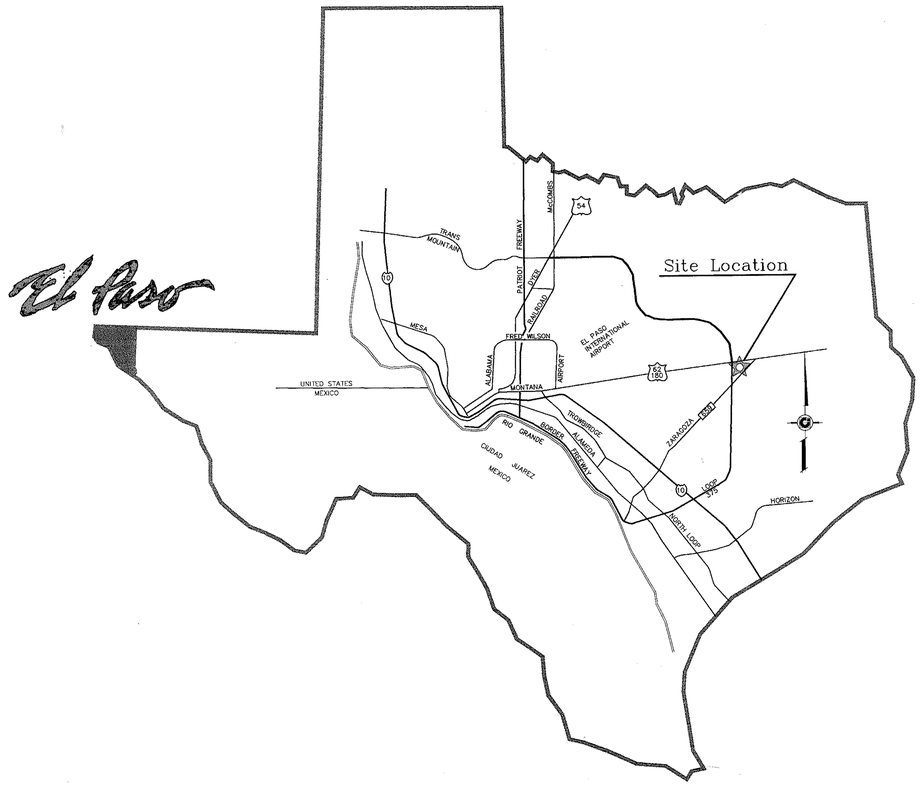
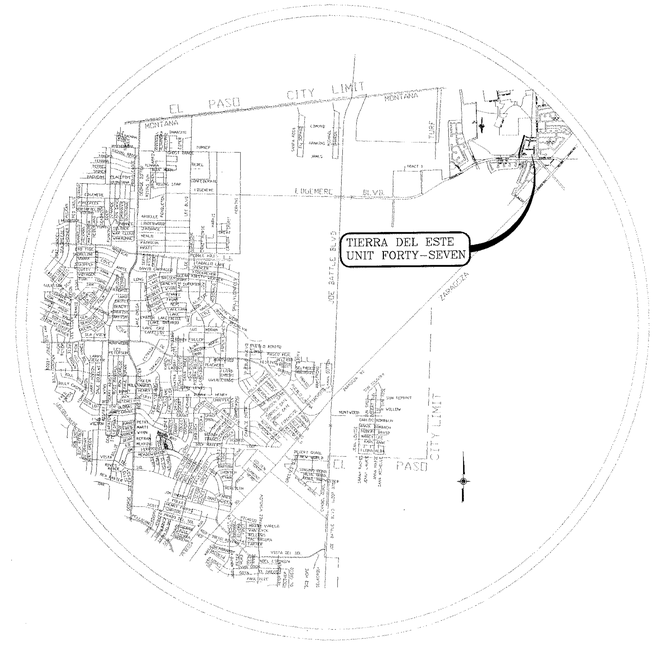
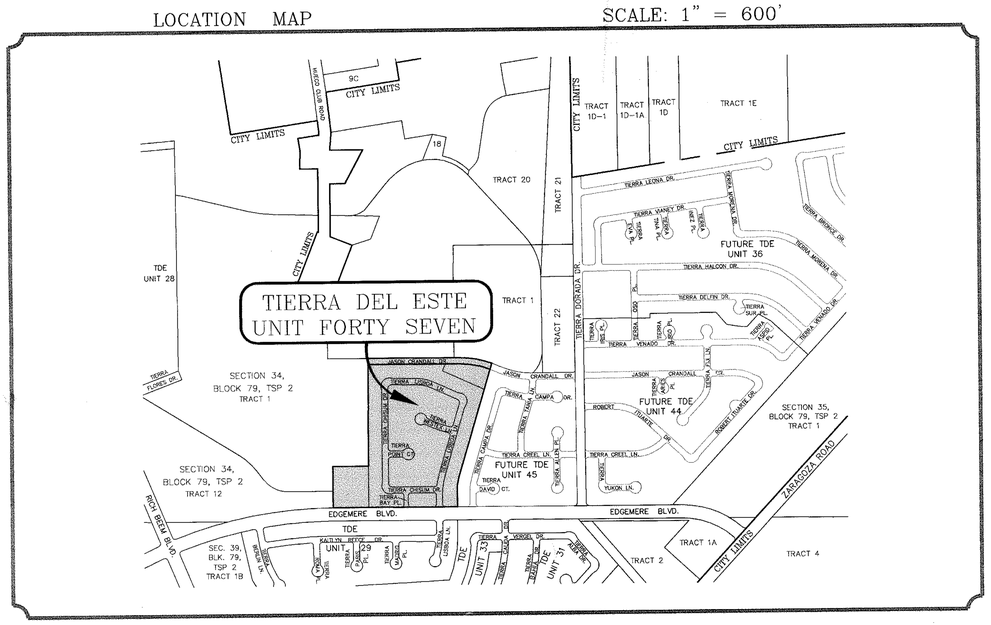




VICINITY MAP

EL PASO COUNTY

LOCATION MAP SCALE: 1" = 600'



STREET IMPROVEMENTS

I N D E X

TITLE	*SHEET No.*		
COVER SHEET	*1*	*OF*	*26*
PLAT	*2*	*OF*	*26*
GRADING PLAN	*3*	*OF*	*26*
GRADING SECTIONS	*4–5*	*OF*	*26*
DRAINAGE PLAN	*6*	*OF*	*26*
STORM WATER POLLUTION PREVENTION PLAN	*7–8*	*OF*	*26*
PLAN & PROFILE	*9–18*	*OF*	*26*
DRAINAGE STRUCTURES AND PROFILES	*19–20*	*OF*	*26*
POND SECTIONS AND CALCULATIONS	*21–22*	*OF*	*26*
STANDARD DETAILS	*23–25*	*OF*	*26*
ILLUMINATION PLAN AND DETAILS	*26*	*OF*	*26*

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY–SEVEN

BEING PORTION OF TRACTS 1, 23, AND 24, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 27.392 ACRES

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

CONDE INC.

COVER SHEET

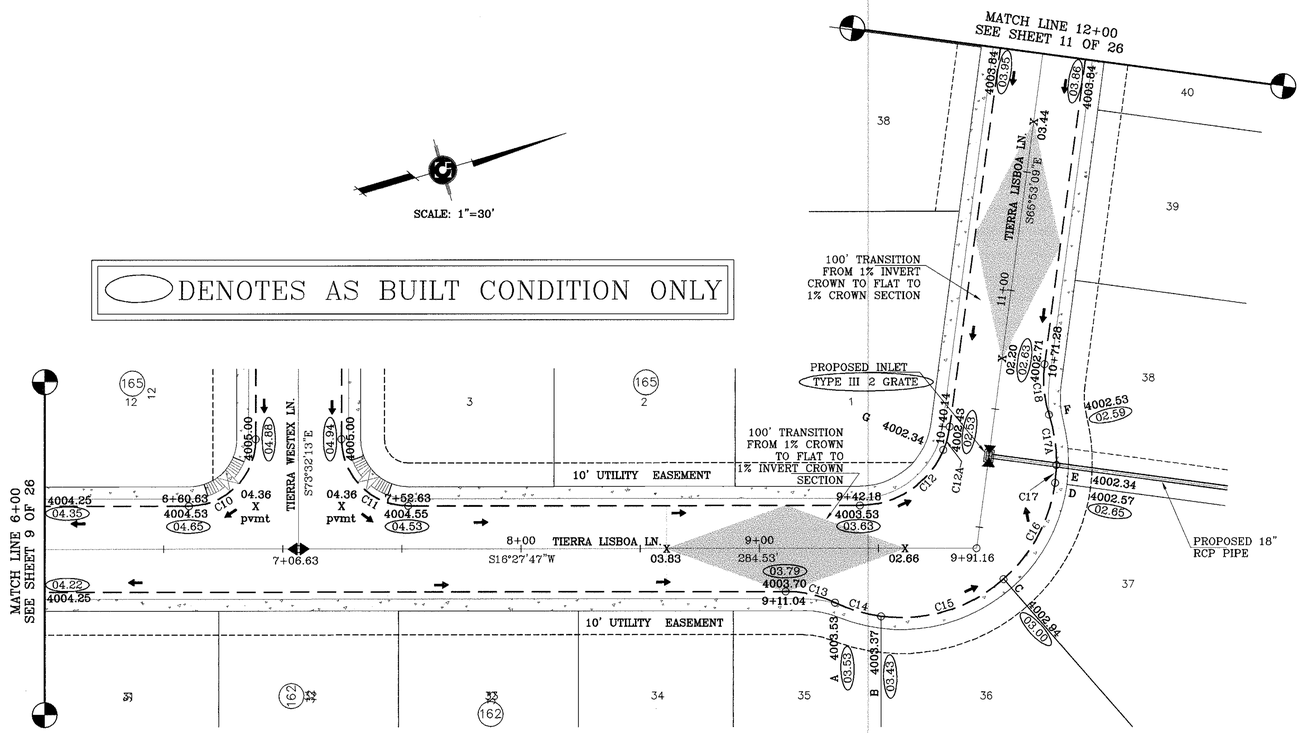
SHT 1 OF 26

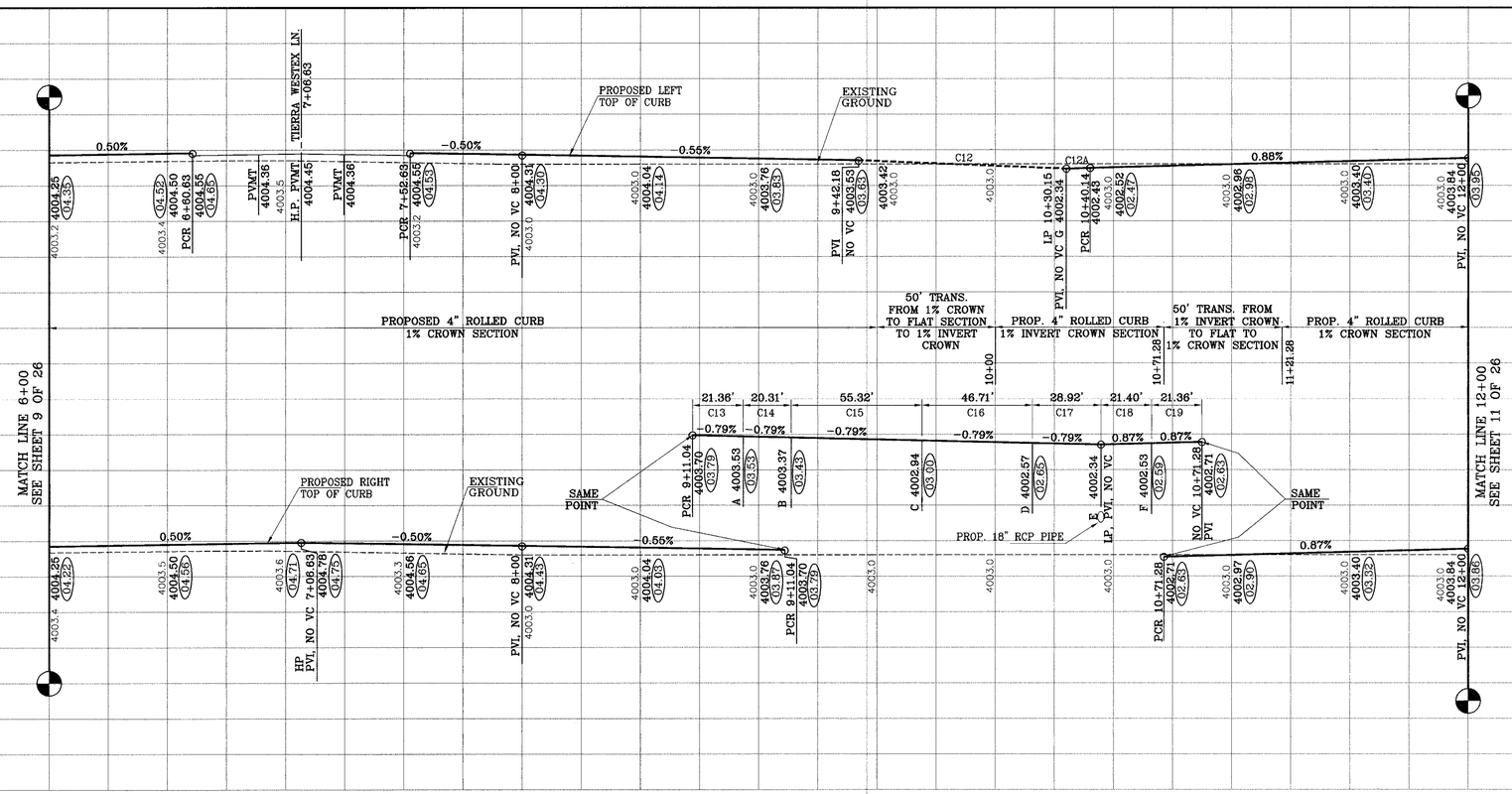
TIERRA DEL ESTE UNIT FORTY-SEVEN

600 760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-CVR.dwg, Model, 12/15/2006 10:54:13 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C10	28.00	43.98	28.00	39.60	N28°32'13"W	90°00'00"
C11	28.00	43.98	28.00	39.60	N61°27'47"E	90°00'00"
C12	38.00	44.50	25.20	42.00	N17°05'17"W	67°06'09"
C12A	38.00	10.11	5.09	10.08	N58°15'45"W	15°14'47"
C13	48.00	21.36	10.86	21.18	S29°12'31"W	25°29'27"
C14	65.00	20.31	10.24	20.22	N33°00'16"E	17°53'56"
C15	65.00	55.32	29.46	53.67	N00°19'41"W	48°45'59"
C16	65.00	46.71	24.42	45.71	N45°17'55"W	41°10'28"
C17	65.00	15.14	7.60	15.10	N72°33'25"W	13°20'33"
C64	65.00	21.40	10.80	21.31	N81°56'38"W	18°51'54"





BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

REVISIONS

DATE		BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.
10-16-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS.
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 27.392 ACRES

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

DATE: NOVEMEBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

SHEET TITLE

STREET PLAN-PROFILE

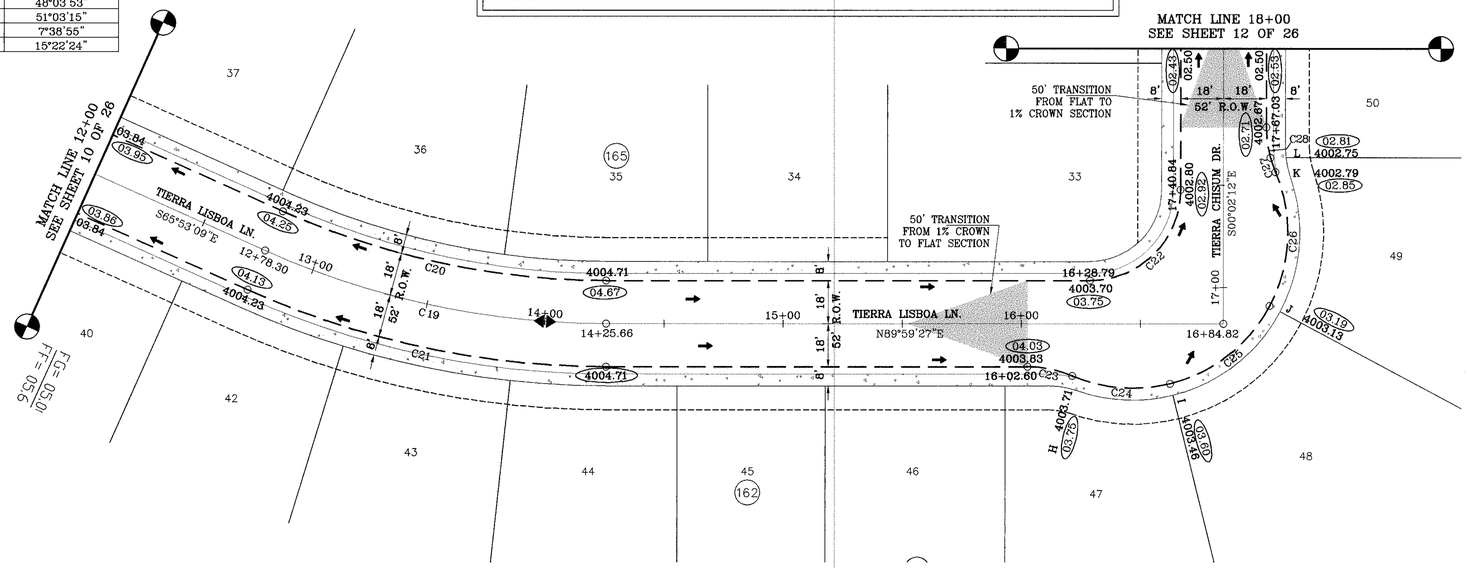
TIERRA LISBOA LANE

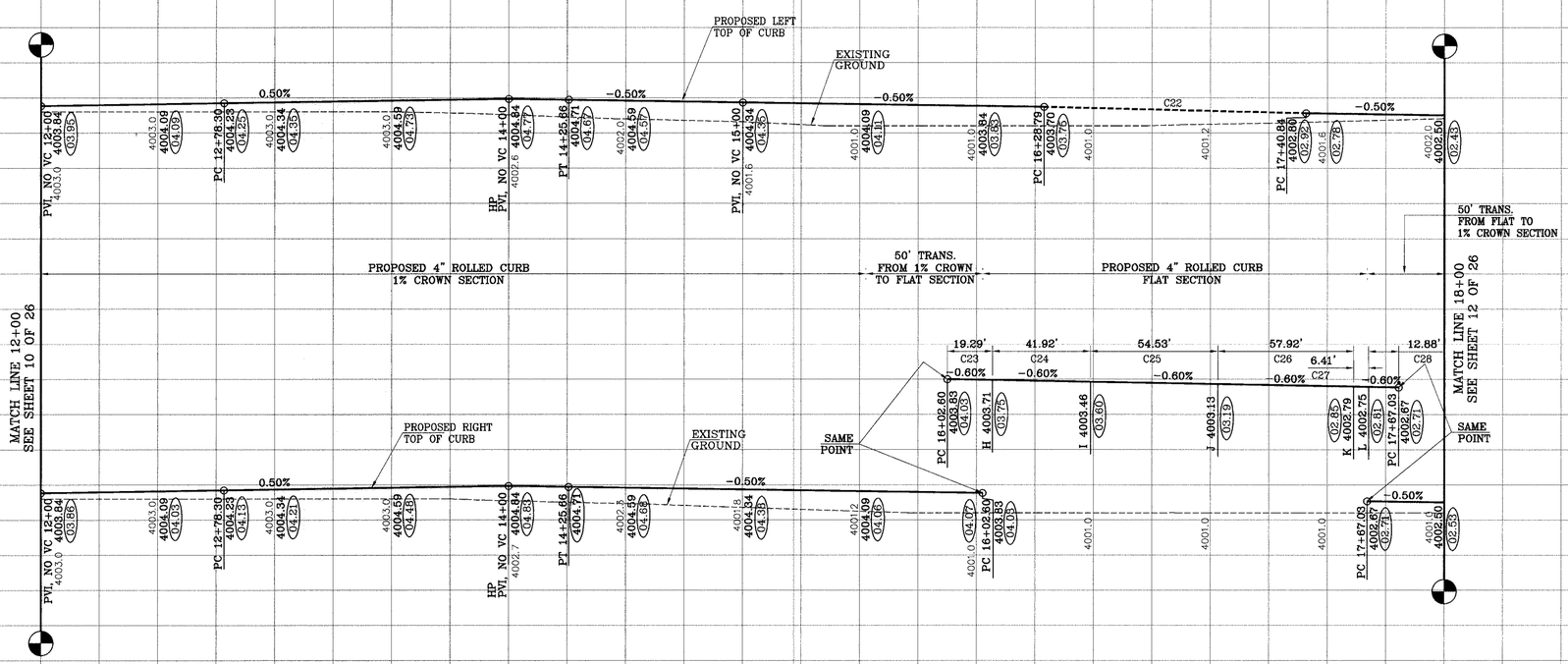
600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP1-TLTC.dwg, TLTC2, 12/15/2006 11:00:32 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C19	350.00	147.36	74.79	146.27	N77°56'50"W	24°07'24"
C20	332.00	139.78	70.94	138.75	N77°56'50"W	24°07'24"
C21	368.00	154.94	78.63	153.80	N77°56'50"W	24°07'24"
C22	38.00	59.71	38.02	53.75	S44°58'38"W	90°01'40"
C23	48.00	19.29	9.78	19.16	S78°29'53"E	23°01'20"
C24	65.00	41.92	21.72	41.20	N85°27'48"W	36°57'11"
C25	65.00	54.53	28.98	52.94	S52°01'40"W	48°03'53"
C26	65.00	57.92	31.04	56.02	S02°28'06"W	51°03'15"
C27	48.00	6.41	3.21	6.40	N19°14'04"W	7°38'55"
C28	48.00	12.88	6.48	12.84	N07°43'24"W	15°22'24"

DENOTES AS BUILT CONDITION ONLY





BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY
10-18-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1065-17

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
TIERRA LISBOA LANE
FROM STA. 12+00.00
TO STA. 16+95.00
TIERRA CHISUM DRIVE
FROM STA. 16+95.00
TO STA. 18+00.00

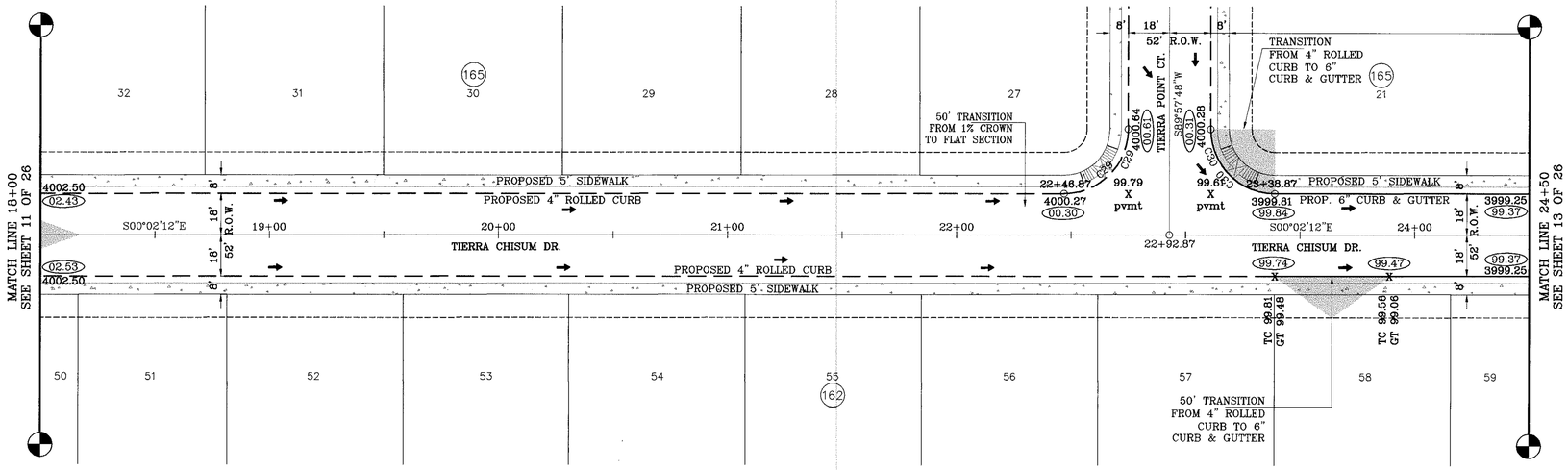
SHT 11 OF 26

600760

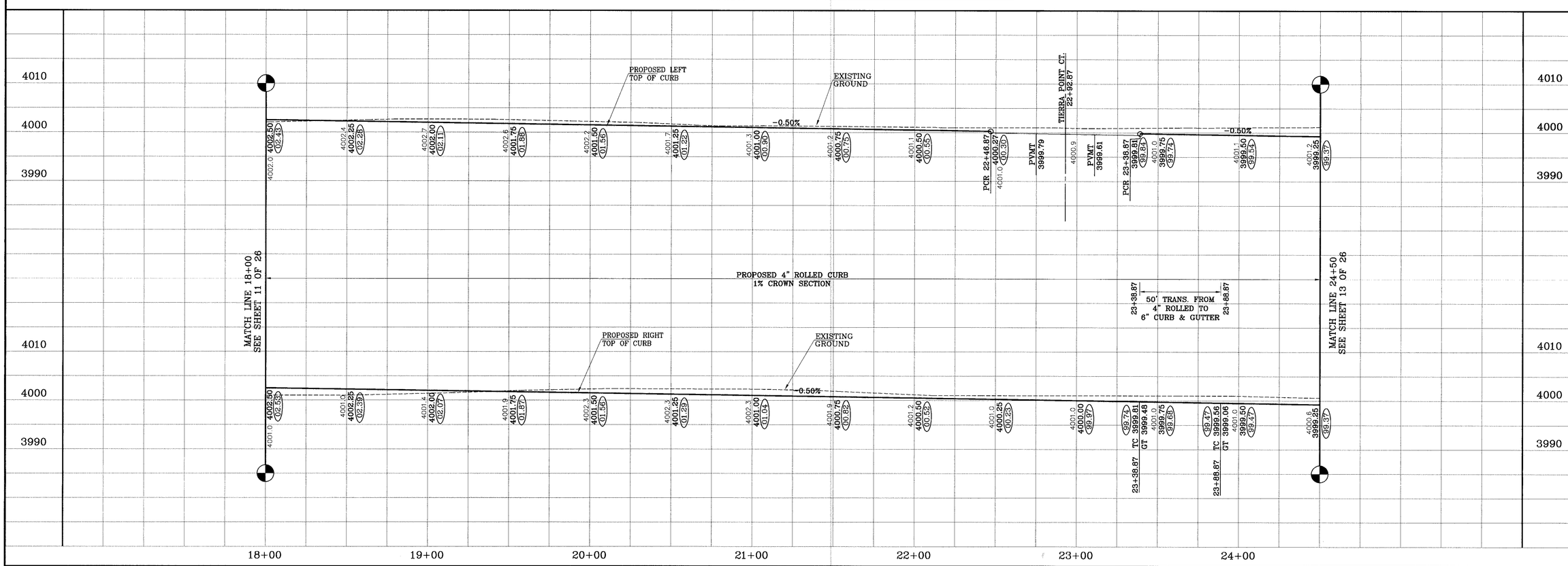
C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP1-TLTC.dwg, TLTC3, 12/15/2006 11:00:24 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C29	28.00	43.98	28.00	39.60	S45°02'12"E	90°00'00"
C30	28.00	43.98	28.00	39.60	S44°57'48"W	90°00'00"

