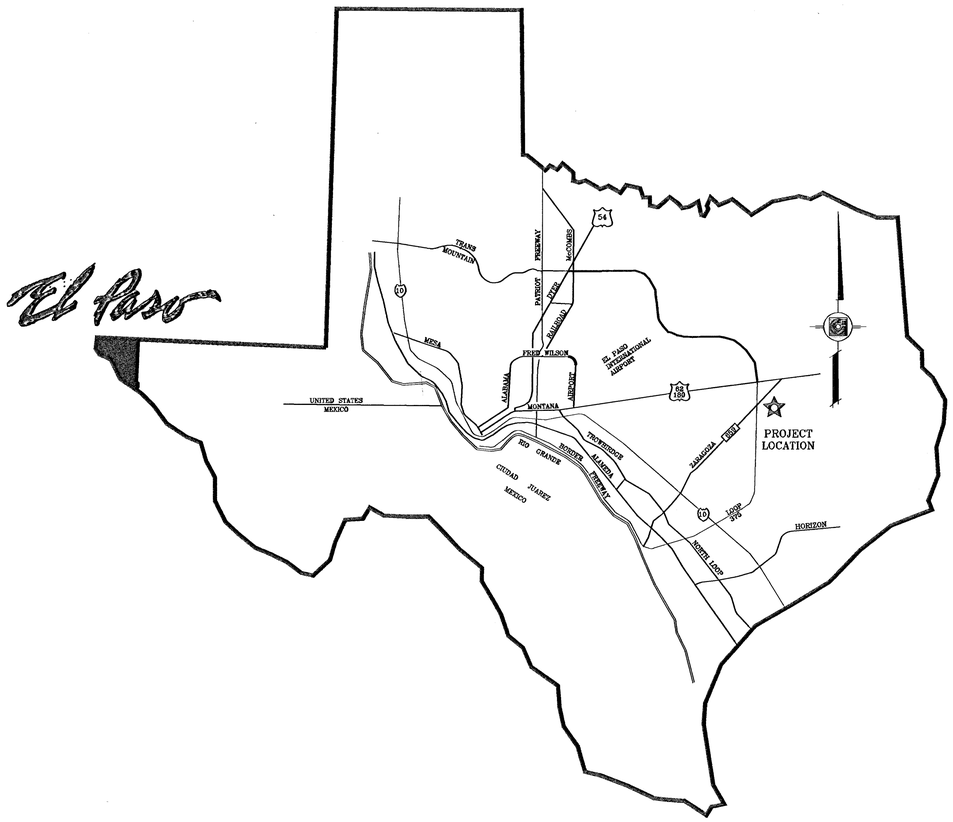
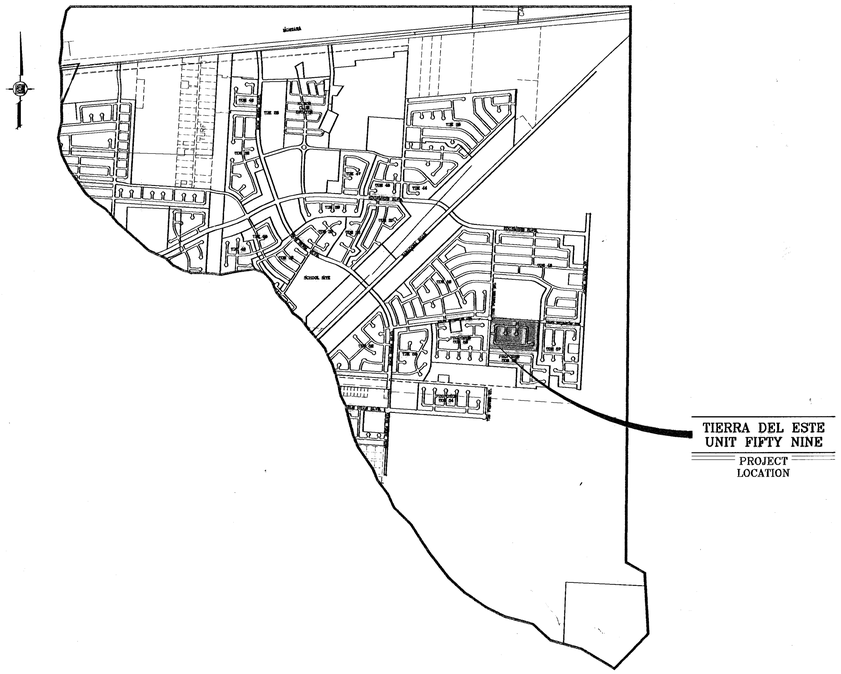
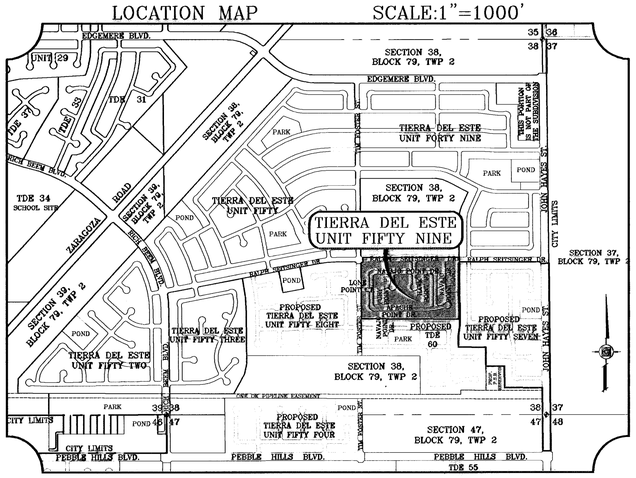


VICINITY MAP



LOCATION MAP SCALE:1"=1000'



STREET IMPROVEMENTS

I N D E X

PROJECT NAME

TIERRA DEL ESTE
UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.949 ACRES

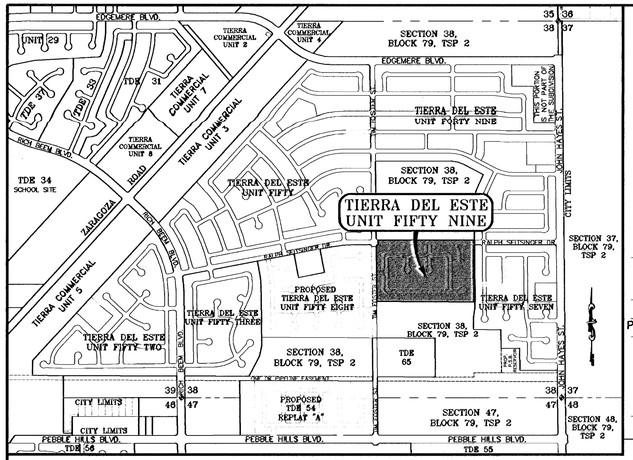
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHT 1 OF 24

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES



LOCATION MAP SCALE:1"=1000'

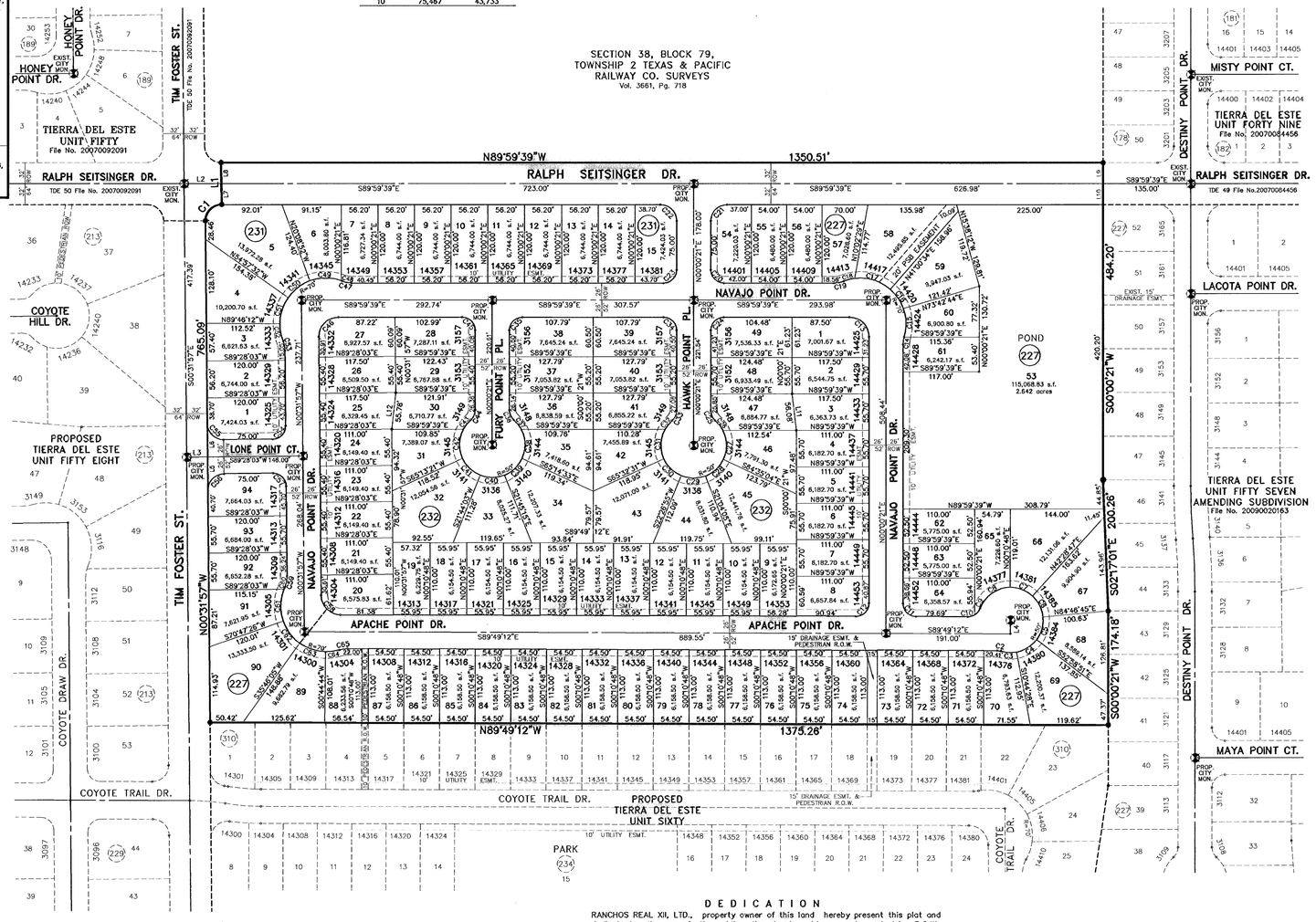
Tierra Del Este Unit Fifty Nine Notes:

Tierra Del Este Subdivision Unit Fifty Nine is subject to the Annexation Agreement entered into by Ranchos Real IV LTD. with the City of El Paso on January 31, 2006. Among other conditions the agreement required the following:

Item #11 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 March 1, 2006, 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"	566	328
1"	1,398	809
1 1/2"	2,830	1,640
2"	4,528	2,624
3"	9,056	5,248
4"	14,150	8,200
6"	28,300	16,400
8"	52,827	30,613
10"	75,467	43,733

SECTION 38, BLOCK 79, TOWNSHIP 2 TEXAS & PACIFIC RAILWAY CO. SURVEYS Vol. 3661, Pg. 718



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.50	25.24	35.52	N44°44'12"E	90°32'19"
C2	20.00	5.88	2.96	5.86	N81°24'09"W	16°50'06"
C3	50.00	24.22	12.35	23.99	S86°51'47"E	27°45'22"
C4	50.00	36.86	19.31	36.03	N58°08'20"E	42°14'23"
C5	50.00	36.86	19.31	36.03	N15°53'57"E	42°14'23"
C6	50.00	36.91	19.34	36.08	N26°22'14"W	42°17'59"
C7	50.00	37.63	19.76	36.75	N69°04'58"W	43°07'29"
C8	50.00	59.56	33.88	56.10	S55°13'47"W	68°15'00"
C9	20.00	13.22	6.86	12.98	N40°02'36"E	37°52'37"
C10	20.00	10.89	5.58	10.76	N74°34'51"E	31°11'53"
C11	20.00	31.36	19.94	28.24	S44°54'26"E	89°49'32"
C12	20.00	31.48	20.06	28.33	N45°05'34"E	90°10'28"
C13	30.00	47.12	30.00	42.43	N44°59'39"W	90°00'00"
C14	40.00	11.48	5.78	11.44	S08°13'42"W	16°26'43"
C15	70.00	43.99	22.75	43.27	N01°33'07"W	36°00'20"
C16	70.00	35.96	18.39	35.57	N34°16'22"W	29°26'09"
C17	70.00	58.60	31.14	56.90	N72°58'16"W	47°57'40"
C18	70.00	17.50	8.79	17.45	S75°53'13"W	14°19'21"
C19	40.00	14.86	7.51	14.77	N79°21'57"E	21°16'48"
C20	20.00	31.42	20.00	28.28	S44°59'39"E	90°00'00"
C21	25.00	39.27	25.00	35.36	S45°00'21"W	90°00'00"
C22	25.00	39.27	25.00	35.36	N44°59'39"W	90°00'00"
C23	20.00	31.42	20.00	28.28	N45°00'21"E	90°00'00"
C24	20.00	31.42	20.00	28.28	S45°00'21"W	90°00'00"
C25	20.00	17.08	9.10	16.56	S24°27'11"E	48°55'04"
C26	50.00	18.89	9.56	18.78	N38°05'23"W	21°38'40"
C27	50.00	45.97	24.76	44.37	N00°55'34"W	52°40'59"
C28	50.00	37.98	19.96	37.07	N47°10'25"E	43°31'00"
C29	50.00	37.98	19.96	37.07	S89°18'35"E	43°31'00"
C30	50.00	37.61	19.74	36.73	S46°00'17"E	43°05'36"
C31	50.00	47.12	25.47	45.39	S02°32'20"W	53°59'38"
C32	50.00	16.92	8.54	16.84	S39°13'47"W	19°23'15"
C33	20.00	17.08	9.10	16.56	N24°27'52"E	48°55'04"
C34	20.00	31.42	20.00	28.28	N44°59'39"W	90°00'00"
C35	20.00	31.42	20.00	28.28	S45°00'21"W	90°00'00"
C36	20.00	17.08	9.10	16.56	S24°27'11"E	48°55'04"
C37	50.00	17.99	9.09	17.89	N38°36'21"W	20°36'45"
C38	50.00	46.30	24.96	44.66	N01°48'15"W	53°03'25"
C39	50.00	37.95	19.94	37.05	N46°30'08"E	43°29'18"
C40	50.00	37.95	19.94	37.05	N89°59'24"E	43°29'18"
C41	50.00	37.95	19.94	37.05	S46°31'18"E	43°29'18"
C42	50.00	46.28	24.95	44.65	S01°44'27"W	53°02'12"
C43	50.00	18.03	9.12	17.94	S38°35'29"W	20°39'51"
C44	20.00	17.08	9.10	16.56	N24°27'52"E	48°55'04"
C45	20.00	31.42	20.00	28.28	N44°59'39"W	90°00'00"
C46	30.00	47.41	30.28	42.63	S44°44'12"W	90°32'18"
C47	40.00	14.86	7.51	14.77	S79°21'16"E	21°16'48"
C48	70.00	1.32	0.66	1.32	N69°15'12"W	1°04'41"
C49	70.00	49.30	25.72	48.29	N89°58'12"W	40°21'20"
C50	70.00	42.53	21.94	41.88	S52°26'48"W	34°48'40"
C51	70.00	42.53	21.94	41.88	S17°38'08"W	34°48'40"
C52	70.00	26.93	13.63	26.76	S10°47'29"E	22°02'34"
C53	40.00	14.86	7.51	14.77	N11°10'21"W	21°16'48"
C54	20.00	31.42	20.00	28.28	N44°28'03"W	90°00'00"
C55	25.00	39.27	25.00	35.36	S45°31'57"E	90°00'00"
C56	25.00	39.27	25.00	35.36	S44°28'03"W	90°00'00"
C57	20.00	31.42	20.00	28.28	N45°31'57"W	90°00'00"
C58	30.00	46.75	29.63	42.16	S45°10'35"E	89°17'14"
C59	40.00	17.19	8.73	17.06	N11°46'38"E	24°37'12"
C60	70.00	3.05	1.53	3.05	S22°50'21"W	2°29'47"
C61	70.00	49.85	28.03	48.80	S01°11'27"W	40°48'02"
C62	70.00	42.79	22.09	42.13	S36°43'15"E	35°01'21"
C63	70.00	42.79	22.09	42.13	S71°44'36"E	35°01'21"
C64	70.00	21.88	11.03	21.79	N81°47'31"E	17°54'25"
C65	40.00	12.11	6.10	12.06	S81°30'33"W	17°20'29"

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.01	N00°57'11"W
L2	57.00	S89°59'39"E
L3	32.00	S89°28'03"W
L4	21.00	N00°00'21"E
L5	51.00	N00°31'57"W
L6	51.00	N00°31'57"W
L7	32.00	N00°57'11"W
L8	32.00	N00°57'11"W
L9	32.00	N00°00'21"E
L10	32.00	N00°00'21"E
L11	56.08	S06°39'02"E
L12	55.78	N06°09'33"E

NOTES:

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TIERRA DEL ESTE UNIT FIFTY NINE) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF SEPTEMBER 2009.

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

TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. 20090073268 DATE 16 Oct 09

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING TIM FOSTER STREET AND RALPH SEITSINGER 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
INSTRUMENT No. 20090073270 DATE 16 Oct 09

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. 20090073269 DATE 16 Oct 09

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

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

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

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480212015B, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

DEDICATION

RANCHOS REAL XII, LTD., property owner of this land hereby present this plat and dedicate to the use of the public, the streets, drives, pond, pedestrian R.O.W., P.S.B. easement, drainage easement, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this 29 th day of September 2009.

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

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

ATTEST: NOT REQUIRED

ACKNOWLEDGEMENT

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., GENERAL PARTNER OF RANCHOS REAL XII, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, 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 29 th day of September 2009.

I / Susan McMillan
Notary Public in and for El Paso County

3-16-13
My Commission Expires

DATE OF PREPARATION: MAY 18, 2008

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CAD'D
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PH. # 592-0283 FAX # 592-0286

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 12 day of October, 2009.

I / Philip Etiwe
Secretary

I / Katherine L. Updike
Chairperson

Approved for filing this 7 day of October, 2009.

I / Victor D. Torres
Development Services Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 16 day of October 2009, A.D. in File No. 20090073267

I / Delia Briones
County Clerk

I / M. Casillas
By Deputy

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

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

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

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

C:\DATA\CI\TDE59-FN-REV-09-23-09.dwg, Model, 2/22/2010 1:29:52 PM, CORTEZ

GENERAL NOTES:

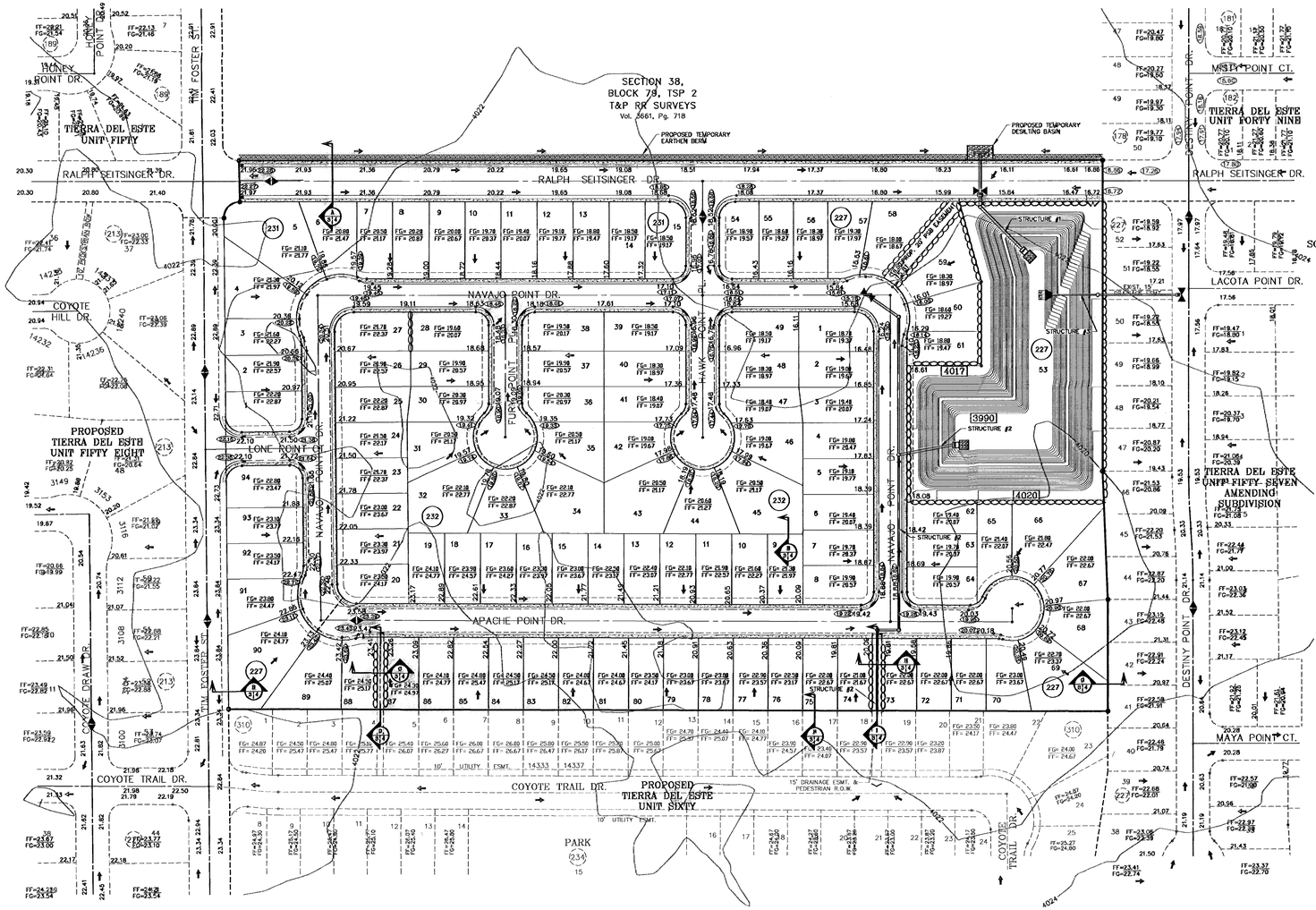
1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19- SUBDIVISION ORDINANCE – "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS,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

GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6 INCHES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8")INCH LIFTS AND COMPACTED AS BEFORE.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 6 OF 24.
5. ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
6. ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

CONSTRUCTION NOTES:

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

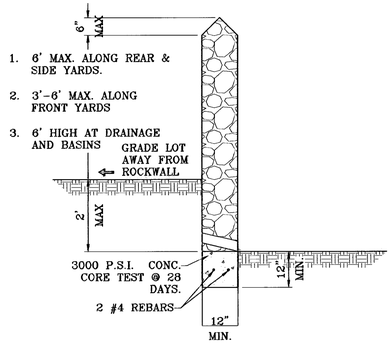


DENOTES AS BUILT CONDITION ONLY

NOTE:
ALL HANDICAP RAMPS TO BE INSTALLED BY DEVELOPER

ROCKWALL NOTES:

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

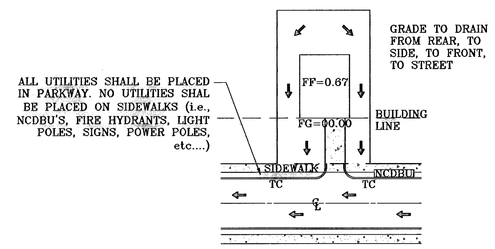


ROCKWALL DETAIL
SCALE: 1"=2'

DETAIL No.
SECTION DETAIL SHEET
SECTION REFERENCE SHEET

NOTE:
HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0175B. DATED SEPTEMBER 4, 1991.

SEE SHEET 18 AND 19 OF 24 FOR DRAINAGE STRUCTURES #1, #2 & #3



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

TYPICAL LOT GRADING
SCALE: 1"=40'

LEGEND

FF=00.00 / FG=00.67	PROPOSED FINISH FLOOR / PROPOSED FINISH GROUND
00.00	PROPOSED SPOT ELEVATION
◀▶	HIGH POINT
▶◀	LOW POINT
4000	EXISTING CONTOUR
4000 ×	EXISTING SPOT ELEVATION
4000	PROPOSED CONTOUR
	PROPOSED ROCK WALL
	PROPOSED RETAINING WALL

12/30/09 F.R. AS BUILT
BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CED141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/04/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
12/16/08	CITY REDLINES AS PER 12/16/08 COMMENTS	E.F.G.
02/27/09	REVISION TO POND	R.R.
06/09/09	LOT REVISIONS	R.R.

