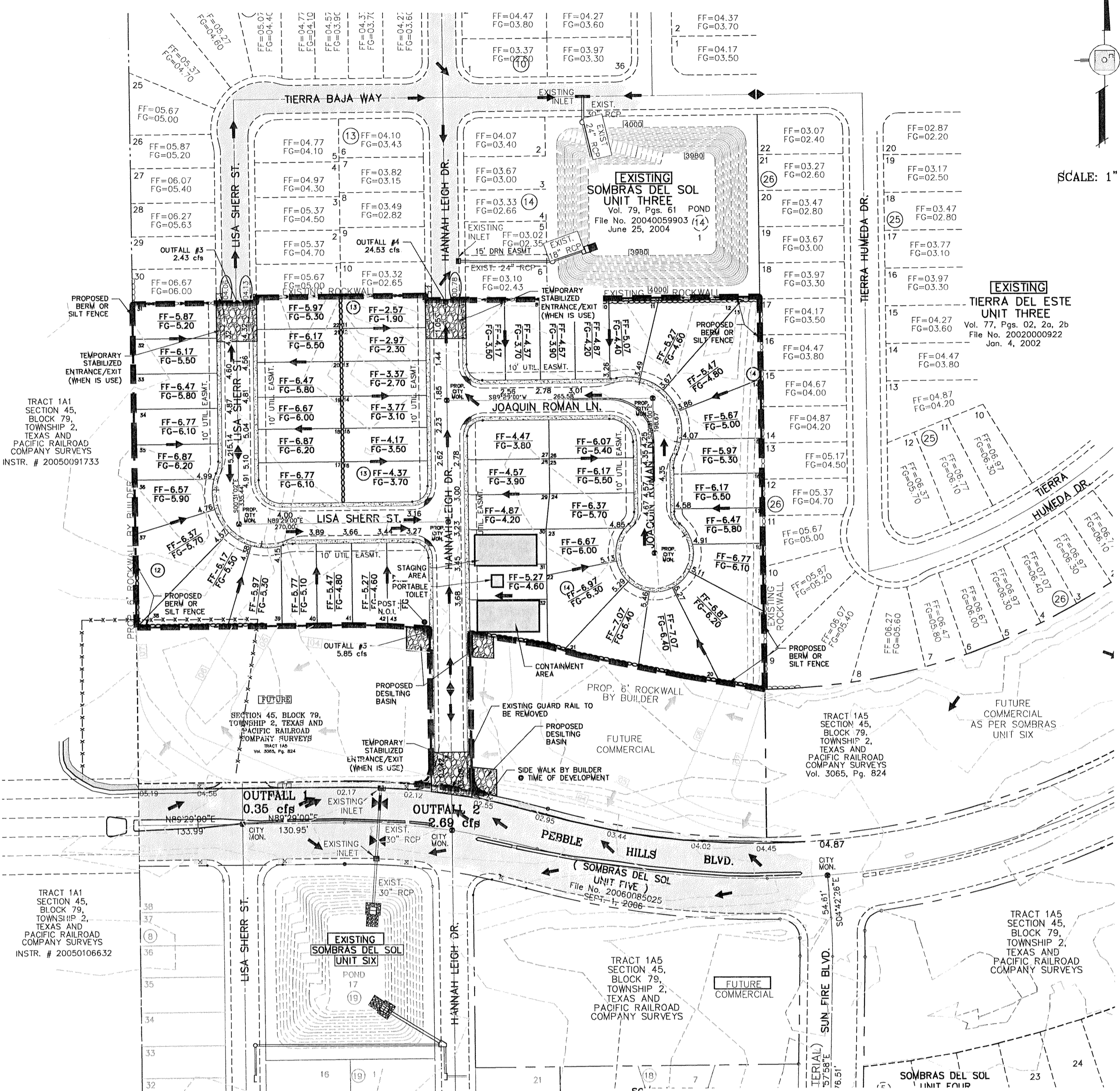
LOCATION MAP SCALE: 1"=1000'



LEGEND

FF=00.67 FG=00.00	PROPOSED FINISH GROUND AND FINISH FLOOR
00.00	PROPOSED SPOT ELEVATION
◆	HIGH POINT
▼	LOW POINT
—	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
—	PROPOSED ROCK WALL
—	PROPOSED RETAINING WALL
—	PROPOSED SILT FENCE
—	RUN-OFF QUANTITY (CUBIC FT/SEC)
Q	WATERSHED AREA (ACRES)
→	DRAINAGE FLOW

- NOTES:
- T.P.D.E.S. PERMIT- AS REQUIRED BY CONTRACTOR
 - STORM WATER AS PBR N.P.D.E.S. PERMIT



SCALE: 1" = 1'

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD. ELEVATION: 3989.76.....CITY DATUM)	REVISIONS	BY
DATE	05/21/14	CITY REDLINES
FC		

PROJECT NAME
**SOMBRAS DEL SOL
UNIT SEVEN**

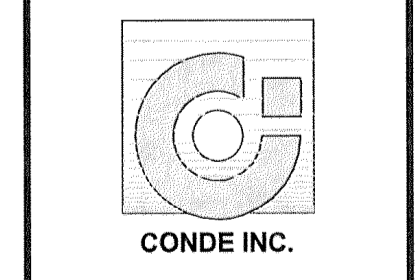
BRING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 8.474 ACRES.

SCALE
HORIZ: 1" = 100'
VERT: ---

DATE: FEBRUARY 2014
DESIGN BY: P.C.
PREPARED BY: E.J.
CHECKED BY: F.C.
JOB NO.: 1113-28



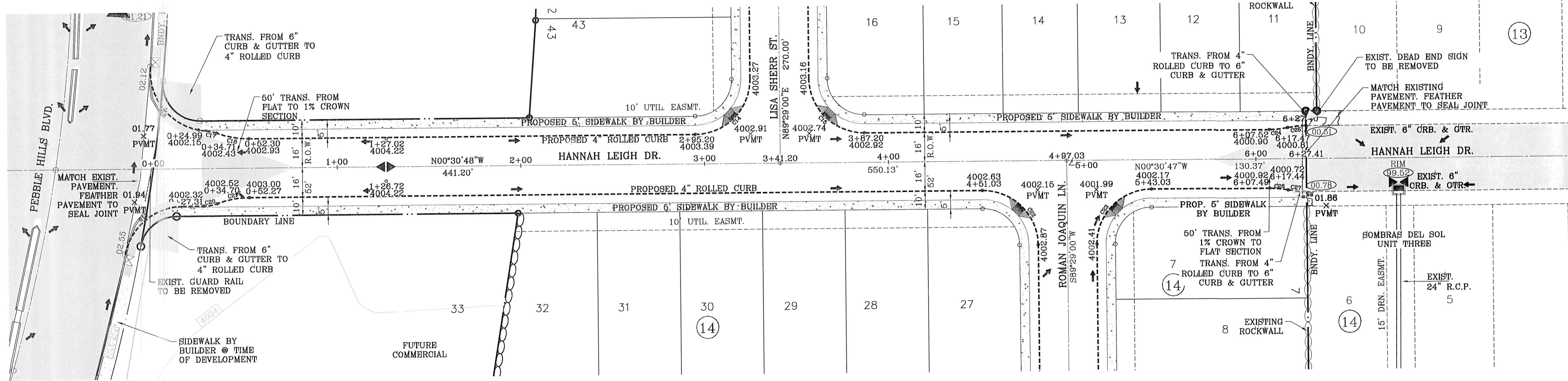
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GFS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936



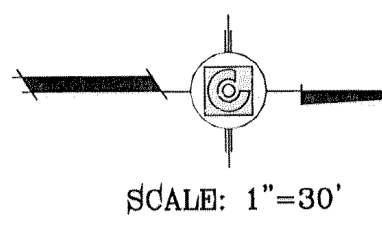
SHEET TITLE

STORM
WATER
POLLUTION
PREVENTION
PLAN

CITY DEVELOPMENT DEPARTMENT
REVIEWED

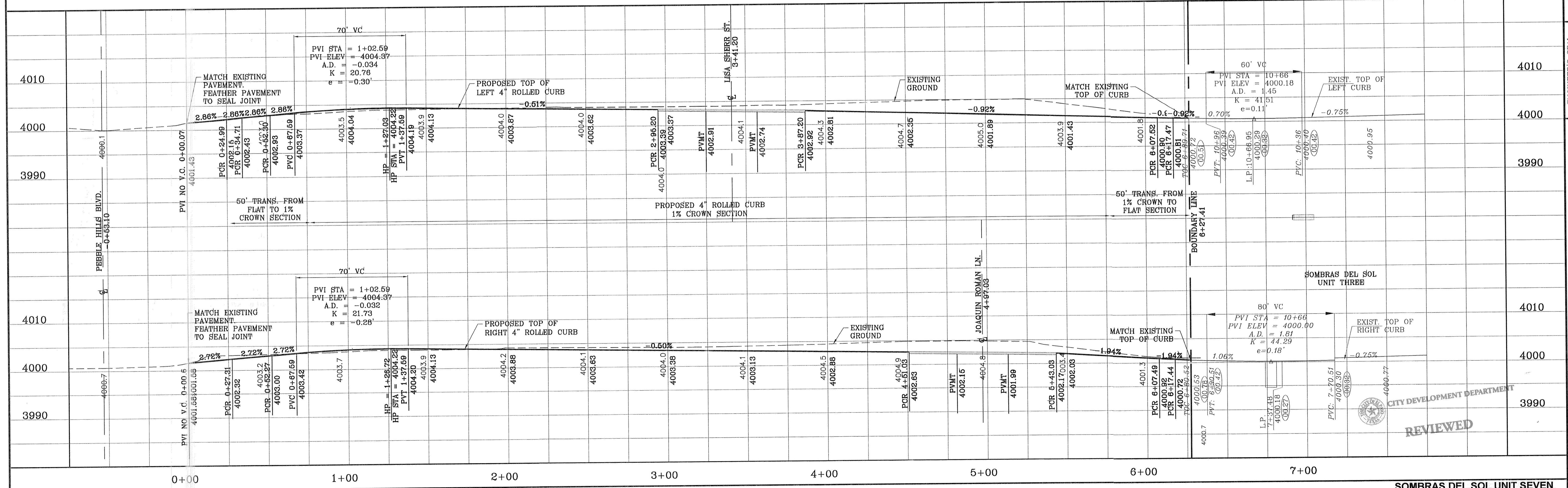


SEE SHEET 12 FOR
WROUGHT IRON GATE & WROUGHT
IRON/ROCKWALL DETAILS



CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
C14	30.00'	47.13'	30.00'	42.43'
C15	30.00'	47.12'	30.00'	42.43'
C16	32.50'	51.53'	32.98'	46.30'
C17	20.50'	5.86'	2.95'	5.84'
C18	50.00'	17.97'	9.08'	17.88'
C19	32.50'	44.62'	26.63'	41.20'
C20	20.50'	7.55'	3.82'	7.51'

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
C21	50.00'	17.95'	9.07'	17.85'
C22	30.00'	47.12'	30.00'	42.43'
C23	30.00'	47.13'	30.00'	42.43'
C24	50.00'	10.02'	5.03'	10.00'
C25	50.00'	9.99'	5.01'	9.97'
C26	50.00'	10.02'	5.03'	10.00'
C27	50.00'	10.04'	5.04'	10.03'



CITY DEVELOPMENT DEPARTMENT
REVIEWED

BENCHMARK

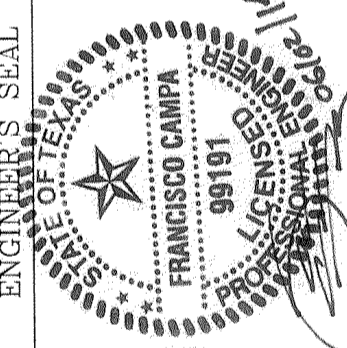
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD. ELEVATION: 3999.76	DATE	REVISIONS	BY

PROJECT NAME
**SOMBRAS DEL SOL
UNIT SEVEN**

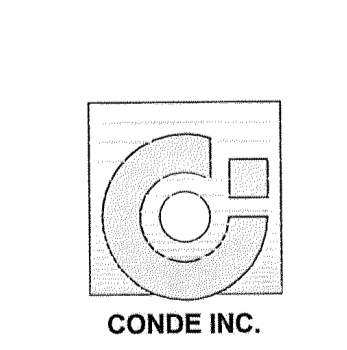
BEING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 8.474 ACRES

SCALE
HORIZ: 1" = 1'
VERT: 1" = 10'

DATE: FEBRUARY 2014
DESIGN BY: F.C.
INITIATED BY: E.J.
CHECKED BY: F.C.
JOB NO.: 1113-26

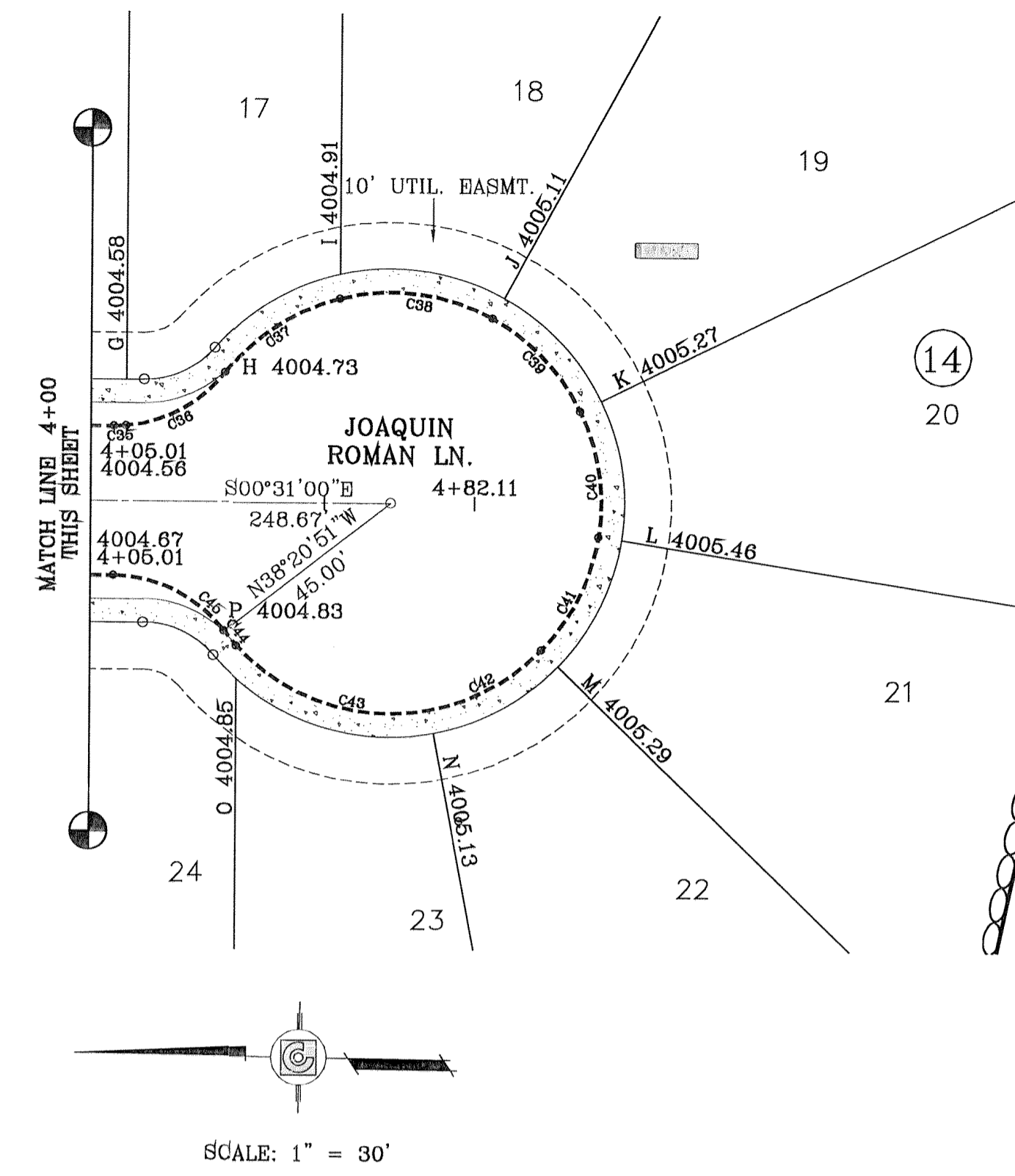
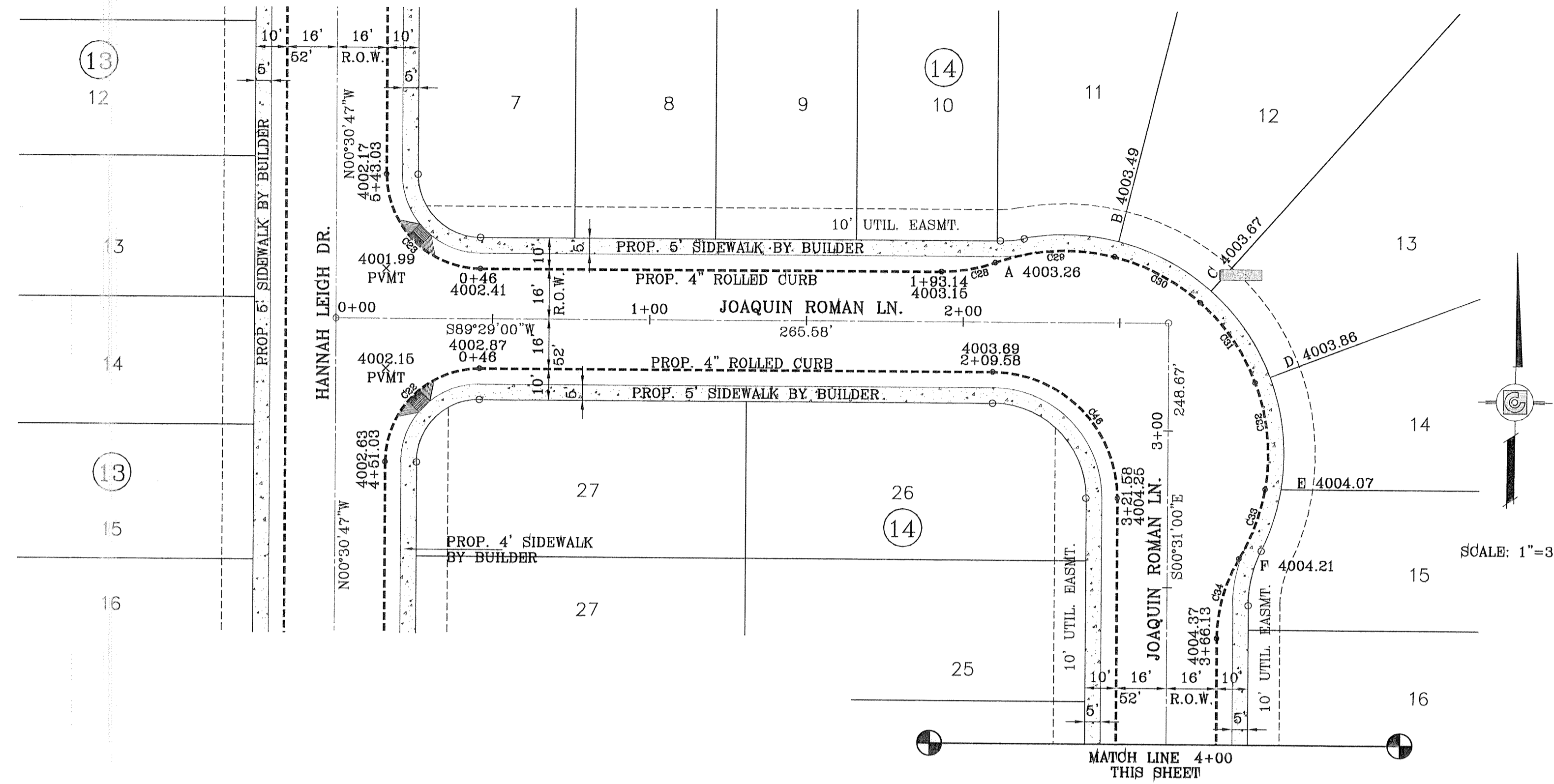


CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREWING STE. 400
EL PASO, TEXAS 79966

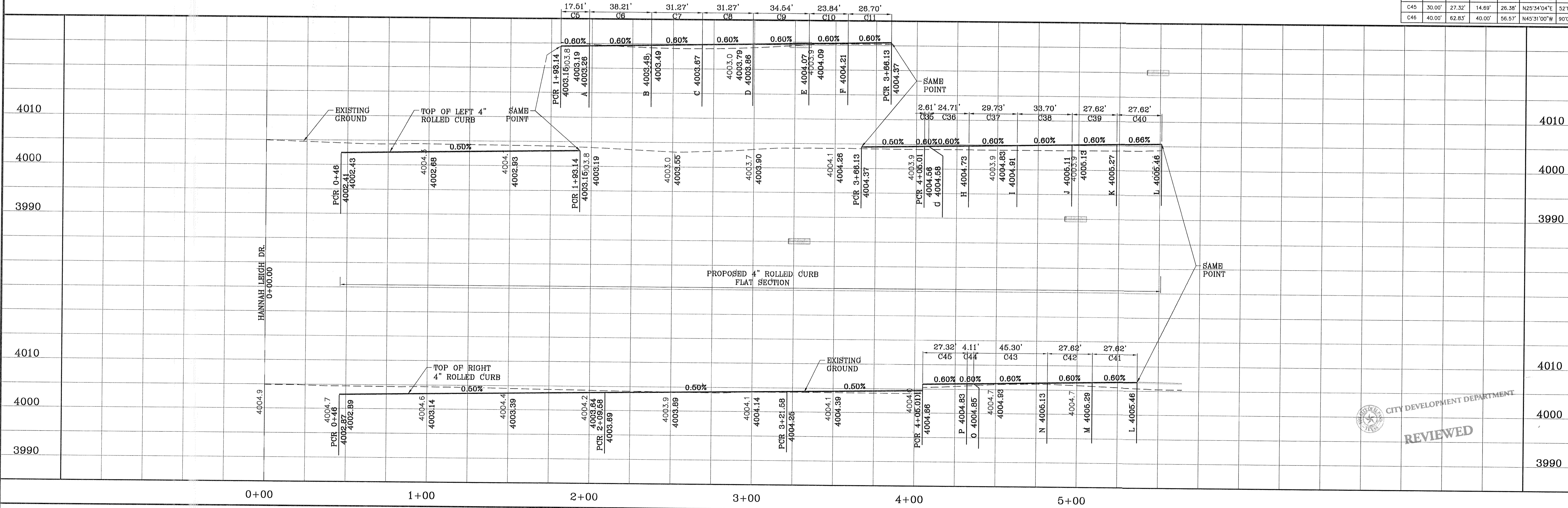
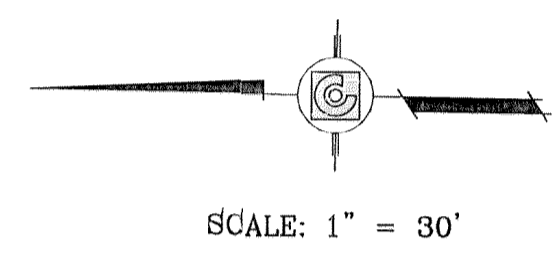
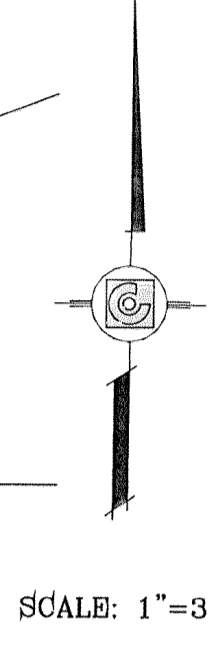


SHEET TITLE
**STREET
PLAN - PROFILE**

**HANNAH
LEIGH DR.**
TO
STA 6+27.41



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C22	30.00'	47.12'	30.00'	42.43'	S44°29'07"W	89°59'47"
C23	30.00'	47.13'	30.00'	42.43'	S45°30'53"E	90°00'13"
C28	50.00'	17.51'	8.84'	17.42'	N79°27'10"E	20°33'41"
C29	65.00'	38.21'	19.68'	37.66'	S86°39'04"W	33°40'58"
C30	65.00'	31.27'	15.94'	30.97'	N62°43'31"W	27°33'50"
C31	65.00'	31.27'	15.94'	30.97'	N35°09'41"W	27°33'50"
C32	65.00'	34.54'	17.69'	34.13'	N6°09'25"W	30°26'42"
C33	65.00'	23.84'	12.05'	23.71'	N19°34'20"E	21°00'48"
C34	50.00'	26.70'	13.68'	26.38'	S14°46'52"W	30°35'43"
C35	30.00'	2.61'	1.31'	2.61'	S3°00'28"E	4°58'55"
C36	30.00'	24.71'	13.10'	24.01'	S29°05'32"E	47°11'13"
C37	45.00'	29.73'	15.43'	29.19'	N33°45'44"W	37°50'50"
C38	45.00'	33.70'	17.68'	32.92'	N6°36'51"E	42°54'19"
C39	45.00'	27.62'	14.26'	27.19'	N45°39'02"E	35°10'04"
C40	45.00'	27.62'	14.26'	27.19'	N80°49'06"E	35°10'04"
C41	45.00'	27.62'	14.26'	27.19'	S84°00'50"E	35°10'04"
C42	45.00'	27.62'	14.26'	27.19'	S28°50'46"E	35°10'04"
C43	45.00'	45.30'	24.78'	43.41'	S17°34'34"W	57°40'36"
C44	45.00'	4.11'	2.06'	4.11'	S49°02'01"W	51°41'16"
C45	30.00'	27.32'	14.69'	26.38'	N25°34'04"E	52°10'09"
C46	40.00'	62.83'	40.00'	56.57'	N45°31'00"W	90°00'00"



BENCHMARK

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

DATE	REVISIONS	BY

SOMBRAS DEL SOL UNIT SEVEN

BEING A PORTION OF TRACT 145, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 6.474 ACRES

PROJECT NAME

S C A L E

HORIZ: 1" = 30'

VERT: 1" = 10'

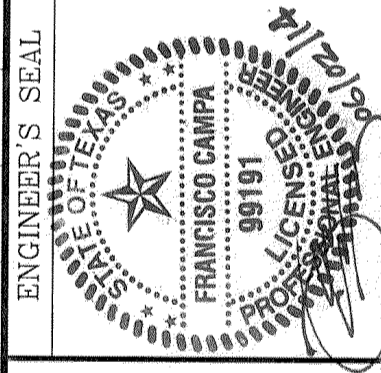
DATE: FEBRUARY 2014

DESIGN BY: P.C.

INITIATED BY: E.J.

CHECKED BY: F.C.

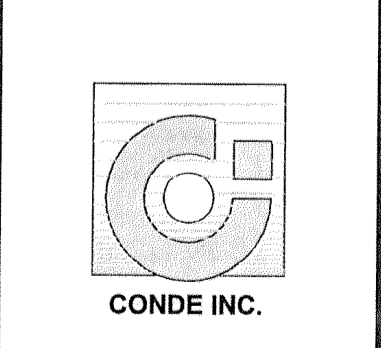
JOB NO.: 1113-28



CONDE INC.

ENGINEERING / PLANNING
SURVEYING / GPS

1790 LEEB TREVINO STE 400
EL PASO, TEXAS 79936

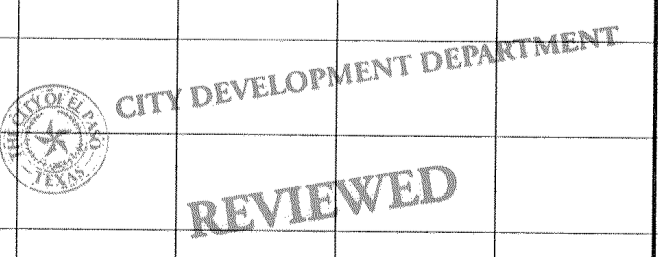


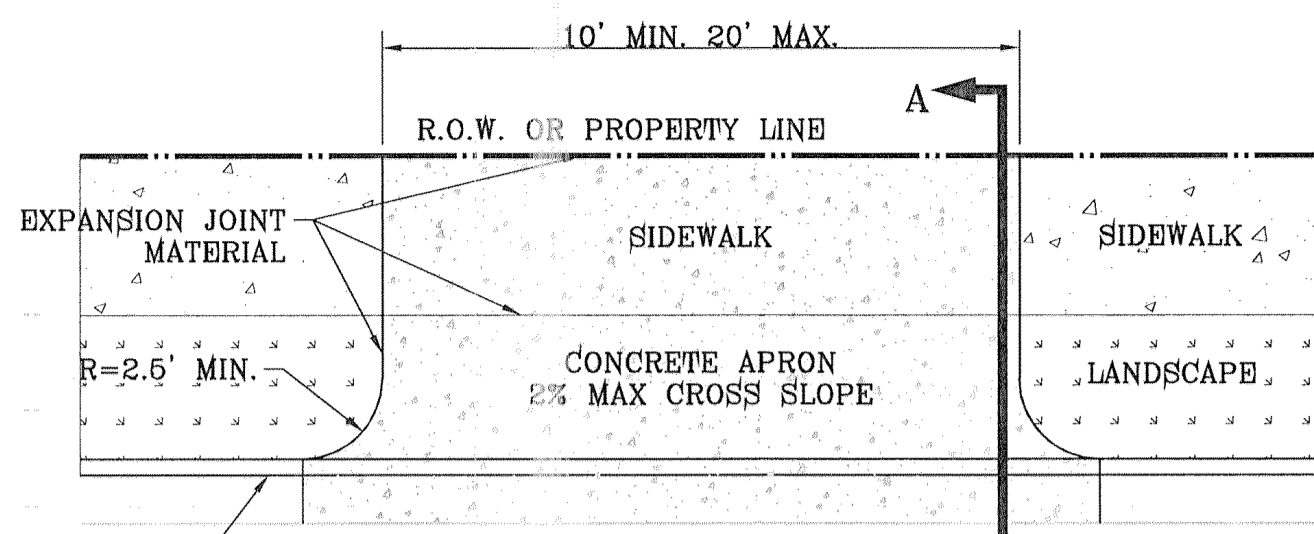
SHEET TITLE

STREET PLAN - PROFILE

JOAQUIN ROMAN LN.

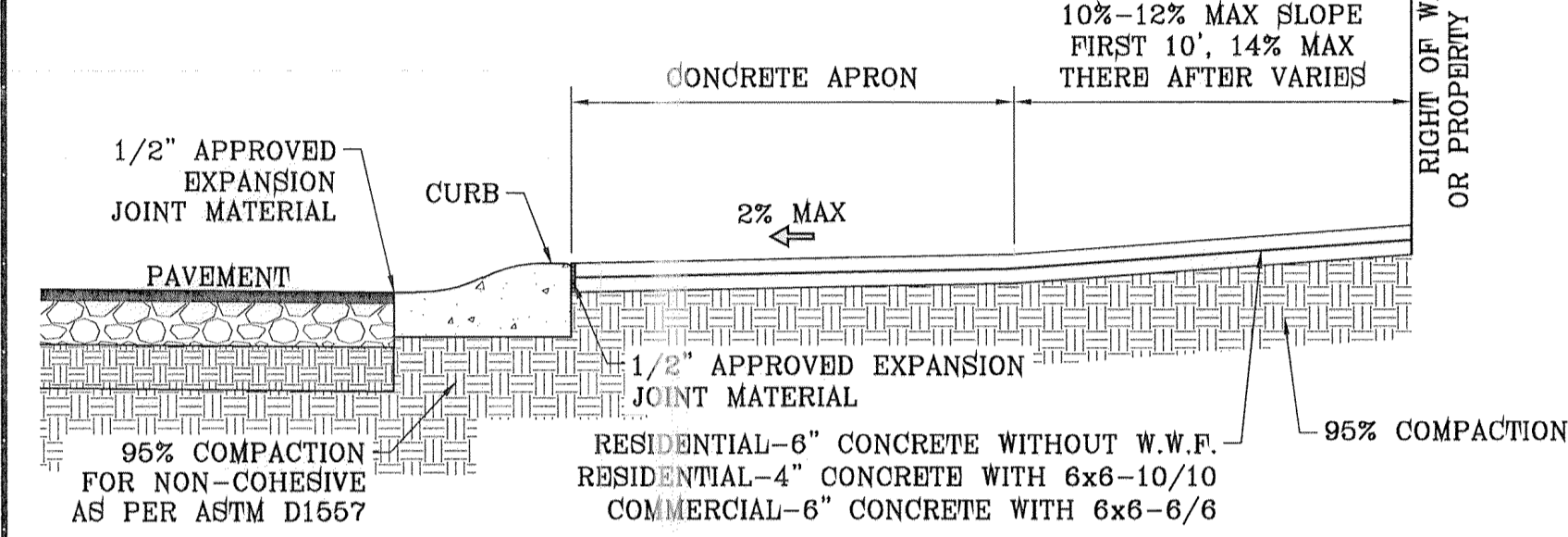
STA: 0+00
TO
STA 4+82.11





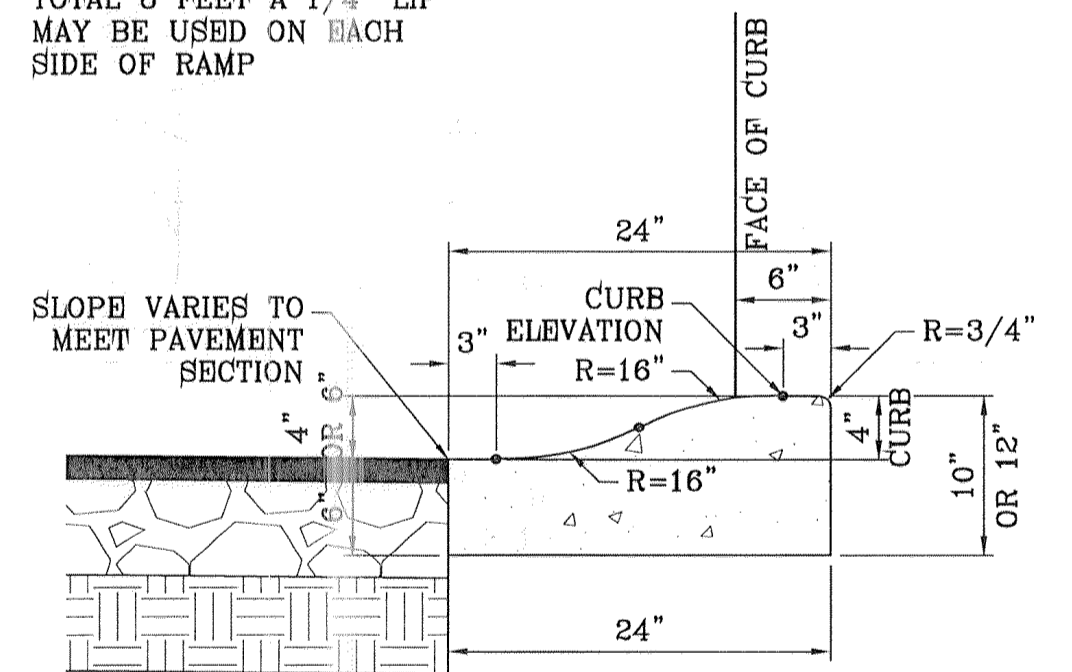
DRIVEWAY DETAIL
SCALE: 1"=6'

RESIDENTIAL
6" CONC. WITHOUT W.W.F.
4" CONC WITH 6x6-10/10

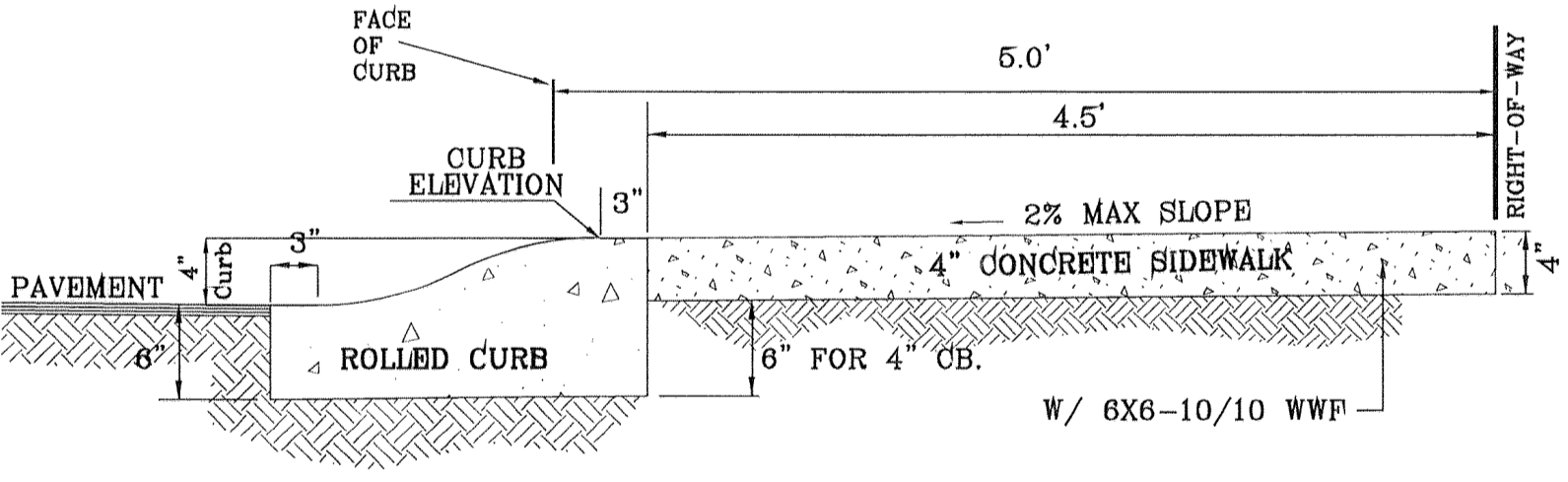


RESIDENTIAL & COMMERCIAL DRIVEWAY SECTION
SECTION "A-A"
SCALE: 1"=2'