SCALE: 1"=30'



DENOTES AS BUILT CONDITION ONLY



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION 4002.87 ..... CITY DATUM

DATE	REVISION	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
12-28-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

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

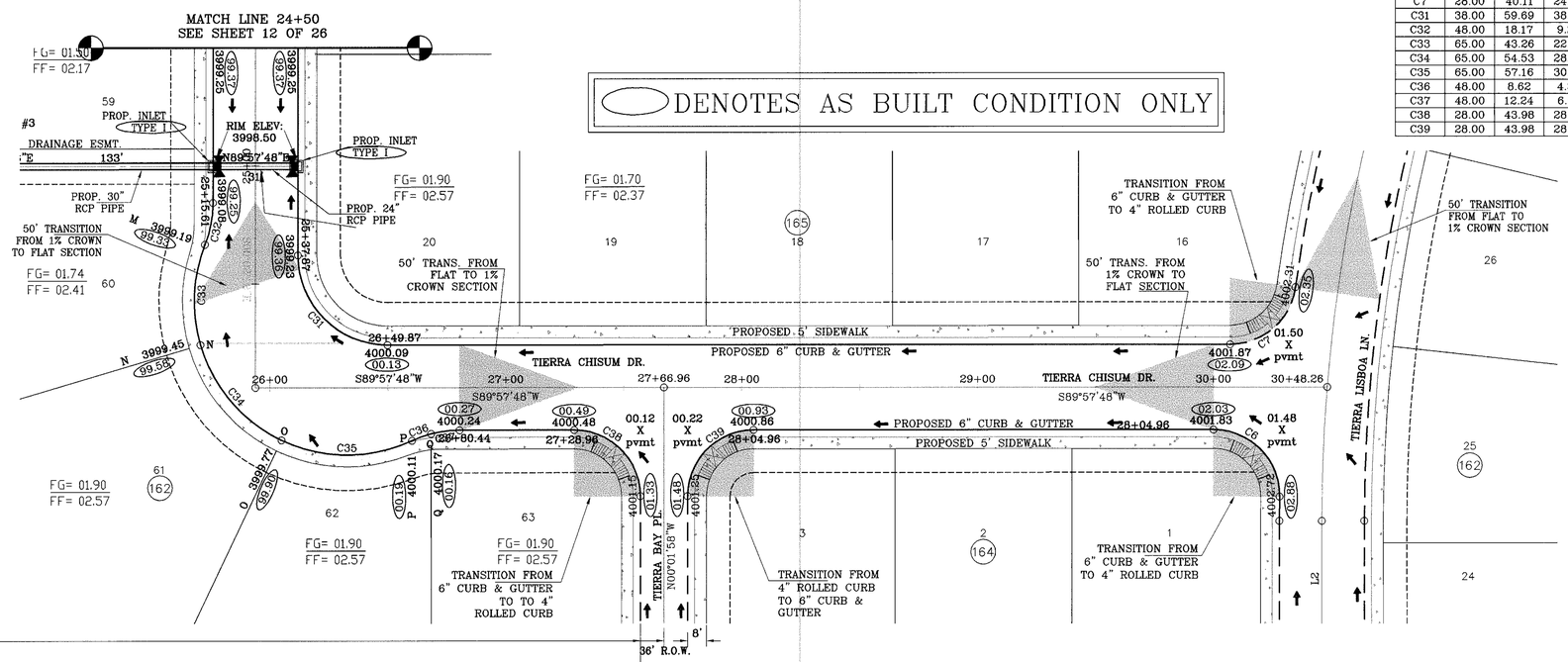
TIERRA CHISUM DRIVE

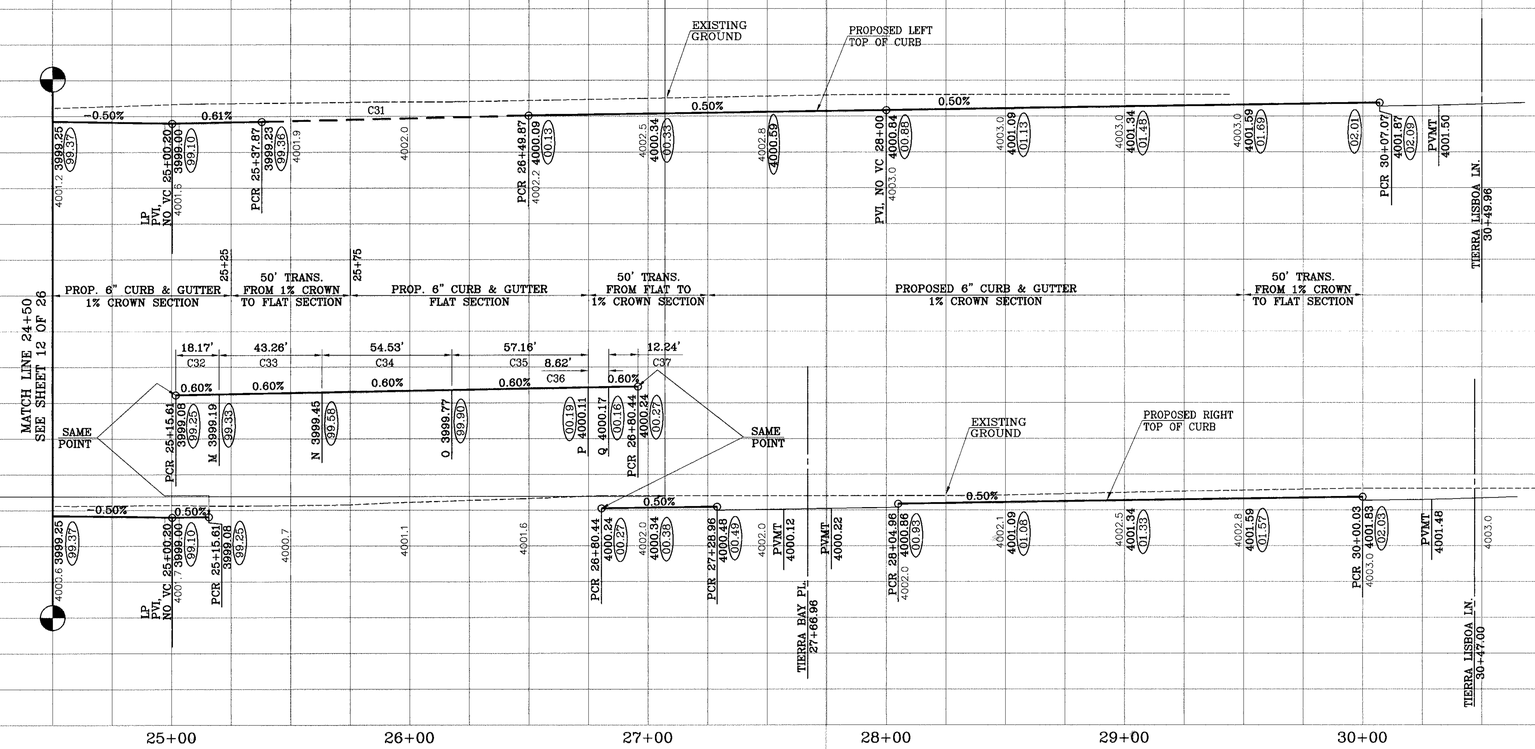
600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP1-TLTC.dwg, TLTC4, 12/15/2006 11:00:16 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C6	28.00	44.39	28.41	39.88	N44°37'26"W	90°49'32"
C7	28.00	40.11	24.38	36.77	N48°55'18"E	82°05'00"
C31	38.00	59.69	38.00	53.74	S45°02'12"E	90°00'00"
C32	48.00	18.17	9.20	18.06	N10°48'28"E	21°41'20"
C33	65.00	43.26	22.47	42.47	S02°35'08"W	38°08'01"
C34	65.00	54.53	28.98	52.94	S40°30'49"E	48°03'53"
C35	65.00	57.16	30.58	55.34	S89°44'20"E	50°23'08"
C36	48.00	8.62	4.32	8.60	S70°12'36"W	10°17'00"
C37	48.00	12.24	6.15	12.21	S82°39'27"W	14°36'42"
C38	28.00	43.98	28.00	39.60	N45°02'05"W	90°00'14"
C39	28.00	43.98	28.00	39.60	S44°57'55"W	89°59'46"

LINE TABLE		
LINE	LENGTH	BEARING
L2	89.30	S00°01'58"E





CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ROCKER RD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87 ..... CITY DATUM

BENCHMARKS

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.
10-18-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

SHEET TITLE
STREET
PLAN-PROFILE

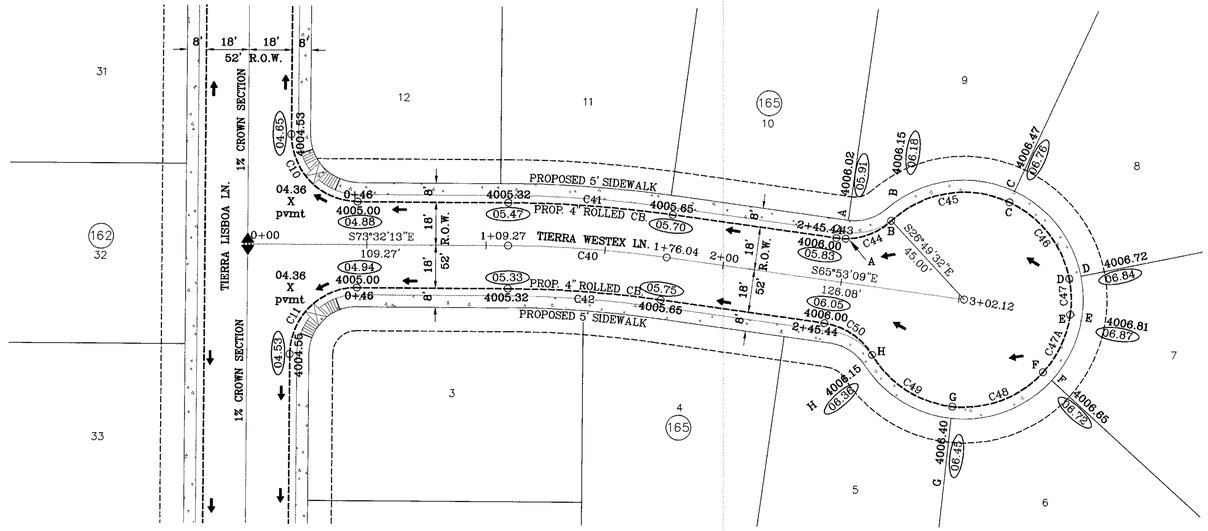
TIERRA CHISUM DRIVE

SHT 13 OF 26

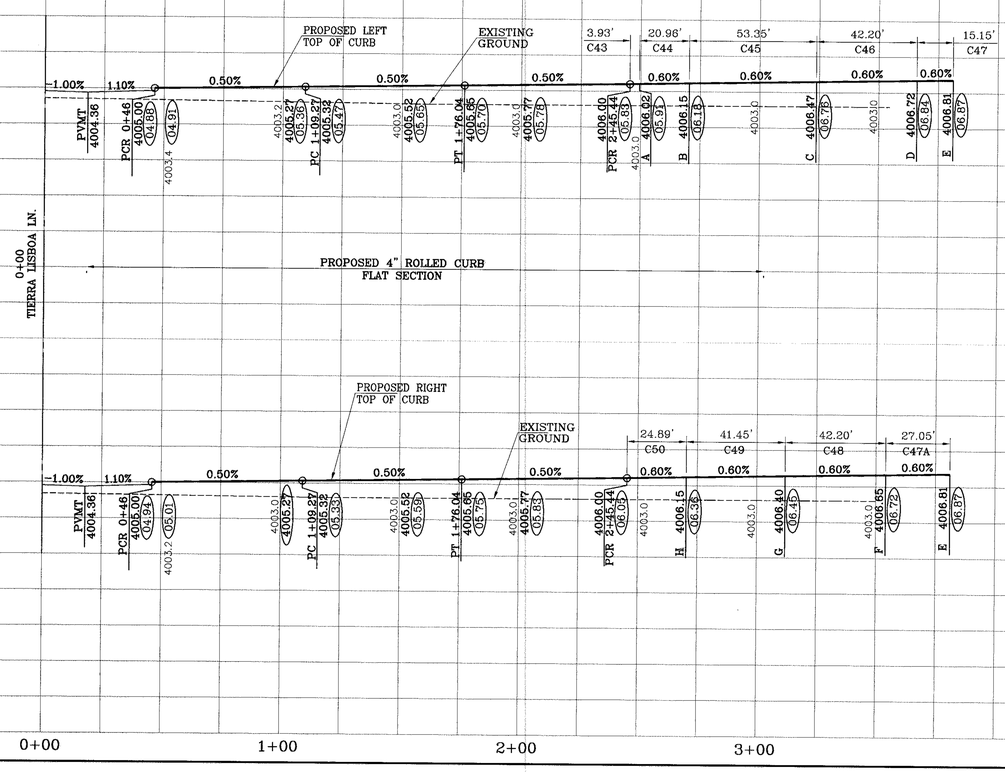
600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP1-TLTC.dwg, TLTC5, 12/15/2006 11:00:09 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C10	28.00	43.98	28.00	39.60	N28°32'13"W	90°00'00"
C11	28.00	43.98	28.00	39.60	N61°27'47"E	90°00'00"
C40	500.00	66.77	33.43	66.72	S69°42'41"E	7°39'04"
C41	518.00	69.17	34.64	69.12	S69°42'41"E	7°39'04"
C42	482.00	64.37	32.23	64.32	S69°42'41"E	7°39'04"
C43	28.00	3.93	1.97	3.93	N69°54'34"W	8°02'50"
C44	28.00	20.96	11.00	20.48	S84°37'15"W	42°53'33"
C45	45.00	53.35	30.31	50.28	S82°51'43"E	67°55'38"
C46	45.00	42.20	22.79	40.67	S22°02'07"E	53°43'34"
C47	45.00	15.15	7.65	15.08	S14°28'16"W	19°17'11"
C47A	45.00	27.05	13.95	26.64	S41°20'03"W	34°26'23"
C48	45.00	42.20	22.79	40.67	S85°25'02"W	53°43'34"
C49	45.00	41.45	22.33	40.00	N41°19'58"W	52°46'25"
C50	28.00	24.89	13.34	24.08	S40°24'57"E	50°56'23"



SCALE: 1"=30'



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ROMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.97'.....CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments	E.F.G.
10-18-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 27.392 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

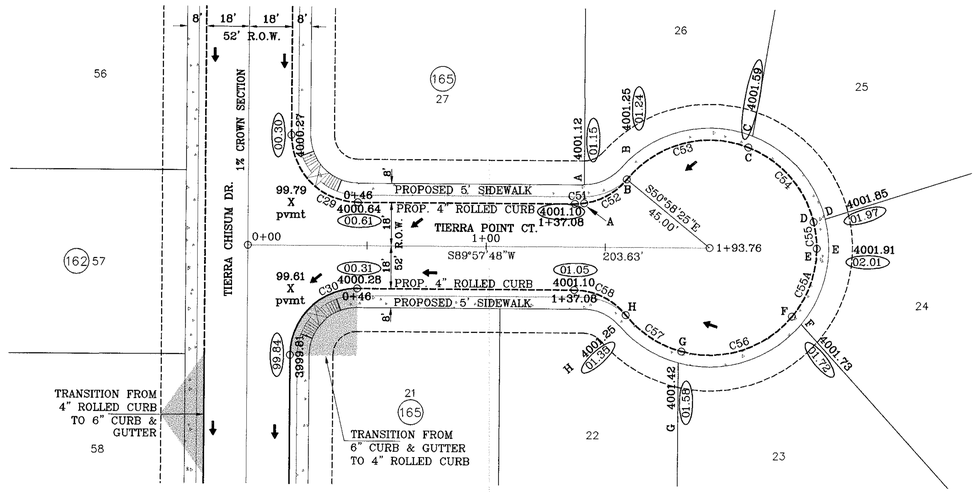
SHEET TITLE
STREET PLAN-PROFILE

TIERRA WESTEX LANE

600 760

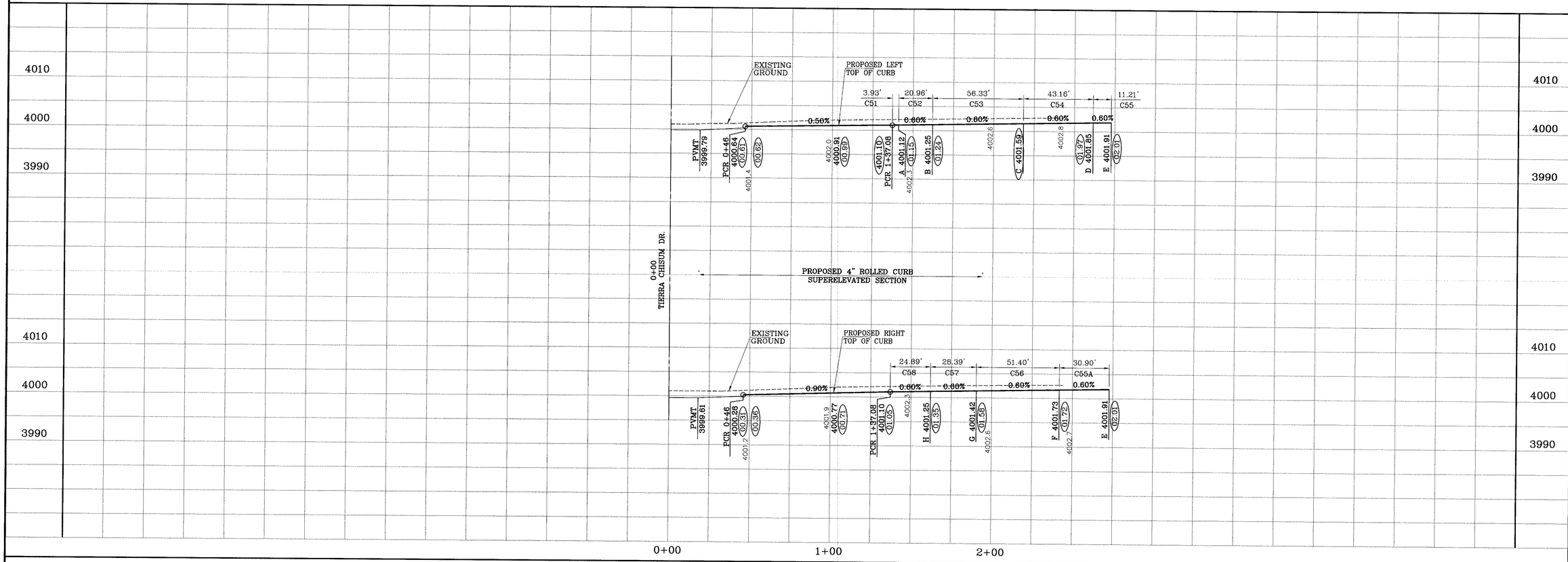
C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP2-TW.dwg, TW1, 12/15/2006 11:05:28 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C29	28.00	43.98	28.00	39.60	S45°02'12"E	90°00'00"
C30	28.00	43.98	28.00	39.60	S44°57'48"W	90°00'00"
C51	28.00	3.93	1.97	3.93	N85°56'23"E	8°02'50"
C52	28.00	20.96	11.00	20.48	N60°28'11"E	42°53'33"
C53	45.00	56.33	32.53	52.72	S74°53'01"W	71°43'12"
C54	45.00	43.16	23.40	41.52	N41°46'50"W	54°57'06"
C55	45.00	11.21	5.63	11.18	N07°10'14"W	14°16'05"
C55A	45.00	30.90	16.09	30.30	N19°38'07"E	39°20'37"
C56	45.00	51.40	28.92	48.65	N72°01'48"E	65°26'46"
C57	45.00	28.39	14.69	27.92	S57°10'19"E	36°09'00"
C58	28.00	24.89	13.34	24.08	N64°34'00"W	50°56'23"



SCALE: 1"=30'

DENOTES AS BUILT CONDITION ONLY



BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
03-21-2006	Centerline station correction for Tierra Point Ct. cul-de-sac	E.F.G.
10-18-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

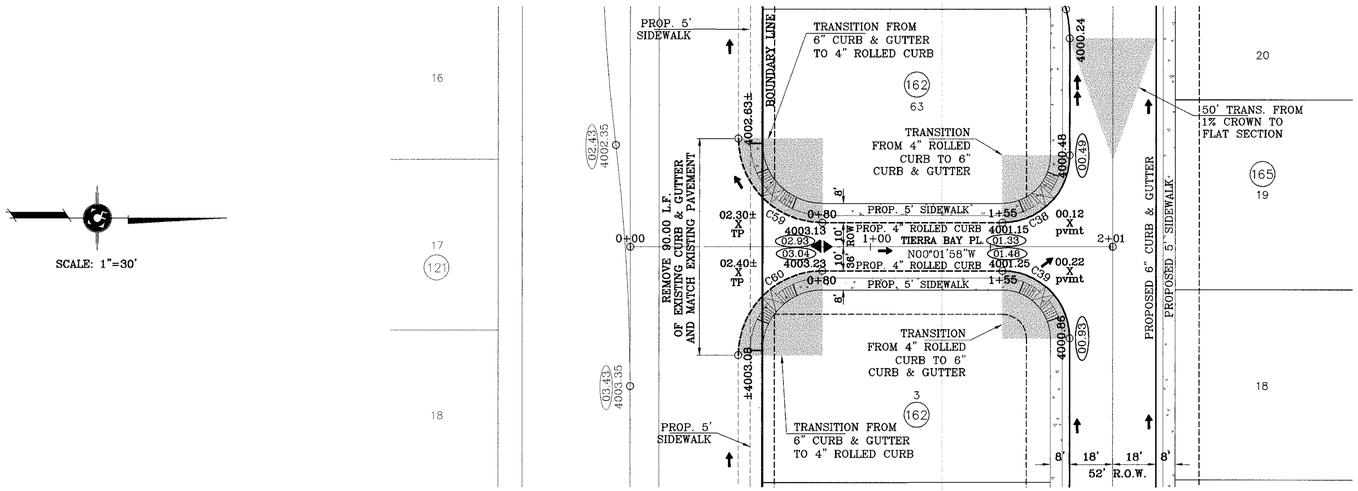
SHEET TITLE
STREET
PLAN-PROFILE

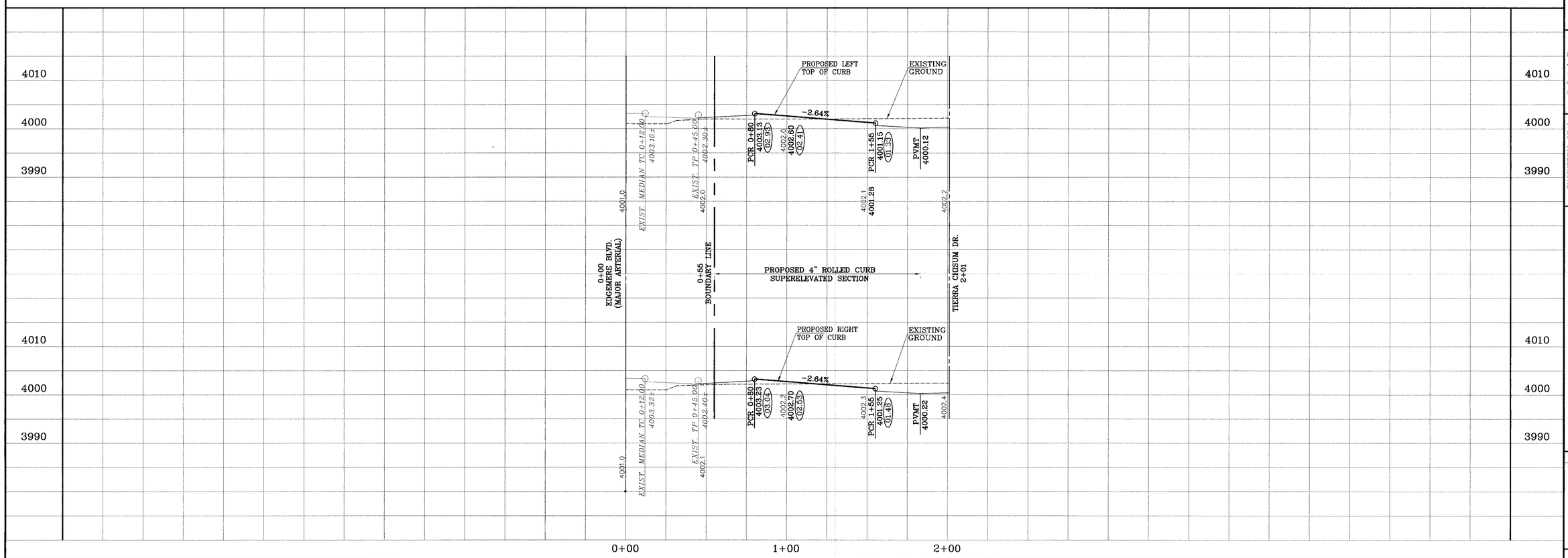
TIERRA POINT CT.