PROJECT NAME
TIERRA DEL ESTE UNIT FIFTY NINE

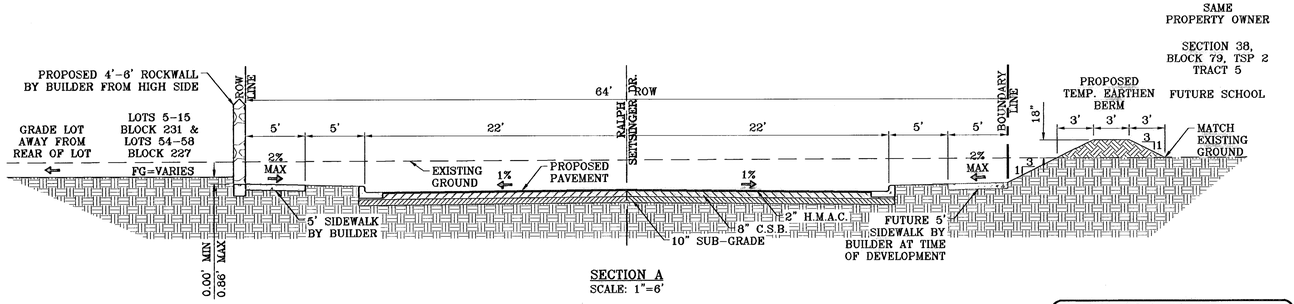
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: 1"=100'
VERT: ---
DATE: MAY 2008
DESIGN BY: O.M.
INITIATED BY:
CHECKED BY: Y.C.
JOB NO.: 608-23

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

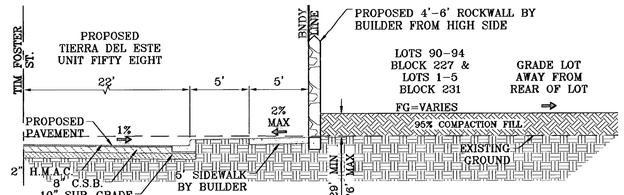
SHEET TITLE
GRADING PLAN

SHT 3 OF 24

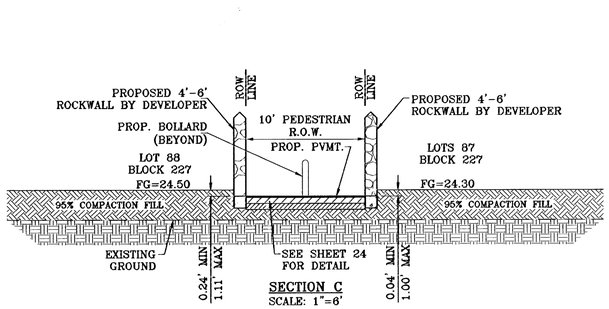


SECTION A
SCALE: 1"=6'

SEE SHEET 23 FOR PAVEMENT DETAILS



SECTION B
SCALE: 1"=6'



SECTION C
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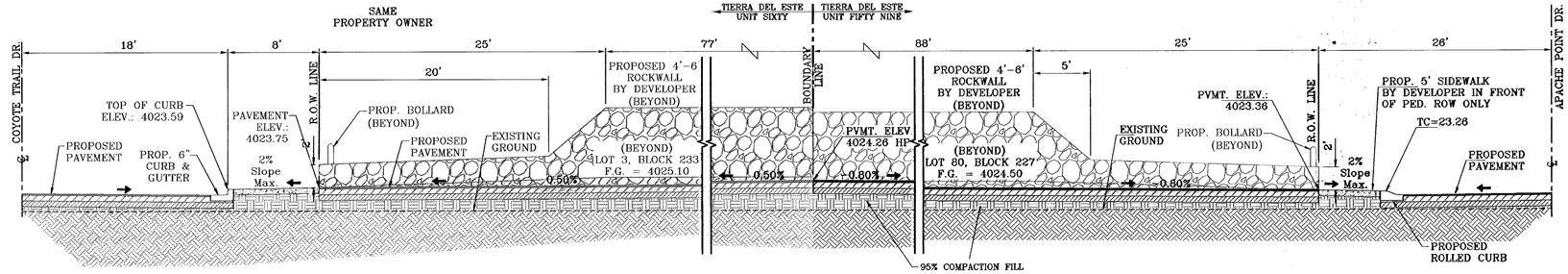
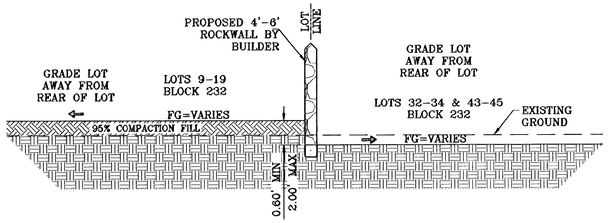


SECTION D
SCALE: 1"=6'

SEE SHEET 23 FOR PAVEMENT DETAILS



SECTION E
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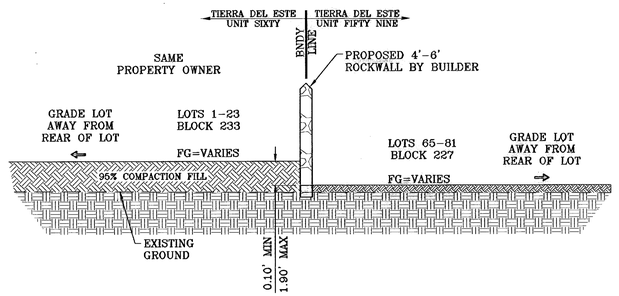

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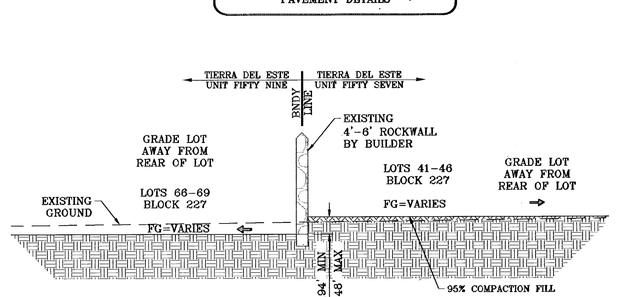
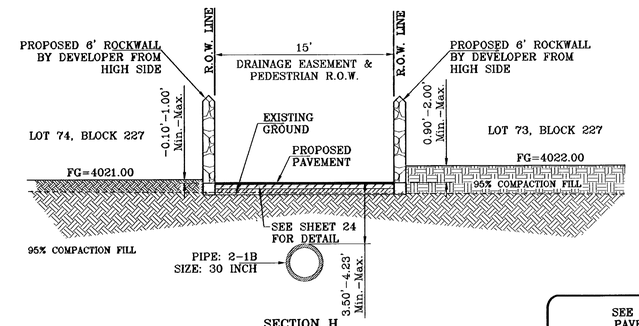
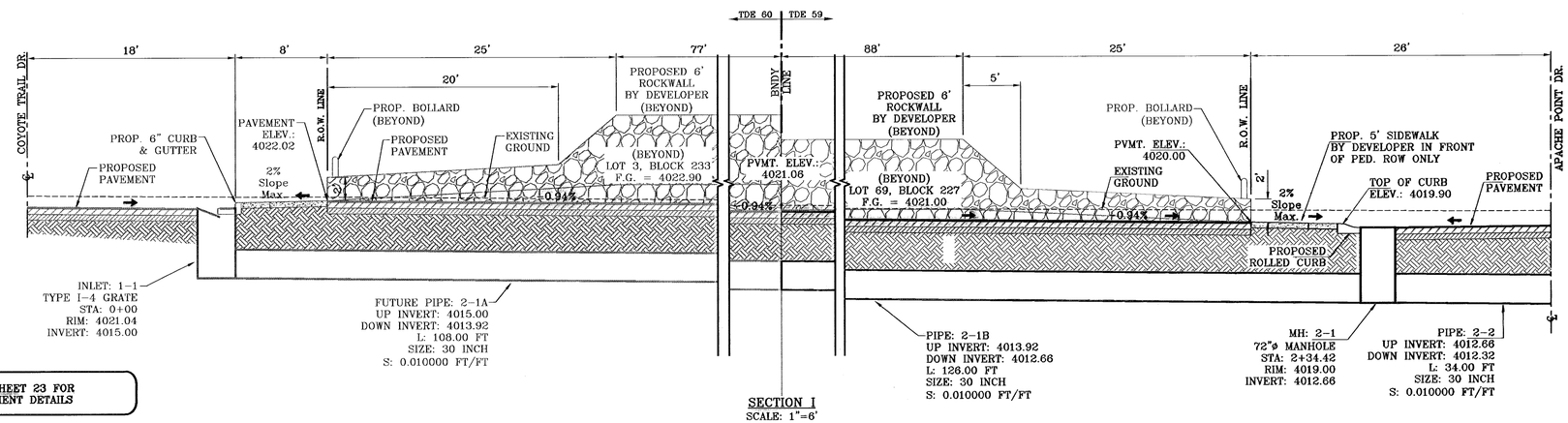


SECTION G
SCALE: 1"=6'



SECTION H
SCALE: 1"=6'

SEE SHEET 23 FOR PAVEMENT DETAILS



SECTION I
SCALE: 1"=6'

SEE SHEET 23 FOR PAVEMENT DETAILS

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED "X 1118" PID "CED141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/04/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
12/16/09	CITY REDLINES AS PER 12/16/08 COMMENTS	E.F.G.
06/09/09	LOT REVISIONS	R.R.
03/26/09	CITY RED LINES	R.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38 BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ. 1"=6'
VERT: ---
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL

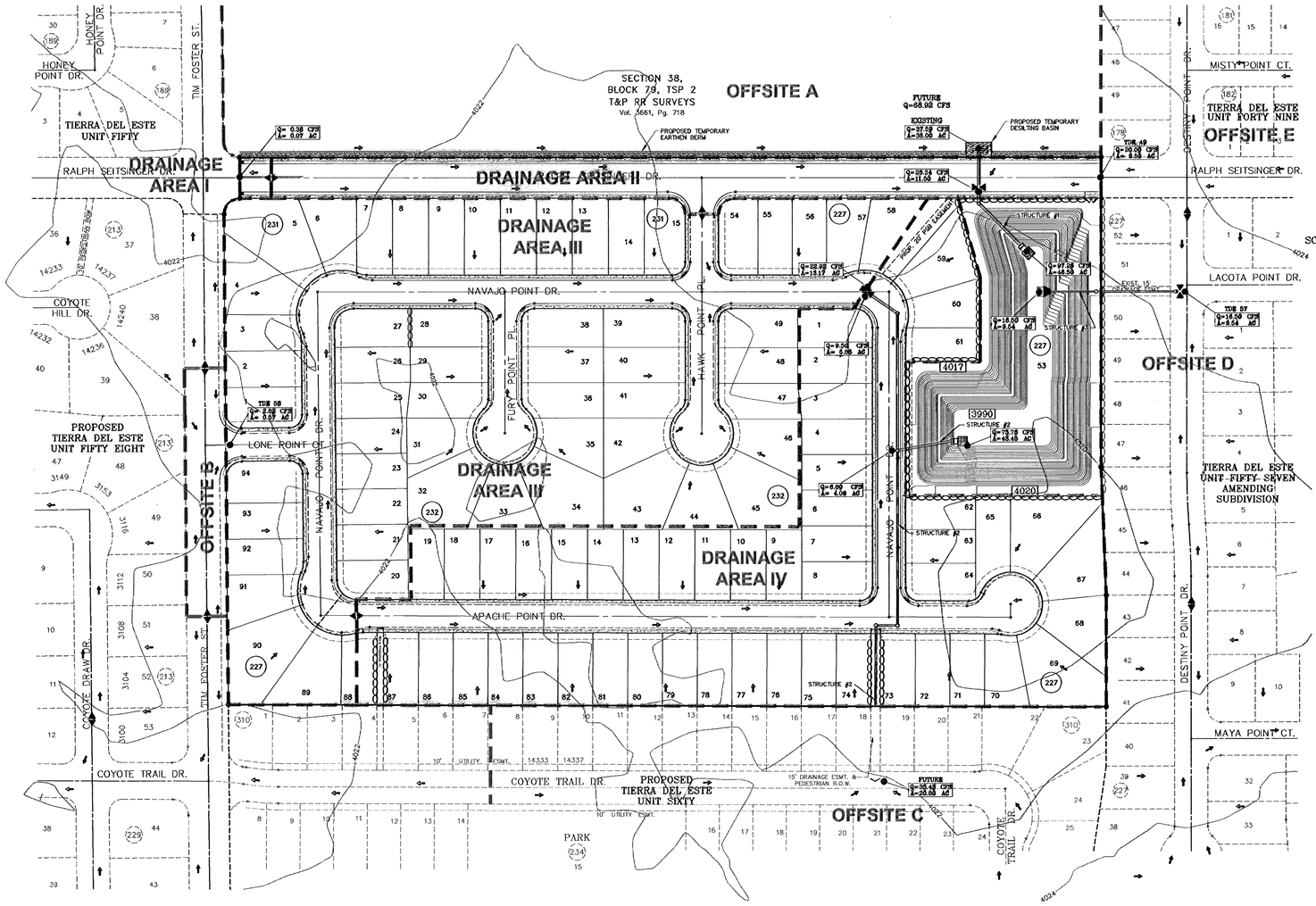
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

GRADING SECTIONS

SHT 4 OF 24



DRAINAGE AREA	AREA (acres)	tc min.	c	i_{50} in/hr	Q_{50} cfs
I	0.07	5.0	0.90	6.00	0.38
II	1.95	12.0	0.90	4.75	8.34
III	12.60	29.0	0.50	3.19	20.10
IV	9.91	28.0	0.50	3.25	16.10
OFFSITE A	35.00	24.0	0.55	3.58	68.92
OFFSITE B	0.57	8.0	0.90	5.50	2.82
OFFSITE C	20.80	26.0	0.50	3.41	35.43
OFFSITE D	9.54	25.5	0.50	3.46	16.50
OFFSITE E	9.55	25.0	0.60	3.49	20.00
POND	2.44	SEE POND CHART FOR CALCULATIONS			

LEGEND

Q	RUN-OFF QUANTITY (CUBIC Ft/Sec)
A	WATERSHED AREA (ACRES)
◀▶	HIGH POINT
▶◀	LOW POINT
⇨	DRAINAGE FLOW
- - - -	PROPOSED DRAINAGE AREA

SEE SHEET 18 AND 19 OF 24 FOR DRAINAGE STRUCTURES #1, #2 & #3

NOTE:

HEREON DESCRIBED TRACT LIES IN ZONE X, COMMUNITY PANEL NO. 480212 0175B. DATED SEPTEMBER 4, 1991.

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/4/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
12/16/08	CITY REDLINES AS PER 12/16/08 COMMENTS	E.F.G.
02/27/09	REVISION TO POND	R.R.
06/09/09	LOT REVISIONS	R.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 28.969 ACRES

SCALE
HORIZ: 1"=100'
VERT: ---
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1760 LEE TREVINO STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

DRAINAGE PLAN

SHT 5 OF 24

NOTES:

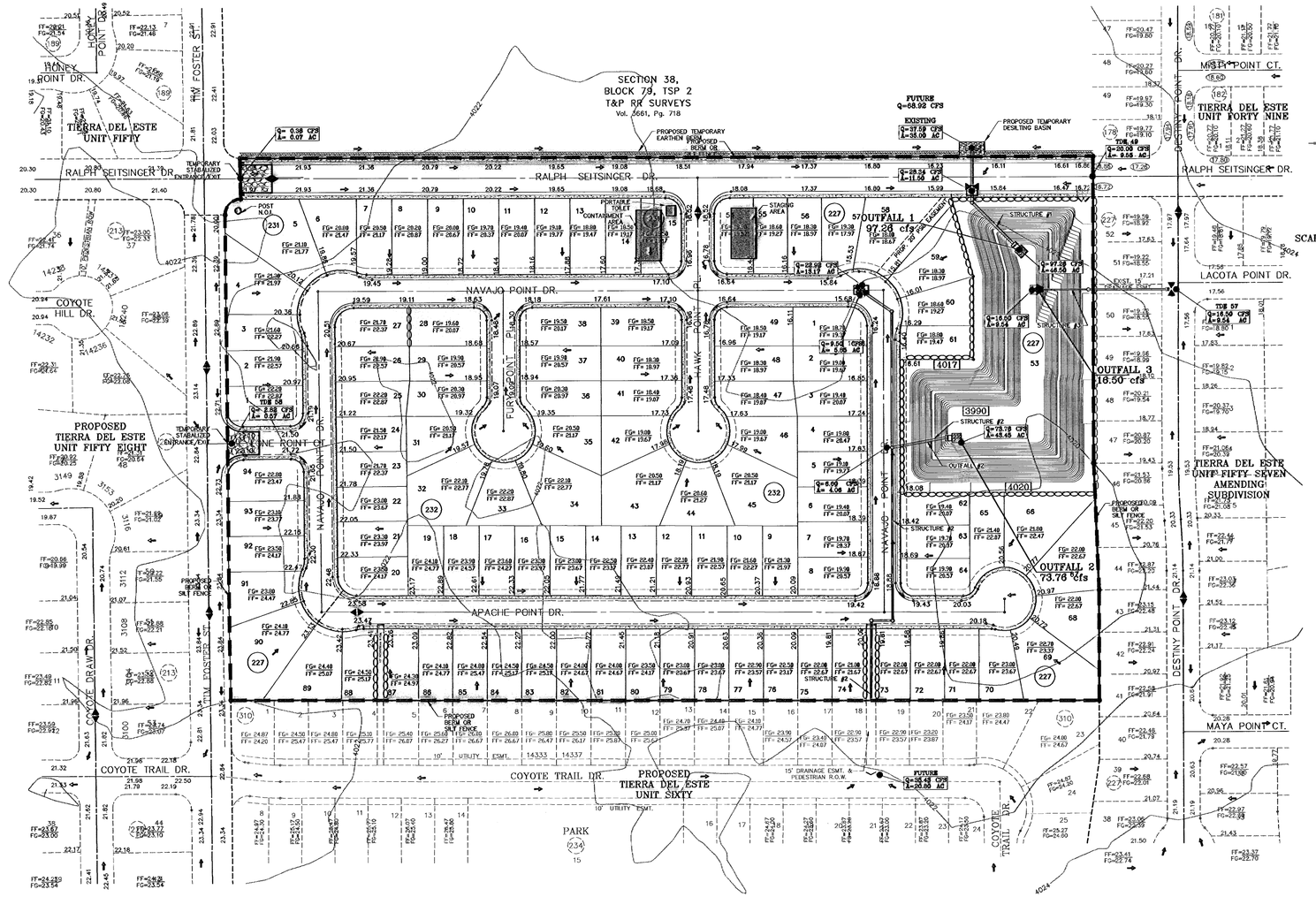
1. T.P.D.E.S. PERMIT– AS REQUIRED BY CONTRACTOR
2. STORM WATER AS PER N.P.D.E.S. PERMIT

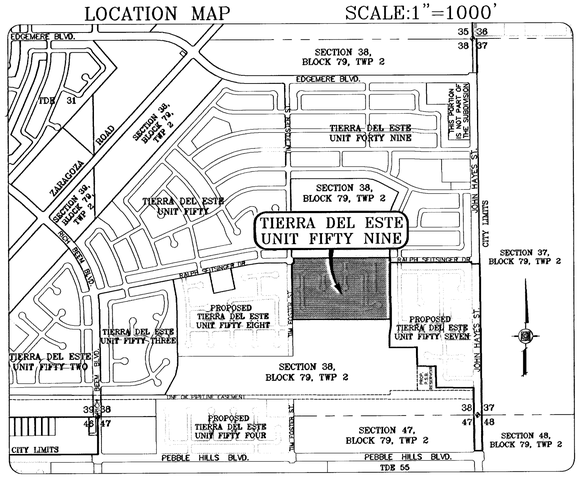
LEGEND

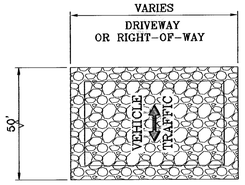
FF=00.67 / FG=00.00	PROPOSED FINISH GROUND AND FINISH FLOOR
00.00	PROPOSED SPOT ELEVATION
◀▶	HIGH POINT
▶◀	LOW POINT
4000	EXISTING CONTOUR
4000	EXISTING SPOT ELEVATION
4000	PROPOSED CONTOUR
	PROPOSED ROCK WALL
	PROPOSED RETAINING WALL
	PROPOSED SILT FENCE
Q	RUN–OFF QUANTITY (CUBIC Ft/Sec)
A	WATERSHED AREA (ACRES)
⇒	DRAINAGE FLOW

STABILIZED ENTRANCE
EROSION CONTROL NOTES

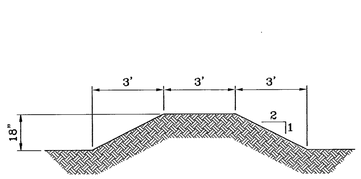
1. SILT FENCING OR TEMPORARY BERMS SHALL BE INSTALLED AT TIME OF CONSTRUCTION.
2. TEMPORARY SWALES AND DESILTING BASINS WILL BE PLACED WHERE NECESSARY IN ORDER TO CONVEY STORM WATER RUN–OFF.
3. A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED 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 EFFECTIVENESSOF 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.



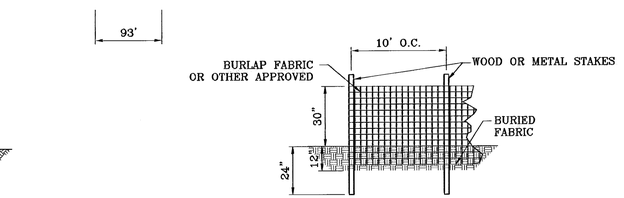




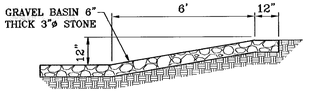
GRAVEL ENTRANCE
SCALE: 1"=3'



TYPICAL BERM
SCALE: 1"=3'

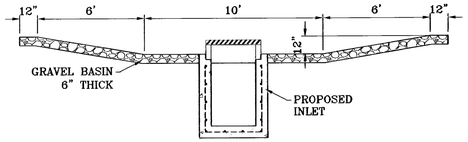


TYPICAL SILT FENCE
SCALE: 1"=3'



SECTION

EROSION AND SEDIMENT CONTROLS
TEMPORARY STABILIZATION
SCALE: 1"=3'



TEMPORARY STRUCTURE
DESILTING BASIN
SCALE: 1"=4'

BENCHMARK
NGS MARKER: COPPER–CLAD STEEL ROD
DESIGNATED 'X 1118' PID "CE0141"
ELEVATION : 3987.12

BY	REVISIONS	DATE
E.F.G.	CITY REDLANES AS PER 11/26/08 COMMENTS	12/4/08
E.F.G.	CITY REDLANES AS PER 12/16/08 COMMENTS	12/16/08
R.R.	REVISION TO POND	02/27/09
	LOT REVISIONS	06/09/09

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ. 1"=100'
VERT. ---
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEERING SEAL

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

CONDE INC.

SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN

SHT 6 OF 24

SITE DESCRIPTION: RESIDENTIAL SUBDIVISION

1. NO ASPHALT BATCH PLANTS FOR THIS SITE.

BEST MANAGEMENT PRACTICES

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

I. WASTE MATERIALS

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

II. HAZARDOUS WASTE

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

III. SANITARY WASTE

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

IV. SPILL PREVENTION

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

A. GOOD HOUSEKEEPING

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

B. HAZARDOUS PRODUCTS:

PRACTICES USED TO REDUCE RISKS:

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

C. PETROLEUM PRODUCTS:

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

V. SPILL CONTROL PRACTICES:

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

VI. MAINTENANCE AND INSPECTION PROCEDURES

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

VII. REMARKS

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

STORM WATER POLLUTION PREVENTION PLAN

GENERAL CONTRACTOR CERTIFICATION

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

ROBERT F. FOSTER INC.
COMPANY:

SIGNED: 1790 LEE TREVINO DR. EL PASO, TEXAS 79936
ADDRESS:

TITLE: PRESIDENT (915) 595-2775
TELEPHONE:

DATE:

OWNER CERTIFICATION

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

OWNER : (SIGNED) DATE

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

(915) 592-0290
PHONE NUMBER:

NARRATIVE- SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES:

ESTIMATED BEGINNING CONSTRUCTION DATE: _____

1. BEGIN CONSTRUCTION/MOBILIZATION (5 DAYS)
2. INSTALL INITIAL STORMWATER POLLUTION PREVENTIONS (SWPP) MEASURES AS INDICATED ON SWPP PLAN (10 DAYS)
3. CLEAR AND GRUB 10 DAYS
4. SITE GRADING 60 DAYS
5. PERFORM PERIODIC INSPECTIONS OF THE SWPP STRUCTURES, PERFORM MAINTENANCE AND REPLACEMENTS AS NEEDED (DURATION OF CONSTRUCTION).
6. EXCAVATION FOR SITE UTILITIES AND STORM SEWER 45 DAYS
7. CONSTRUCTION OF SITE IMPROVEMENTS AND STORM SEWER 45 DAYS
8. END CONSTRUCTION - FINAL STABILIZATION, DEMOBILIZATION, REMOVAL OF SWPPP CONTROLS, AND SUBMIT NOTICE OF TERMINATION.

ESTIMATED CONSTRUCTION COMPETION DATE: _____

CONSTRUCTION ACTIVITIES LOG		
ACTIVITIES	DATE	SIGNATURE

INSPECTION AND MAINTENANCE REPORT

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

SIGNED: DATE:

SWPPP COORDINATOR NAME: 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 DESCRIPTION: RESIDENTIAL SUBDIVISION
THE EXISTING SITE IS UNDEVELOPED DESERT. THERE ARE NO SURFACE WATERS ON THE SITE ITSELF OR ADJACENT TO THE SITE. THE SITE DISTURBANCE AREA IS 28.97 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: PERIMETER, TEMPORARY EARTHEN BERMS, TEMPORARY STABILIZED CONSTRUCTION SITE EXIT, TEMPORARY 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 PONDING AREA AT LOT 53 BLOCK 227

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	X	HYDRAULIC OIL/FLUIDS	X
CONCRETE	X	GASOLINE	X
PAINTS		DIESEL FUEL	X
CURING COMPOUNDS	X	ANTIFREEZE/COOLANT	X

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

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

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

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

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

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

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED _X 1118" PID "CE0141"
ELEVATION : 3987.12

REVISIONS	DATE	BY
CITY REDLINES AS PER 11/26/08 COMMENTS	12/4/08	E.F.G.
CITY REVISIONS	06/09/09	R.R.
LOT LINES	09/28/09	R.R.
CITY RED LINES		

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 28.969 ACRES

SCALE
HORIZ: ---
VERT: ---
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

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

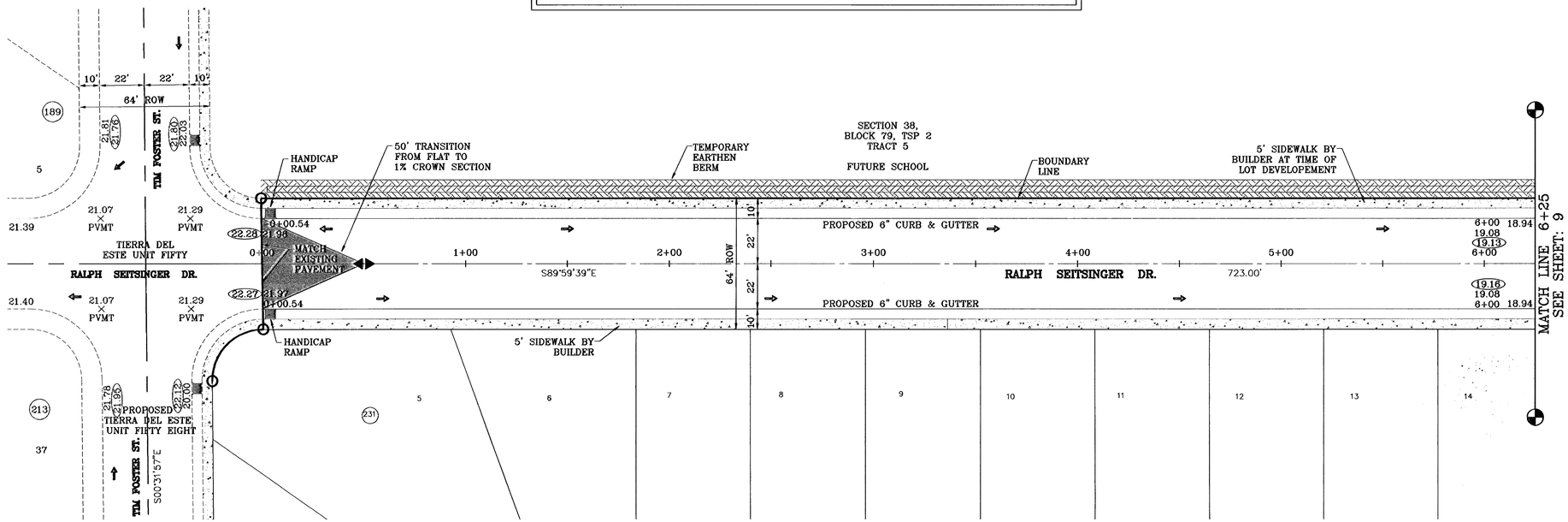
CONDE INC.

