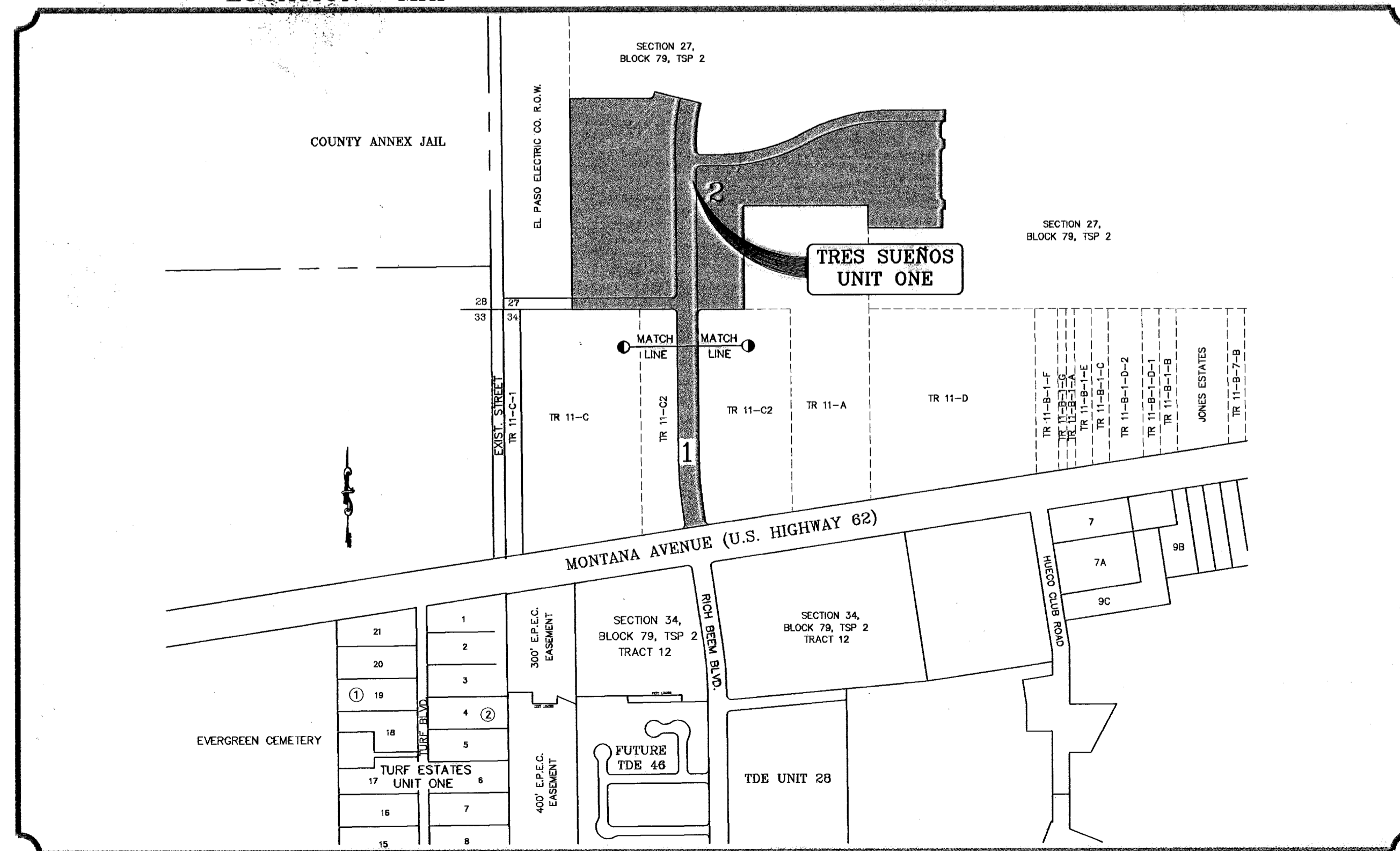


VICINITY MAP

EL PASO COUNTY

LOCATION MAP

SCALE: 1" = 600'

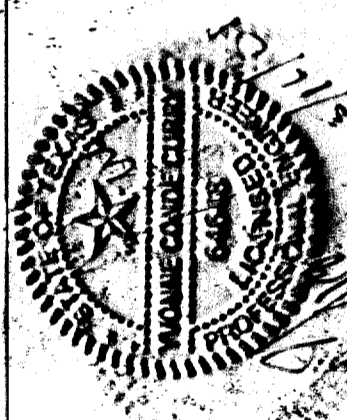


# STREET IMPROVEMENTS

## I N D E X

TITLE	SHEET No.
COVER SHEET	1 OF 36A
PLAT	2,3 OF 36A
GRADING PLAN	4 OF 36A
GRADING SECTIONS	5 OF 36A
DRAINAGE PLAN	6 OF 36A
STORM WATER POLLUTION PREVENTION PLAN	6,7 OF 36A
PLAN & PROFILE	8-28 OF 36A
DRAINAGE STRUCTURES AND PROFILES	29-31 OF 36A
STANDARD DETAILS	33-35 OF 36A
ILLUMINATION PLAN AND DETAILS	36 OF 36A
PHASE PLAN SHEET	36A OF 36A

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34, AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY TRACTS, CITY OF CONTAINING: 40.986 ACRES

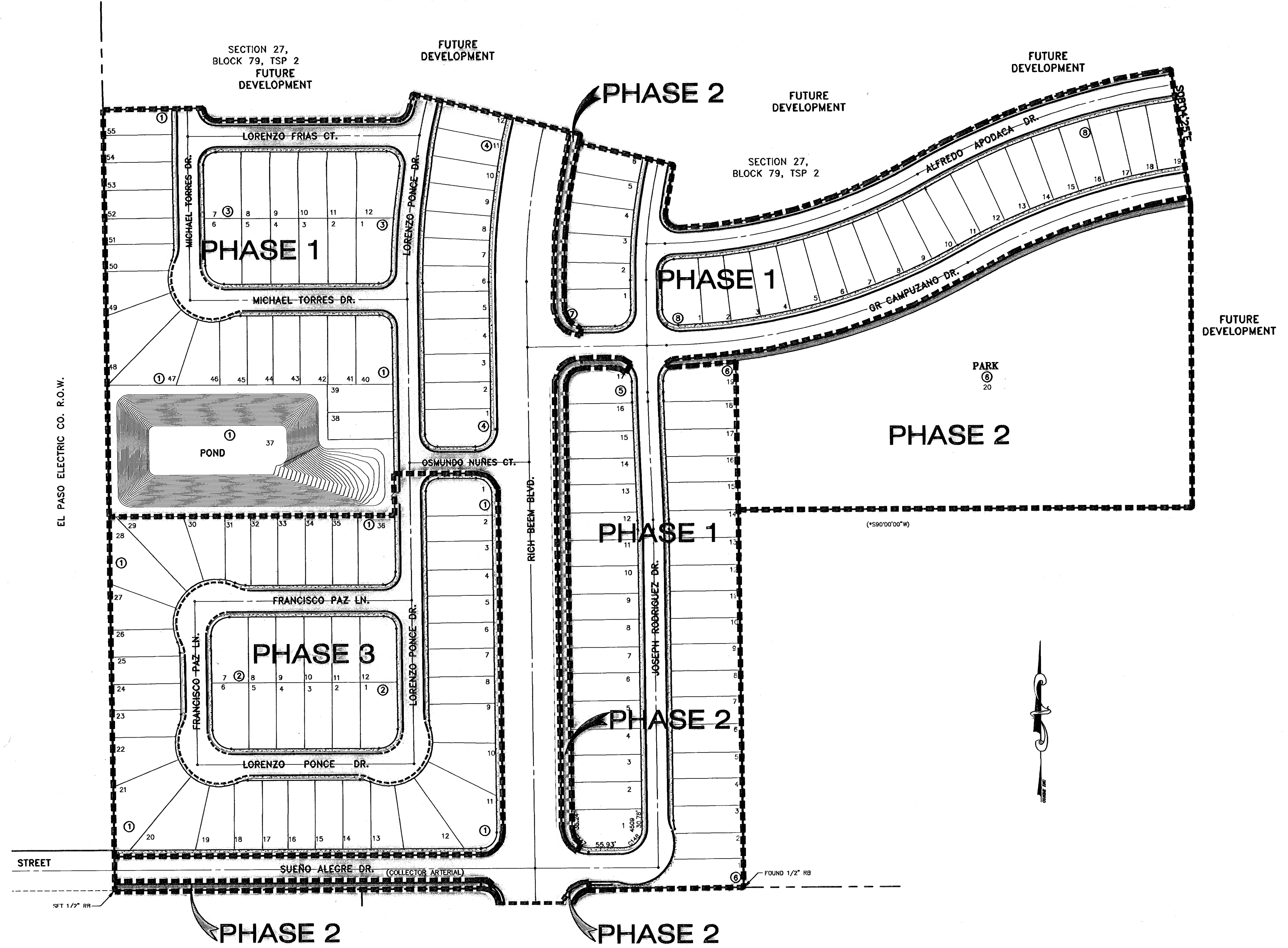
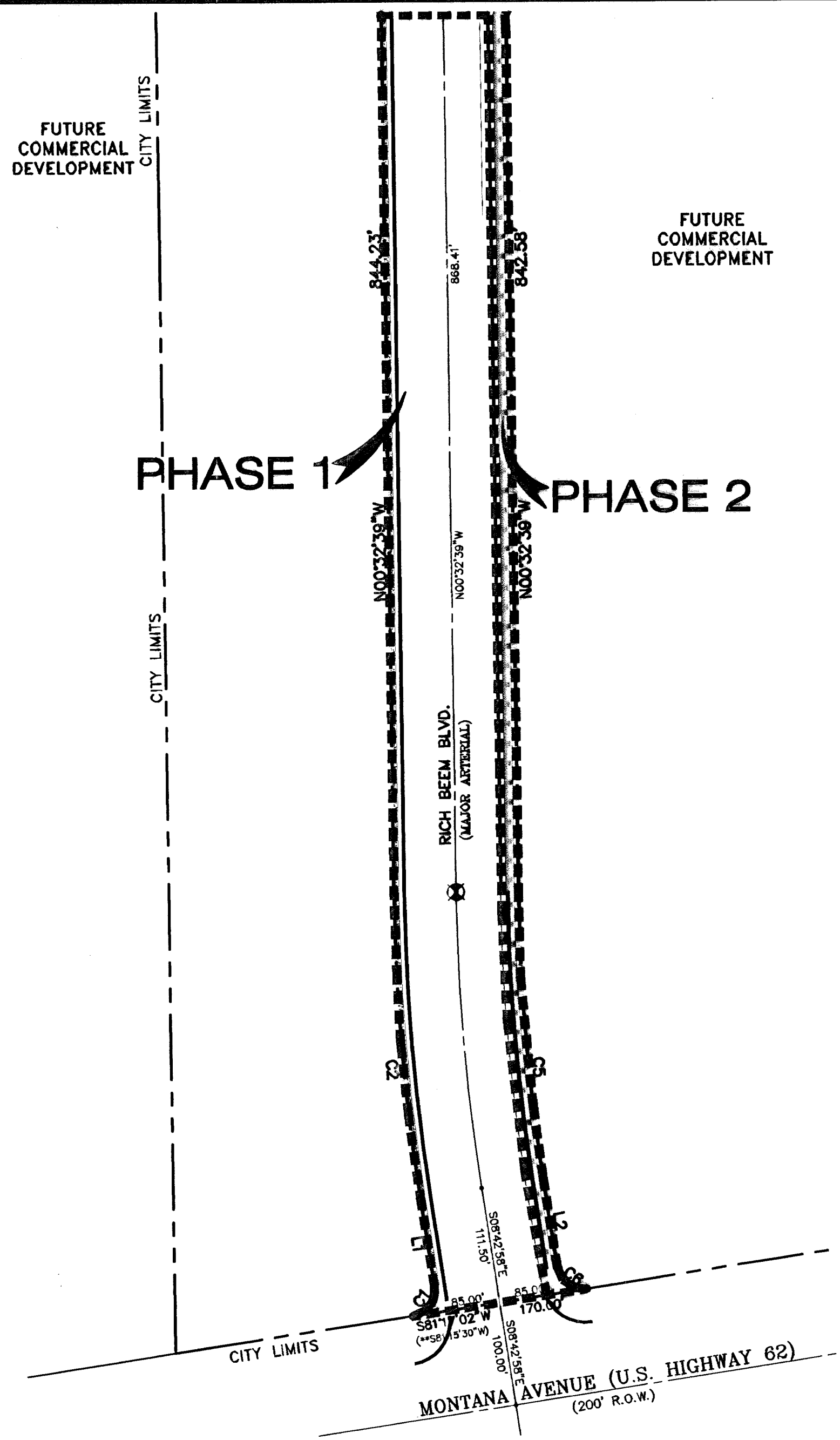