600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP3-TP.dwg, TP1, 12/15/2006 11:07:13 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C38	28.00	43.98	28.00	39.60	N45°02'05"W	90°00'14"
C39	28.00	43.98	28.00	39.60	S44°57'55"W	89°59'46"
C59	35.00	54.98	35.00	49.50	N44°57'55"E	89°59'46"
C60	35.00	54.98	35.00	49.50	S45°02'05"E	90°00'14"





BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87 ..... CITY DATUM

REVISIONS	BY
02-13-2006 City redlines as per 02-01-2006	E.F.G.
05-22-2006 Foster Schwartz redline comments.	E.F.G.
10-18-2006 AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

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

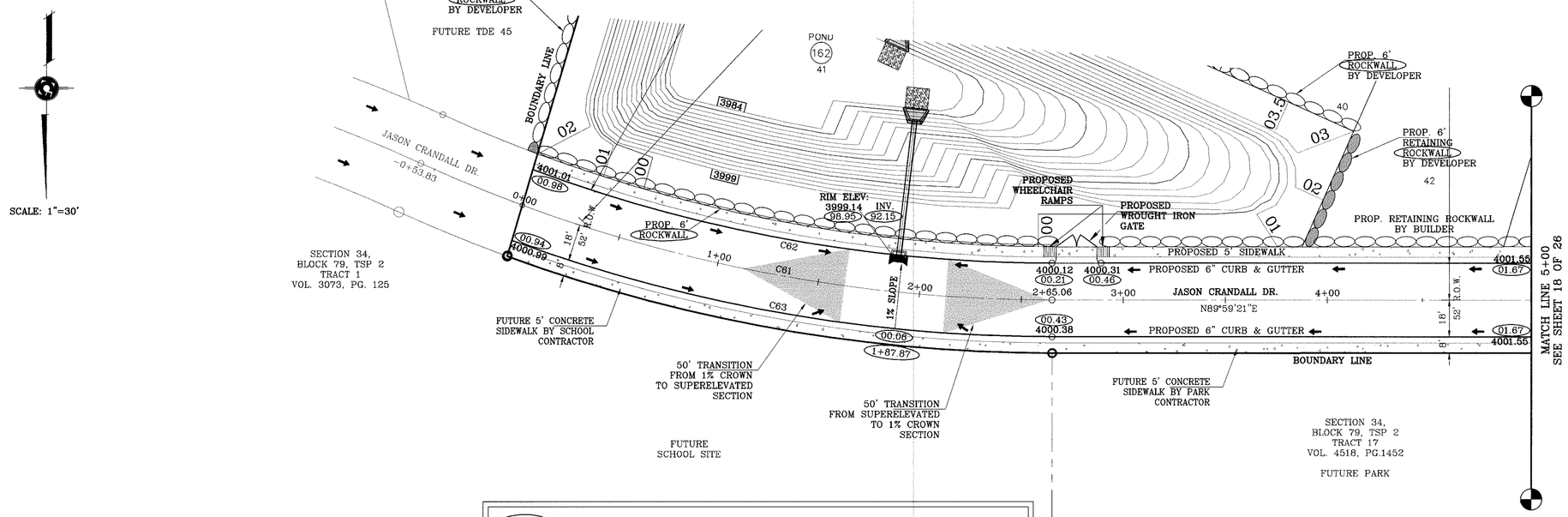
TIERRA BAY PLACE

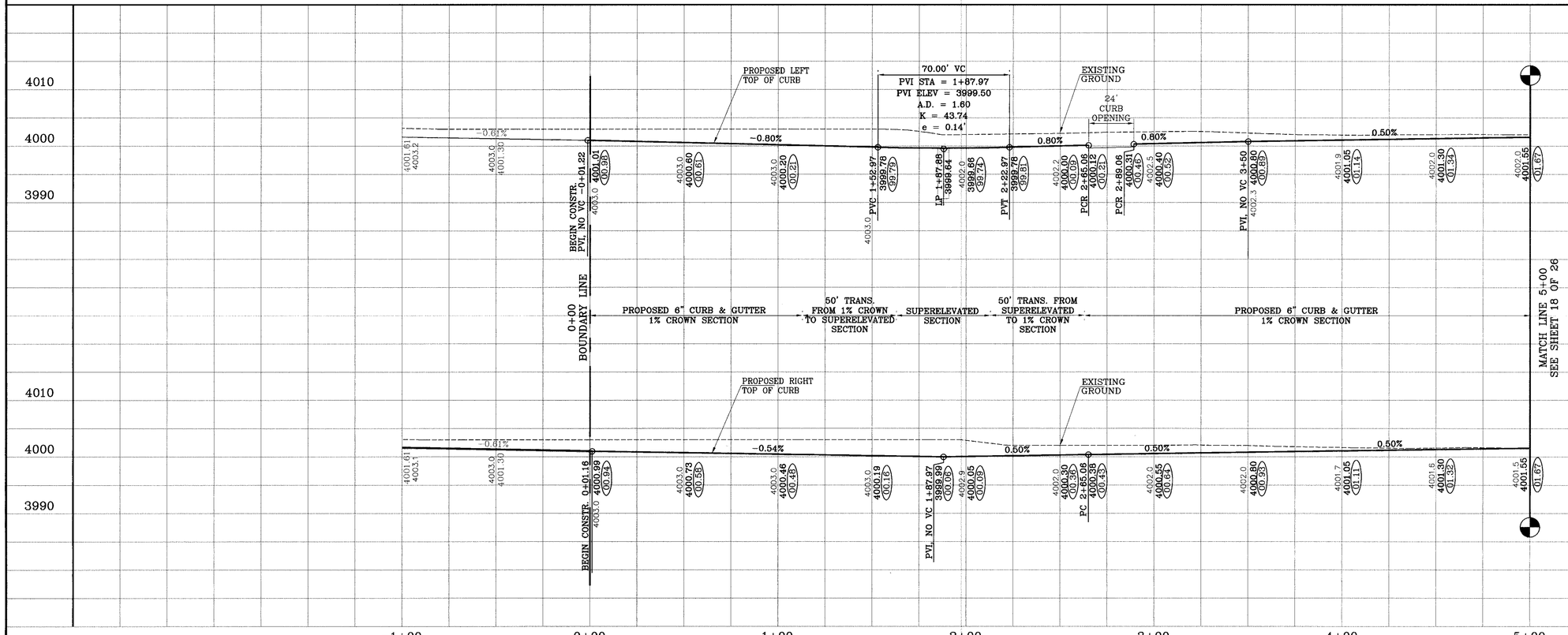
SHT 16 OF 26

600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP4-TB.dwg, TB1, 12/15/2006 11:09:00 AM

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C61	750.00	265.06	133.93	263.69	N79°53'10"W	20°14'58"
C62	732.00	259.89	131.33	258.53	N79°50'23"W	20°20'33"
C63	768.00	270.24	136.53	268.85	N79°55'50"W	20°09'39"





TIERRA DEL ESTE UNIT FORTY SEVEN

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISION	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.
10-18-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: R.E.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

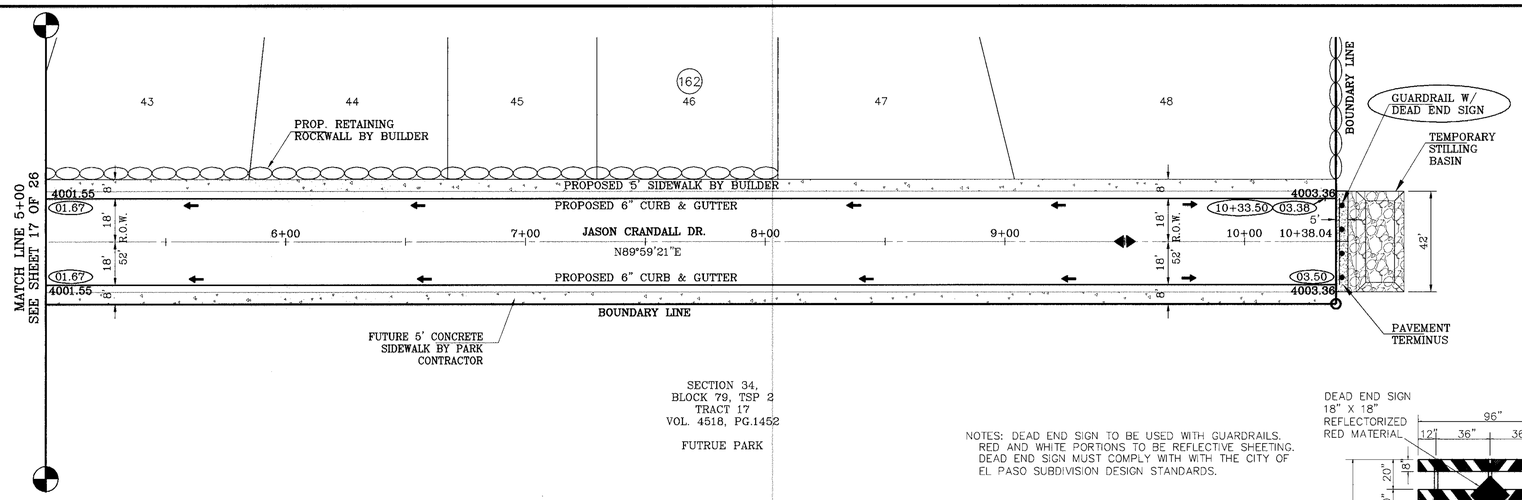
SHEET TITLE

STREET PLAN-PROFILE

JASON CRANDALL DR.

600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP5-JC.dwg, JC1, 12/15/2006 11:11:07 AM



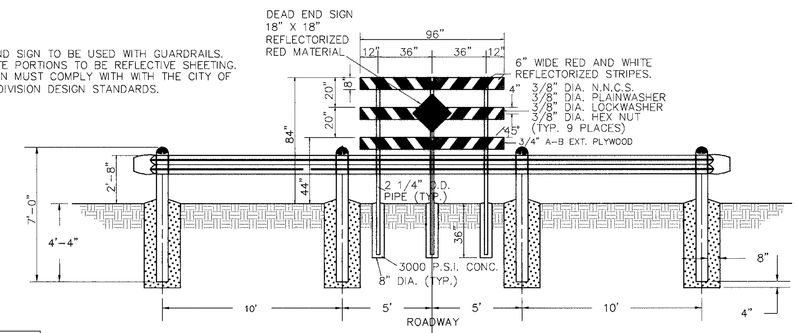
SEE SHEET 4 OF 26 FOR TEMPORARY STILLING BASIN DETAILS

SCALE: 1"=30'

SECTION 34,
BLOCK 79, TSP 2
TRACT 17
VOL. 4518, PG.1452

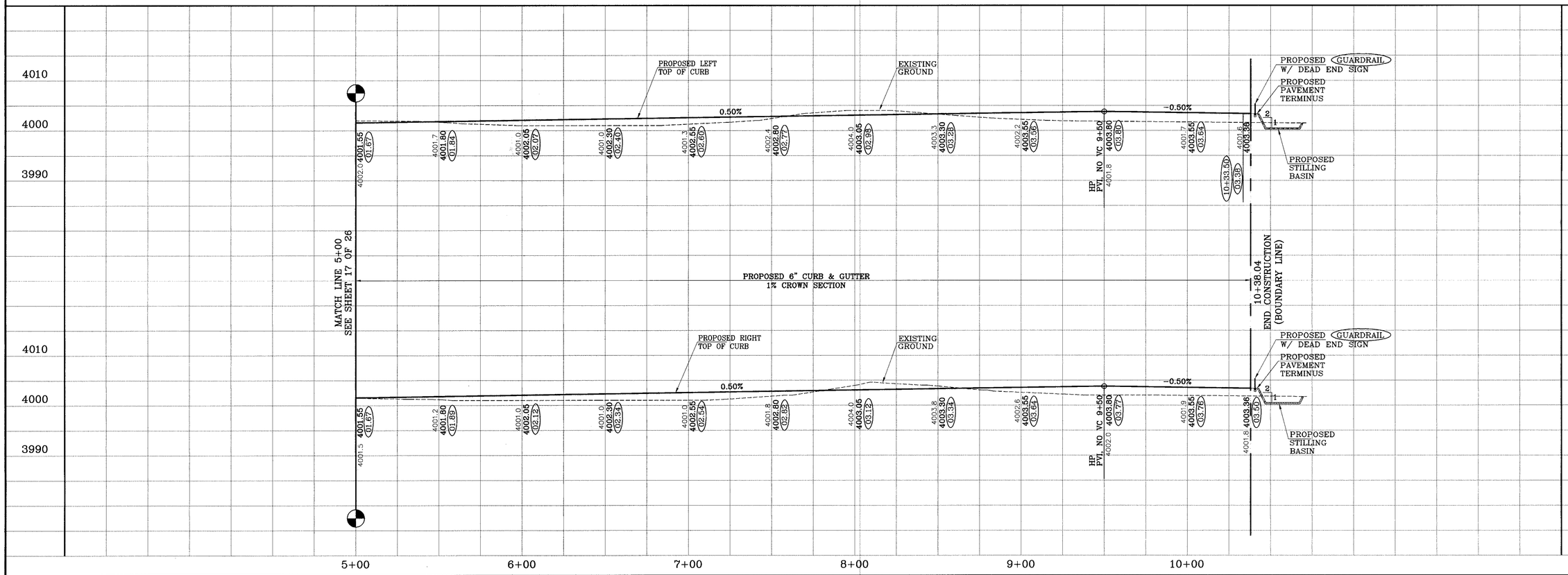
FUTRUE PARK

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



GUARD RAIL DETAIL
SCALE : 1" = 4'

DENOTES AS BUILT CONDITION ONLY



BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.
10-18-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

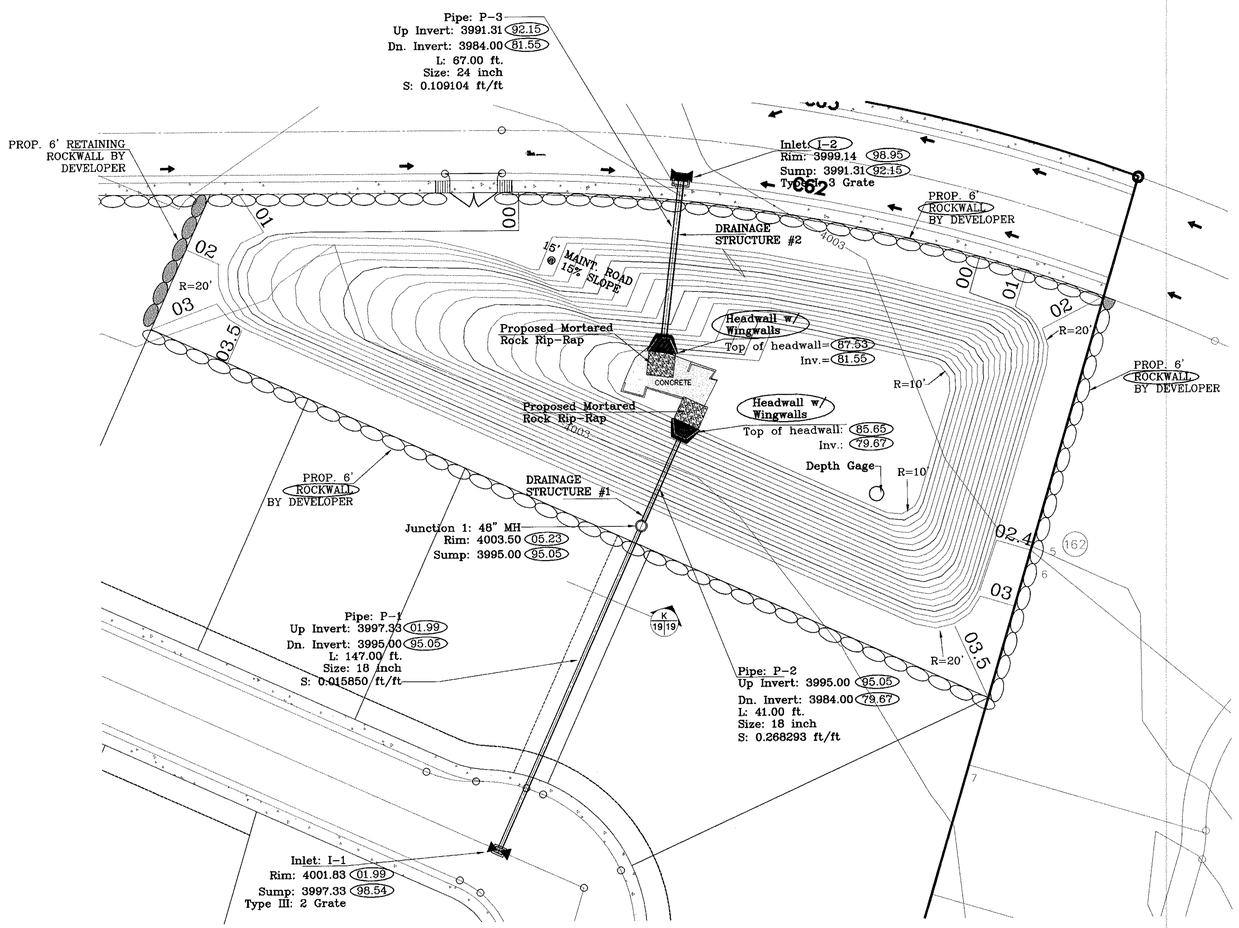
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

SHEET TITLE
STREET
PLAN-PROFILE

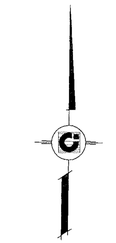
JASON CRANDALL DR.

600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP5-JC.dwg, JC2, 12/15/2006 11:12:06 AM



PLAN & PROFILE VIEW
DRAINAGE STRUCTURES #1 & #2



SCALE: 1"=30'

R.C.P. PIPE DATA

Pipe	Section Size (in)	Length (ft)	Constructed slope (ft/ft)	Discharge (cfs)	Capacity (cfs)	Average vel (fps)	Downstream ground	Downstream HGL	Downstream invert	Upstream HGL	Upstream ground	Upstream invert
P-1	18	147.00	0.015850	9.90	13.22	6.03	4003.50	3996.81	3995.00	3998.54	4001.83	3997.33
P-2	18	41.00	0.268293	9.90	54.41	6.03	4003.50	3996.00	3984.00	3996.21	4003.50	3995.00
P-3	24	67.00	0.109104	27.52	74.72	8.76	4000.00	3996.00	3984.00	3996.99	3999.14	3991.31

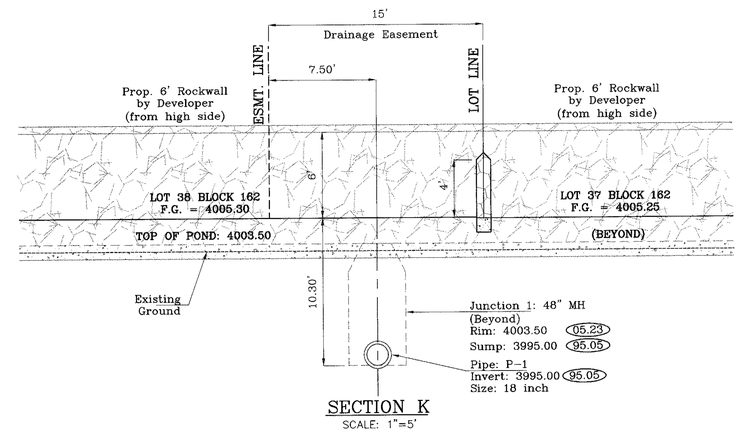
INLET DATA

INLET No.	TYPE	No. GRATES	Qd	Qc
			cfs	cfs
I-1	III	2	9.90	15.60
I-2	I	3	27.52	32.76

FOR STRUCTURE DETAILS SEE SHEET 20 OF 26

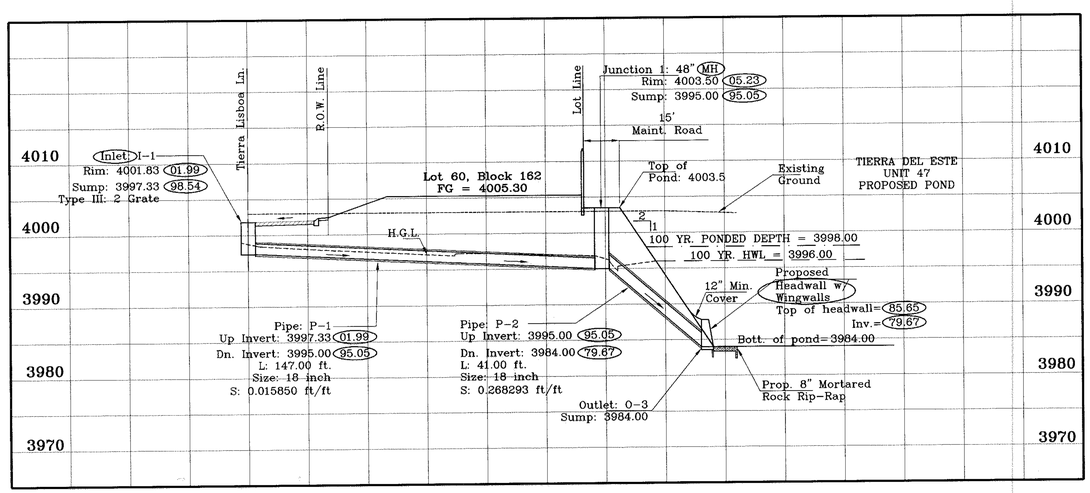
LEGEND

- Proposed 6' Rockwall by Developer
- Proposed Retaining Rockwall by Developer

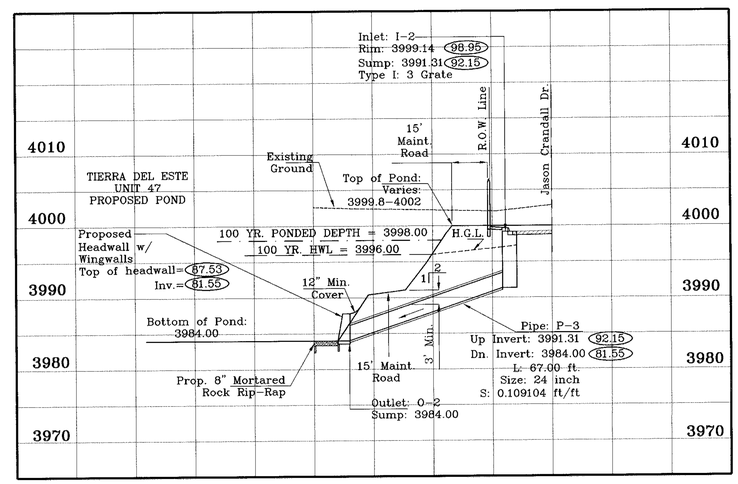


SECTION K
SCALE: 1"=5'

DENOTES AS BUILT CONDITION ONLY



STRUCTURE #1



STRUCTURE #2

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....NGVD DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 2-1-2006	E.F.G.
03-21-2006	City redlines as per 3-2-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.
10-18-2006	AS BUILTS	I.V.
07-06-2007	AS BUILTS	F.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1095-17

ENGINEER'S SEAL

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

SHEET TITLE

DRAINAGE STRUCTURES AND PROFILES

DRAIN. STRUC. #1 & #2

600760

F:\LUIS-II\TDE 47 (As Built)\dwg\TDE47-STR1-2.dwg, 7/9/2007 2:52:29 PM, 750C.pc3

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING PORTION OF TRACTS 1, 23, AND 24, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 27.392 ACRES

Tierra Del Este Unit 47 Notes:

Tierra Del Este Subdivision Unit 47 is subject to the Annexation Agreement entered into by Ranchos Real IV LTD 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) 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.