- NOTES:
- ALL RAMP SHALL HAVE DETECTABLE WARNINGS. SURFACES SHALL HAVE CONTRAST OF COLOR AND GROOVED. 1/4" DEEP, 1/4" WIDE, AND 4" APART
 - CROSS SLOPE SHALL NOT EXCEED 1:50
 - RAMP SLOPE SHALL NOT EXCEED 1:12 IF PARKWAY AND SIDEWALK TOTAL 8 FEET A 1/4" LIP MAY BE USED ON EACH SIDE OF RAMP

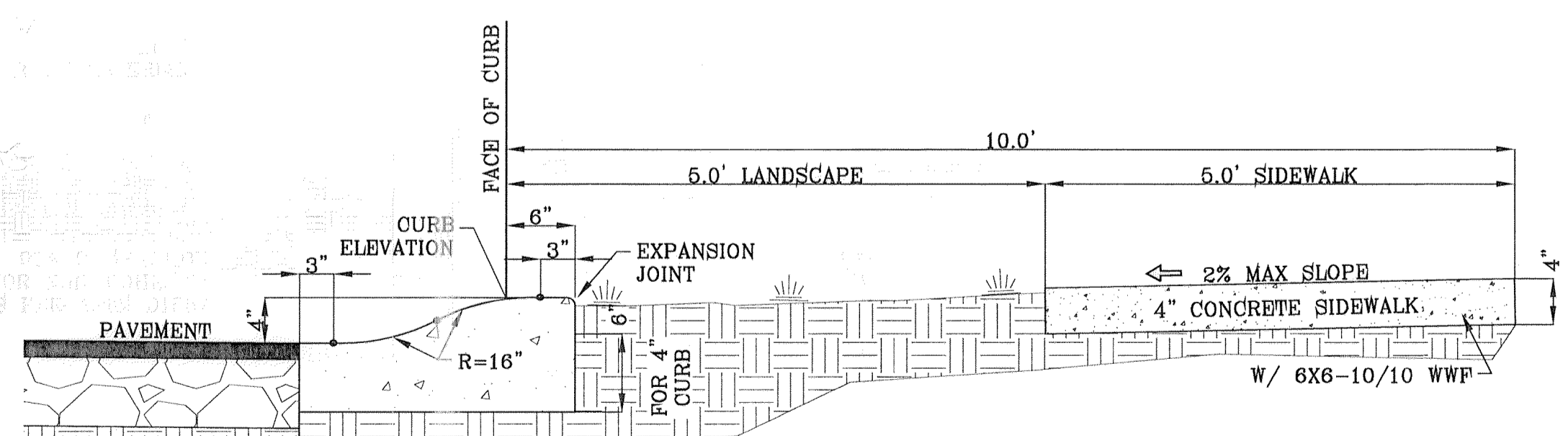


ROLLED CURB DETAIL
SCALE: 1"=1'



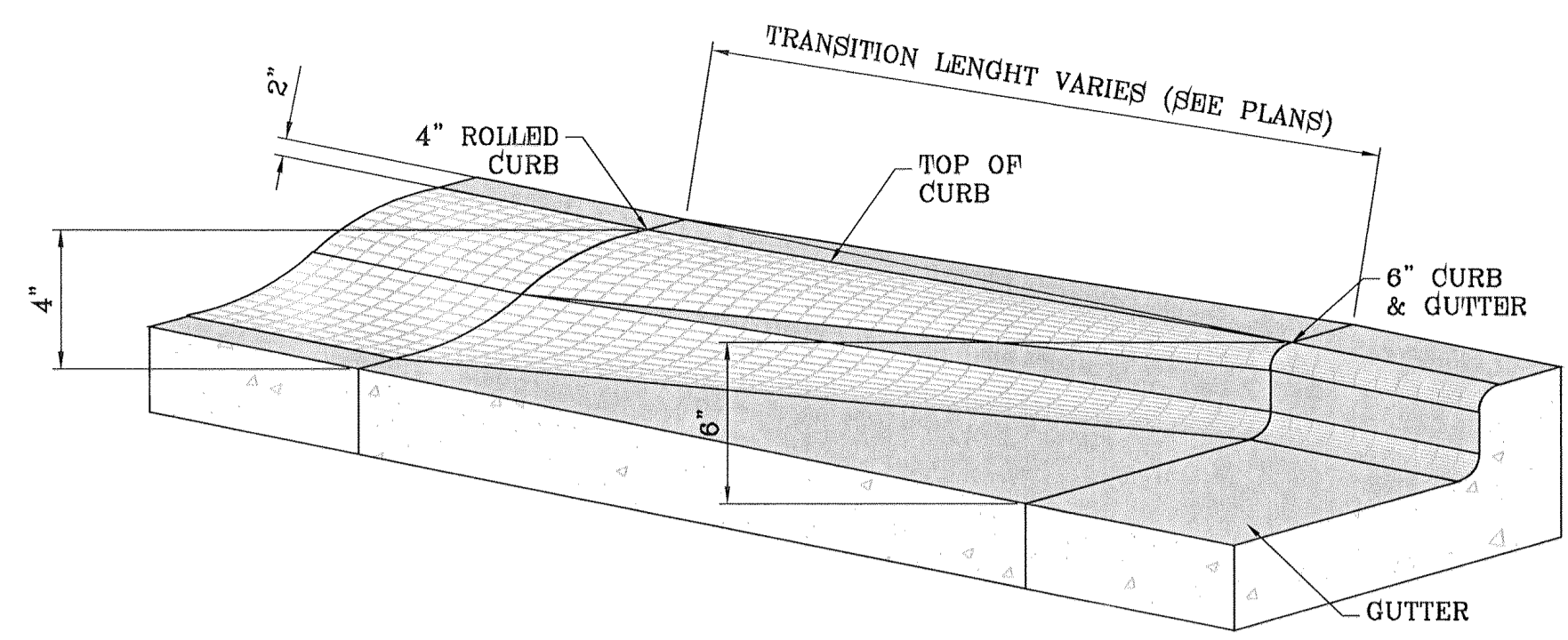
DRIVEWAY DETAIL
SCALE: 1"=1'

TYPICAL ROLLED CURB DETAIL AT CUL-DE-SACS

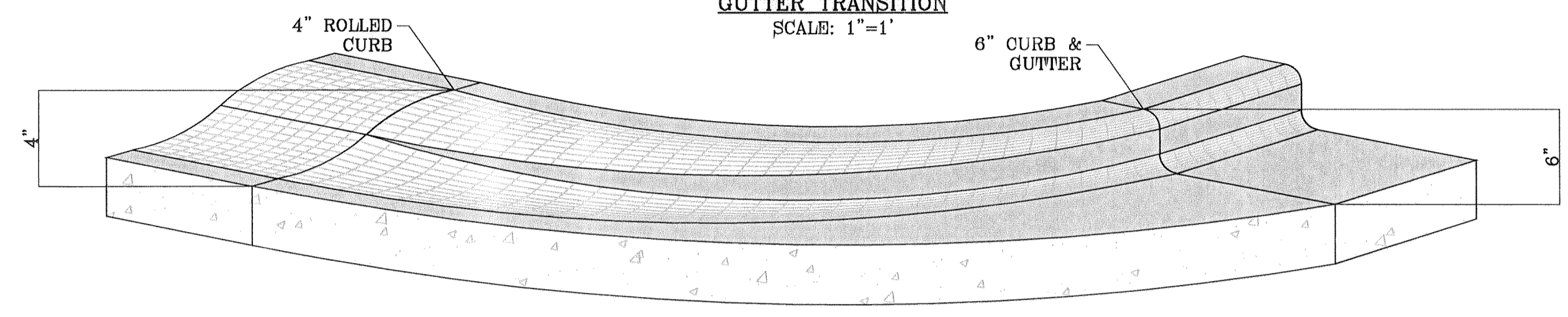


ROLLED CURB AND SIDEWALK DETAIL
SCALE: 1"=1'

- NOTES:
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
 - DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 6' O.C. FOR SIDEWALK.
 - EXPANSION JOINT MATERIAL REQUIRED AT CURB RETURNS, AND AT 20' O.C. FOR SIDEWALKS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL.
 - EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
 - PROVIDE EXPANSION JOINT MATERIAL WHERE SIDEWALK MEETS CURB, AND AT ALL SIDES WHERE CONCRETE PARKWAY MEETS SIDEWALK AND CURB.



ROLLED CURB TO CURB & GUTTER TRANSITION
SCALE: 1"=1'

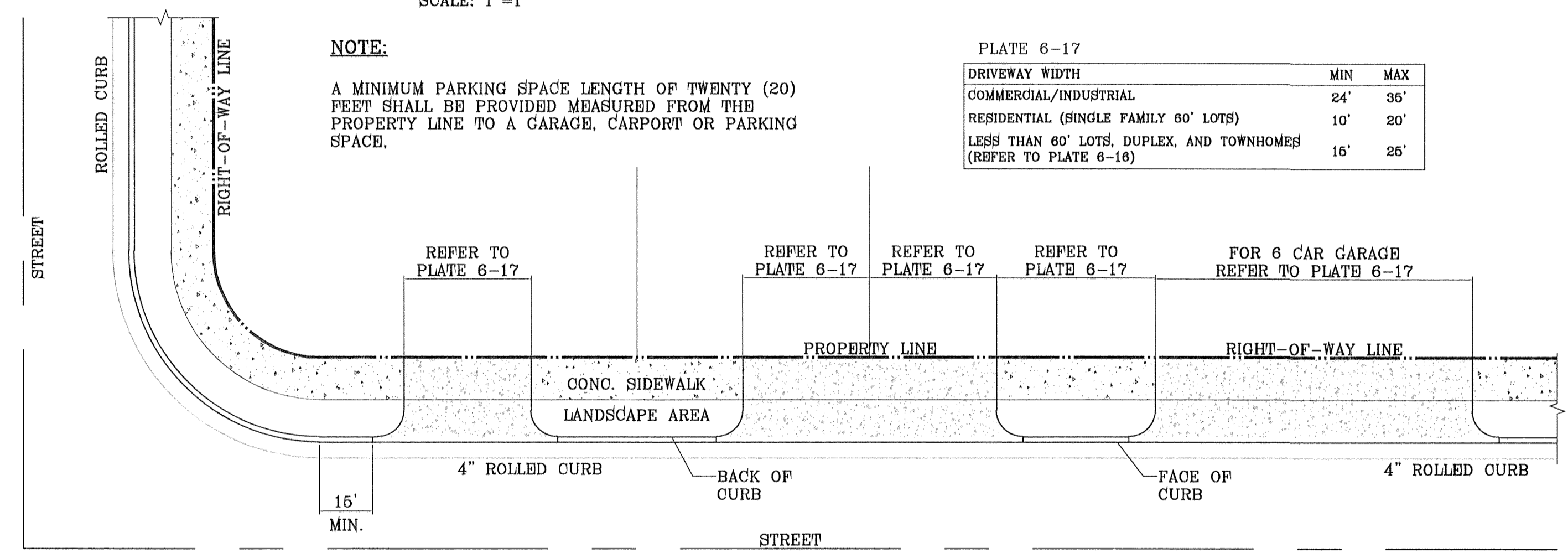


CURB TRANSITION AT RETURNS @ PEBBLE HILLS DR.
SCALE: 1"=1'

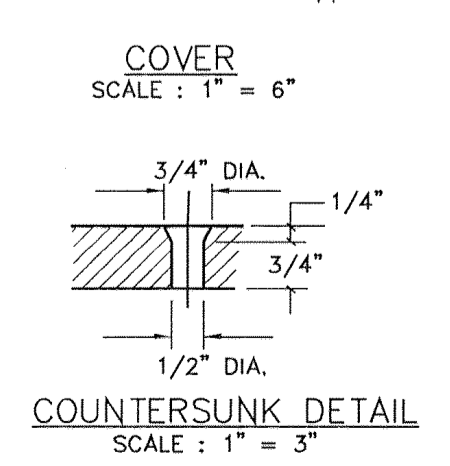
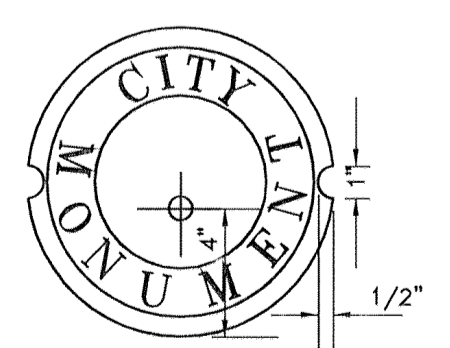
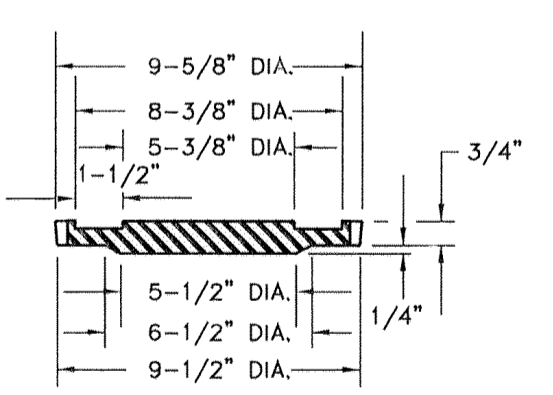
NOTE:
A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.

PLATE 6-17

DRIVEWAY WIDTH	MIN	MAX
COMMERCIAL/INDUSTRIAL	24'	36'
RESIDENTIAL (SINGLE FAMILY 60' LOTS)	10'	20'
LESS THAN 80' LOTS, DUPLEX, AND TOWNHOMES (REFER TO PLATE 6-16)	15'	25'



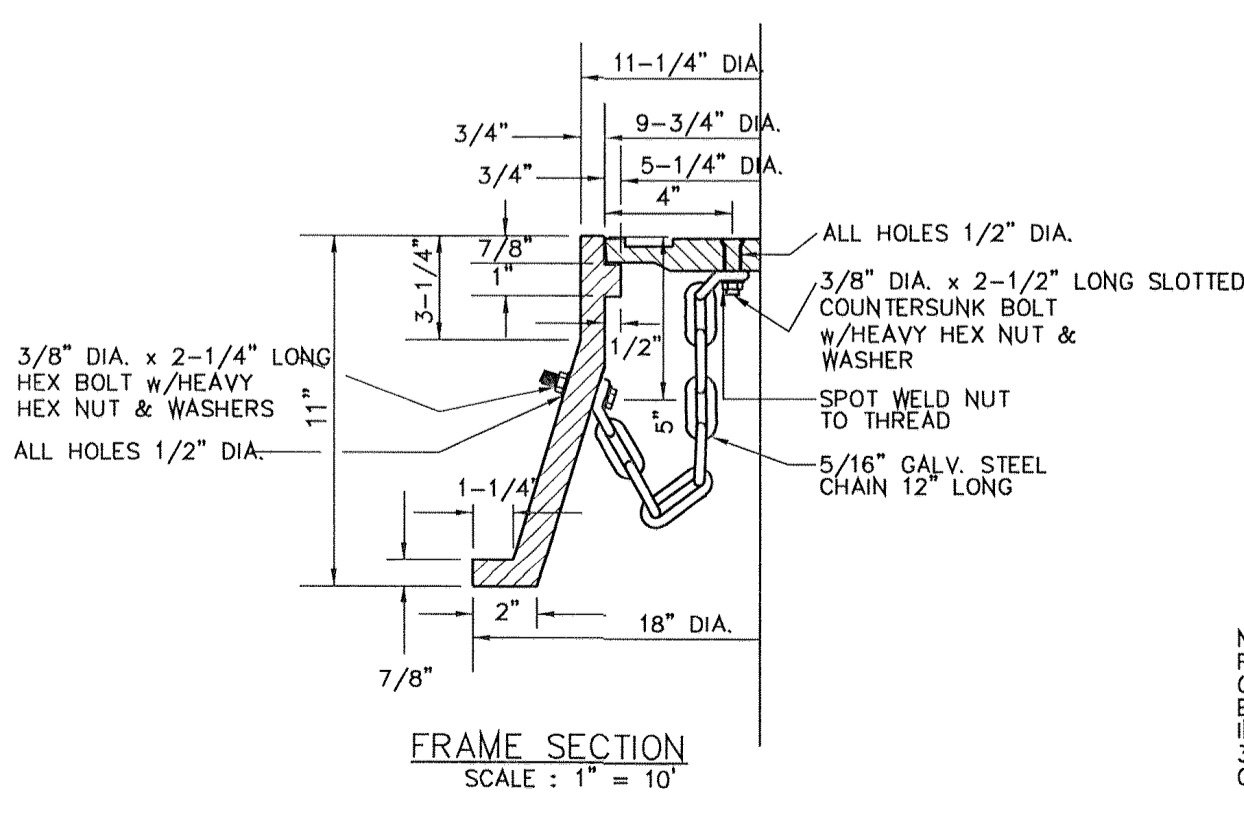
TYPICAL RESIDENTIAL DRIVEWAY WITH 4" ROLLED CURB
SCALE: 1"=10'



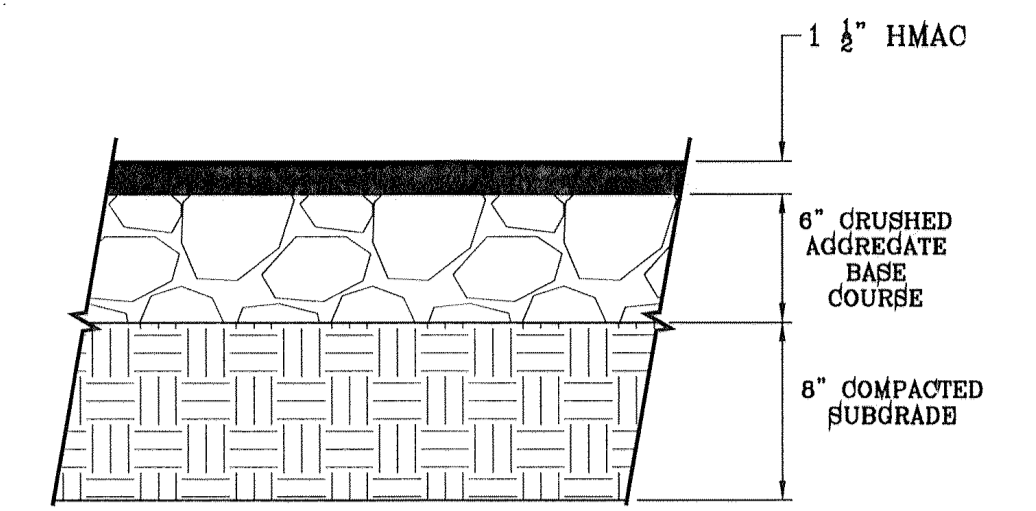
SIZE AND CONSTRUCTION:
THE STANDARD CITY MONUMENT SHALL BE POURED-IN-PLACE CONCRETE CONE, EIGHT (8) INCHES MINIMUM DIAMETER AT THE TOP, EIGHTEEN (18) INCHES MINIMUM DIAMETER AT THE BOTTOM, THIRTY-SIX (36) INCHES MINIMUM DEPTH WITH THE MONUMENT CAP IN PLACE ON TOP.
THE MONUMENT SHALL BE COVERED WITH A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

NUMBER AND LOCATIONS:
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAN 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.