**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TRAVING DR. STE. 400  
 EL PASO, TEXAS 79906



COVER SHEET

SHT 1 OF 36A



BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH-BEEM BLVD., 3084331.5  
 A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
 MONTANA AVENUE CITY DATUM ELEVATION: 4005.40

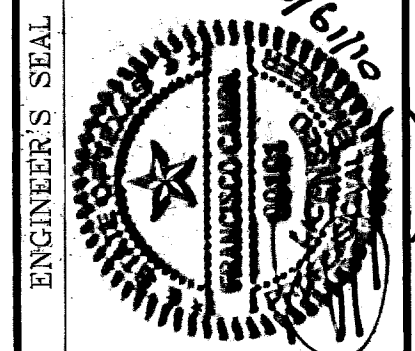
DATE	REVISIONS	BY
07-09-06	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.	RR
12-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADIES	RR
12-10-06	CITY RED LINES	RR
02-10-07	PAVE GRADING CHANGE	RR
01-15-08	PHASE PLAN REVISION	RR

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND  
 PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS  
 AND PACIFIC RAILROAD COMPANY SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40.938 ACRES

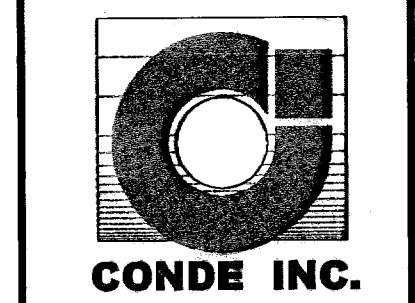
SCALE  
 Horiz. 1" = 100'  
 Vert. 1" = 100'

DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: E.R.  
 CHECKED BY: Y.C.  
 JOB NO.: 20679



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS

1790 LEE TREVINO DR. STE 400  
 EL PASO, TEXAS 79636



SHEET TITLE  
**PHASE PLAN**

SHT 36A OF 36A

# TRES SUEÑOS UNIT ONE

BEING A PORTION OF TRACT 11C-2, SECTION 34, AND  
 PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS  
 AND PACIFIC RAILROAD COMPANY SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40.938 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	N36°17'02"E	90°00'00"
C2	2060.00	293.81	147.15	293.56	N04°37'48"W	8°10'18"
C3	25.00	39.03	24.76	35.18	N45°16'03"W	89°26'48"
C4	25.00	39.51	25.24	35.53	S44°43'57"W	90°33'12"
C5	1940.00	276.89	138.58	276.46	S04°37'49"E	8°10'18"
C6	25.00	39.27	25.00	35.36	S53°42'58"E	90°00'00"
C7	2000.00	285.25	142.87	285.01	S04°37'48"E	8°10'18"

LINE	LENGTH	BEARING
L1	86.50	N08°42'58"W
L2	86.50	S08°42'58"E

**NOTES:**

WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (TRES SUEÑOS UNIT 1) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF JUNE 04, 2007.

THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

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

INSTRUMENT No. 20070056425/20070056426 DATE 6-15-07

VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING RICH BEEM BLVD., GR CAMPUZANO DRIVE, AND SUEÑO ALEGRE DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

INSTRUMENT No. \_\_\_\_\_ DATE \_\_\_\_\_

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

INSTRUMENT No. 20070056424 DATE 6-15-07

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

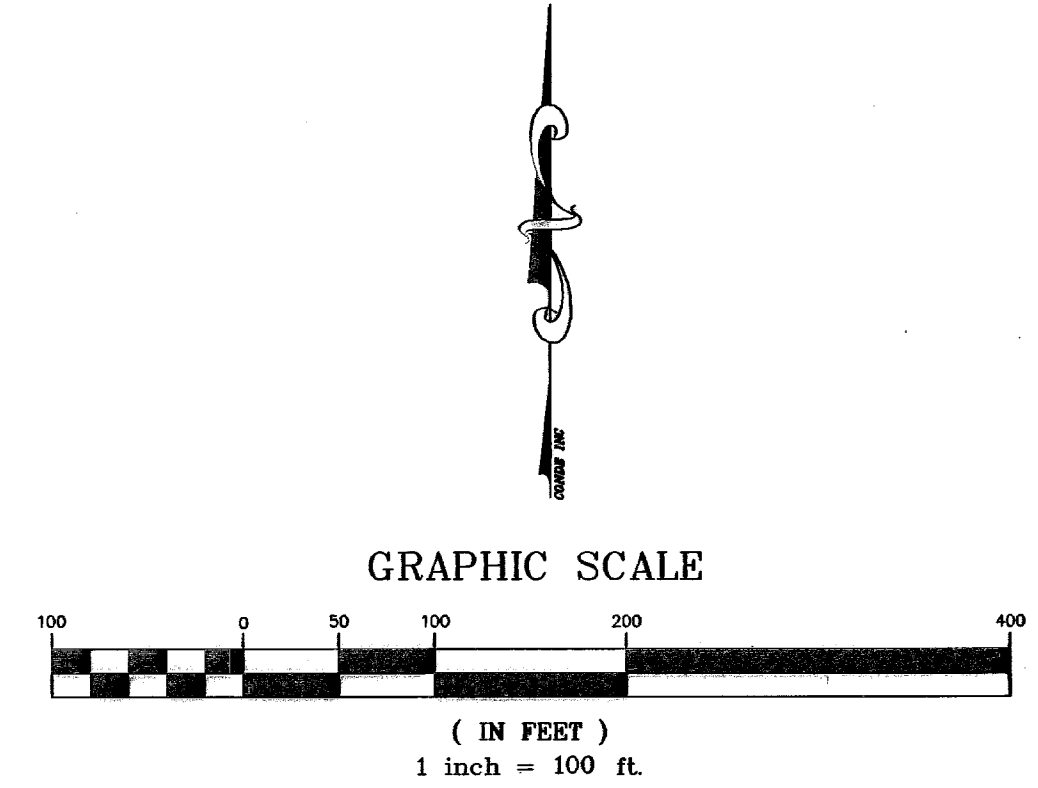
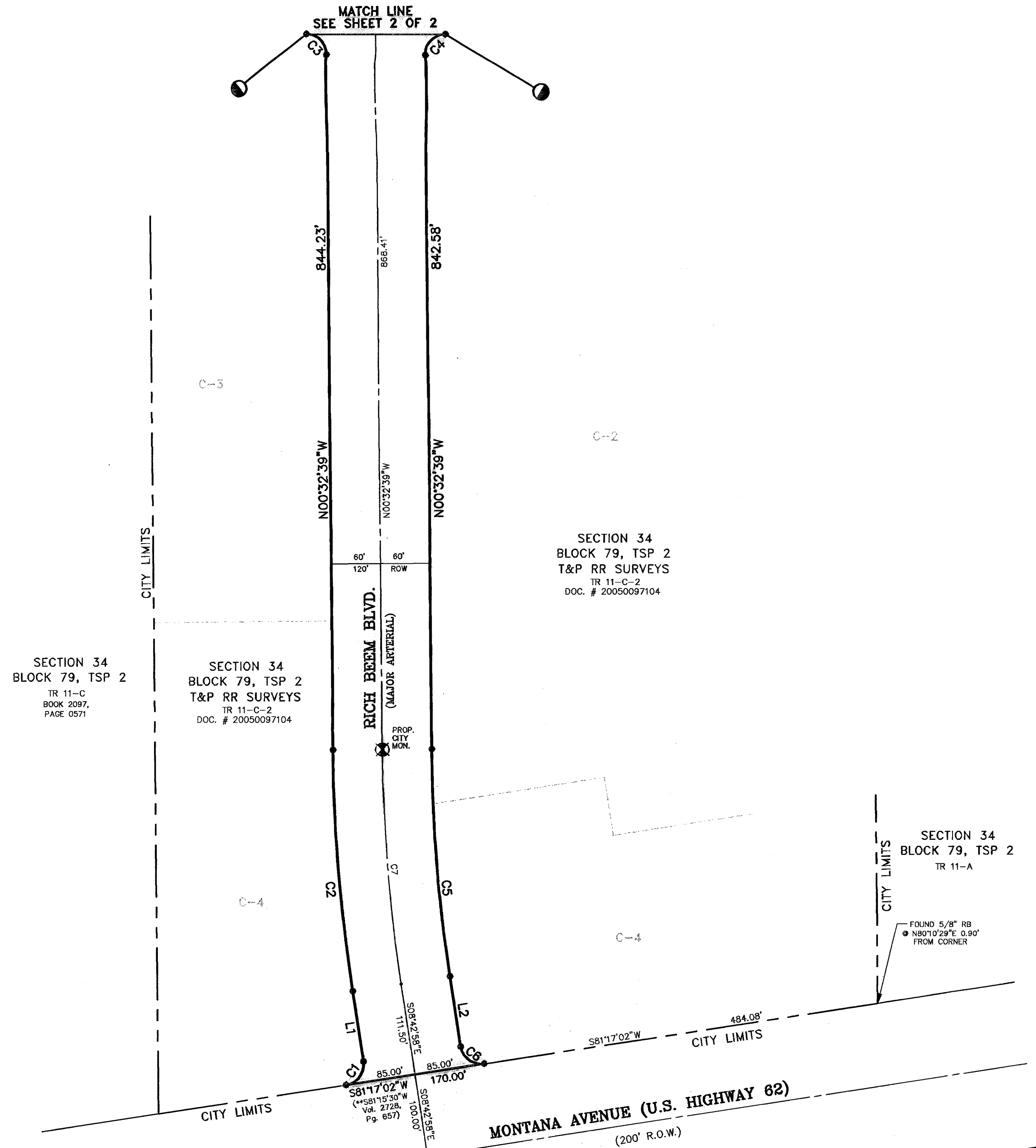
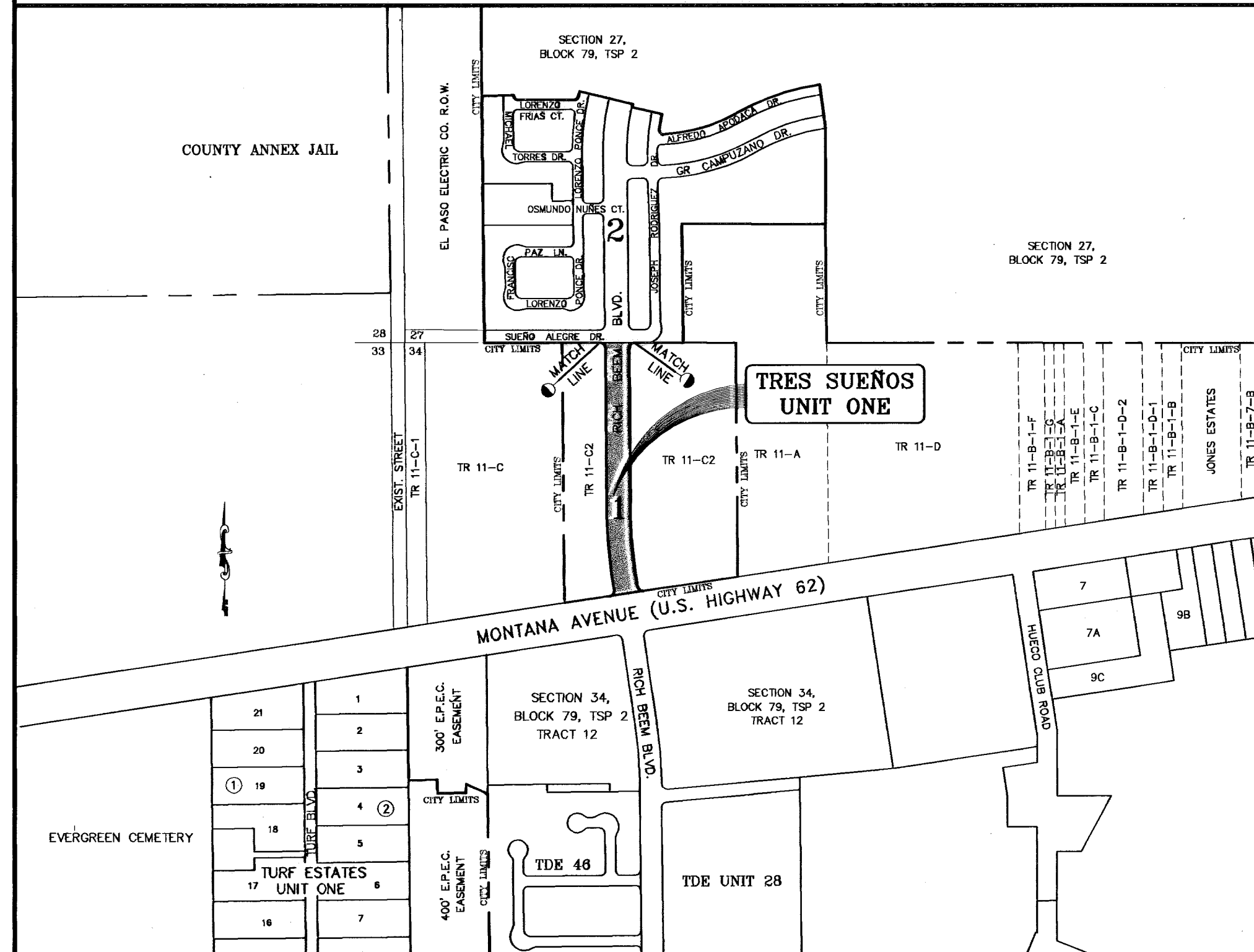
U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