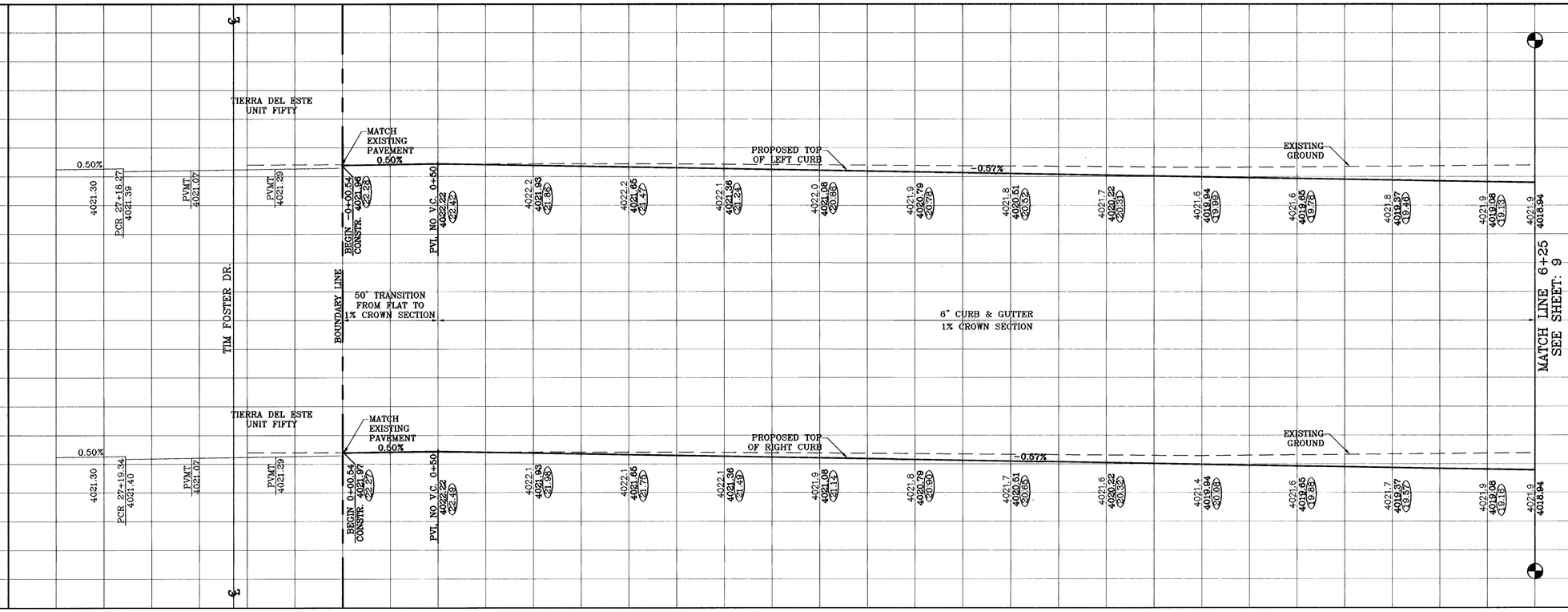
SHEET TITLE

STORM WATER POLLUTION PREVENTION PLAN

SHT 7 OF 24

DENOTES AS BUILT CONDITION ONLY





SCALE: 1"=30'

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CED041"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
06/09/09	LOT REVISIONS	R.R.
09/28/09	CITY RED LINES	R.R.
12/30/09	AS BUILT	F.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 28.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

STREET PLAN-PROFILE

RALPH SEITSINGER DR.
STA: 0+00
TO
STA 6+25

DENOTES AS BUILT CONDITION ONLY

SEE SHEET 8 FOR TEMPORARY DESILTING BASIN DETAILS

SEE SHEET 22 FOR COMMERCIAL DRIVEWAY DETAILS

SEE SHEET 23 FOR WROUGHT IRON GATE DETAILS

SCALE: 1"=30'

SECTION 38, BLOCK 79, TSP 2 TRACT 5

FUTURE SCHOOL

PROPOSED TEMPORARY DESILTING BASIN

INLET: 1-1
OFF STREET-6 GRATE
STA: 11+58

TEMPORARY EARTHEN BERM

BOUNDARY LINE

5' SIDEWALK BY BUILDER AT TIME OF LOT DEVELOPEMENT

50' TRANSITION FROM 1% CROWN TO FLAT SECTION

50' TRANSITION FROM 1% CROWN TO FLAT SECTION

TEMPORARY EARTHEN BERM

(78) 50 TIERRA DEL ESTE UNIT FORTY NINE

MATCH LINE 6+25
SEE SHEET: 8

PROPOSED 6" CURB & GUTTER

RALPH SEITSINGER DR.

64' ROW

22' 10'

S89°59'39"E

PIPE: 1-1
SIZE: 42 INCH

INLET: 1-2
TYPE: I-4 GRATE
STA: 11+58

PROPOSED 6" CURB & GUTTER

626.98'

MATCH EXISTING PAVEMENT

PROPOSED 6' ROCKWALL BY DEVELOPER

5' SIDEWALK BY DEVELOPER

RALPH SEITSINGER DR.

PIPE 1-2
SIZE: 42 INCH

5' SIDEWALK BY BUILDER

MH: 1-1
72" MANHOLE
STA: 11+58

15' MAINTENANCE ROAD
4017

PROPOSED WROUGHT IRON GATES BY DEVELOPER

PROP. COMMERCIAL CONCRETE DRIVEWAY BY DEVELOPER

TIERRA DEL ESTE UNIT FIFTY SEVEN

(231) (227)

TRANSITION FROM 6" CURB & GUTTER TO 4" ROLLED CURB

HANDICAP RAMP

HAWK POINT PL

N00°00'21"E

52' ROW

9' 18' 18' 9'

TRANSITION FROM 4" ROLLED CURB TO 6" CURB & GUTTER

HANDICAP RAMP

PROPOSED 20' PSB EASEMENT

PIPE: 1-3
SIZE: 30 INCH

5' BENCH

4017

4016

3990

THRUST BLOCK

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00	54.98	35.00	49.50	N44°59'39"W	90°00'00"
C2	35.00	54.98	35.00	49.50	S45°00'21"W	90°00'00"

MATCH LINE 6+25
SEE SHEET: 8

PROPOSED TOP OF LEFT CURB

-0.57%

0.50%

EXISTING GROUND

MATCH EXISTING PAVEMENT

TIERRA DEL ESTE UNIT FORTY NINE

PIPE: 1-1
SIZE: 42 INCH

LP STA: 11+58
LP ELEV: 4015.90
PVI NO VC 15.9'

END OF 13+49.97 CONSTR.

BOUNDARY LINE

6" CURB & GUTTER
1% CROWN SECTION

50' TRANS. FROM 1% CROWN TO FLAT SECTION

6" CURB & GUTTER
FLAT SECTION

50' TRANS. FROM FLAT TO 1% CROWN SECTIONI

6" CURB & GUTTER
1% CROWN SECTION

HAWK POINT PL
7+23

STA: 12+00 ELEV: 4015.8400

95' VC

PVI STA = 11+50
PVI ELEV = 4015.46
A.D. = 1.82

K = 52.31
e = 0.22'

PROPOSED TOP OF RIGHT CURB

-0.57%

-1.06%

0.76%

0.50%

PCR 6+70

PVMT 4017.96

PVMT 4017.76

PCR 7+76

PVI NO V.C. 10+50

PVC 11+02.50

INLET: 1-2
TYPE: I-4 GRATE
STA: 11+58

LP STA: 11+57.74
LP ELEV: 4015.67

PVI 11+97.50

PVI NO V.C. 12+50

4022.4 4016.47 16.57

END OF 13+49.97 CONSTR.

4030
4020
4010

7+00 8+00 9+00 10+00 11+00 12+00 13+00

TIERRA DEL ESTE UNIT FIFTY NINE

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.C.
02/27/09	REVISION TO POND & EASEMENT ADDITION	R.R.
06/09/09	LOT REVISIONS	R.R.
12/30/09	AS BUILT	F.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'

DATE: MAY 2008
DESIGN BY: ___ Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEERING SEAL

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

CONDE INC.

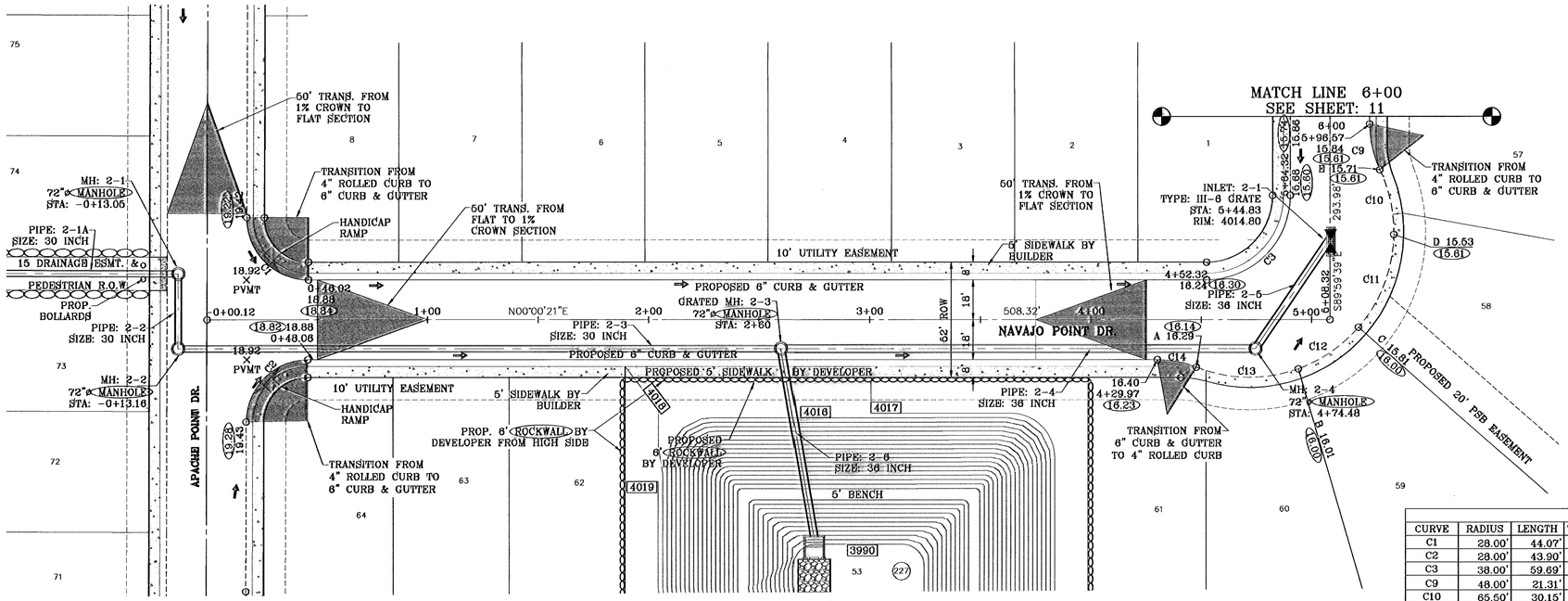
SHEET TITLE

STREET PLAN-PROFILE

RALPH SEITSINGER DR.
STA: 6+25
TO
STA 13+49.97

SHT 9 OF 24

DENOTES AS BUILT CONDITION ONLY

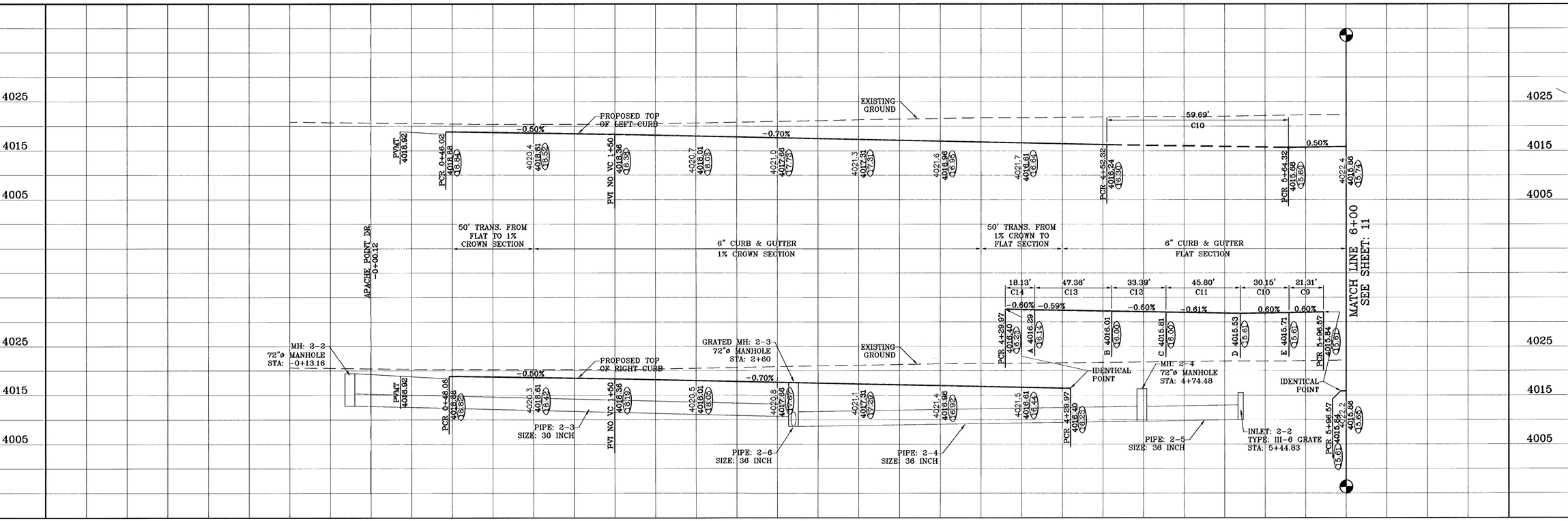


SEE SHEET 20 FOR BOLLARD DETAILS

NOTE:
CENTERLINE STATION AT INTERSECTION OF APACHE POINT DR. AND NAVAJO POINT DR. BEGINS AT STATION -0+00.12

SEE SHEET 19 FOR GRATED MANHOLE COVER DETAILS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	44.07'	28.09'	39.66'	N45°05'34"E	90°10'28"
C2	28.00'	43.90'	27.91'	39.54'	S44°54'28"E	89°49'32"
C3	38.00'	59.69'	38.00'	53.74'	N44°59'39"W	90°00'00"
C9	48.00'	21.31'	10.83'	21.13'	N77°17'20"E	25°26'01"
C10	65.50'	30.15'	15.35'	29.89'	S77°45'36"W	26°22'32"
C11	65.50'	45.80'	23.88'	44.87'	N69°01'17"W	40°03'42"
C12	65.50'	33.39'	17.07'	33.03'	N34°23'06"W	29°12'40"
C13	65.50'	47.36'	24.77'	46.33'	N00°56'00"E	41°25'33"
C14	48.00'	18.13'	9.17'	18.02'	S10°49'34"W	21°38'26"



	DATE	REVISIONS	BY
AS BUILT	12-30-09	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
CITY RED LINES	09-28-09	CITY REDLINES AS PER 12/16/08 COMMENTS	E.F.G.
BENCHMARK		02-27-09 REVISION TO POND	R.R.
		06-09-09 LOT REVISIONS	R.R.
F.R.			
R.R.			

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118 PID "CE0141"
ELEVATION : 3987.12

PROJECT NAME

TIERRA DEL ESTE
UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 28.969 ACRES

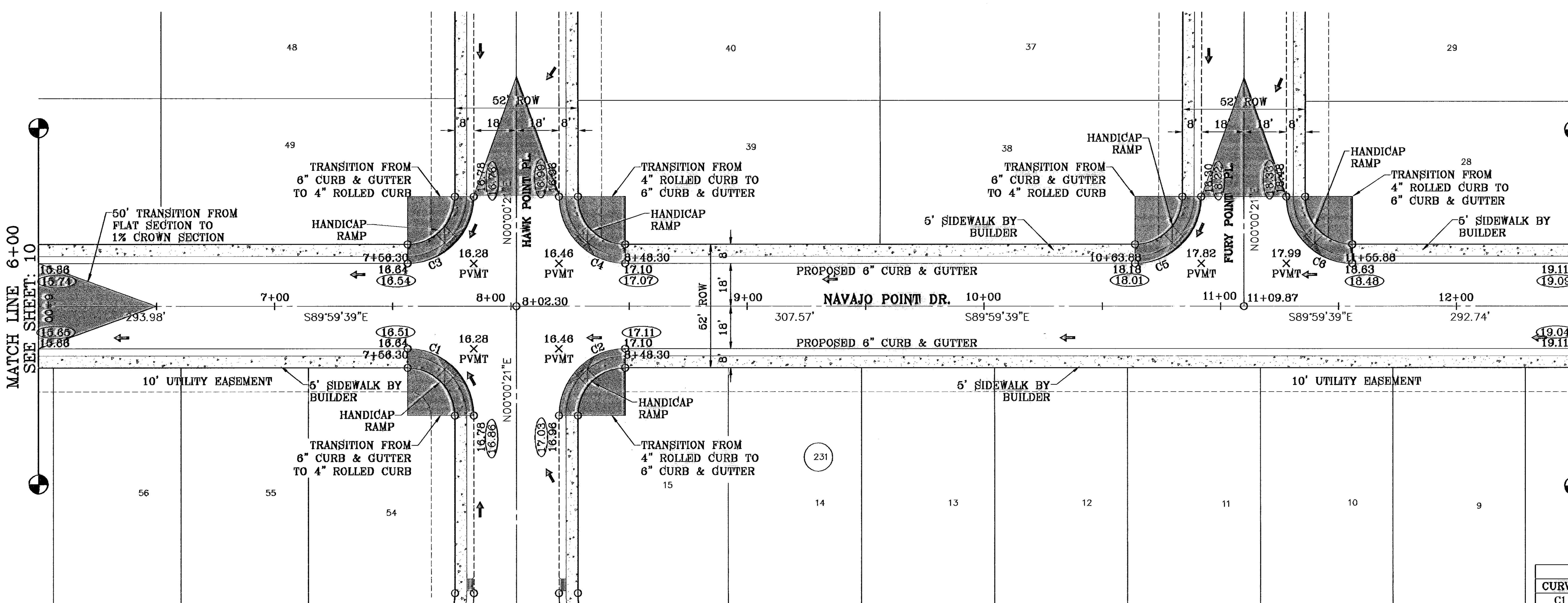
SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

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

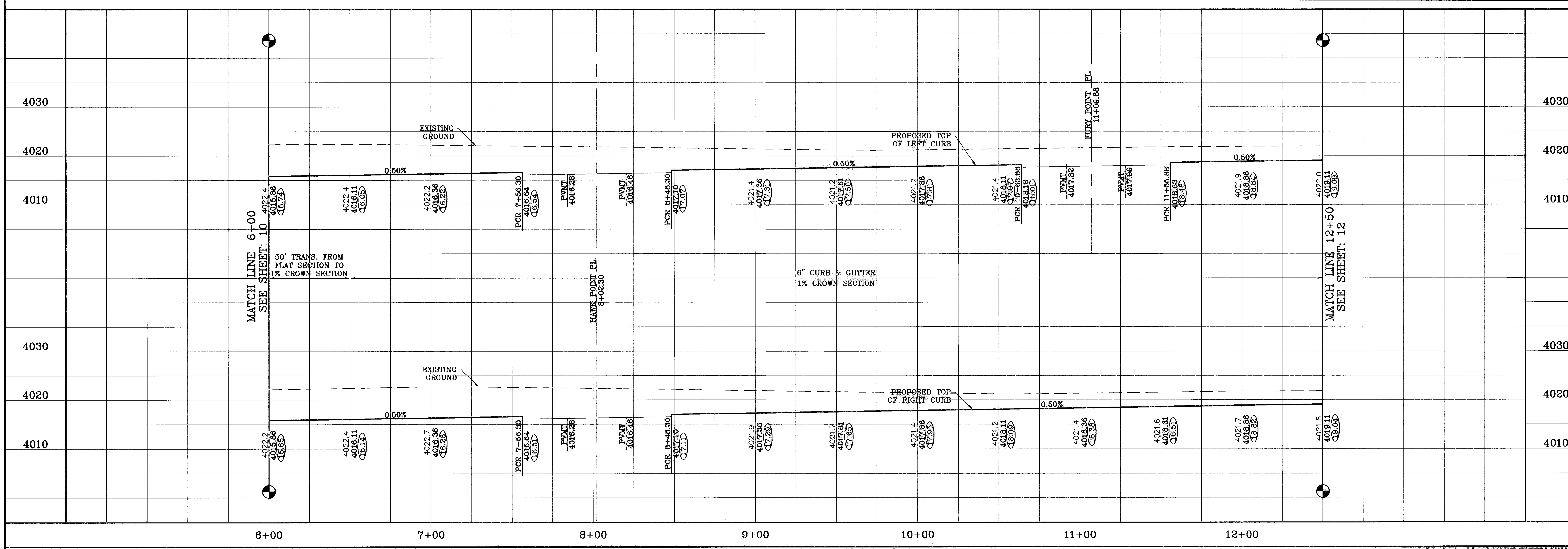
SHEET TITLE
STREET PLAN-PROFILE

NAVAJO POINT DR.
STA: 0+00 TO STA 6+00

DENOTES AS BUILT CONDITION ONLY



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00	43.98	28.00	39.60	S44°59'39"E	90°00'00"
C2	28.00	43.98	28.00	39.60	N45°00'21"E	90°00'00"
C3	28.00	43.98	28.00	39.60	S45°00'21"W	90°00'00"
C4	28.00	43.98	28.00	39.60	N44°59'39"W	90°00'00"
C5	28.00'	43.98'	28.00'	39.60'	N44°59'39"W	90°00'00"
C6	28.00'	43.98'	28.00'	39.60'	S45°00'21"W	90°00'00"



AS BUILT 12-30-09 F.R.

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD DESIGNATED "X 1118" PID "CE0141" ELEVATION: 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
12/16/08	CITY REDLINES AS PER 12/16/08 COMMENTS	E.F.G.
06/09/09	LOT REVISIONS	R.R.
09/28/09	CITY RED LINES	R.R.

PROJECT NAME
TIERRA DEL ESTE UNIT FIFTY NINE
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE
STREET PLAN-PROFILE
NAVAJO POINT DR.
STA: 6+00 TO STA 12+50

DENOTES AS BUILT CONDITION ONLY

MATCH LINE 12+50
SEE SHEET: 11

MATCH LINE 20+50
SEE SHEET: 13

SCALE: 1"=30'

50' TRANSITION FROM CROWN TO FLAT SECTION

50' TRANSITION FROM FLAT TO 1% CROWN SECTION

TRANSITION FROM 6" CURB & GUTTER TO 4" ROLLED CURB

TRANSITION FROM 6" CURB & GUTTER TO 4" ROLLED CURB

5' SIDEWALK BY BUILDER

10' UTILITY EASEMENT

PROPOSED 4" ROLLED CURB

NAVAJO POINT DR.

APACHE POINT DR.

10' PEDESTRIAN R.O.W.

HIGH POINT

LONE POINT CT.

HANDICAP RAMP

52' ROW

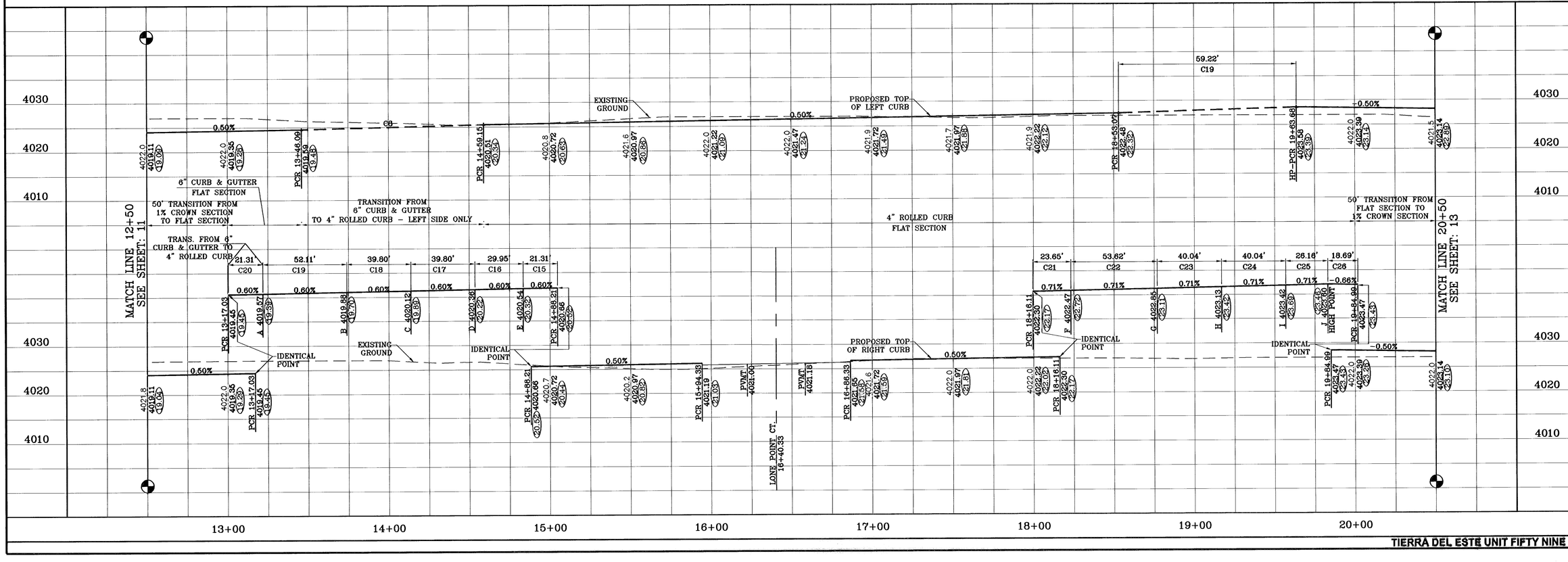
237.71'

N00°31'57"W

268.04'

S89°28'03"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	38.00'	60.05'	38.36'	53.99'	S44°44'12"W	90°33'18"
C9	28.00'	43.98'	28.00'	39.60'	N44°28'03"E	90°00'00"
C10	28.00'	43.98'	28.00'	39.60'	N45°31'57"W	90°00'00"
C15	48.00'	21.31'	10.83'	21.13'	N13°14'58"W	25°26'01"
C16	65.50'	29.95'	15.24'	29.69'	S12°52'05"E	26°11'47"
C17	65.50'	39.80'	20.53'	39.19'	S17°38'08"W	34°48'40"
C18	65.50'	39.80'	20.53'	39.19'	S52°28'48"W	34°48'40"
C19	65.50'	52.11'	27.53'	50.75'	N87°21'15"W	45°35'14"
C20	48.00'	21.31'	10.83'	21.13'	S77°16'39"E	25°26'01"
C21	48.00'	23.65'	12.07'	23.41'	N13°34'56"E	28°13'47"
C22	65.50'	53.62'	28.42'	52.14'	S04°14'38"W	46°54'24"
C23	65.50'	40.04'	20.67'	39.42'	S36°43'15"E	35°01'21"
C24	65.50'	40.04'	20.67'	39.43'	S71°44'36"E	35°01'21"
C25	65.50'	28.16'	13.25'	25.98'	N79°18'19"E	22°52'50"
C26	48.00'	18.69'	9.47'	18.58'	S79°01'21"W	22°18'54"
C27	38.00'	59.22'	37.53'	53.40'	S45°10'35"E	89°17'14"



BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED 'X 1118' PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
06/09/09	CHANGE DUE TO REVISED PLAT	R.R.
06/09/09	LOT REVISIONS	R.R.
12/30/09	AS BUILT	F.R.