CITY MONUMENT DETAIL
CITY MONUMENT AS PER CITY STANDARDS



PAVEMENT SECTION DETAIL
SCALE: 1"=1'

PAVEMENT NOTES

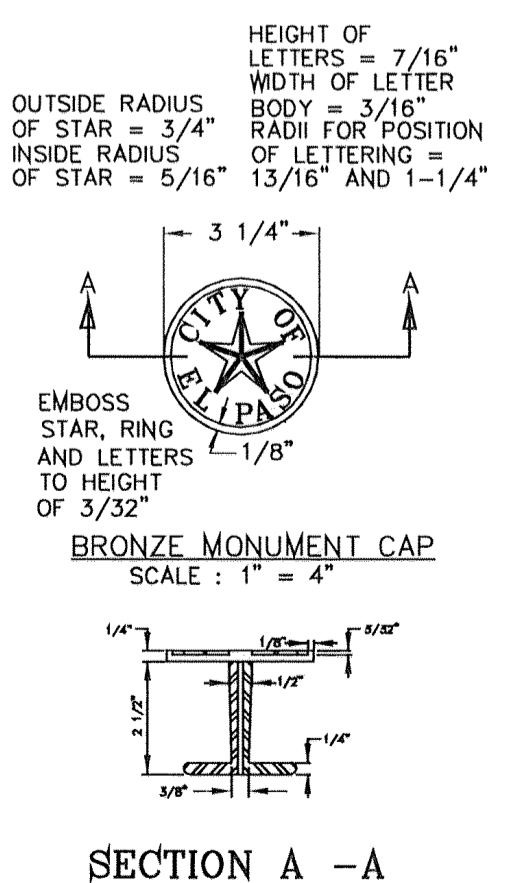
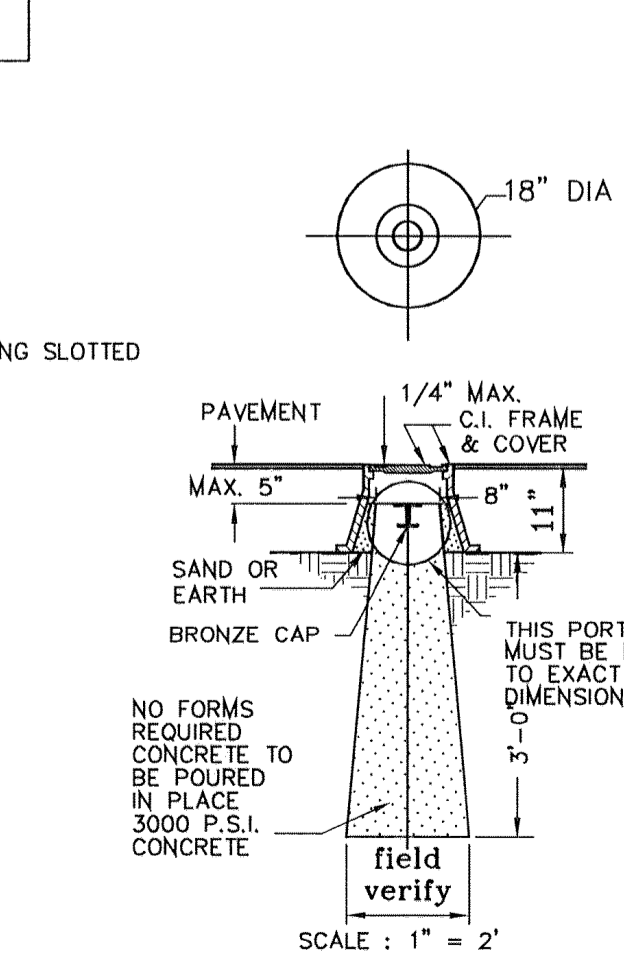
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1567.
- BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1567. TYPE A, GRADE 1 OR 2.
- BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3518.
- PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
- COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER. 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.
- STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
- ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS. HMAC BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
- 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.



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.



SECTION A - A
SCALE: 1"=4"

BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3998.78.....CITY DATUM

DATE: _____ REVISIONS: _____

BY: _____

PROJECT NAME
SOMBRAS DEL SOL UNIT SEVEN

BEING A PORTION OF TRACT 145, SECTION 45, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, COUNTY OF EL PASO, TEXAS, CONTAINING 8.474 ACRES.

SCALE

HORIZ: AS SHOWN
VERT: ---

DATE: FEBRUARY 2014

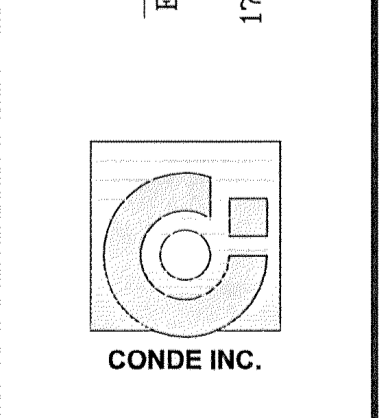
DESIGN BY: F.C.
INITIATED BY: B.J.

CHECKED BY: F.C.
JOB NO.: 1113-26

ENGINEER'S SEAL

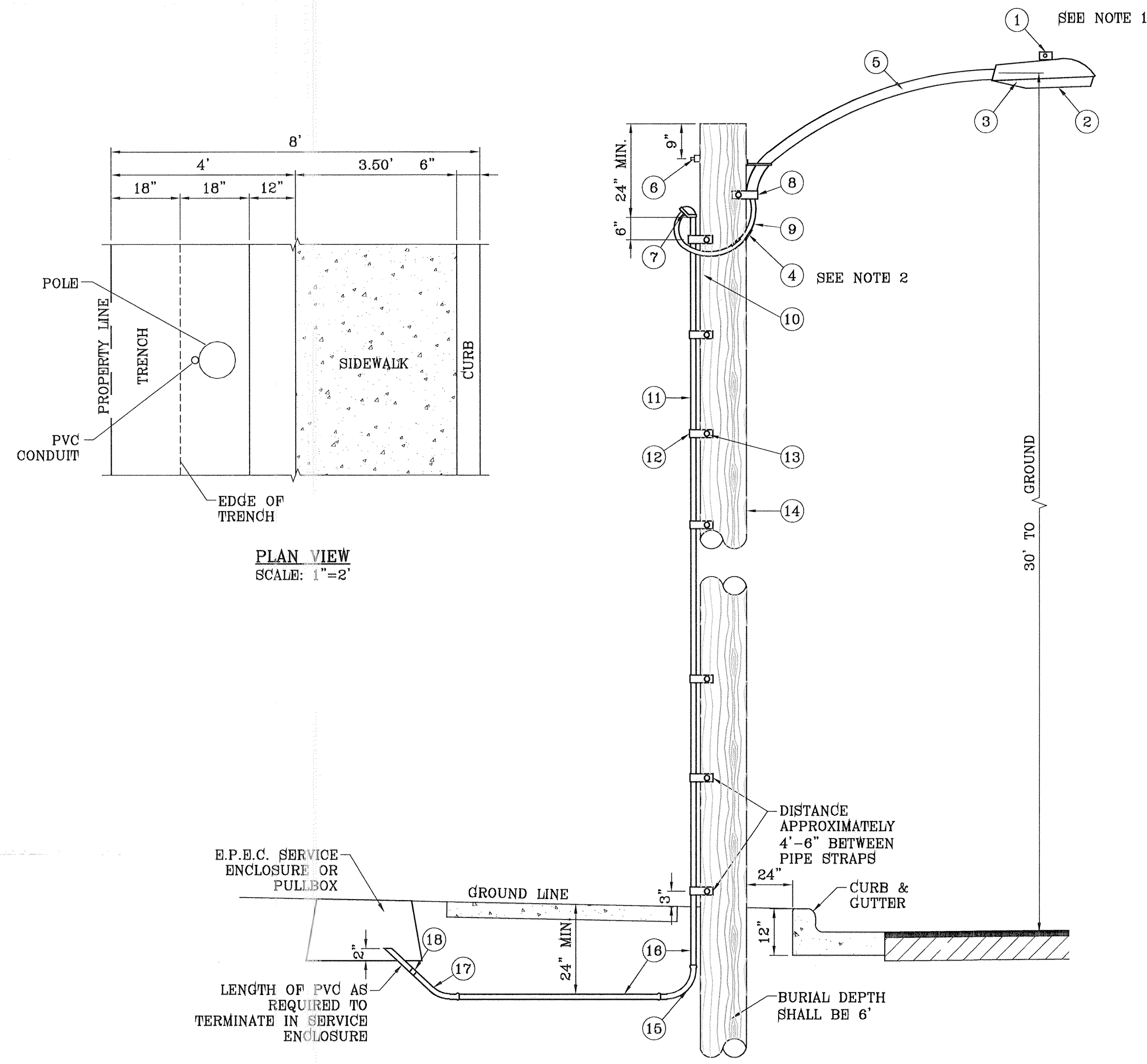
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS BEING SUBMITTED FROM CITY SUBDIVISION DESIGN STANDARDS.

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



SHEET TITLE

STANDARD DETAILS



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

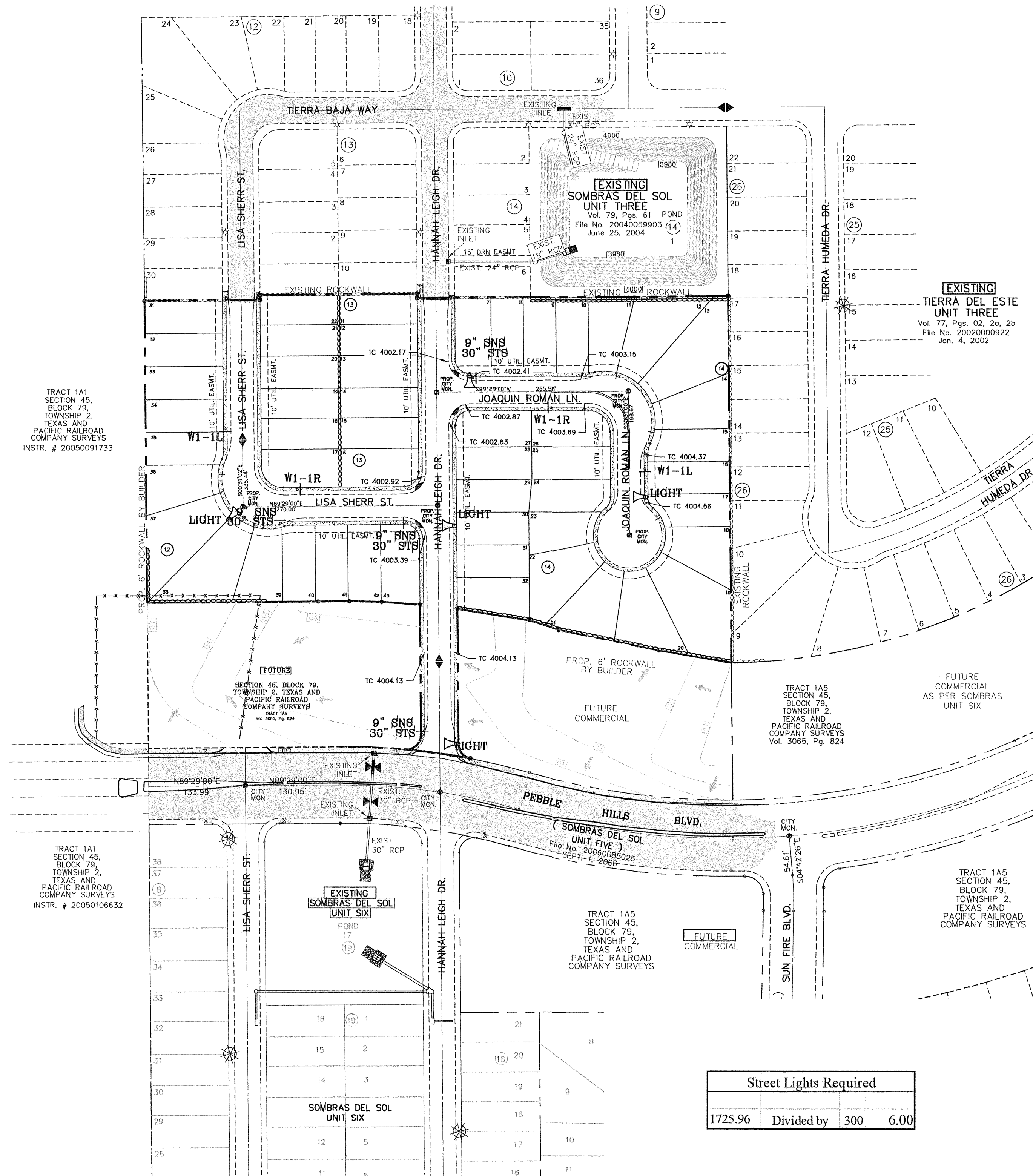
- LEGEND**
- ▲ PROPOSED LIGHT
 - ★ EXISTING LIGHT
 - STOP SIGN WITH STREET NAME

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

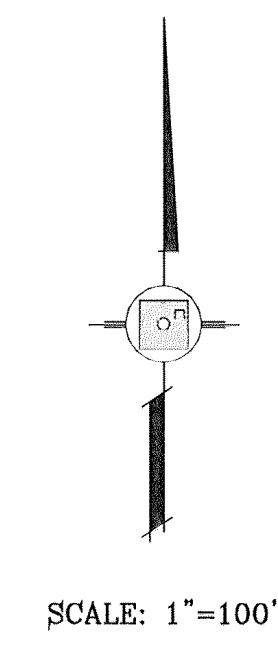
NOTE: INSTALL TRAFFIC CONTROL DEVICES AS SHOWN AND IN ACCORDANCE WITH CITY OF EL PASO DESIGN STANDARDS, SECTION VII

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

ITEM	No.	DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1		PHOTOCELL, 240 V-SEE NOTE 1	21-225	1		LCOBRAUG
2		HPS LAMP 100 W	21-085	1		
3		LUMINAIRE, 100 W HPS	21-335	1	LCOBRAHD	
4		SLEEVES, #12-10	05-140	2		
5		MAST ARM, 6" x 1 1/4"	21-200	1	LBRKT1#6	
		MACHINE BOLT, 5/8" x 12"	02-470	1		
6		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1	LMB5/812	
		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	LSVC0AP1	
8		LAG BOLT, 1/2" x3"	02-343	2	LNAG12*3	
9		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
10		COPPER CBL, #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 CONDUIT 2 HOLE	17-283	7	LPVOSTRP	
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	LPV01	
17		1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
18		1" PVC COUPLING	17-296	1	LCPL01	



Street Lights Required		
1725.96	Divided by	300
		6.00



BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION
PEBBLE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3989.76.....CITY DATUM)

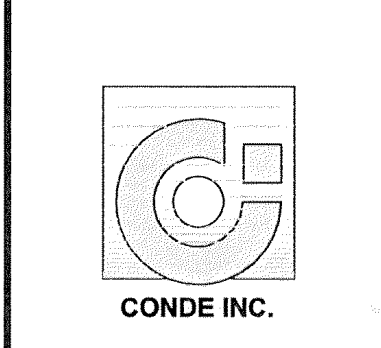
PROJECT NAME
SOMBRAS DEL SOL UNIT SEVEN

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 8.474 ACRES

SCALE
HORIZ: 1" = 100'
VERT: ---

DATE: FEBRUARY 2014
DESIGN BY: F.C.
INITIATED BY: E.J.
CHECKED BY: F.C.
JOB NO.: 1113-26

ENGINEER'S SEAL
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO, STE. 400
EL PASO, TEXAS 79868



SHEET TITLE
ILLUMINATION AND TRAFFIC CONTROL PLAN

SHT 13 OF 19



LEGEND

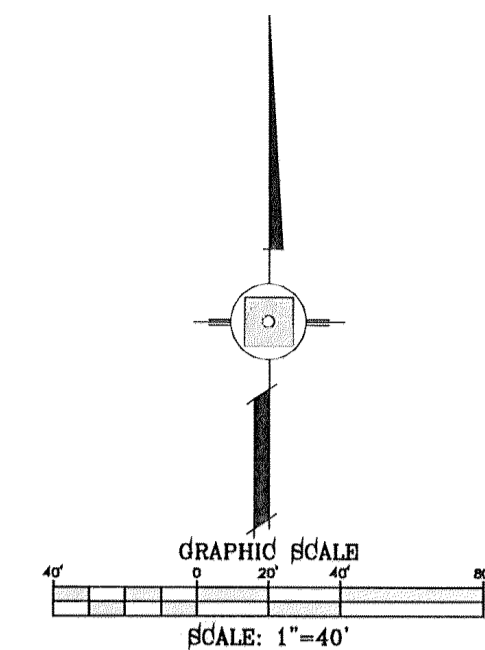
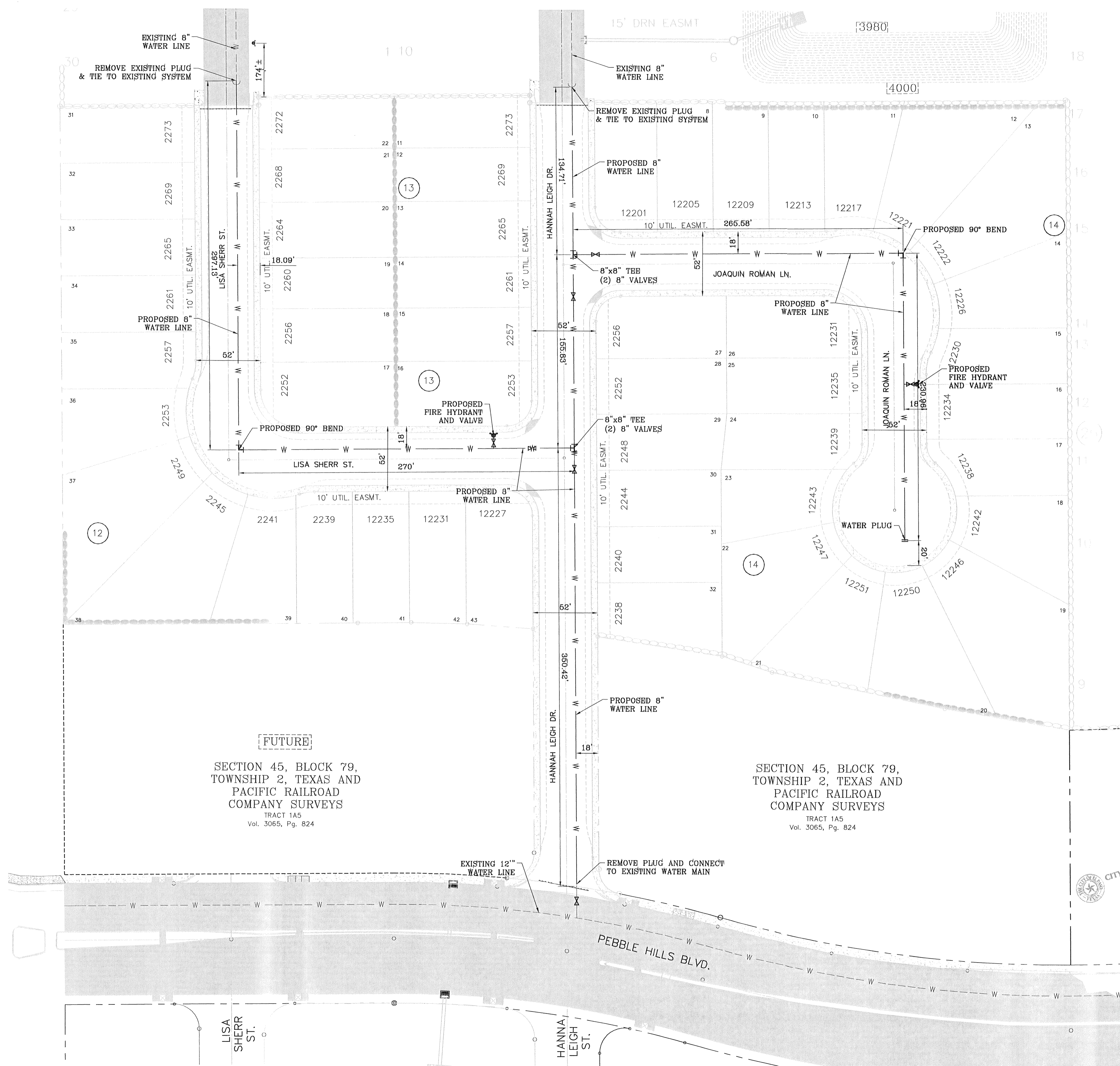
- W — PROPOSED WATER LINE
- └ — PROPOSED 90° BEND
- ┌ — PROPOSED 8" TEE
- ⊕ — PROPOSED 8" CROSS
- ⊕ — PROPOSED FIRE HYDRANT
- ⊕ — PROPOSED WATER PLUG
- ⊕ — PROPOSED WATER VALVE
- — — — — EXISTING WATER LINE
- └ — — — — — EXISTING 90° BEND
- ┌ — — — — — EXISTING 8" TEE
- ⊕ — — — — — EXISTING 8" CROSS
- ⊕ — — — — — EXISTING FIRE HYDRANT
- ⊕ — — — — — EXISTING WATER VALVE

PROPOSED 8" P.V.C. CLASS 235

STREET NAME	LENGTH
HANNA LEIGH DR.	666 FEET
LISA SHERR ST.	568 FEET
JOAQUIN ROMAN LN.	467 FEET

UTILITY NOTE

1. CONSTRUCTION OF THE PUBLIC WATER & SEWER SYSTEM INCLUDING MATERIALE AND TESTING SHALL CONFORM TO BPWU-PSB STANDARDS SPECIFICATIONS FOR THE INSTALLATION OF WATER MAINS, SANITARY SEWER MAINS AND RELATED APPURTENANCES.