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

BEARING BASIS IS TRUE NORTH PER A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS CENTERED NEAR THIS SITE.

**LOCATION MAP**

SCALE: 1" = 600'



**DEDICATION**

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

Witness our signature this 23rd day of May, 2007.

BY: EAST MONTANA JOINT VENTURE

By: J. S. D. Bombach  
 C. D. Bombach, MANAGING PARTNER

ATTEST: NOT REQUIRED

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
 COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared C. D. Bombach, Managing Partner of EAST MONTANA JOINT VENTURE, 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 23rd day of May, 2007.

J. V. Urena 3-18-10  
 Notary Public in and for El Paso County My Commission Expires

**CITY PLAN COMMISSION**

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this 15th day of June, 2007.

J. Kelly Carpenter J. Gus Haddad  
 Secretary Chairperson

Approved for filing this 14th day of June, 2007.

J. Alan Hubbard  
 Development Services Director

**FILING**

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this 15th day of June, 2007, A.D. in File No. 20070056423

J. Delia Briones J. Juana M. Avila  
 County Clerk By Deputy

Prepared by and under the supervision of:  
 YVONNE CONDE CURRY, P.E.  
 Registered Professional Engineer  
 Registration No. 64645

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 Registration and Technical Standards.

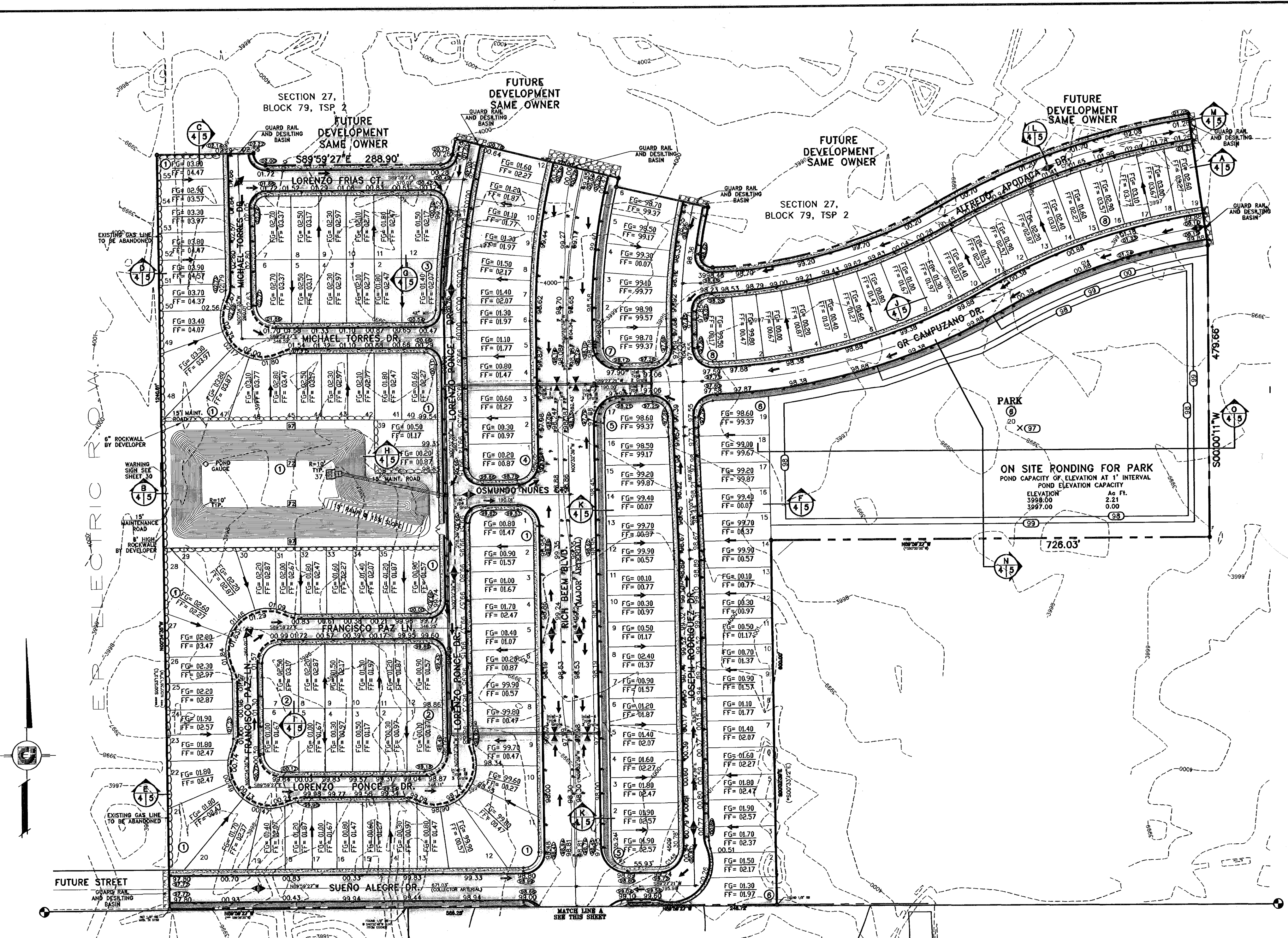
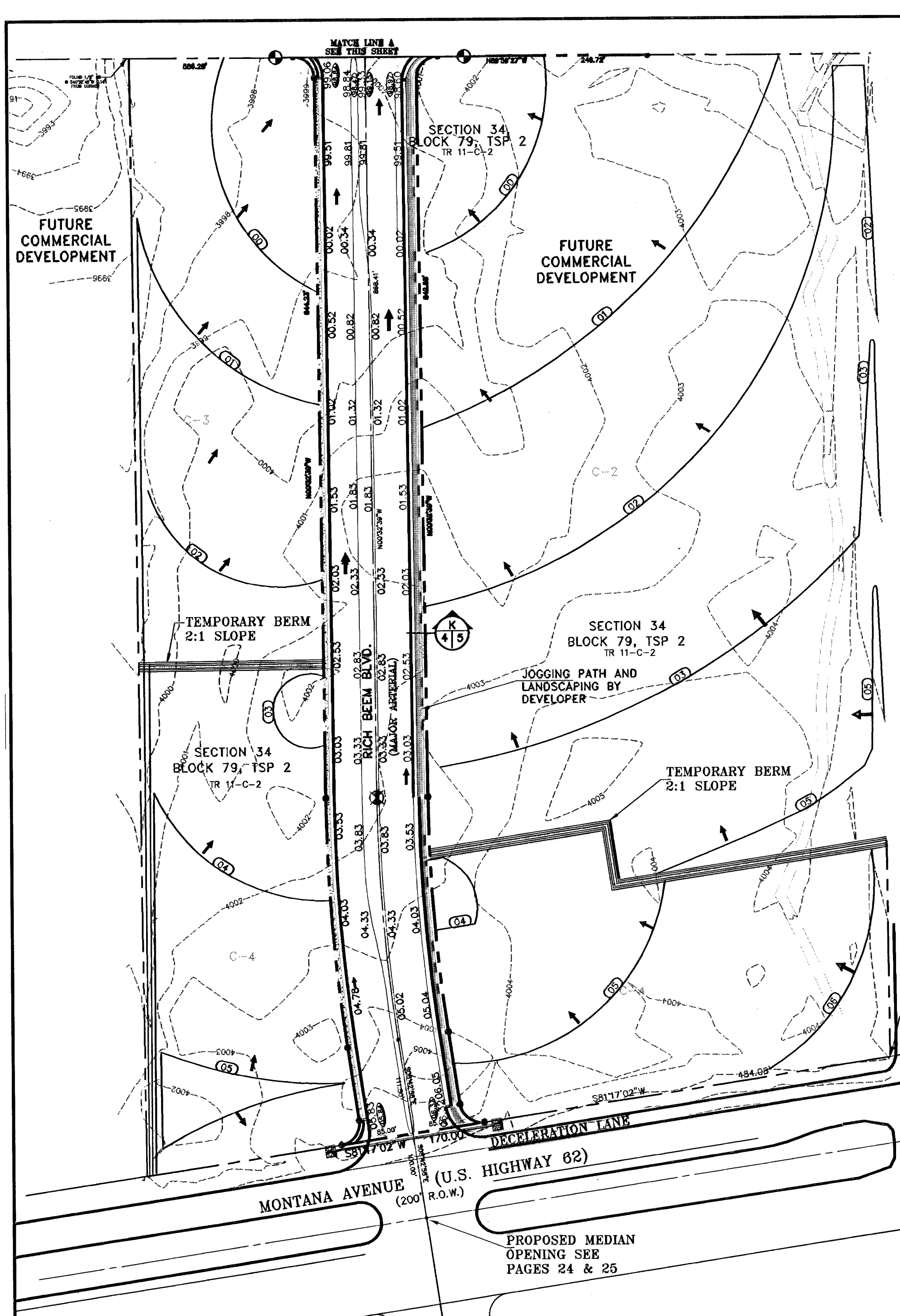
J. Yvonne Conde Curry J. Ron R. Conde  
 Yvonne Conde Curry, P.E. Ron R. Conde  
 Registered Professional Land Surveyor  
 Texas License No. 5152