PROJECT NAME

TIERRA DEL ESTE
UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 28.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL

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

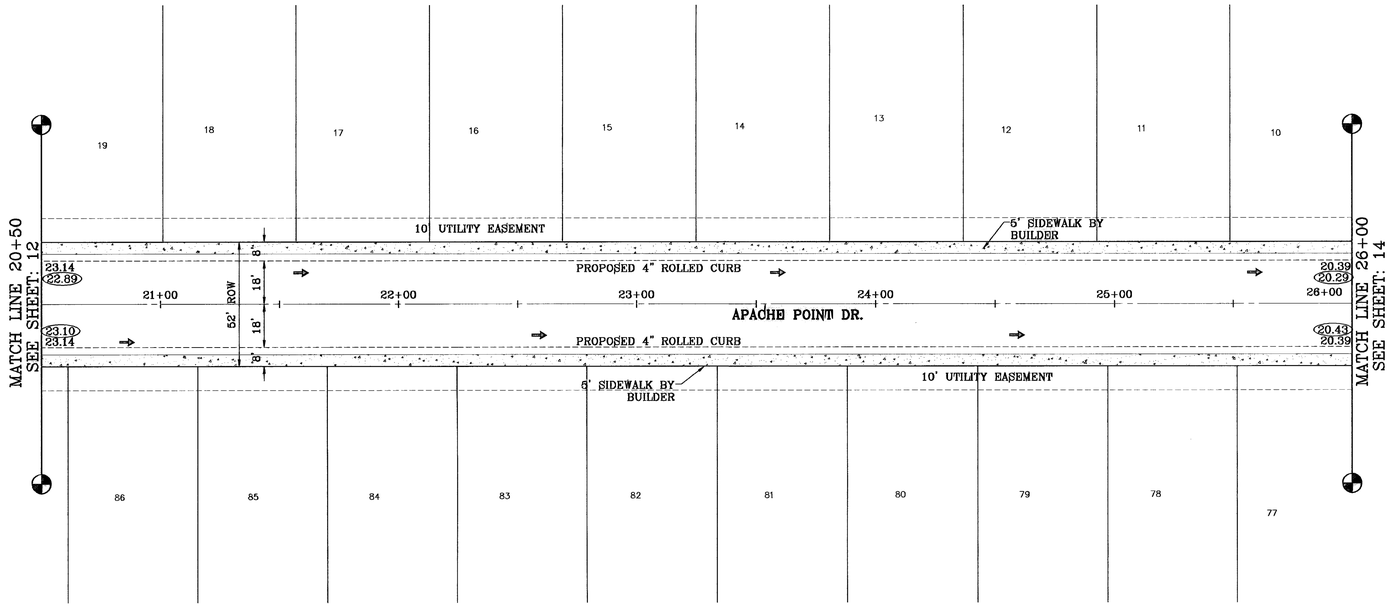
SHEET TITLE

STREET
PLAN–PROFILE

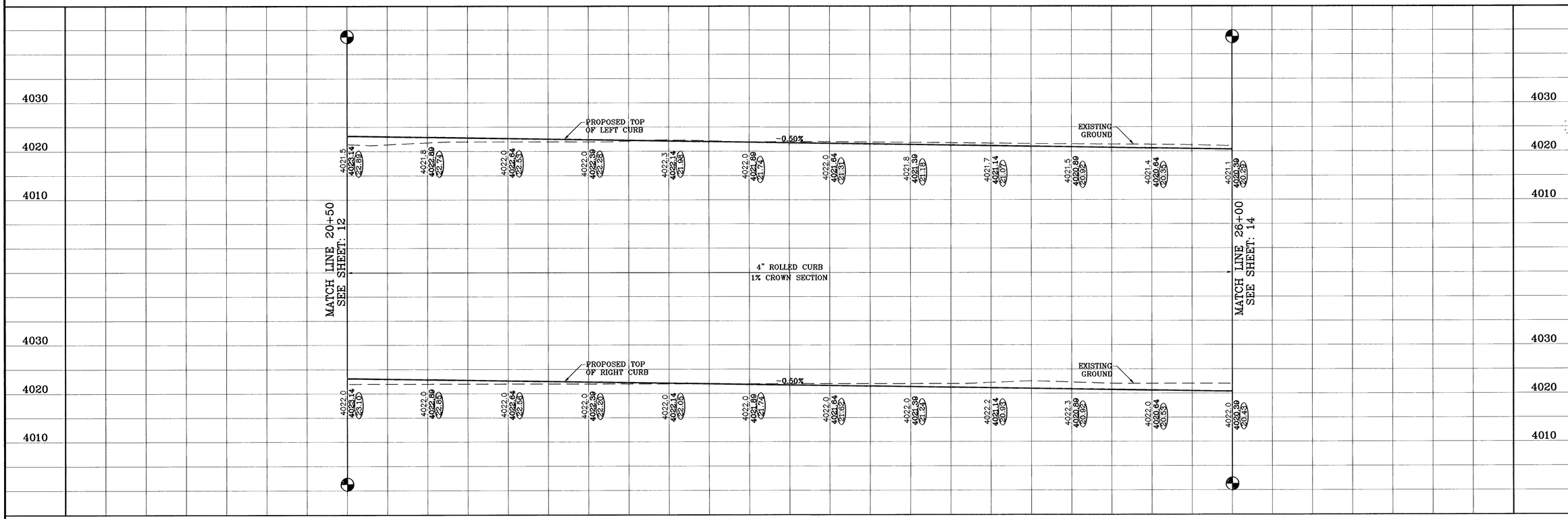
NAVAJO POINT DR.
STA: 12+50
TO
STA 20+50

SHT 12 OF 24

DENOTES AS BUILT CONDITION ONLY



SCALE: 1"=30'



BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID 'CED141'
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
06/09/09	LOT REVISIONS	R.R.
12/30/09	AS BUILT	F.R.

PROJECT NAME

TIERRA DEL ESTE
UNIT FIFTY NINE

BEING A PORTION OF SECTION 98, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 28.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

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

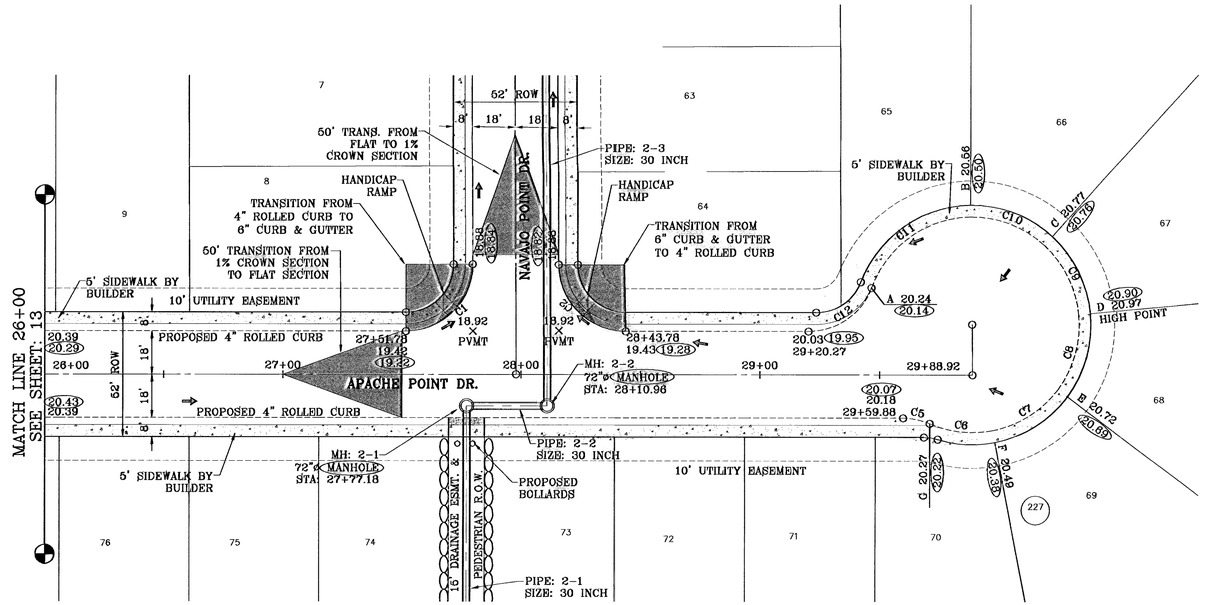
CONDE INC.

SHEET TITLE

STREET
PLAN-PROFILE

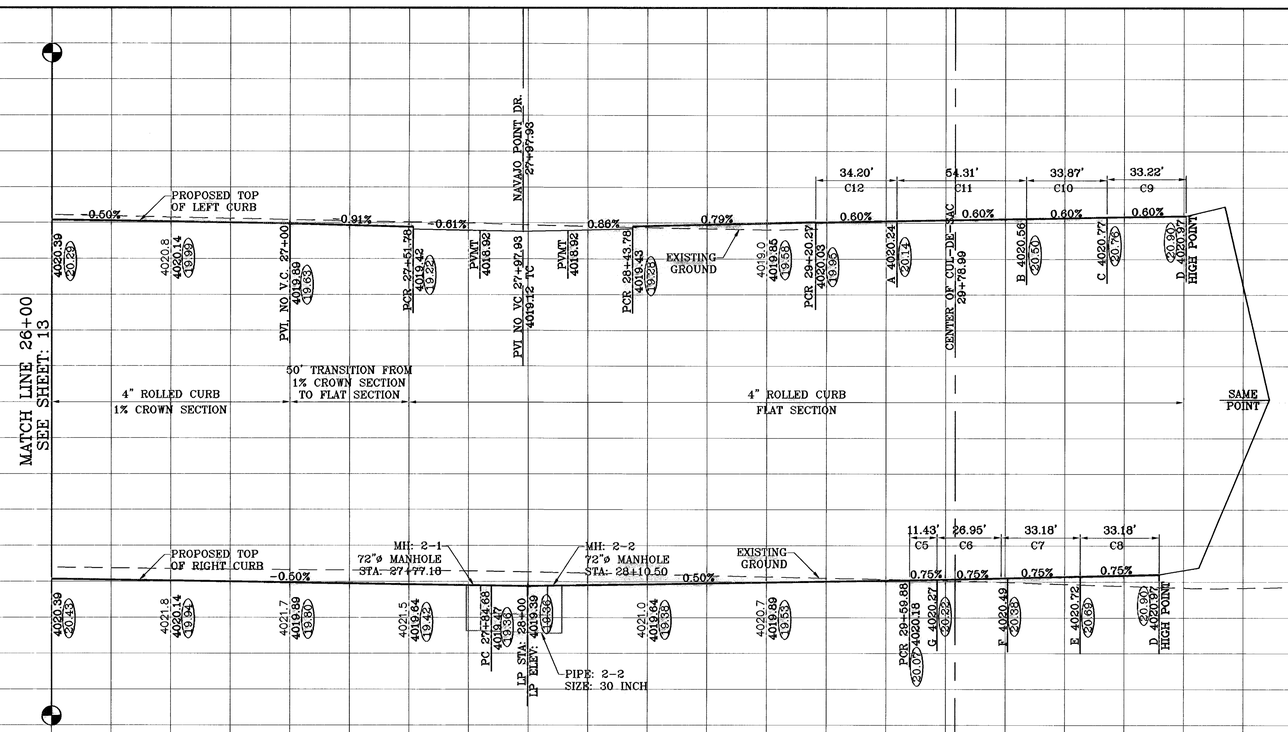
APACHE
POINT DR.
STA: 20+50
TO
STA 26+00

DENOTES AS BUILT CONDITION ONLY



SEE SHEET 20 FOR BOLLARD DETAILS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	44.07'	28.09'	39.66'	N45°05'34"E	90°10'28"
C2	28.00'	43.90'	27.91'	39.54'	S44°54'26"E	89°49'32"
C5	28.00'	11.43'	5.80'	11.35'	N78°07'26"W	23°23'32"
C6	45.00'	28.95'	13.89'	28.55'	S83°35'04"E	34°18'48"
C7	45.00'	33.18'	17.38'	32.43'	N58°08'20"E	42°14'23"
C8	45.00'	33.18'	17.38'	32.43'	N15°53'57"E	42°14'23"
C9	45.00'	33.22'	17.41'	32.47'	N26°22'14"W	42°17'59"
C10	45.00'	33.87'	17.78'	33.08	N69°04'58"W	43°07'29"
C11	45.00'	54.31'	31.01'	51.07'	S54°46'52"W	69°08'52"
C12	28.00'	34.20'	19.60'	32.11'	N55°11'37"E	69°58'22"



SCALE: 1"=30'

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED "X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
06/09/09	LOT REVISIONS	R.R.
12/30/09	AS BUILT	F.R.

PROJECT NAME

TIERRA DEL ESTE
UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'

DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 606-23

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

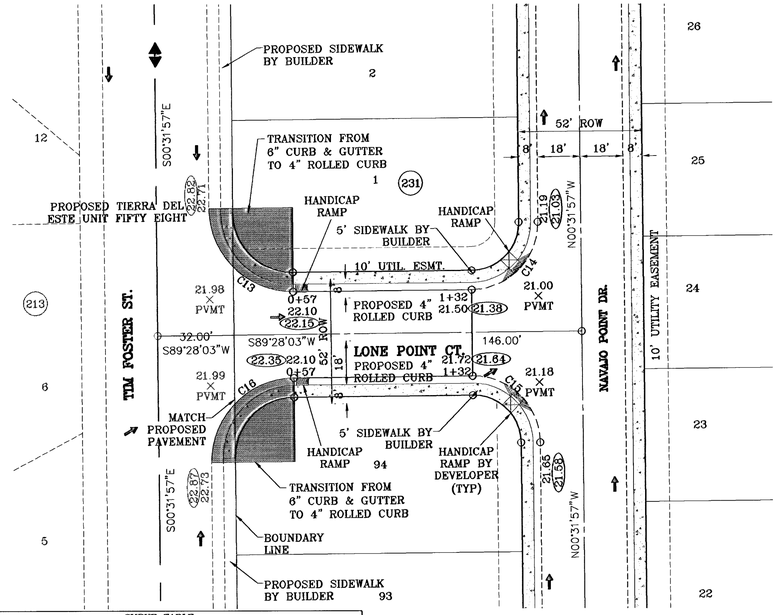
CONDE INC.

SHEET TITLE

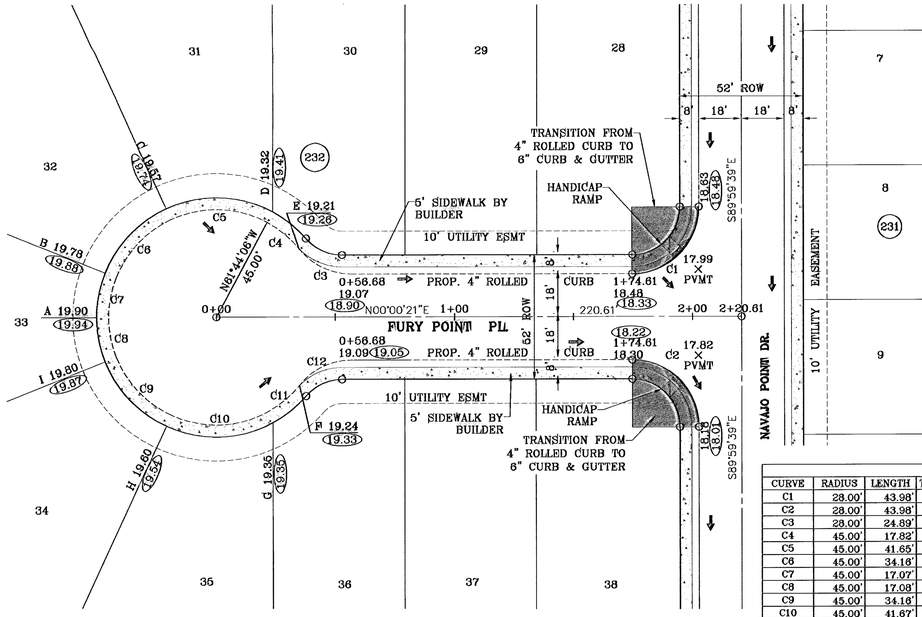
STREET PLAN-PROFILE

APACHE POINT DR.
STA: 26+00
TO
STA 29+78.99

DENOTES AS BUILT CONDITION ONLY



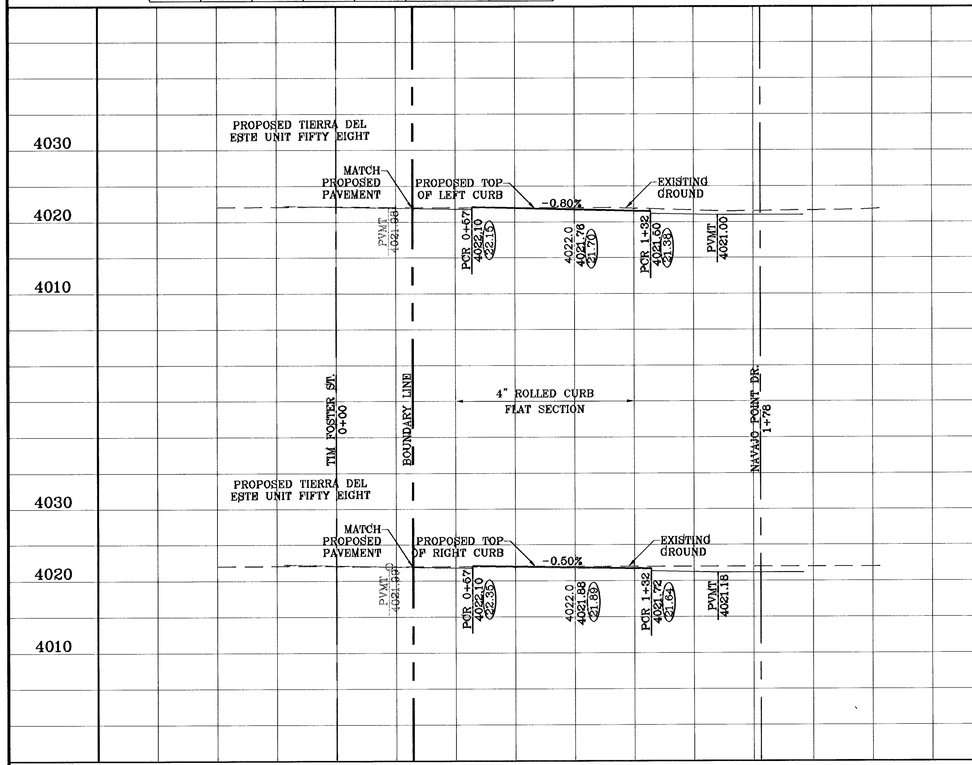
SCALE: 1"=30'

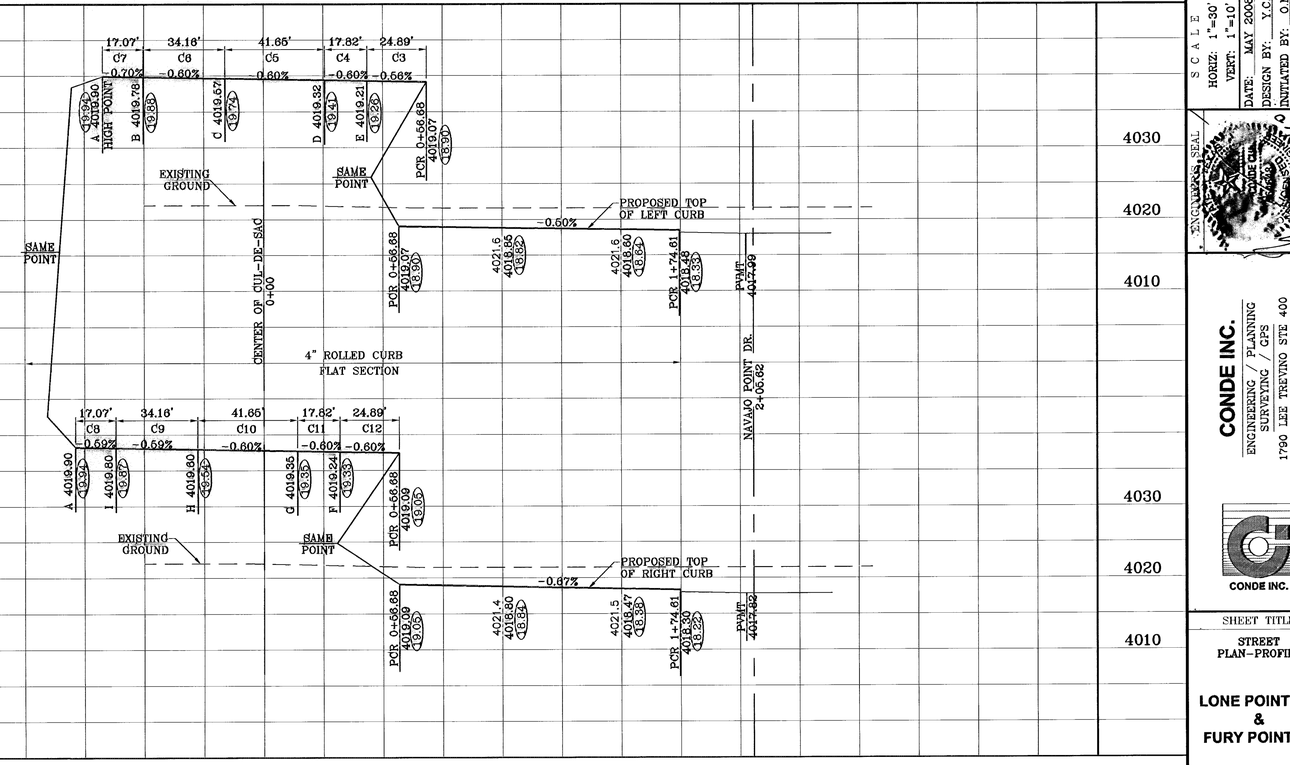


SCALE: 1"=30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C13	35.00'	54.97'	35.00'	49.49'	S45°31'47"E	89°59'39"
C14	28.00'	43.98'	28.00'	39.60'	N44°28'23"E	90°00'00"
C15	28.00'	43.98'	28.00'	39.60'	N45°31'37"W	90°00'00"
C16	35.00'	54.98'	35.00'	49.50'	S44°28'13"W	90°00'21"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.98'	28.00'	39.60'	N44°59'19"W	90°00'00"
C2	28.00'	43.98'	28.00'	39.60'	S45°00'41"W	90°00'00"
C3	28.00'	24.89'	13.34'	24.08'	N25°28'53"E	50°56'23"
C4	45.00'	17.82'	9.03'	17.70'	S39°36'29"W	22°41'10"
C5	45.00'	41.65'	22.45'	40.18'	S01°44'48"W	53°02'12"
C6	45.00'	34.16'	17.95'	33.34'	S46°30'57"E	43°29'18"
C7	45.00'	17.07'	8.64'	16.97'	S79°07'38"E	21°44'03"
C8	45.00'	17.08'	8.64'	16.98'	N79°07'26"E	21°44'39"
C9	45.00'	34.16'	17.95'	33.34'	N46°30'27"E	43°29'18"
C10	45.00'	41.67'	22.46'	40.20'	N01°45'54"W	53°03'25"
C11	45.00'	17.78'	9.01'	17.68'	N39°36'39"W	22°38'05"
C12	28.00'	24.89'	13.34'	24.08'	S25°27'30"E	50°56'23"





REVISIONS		BY
DATE		
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
06/09/09	CHANGES AS PER REVISED PLAT	R.R.
06/09/09	LOT REVISIONS	R.R.
09/28/09	CITY RED LINES	R.R.

01/11/09 AS BUILT

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

F.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEERING SEAL

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

CONDE INC.