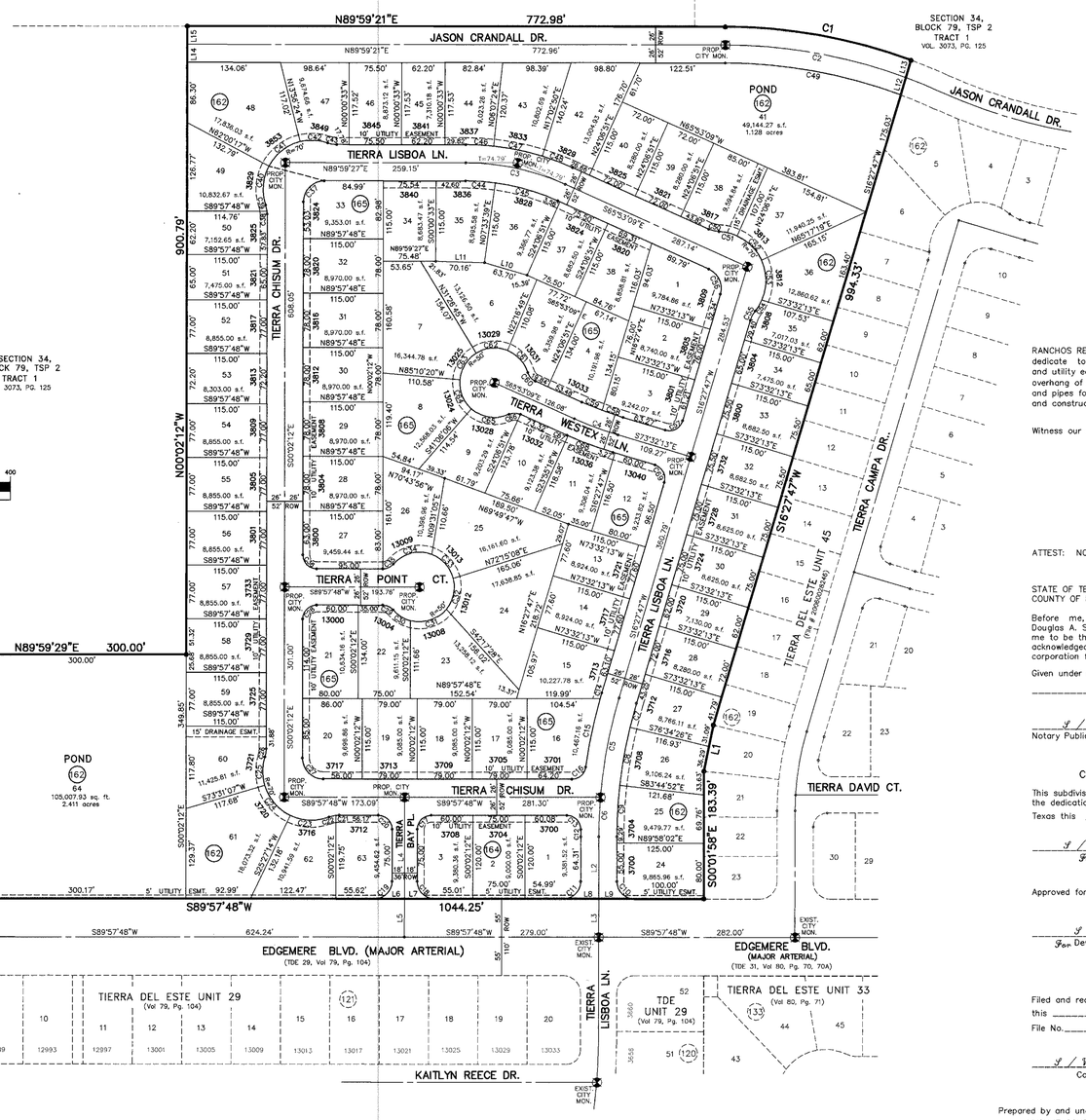
Meter Size	Water ($)	Wastewater ($)
5/8" x 3/4"	621	110
1"	1,553	275
1 1/2"	3,105	550
2"	4,968	880
3"	9,936	1,760
4"	15,525	2,750
6"	31,050	5,500
8"	57,753	10,230
10"	82,593	14,630

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	776.00	272.54	137.69	271.14	S79°56'58"E	20°07'22"
C2	750.00	265.06	133.93	263.69	N79°53'10"W	20°14'58"
C3	350.00	147.36	74.79	146.27	N77°56'51"W	24°07'24"
C4	500.00	66.77	33.43	66.72	S69°42'41"E	7°39'04"
C5	700.00	144.77	72.65	144.52	S10°32'17"W	11°51'00"
C6	700.00	56.76	28.40	56.74	S02°17'25"W	4°38'45"
C7	674.00	35.73	17.87	35.72	S14°56'41"W	3°02'13"
C8	674.00	84.39	42.25	84.34	S09°50'21"W	7°10'26"
C9	674.00	73.93	37.00	73.89	S03°06'35"W	6°17'05"
C10	25.00	39.27	25.00	35.36	S45°02'05"E	90°00'14"
C11	25.00	39.27	25.00	35.35	N44°57'55"E	89°59'46"
C12	726.00	10.41	5.20	10.41	S00°22'41"W	0°49'17"
C13	20.00	31.70	20.29	28.49	N44°37'26"W	90°49'32"
C14	726.00	8.79	4.40	8.79	S16°06'58"W	0°41'38"
C15	726.00	99.97	50.06	99.89	S11°49'28"W	7°53'22"
C16	20.00	28.65	17.41	26.26	N48°55'18"E	82°05'00"
C17	20.00	31.41	20.00	28.28	S44°57'55"W	89°59'46"
C18	25.00	39.27	25.00	35.36	S45°02'05"E	90°00'14"
C19	25.00	39.27	25.00	35.35	N44°57'55"E	89°59'46"
C20	20.00	31.42	20.00	28.29	N45°02'05"W	90°00'14"
C21	40.00	4.47	2.24	4.47	S86°45'39"W	6°24'18"
C22	40.00	10.38	5.22	10.36	S76°07'15"W	14°52'30"
C23	70.00	57.14	30.27	55.57	S87°55'53"E	46°46'14"
C24	70.00	58.72	31.21	57.02	S40°30'50"E	48°03'53"
C25	70.00	41.28	21.26	40.68	S00°24'42"W	33°47'10"
C26	40.00	12.11	6.10	12.06	N08°38'02"E	17°20'29"
C27	30.00	47.12	30.00	42.43	S45°02'12"E	90°00'00"
C28	20.00	31.42	20.00	28.28	S44°57'48"W	90°00'00"
C29	20.00	17.08	9.10	16.56	N65°34'40"W	48°55'04"
C30	50.00	29.78	15.35	29.34	S58°10'59"E	34°07'41"
C31	50.00	57.11	32.13	54.06	N72°01'48"E	65°26'46"
C32	50.00	46.78	25.26	45.10	N12°30'04"E	53°36'42"
C33	50.00	47.95	26.00	46.14	N41°46'50"W	54°57'06"
C34	50.00	60.82	34.81	57.14	S75°53'41"W	69°41'53"
C35	20.00	17.08	9.10	16.56	N65°30'16"E	48°55'04"
C36	20.00	31.42	20.00	28.28	S45°02'12"E	90°00'00"
C37	30.00	47.14	30.01	42.44	S44°58'38"W	90°01'40"
C38	40.00	4.37	2.19	4.37	N03°10'10"W	6°15'56"
C39	40.00	8.90	4.47	8.88	N12°40'30"W	12°44'45"
C40	70.00	57.47	30.47	55.87	S04°28'25"W	47°02'35"
C41	70.00	58.72	31.21	57.02	S52°01'39"W	48°03'53"
C42	70.00	40.25	20.70	39.69	N87°28'08"W	32°56'32"
C43	40.00	13.27	6.70	13.21	S80°30'12"E	19°00'41"
C44	324.00	42.81	21.43	42.78	N86°13'27"W	7°34'12"
C45	324.00	93.61	47.13	93.28	N74°09'45"W	16°33'12"
C46	376.00	40.24	20.14	40.22	N86°56'34"W	6°07'57"
C47	376.00	71.69	35.95	71.58	N78°24'53"W	10°55'26"
C48	376.00	46.38	23.22	46.35	N69°25'09"W	7°04'01"
C49	724.00	257.59	130.17	256.23	N79°49'06"W	20°23'07"
C50	40.00	15.35	7.77	15.26	S76°52'44"E	21°59'11"
C51	70.00	26.86	13.60	26.70	N76°52'44"W	21°59'11"
C52	70.00	50.30	26.29	49.23	N45°17'55"W	41°10'28"
C53	70.00	58.91	31.33	57.19	N00°36'03"W	48°13'16"
C54	70.00	18.25	9.18	18.20	N30°58'47"E	14°56'23"
C55	40.00	15.35	7.77	15.26	S27°27'23"W	21°59'11"
C56	30.00	43.12	26.24	39.50	N24°42'41"W	82°20'56"
C57	20.00	31.42	20.00	28.28	N61°27'47"E	90°00'00"
C58	474.00	31.75	15.88	31.75	S71°37'04"E	3°50'17"
C59	474.00	31.54	15.78	31.54	S67°47'32"E	3°48'47"
C60	20.00	17.08	9.10	16.56	S41°25'37"E	48°55'04"
C61	50.00	44.29	23.72	42.86	N42°20'38"W	50°45'06"
C62	50.00	46.88	25.33	45.19	S85°25'02"W	53°43'34"
C63	50.00	46.88	25.33	45.19	S31°41'27"W	53°43'34"
C64	50.00	46.88	25.33	45.19	S22°02'07"E	53°43'34"
C65	50.00	57.51	32.41	54.39	S81°51'03"E	65°54'18"
C66	20.00	17.08	9.10	16.56	S89°39'19"W	48°55'04"
C67	526.00	1.77	0.88	1.77	S65°58'55"E	0°11'33"
C68	526.00	68.47	34.29	68.43	S69°48'27"E	7°27'31"
C69	20.00	31.42	20.00	28.28	N28°32'13"W	90°00'00"

LINE TABLE

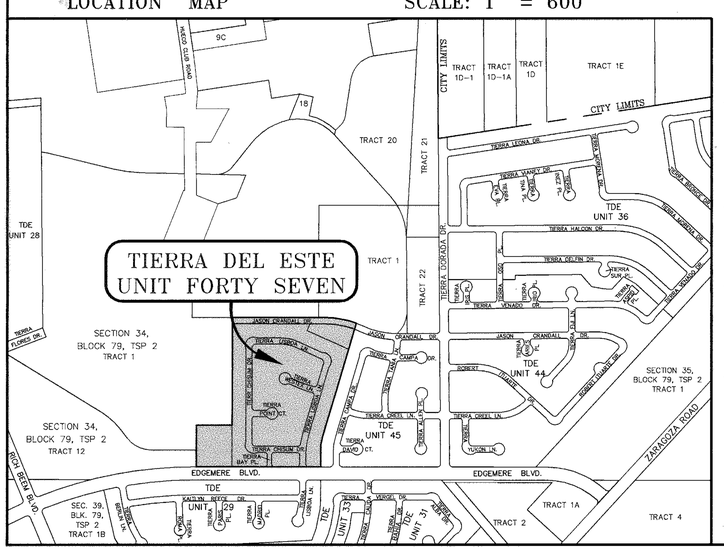
LINE	LENGTH	BEARING
L1	67.38	S11°27'30"W
L2	89.30	S00°01'58"E
L3	55.00	S00°01'58"E
L4	146.00	S00°01'58"E
L5	55.00	S00°01'58"E
L6	43.00	S89°57'48"W
L7	43.00	S89°57'48"W
L8	51.00	S89°57'48"W
L9	51.00	S89°57'48"W
L10	63.70	S73°42'05"E
L11	70.16	S88°31'17"E
L12	26.06	N16°27'47"E
L13	26.05	N16°27'47"E
L14	26.00	S00°02'12"E
L15	26.00	S00°02'12"E



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LOCATION MAP SCALE: 1" = 600'



DATE OF PREPARATION: SEPTEMBER 05, 2005

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

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT 47) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF JULY 01, 2006.

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. 20060063860 DATE 7-7-06

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING EDGEMERE BLVD. AND JASON CRANDALL DR. SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. 20060063862 DATE 7-7-06

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

INSTRUMENT No. 20060063861 DATE 7-7-06

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.

BEARINGS BASED ON PLAT OF TIERRA DEL ESTE UNIT TWENTY NINE RECORDED IN VOLUME 79, PAGE 104, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

D E D I C A T I O N

RANCHOS REAL XI, LTD., property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, parkways, drainage easements, 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 23 rd day of June, 2006.

RANCHOS REAL XI, LTD.
BY: RANCHOS REAL DEVELOPERS, INC.,
ITS GENERAL PARTNER

By: I / Douglas A. Schwartz
Douglas A. Schwartz, VICE-PRESIDENT

ATTEST: NOT REQUIRED

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Vice-President of RANCHOS REAL DEVELOPERS, 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 23 rd day of June, 2006.

I / Susan McMillan — Notary Public in and for El Paso County
3-16-09 — My Commission Expires

C I T Y P L A N C O M M I S S I O N

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 _____, 2006.

I / Fred Lopez — For Secretary
I / Sue Haddad — Chairperson

Approved for filing this 28 th day of June, 2006.

I / Alan Shubert
For Development Services Director

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 7 th day of July, 2006, A.D. in File No. 20060063859

I / Waldo Alarcon — County Clerk
I / E. Montes — By Deputy

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

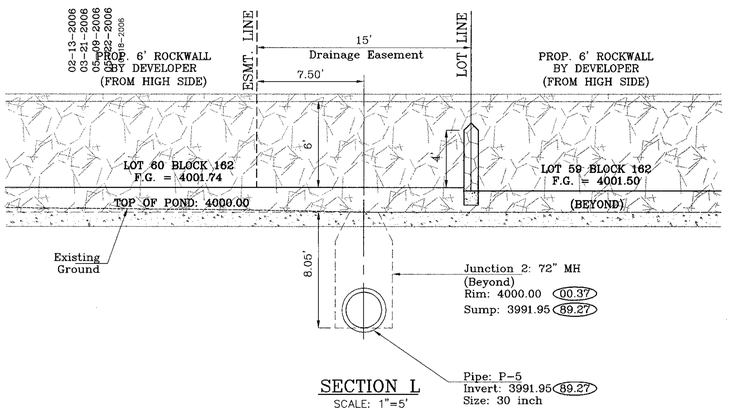
I / Yvonne Conde Curry — Yvonne Conde Curry, P.E.

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.

I / Ron R. Conde — Ron R. Conde, Registered Professional Land Surveyor, Texas License No. 5152

600 760

C:\DATA\ci\TDE47-FN.dwg, 12/15/2006 11:42:50 AM, C.CORTEZ

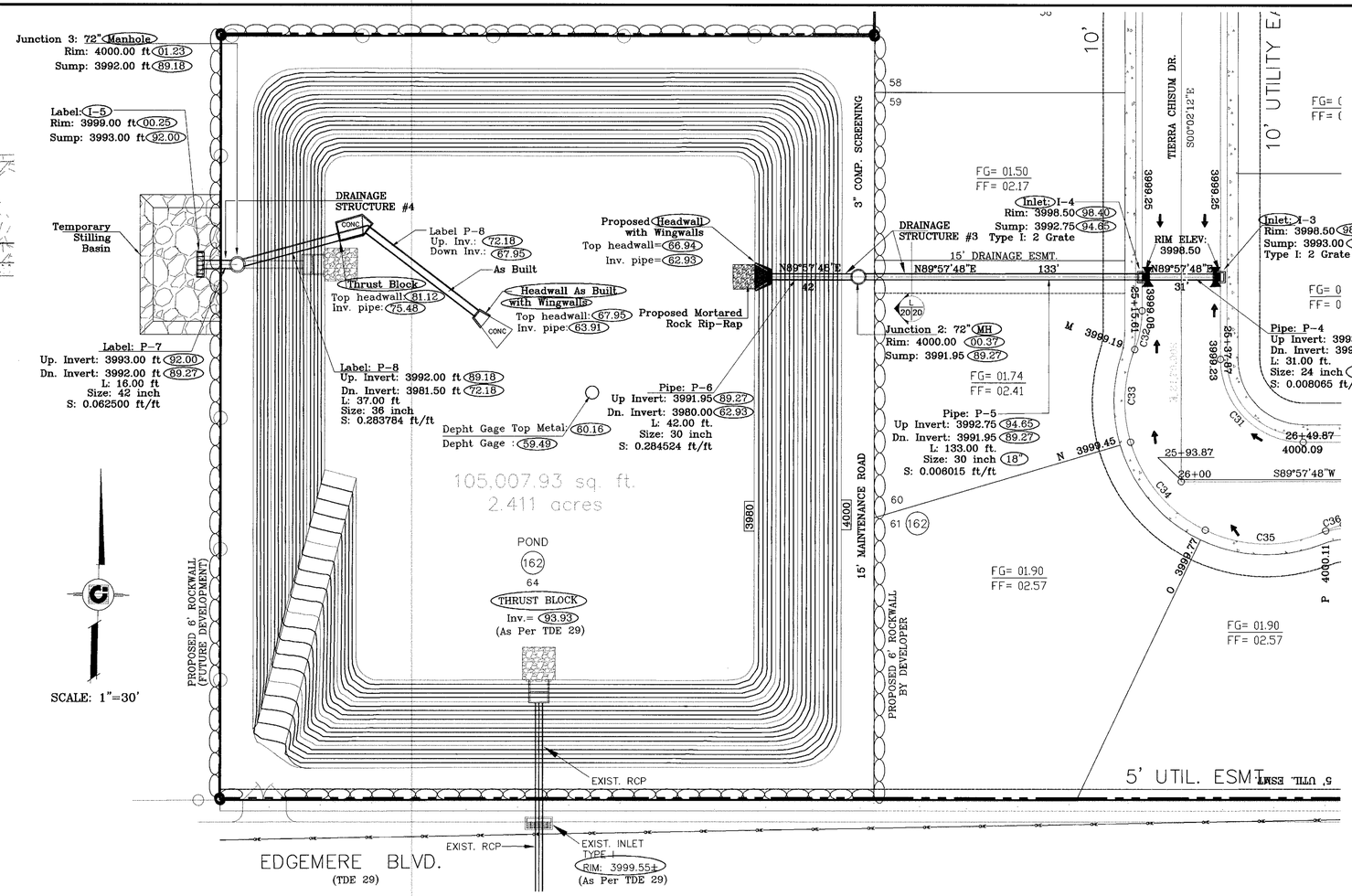


SECTION L
SCALE: 1"=5'

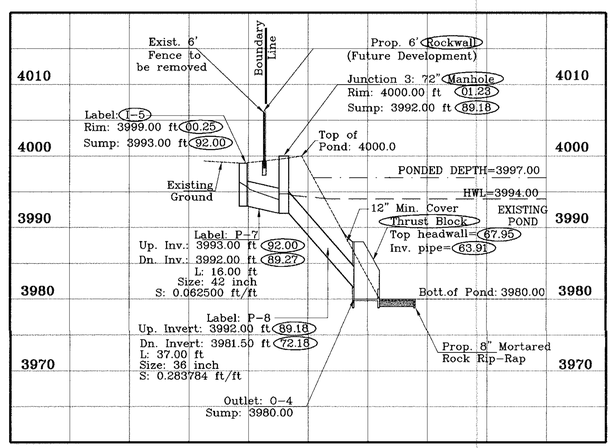
DENOTES AS BUILT CONDITION ONLY

SEE SHEET 7 OF 26
FOR TEMPORARY BASIN DETAILS

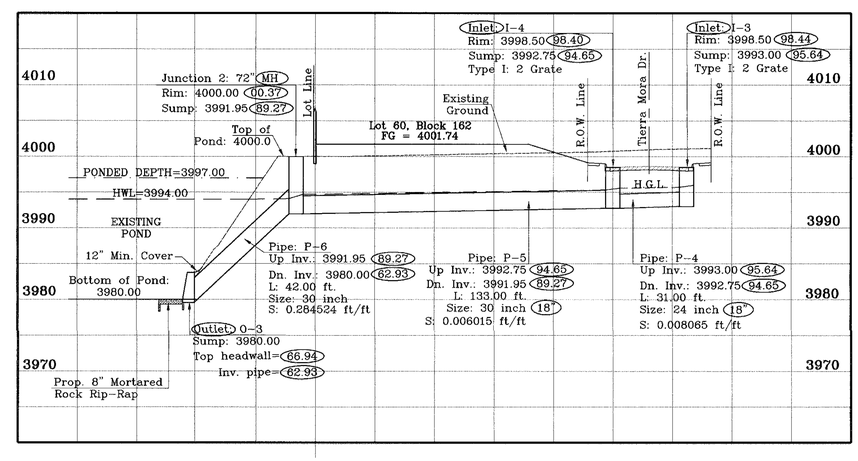
SEE SHEETS 23, 23A & 23B OF 26
FOR STRUCTURE DETAILS



PLAN & PROFILE VIEW
DRAINAGE STRUCTURE #3 & #4



DRAINAGE STRUCTURE #4



DRAINAGE STRUCTURE #3

INLET DATA

INLET No.	TYPE	No. GRATES	Qd cfs	Qc cfs
I-3	I	2	14.27	21.84
I-4	I	2	14.27	21.84
I-5	OFFSTREET	6	75.00	76.33

R.C.P. PIPE DATA

Pipe	Section Size (in)	Length (ft)	Constructed slope (ft/ft)	Discharge (cfs)	Capacity (cfs)	Average vel (fps)	Downstream ground	Downstream HGL	Downstream invert	Upstream HGL	Upstream ground	Upstream invert
P-4	24	31.00	0.008065	14.27	20.31	4.54	3998.50	3995.57	3992.75	3995.70	3998.50	3993.00
P-5	30	133.00	0.006015	28.53	31.81	5.81	4000.00	3994.70	3991.95	3995.34	3998.50	3992.75
P-6	30	42.00	0.284524	28.53	218.78	6.08	4000.00	3994.00	3980.00	3994.10	4000.00	3991.95
P-7	42	16.00	0.062500	75.00	251.51	9.36	4000.00	3994.72	3992.00	3995.71	4000.00	3993.00
P-8	36	37.00	0.283784	75.00	355.29	10.87	3989.00	3994.00	3981.50	3994.72	4000.00	3992.00

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY
	City redlines as per 2-1-2006	E.F.G.
	City redlines as per 3-2-2006	E.F.G.
	Add retention water around end of pond.	E.F.G.
	Foster Schwartz redline comments.	E.F.G.
	AS BUILTS	L.V.
07-02-07	AS BUILTS	F.R.