DATE OF PREPARATION: MAY 18, 2006

**CONDE INC.**  
 ENGINEERING / PLANNING  
 GPS / SURVEYING / CAD

1700 LEE TRIVINO DR. STE 400  
 EL PASO, TEXAS 79906  
 PH # 592-0283 FAX # 592-0286





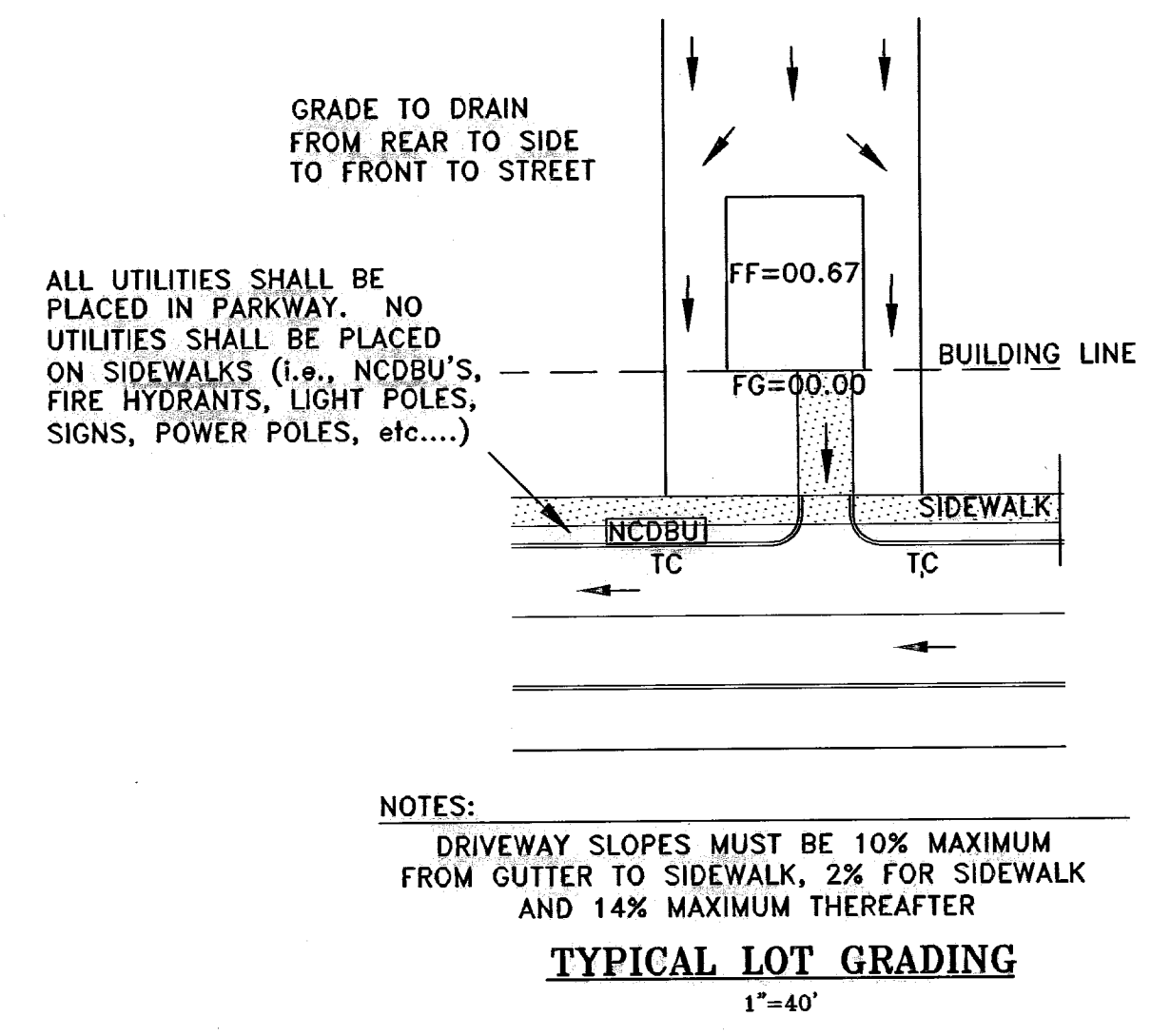
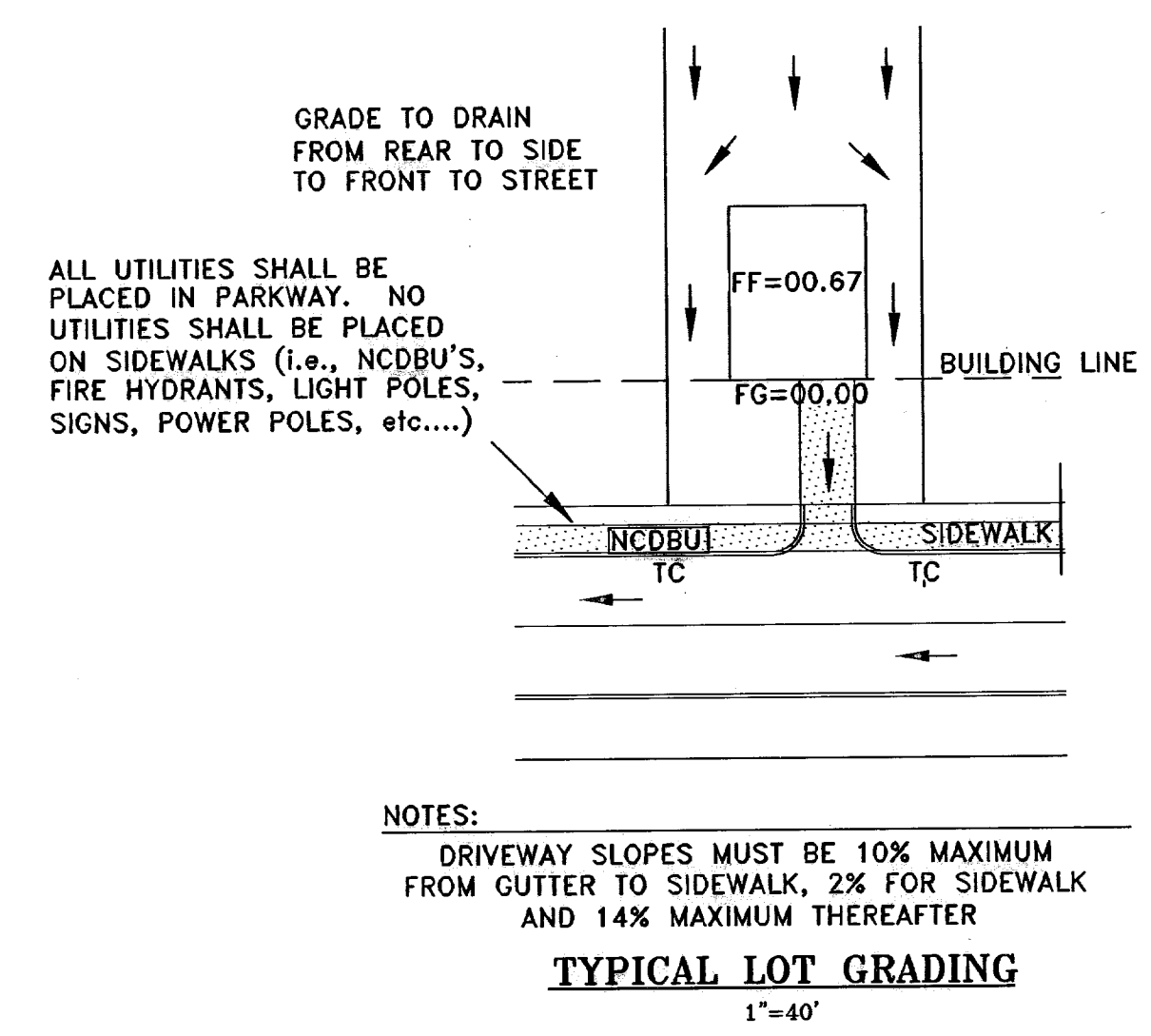
**LEGEND**

	HIGH POINT
	LOW POINT
	PROP. TOP OF CURB ELEV.
	PROP. FINISH GROUND AND FINISH FLOOR
	PROPOSED RETAINING WALL

	SECTION No.
	SECTION DETAILS SHEET
	SECTION REFERENCE SHEET

DENOTES AS BUILT CONDITION ONLY

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

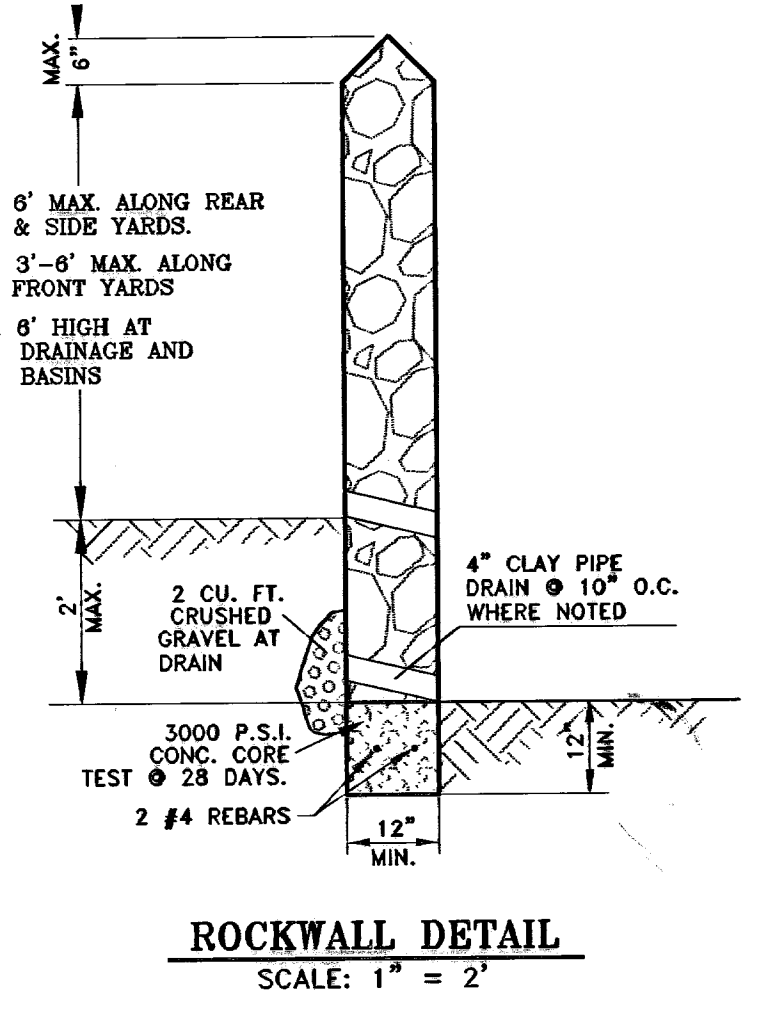


**CONSTRUCTION NOTES:**

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

**ROCKWALL NOTES:**

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



**BENCHMARKS**

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEAM BLVD., S28°42'31" E A DISTANCE OF 487.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE	CITY DATUM ELEVATION	4005.40
DATE	REVISIONS	
07-05-06	ELEVATION CHANGE TO BEAM BLVD. & CAMPUZANO ST.	RR
10-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRASSES	RR
12-15-06	CITY RED LINES	RR
01-13-07	PARK GRADING CHANGE	RR
02-12-07	FINAL GRADE CONTACT ON OR CAMPUZANO & RICH BEAM	RR
	AS BUILT	RR

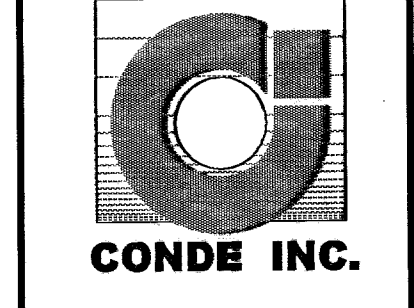
**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 40.938 ACRES