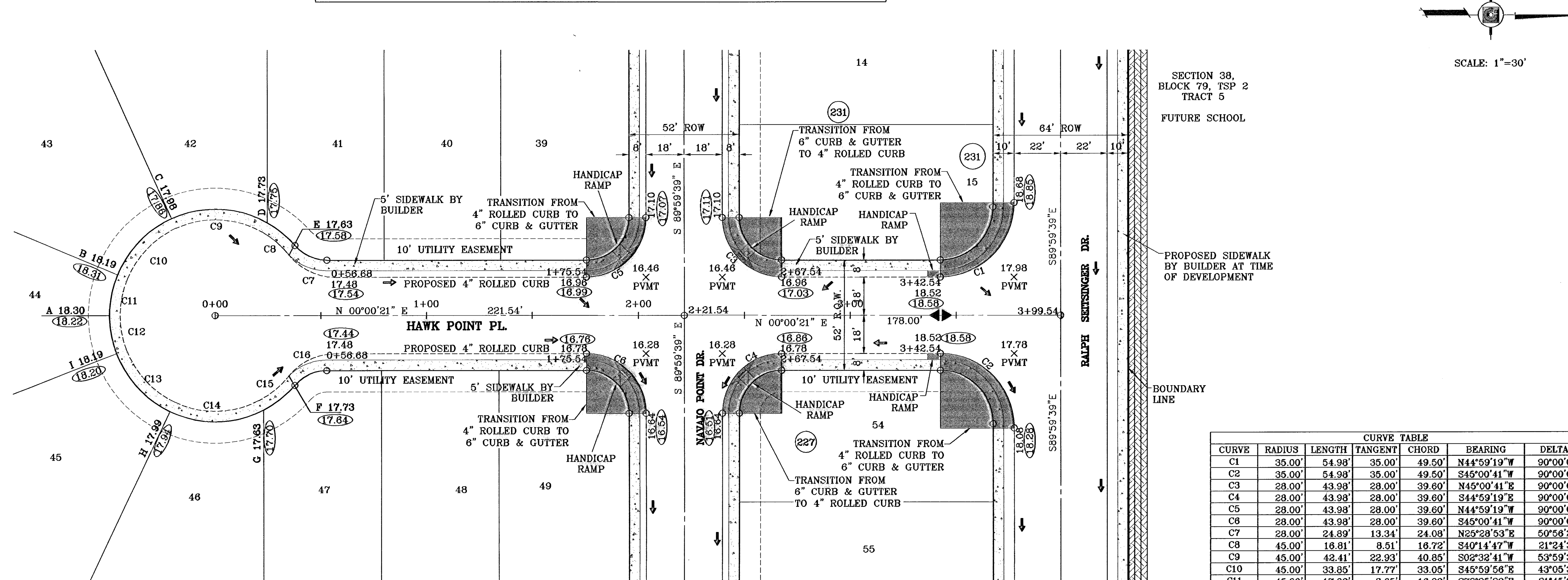
SHEET TITLE
STREET PLAN-PROFILE

LONE POINT CT. & FURY POINT PL.

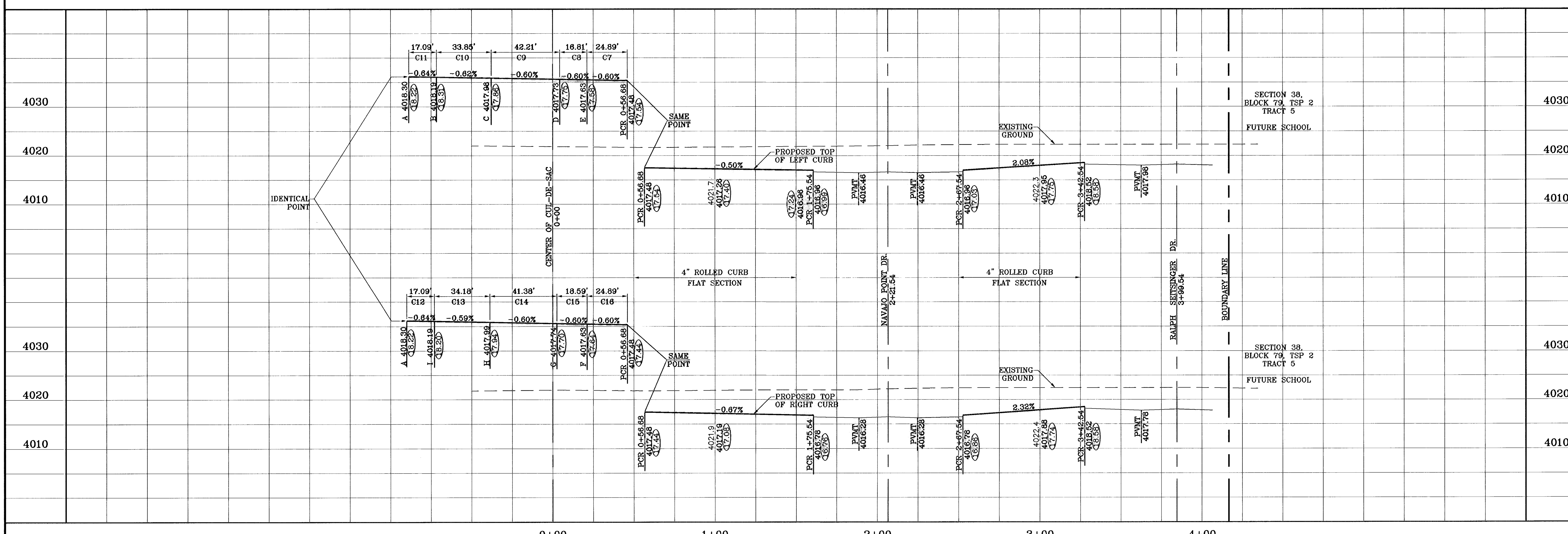
SHT 15 OF 24

TIERRA DEL ESTE UNIT FIFTY NINE

DENOTES AS BUILT CONDITION ONLY



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	54.98'	35.00'	49.50'	N44°59'19"W	90°00'00"
C2	35.00'	54.98'	35.00'	49.50'	S45°00'41"W	90°00'00"
C3	28.00'	43.98'	28.00'	39.60'	N45°00'41"E	90°00'00"
C4	28.00'	43.98'	28.00'	39.60'	S44°59'19"E	90°00'00"
C5	28.00'	43.98'	28.00'	39.60'	N44°59'19"W	90°00'00"
C6	28.00'	43.98'	28.00'	39.60'	S45°00'41"W	90°00'00"
C7	28.00'	24.89'	13.34'	24.08'	N25°28'53"E	50°56'23"
C8	45.00'	16.81'	8.51'	16.72'	S40°14'47"W	21°24'34"
C9	45.00'	42.41'	22.93'	40.85'	S02°32'41"W	53°59'38"
C10	45.00'	33.85'	17.77'	33.05'	S45°59'56"E	43°05'36"
C11	45.00'	17.09'	8.65'	16.99'	S78°25'29"E	21°45'30"
C12	45.00'	17.09'	8.65'	16.99'	N79°49'01"E	21°45'30"
C13	45.00'	34.18'	17.96'	33.36'	N47°10'46"E	43°31'00"
C14	45.00'	41.38'	22.28'	39.93'	N00°55'13"W	52°40'59"
C15	45.00'	18.59'	9.43'	18.46'	N39°05'42"W	23°40'00"
C16	28.00'	24.89'	13.34'	24.08'	S25°27'30"E	50°56'23"



AS BUILT 12/30/09 F.R.

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
06/09/09	CHANGE DUE TO PLAT	R.R.
06/09/09	LOT REVISIONS	R.R.
09/28/09	CITY RED LINES	R.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

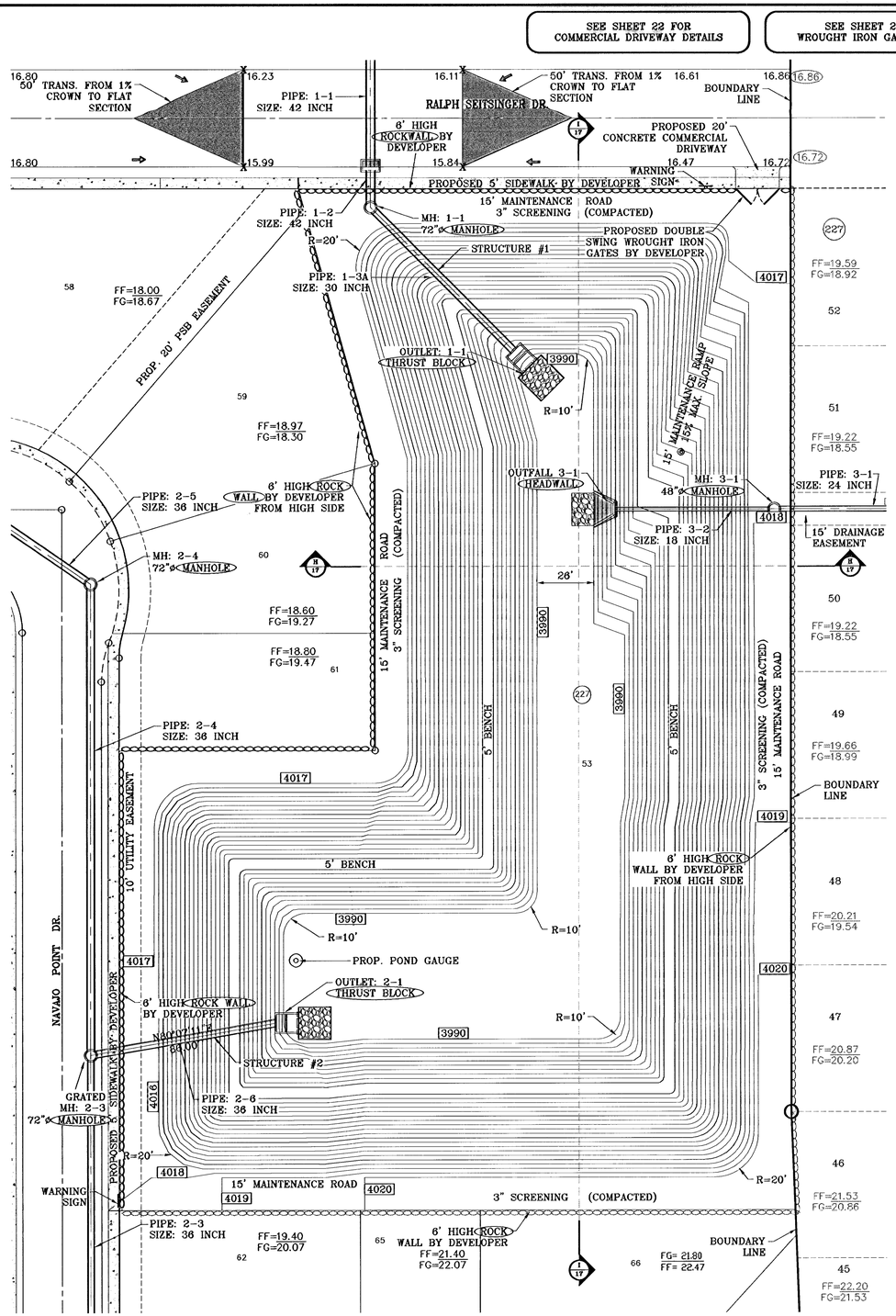
ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE
STREET PLAN–PROFILE

HAWK POINT PL.



SCALE: 1"=30'

ELEVATION FT	CONIC VOL. AC-FT	VOLUME CAP. AC-FT
4015.00	1.88	28.07
4014.00	1.82	26.19
4013.00	1.76	24.38
4012.00	1.69	22.62
4011.00	1.63	20.93
4010.00	1.57	19.31
4009.00	1.51	17.74
4008.00	1.45	16.23
4007.00	1.39	14.79
4006.00	1.33	13.40
4005.00	1.27	12.07
4004.00	1.21	10.80
4003.00	1.16	9.58
4002.00	1.10	8.43
4001.00	0.98	7.33
4000.00	0.86	6.35
3999.00	0.81	5.49
3998.00	0.76	4.68
3997.00	0.71	3.93
3996.00	0.66	3.22
3995.00	0.61	2.57
3994.00	0.56	1.96
3993.00	0.51	1.40
3992.00	0.47	0.89
3991.00	0.42	0.42
3990.00	0.00	0.00

WATERSHED – POND

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

POND CALC.

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

TDE 49 = $\frac{9.55(4).60}{12}$ =1.91 ac-ft

TDE 57 = $\frac{9.54(4).50}{12}$ =1.59 ac-ft

TDE 58 = $\frac{0.57(4).90}{12}$ =0.17 ac-ft

TDE 59 & POND = $\frac{28.97(4).50}{12}$ =4.50 ac-ft

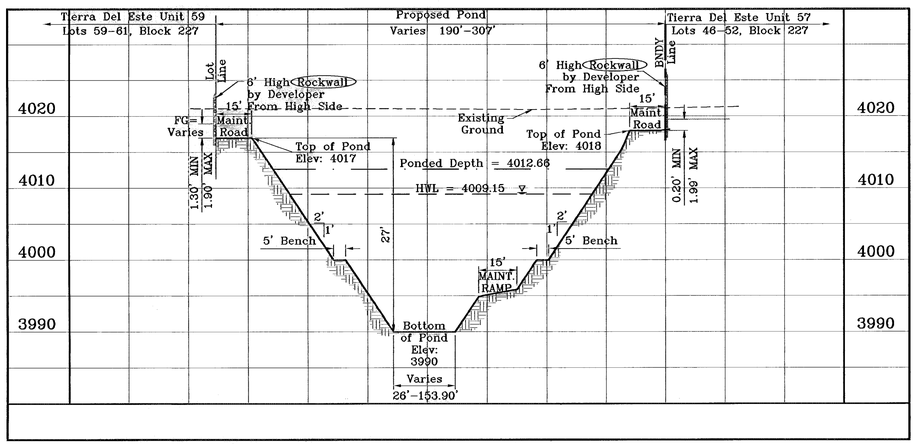
TDE 60 = $\frac{20.37(4).50}{12}$ =3.40 ac-ft

FUT. SCHOOL = $\frac{35.00(4).55}{12}$ =6.42 ac-ft

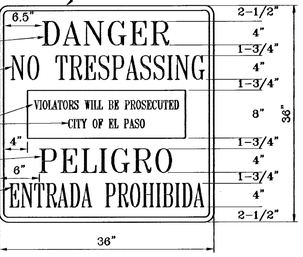
25% EMERG. = 4.50 ac-ft
SILT & DEBIRS = 1.22 ac-ft

Qreq (TOTAL) = 23.71
Qcap (TOTAL) = 26.34

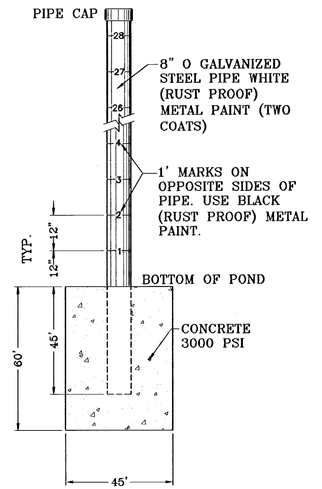
100 YR PONDED DEPTH = 4012.66
100 YR HW ELEV = 4009.15



SECTION H
SCALE: 1"=30' HOR.
SCALE: 1"=10' VERT.

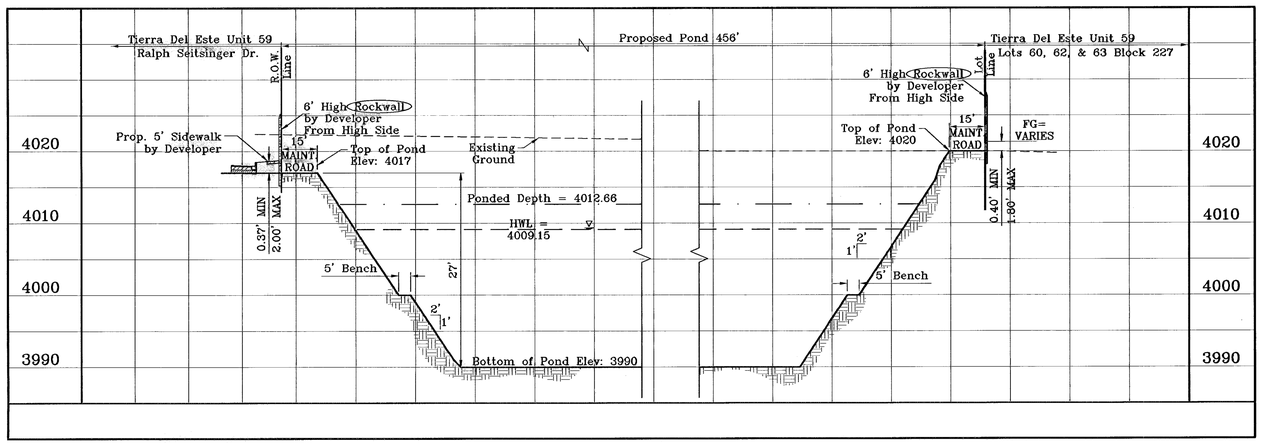


WARNING SIGN DETAIL
SCALE: 1"=1'



POND DEPTH GAUGE
SCALE: 1"=2'

DENOTES AS BUILT CONDITION ONLY



LEGEND

- APPROXIMATE WARNING SIGN LOCATION
- PROPOSED ROCK WALL
- PROPOSED RETAINING WALL
- PROPOSED CHAINLINK FENCE

SEE SHEETS 18-19 FOR STRUCTURE #1, #2 & #3 DETAILS

R.R. 09/28/09

CITY RED LINES
BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/28/08 COMMENTS	E.F.G.
12/16/08	CITY REDLINES AS PER 12/16/08 COMMENTS	E.F.G.
02/27/09	REVISION TO POND	R.R.
06/09/09	LOT REVISIONS	R.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL

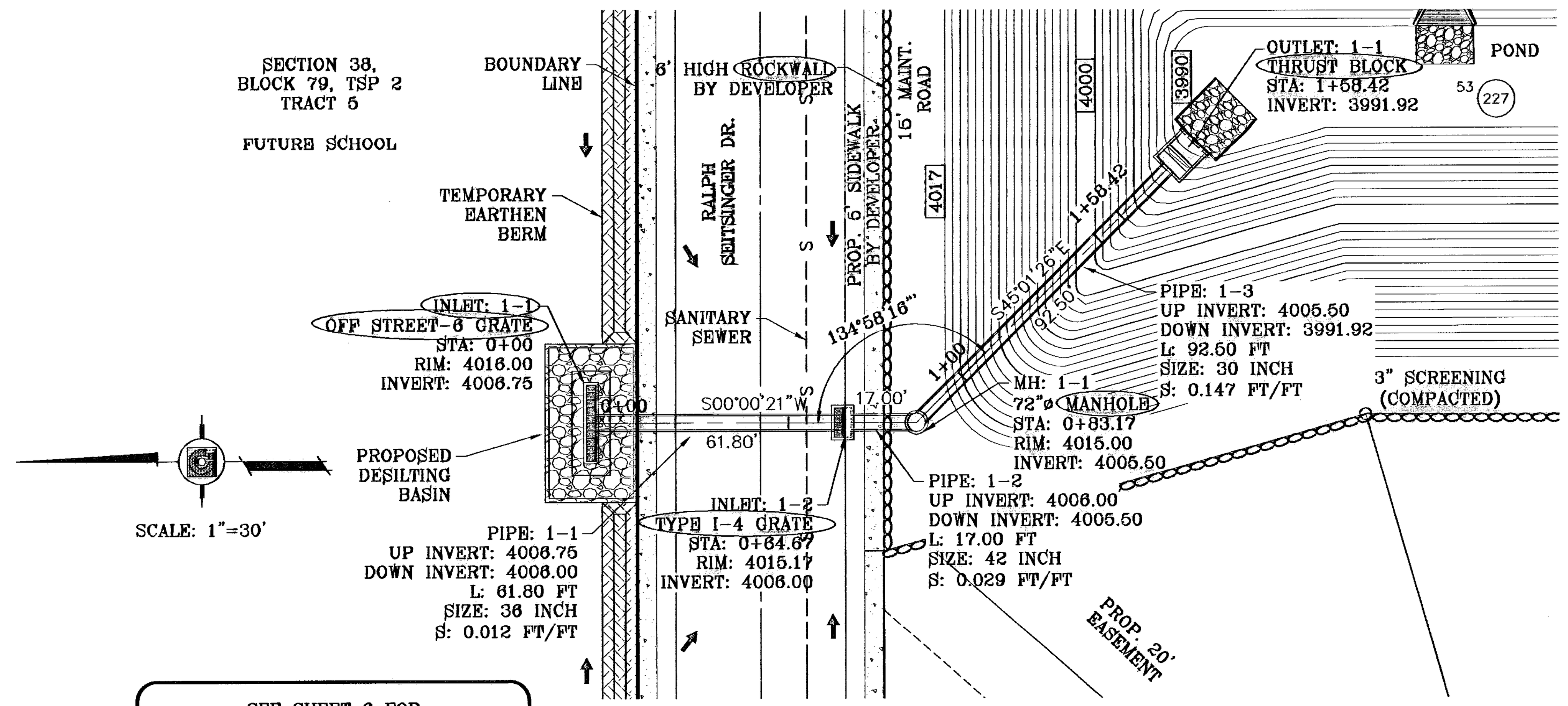
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

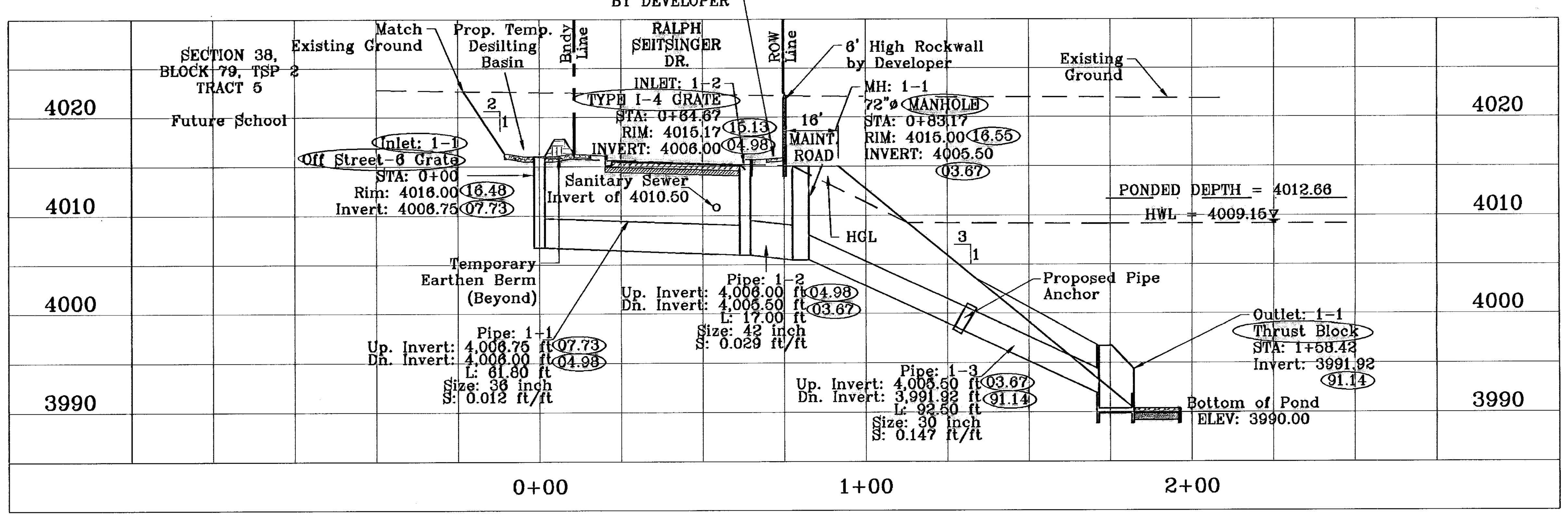
POND SECTIONS

SHT 17 OF 24



SEE SHEET 6 FOR DESILTING BASIN & BERM DETAILS

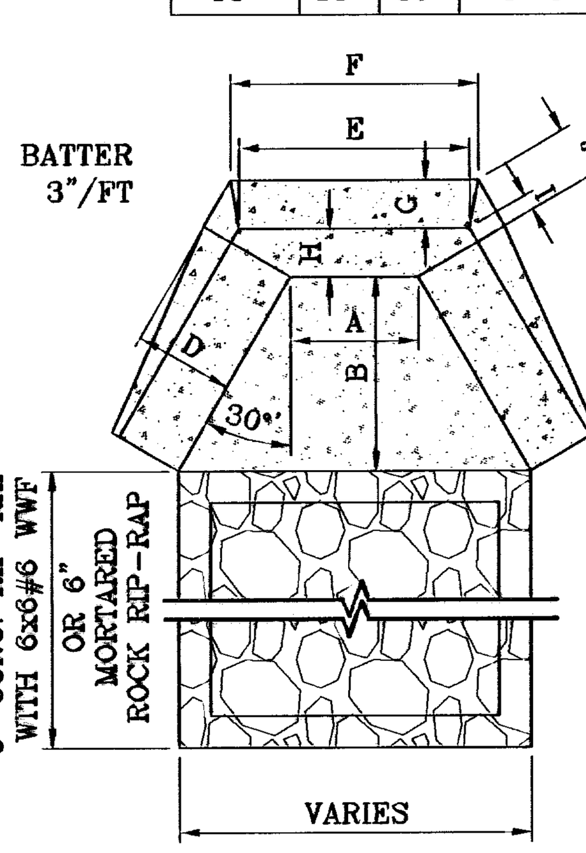
STRUCTURE 1-PLAN VIEW
SCALE: 1"=30'



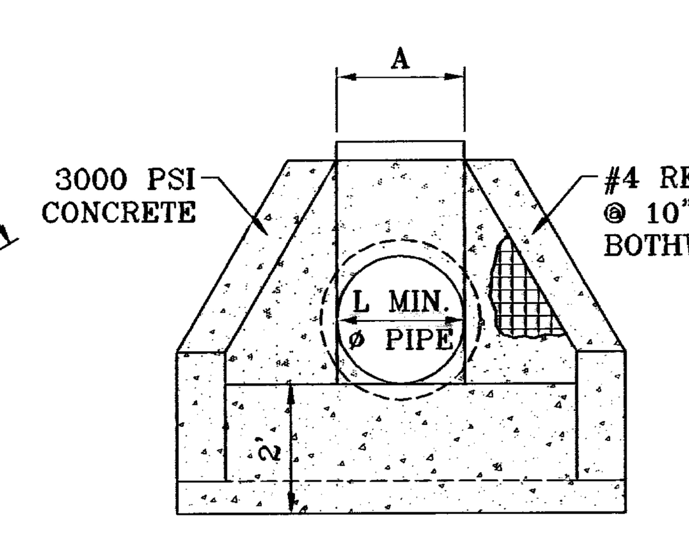
STRUCTURE 1-PROFILE
SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