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

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

CITY DEVELOPMENT DEPARTMENT
REVIEWED

BENCHMARK

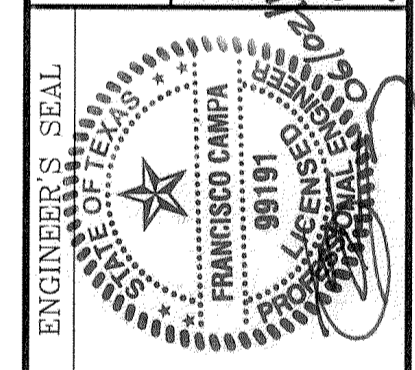
CITY MONUMENT AT THE CENTERLINE INTERSECTION
PEBBLE HILLS BLVD. AND TERRA SERENA RD.
ELEVATION: 3999.78.....CITY DATUM

DATE	REVISIONS	BY
05/21/14	CITY REDLINES	FC
05/26/14	CITY REDLINES	FC

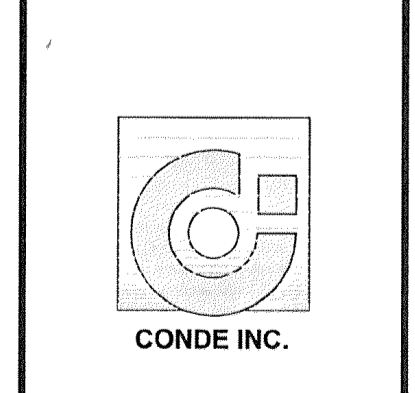
PROJECT NAME
**SOMBRAS DEL SOL
UNIT SEVEN**

BEING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, TEXAS,
CONTAINING 8.474 ACRES

SCALE
HORIZ: 1" = 40'
VERT: ---
DATE: FEBRUARY 2014
DESIGN BY: F.C.
INITIATED BY: E.J.
CHECKED BY: F.C.
JOB NO.: 1113-26



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

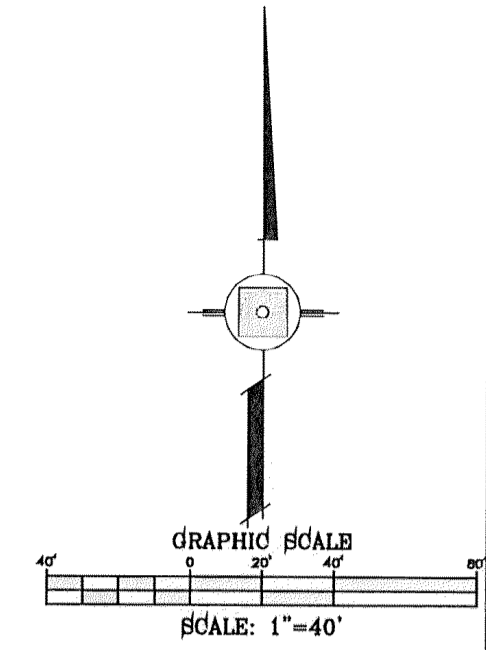
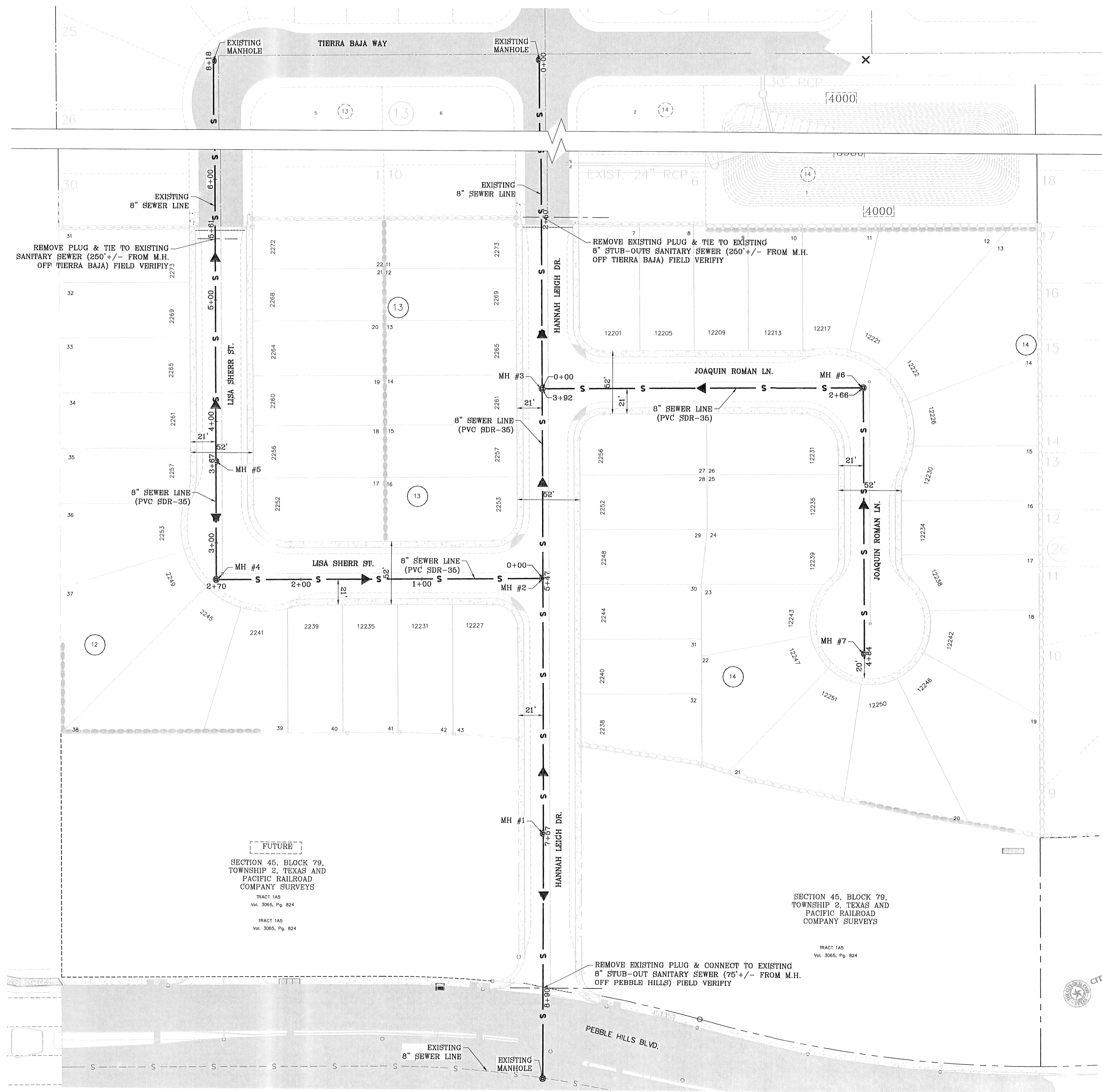


SHEET TITLE
**WATER
DISTRIBUTION
PLAN**

SHT 14 OF 19

PROPOSED 8" P.V.C. CLASS 235

STREET NAME	LENGTH
HANNA LEIGH DR.	561 FEET
LISA SHERR ST.	561 FEET
JOAQUIN ROMAN LN.	484 FEET



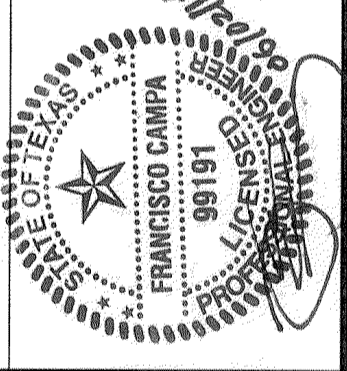
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DATE	05/21/14
REVISIONS	CITY REDLINES
BY	FC

PROJECT NAME
**SOMBRAS DEL SOL
UNIT SEVEN**

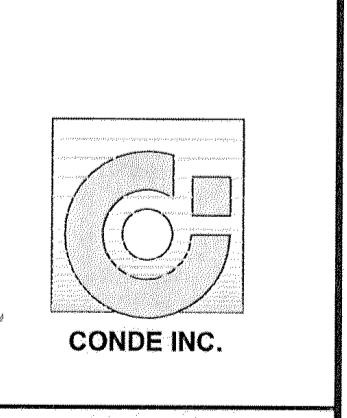
BEING A PORTION OF TRACT 1A5, SECTION 45, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 8.474 ACRES

SCALE
HORIZ. 1" = 40'
VERT. ---

DATE: FEBRUARY 2014
DESIGN BY: F.C.
INITIATED BY: E.L.J.
CHECKED BY: F.C.
JOB NO.: 1113-26

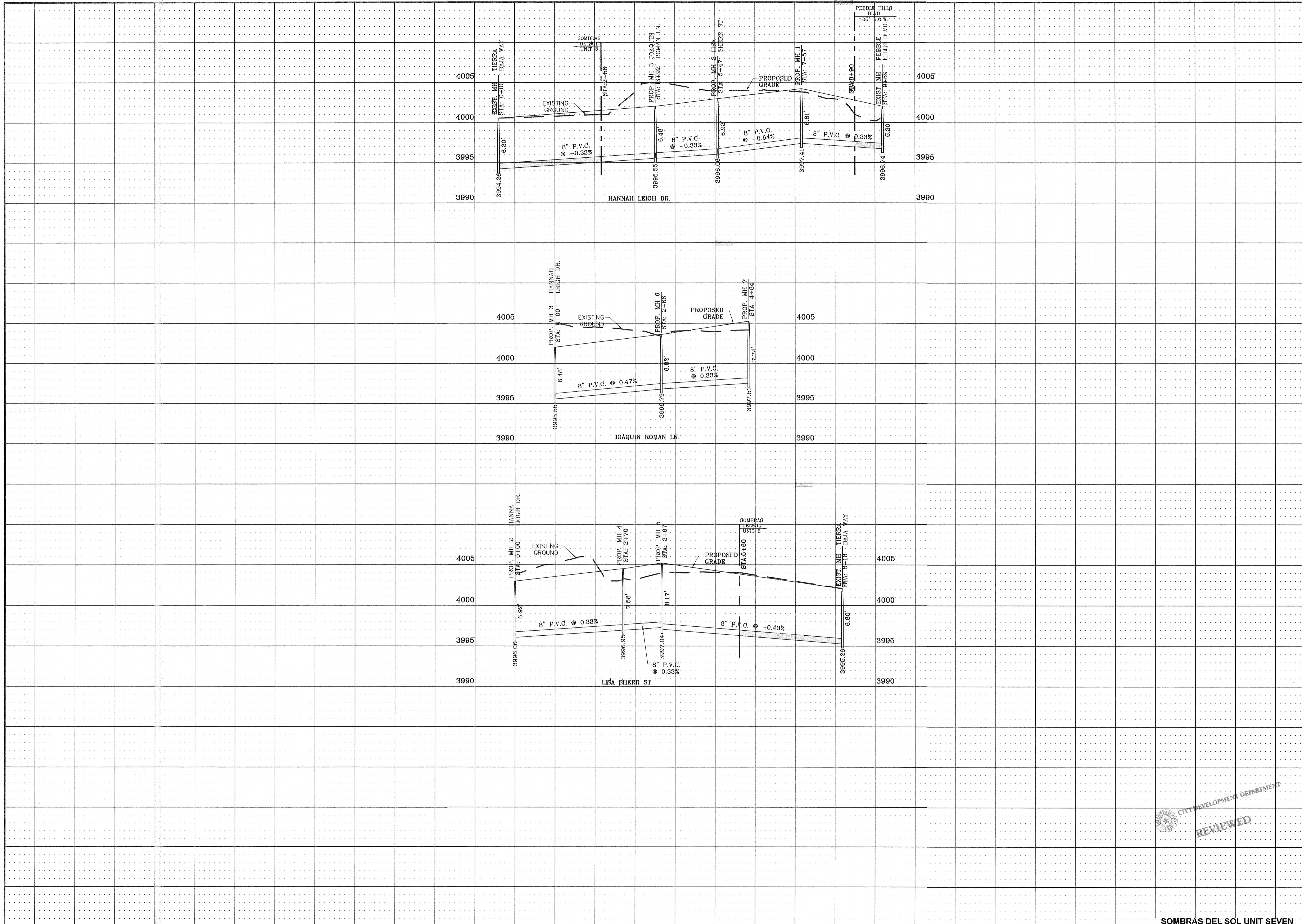


CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79938



SHEET TITLE
**SEWER
DISTRIBUTION
PLAN**

CITY DEVELOPMENT DEPARTMENT
REVIEWED



BENCHMARK	
CITY MONUMENT AT THE CENTERLINE INTERSECTION PEBBLE HILLS BLVD. AND TIERRA SERENA RD. ELEVATION: 3999.78.....CITY DATUM	
DATE	REVISIONS
05/21/14	CITY REDLINES
BY	FC

PROJECT NAME
SOMBRAS DEL SOL
UNIT SEVEN

BEING A PORTION OF TRACT 145, SECTION 45, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 8.474 ACRES

SCALE
HORIZ: 1" = 100'
VERT: 1" = 5'

DATE: FEBRUARY 2014
DESIGN BY: F.C.
INITIATED BY: E.J.
CHECKED BY: F.C.
JOB NO.: 1113-26

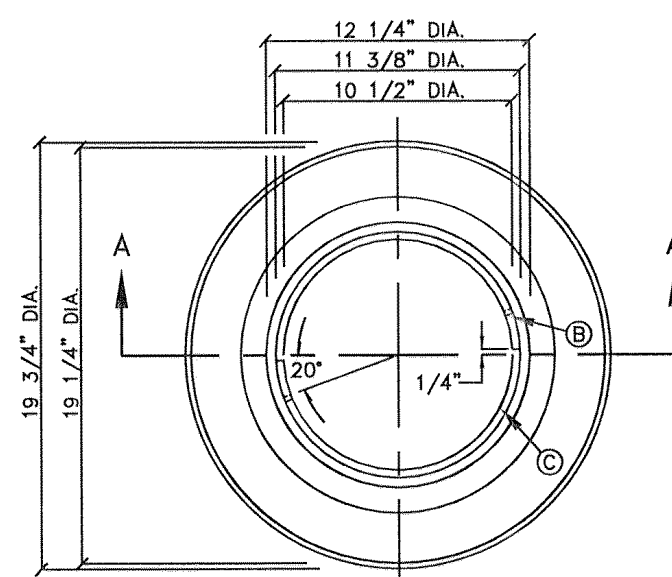
ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79906