**SCALE**  
Horizontal: 1" = 100'  
Vertical: 1" = 100'

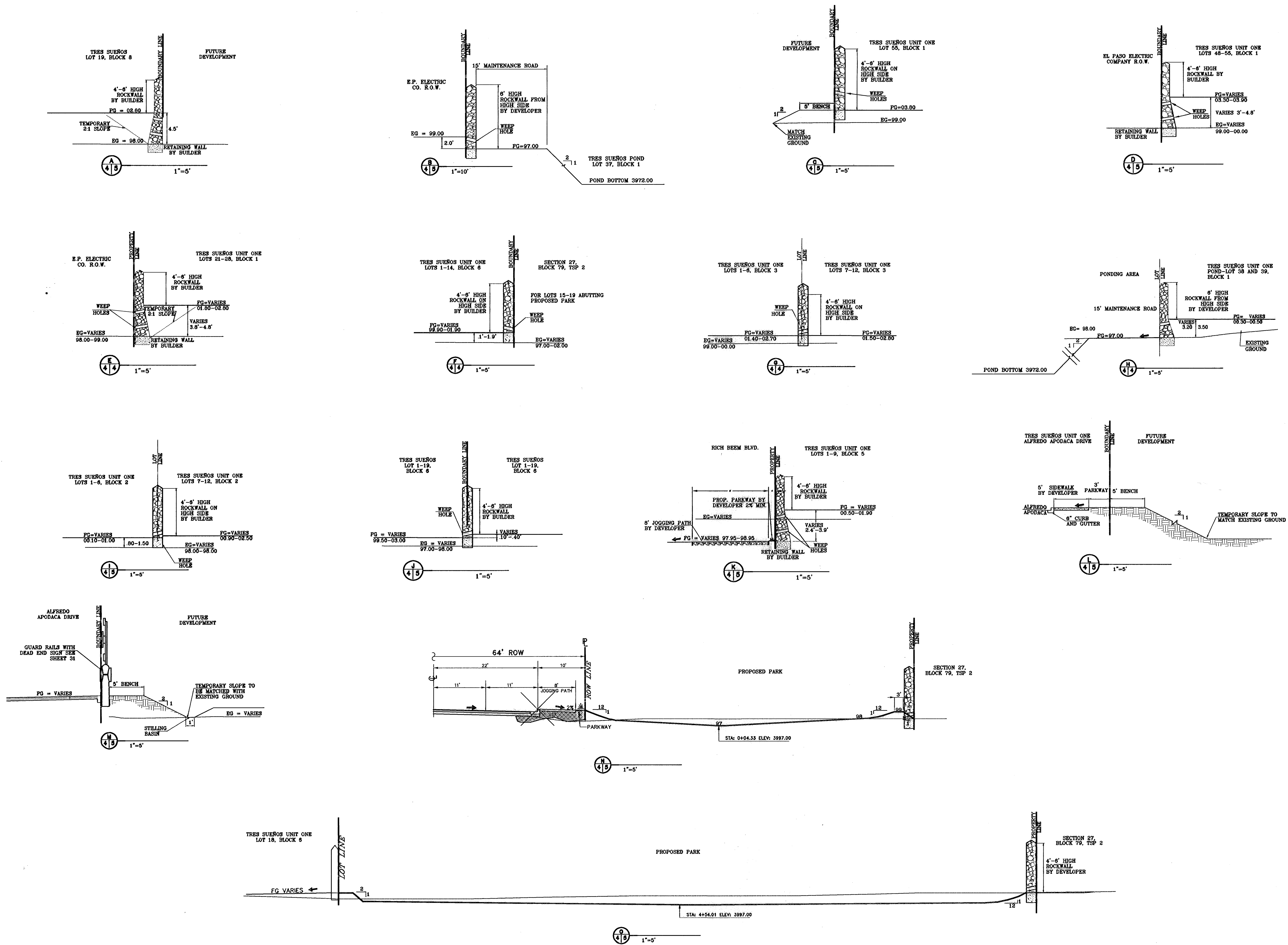
DATE: OCTOBER 2006  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHKD. BY: Y.C.  
JOB NO.: 20673

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TREVINO DR. STE. 400  
EL PASO, TEXAS 79956



**GRADING PLAN**

SHT 4 OF 36A



**BENCHMARKS**

DATE	REVISIONS	BY
07-06-08	ELEVATION CHANGE TO BEH BEEM BLVD. & CAMPUZANO ST.	RR
10-10-08	PLAN & PROFILE REVISIONS DEP. TO SUSAN SERRA GARDER	RR
12-15-08	LICITY RED LINES	RR
04-15-07	PARK GRADING CHANGE	RR
05-21-07	SANITARY SEWER CONFLICT ON GR. CAMPUZANO & RICH BEEM	RR

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD. S08+33.1' E 170.00 FEET FROM THE SOUTHWEST CORNER OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION 4005.40

**PROJECT NAME**  
**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27 BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 40.958 ACRES

**SCALE**  
 Horiz: 1"=5'  
 Vert: 1"=5'

DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: R.R.  
 CHD. BY: Y.C.  
 JOB NO.: 20679

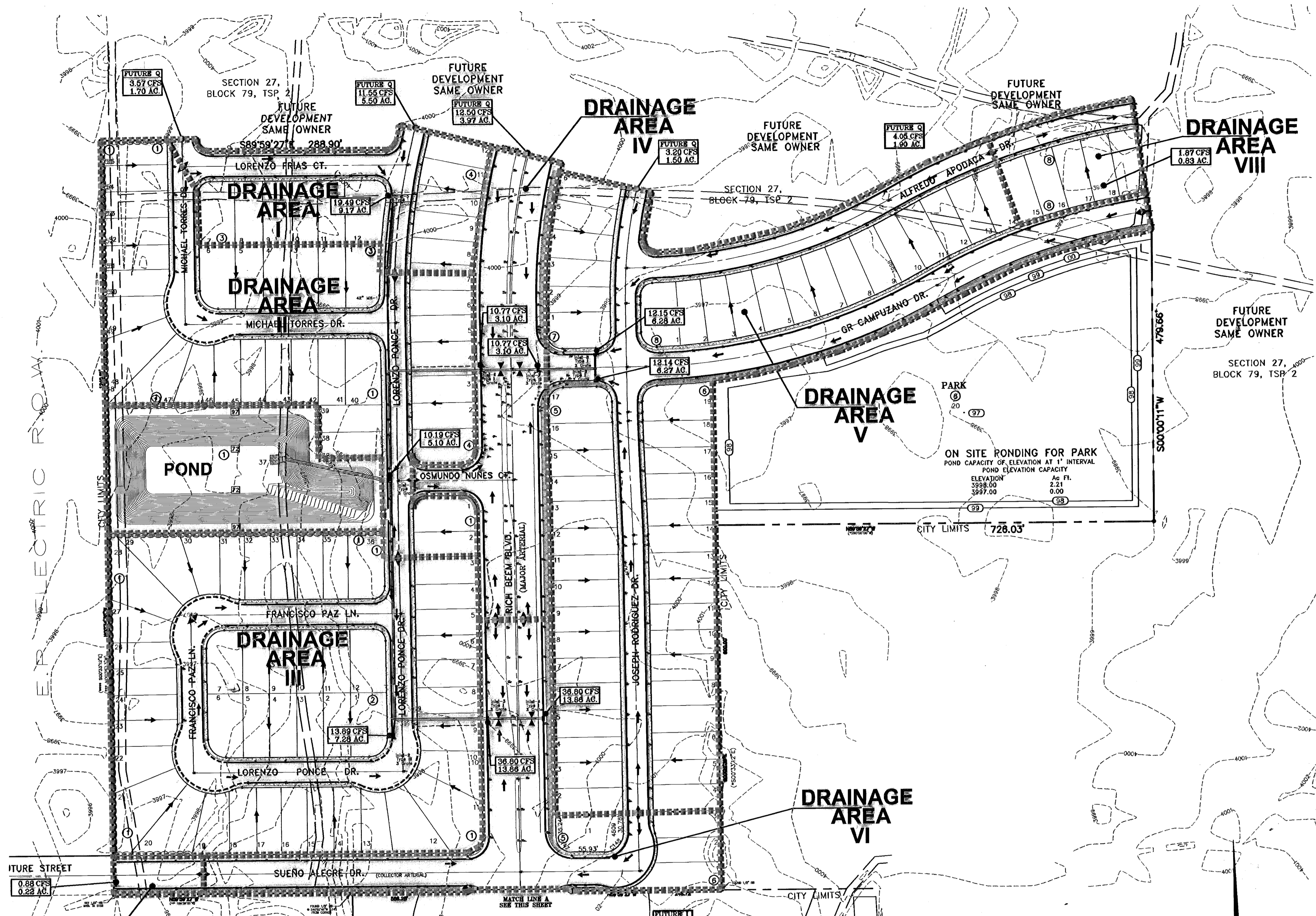
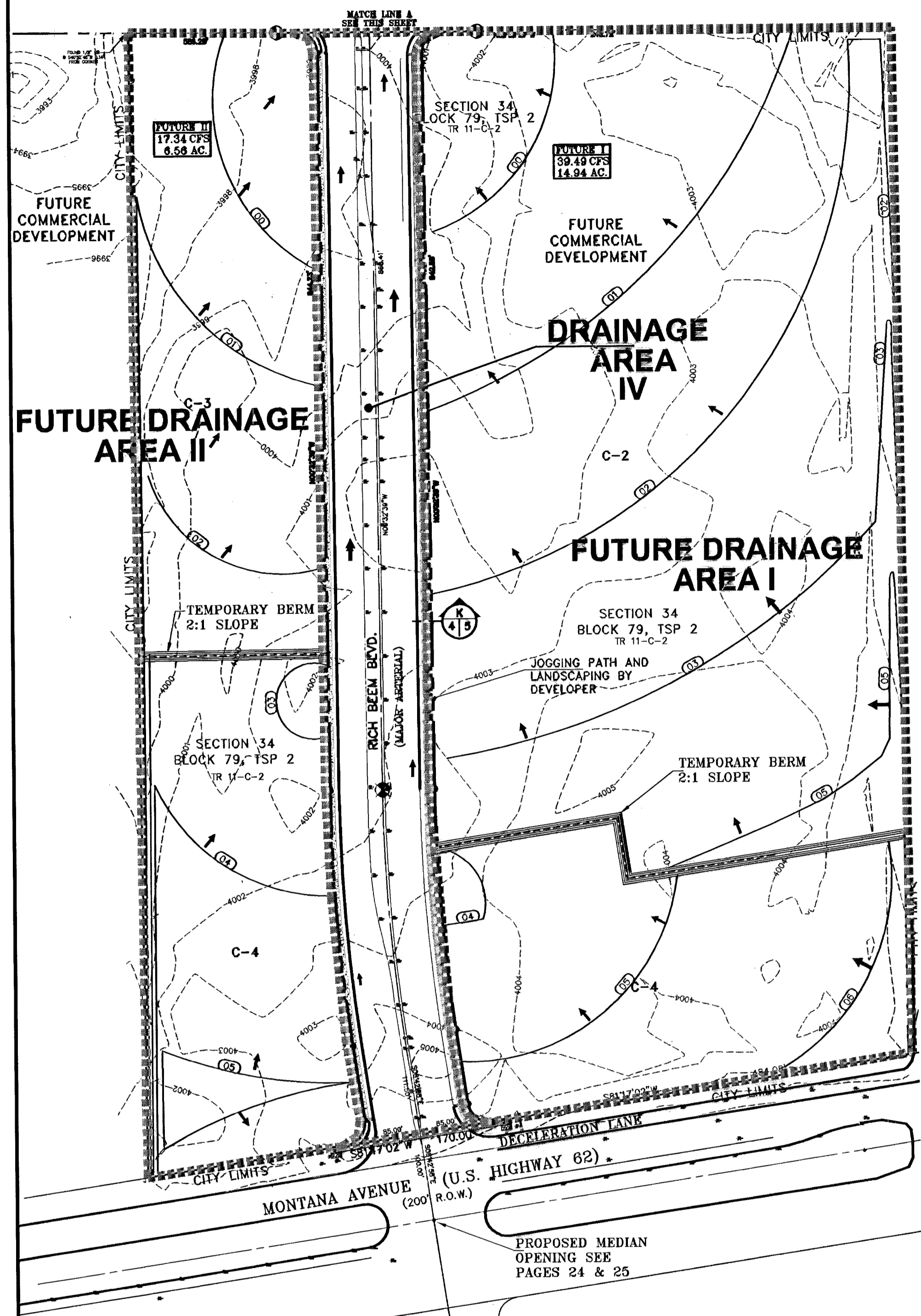
**ENGINEER'S SEAL**

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / CFS  
 1700 LEE TREVINO DR. STE. 400  
 EL PASO, TEXAS 79936

**CONDE INC.**

**SHEET TITLE**  
**GRADING SECTIONS**

**SHT 5 OF 36A**



**LEGEND**

	DRAINAGE FLOW
	RUN-OFF QUANTITY (CUBIC FT./SEC)
	WATERSHED AREA (ACRES)
	PROP. DRAINAGE AREA
	HIGH POINT
	LOW POINT
	PROP. TOP OF CB. ELEV.
	EXISTING GRADE

FOR STRUCTURES No. 1 AND 2 DETAILS  
SEE SHEET 28 and 29  
FOR POND PLAN VIEW WITH SECTIONS  
SEE SHEET 27

**FLOOD ZONE:**  
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 490214-0309, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD HAZARD ZONE A7 "AREAS OF 100-YEAR FLOOD" AND IN FLOOD HAZARD ZONE B "AREAS BETWEEN LIMITS OF 500-YEAR FLOOD AND 100-YEAR FLOOD".