⬭ DENOTES AS BUILT CONDITION ONLY

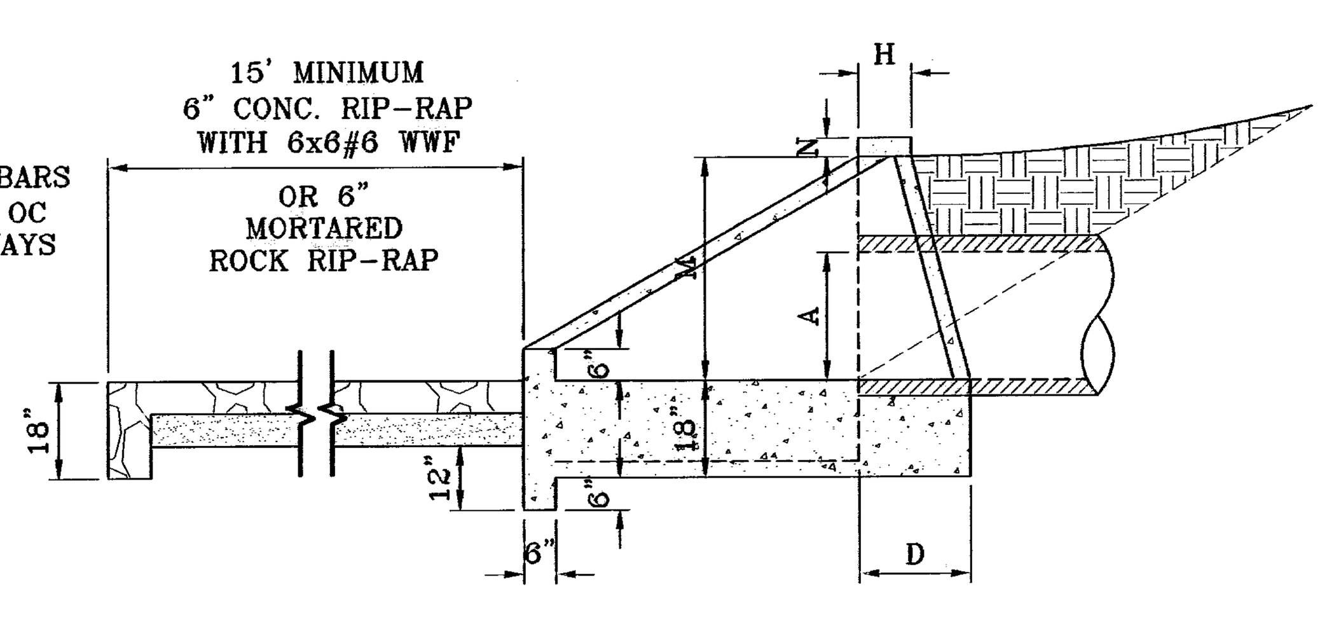
DIA. OF PIPE	A	B	C	D	E	F	G	H	I	J	K	L (MIN.)	M	N
18"	18"	36"	3' 6"	16"	2' 4"	3' 0"	7"	9"	5 1/2"	9"	9"	2"	2" 6"	3"



PLAN



FRONT ELEVATION

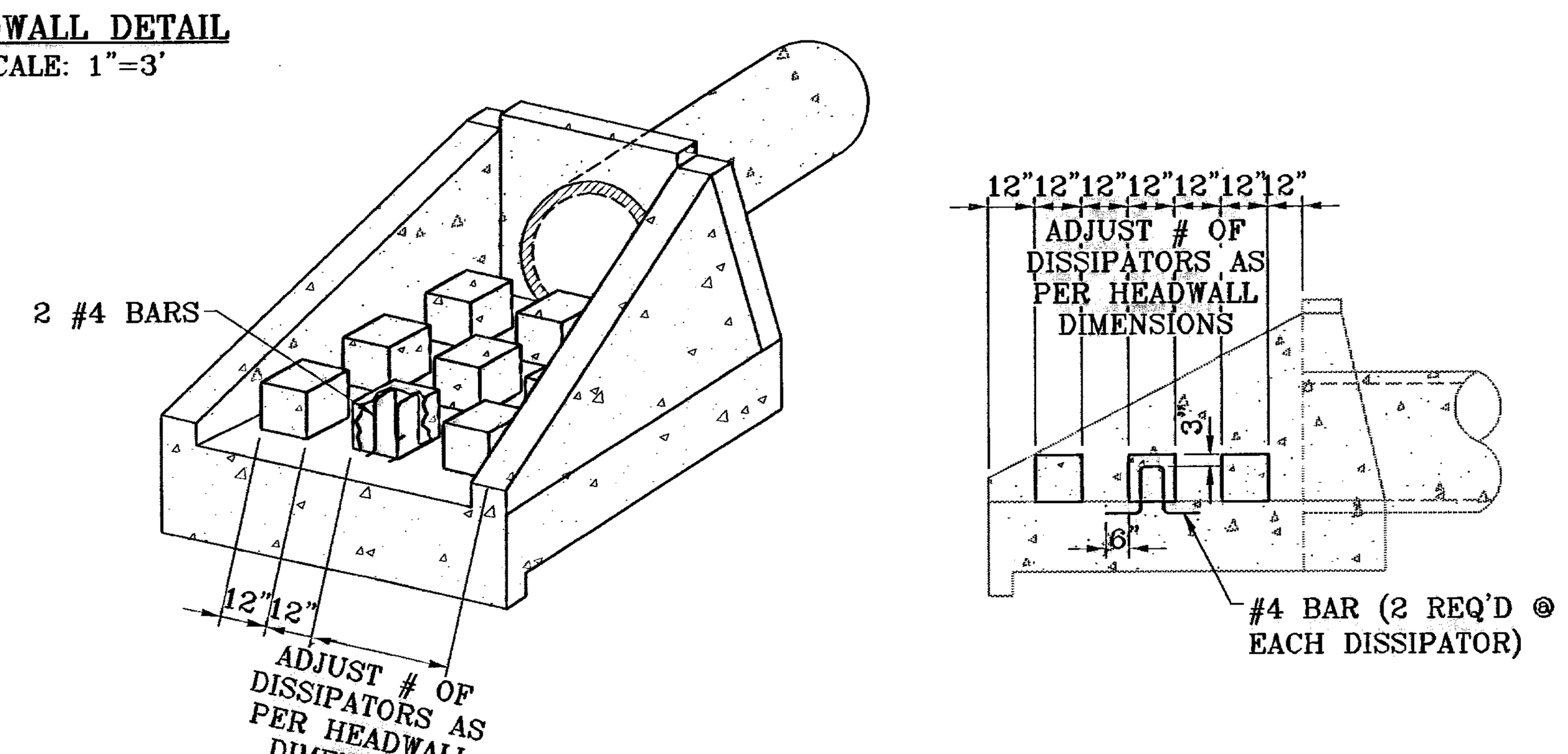


SIDE ELEVATION

HEADWALL DETAIL
SCALE: 1"=3'

SEE SHEET 19 FOR THRUST BLOCK DETAILS

SEE SHEET 20 FOR MANHOLE DETAILS



BAFFLE BLOCK DETAIL
SCALE: 1"=4'

R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUECTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
1-1	36	61.80	0.012	68.92	72.77	9.75	4015.17	4015.17	4006.00	4016.00	4015.84	4006.75
1-2	42	17.00	0.029	97.26	172.53	10.11	4015.00	4015.00	4005.50	4015.17	4015.16	4006.00
1-3	30	92.50	0.147	97.26	157.15	19.81	3998.00	4009.15	3991.92	4015.00	4014.35	4005.50
3-1	24	125.00	0.010	16.50	22.62	7.28	4018.00	4011.45	4010.44	4016.71	4013.15	4011.69
3-2	18	73.00	0.219	16.50	49.17	9.34	4015.00	4009.15	3990.00	4018.00	4010.95	4006.00

CONSTRUCTION NOTES:

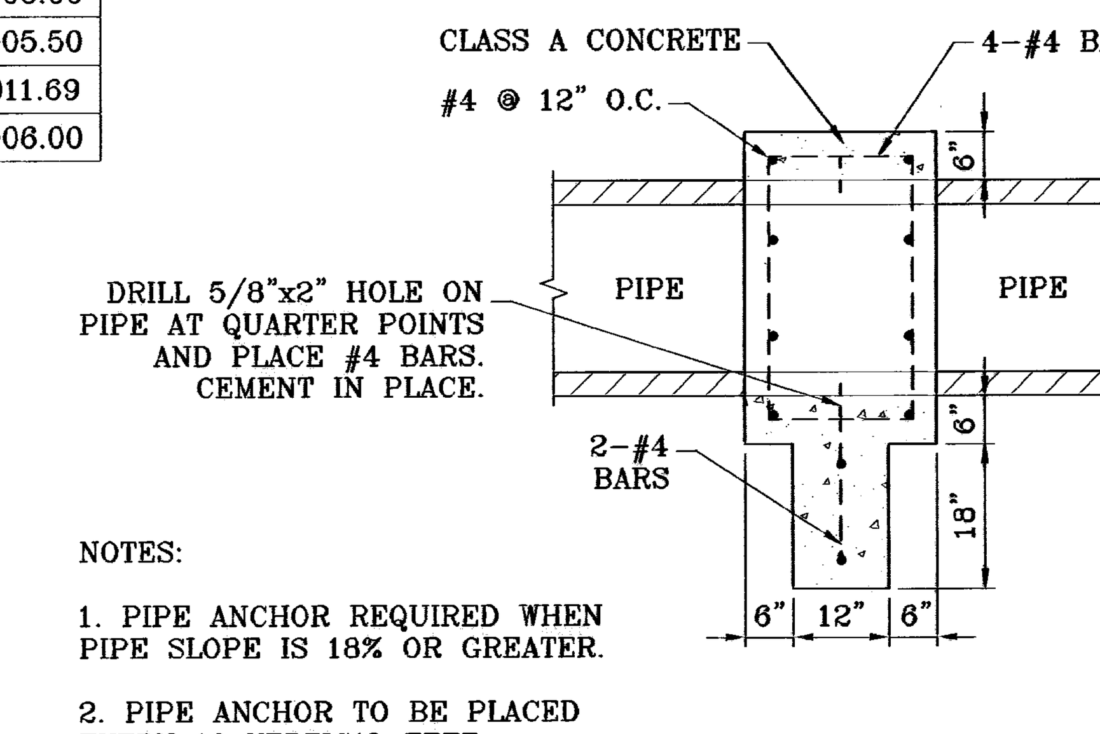
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

INLET DATA

INLET No.	INLET TYPE	No. GRATES	Qd cfs	Qc cfs
1-1	OFF. ST.	6	68.92	76.33
1-2	I	4	28.34	43.36
3-1	I	2	16.50	21.68

CLOGGING FACTOR IS EQUAL TO 2/3

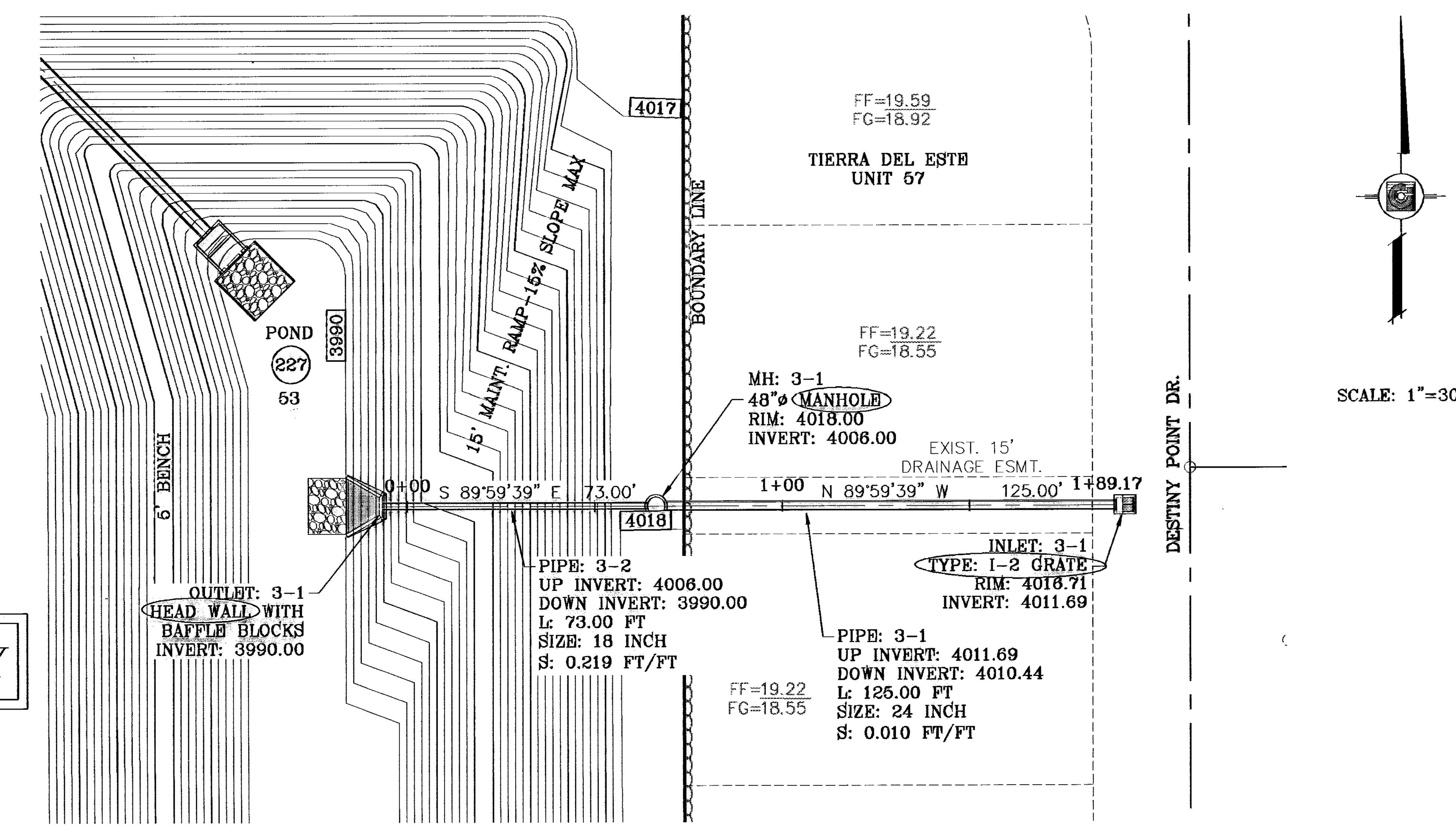
ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.



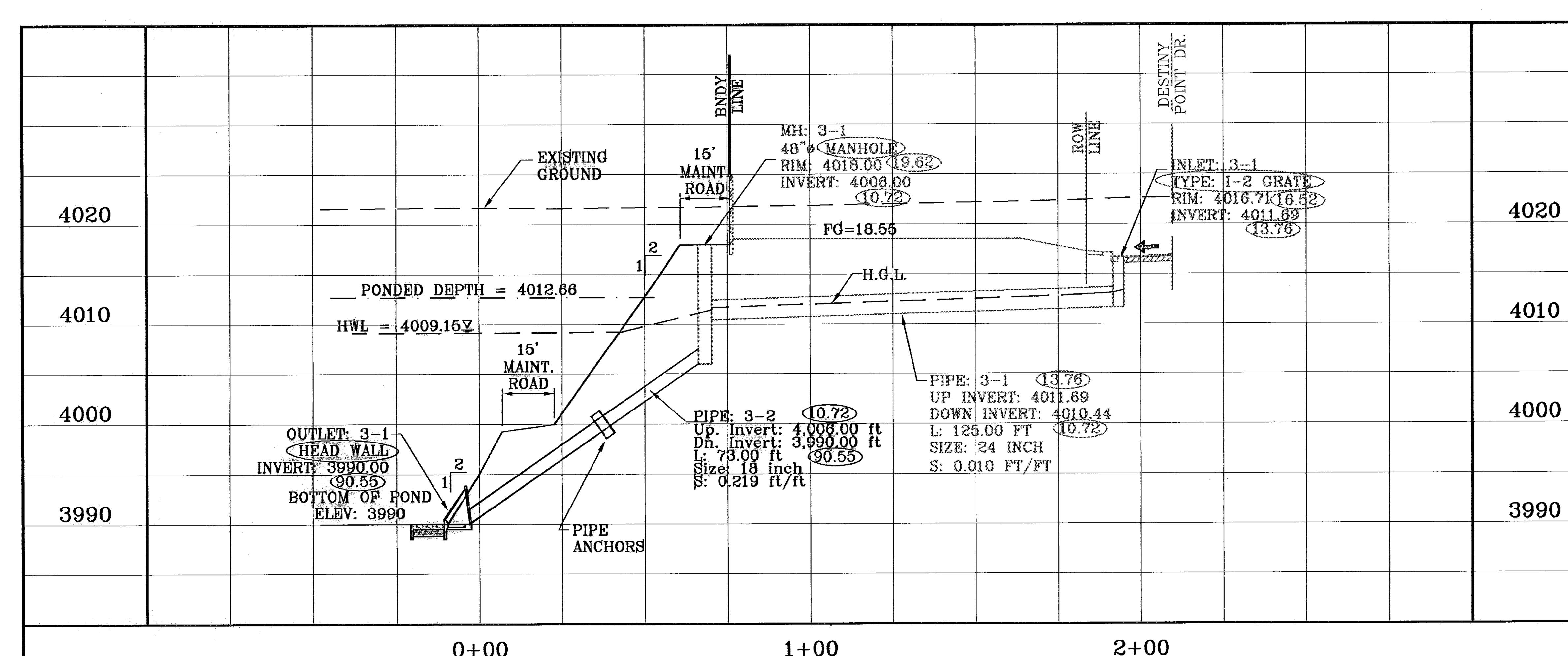
NOTES:

1. PIPE ANCHOR REQUIRED WHEN PIPE SLOPE IS 18% OR GREATER.
2. PIPE ANCHOR TO BE PLACED EVERY 10 VERTICAL FEET.

PIPE ANCHOR
SCALE: 1"=2'



STRUCTURE 3-PLAN VIEW
SCALE: 1"=30'



STRUCTURE 3-PROFILE
SCALE:
HORIZONTAL: 1"=30'
VERTICAL: 1"=10'

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
12/16/08	CITY REDLINES AS PER 12/16/08 COMMENTS	E.F.G.
02/27/09	REVISION TO POND	R.R.
03/31/09	REVISION TO STRUCTURE #1	R.R.
02/17/10	AS BUILT	F.R.
09/28/09	CITY RED LINES	R.R.
06/09/09	LOT REVISIONS	R.R.

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD DESIGNATED "X 1118" PID "CE0141" ELEVATION : 3987.12

PROJECT NAME
TIERRA DEL ESTE UNIT FIFTY NINE
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

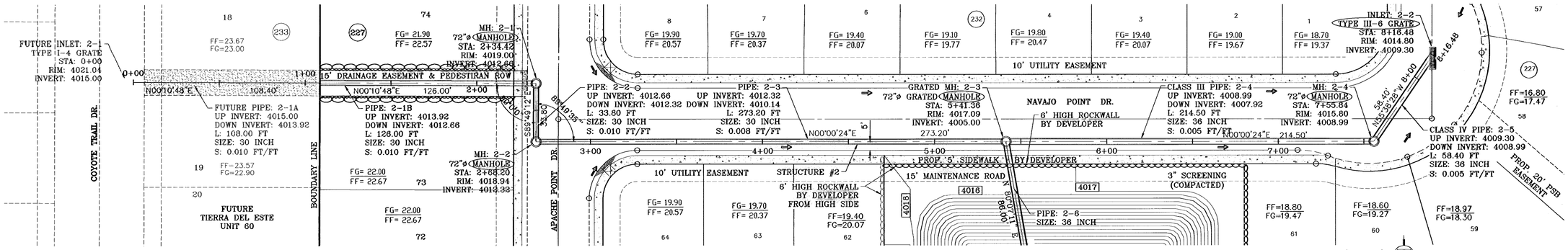
SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL

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

SHEET TITLE
DRAINAGE STRUCTURE #1 & #3

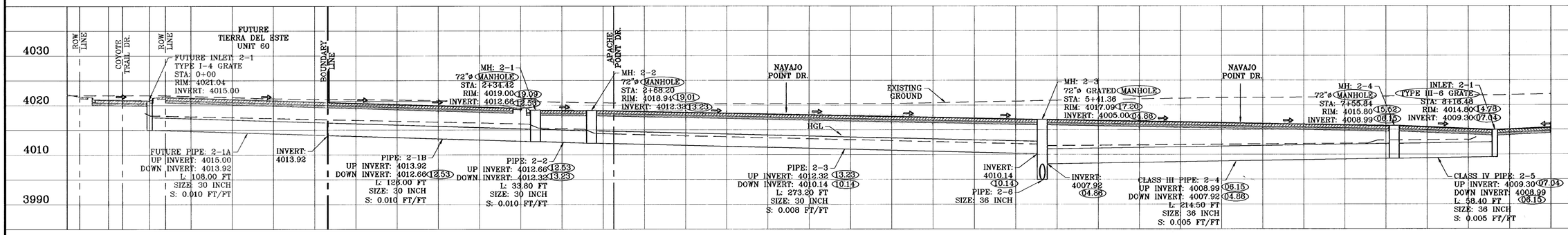
TIERRA DEL ESTE UNIT FIFTY NINE



STRUCTURE 2–PLAN VIEW
SCALE: 1"=30'

SEE SHEET 18 FOR STRUCTURE #1 DETAILS

SCALE: 1"=30'



STRUCTURE 2–PROFILE
SCALE: 1"=10'

R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUECTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
2-1	30	234.40	0.010	34.74	40.98	7.08	4019.00	4016.41	4012.66	4021.04	4017.85	4015.00
2-2	30	33.80	0.010	34.74	41.14	7.08	4018.94	4015.12	4012.32	4019.00	4015.81	4012.66
2-3	30	273.20	0.008	34.74	36.65	7.08	4017.09	4010.80	4010.14	4018.94	4014.32	4012.32
2-4	36	214.50	0.005	32.42	47.11	5.43	4017.09	4010.80	4007.92	4015.80	4011.51	4008.99
2-5	36	58.40	0.005	32.42	46.59	5.07	4015.80	4011.67	4008.99	4014.80	4011.73	4009.30
2-6	36	86.00	0.157	73.76	264.25	10.43	4015.00	4009.15	3991.50	4017.09	4010.20	4005.00

INLET DATA

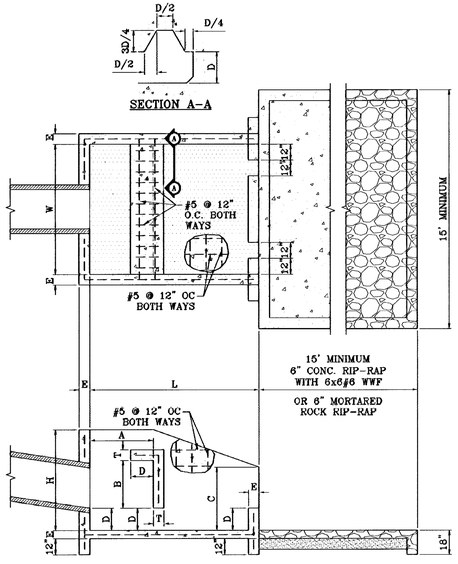
INLET No.	INLET TYPE	No. GRATES	Qd cfs	Qc cfs
2-1	I	4	34.74	43.36
2-2	III	6	32.42	46.32

CLOGGING FACTOR IS EQUAL TO 2/3

ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.