PROJECT NAME
TIERRA DEL ESTE
UNIT FORTY SEVEN
BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 27.392 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL
Yvonne Cordova
Licensed Professional Engineer
State of Texas
No. 79936

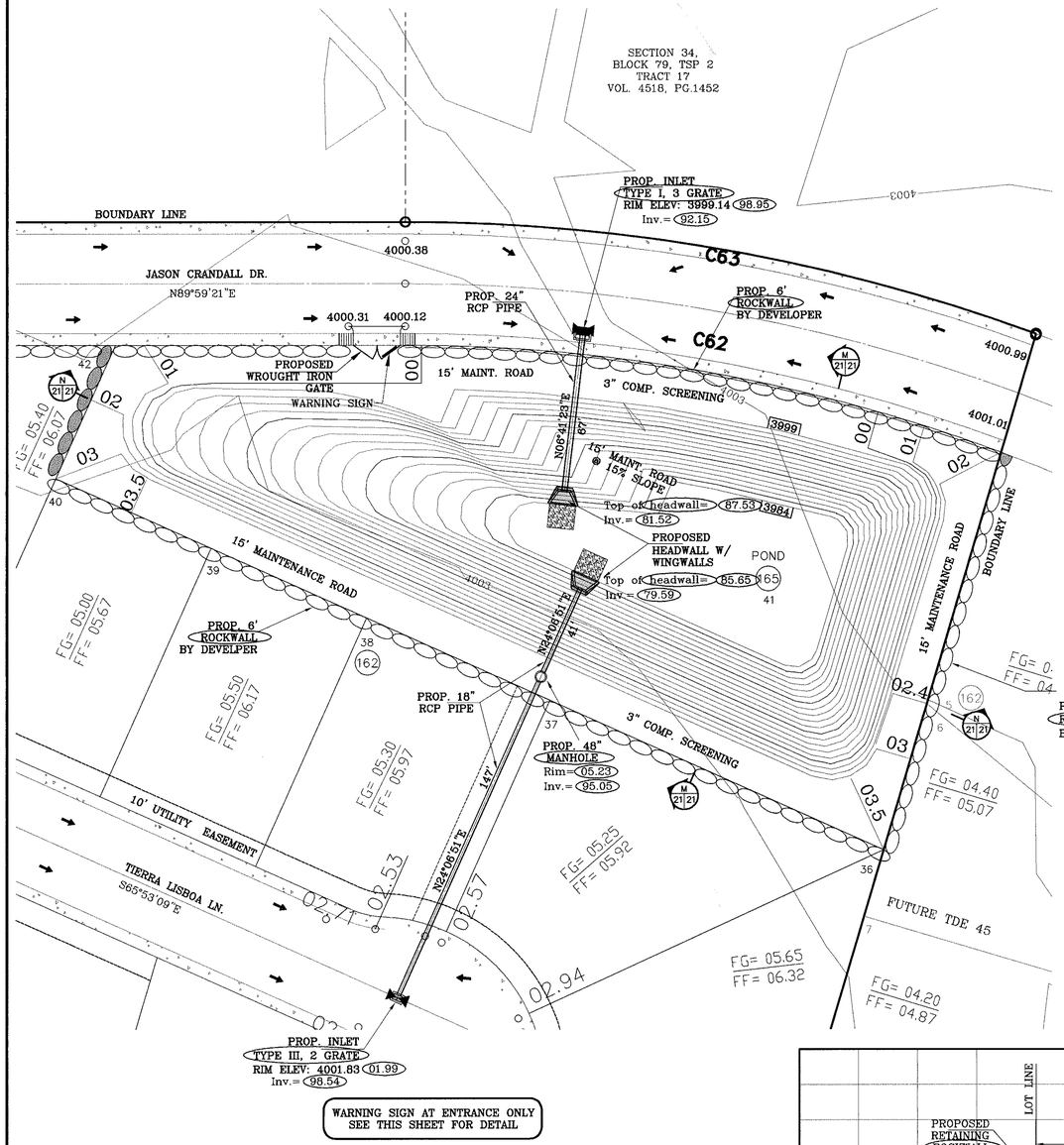
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

SHEET TITLE
DRAINAGE STRUCTURES AND PROFILES
DRAIN. STRUC. #3 & #4

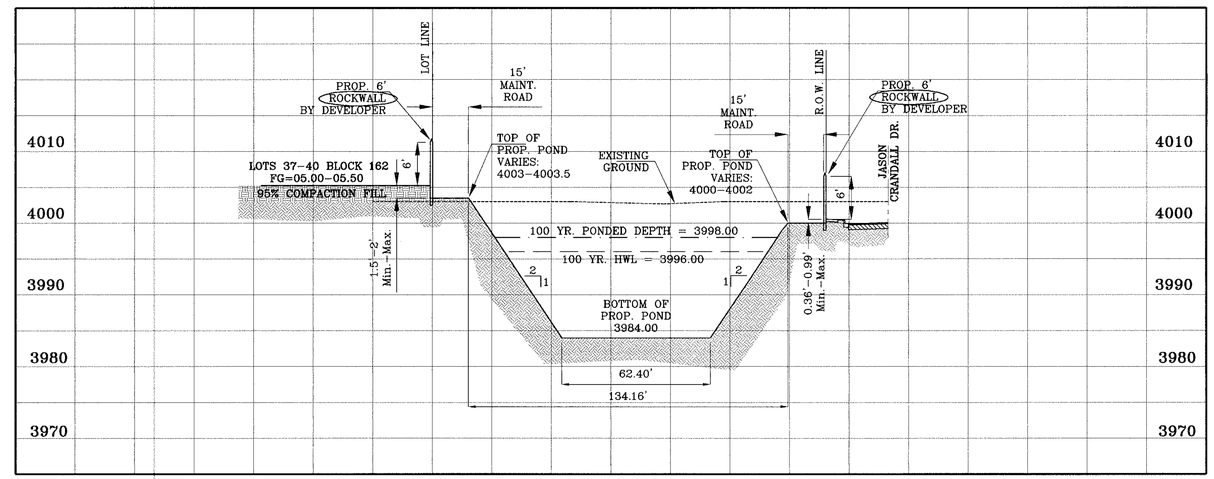
SHT 20 OF 26

600 760

F:\LUIS-II\TDE 47 (As Built)\dwg\TDE47-STR3.dwg, 7/9/2007 3:10:29 PM, 750C.pc3



WARNING SIGN AT ENTRANCE ONLY
SEE THIS SHEET FOR DETAIL



SECTION M

LEGEND

- 6' ROCKWALL (FROM HIGH SIDE) BY DEVELOPER
- 6' RETAINING ROCKWALL (FROM HIGH SIDE) BY DEVELOPER

WATERSHED - POND A

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

POND CALC.

Q=ARC/12
A=TOTAL RUNOFF IN AC/FT.(100%)
R=RAINFALL IN INCHES
C=RUNOFF FACTOR

TIERRA DEL ESTE 47= RES. & POND $\frac{8.07(4).60}{12}$ = 1.61 ac-ft

TIERRA DEL ESTE 45= RES. $\frac{0.62(4).90}{12}$ = 0.19 ac-ft

FUTURE RES. = $\frac{9.59(4).60}{12}$ = 1.92 ac-ft

25% EMERG. = 0.93 ac-ft

SILT & DEBRIS = 0.22 ac-ft

Qreq (TOTAL) = 4.87 ac-ft
Qcap (TOTAL) = 5.61 ac-ft

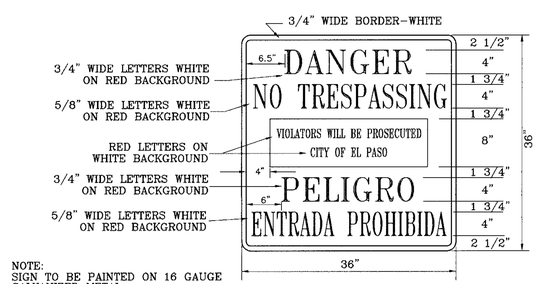
100 YR. HWL = 3996.00
100 YR. PONDED DEPTH = 3998.00

DENOTES AS BUILT CONDITION ONLY

Tierra del Este Unit 47

Pond A Output

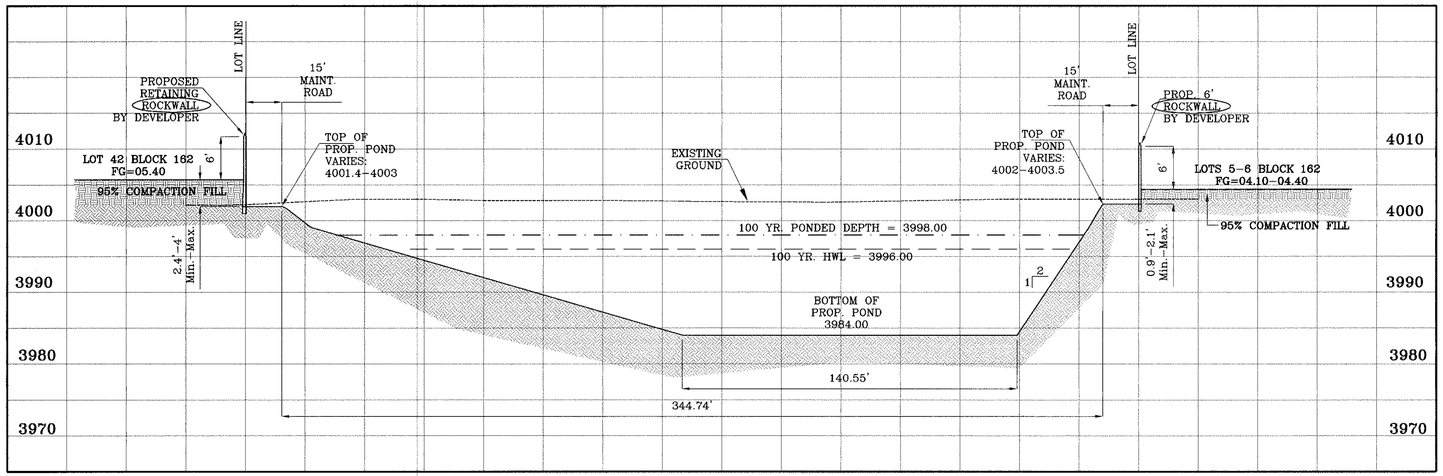
Elev ft	Conic Vol acft	Cumml Avg acft
3999.00	0.64	5.61
3998.00	0.60	4.97
3997.00	0.55	4.38
3996.00	0.51	3.82
3995.00	0.47	3.31
3994.00	0.43	2.84
3993.00	0.39	2.41
3992.00	0.36	2.02
3991.00	0.33	1.66
3990.00	0.29	1.33
3989.00	0.26	1.04
3988.00	0.23	0.78
3987.00	0.21	0.55
3986.00	0.18	0.34
3985.00	0.16	0.16
3984.00	0.00	0.00



NOTE:
SIGN TO BE PAINTED ON 16 GAUGE GALVANIZED METAL

WARNING SIGN DETAIL

SCALE : 1" = 1'



SECTION N

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 2-1-2006	E.F.G.
03-21-2006	City redlines as per 3-2-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.
10-18-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING: 27.392 ACRES

SCALE
Horiz: 1"=30'
Vert: 1"=10'
DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

SHEET TITLE

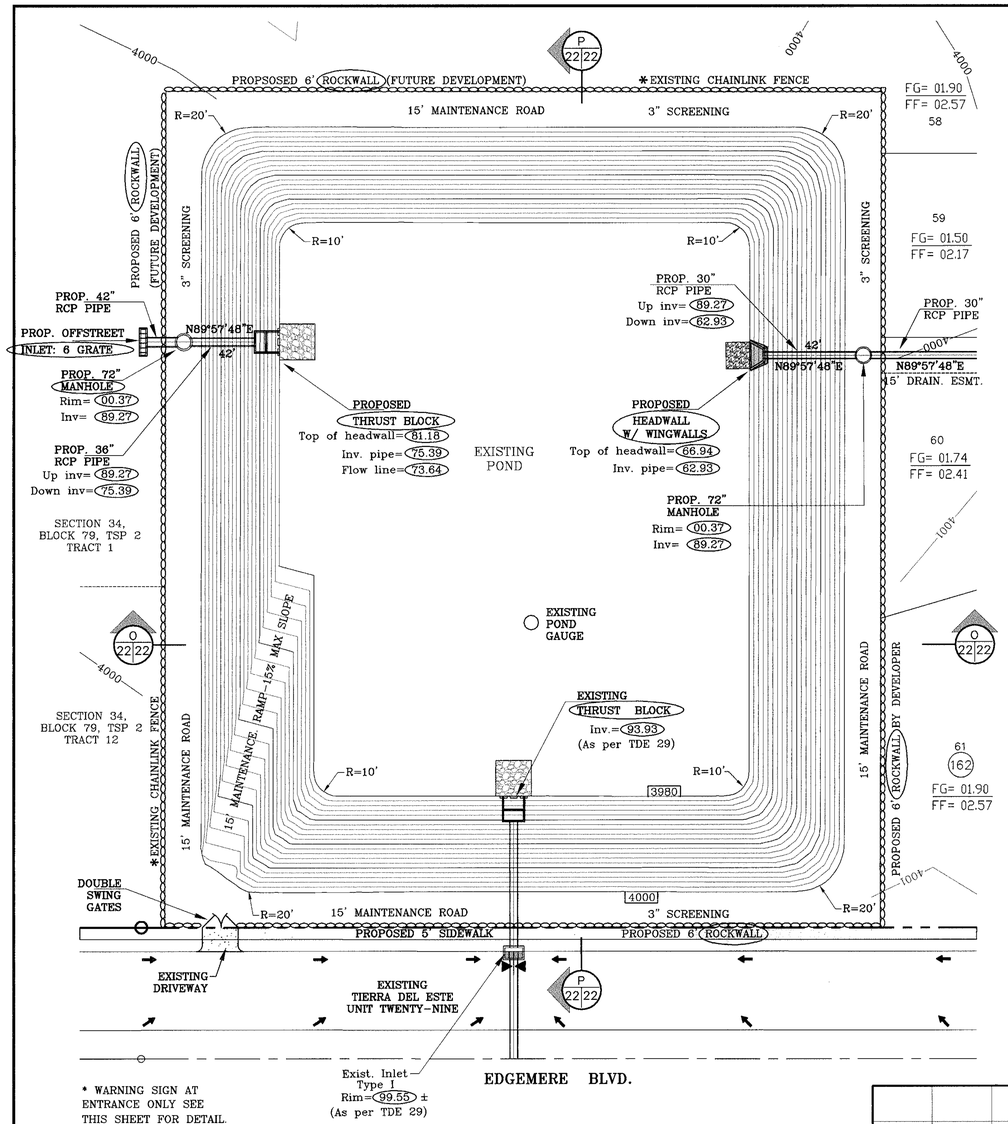
POND SECTIONS AND CALCULATIONS

POND A

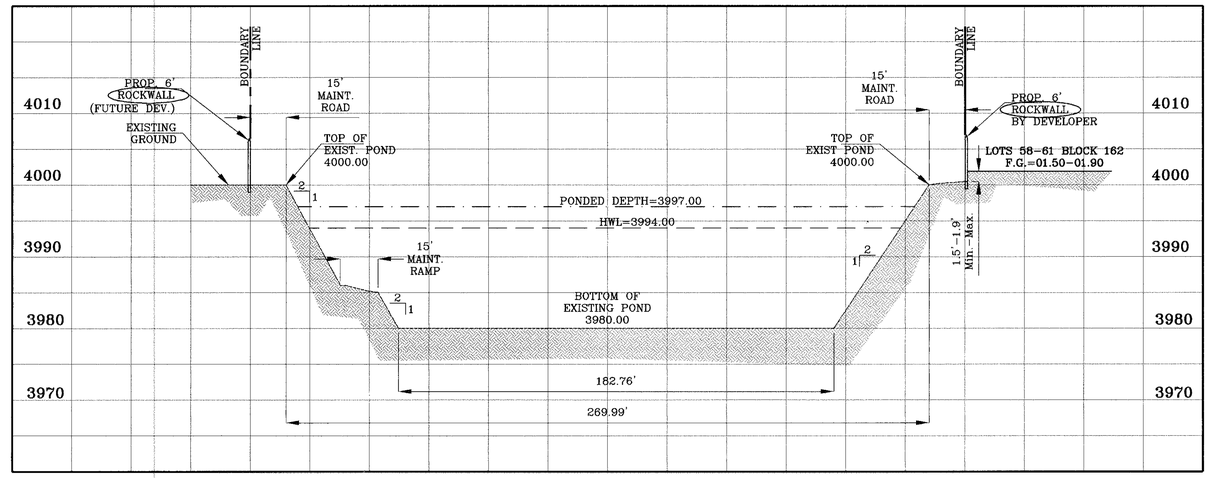
SHT 21 OF 26

600 760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PS1.dwg, POND A1, 12/15/2006 11:13:14 AM



* WARNING SIGN AT ENTRANCE ONLY SEE THIS SHEET FOR DETAIL.



SECTION O

NOTE:

DEVELOPER SHALL MAINTAIN RETENTION BASIN UNTIL IT'S DEDICATED TO THE CITY OF EL PASO. AND ACCEPTANCE FOR MAINTENANCE

WATERSHED - POND

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

POND CALC.

Q=ARC/12

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

R=RAINFALL IN INCHES

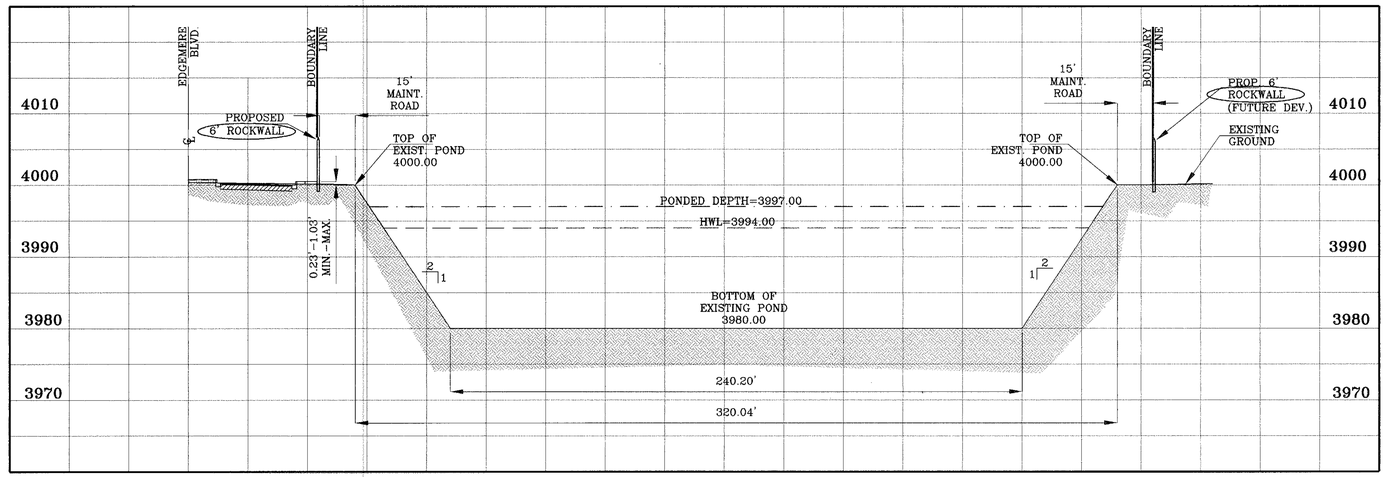
C=RUNOFF FACTOR

RESID. & POND	$\frac{27.68(4).60}{12}$	= 5.54	ac-ft
FUT.COMM.	$\frac{9.43(4).85}{12}$	= 2.67	ac-ft
FUT.RES.	$\frac{50.16(4).60}{12}$	= 10.03	ac-ft
25% EMERG.	=	4.56	ac-ft
SILT & DEBRIS	=	1.05	ac-ft
Qreq (TOTAL)	=	23.85	ac-ft
Qcap (TOTAL)	=	27.75	ac-ft

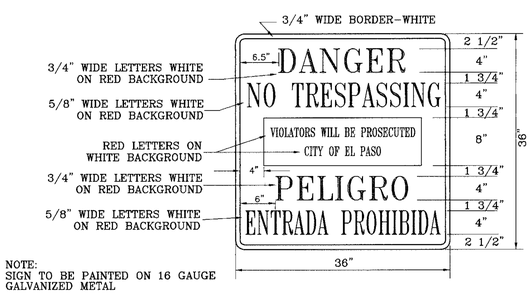
100 YR HW ELEV = 3994.00

100 YR PONDED DEPTH = 3997.00

DENOTES AS BUILT CONDITION ONLY



SECTION P



NOTE:
SIGN TO BE PAINTED ON 16 GAUGE GALVANIZED METAL

WARNING SIGN DETAIL

SCALE : 1" = 1'

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87....CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 2-1-2006	E.F.G.
03-21-2006	City redlines as per 3-2-2006	E.F.G.
05-09-2006	Additional structure on west end of pond.	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.
10-18-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

SHEET TITLE

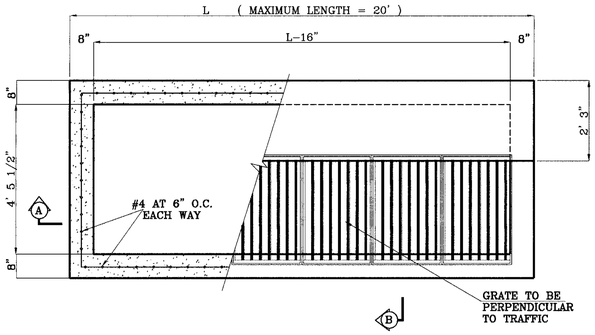
POND SECTIONS AND CALCULATIONS

POND B

SHT 22 OF 26

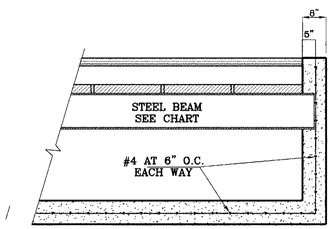
600 760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PS2.dwg, Model, 12/15/2006 11:14:11 AM

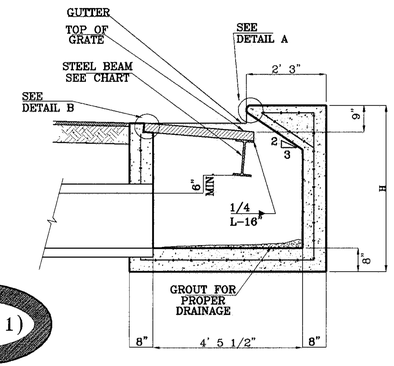


TYPICAL
1"=2'

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



SECTION A-A
1"=2'



SECTION B-B
1"=2'

(REV. 1)

TYPE I INLET

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

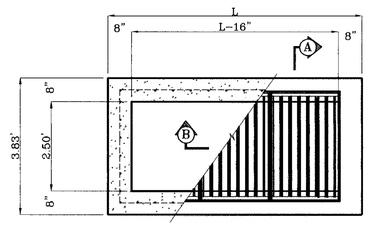
18: Structural steel shall be shop painted in accordance with T.H.D. item 446 "PAINT AND PAINTING".

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

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

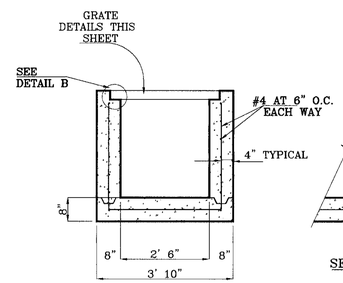
21: Inlets to be designated in plans by number of grates required.

22: Location of sewer pipes shown elsewhere in plans.

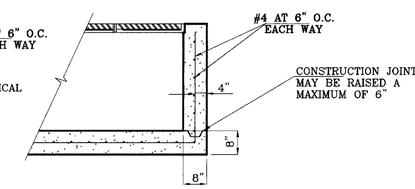


PLAN VIEW
1"=2'

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



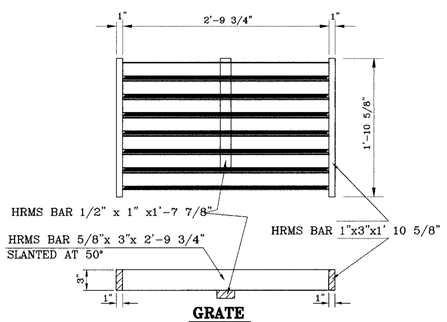
SECTION A-A
1"=2'



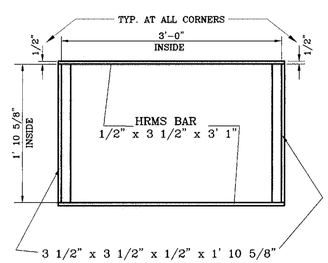
SECTION B-B
1"=2'

TYPE III INLET

DRAINAGE STRUCTURE DETAILS
AS PER CITY OF EL PASO STANDARDS

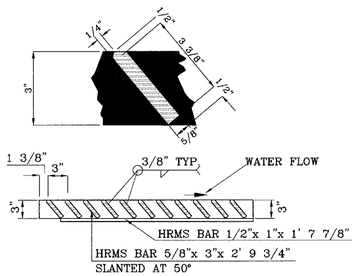


GRATE

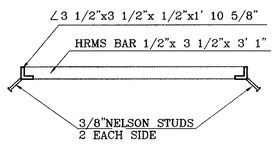


FRAME

GRATE CAPACITY = 7.32 CFS



GRATE SECTION



FRAME SECTION

FRAME AND GRATE

(REV. 1)

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87... CITY DATUM

DATE	REVISIONS	BY
03-21-2006	City redlines as per 3-2-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.

PROJECT NAME
TIERRA DEL ESTE
UNIT FORTY SEVEN
BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

SCALE
Horiz: AS SHOWN
Vert:
DATE: NOVEMBER 2005.
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1009-17

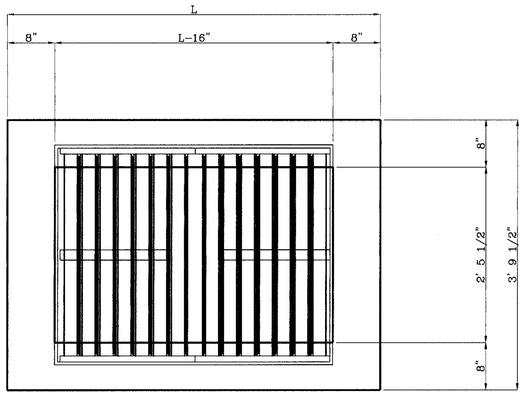
ENGINEER'S SEAL
ENGINEER'S SEAL, NOT REQUIRED ON THIS SHEET IS REPRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS.