DRAINAGE AREA	AREA (AC)	Tc MIN.	C	I IN/HR	Q 50yr CFS
I	1.97	23.5	0.60	3.7	4.37
II	5.10	27	0.60	3.33	10.19
III	7.28	29	0.60	3.18	13.89
IV	2.23	13	0.90	4.5	9.03
V	9.17	28	0.6	3.15	18.90
VI	6.21	29	0.85	3.18	16.79
VII	0.22	6	0.60	6.60	0.88
VIII	0.83	22	0.60	3.76	1.87
FUTURE I	14.94	30	0.85	3.11	39.49
FUTURE II	6.56	30	0.85	3.11	17.34
POND	SEE SHEET 28 FOR PONDING AREA				

**BENCHMARKS**

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD. 5084331.1  
A DISTANCE OF 487.88 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
MONTANA AVENUE CITY DATUM ELEVATION 4008.40

DATE	REVISIONS	BY
07-05-06	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.	RR
10-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRABES	RR
12-15-06	CITY RED LINES	RR
02-14-07	PARK GRADING CHANGE	RR
02-21-07	SANITARY SEWER CONFLICT ON GR. CAMPUZANO & RICH BEEM	RR

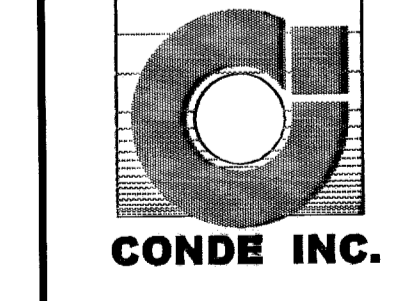
**PROJECT NAME**  
TRES SUEÑOS  
**UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 40.988 ACRES

**SCALE**  
Horizontal: 1"=100'  
Vertical: 1"=100'

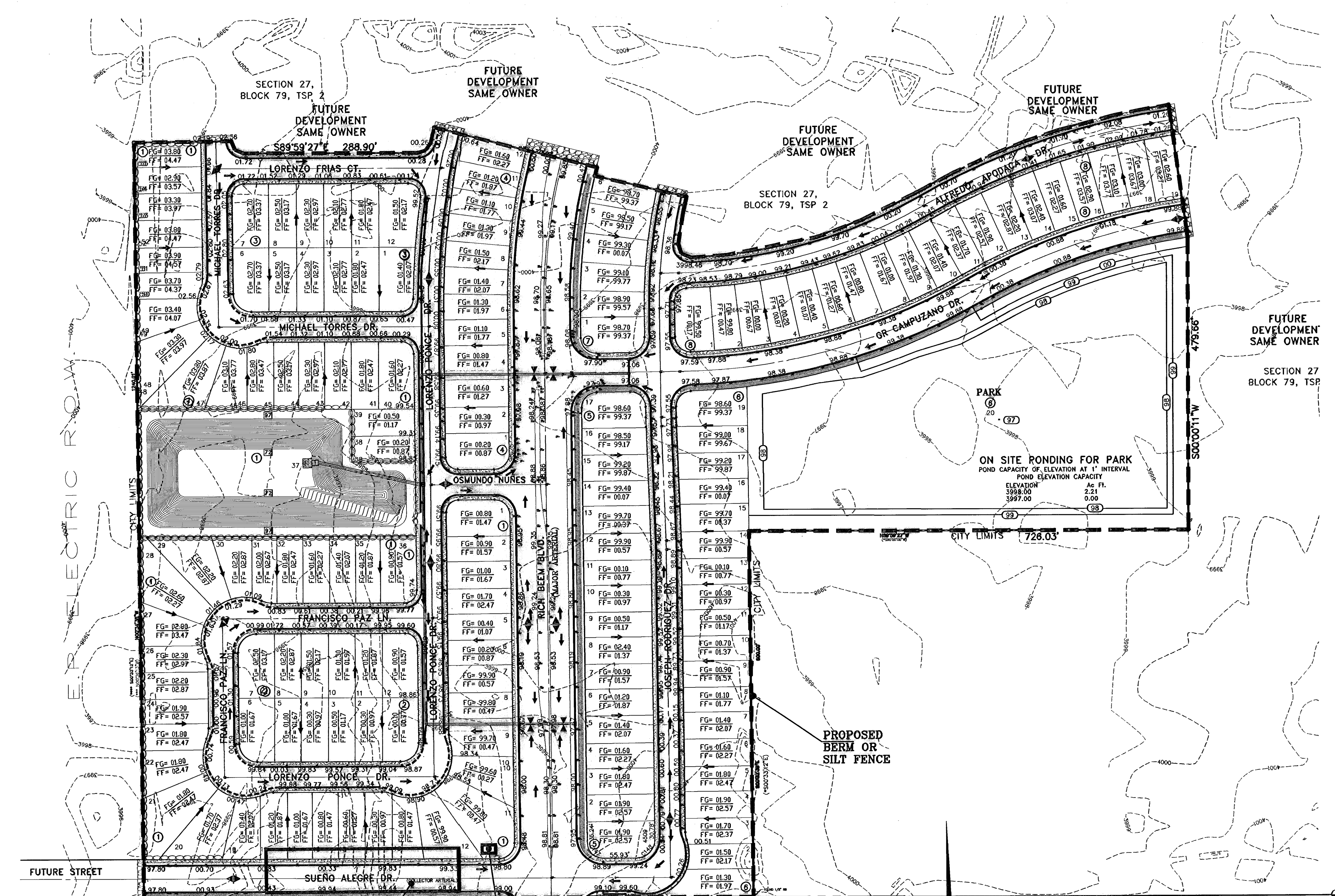
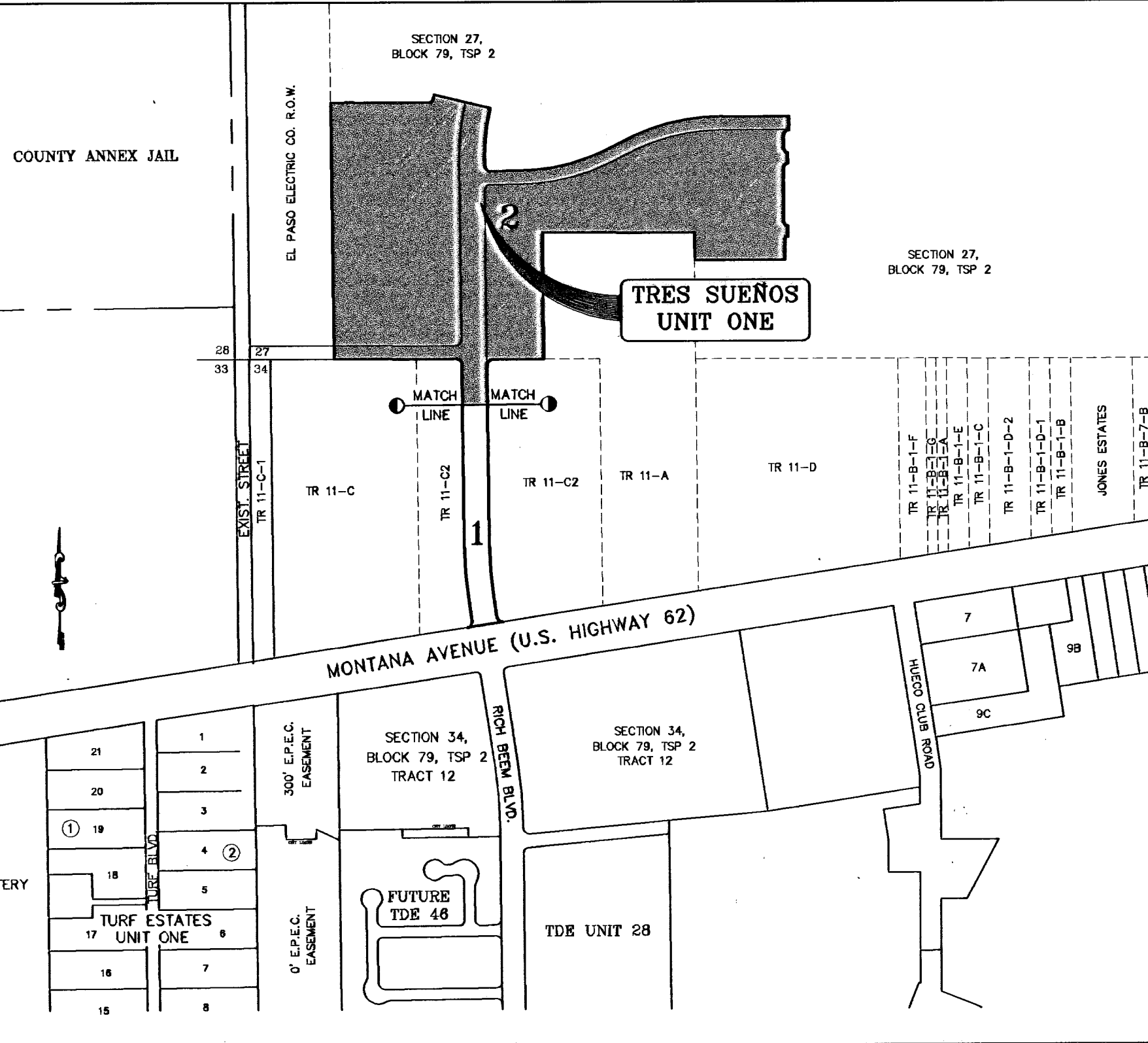
DATE: OCTOBER 2006  
DESIGN BY: J.C.  
INITIATED BY: R.R.  
CHKD. BY: J.C.  
JOB NO.: 20679

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



**SHEET TITLE**  
DRAINAGE  
PLAN

SCALE 1" = 600'



BENCHMARKS

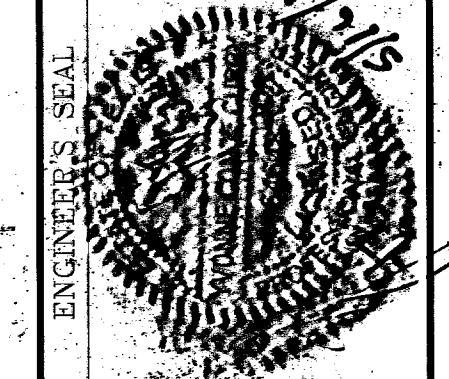
DATE	REVISIONS	BY
07-09-06	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.	RE
10-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES	RE
12-10-06	CITY RED LINES	RE
02-10-07	PARK GRADING CHANGE	RE
02-21-07	STORM SEWER CONDUIT ON GR. CAMPUZANO & RICH BEEM	RE

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**

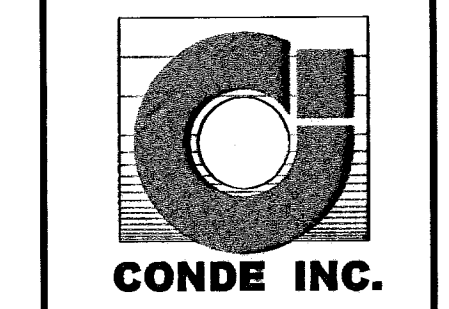
BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 40.998 ACRES