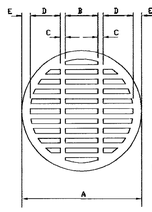
CONSTRUCTION NOTES:

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



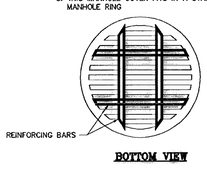
THRUST BLOCK DETAIL
SCALE: 1"=4'

PIPE ø	H	L	A	B	C	D	E	T	W
30" RCP	5'3"	9'4"	3'6"	2'8"	3'6"	1'2"	0'7"	0'7"	7'0"
36" RCP	3'9"	6'8"	2'6"	1'11"	2'6"	0'10"	0'5"	0'5"	5'0"

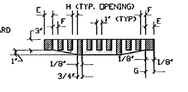


TOP VIEW

GENERAL NOTES:
1. MATCHING SURFACES MARKED "MF" TO BE MACHINE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.
3. THIS MANHOLE COVER FITS IN A STANDARD MANHOLE RING



BOTTOM VIEW



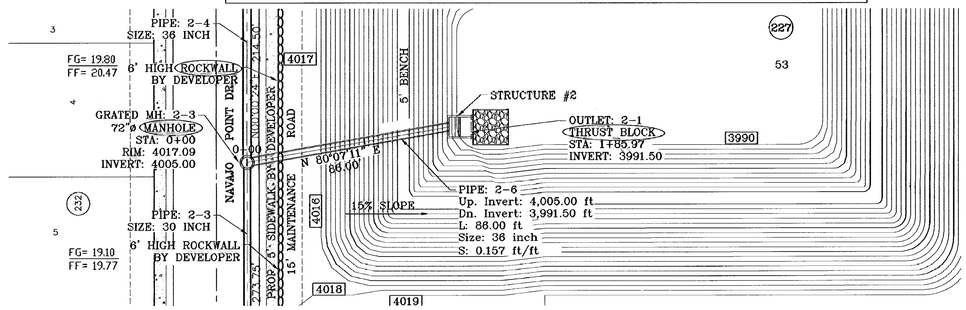
SECTION VIEW

MANHOLE COVER	48" MANHOLE	72" MANHOLE
WEIGHT	175 LBS	310 LBS
A	1'-11 3/4"	2'-7 1/4"
B	6 1/2"	9"
C	1"	1 1/2"
D	8"	8"
E	1 5/8"	1 5/8"
F	1 1/4"	1"
G	1 3/8"	1 3/8"
H	1"	1"

YARD DRAIN SECTION (YD)
SCALE: NTS

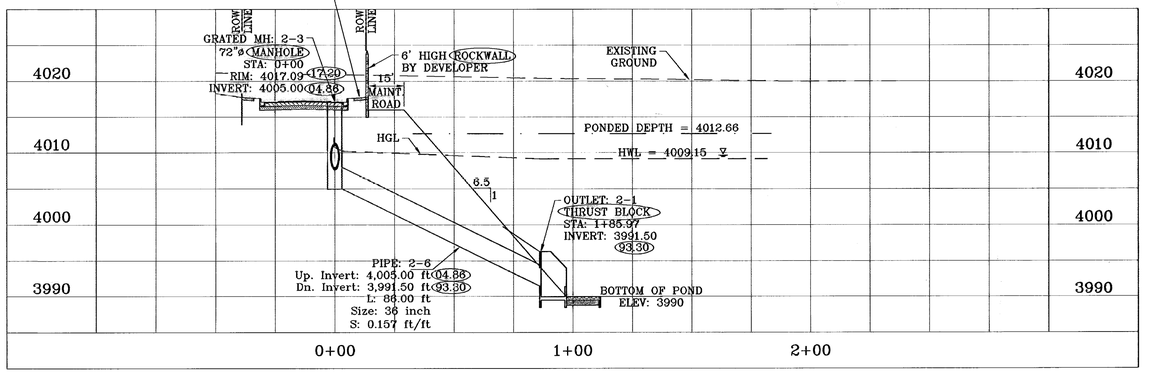
SEE SHEET 20 FOR MANHOLE DETAILS

DENOTES AS BUILT CONDITION ONLY



STRUCTURE 2–PLAN VIEW
SCALE: 1"=30'

SCALE: 1"=30'



STRUCTURE 2–PROFILE
SCALE: 1"=10'

	F.R.
AS BUILT	R.R.
CITY RED LINES	
BENCHMARK	

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
02/17/10	AS BUILT	F.R.
09/28/09	CITY RED LINES	R.R.
12/05/08	CITY REDLINES AS PER 11/28/08 COMMENTS	E.F.G.
12/16/08	CITY REDLINES AS PER 12/16/08 COMMENTS	E.F.G.
06/09/09	CHANGES MADE DUE TO REVISED PLAT	R.R.
06/09/09	LOT REVISIONS	

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 98, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 28.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 606-23

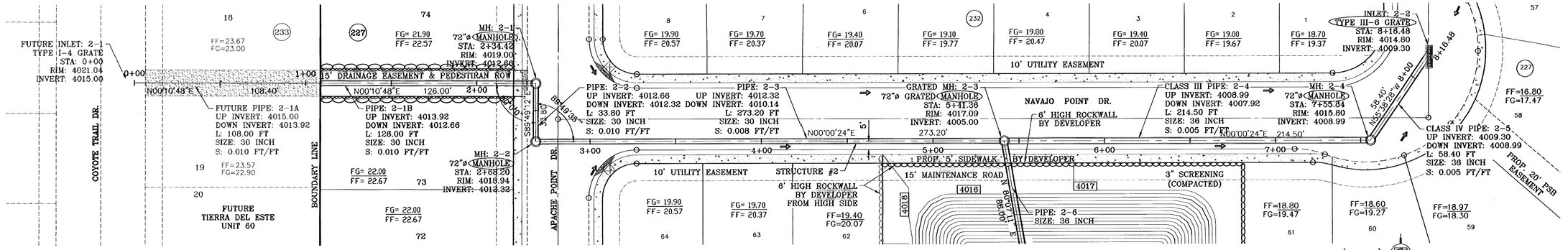
ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

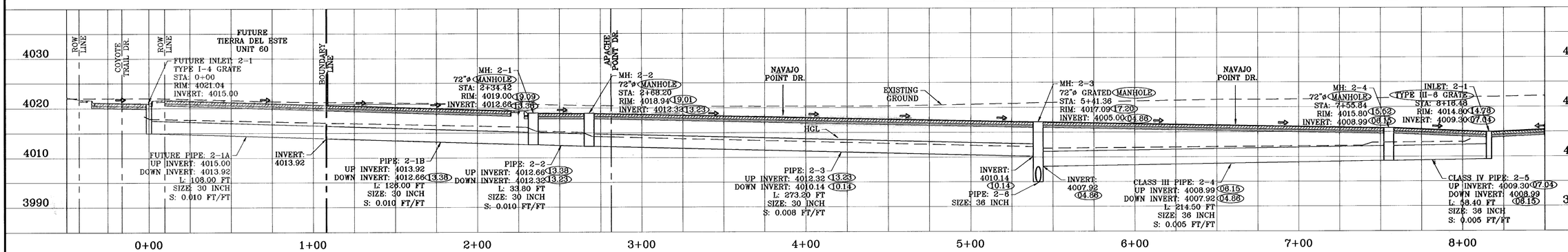
DRAINAGE STRUCTURE #2



STRUCTURE 2-PLAN VIEW
SCALE: 1"=30'

SEE SHEET 18 FOR STRUCTURE #1 DETAILS

SCALE: 1"=30'



R.C.P. PIPE DATA

PIPE	SECTION SIZE (in)	LENGTH (ft)	CONSTRUECTED SLOPE (ft/ft)	DISCHARGE (cfs)	CAPACITY (cfs)	AVERAGE VELOCITY (fps)	DOWN STREAM GROUND	DOWN STREAM HGL	DOWN STREAM INVERT	UPSTREAM GROUND	UPSTREAM HGL	UPSTREAM INVERT
2-1	30	234.40	0.010	34.74	40.98	7.08	4019.00	4016.41	4012.66	4021.04	4017.85	4015.00
2-2	30	33.80	0.010	34.74	41.14	7.08	4018.94	4015.12	4012.32	4019.00	4015.81	4012.66
2-3	30	273.20	0.008	34.74	36.65	7.08	4017.09	4010.80	4010.14	4018.94	4014.32	4012.32
2-4	36	214.50	0.005	32.42	47.11	5.43	4017.09	4010.80	4007.92	4015.80	4011.51	4008.99
2-5	36	58.40	0.005	32.42	48.59	5.07	4015.80	4011.67	4008.99	4014.80	4011.73	4009.30
2-6	36	86.00	0.157	73.76	264.25	10.43	4015.00	4009.15	3991.50	4017.09	4010.20	4005.00

STRUCTURE 2-PROFILE
SCALE: 1"=10'

INLET DATA

INLET No.	INLET TYPE	No. GRATES	Qd cfs	Qc cfs
2-1	I	4	34.74	43.36
2-2	III	6	32.42	46.32

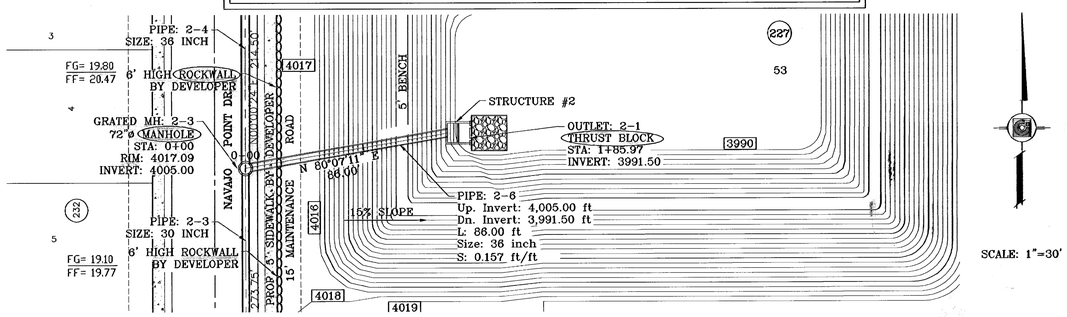
CLOGGING FACTOR IS EQUAL TO 2/3

ALL PIPES ARE R.C.P. CLASS III UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

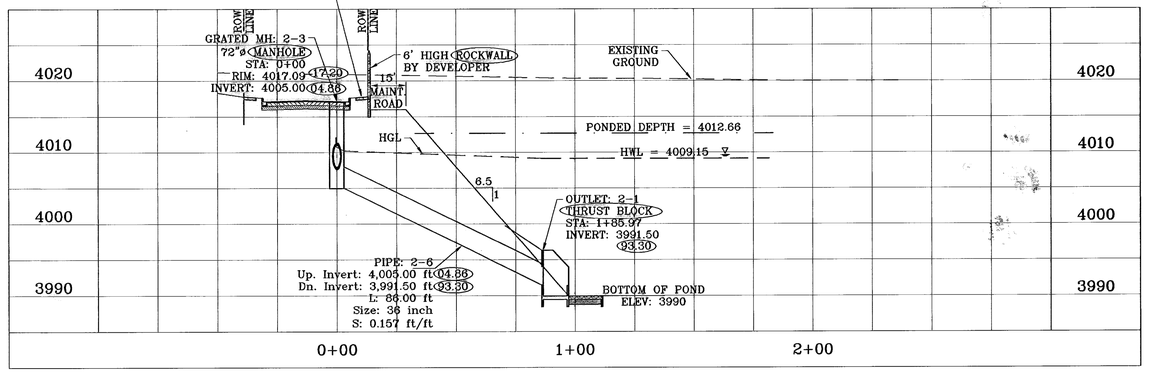
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.

DENOTES AS BUILT CONDITION ONLY

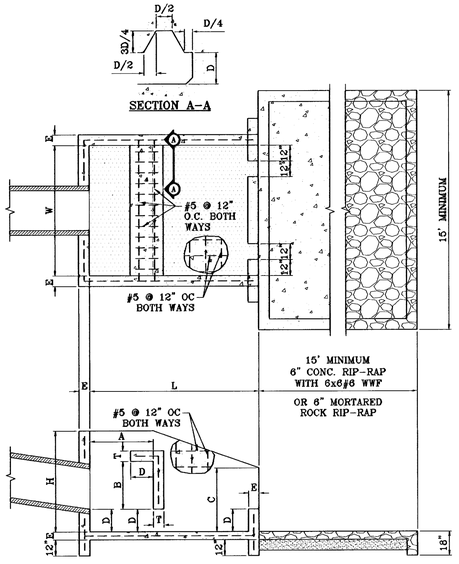


SCALE: 1"=30'

STRUCTURE 2-PLAN VIEW
SCALE: 1"=30'

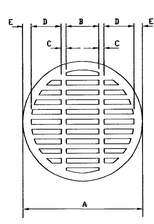


STRUCTURE 2-PROFILE
SCALE: 1"=10'

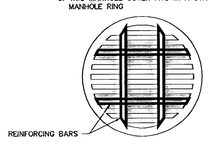


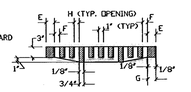
THRUST BLOCK DETAIL
SCALE: 1"=4'

PIPE ø	H	L	A	B	C	D	E	T	W
30" RCP	5'3"	9'4"	3'6"	2'8"	3'6"	1'2"	0'7"	0'7"	7'0"
36" RCP	3'9"	6'8"	2'6"	1'11"	2'6"	0'10"	0'5"	0'5"	5'0"



GENERAL NOTES:
1. MATCHING SURFACES MARKED "MF" TO BE MACHINE FINISHED OF ANY IRREGULARITIES THAT WOULD PREVENT A SNUG FIT.
2. CASTING TO BE SMOOTH & VOID OF AIR HOLES.
3. THIS MANHOLE COVER FITS IN A STANDARD MANHOLE RING





YARD DRAIN SECTION (YD)
SCALE: NTS

MANHOLE COVER	48" MANHOLE	72" MANHOLE
WEIGHT	175 LBS	310 LBS
A	1'-11 3/4"	2'-7 1/4"
B	6 1/8"	9"
C	1"	1 1/2"
D	8"	8"
E	1 5/8"	1 5/8"
F	1 1/4"	1"
G	1 3/8"	1 3/8"
H	1"	1"

SEE SHEET 20 FOR MANHOLE DETAILS

BY	DATE	REVISIONS
E.F.G.	12/05/08	CITY REDLINES AS PER 11/28/08 COMMENTS
E.F.G.	12/16/08	CITY REDLINES AS PER 12/16/08 COMMENTS
R.R.	06/09/09	CHANGES MADE DUE TO REVISED PLAT
R.R.	06/09/09	LOT REVISIONS
F.R.	02/17/10	AS BUILT
R.R.	09/28/09	CITY RED LINES

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

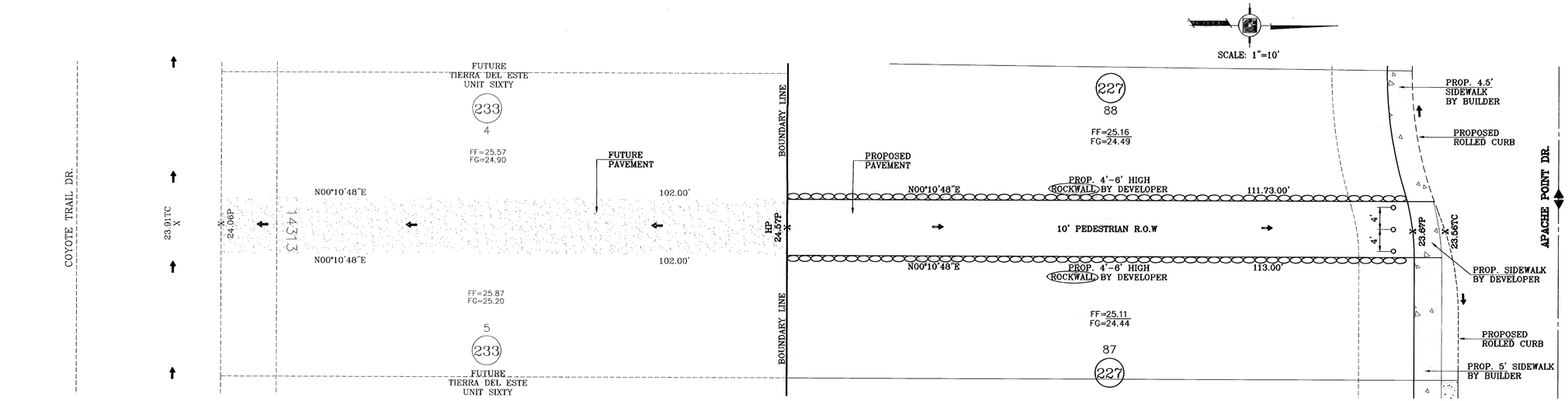
ENGINEERING SEAL

PROJECT NAME
TIERRA DEL ESTE UNIT FIFTY NINE
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

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

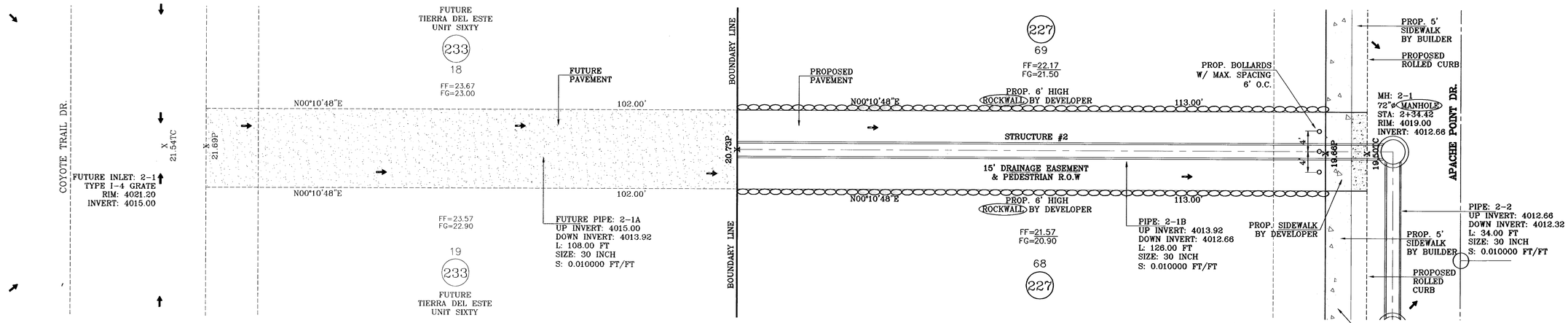
CONDE INC.

SHEET TITLE
DRAINAGE STRUCTURE #2



SCALE: 1"=10'

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



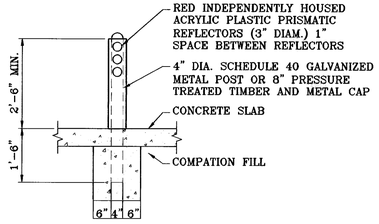
15' DRAINAGE EASEMENT &
PEDESTRIAN R.O.W.
SCALE: 1"=10'

SCALE: 1"=10'

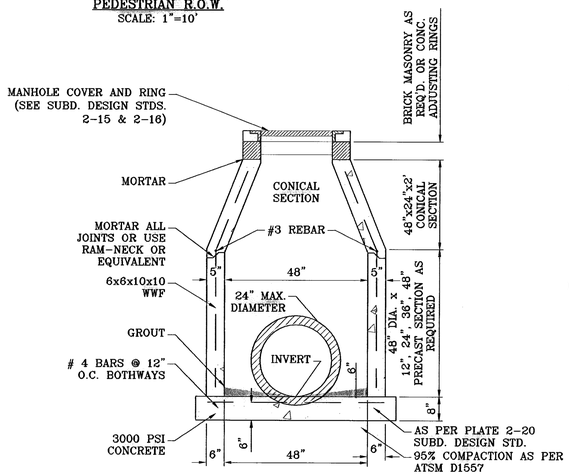
SEE SHEET 18 FOR STRUCTURE #1 DETAILS

CONSTRUCTION NOTES:

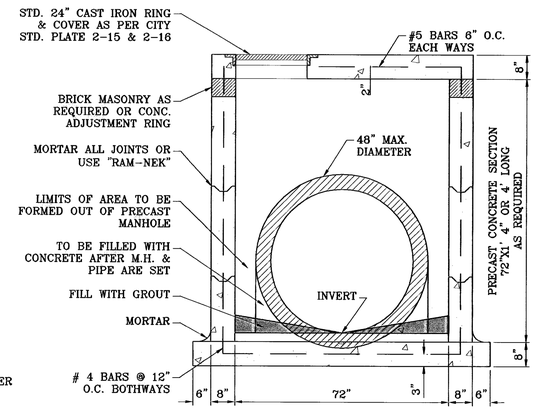
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.



BOLLARD DETAIL
SCALE: 1"=2'



PRECAST 48" MANHOLE SECTION
SCALE: 1"=2'



PRECAST 72" MANHOLE SECTION
SCALE: 1"=2'

BENCHMARK

NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED :X 1118" PID 'CE0141'
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.

PROJECT NAME

TIERRA DEL ESTE
UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: 1"=30'
VERT: 1"=10'
DATE: MAY 2008
DESIGN BY: Y.C.
DRAWN BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEERING SEAL
STATE OF TEXAS
CONDE CARLOS
6448
LICENSED
PROFESSIONAL
ENGINEER

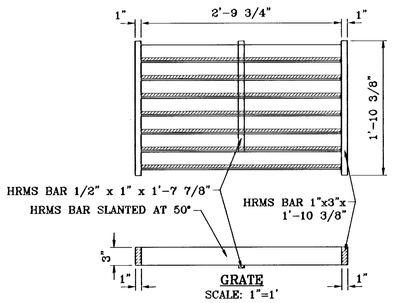
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

CONDE INC.

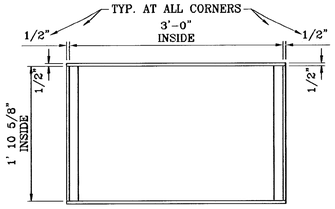
SHEET TITLE

DRAINAGE EASEMENT & PEDESTRIAN R.O.W.

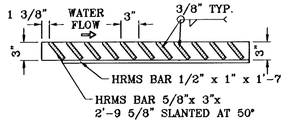
SHT 20 OF 24



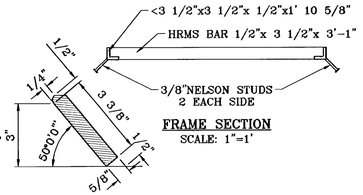
GRATE
SCALE: 1"=1'



FRAME
SCALE: 1"=1'



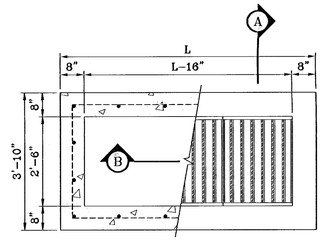
GRATE SECTION
SCALE: 1"=1'



FRAME SECTION
SCALE: 1"=1'

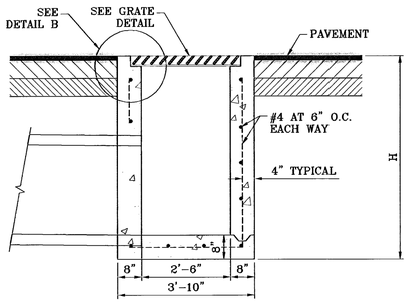
HRMS BAR
SCALE: 1"=3"

FRAME AND GRATE DETAIL

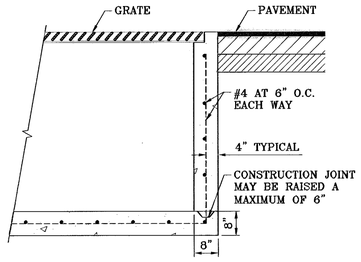


PLAN VIEW
SCALE: 1"=2'

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"
10	20'-11 1/4"
11	22'-10 7/8"
12	24'-10 1/2"



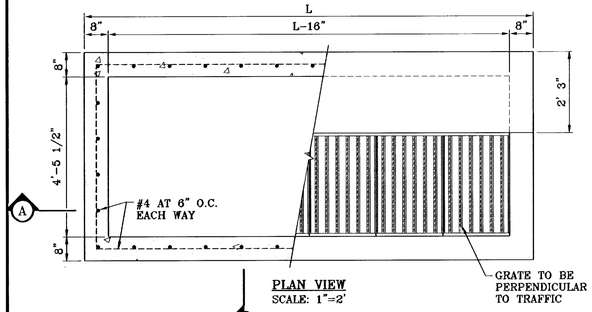
SECTION A–A
SCALE: 1"=2'



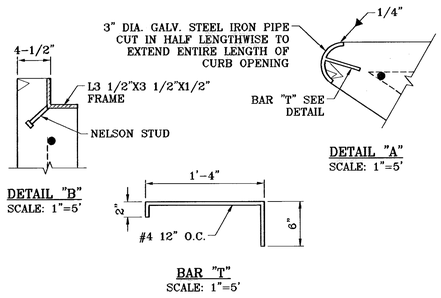
SECTION B–B
SCALE: 1"=2'

TYPE III INLET

No. OF GRATES	L	L	
		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



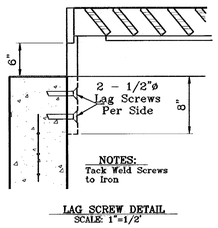
PLAN VIEW
SCALE: 1"=2'



DETAIL "A"
SCALE: 1"=5'

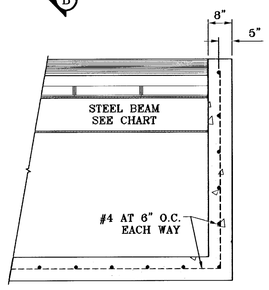
DETAIL "B"
SCALE: 1"=5'

BAR "T"
SCALE: 1"=5'



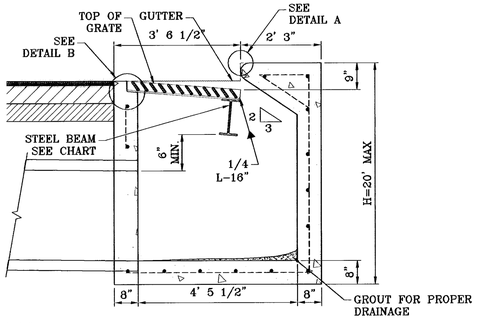
LAG SCREW DETAIL
SCALE: 1"=1/2'

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



SECTION A–A
SCALE: 1"=2'

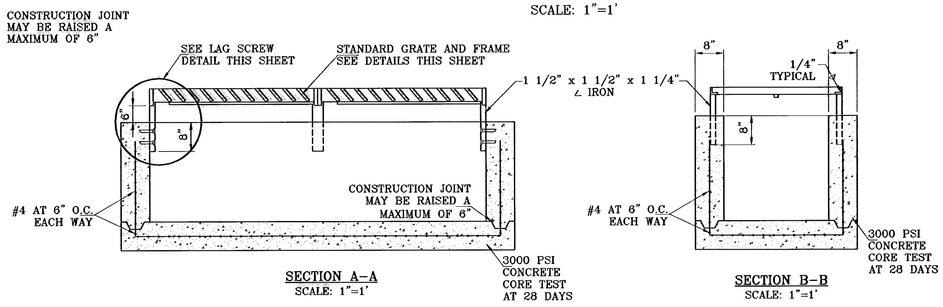
TYPE I INLET



SECTION B–B
SCALE: 1"=2'

OFF–STREET STORM INLET

SCALE: 1"=1'



SECTION A–A
SCALE: 1"=1'

SECTION B–B
SCALE: 1"=1'

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 3/8 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 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.

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED JX 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.