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

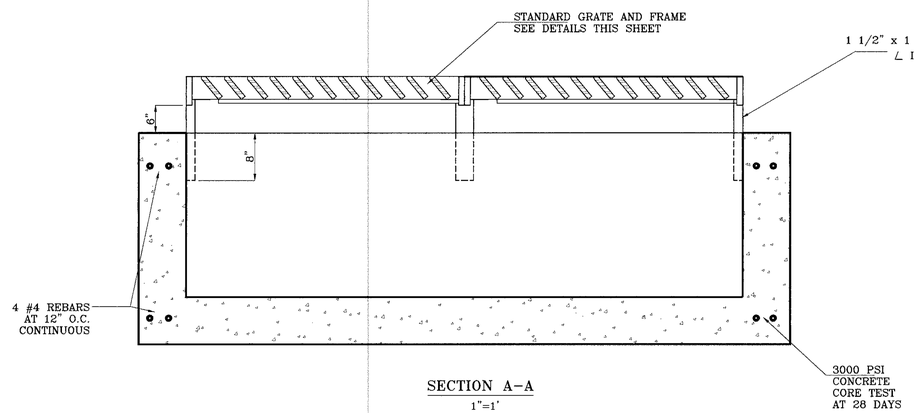
SHEET TITLE
INLET DETAILS AND SPECIFICATIONS

600 760

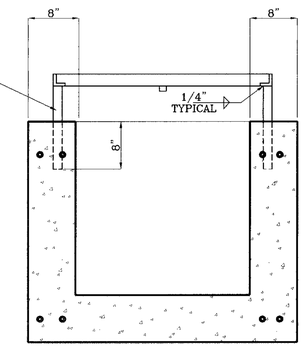
C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-STR4.dwg, Model, 12/15/2006 11:20:55 AM



PLAN VIEW
OFF-STREET STORM INLET
1"=1'



SECTION A-A
1"=1'



SECTION B-B
1"=1'

No. OF GRATES	L
1	3' 4"
2	5' 3"
3	7' 2"
4	9' 1"
5	11' 0"
6	12' 11"

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

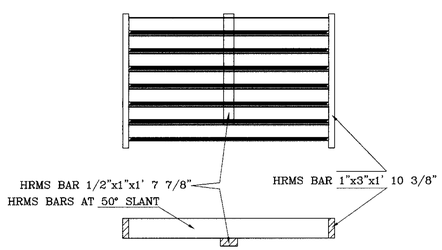
18: Structural steel shall be shop painted in accordance with T.H.D. item 446 "PAINT AND PAINTING".

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

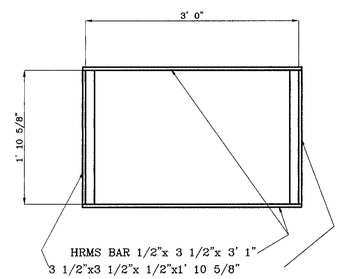
20: Surface of all exposed concrete shall conform in sloped and grade to existing or proposed curb and walk adjacent to inlets.

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

22: Location of sewer pipes shown elsewhere in plans.

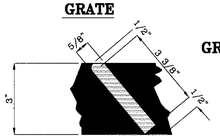


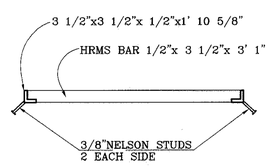
GRATE



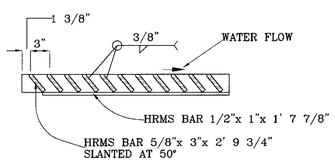
FRAME

GRATE CAPACITY = 7.32 CFS



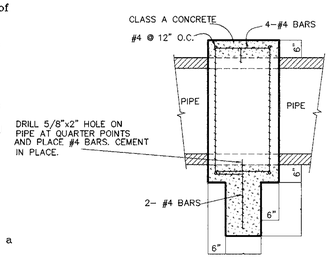


FRAME SECTION

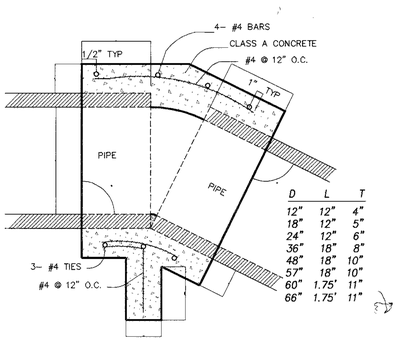


GRATE SECTION

FRAME AND GRATE



PIPE ANCHOR COLLAR
1"=2'



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

PIPE BEND ANCHOR COLLAR
1"=2'

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY

PROJECT NAME
TIERRA DEL ESTE
UNIT FORTY SEVEN
BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

SCALE
Horiz: AS SHOWN
Vert:
DATE: NOVEMBER 2005.
DESIGN BY: Y.C.
INITIATED BY: R.F.G.
CHKD. BY: Y.C.
JOB NO.: 1095-17

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.

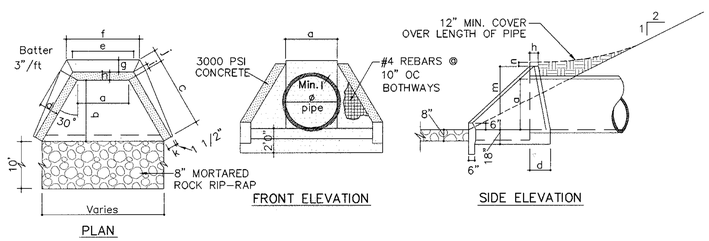
SHEET TITLE
OFFSTREET INLET DETAILS AND SPECIFICATIONS

SHT 23A OF 26

600760

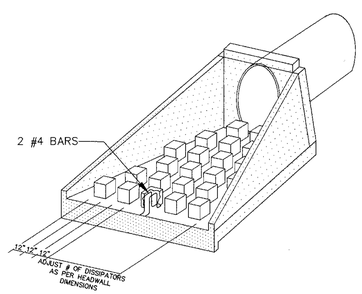
DIMENSIONS FOR HEADWALLS W/ WINGWALLS

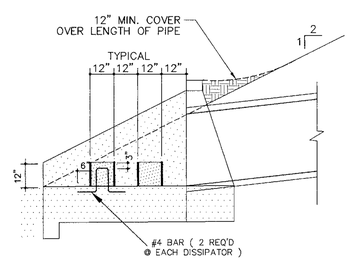
DIA. OF PIPE	a	b	c	d	e	f	g	h	i	j	k	l (Min.)	m	n
18"	18"	36"	3' 6"	16"	2' 4"	3' 0"	7"	9"	5 1/2"	9"	9"	2"	2" 6"	3"
24"	24"	42"	4' 1/2"	1' 9"	3' 0"	3' 10 1/2"	9"	10"	5 3/4"	9"	10"	2 1/2"	3" 6"	3 1/2"
30"	30"	48"	4' 7"	19-1/8"	3' 4-1/2"	4' 4"	10-1/8"	10"	5 1/4"	11	10"	2 3/4"	3" 6"	3 1/2"



HEADWALL W/WINGWALLS

N.T.S.

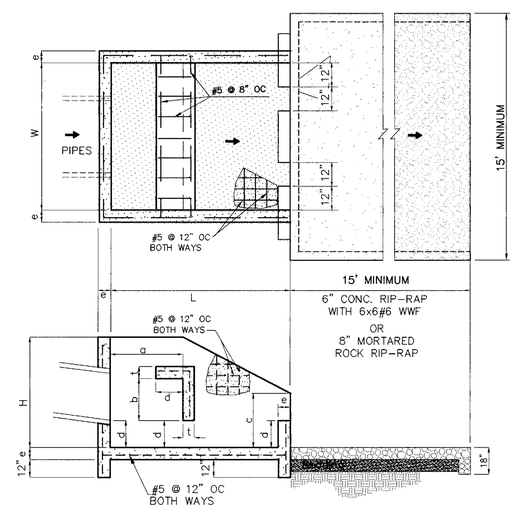




ENERGY DISSIPATOR DETAIL

1" = 3'

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"
36" RCP	6'2"	10'0"	4'0"	3'0"	4'0"	1'5"	8"	8"	8'2"
42" RCP	8'0"	10'8"	4'0"	3'0"	4'0"	1'4"	8"	8"	8'
48" RCP	7'0"	12'0"	4'6"	3'6"	4'6	1'6"	9"	9"	9'4"
54" RCP	6'0"	10'8"	4'0"	3'0"	4'0"	12"	8"	8"	8'
60" RCP	8'3"	14'8"	5'6"	4 1 1/2"	5'6"	16 1/3"	11"	11"	11'



THRUST BLOCK DETAILS

1"=4'

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION.....4002.87.....CITY DATUM

DATE	REVISIONS	BY

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS,
CONTAINING: 27.392 ACRES

SCALE
Horiz: AS SHOWN
Vert:
DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: R.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

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 79938

CONDE INC.

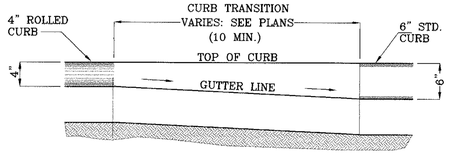
SHEET TITLE

STRUCTURE
DETAILS
AND
SPECIFICATIONS

SHT 23B OF 26

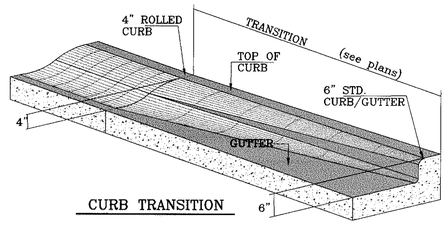
600 760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-STR6.dwg, Model, 12/15/2006 11:23:21 AM

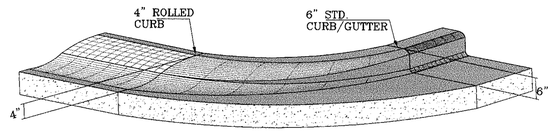


TYPICAL CURB TRANSITION
FROM 4" ROLLED CURB TO 6" STD. CURB

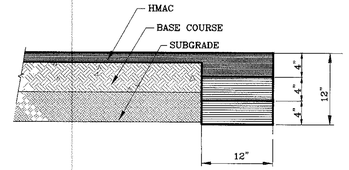
SCALE: 1"=1'



CURB TRANSITION



CURB TRANSITION AT RETURNS



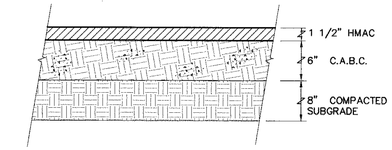
PAVEMENT TERMINUS

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.

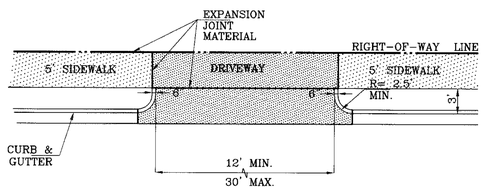
PAVEMENT NOTES

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 "A", GRADE III, 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.



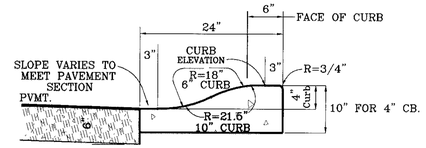
TYPICAL PAVEMENT SECTION
52' ROADWAY

NOT TO SCALE



DRIVEWAY PLAN VIEW

AS PER CITY DESIGN STANDARD 6-8, 6-9
SCALE: 1"=10'

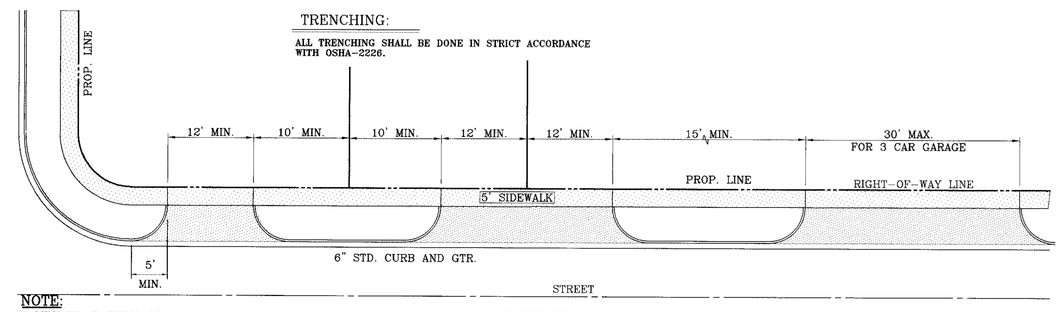


4" ROLLED CURB

SCALE: 1"=1'

TRENCHING:

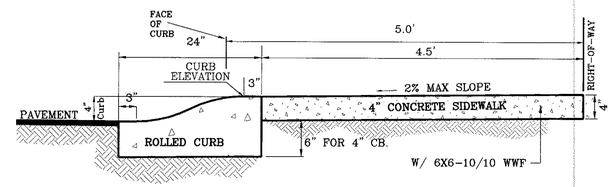
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.



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.

TYPICAL RESIDENTIAL DRIVEWAYS

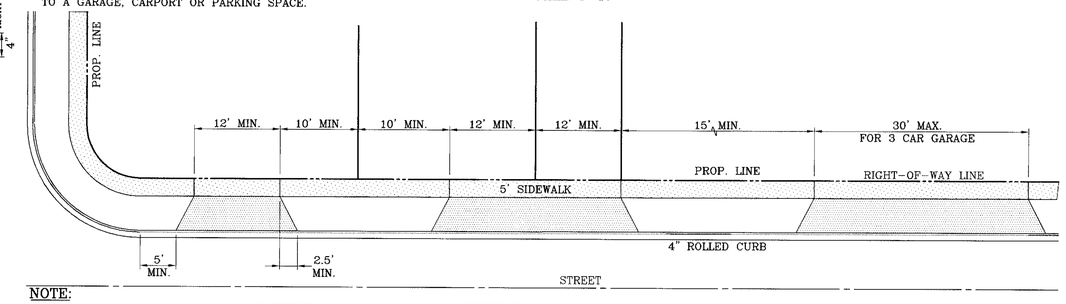
SCALE: 1"-10'



DRIVEWAY DETAIL

SCALE: 1"=1'

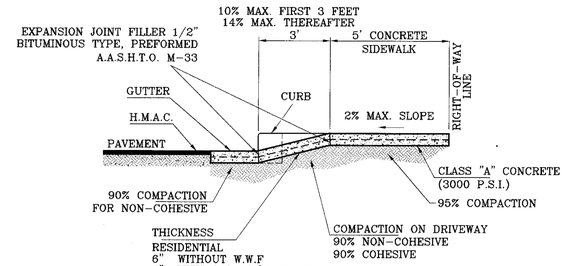
TYPICAL ROLLED CURB DETAIL AT CUL-DE-SACS



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

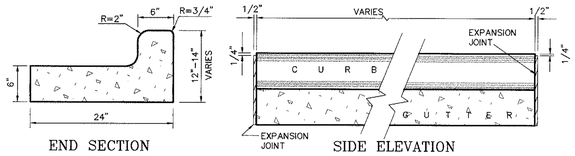
RESIDENTIAL DRIVEWAYS
TYPICAL AT 4" ROLLED CURB

AS PER CITY DESIGN STD. # 6-7.
SCALE: 1"-10'



DRIVEWAY SECTION

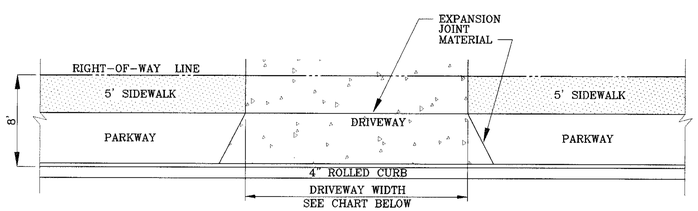
SCALE: 1"=3'



END SECTION SIDE ELEVATION

CURB DETAILS

SCALE: 1"=1'

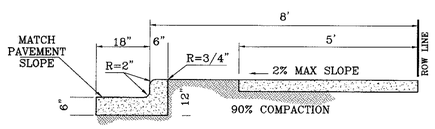


DRIVEWAY PLAN VIEW

AS PER CITY DESIGN STANDARD 6-9

DRIVEWAY WIDTH	MIN.	MAX.
RESIDENTIAL	12'	24'
FOR A THREE CAR GARAGE	12'	30'

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

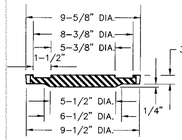


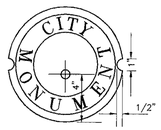
NOTES:

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

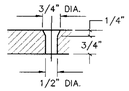
AS PER CITY DESIGN STANDARD 6-1
SCALE: 1"=5'





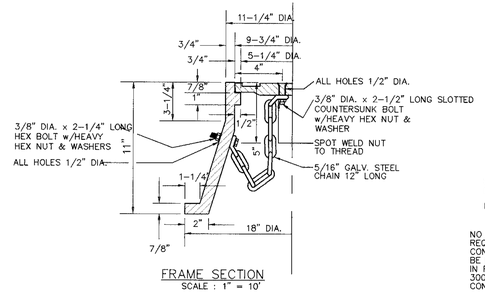
COVER

SCALE : 1" = 6"



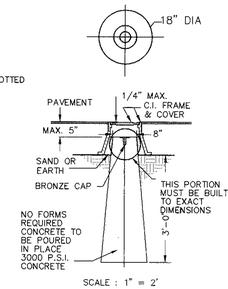
COUNTERSUNK DETAIL

SCALE : 1" = 3"

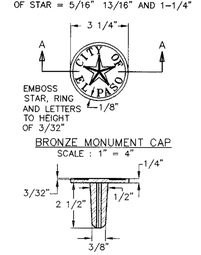


FRAME SECTION

SCALE : 1" = 10'



SCALE : 1" = 2'



BRONZE MONUMENT CAP

SCALE : 1" = 4"

SECTION A -A

CITY MONUMENT DETAIL

CITY MONUMENT AS PER CITY STANDARDS

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION. 4052.87.....CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

SCALE
Horiz: AS SHOWN
Vert: AS SHOWN
DATE: NOVEMBER 2005.
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

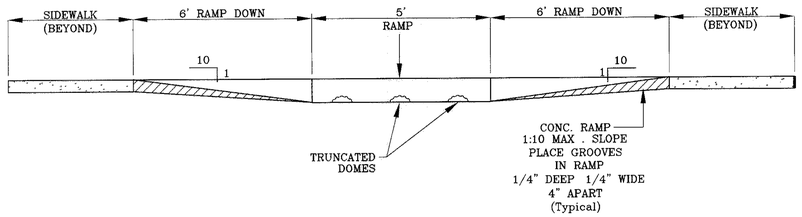
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79935
CONDE INC.

SHEET TITLE

STANDARD DETAILS

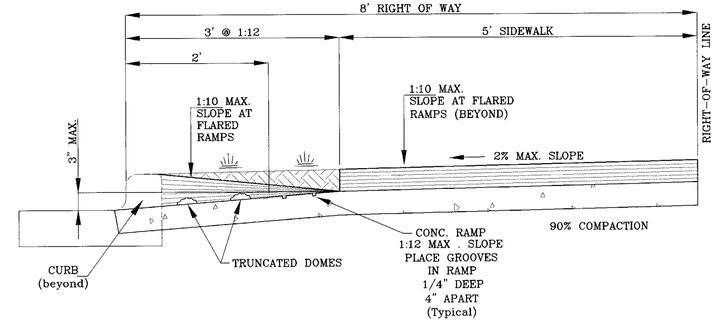
SHT 24 OF 26

600760



RAMP ON SIDEWALK
SECTION Y

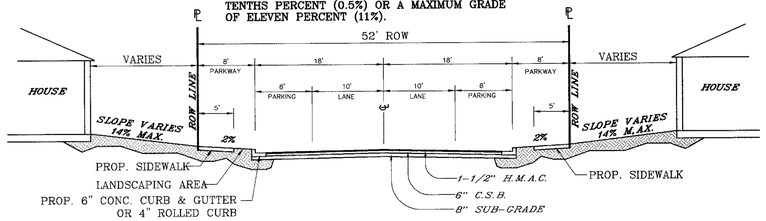
SCALE: 1"=2'



TYPICAL WHEELCHAIR RAMP
AT 6" CURB & GUTTER
SECTION Z

SCALE: 1"=1'

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

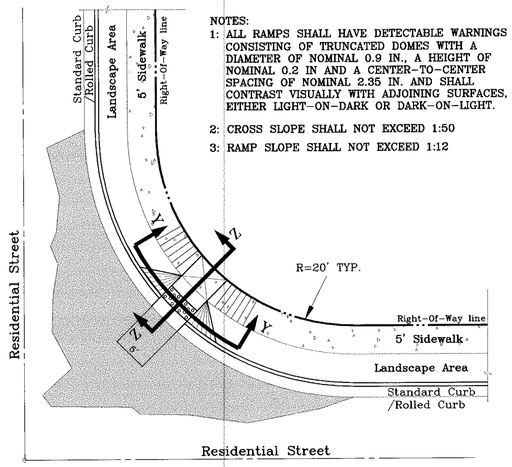


* 1% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

52' R.O.W.

RESIDENTIAL SUBCOLLECTOR STREET

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.

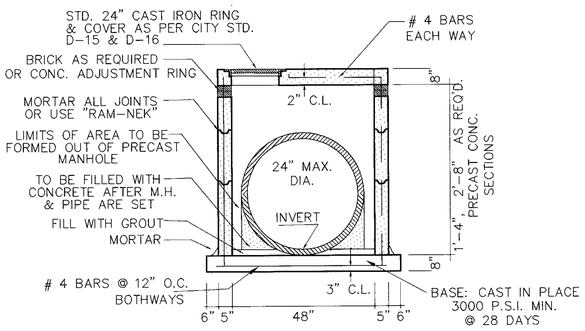
2: CROSS SLOPE SHALL NOT EXCEED 1:50

3: RAMP SLOPE SHALL NOT EXCEED 1:12

RAMP ON SIDEWALK AT
STANDARD / ROLLED CURB

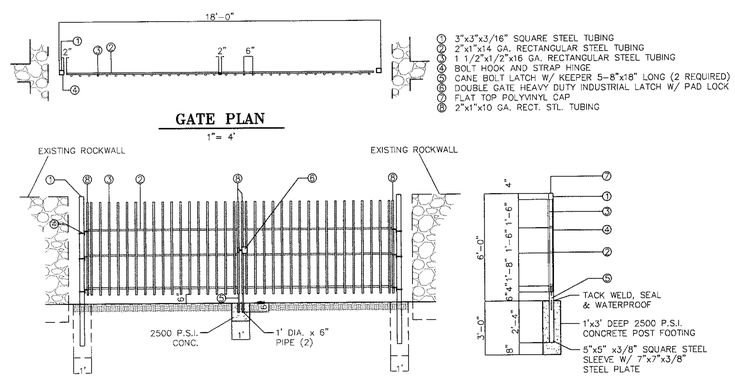
52' R.O.W.
SCALE: 1" = 10'

DRAINAGE STRUCTURE DETAILS
AS PER CITY OF EL PASO STANDARDS



PRECAST 48" MANHOLE SECTION

1" = 3'



* 1% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

36' R.O.W.