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

DATE: OCTOBER 2008  
 DESIGN BY: J.C.  
 INITIATED BY: R.R.  
 CHD. BY: J.C.  
 JOB NO.: 20073



**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TREVINO DR. STE. 400  
 EL PASO, TEXAS 79956



SHEET TITLE  
**STORMWATER POLLUTION PREVENTION PLAN**

SHT 7 OF 38A

TRES SUEÑOS UNIT ONE



**BEST MANAGEMENT PRACTICES CONTROLS**

- I. **WASTE MATERIALS**  
 ALL WASTE MATERIALS, INCLUDING CONSTRUCTION DEBRIS, SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. NO CONSTRUCTION WATER MATERIAL SHALL BE BURIED ON SITE. THE TRANSFER DUMPSTER SHALL COMPLY WITH ORDINANCE 18.50.010 (ENCLOSURE AND REMOVAL OF WASTE MATERIALS DURING CONSTRUCTION.) THE DUMPSTER SHALL BE EMPTIED AS NECESSARY OR AS REQUIRED BY ORDINANCE 9.04 (SOLID WASTE MANAGEMENT) AND THE TRASH SHALL BE HAULED TO A LICENSED LANDFILL.
- II. **HAZARDOUS WASTE**  
 AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES SHALL BE CONSIDERED HAZARDOUS: PAINT, ACIDS FOR CLEANING MASONRY SURFACES, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SPILL STABILIZATIONS, CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS, THE CONTRACTOR SHALL TAKE IMMEDIATE ACTION AND CONTACT THE FIRE DEPT. AND TRNCC.
- III. **SANITARY WASTE**  
 ALL SANITARY WASTE SHALL BE COLLECTED FROM THE CONSTRUCTION PORTABLE UNITS AS NECESSARY OR AS REQUIRED, CHAPTER 18.09 (BUILDING CODE), BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR. ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IV. **SPILL PREVENTION**  
 THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURES OF MATERIALS TO STORM WATER RUNOFF.
  - A. **GOOD HOUSEKEEPING**
    - a. STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB
    - b. NEATLY STORE MATERIALS ON-SITE IN AN ORDERLY MANNER
    - c. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER
    - d. DO NOT MIX SUBSTANCES WITH ONE ANOTHER, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
    - e. USE ENTIRE CONTENTS OF A PRODUCT BEFORE DISPOSING OF THE CONTAINER.
    - f. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL.
  - B. **HAZARDOUS PRODUCTS:**  
 PRACTICES USED TO REDUCE RISKS:
    - a. KEEP PRODUCTS IN THEIR ORIGINAL CONTAINER IF AT ALL POSSIBLE
    - b. RETAIN ORIGINAL LABELS, PRODUCT INFORMATION AND MATERIAL SAFETY DATA SHEETS (MSDS)
    - c. DISPOSE SURPLUS PRODUCT IN ACCORDANCE WITH MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS
  - C. **PETROLEUM PRODUCTS:**  
 ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATION.
- V. **SPILL CONTROL PRACTICES:**
  - A. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES.
  - B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE.
  - C. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
  - D. SPILL AREA SHALL BE WELL VENTILATED AND APPROPRIATE CLOTHING WILL BE WORN.
  - E. ANY SPILL SHALL BE REPORTED TO THE APPROPRIATE GOVERNMENTAL AGENCY.
  - F. MEASURES SHALL BE TAKEN TO PREVENT A SPILL FROM REOCCURRING
- VI. **MAINTENANCE AND INSPECTION PROCEDURES**  
 ALL POLLUTION PREVENTION MEASURES SHALL BE INSPECTED AT LEAST ONCE A WEEK AND FOLLOWING A STORM EVENT OF 0.5" RCPES 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.
- III. **REMARKS**  
 DISPOSAL AREAS, STOCKPILES, AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT MAY ENTER RECEIVING WATERS OR STREAMBEDS. CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS.

**STABILIZED ENTRANCE  
EROSION CONTROL NOTES**

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

**LEGEND**



SWPPP Coordinator Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_

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 40.938 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: \_\_\_\_\_  
 \_\_\_\_\_  
**BEGINNING AND ENDING CONSTRUCTION DATES:** AUGUST 2006 THRU ??? 2007.  
 Final stabilization will be performed by the Home Builders which will construct a single building on each lot and place landscaping on exposed surfaces.

The receiving waters are: \_\_\_\_\_  
 Storm water sampling data is not available for this site.  
 No concrete or Batch Plants on this site.

No apparent endangered species on site. No Historic Properties on site, no 404 permit required.  
**STORM WATER CONTAMINANTS ON SITE**  
 The following are the potential storm water pollutants (checked items only):

<input type="checkbox"/> Cleaning Solvents	<input type="checkbox"/> Equip. cleaning wastewater
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Hydraulic oil/fluids
<input type="checkbox"/> Concrete	<input type="checkbox"/> Gasoline
<input type="checkbox"/> Paints	<input type="checkbox"/> Diesel Fuel
<input type="checkbox"/> Curing Compounds	<input type="checkbox"/> Antifreeze/Coolant

The Containment area for these items is located: AS SHOWN ON PLAN

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

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

Non storm water discharges on site (checked items only):

<input type="checkbox"/> Fire Hydrant Flushing	<input type="checkbox"/> Water line flushing water
<input type="checkbox"/> Vehicle wash water	<input type="checkbox"/> Landscape irrigation
<input type="checkbox"/> Dust Control water	<input type="checkbox"/> Pavement wash waters

All staging areas, portable toilets and pollutant areas will incorporate secondary containment measures such as berms or sediment traps/barriers.  
 SEE ATTACHED STATE PERMIT AND CITY ORDINANCE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

CONSTRUCTION ACTIVITIES LOG		
ACTIVITIES	DATE	SIGNATURE

**STORM WATER POLLUTION PREVENTION PLAN**

**INSPECTION AND MAINTENANCE REPORT**

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

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**GENERAL CONTRACTOR CERTIFICATION**

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

SIGNED: \_\_\_\_\_ COMPANY: \_\_\_\_\_

NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

TITLE: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

DATE: \_\_\_\_\_

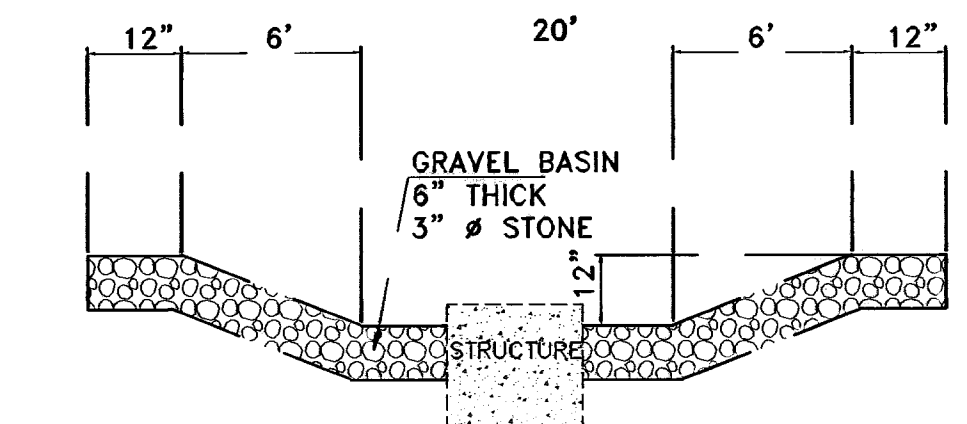
**OWNER CERTIFICATION**

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

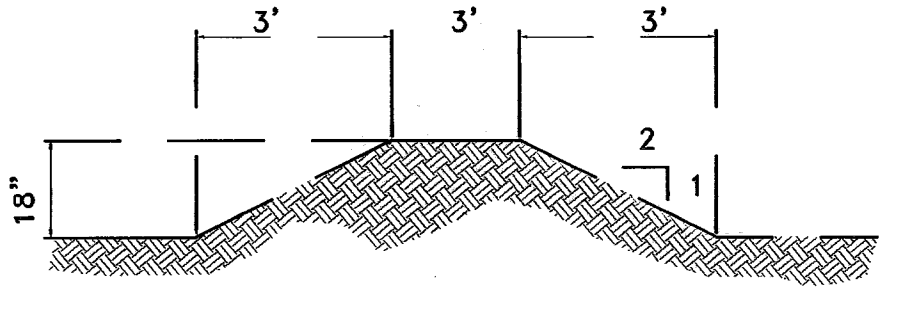
OWNER: ( SIGNED ) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER: ( NAME ) \_\_\_\_\_ COMPANY \_\_\_\_\_

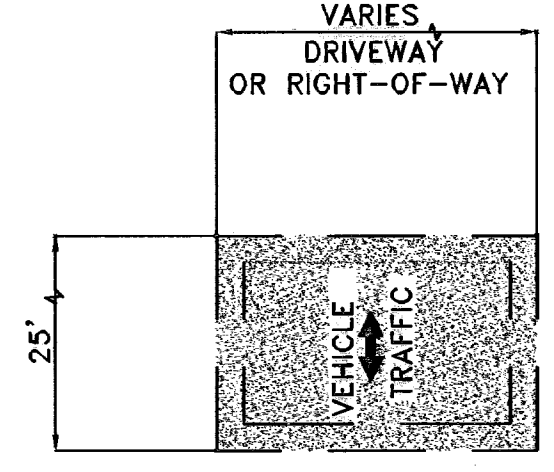
TITLE \_\_\_\_\_ BY \_\_\_\_\_



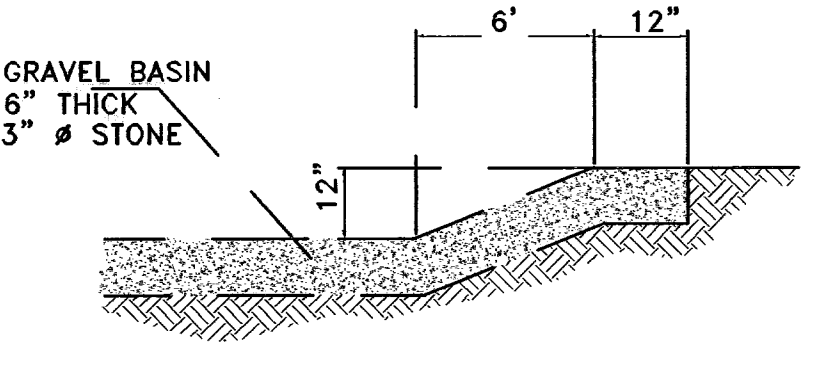
**TEMPORARY DESILTING BASIN AT STRUCTURES**