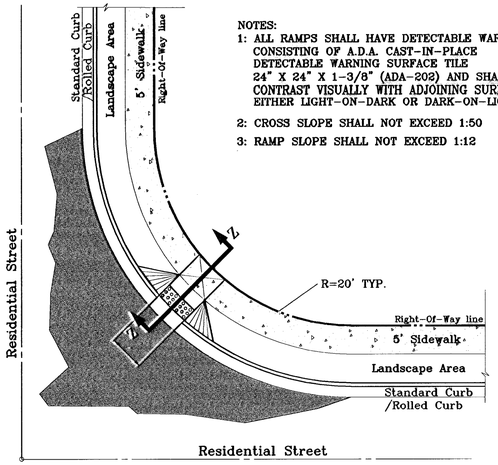
PROJECT NAME
TIERRA DEL ESTE
UNIT FIFTY NINE
BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: AS NOTED
VERT: ---
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: M.O
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PRODUCED FROM CITY APPROVED DESIGN STANDARDS

CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
9600 ESCONDIDO PLACE SUITE 400
EL PASO, TEXAS 79907

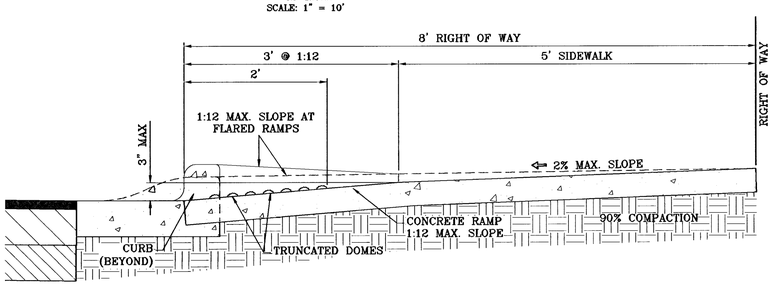
SHEET TITLE
STRUCTURE DETAILS



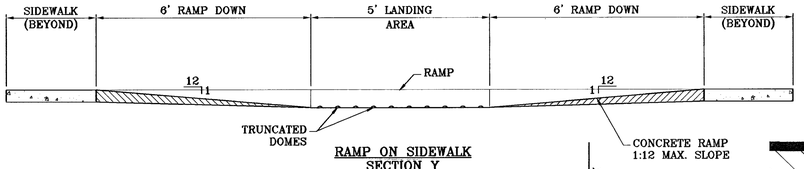
NOTES:
1: ALL RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF A.D.A. CAST-IN-PLACE DETECTABLE WARNING SURFACE TILE 24" X 24" X 1-3/8" (ADA-202) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2: CROSS SLOPE SHALL NOT EXCEED 1:50
3: RAMP SLOPE SHALL NOT EXCEED 1:12

RAMP ON SIDEWALK AT
STANDARD / ROLLED CURB

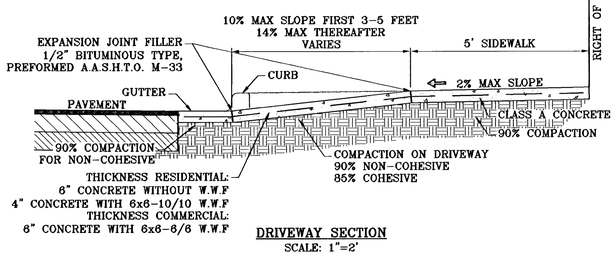
52' R.O.W.
SCALE: 1" = 10'



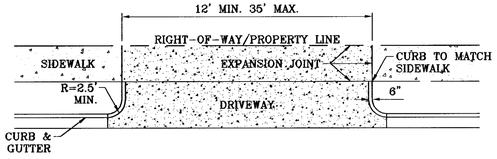
TYPICAL WHEELCHAIR RAMP AT
4" ROLLED CURB/6" CURB & GUTTER
SECTION Z
SCALE: 1"=1'



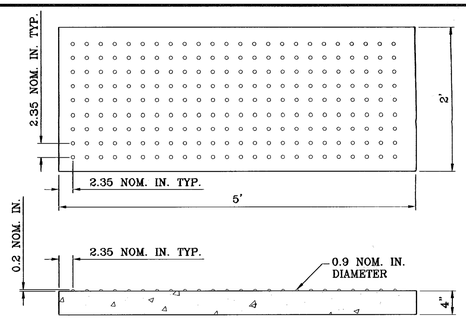
RAMP ON SIDEWALK
SECTION Y
SCALE: 1"=2'



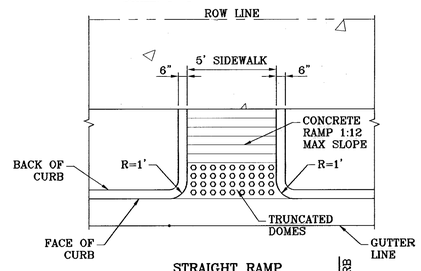
DRIVEWAY SECTION
SCALE: 1"=2'



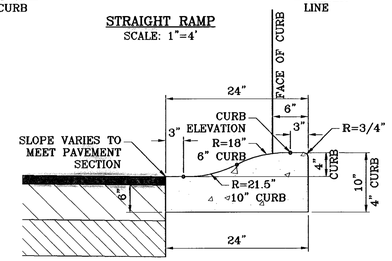
DRIVEWAY DETAIL
SCALE: 1"=10'



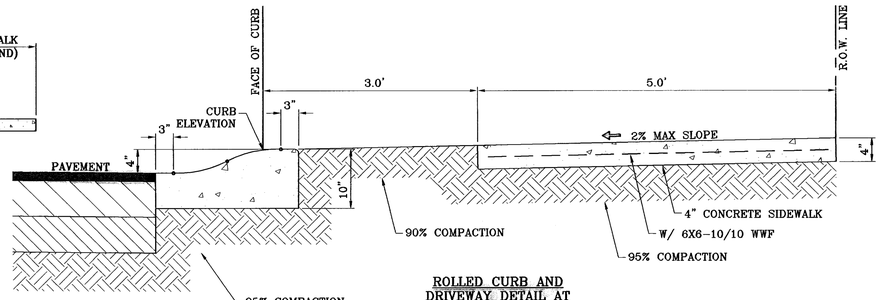
TRUNCATED DOMES
SCALE: 1"=1'



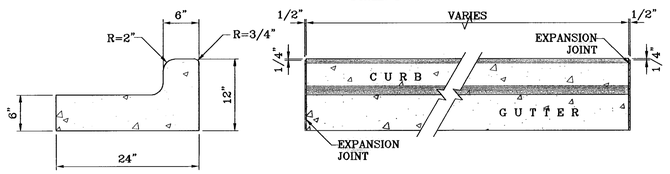
STRAIGHT RAMP
SCALE: 1"=4'



ROLLED CURB DETAIL
SCALE: 1"=1'



ROLLED CURB AND
DRIVEWAY DETAIL AT
CUL-DE-SAC
SCALE: 1"=1'



END SECTION

PLAN VIEW

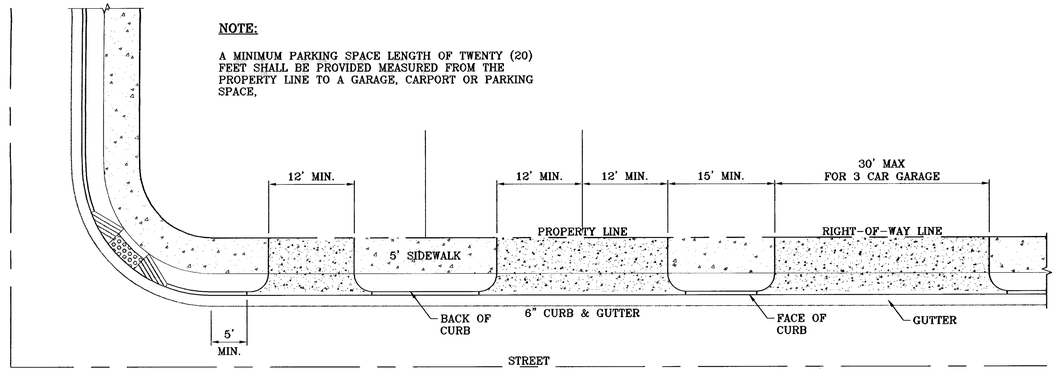
NOTES:

1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENGY WITH STRAIGHT LINE).
2. CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.
3. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
4. CONCRETE: CLASS "A" 3000 PSI.
5. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.

CURB & GUTTER DETAIL
SCALE: 1"=1'

NOTE:

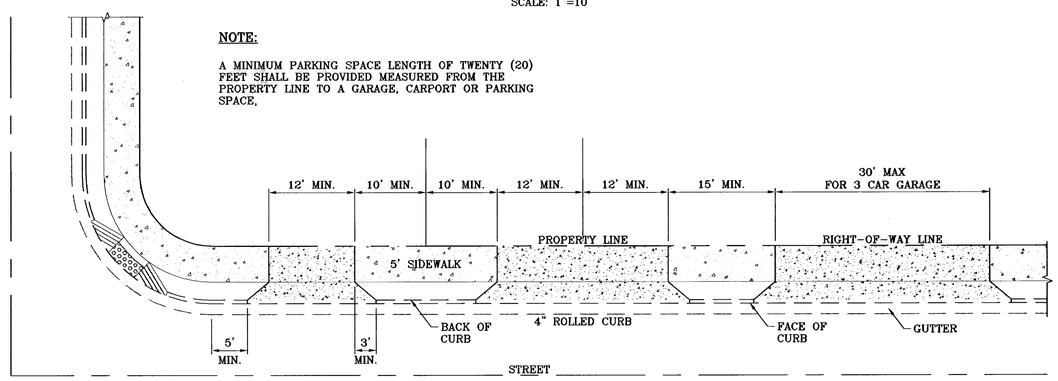
A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE,



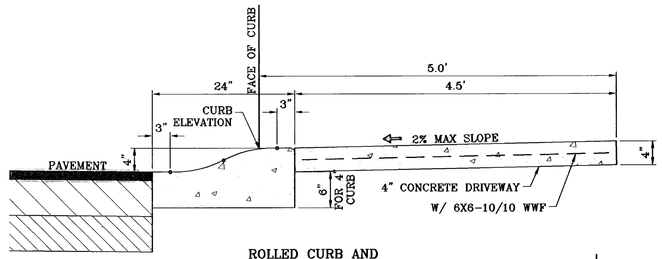
TYPICAL RESIDENTIAL DRIVEWAY
WITH CURB & GUTTER
SCALE: 1"=10'

NOTE:

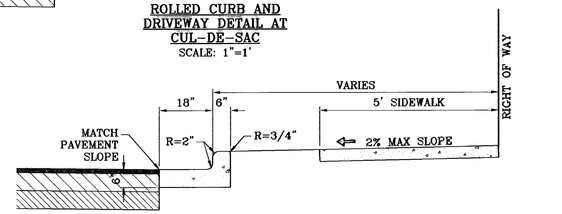
A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE,



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



ROLLED CURB AND
DRIVEWAY DETAIL AT
CUL-DE-SAC
SCALE: 1"=1'



NOTES:

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

CURB & GUTTER AND
SIDEWALK DETAIL
SCALE: 1"=2'

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED 'X 1118' PID "CE0141"
ELEVATION : 3987.12

REVISIONS	DATE	BY
CITY REDLINES AS PER 11/26/08 COMMENTS	12/05/08	E.F.G.

PROJECT NAME
TIERRA DEL ESTE
UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 28.969 ACRES

SCALE
HORIZ: AS NOTED
VERT: ---
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL

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

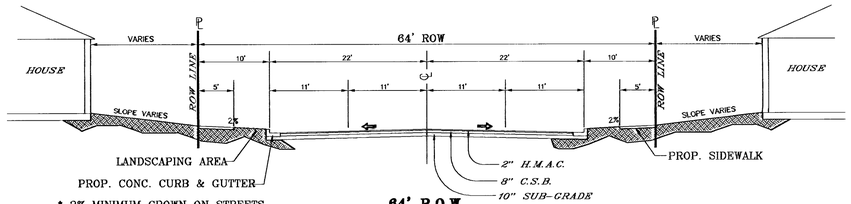
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE

STANDARD DETAILS

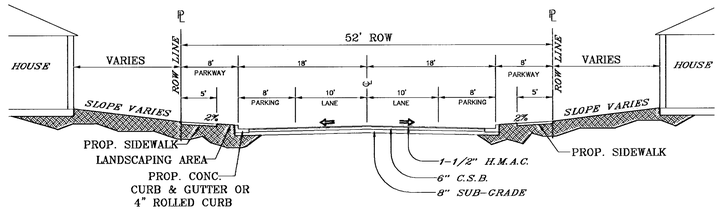
SHT 22 OF 24



* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

64' R.O.W.
COLLECTOR ARTERIAL STREET

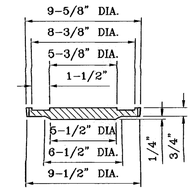
SCALE: 1"=10'

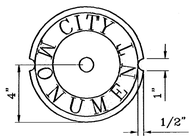


* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

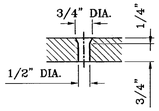
52' R.O.W. RESIDENTIAL SUBCOLLECTOR STREET – & PEDESTRIAN R.O.W.

SCALE: 1"=10'





COVER
SCALE: 1"=6"



COUNTERSUNK DETAIL
SCALE: 1"=3"

SIZE AND CONSTRUCTION:

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

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

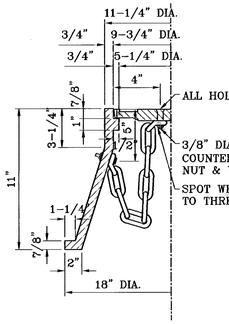
NUMBER AND LOCATIONS:

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

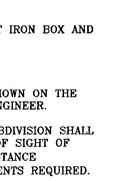
THE SIZE, TOPOGRAPHY AND LAYOUT OF THE SUBDIVISION SHALL GOVERN MONUMENT MUST BE WITHIN THE LINE OF SIGHT OF ANY OTHER MONUMENT (2000 FEET MAXIMUM DISTANCE BETWEEN MONUMENTS). THE NUMBER OF MONUMENTS REQUIRED.

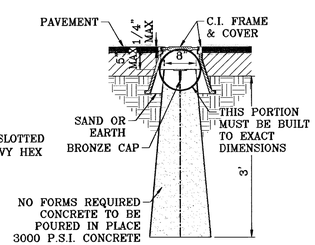
NO FEWER THAN TWO MONUMENTS SHALL BE PLACED IN A ONE STREET SUB-DIVISION.

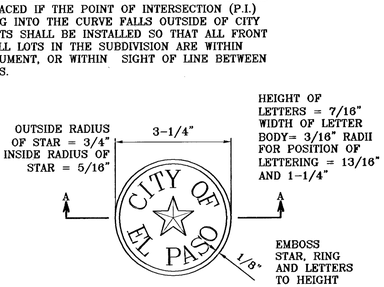
AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN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



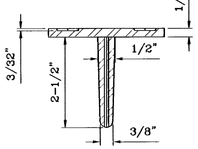
CITY MONUMENT DEAIL
SCALE: 1"=2"



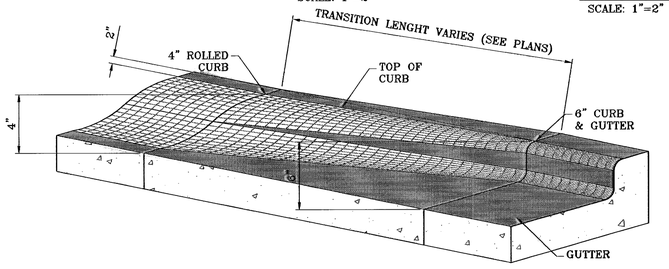




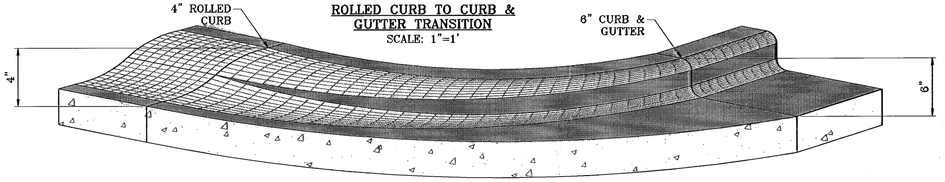
BRONZE MONUMENT CAP
SCALE: 1"=2"



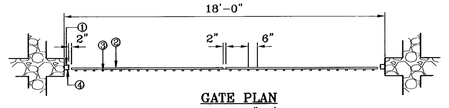
SECTION A-A
SCALE: 1"=2"



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

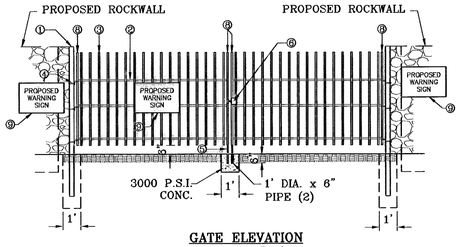


CURB TRANSITION AT RETURNS
SCALE: 1"=1'

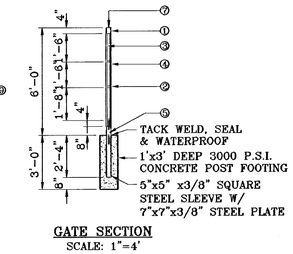


GATE PLAN
SCALE: 1"=4'

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
⑨ ALTERNATE WARNING SIGN LOCATIONS

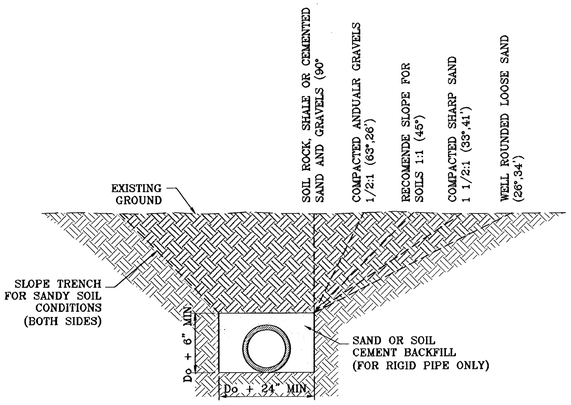


GATE ELEVATION
SCALE: 1"=4'

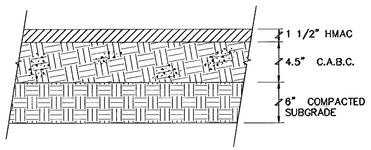


GATE SECTION
SCALE: 1"=4'

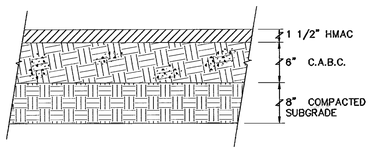
WROUGHT IRON GATE
SCALE: 1"=4'



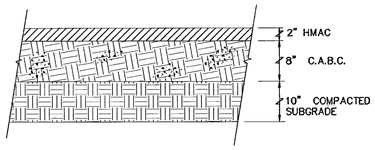
TYPICAL TRENCH SECTION
SCALE: 1"=3'



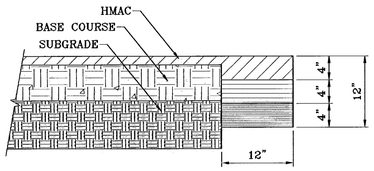
TYPICAL PAVEMENT SECTION
PEDESTRIAN R.O.W.
NOT TO SCALE



TYPICAL PAVEMENT SECTION
52' RESIDENTIAL SUBCOLLECTOR STREETS
NOT TO SCALE



TYPICAL PAVEMENT SECTION
64' COLLECTOR ARTERIAL STREETS
NOT TO SCALE



PAVEMENT TERMINUS
SCALE: 1"=1'

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. TYPE A, GRADE 1 OR 2.
3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
5. COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
6. C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
7. STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.
8. ALL PLANS MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF EL PASO SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS.
9. HMAC. BASE, SUB BASE WILL BE IN ACCORDANCE WITH THE LATEST CITY OF EL PASO SPECIFICATIONS.
10. MINIMUM PAVEMENT DESIGN DETAILS ARE SHOWN. ACTUAL PAVEMENT DESIGN WILL BE DETERMINED BY: C.B.R.

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

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD
DESIGNATED "X 1116" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.C.
06/09/09	LOT REVISIONS	R.R.

PROJECT NAME
TIERRA DEL ESTE
UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

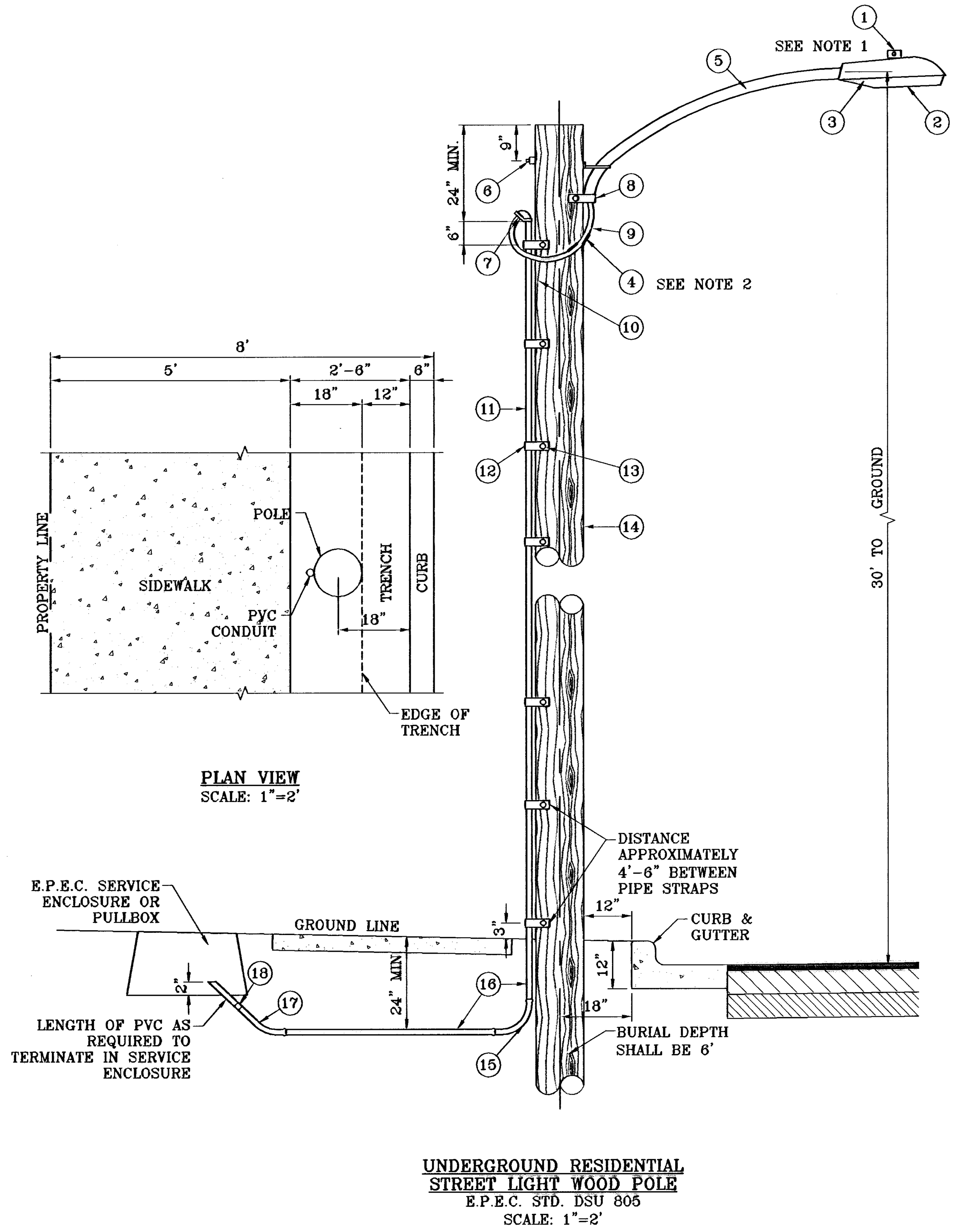
SCALE
HORIZ: AS NOTED
VERT: ---
DATE: MAY 2008
DESIGN BY: ---
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL
ENGINEER'S SEAL NOT REQUIRED. THIS SHEET IS PROVIDED FOR STRUCTURAL DESIGN STANDARDS

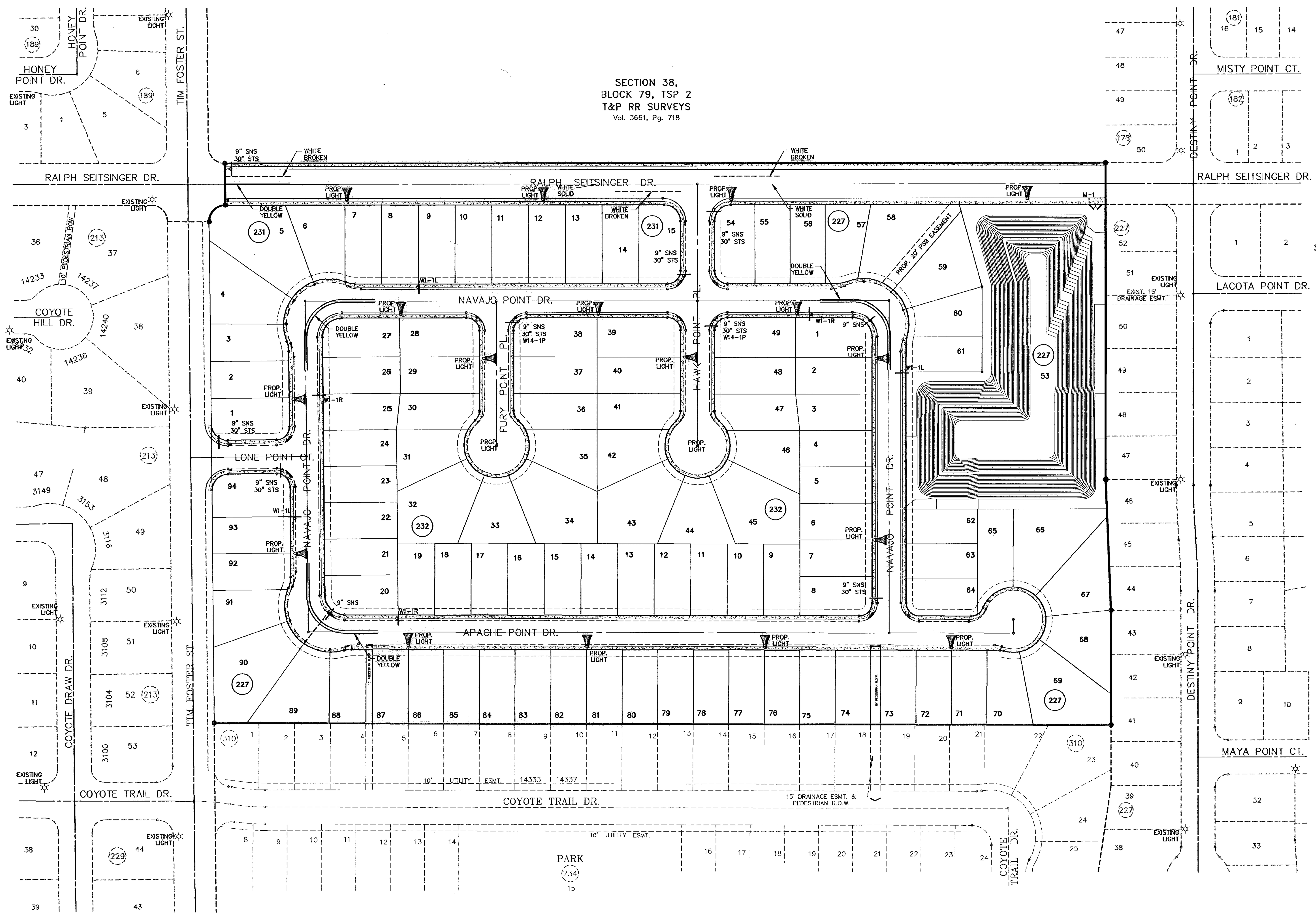
CONDE INC.
ENGINEERING / PLANNING
SURVEYING / GPS
1790 LEE TREVINO STE 400
EL PASO, TEXAS 79936

CONDE INC.

SHEET TITLE
STANDARD DETAILS



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



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

ITEM	No. DESCRIPTION	STOCK\DSU No.	QTY.	C\U CODE	MACRO CODE
1	PHOTOCELL, 240 V-SEE NOTE 1	21-225	1	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	

LEGEND

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

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

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

CITY RED LINES 09/28/09 R.R.

BENCHMARK
NGS MARKER: COPPER-CLAD STEEL ROD DESIGNATED :X 1118" PID "CE0141"
ELEVATION : 3987.12

DATE	REVISIONS	BY
12/05/08	CITY REDLINES AS PER 11/26/08 COMMENTS	E.F.G.
02/27/09	REVISION TO POND & ESMNT ADDITION	R.R.
06/09/09	STREET CHANGE DUE TO REVISED PLAT	R.R.
06/09/09	LOT REVISIONS	R.R.

PROJECT NAME

TIERRA DEL ESTE UNIT FIFTY NINE

BEING A PORTION OF SECTION 38, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 26.969 ACRES

SCALE
HORIZ: 1"=100'
VERT: ---
DATE: MAY 2008
DESIGN BY: Y.C.
INITIATED BY: O.M.
CHECKED BY: Y.C.
JOB NO.: 608-23

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

ILLUMINATION AND TRAFFIC CONTROL PLAN