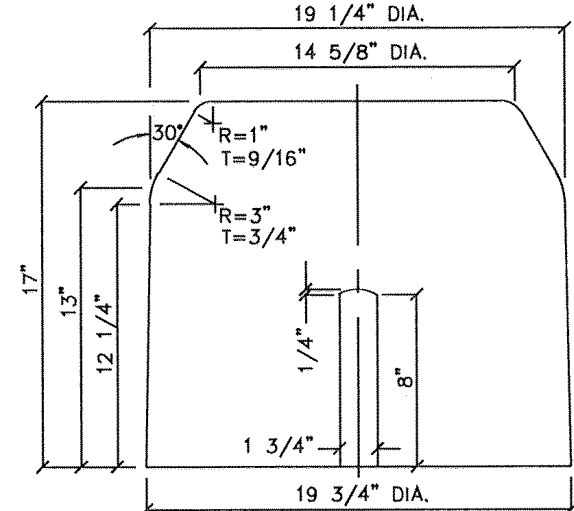
SHEET TITLE
SEWER PROFILES

SHT 16 OF 19

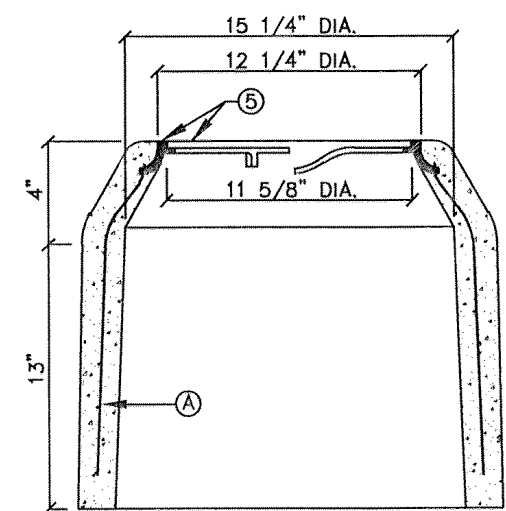
REVIEWED
CITY DEVELOPMENT DEPARTMENT



TOP VIEW



SIDE VIEW

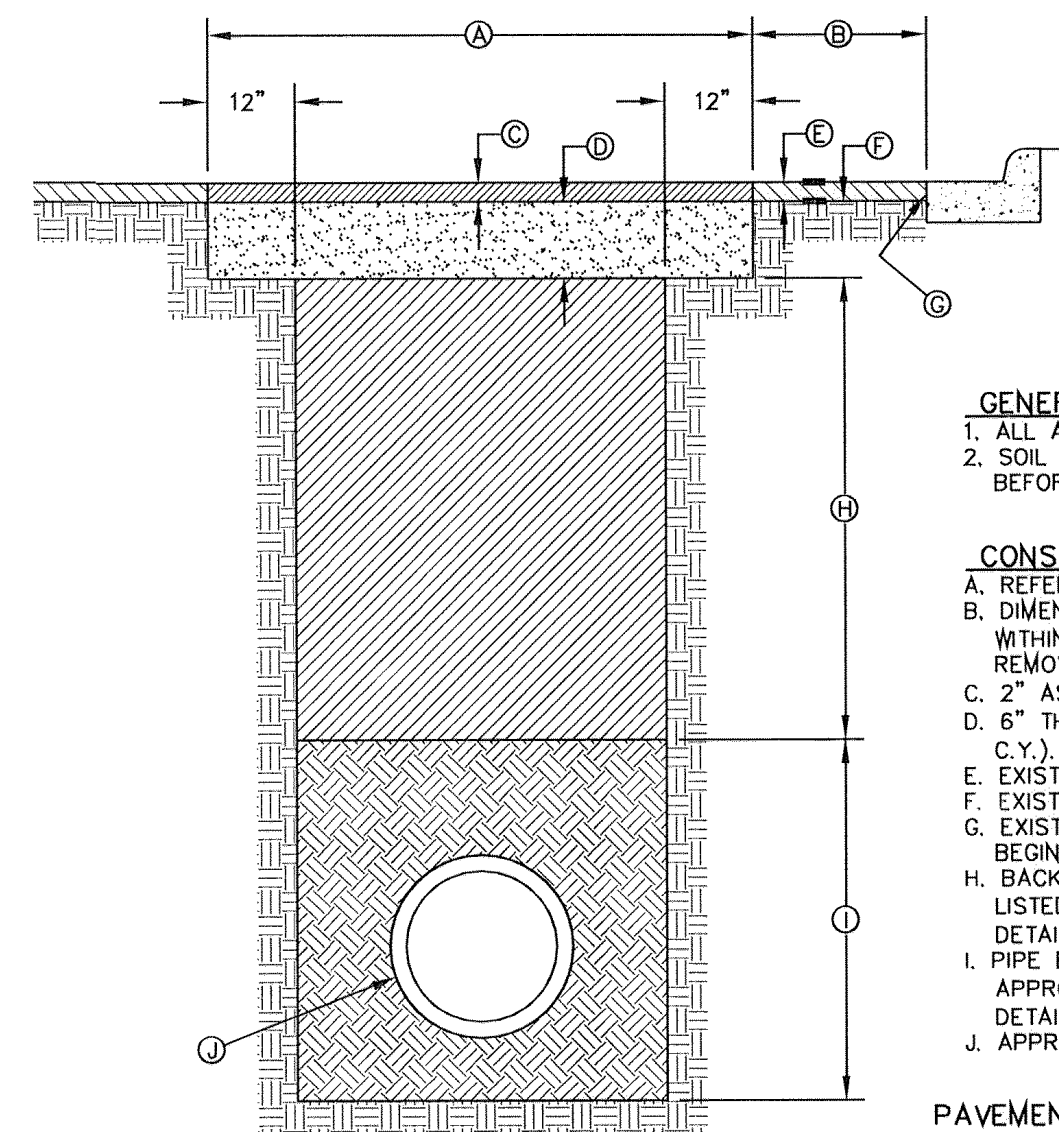


SECTION A-A

METER BOX TYPE "A" FOR
3/4" SERVICE INSTALLATION
N.T.S.
291

- GENERAL NOTES:**
1. INSTALL TO GRADE MATCHING TOP OF CURB.
 2. ANGLE VALVE SHALL BE IN LINE WITH THE INLET/OUTLET PORTS OF THE METER BOX.
 3. METER BOXES SHALL NOT BE INSTALLED UNDER SIDEWALKS, DRIVEWAYS, OR PROPOSED ABOVE GROUND STRUCTURES.
 4. WHERE NO CURBING EXIST, INSTALL BOXES IN ACCESSIBLE LOCATIONS BEYOND LIMITS OF STREET SURFACING, WALKS AND DRIVEWAYS.
 5. METER BOX RING AND COVER PER EPWU DETAILS 300 AND 301.
 6. WHERE IT IS NECESSARY TO INSTALL A TYPE "A" BOX FOR 3/4" METER UNDER ROADWAYS OF TRAFFIC BEARING SURFACES, BOX SHALL BE ENCASED IN 12" CONCRETE, 3000 PSI. MINIMUM.
 7. METER BOX SHALL BE SINGLE UNIT CONSTRUCTION; CONCRETE TO HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 4000 PSI.

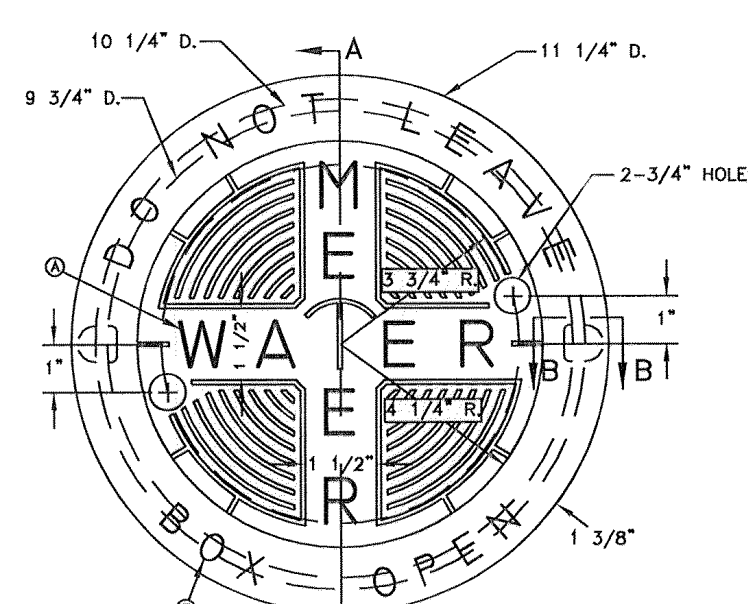
- CONSTRUCTION KEY NOTES:**
- A. 3/16", 9 GAUGE BLACK ANNEALED WIRE
 - B. LUG-STOP C. CAST IRON RING



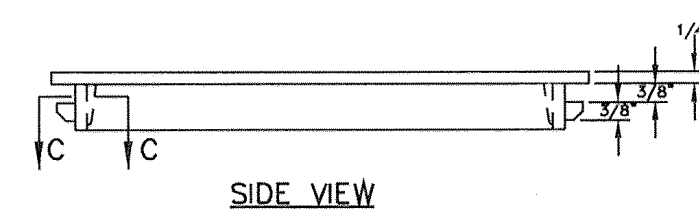
- GENERAL NOTES:**
1. ALL ASPHALT CUTS MUST BE SAW CUT.
 2. SOIL CEMENT SLURRY SHALL BE ALLOWED TO CURE BEFORE PAVING OR OPENING TO ALL TRAFFIC.

- CONSTRUCTION KEY NOTES:**
- A. REFER TO SPECS FOR LIMIT OF PAVING WIDTH.
 - B. DIMENSION VARIES, WHERE GUTTER FACE, ETC. IS WITHIN 3' OF SAW CUT EDGE, CONTRACTOR SHALL REMOVE & REPLACE EXISTING HMA/C IN THIS AREA.
 - C. 2" ASPHALT MIN.
 - D. 6" THICK SOIL CEMENT BACKFILL (2 SACK PER C.Y.)
 - E. EXISTING HMA/C-THICKNESS MAY VARY.
 - F. EXISTING BASE COURSE-THICKNESS MAY VARY.
 - G. EXISTING GUTTER FACE, EDGE OF PAVEMENT OR BEGINNING OF SHOULDER.
 - H. BACKFILL DEPTH VARIES, REFER TO REQUIREMENTS LISTED IN EMBEDMENT DETAILS (DETAIL 171 THRU DETAIL 173).
 - I. PIPE BEDDING AS SPECIFIED, REFER TO APPROPRIATE EMBEDMENT DETAIL (DETAIL 171 THRU DETAIL 173).
 - J. APPROVED PIPE.

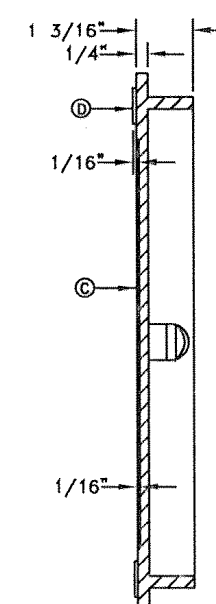
PAVEMENT REPLACEMENT
N.T.S.
179



TOP VIEW



SIDE VIEW

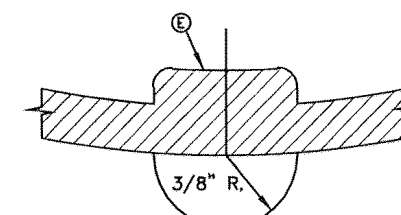


SECTION A-A

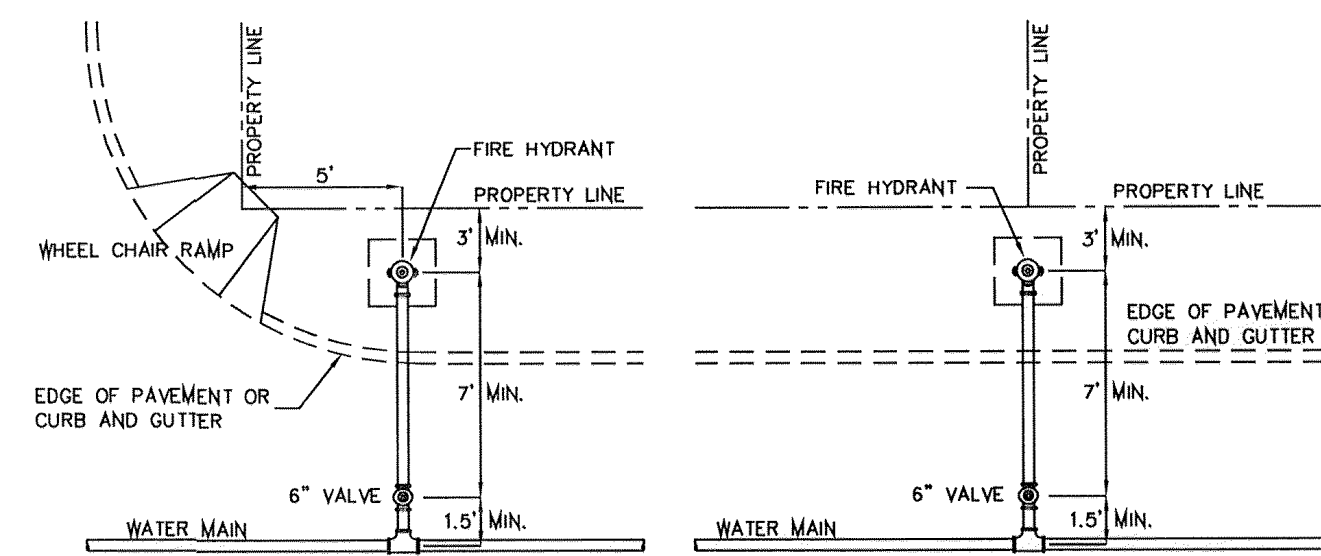
METER BOX COVER FOR
TYPE "A" & "B" METER BOXES
N.T.S.
301

- GENERAL NOTES:**
1. MATCHING SURFACES TO BE ROUGH GROUND OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH AND VOID OF AIR
 3. METER BOX COVER WEIGHT= 1.74 lbs.

- CONSTRUCTION KEY NOTES:**
- A. LETTERS TO BE 1" HIGH, 3/4" WIDE, 1/8" THICK
 - B. LETTERS TO BE 3/8" HIGH, 3/8" WIDE, 1/8" THICK
 - C. INSIDE LETTERS & RIBS 1/4" TALL
 - D. OUTSIDE LETTERS 1/4" TALL
 - E. REINFORCE BACK OF LUG
 - F. REINFORCEMENT



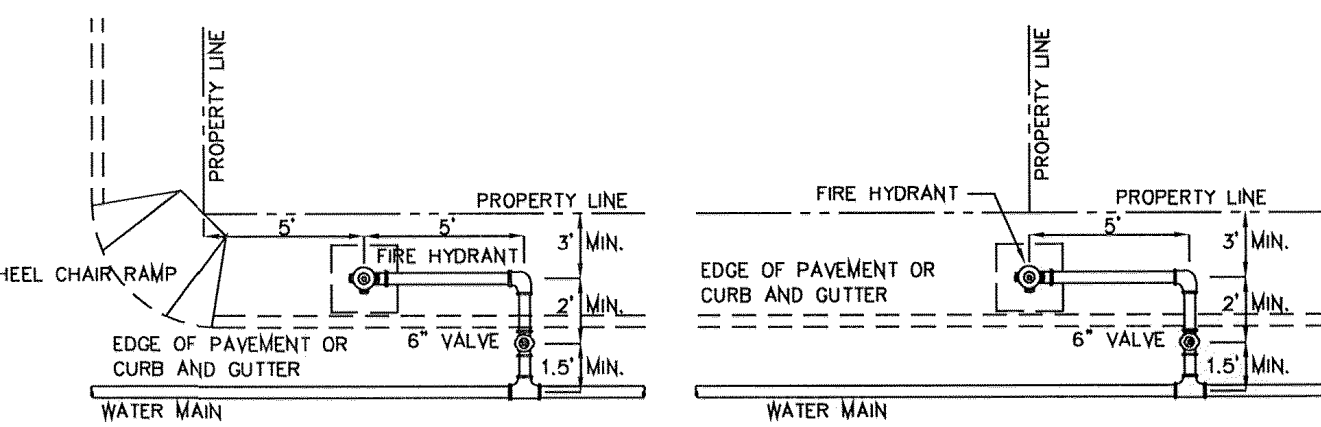
SECTION C-C



CASE 1

CASE 2

STANDARD LOCATIONS



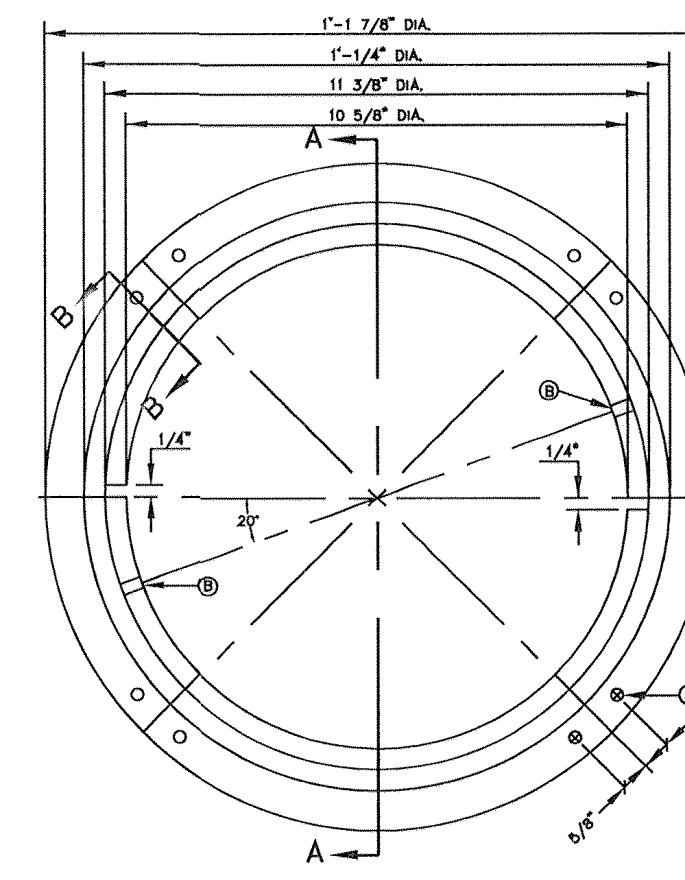
CASE 3

CASE 4

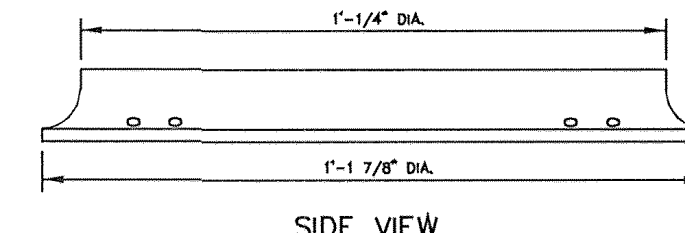
FIRE HYDRANT LOCATIONS

N.T.S.

282



TOP VIEW

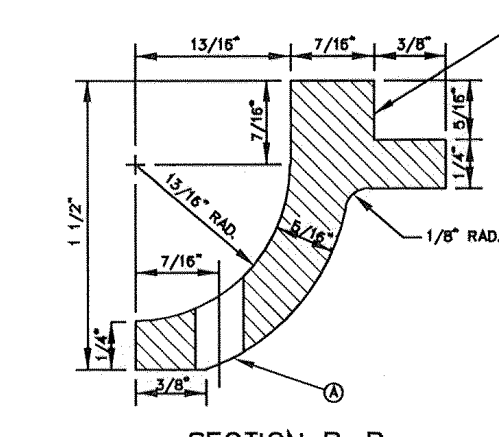


SIDE VIEW

- GENERAL NOTES:**
1. MATCHING SURFACES TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH AND VOID OF AIR HOLES.
 3. METER BOX RING WEIGHT = 7 LBS.
 4. METER BOX RING MADE OF CAST IRON.