MINOR RESIDENTIAL ACCESS STREET

SCALE: 1"=10'

① 3"x3"x3/16" SQUARE STEEL TUBING
② 2"x1"x14 GA. RECTANGULAR STEEL TUBING
③ 1 1/2"x1/2"x16 GA. RECTANGULAR STEEL TUBING
④ BOLT HOOK AND STRAP HINGE
⑤ CANE BOLT LATCH W/ KEEPER 5-8"x18" LONG (2 REQUIRED)
⑥ DOUBLE GATE HEAVY DUTY INDUSTRIAL LATCH W/ PAD LOCK
⑦ FLAT TOP POLYVINYL CAP
⑧ 2"x1"x10 GA. RECT. STL. TUBING

GATE PLAN

1"= 4'

GATE ELEVATION

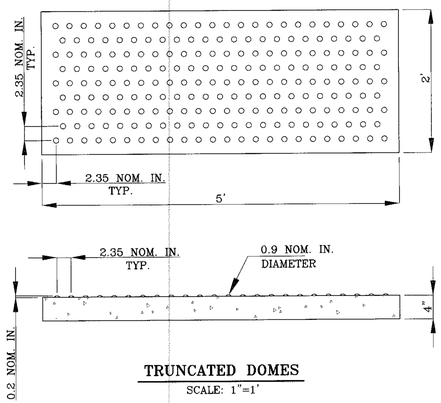
1"= 4'

GATE SECTION

1"= 4'

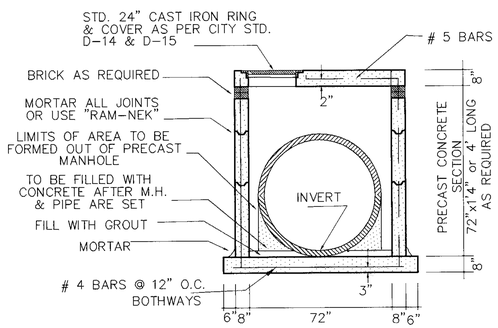
WROUGHT IRON GATE

1"= 4'



TRUNCATED DOMES

SCALE: 1"=1'



PRECAST 72" MANHOLE SECTION

SCALE: 1" = 3'

BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87 ..... CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	B.F.G.
03-21-2006	City redlines as per 03-02-2006	B.F.G.
05-22-2006	Foster Schwartz redline comments.	B.F.G.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

SCALE
Horiz: AS SHOWN
Vert: —

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: B.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

SHEET TITLE

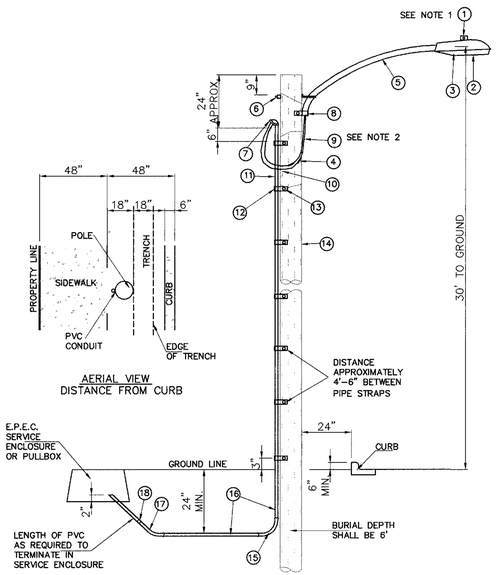
STANDARD DETAILS

SHT 25 OF 26

600 760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-STD2.dwg, Sheet, 12/15/2006 11:16:18 AM

PROPOSED LIGHT POLE
EXISTING LIGHT POLE
FUTURE LIGHT POLE

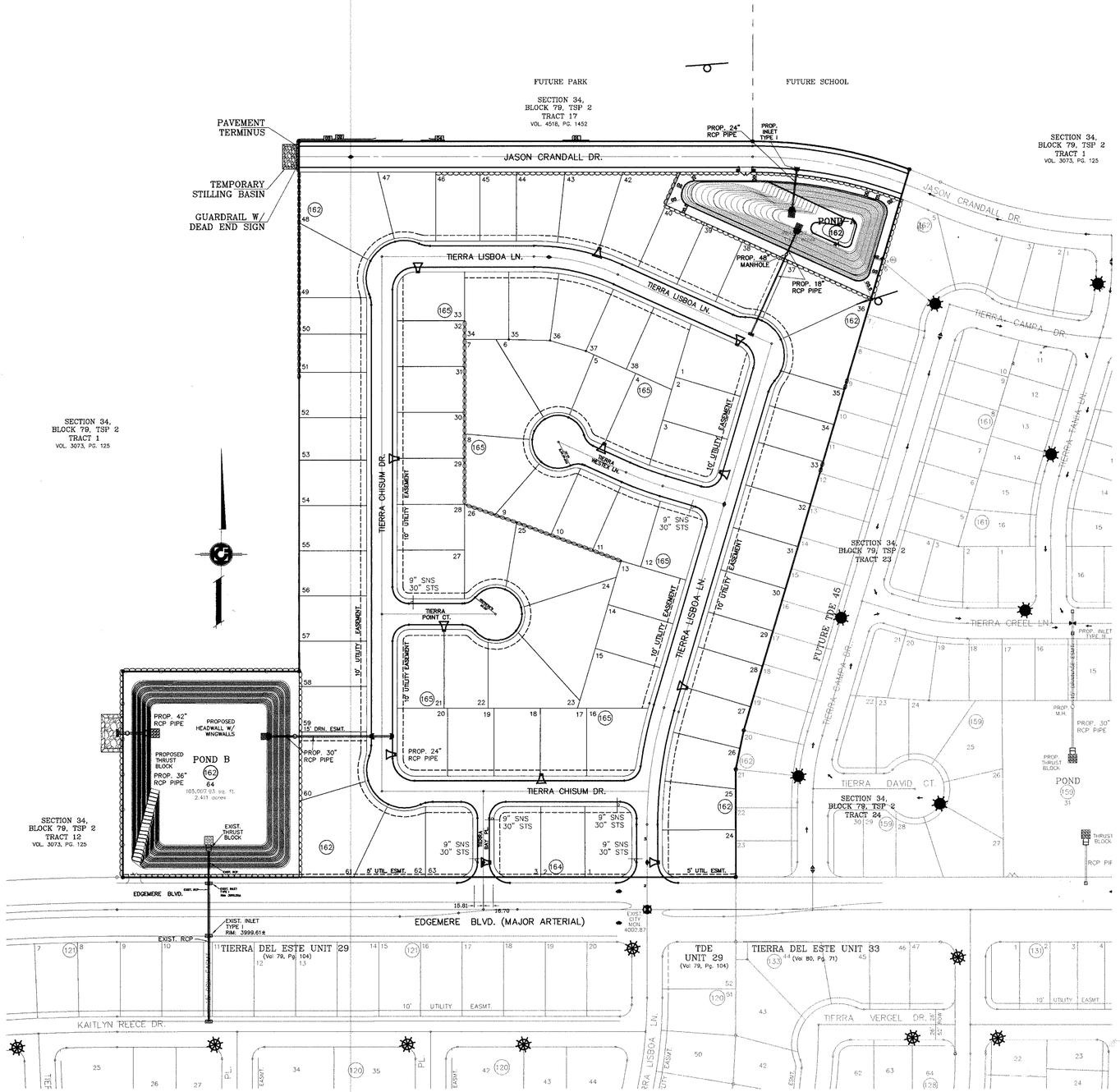


UNDERGROUND RESIDENTIAL
STREET LIGHT WOOD POLE
E.P.E.C. STD. DSU 805

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#	LNAL14*2	
14		POLE, 35' CLASS 4	09-035	1	L354UG	
15		1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
16		1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17		1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
18		1" PVC COUPLING	17-296	1	LCPLG1	

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



REFERENCES — BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4082.87'.....CITY DATUM

DATE	DIVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
05-09-2006	Additional structure to west end of Pond B	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 27.392 ACRES

SCALE
Horiz. 1"=100'
Vert: —
DATE: NOVEMBER, 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL
YVONNE CONDE CURRIE
TX 16046
PROFESSIONAL ENGINEER
5/8/2006

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

CONDE INC.

SHEET TITLE

ILLUMINATION PLAN

SHT 26 OF 26

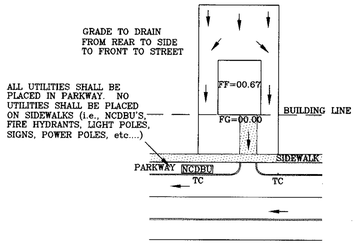
600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-GDPL.dwg, LUM, 12/15/2006 10:50:44 AM

LEGEND

◀▶	HIGH POINT
▶◀	LOW POINT
98.75	PROP. SPOT ELEV.
98.75	PROP. TOP OF CURB ELEV.
FG=98.75 / FF=98.75	PROP. FINISH GROUND AND FINISH FLOOR
○○○○○○○	RETAINING ROCKWALL

C / 4 | 6 — SECTION No. / SECTION DETAILS SHEET / SECTION REFERENCE SHEET

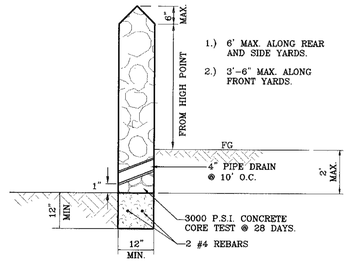


NOTES:
1. DRIVEWAY SLOPES MUST BE 10% MAXIMUM FROM GUTTER FOR FIRST 12 FEET AND 14% MAXIMUM THEREAFTER (BLDG. CODE 18.08.060C)

TYPICAL LOT GRADING
1"=N.T.S.

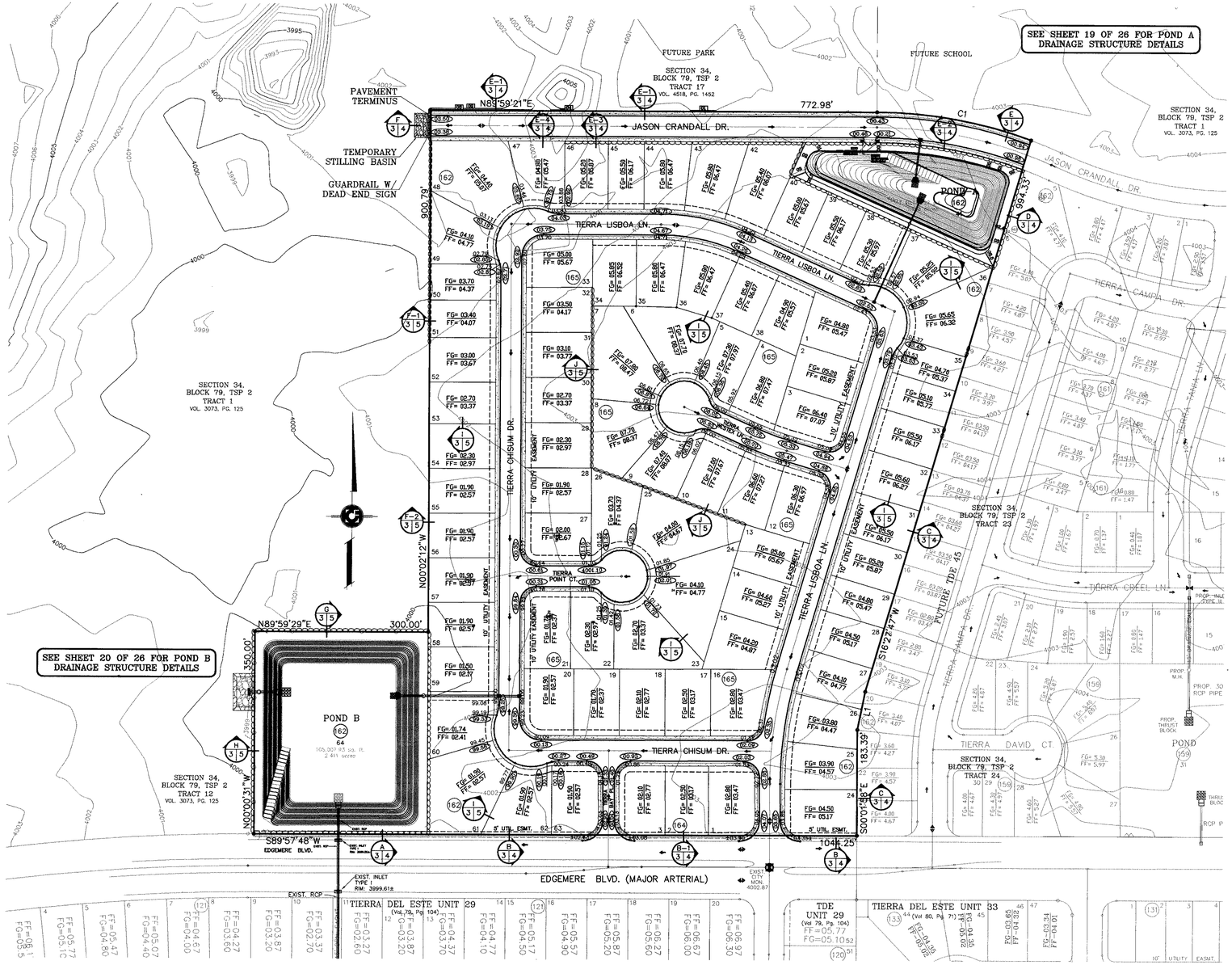
ROCKWALL NOTES

1. NATURAL STONE SHALL BE SOUND AND FREE FROM LOOSE OR FRIABLE INCLUSIONS AND SHALL MEET REQUIRED STRENGTH AND DURABILITY FOR PROPOSED USED.
2. NO RIVER ROCK SHALL BE ALLOWED FOR ROCKWALLS
3. ALL STONE SHALL BE THOROUGHLY SOAKED BEFORE BEING PLACED
4. MORTAR SHALL BE TYPE "S" 1800 PSI AS PER ASTMC-C270
5. MORTAR JOINTS SHALL NOT EXCEED 2 INCHES
6. CONCRETE SHALL BE F'C = 3000 PSI AT 28 DAYS.
7. MASONRY WALLS OVER 6 FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET SHALL BE DESIGNED AS STRUCTURAL WALLS.
8. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK, ROCK, STONE OR CINDER BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
9. PROVIDE A 1 INCH EXPANSION JOINT EVERY 100 FEET
10. REINFORCING STEEL SHALL BE ASTM A 615 GRADE 40, FY = 40,000 PSI.
11. ALLOWABLE SOIL BEARING PRESSURE = 2,000 PSF MINIMUM.
12. WALL FOOTING SHALL BEAR ON FIRM UNDISTURBED OR COMPACTED GROUND (95% COMPACTION AS PER ASTM D1557).
13. CHANGES IN ALL DIRECTION, WALL HEIGHT OR FOOTING ELEVATION WILL REQUIRED ADDITIONAL DESIGN.
14. BACKFILL MATERIAL SHALL CONSIST OF WELL-DRAINED, COARSE GRAINED SOILS, OR FINE SILTY SANDS WITH NO CLAY CONTENT. BACKFILL MATERIAL SHALL EXERT A HORIZONTAL FORCE OF AN EQUIVALENT FLUID PRESSURE NOT TO EXCEED 30#/FOOT.



ROCKWALL DETAIL
SCALE: 1" = 2'

NOTES:
HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480 212 0175B, DATED SEPTEMBER 4, 1991.



EXISTING FIRE HYDRANT & POWER POLE @ INTERSECTION OF EDGEMERE BLVD. & TIERRA BAY PL. TO BE REMOVED AND RELOCATED BY DEVELOPER

GENERAL EARTHWORK NOTES:

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 SIX (6) INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8) INCH LIFTS AND COMPACTED AS BEFORE.

GENERAL NOTES

1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH 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. ALL SLOPE AND SWALE MAINTENANCE TO BE DONE BY PROPERTY OWNERS.

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 SIX (6) INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8) INCH LIFTS AND COMPACTED AS BEFORE.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 7 OF 26.
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.

DENOTES AS BUILT CONDITION ONLY

REFERENCES — BENCHMARKS:
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87 ..... CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
03-21-2006	City redlines as per 03-02-2006	E.F.G.
05-22-2006	Additional structure to west end of Pond B	E.F.G.
09-28-2006	Foster Schwartz redline comments.	E.F.G.
10-16-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24, SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 27.392 ACRES

SCALE
Horiz. 1"=100'
Vert. ---
DATE: NOVEMBER, 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHRD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

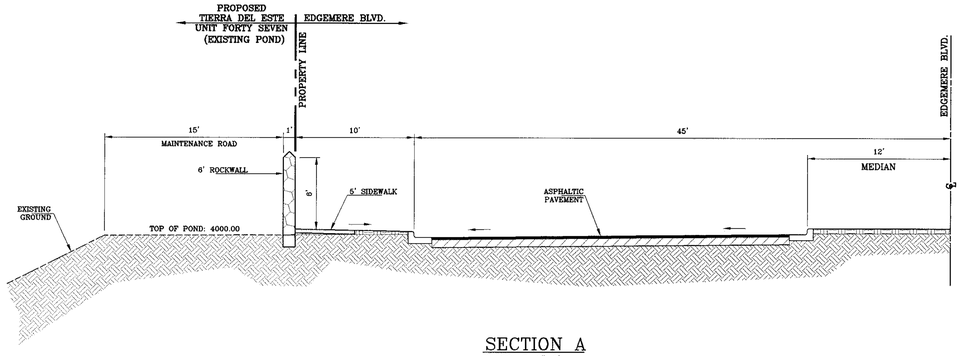
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936
CONDE INC.

SHEET TITLE

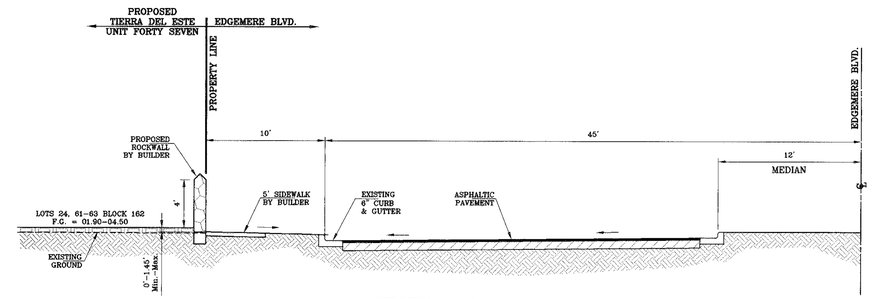
GRADING PLAN

600 760

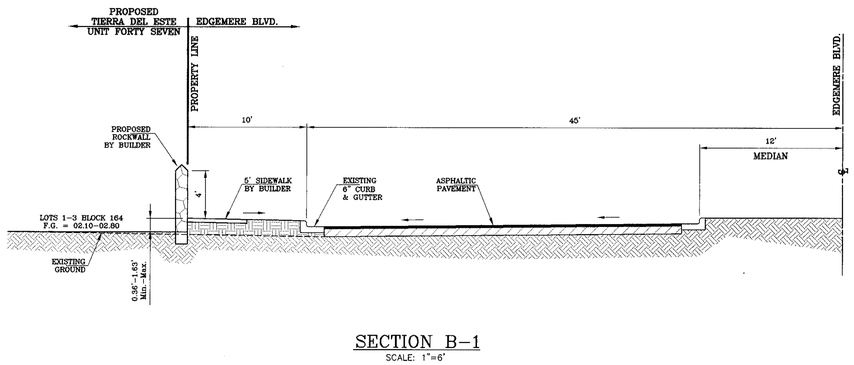
C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-GDPL.dwg, GRA, 12/15/2006 10:47:38 AM



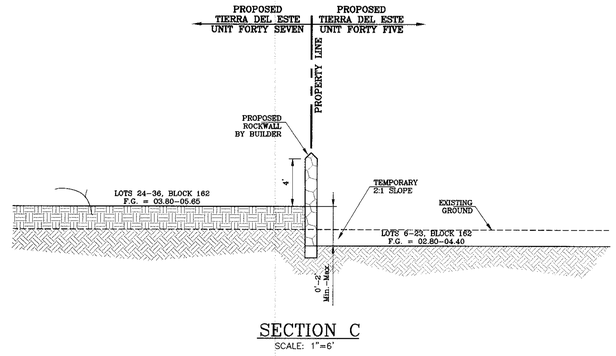
SECTION A
SCALE: 1"=6'



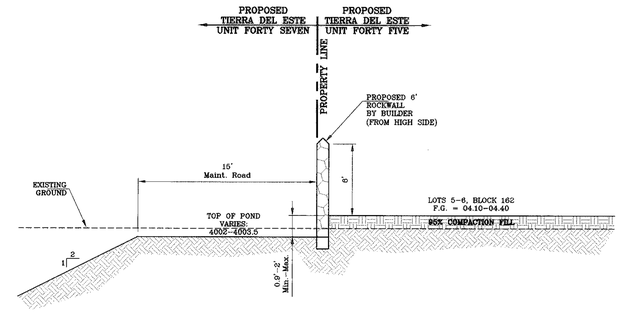
SECTION B
SCALE: 1"=6'



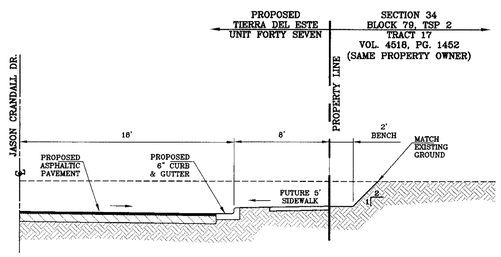
SECTION B-1
SCALE: 1"=6'



SECTION C
SCALE: 1"=6'

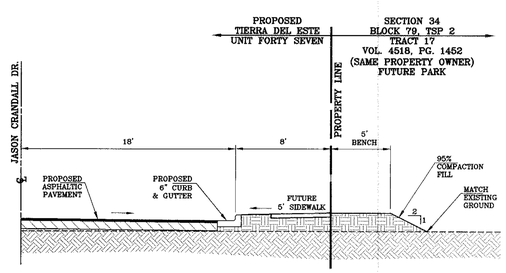


SECTION D
SCALE: 1"=6'



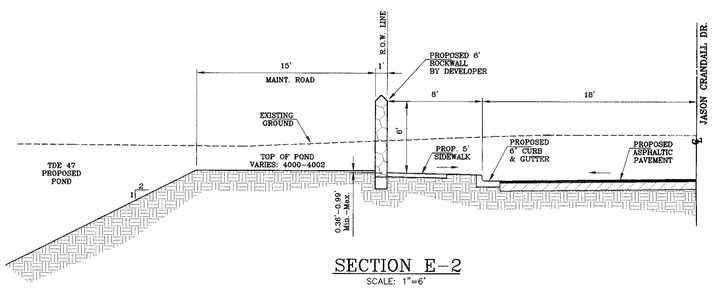
SECTION E
SCALE: 1"=6'

FUTURE 5' SIDEWALK TO BE CONSTRUCTED
BY SCHOOL CONTRACTOR AT TIME OF SCHOOL CONSTRUCTION

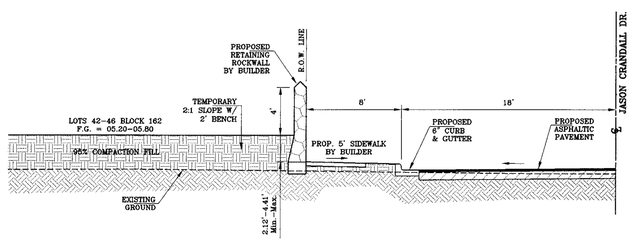


SECTION E-1
SCALE: 1"=6'

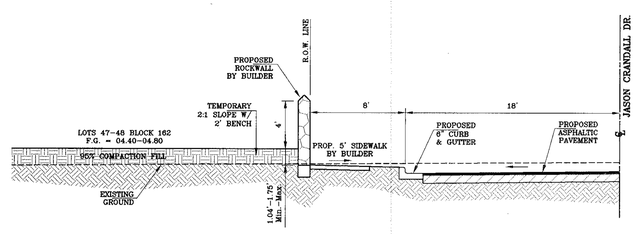
FUTURE 5' SIDEWALK TO BE CONSTRUCTED
BY PARK CONTRACTOR AT TIME OF PARK IMPROVEMENTS



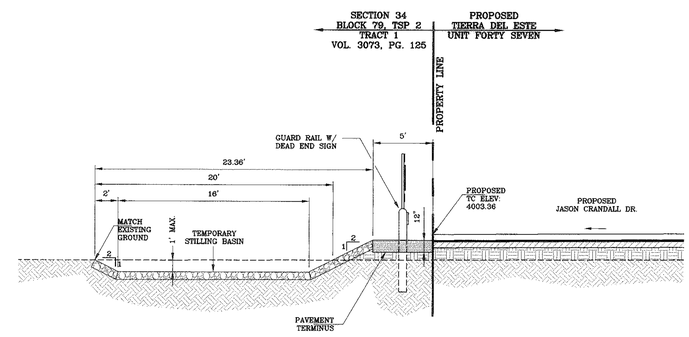
SECTION E-2
SCALE: 1"=6'



SECTION E-3
SCALE: 1"=6'



SECTION E-4
SCALE: 1"=6'



SECTION F
SCALE: 1"=6'

REFERENCES — BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION
OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY
02-15-2006	City redlines as per 02-01-2006	E.F.G.
03-21-2006	City redlines as per 03-02-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 27.392 ACRES

SCALE
Horiz.:
Vert.:

DATE: NOVEMBER, 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

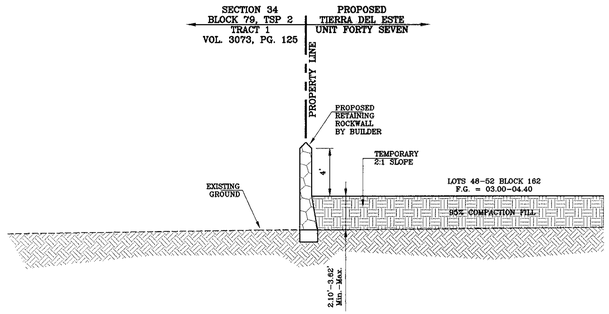
SHEET TITLE

GRADING SECTIONS

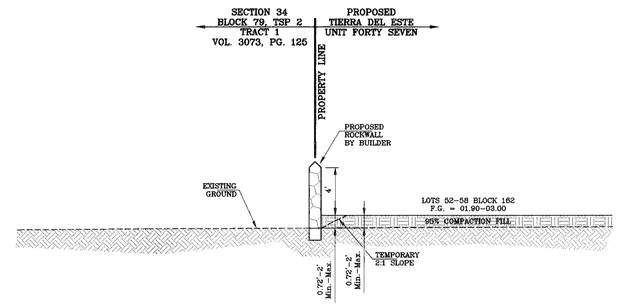
SHT 4 OF 26

600760

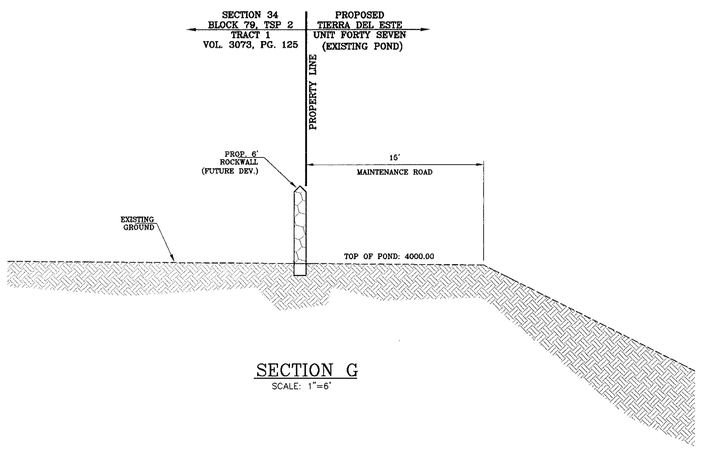
C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-GSEC.dwg, GSEC1, 12/15/2006 10:57:29 AM