- CONSTRUCTION KEY NOTES:**
- A. 1/2" DIAMETER HOLES FOR ANCHORING RING TO CONCRETE METER BOX.
 - B. LUG STOP
 - C. LOCKING LUG SLIDE

METER BOX RING FOR
TYPE "A" & "B" METER BOXES
N.T.S.
300



SECTION B-B

CITY DEVELOPMENT DEPARTMENT
REVIEWED

**EL PASO WATER
UTILITY DETAILS
NUMBERS:
179, 282, 291, 300, 301**

SOMBRAS DEL SOL UNIT SEVEN

BENCHMARK

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

DATE	REVISIONS	BY

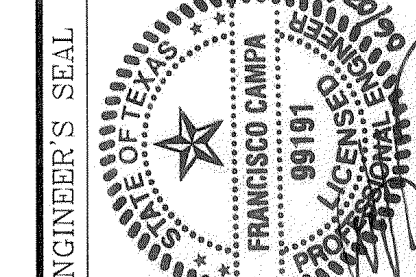
PROJECT NAME

**SOMBRAS DEL SOL
UNIT SEVEN**

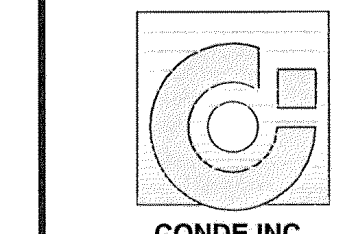
SCALE

HORIZ: ---
VERT: ---
DATE: FEBRUARY 2014
DESIGN BY: F.C.
INITIATED BY: E.J.
CHECKED BY: F.C.
JOB NO.: 1113-28

ENGINEER'S SEAL



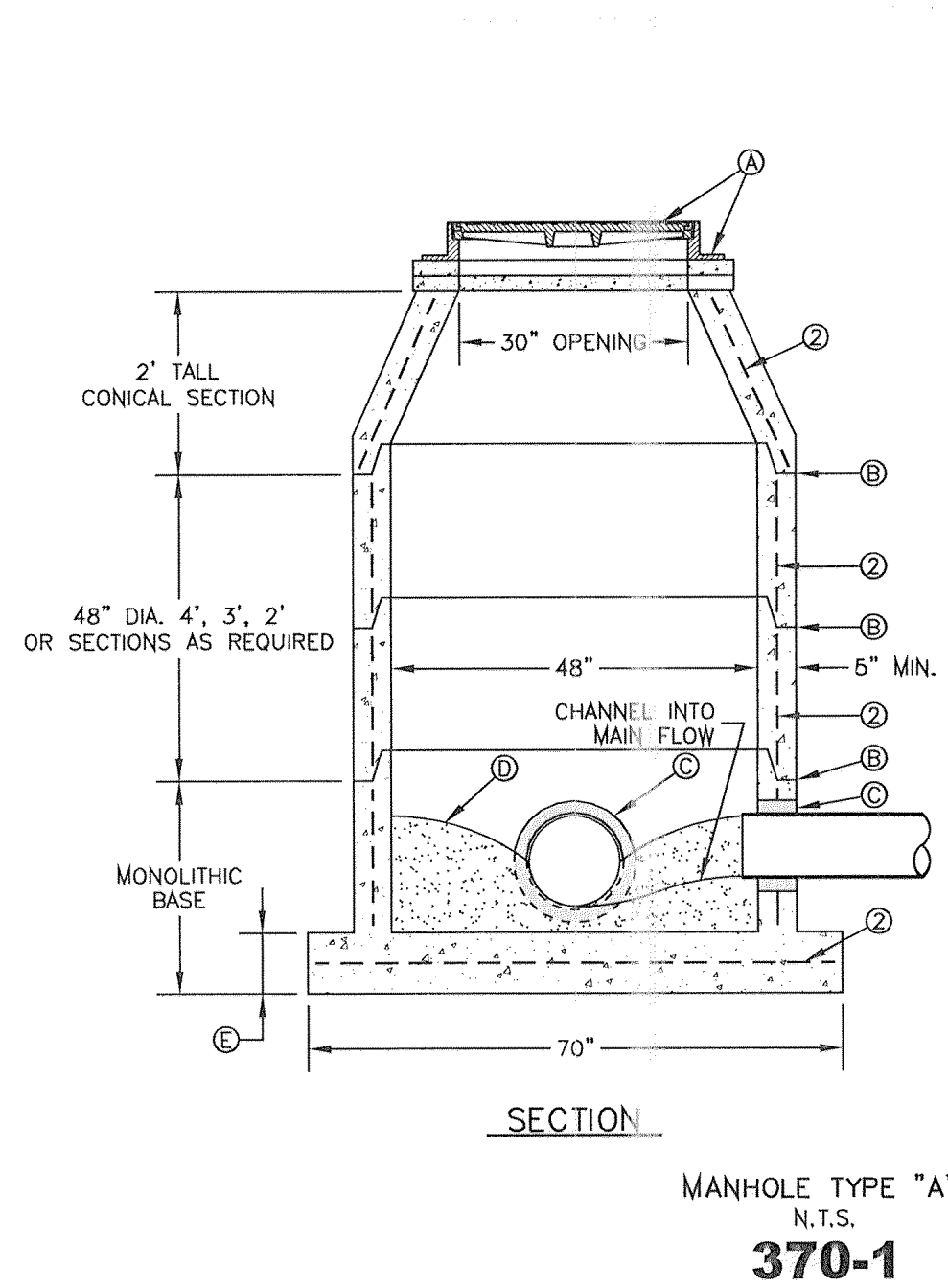
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEBB TREVINO STE. 400
EL PASO, TEXAS 79936



SHEET TITLE

**WATER
DETAILS (2)**

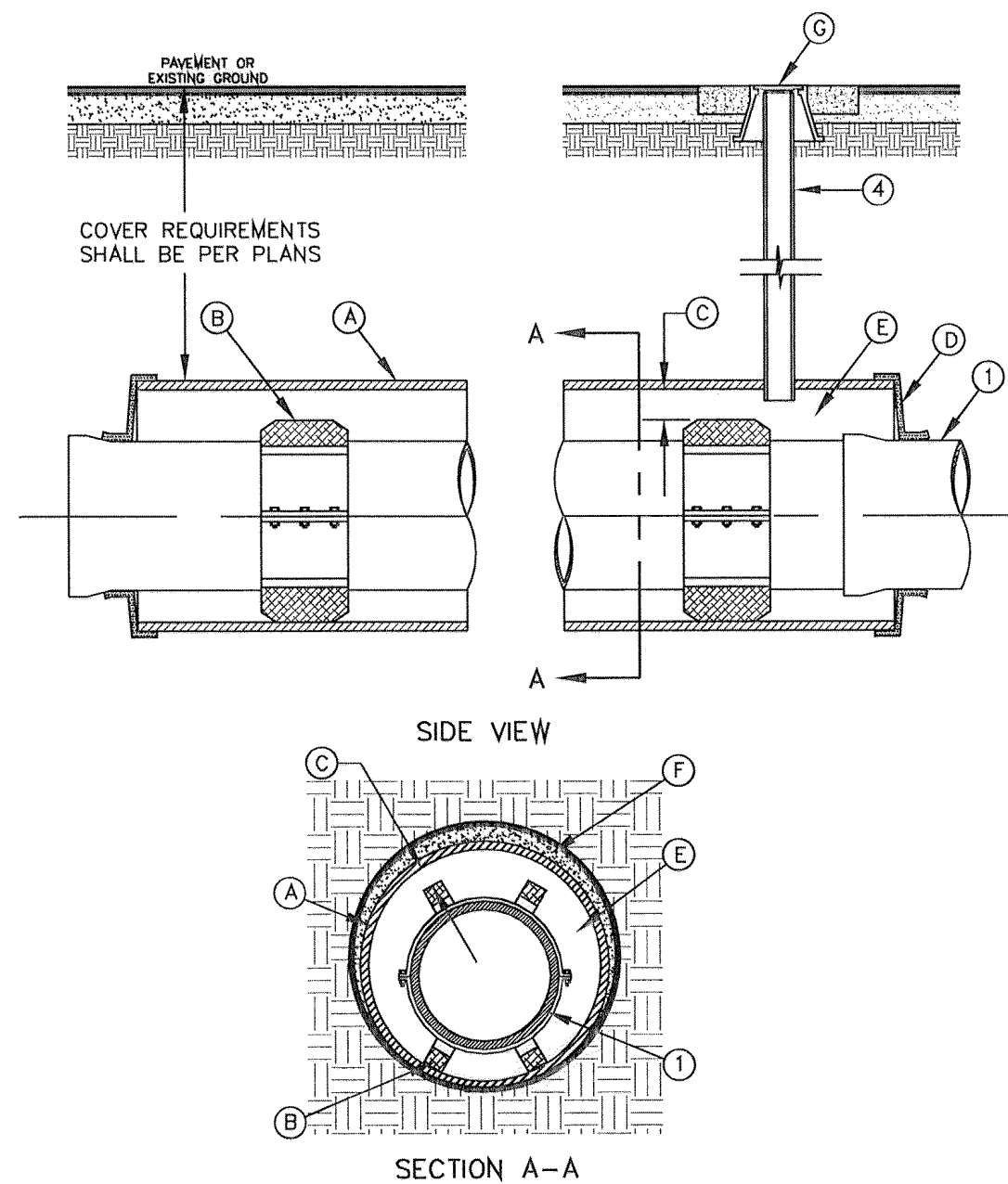
SHT 18 OF 19



MANHOLE TYPE "A"
N.T.S.
370-1

- GENERAL NOTES:**
1. MANHOLE TYPE "A" SHALL BE USED FOR LINES 21" AND SMALLER.
 2. PRE-CAST MANHOLE SECTIONS SHALL BE OF REINFORCED CONCRETE CONFORMING TO ASTM C-478 AND SHALL MEET HS-20 LOADING. PROVIDE REINFORCEMENT WITHIN 3" ϕ OPENINGS OR KNOCKOUTS. OPENINGS (UP TO 8") MADE IN FIELD SHALL BE CORE DRILLED.
 3. CEMENT SHALL BE TYPE I-II, PER ASTM C-150, AND MUST CONTAIN A MINIMUM OF 4% FLY ASH OF THE TOTAL MANHOLE WEIGHT.
 4. THE BASE & RISER SHALL BE INTEGRALLY CAST. CONCRETE SHALL BE MIN. 28 DAY COMPRESSIVE STRENGTH 4000psi.
 5. MANUFACTURER TO PROVIDE LIFTERS OF ADEQUATE SIZE AS NEEDED.
 6. THE SUBGRADE UNDER THE BASE SHALL BE COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557.
 7. MANHOLES BELOW GROUNDWATER TO BE EXTERNALLY AND INTERNALLY COATED WITH BITUMINOUS COATING.

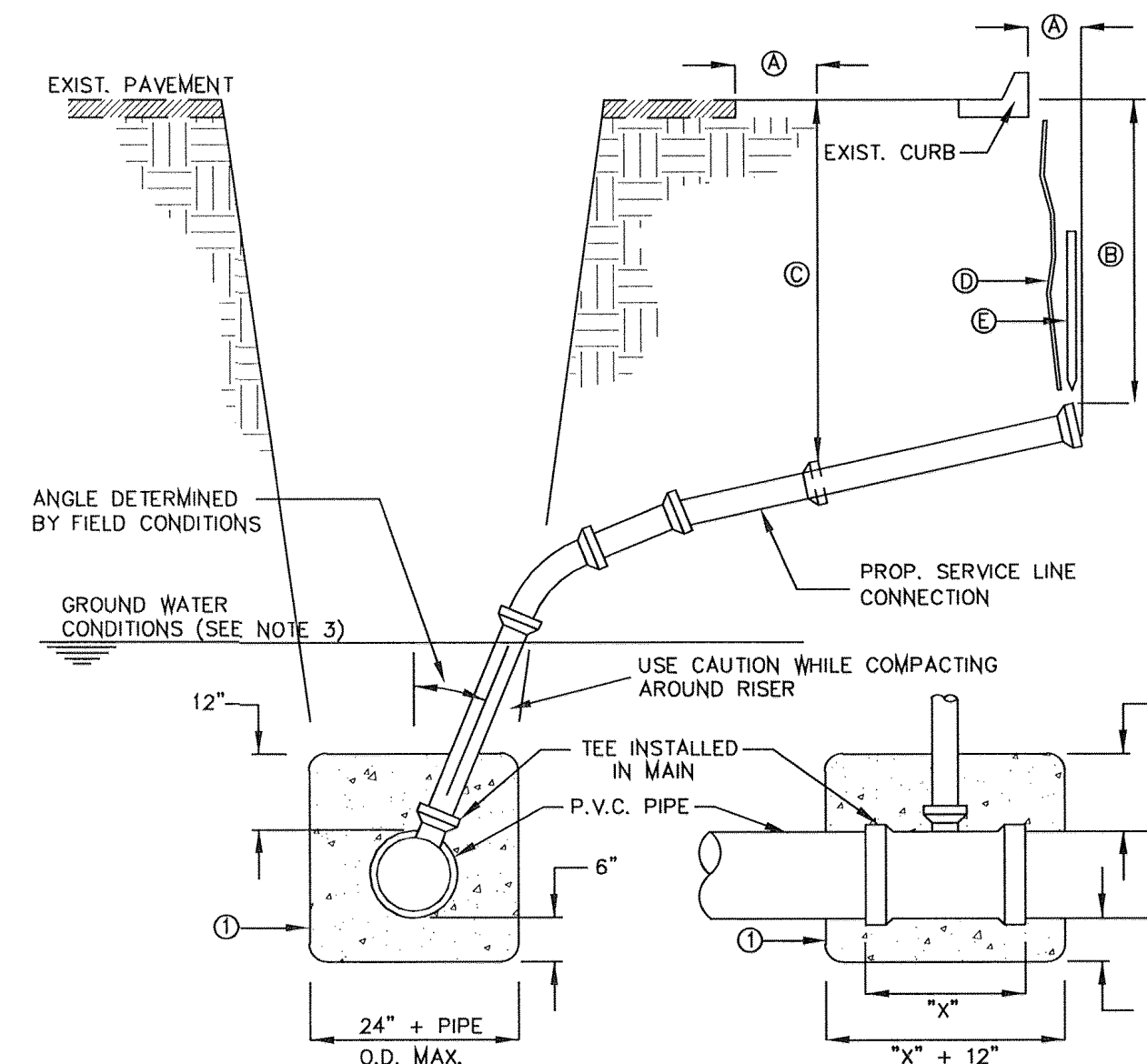
- CONSTRUCTION KEY NOTES:**
- A. MANHOLE RING AND COVER (SEE DETAILS 377 & 378). SET FRAME AND COVER FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE (SEE DETAIL 185).
 - B. ALL JOINTS TO BE TONGUE, GROOVE AND SEALED WITH RAM-NEX OR APPROVED EQUAL.
 - C. PIPE OPENINGS/KNOCKOUTS AS REQUIRED TO FIT PIPE SIZE AND SHALL HAVE FLEXIBLE PIPE TO MANHOLE CONNECTORS (COMPRESSION TYPE ASTM-923), "KOR-N-SEAL" OR APPROVED EQUAL.
 - D. GROUT AS REQUIRED.
 - E. CONCRETE BASE SHALL BE 8" FOR MH'S UP TO 12' DEEP AND 12" FOR DEPTHS GREATER THAN 12'.



CARRIER PIPE INSTALLATION
WITH CASING INSULATORS
N.T.S.
180

- GENERAL NOTES:**
1. INSTALLATION FOR APPROVED CARRIER PIPE.
 2. CASING SHALL BE INSTALLED USING EITHER JACKING, BORING OR TUNNELING METHODS FROM THE END WHICH CREATES A MINIMUM OF ACCESS AND RELOCATION PROBLEMS.
 3. INSULATED SPACERS SHALL BE USED WHEN SPECIFIED, TO PROVIDE CORROSION PROTECTION.
 4. PRECAUTIONARY OUTLET (6") WITH BONNET BOX AND COVER SHALL BE USED WHEN REQUIRED BY OTHER GOVERNING AGENCIES.

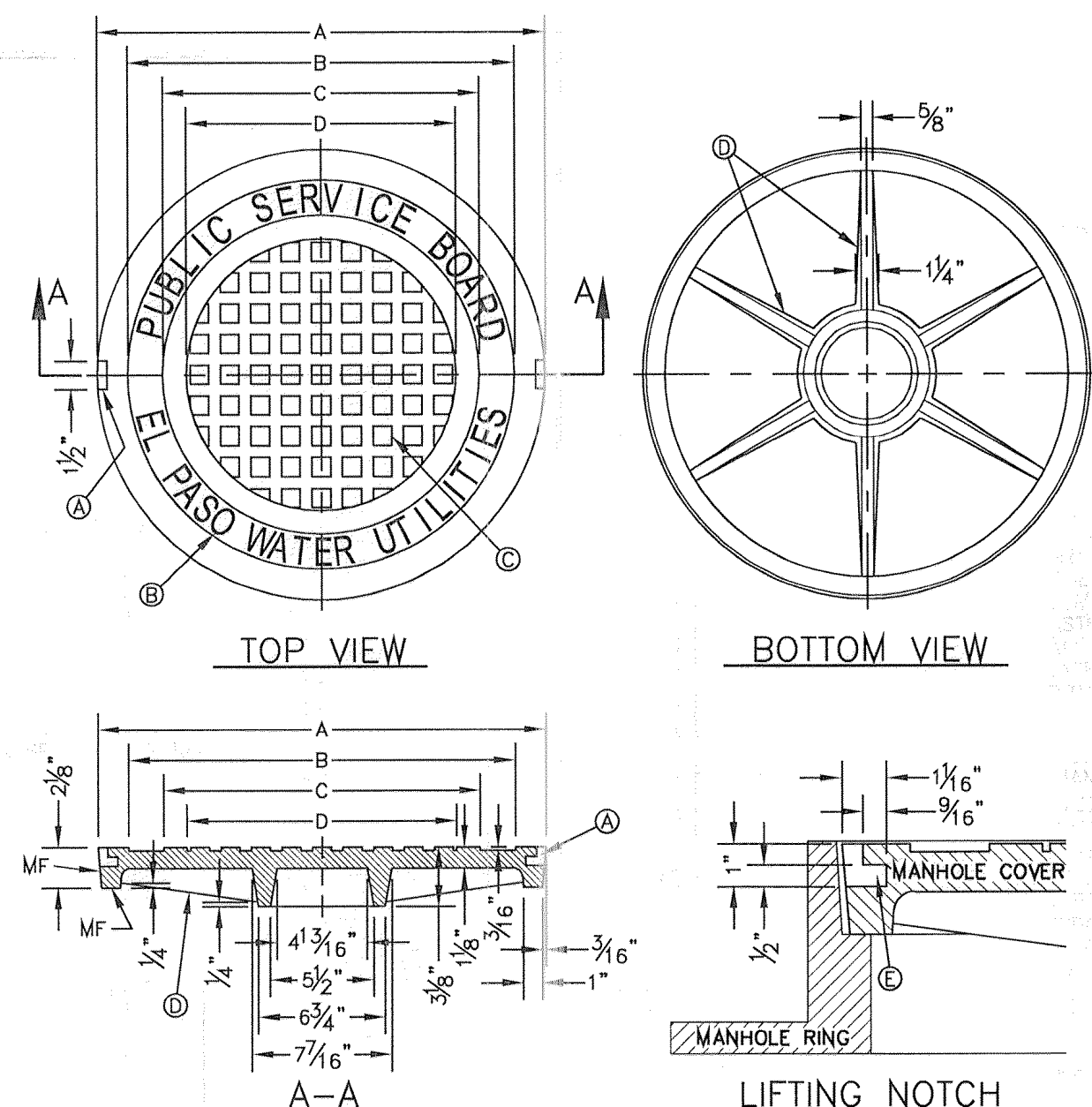
- CONSTRUCTION KEY NOTES:**
- A. STEEL CASING MINIMUM YIELD 36000 PSI, SIZE AND LENGTH AS SPECIFIED.
 - B. CASING INSULATORS: SPACING AND LOCATION PER MANUFACTURER'S RECOMMENDATIONS. INSULATORS SHALL FIT SNUG OVER THE CARRIER PIPE.
 - C. POSITION CARRIER PIPE APPROXIMATELY IN CENTER OF CASING. MINIMUM SPACING BETWEEN INSULATOR AND CARRIER PIPE SHALL BE 1", MAXIMUM SPACING SHALL BE 2".
 - D. END SHALL BE SEALED WITH BRICK AND MORTAR, BULKHEAD AND GROUT, OR WITH SYNTHETIC RUBBER SEAL, AS SPECIFIED.
 - E. ANNULAR SPACE SHALL BE LEFT OPEN FOR CATHODICALLY PROTECTED SYSTEM WHERE BOTH CASING AND CARRIER PIPE ARE METALLIC MATERIAL, OR AS OTHERWISE SPECIFIED.
 - F. PRESSURE GROUT ANNULAR SPACE OUTSIDE CASING AFTER CASING IS INSTALLED.
 - G. BONNET BOX AND COVER (SEE DETAILS 268, 269-1 & 269-2) SET FRAME AND COVER FLUSH WITH ROADWAY SURFACE OR FINISHED GRADE (SEE DETAIL 260).



SEWER SERVICE RISER
AND SERVICE LINE CONNECTION
N.T.S.
391

- GENERAL NOTES:**
1. IN GROUNDWATER CONDITIONS ONLY, P.V.C. SADDLES OR TEES ARE TO BE ENCASED WITH CLASS B CONCRETE.
 2. UNDER CERTAIN CONDITIONS FIELD INVESTIGATIONS WILL BE REQUIRED TO DETERMINE THE ADEQUACY OF THE DEPTH ON THE LATERAL.
 3. WHEN GROUND WATER IS ENCOUNTERED SERVICE RISER SHALL BE EXTENDED ABOVE ANTICIPATED WATER TABLE LEVEL.

- CONSTRUCTION KEY NOTES:**
- A. CONTRACTOR TO INSTALL SEWER SERVICE LINE FROM THE MAIN TO A LOCATION 6" BEHIND THE CURB OR 18" BEYOND THE EDGE OF PAYMENT, UNLESS CONDITIONS REQUIRE OTHERWISE.
 - B. 18" FOR STANDARD SUBDIVISION, 3.5' FOR SUBDIVISIONS WITH ON-SITE PONDING OR FLAT TERRAIN.
 - C. RISERS OR LATERALS EXTENDING BEYOND EXISTING PAVING SHALL BE INSTALLED TO 3.5' MINIMUM TOP OF GROUND OR PAVEMENT, UNLESS CONDITIONS REQUIRE OTHERWISE.
 - D. PLASTIC METALLIC MARKING TAPE RISING TO WITHIN 6" OF GROUND SURFACE OR METALLIC DISK.
 - E. WOODEN STAKE (1"x2"x36") VERTICALLY PLACED AT PLUGGED END OF PROPOSED SERVICE LINE.



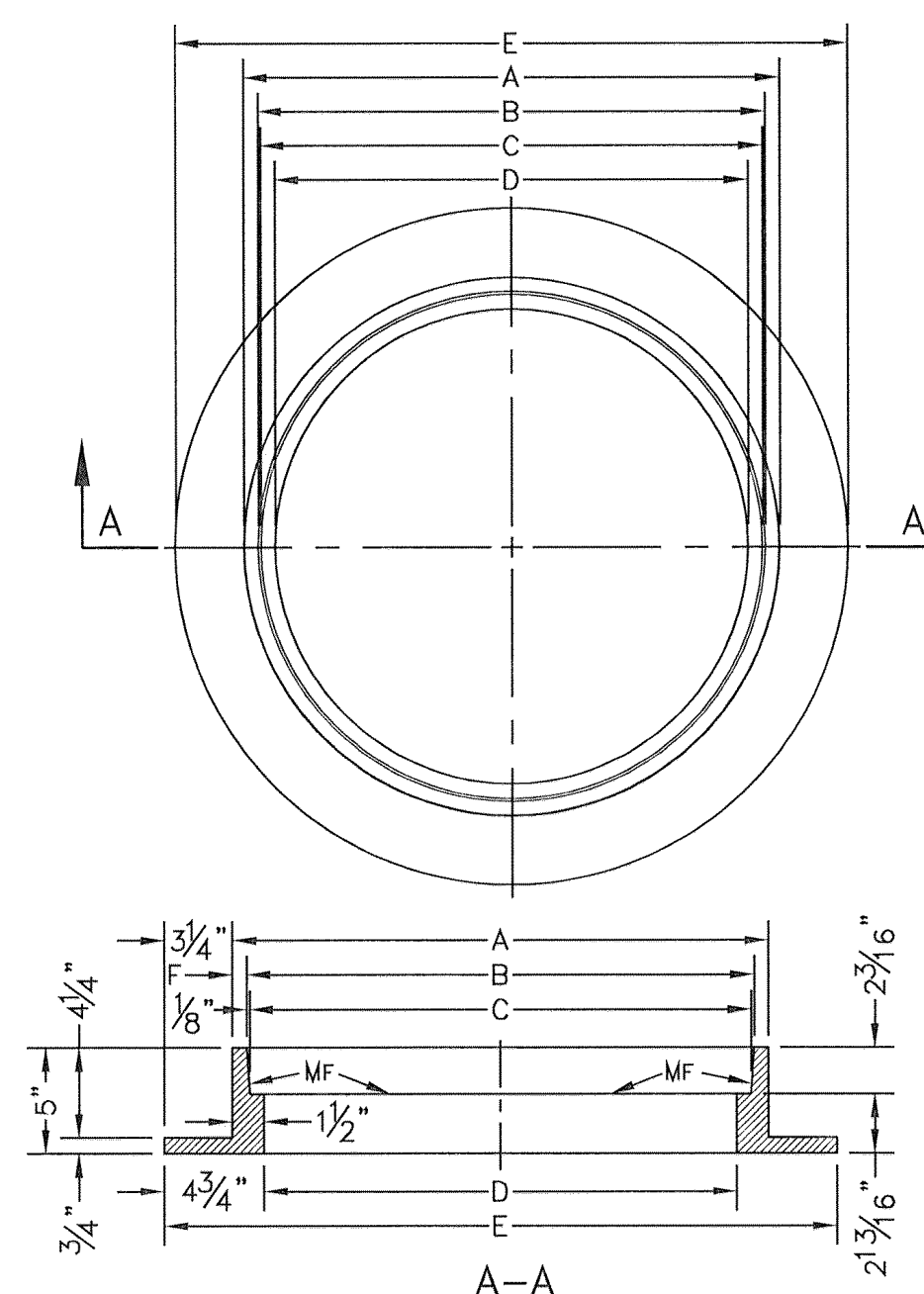
SEWER MANHOLE COVER
N.T.S.
378

- GENERAL NOTES:**
1. MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.
 3. CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
 4. AS-CAST DIMENSIONS MAY VARY $\frac{1}{16}$ " \pm PER FOOT (AASHTO M306-07).
 5. WEIGHT MAY VARY 5% \pm (AASHTO M306-07).

- CONSTRUCTION KEY NOTES:**
- A. LIFTING NOTCH.
 - B. $\frac{3}{4}$ " RAISED LETTERING.
 - C. 1" SQUARES ($\frac{3}{16}$ " TALL) WITH $\frac{3}{16}$ " SPACE BETWEEN.
 - D. REINFORCING RIBS.
 - E. SLOT.

MANHOLE COVER	MANHOLE - ALL TYPES	*MANHOLE TYPE A, A1, A2 & C
A	31 $\frac{3}{8}$ "	23 $\frac{3}{8}$ "
B	28 $\frac{3}{8}$ "	20 $\frac{3}{8}$ "
C	24 $\frac{3}{8}$ "	16 $\frac{3}{8}$ "
D	21 $\frac{3}{8}$ "	14 $\frac{3}{8}$ "
WEIGHT	265 lbs.	165 lbs.

*OBSELETE -DO NOT USE (FOR REFERENCE ONLY)

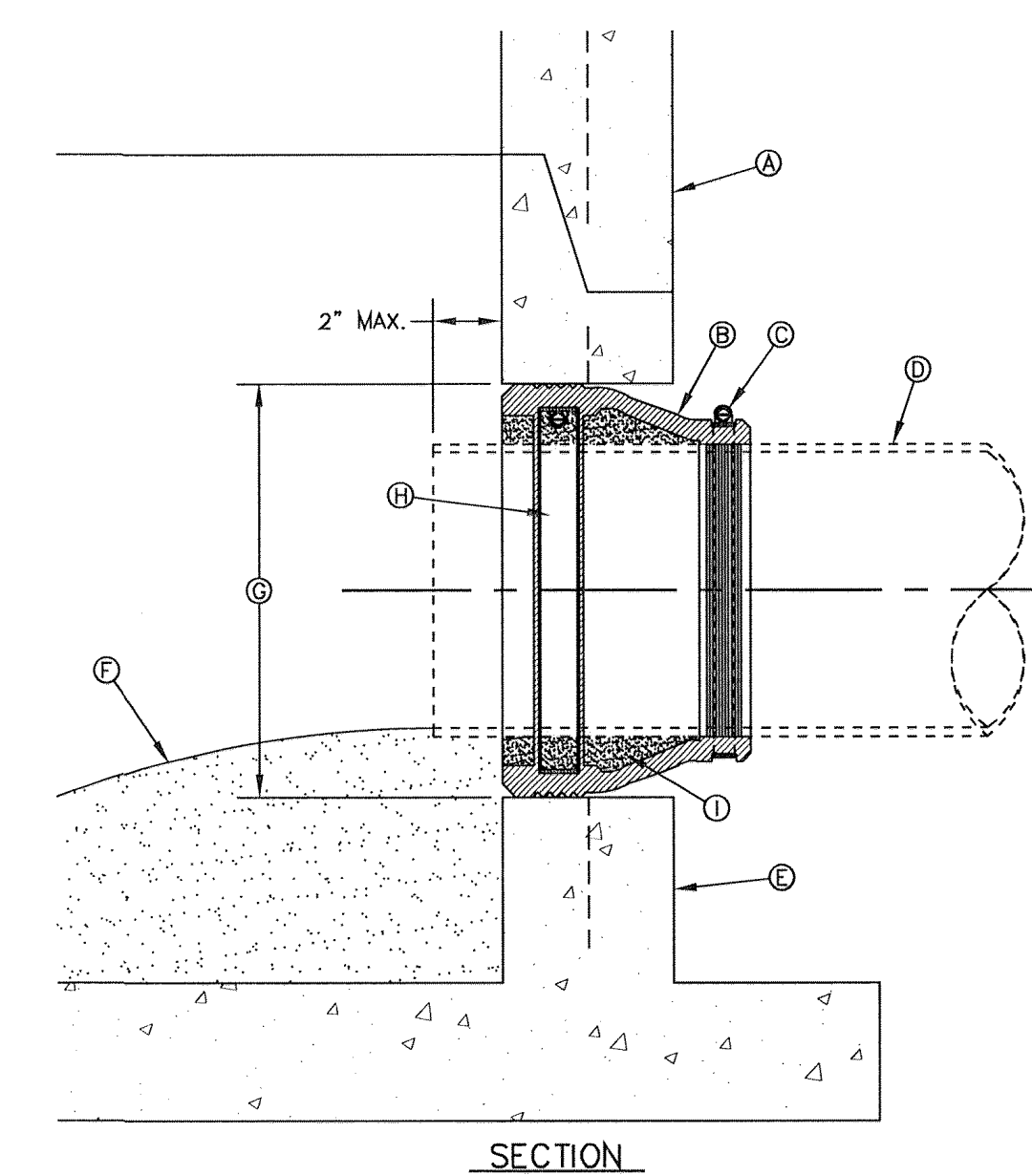


SEWER MANHOLE RING
N.T.S.
377

- GENERAL NOTES:**
1. MATCHING SURFACES MARKED "MF" TO BE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
 2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.
 3. CASTING MUST MEET REQUIREMENTS OF AASHTO M306-07.
 4. AS-CAST DIMENSIONS MAY VARY $\frac{1}{16}$ " \pm PER FOOT (AASHTO M306-07).
 5. WEIGHT MAY VARY 5% \pm (AASHTO M306-07).

MANHOLE RING	MANHOLE - ALL TYPES	*MANHOLE TYPE A, A1, A2 & C
A	33"	25 $\frac{1}{2}$ "
B	31 $\frac{3}{4}$ "	24 $\frac{3}{8}$ "
C	31 $\frac{1}{2}$ "	23 $\frac{3}{8}$ "
D	30"	22 $\frac{1}{2}$ "
E	39 $\frac{1}{2}$ "	32"
F	9 $\frac{1}{2}$ "	1 $\frac{1}{8}$ "
WEIGHT	220 lbs.	170 lbs.

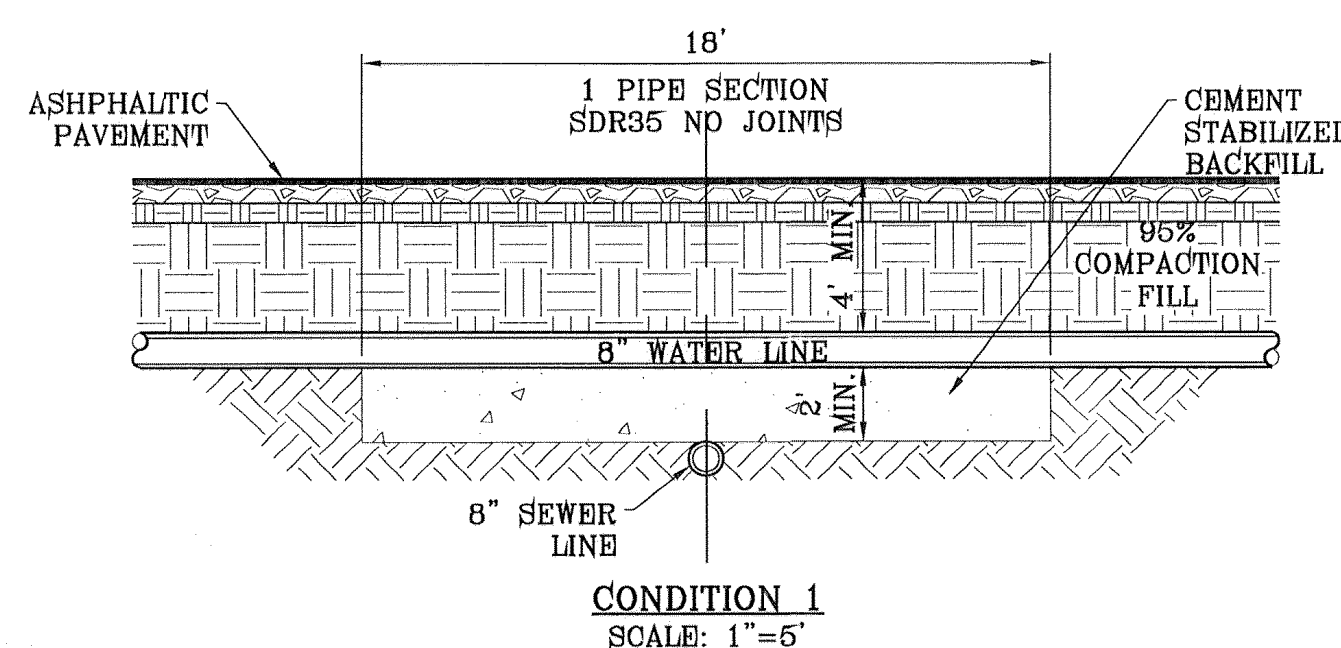
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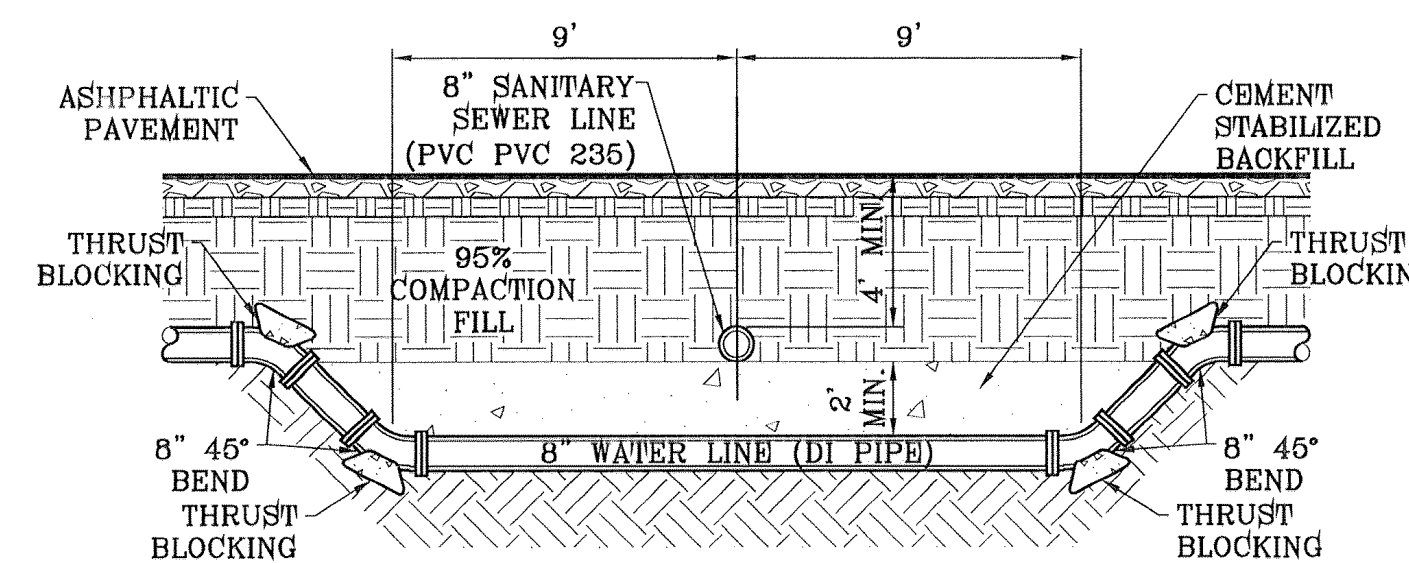
PIPE CONNECTION TO MANHOLE
N.T.S.
376

- GENERAL NOTES:**
1. MANHOLE CONNECTOR SHALL BE KOR-N-SEAL OR EQUAL MEETING THE REQUIREMENTS OF ASTM C-923. CONNECTOR SHALL BE FURNISHED BY CONTRACTOR.

- CONSTRUCTION KEY NOTES:**
- A. PRECAST MANHOLE BARREL.
 - B. FLEXIBLE CONNECTOR.
 - C. PIPE CLAMP SS 316.
 - D. APPROVED PIPE.
 - E. PRECAST MANHOLE BASE.
 - F. GROUT AS REQUIRED TO FORM SMOOTH CHANNEL TO MANHOLE INVERT.
 - G. PIPE OPENINGS/KNOCKOUTS AS REQUIRED TO FIT PIPE SIZE.
 - H. EXPANSION BAND SS 316.
 - I. FILL SPACE WITH GROUT.



CONDITION 1
SCALE: 1"=5'



CONDITION 2
SCALE: 1"=5'

CITY DEVELOPMENT DEPARTMENT
REVIEWED

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION
PERDIE HILLS BLVD. AND TIERRA SERENA RD.
ELEVATION: 3999.78 CITY DATUM
DATE
REVISIONS

PROJECT NAME
SOMBRAS DEL SOL UNIT SEVEN

BEING A PORTION OF TRACT 145, SECTION 45, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING 0.474 ACRES

SCALE
HORIZ: ---
VERT: ---
DATE: FEBRUARY 2014
DESIGN BY: P.C.
INITIATED BY: E.J.
CHECKED BY: F.C.
JOB NO.: 1113-28

ENGINEER'S SEAL
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO SITE 400
EL PASO, TEXAS 79936

CONDE INC.
SHEET TITLE

SEWER
DETAILS
SHT 19 OF 19

EL PASO WATER UTILITY
DETAILS NUMBERS:
180, 370-1, 376, 377, 378, 391

SOMBRAS DEL SOL UNIT SEVEN