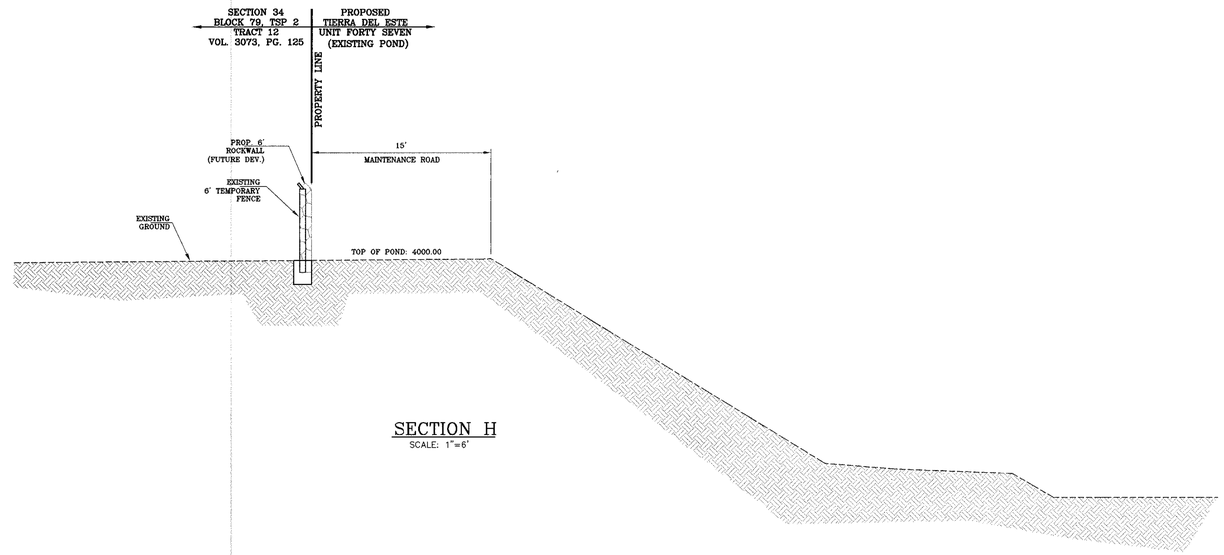
SECTION F-1
SCALE: 1"=6'



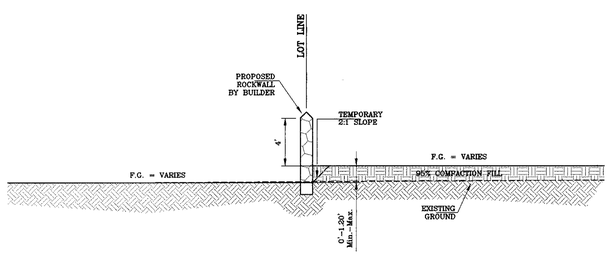
SECTION F-2
SCALE: 1"=6'



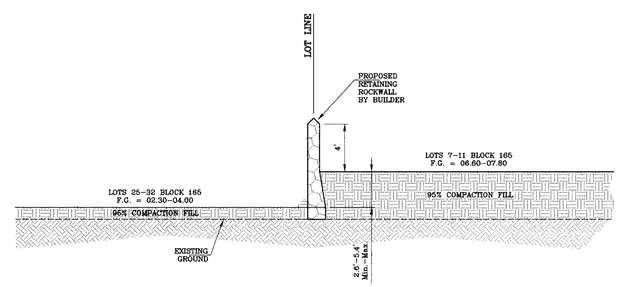
SECTION G
SCALE: 1"=6'



SECTION H
SCALE: 1"=6'



SECTION I (TYP.)
SCALE: 1"=6'



SECTION J
SCALE: 1"=6'

REFERENCES -- BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-03-2006	E.F.G.
03-21-2006	City redlines as per 03-02-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 27.392 ACRES

SCALE
Horiz: ---
Vert: ---
DATE: NOVEMBER, 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

GRADING SECTIONS

SHT 5 OF 26

600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-GSEC.dwg, GSEC2, 12/15/2006 10:57:47 AM

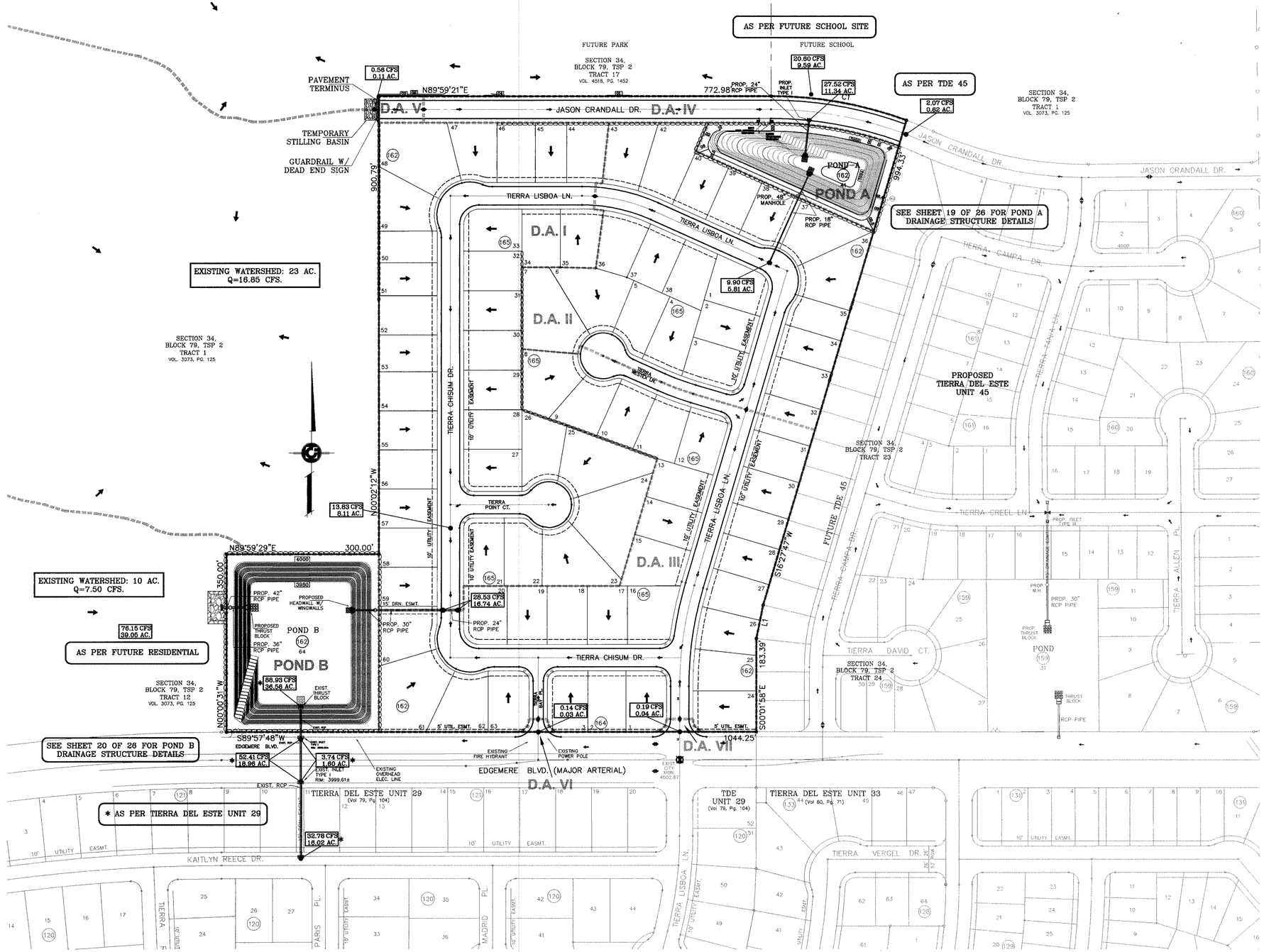
DENOTES AS BUILT CONDITION ONLY

NOTES:
HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480 212 0175B, DATED SEPTEMBER 4, 1991.

DRAINAGE AREA	AREA (acres)	t_c min.	c	i_{50} in/hr	Q_{50} cfs
I	8.72	26.0	0.50	3.41	14.87
II	5.81	26.0	0.50	3.41	9.90
III	8.02	26.0	0.50	3.41	13.66
IV	1.13	12.0	0.90	4.75	4.85
V	0.11	6.0	0.90	5.90	0.56
VI	0.03	6.0	0.90	5.90	0.14
VII	0.04	6.0	0.90	5.90	0.19
POND A	1.13	on site ponding			
POND B	2.41	on site ponding			

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



REFERENCES — BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
03-21-2006	City redlines as per 03-02-2006	E.F.G.
05-09-2006	Additional structure to west end of Pond B	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.
10-18-2006	AS BUILTS	L.V.C.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 27.392 ACRES

SCALE
Horiz. 1"=100'
Vert. —
DATE: NOVEMBER, 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

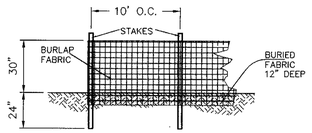
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO DR. STE 400
EL PASO, TEXAS 79936

SHEET TITLE

DRAINAGE PLAN

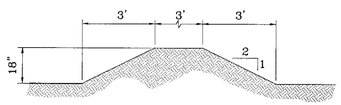
600 760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-GDPL.dwg, DRA, 12/15/2006 10:48:52 AM



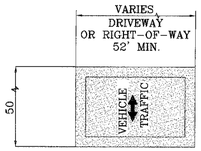
TYPICAL SILT FENCE

N.T.S.

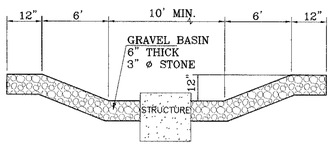


TYPICAL BERM

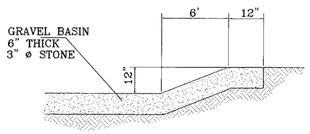
1"=3'



GRAVEL ENTRANCE

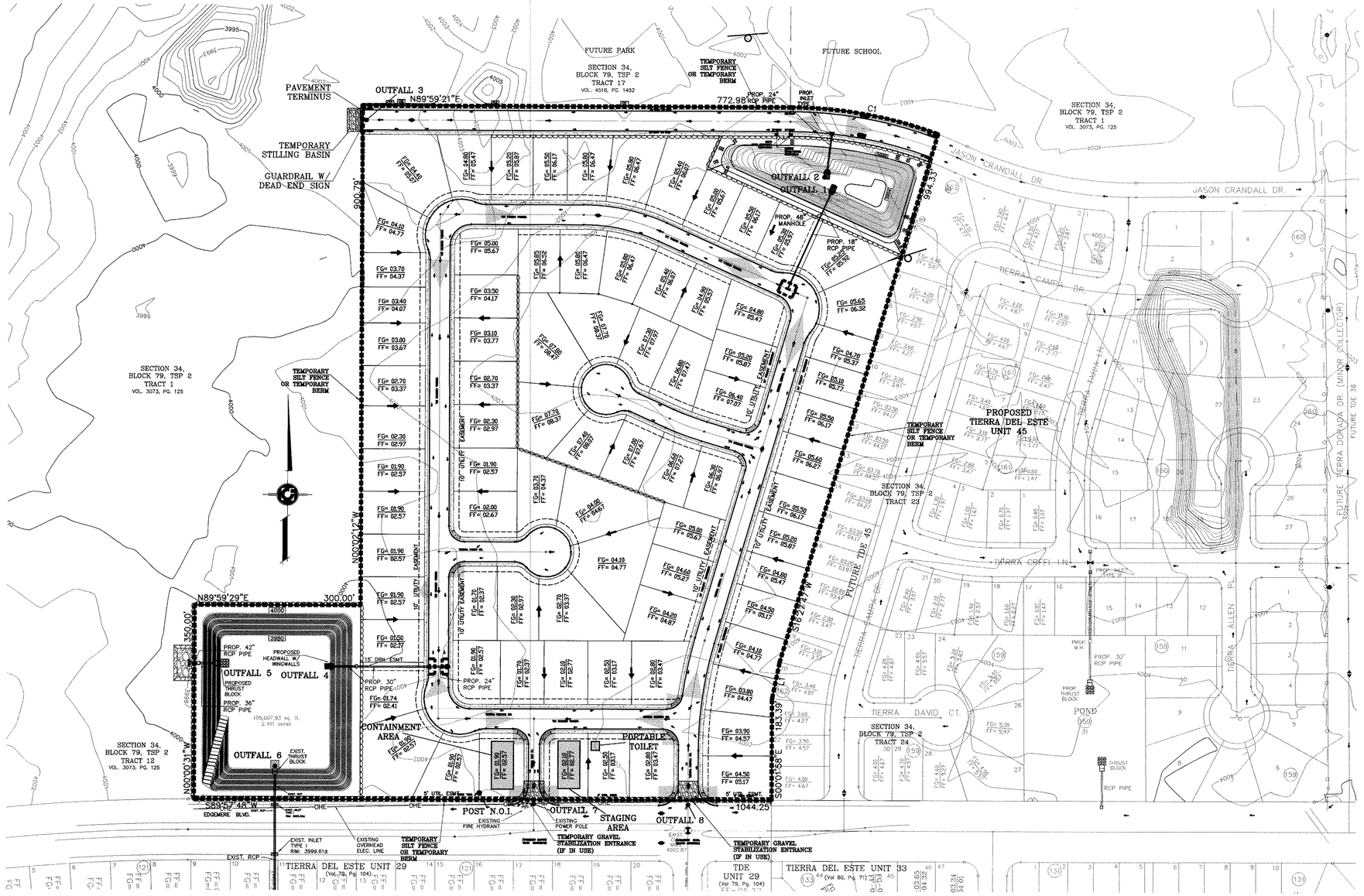


TEMPORARY STILLING BASIN AT STRUCTURES

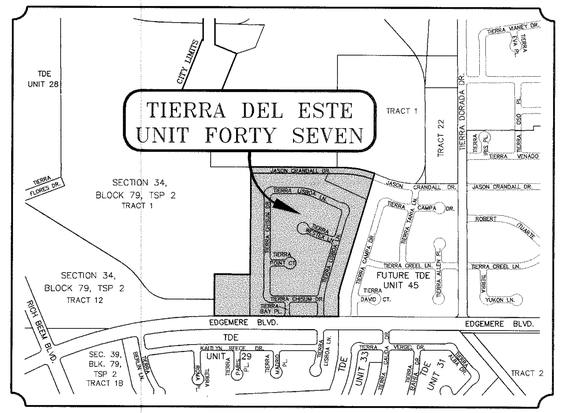


SECTION

EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION



LOCATION MAP 1" = 600'



LEGEND:

PROPOSED SILT FENCE OR TEMPORARY BERM.

DRAINAGE FLOW ARROW

TEMPORARY DESILTING BASIN AT STRUCTURES

STABILIZED ENTRANCE

EROSION CONTROL NOTES

1. SILT FENCING OR TEMPORARY BERMS SHALL BE AT TIME OF CONSTRUCTION.
2. TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER 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.

NOTES:

1. SEE GRADING PLAN (SHEET 3 OF 26) FOR STORM WATER DISCHARGE
2. T.P.D.E.S. PERMIT- AS REQUIRED BY CONTRACTOR
3. STORM WATER AS PER N.P.D.E.S. PERMIT

S.W.P.P.P. APPLICATION NO. 06-003

REFERENCES --- BENCHMARKS

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

REVISIONS	BY
02-13-2006 City radiuses as per 02-01-2006	R.F.G.
05-09-2006 Additional structure to west end of Pond B	R.F.G.

PROJECT NAME

TIERRA DEL ESTE
UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24
SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND
PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER, 2005
DESIGN BY: Y.C.
INITIATED BY: R.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

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 26

600 760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-GDPL.dwg, POLL1, 12/15/2006 10:51:40 AM

SWPPP Coordinator Name: JOE CARRILLO

Phone Number: (915) 494-0867

Log of Activities available: SWPPP Coordinator.
Inspection Log available: SWPPP Coordinator
Schedule of Activities available: SWPPP Coordinator

SITE DESCRIPITON:
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 27.39 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: EARTHEN BERMS, STABILIZED SITE EXIT, DESILTING BASINS.

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 TIERRA DEL ESTE UNIT 47 PONDING AREAS

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 SWPPP

The Staging Area for this site is located: AS SHOWN ON SWPPP

The Portable Toilet for this site is located: AS SHOWN ON SWPPP

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.

CONSTRUCTION ACTIVITIES LOG		
ACTIVITIES	DATE	SIGNATURE

STORM WATER POLLUTION PREVENTION PLAN

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:

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: ROBERT F. FOSTER

COMPANY: ROBERT F. FOSTER, INC.

ADDRESS: 1790 N. LEE TREVINO DR.

TITLE: PRESIDENT

TELEPHONE: (915) 595-2775

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

RANCHOS REAL XI, LTD.
BY: RANCHOS REAL DEVELOPERS, INC., ITS GENERAL MANAGER
DOUGLAS A. SCHWARTZ, VICE PRESIDENT
OWNER: (NAME)

BEST MANAGEMENT PRACTICES CONTROLS

I. WASTE MATERIALS

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

II. HAZARDOUS WASTE

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

III. SANITARY WASTE

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

IV. SPILL PREVENTION

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

A. GOOD HOUSEKEEPING

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

B. HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

C. PETROLEUM PRODUCTS:

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

V. SPILL CONTROL PRACTICES:

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

VI. MAINTENANCE AND INSPECTION PROCEDURES

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

VIII. REMARKS

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

REFERENCES -- BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.87.....CITY DATUM

DATE	REVISIONS	BY
05-22-2006	Foster Schwartz redline comments.	E.F.G.

PROJECT NAME
TIERRA DEL ESTE UNIT FORTY SEVEN
BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 27.392 ACRES

SCALE
Horiz. --
Vert. --
DATE: NOVEMBER, 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

ENGINEER'S SEAL

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

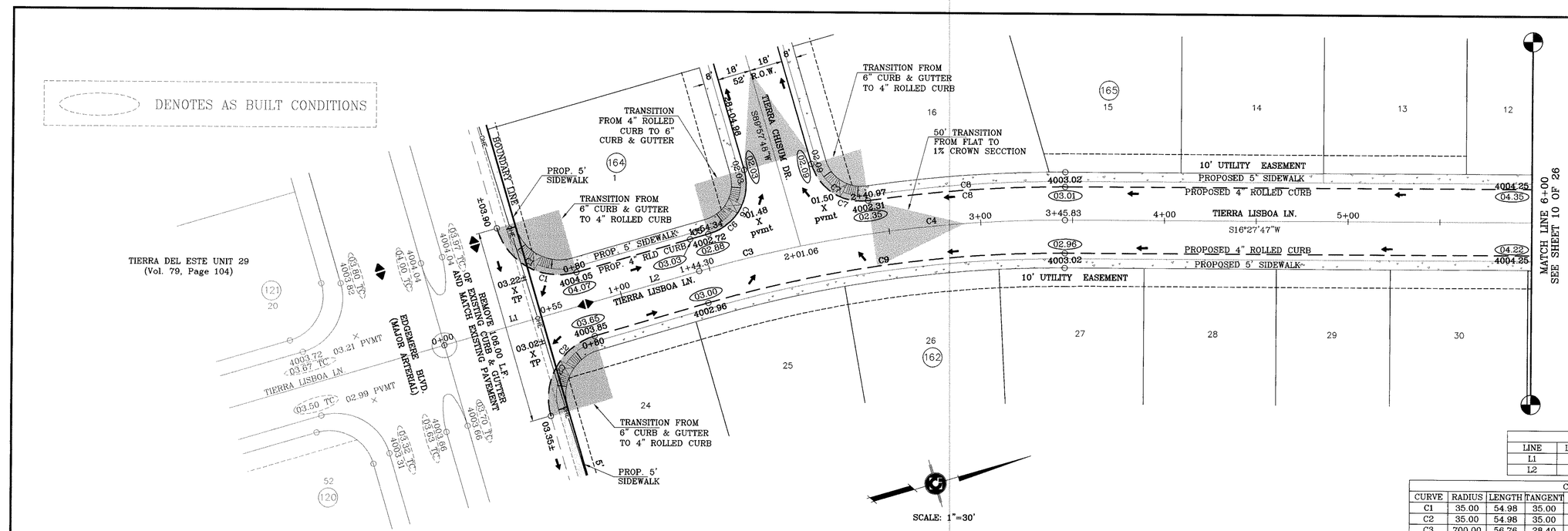
CONDE INC.

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN

SHT 8 OF 26

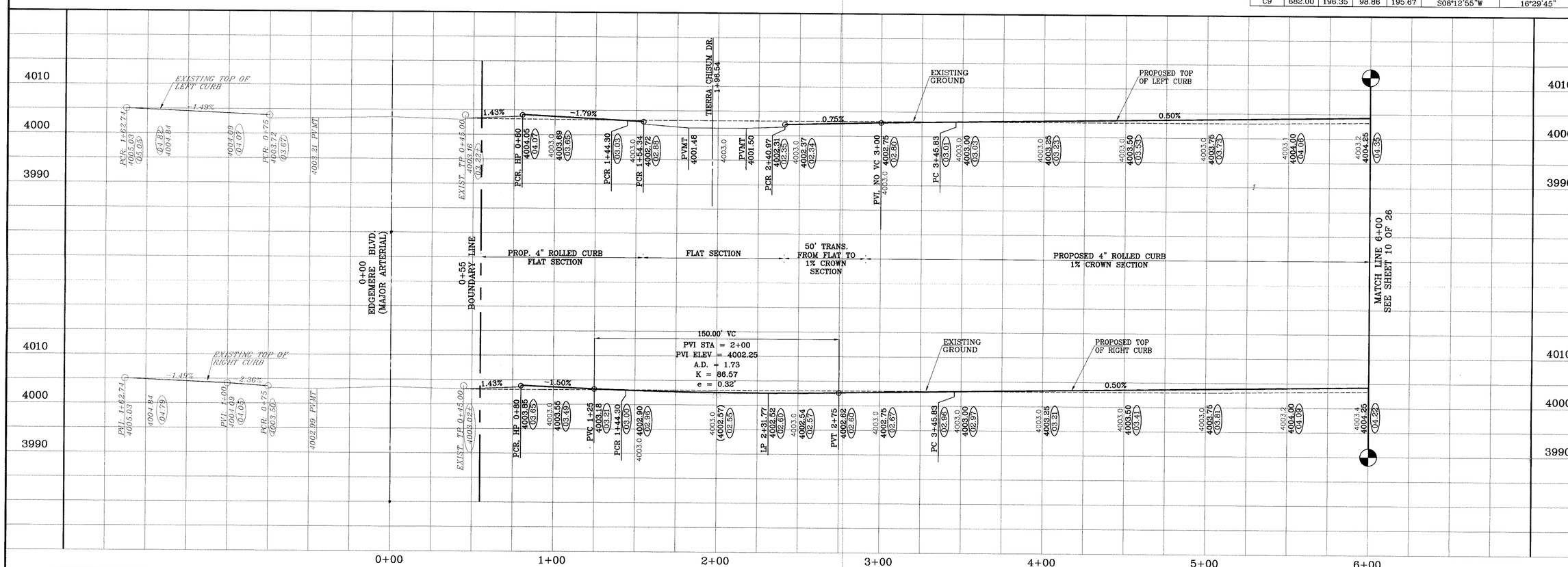
600760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-GDPL.dwg, POLL2, 12/15/2006 10:50:21 AM



LINE TABLE		
LINE	LENGTH	BEARING
L1	55.00	S00°01'58"E
L2	89.30	S00°01'58"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
C1	35.00	54.98	35.00	49.50	N44°57'55"E	89°59'46"
C2	35.00	54.98	35.00	49.50	S45°02'05"E	90°00'14"
C3	700.00	56.76	28.40	56.74	S02°17'25"W	4°38'45"
C4	700.00	144.77	72.65	144.52	S10°32'18"W	11°51'00"
C5	718.00	10.29	5.15	10.29	S00°22'41"W	0°49'17"
C6	28.00	44.39	28.41	39.88	N44°37'26"W	90°49'32"
C7	28.00	40.11	24.38	36.77	N48°55'18"E	82°05'00"
C8	718.00	107.56	53.88	107.46	S12°10'17"W	8°35'00"
C9	682.00	196.35	98.86	195.67	S08°12'55"W	16°29'45"



TIERRA DEL ESTE UNIT FORTY SEVEN

BENCHMARKS
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF EDGEMERE BLVD. AND TIERRA LISBOA LN.
ELEVATION: 4002.37 ... CITY DATUM

DATE	REVISIONS	BY
02-13-2006	City redlines as per 02-01-2006	E.F.G.
05-22-2006	Foster Schwartz redline comments.	E.F.G.
10-18-2006	AS BUILTS	L.V.

PROJECT NAME

TIERRA DEL ESTE UNIT FORTY SEVEN

BEING A PORTION OF TRACTS 1, 23 AND 24 SECTION 34, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 27.392 ACRES

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

DATE: NOVEMBER 2005
DESIGN BY: Y.C.
INITIATED BY: E.F.G.
CHKD. BY: Y.C.
JOB NO.: 1005-17

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

TIERRA LISBOA LANE

SHT 9 OF 26

600 760

C:\Land Projects 2006\TDE 47 (As Built)\dwg\TDE47-PP1-TLTC.dwg, TLTC1, 12/15/2006 11:00:40 AM