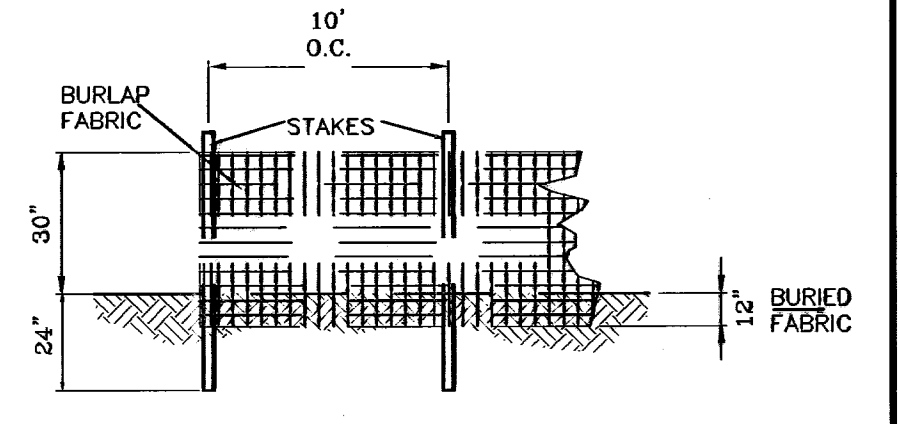
**TYPICAL BERM**



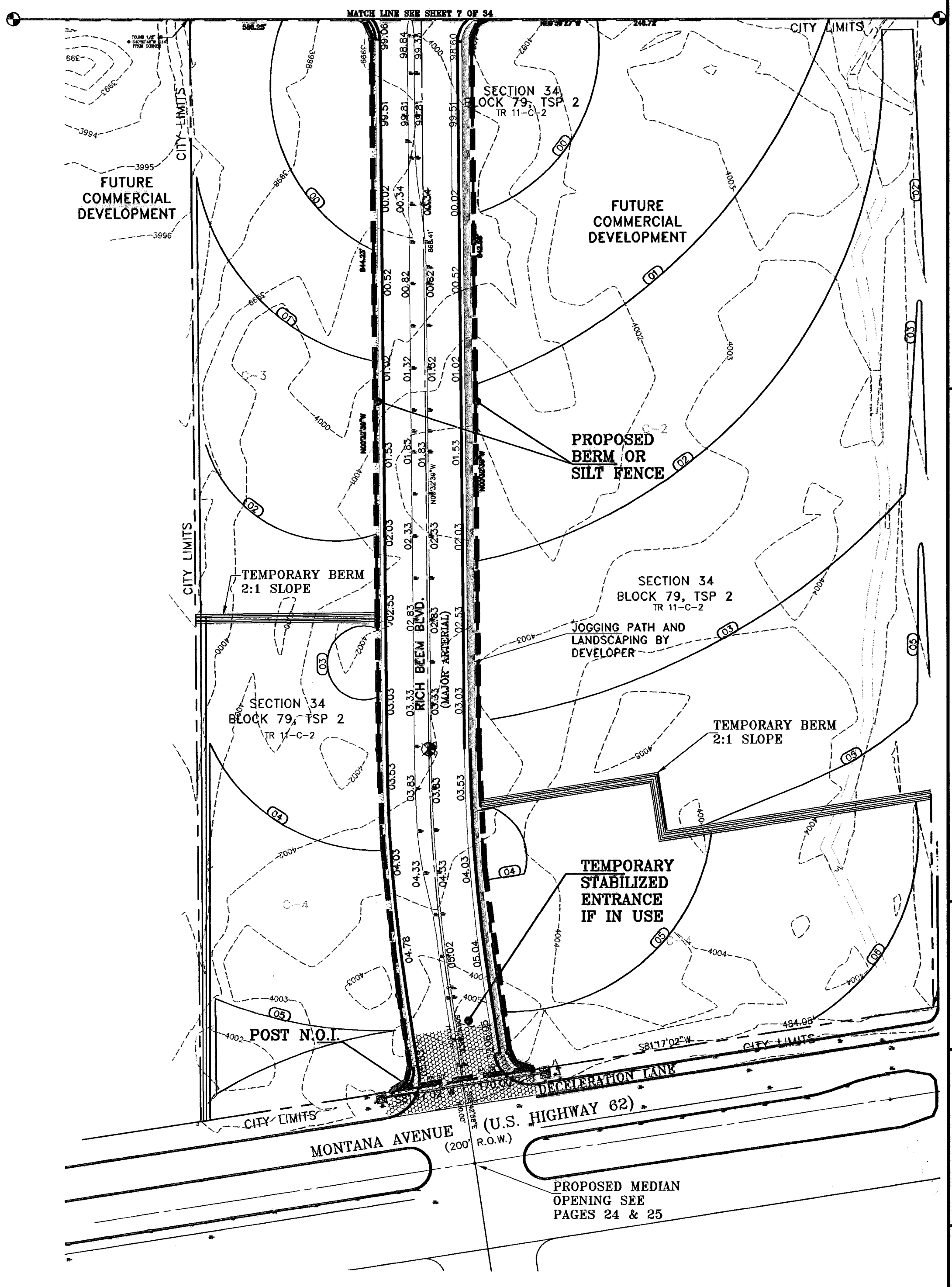
**GRAVEL ENTRANCE**



**SECTION EROSION AND SEDIMENT CONTROLS TEMPORARY STABILIZATION**



**TYPICAL SILT FENCE**



BENCHMARKS

CITY MONUMENT AT POINT OF CURVE, CENTERLINE RICH BEEM BLVD., 508+43.31' E

12+00.00 MOUNTAIN AVENUE

12+00.00 MOUNTAIN AVENUE CITY DATUM ELEVATION .....4005.40

DATE	REVISIONS	BY
07-05-06	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.	RR
10-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES	RR
05-11-07	PARK GRADING CHANGE	RR
05-21-07	SANITARY SEWER CONFLICT ON GR. CAMPUZANO & RICH BEEM	RR

PROJECT NAME: **TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 40.938 ACRES

SCALE

Horizontal: \_\_\_\_\_

Vertical: \_\_\_\_\_

DATE: OCTOBER 2006

DESIGN BY: Y.C.

INITIATED BY: RR

CHKD. BY: Y.C.

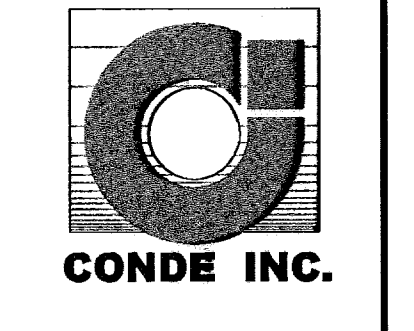
JOB NO.: 20073

ENGINEER'S SEAL

**CONDE INC.**

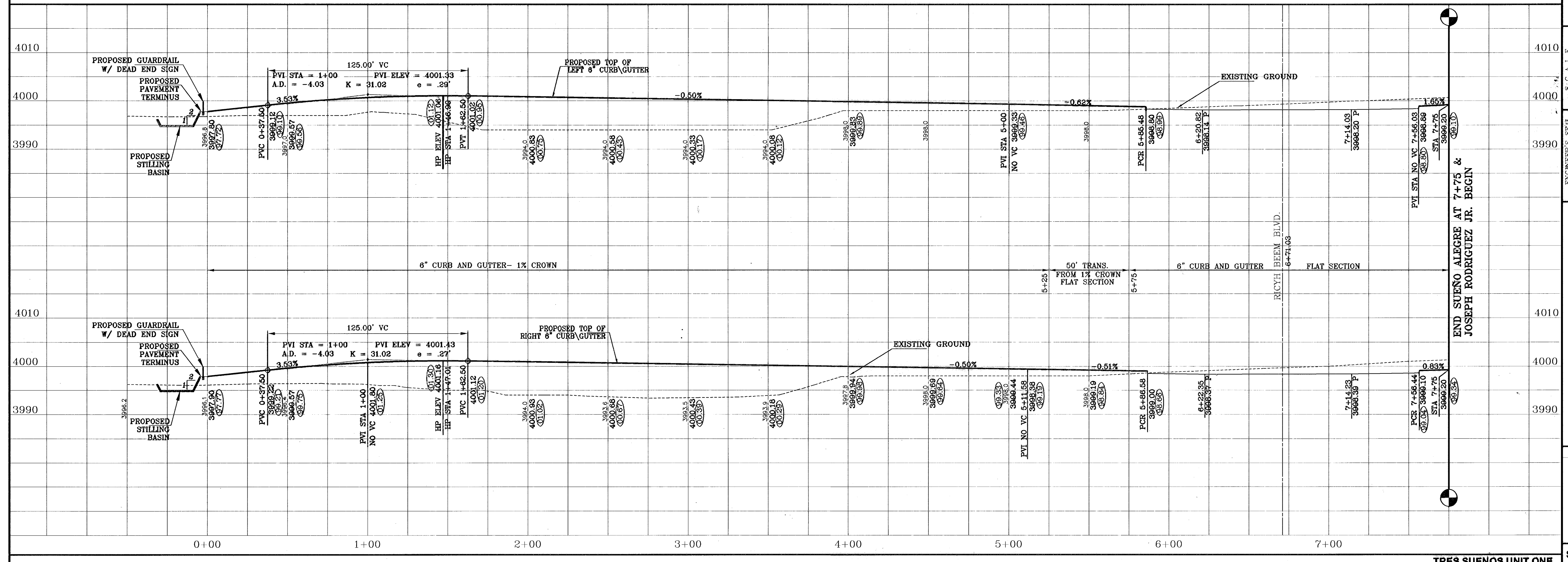
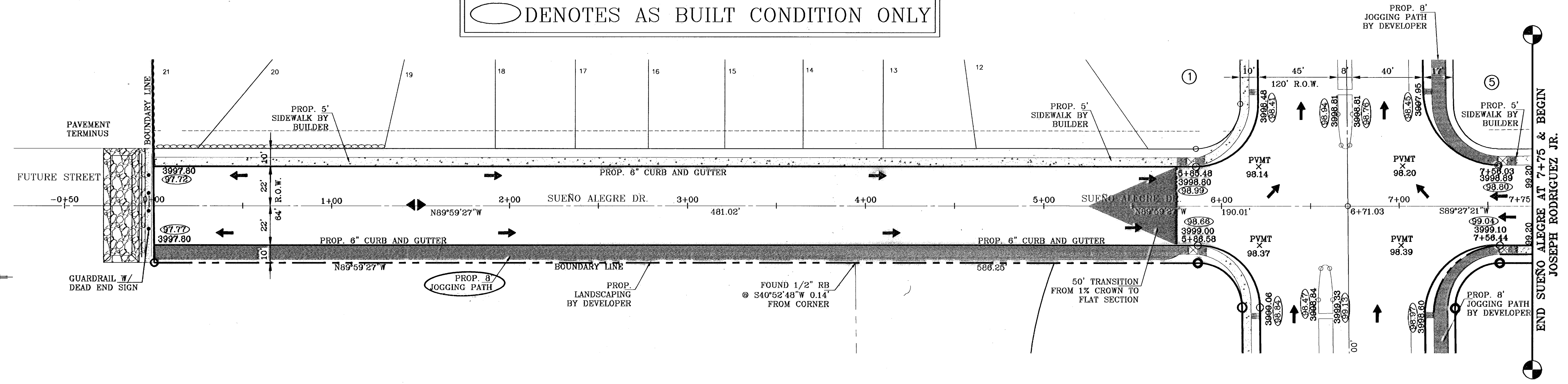
ENGINEERING / PLANNING  
 SURVEYING / GPS

1790 LEE FREYING DR. STE 400  
 EL PASO, TEXAS 79938



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	55.32'	35.34'	49.74'	N44°43'57"E	90°33'12"
C2	35.00'	54.64'	34.68'	49.28'	N45°16'03"W	89°28'48"
C3	42.00'	65.97'	42.00'	59.40'	S45°32'39"E	90°00'00"
C4	42.00'	66.38'	42.41'	59.68'	S44°43'57"W	90°33'12"

○ DENOTES AS BUILT CONDITION ONLY



**PROJECT NAME**  
TRES SUEÑOS UNIT ONE

**BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 40.938 ACRES**

**ENGINEER'S SEAL**  
CONDE INC.  
ENGINEERING / PLANNING / SURVEYING / GPS  
1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79966

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

**DATE**  
OCTOBER 2006

**INITIATED BY**  
J.C.

**CHECKED BY**  
J.C.

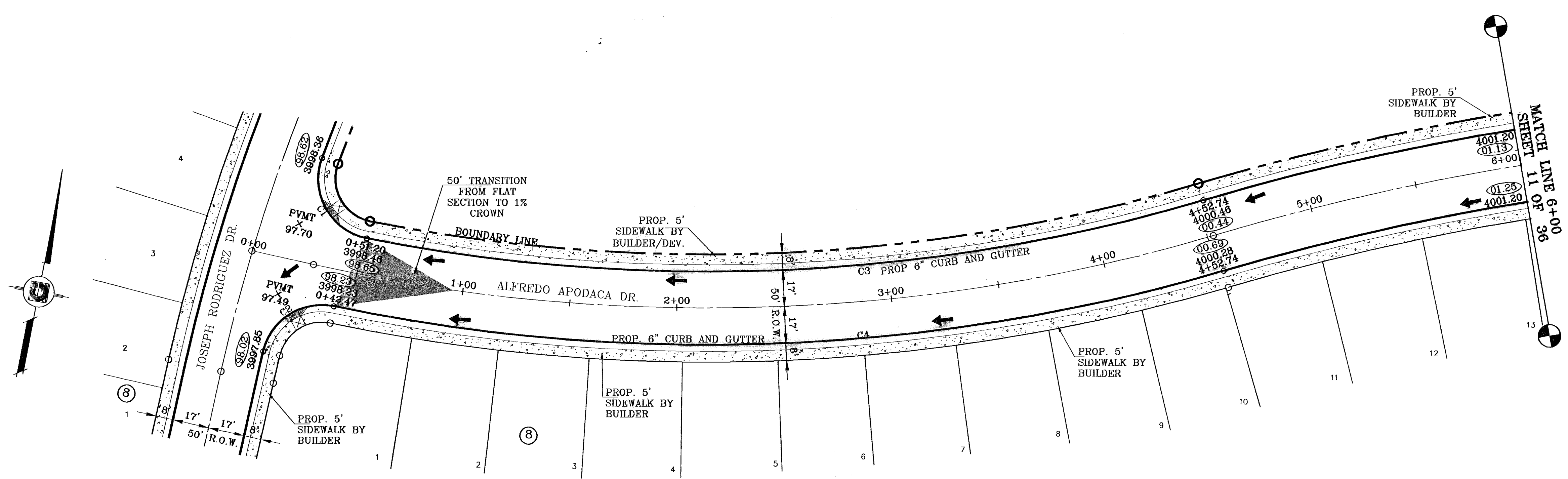
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**SHEET TITLE**  
STREET PLAN-PROFILE

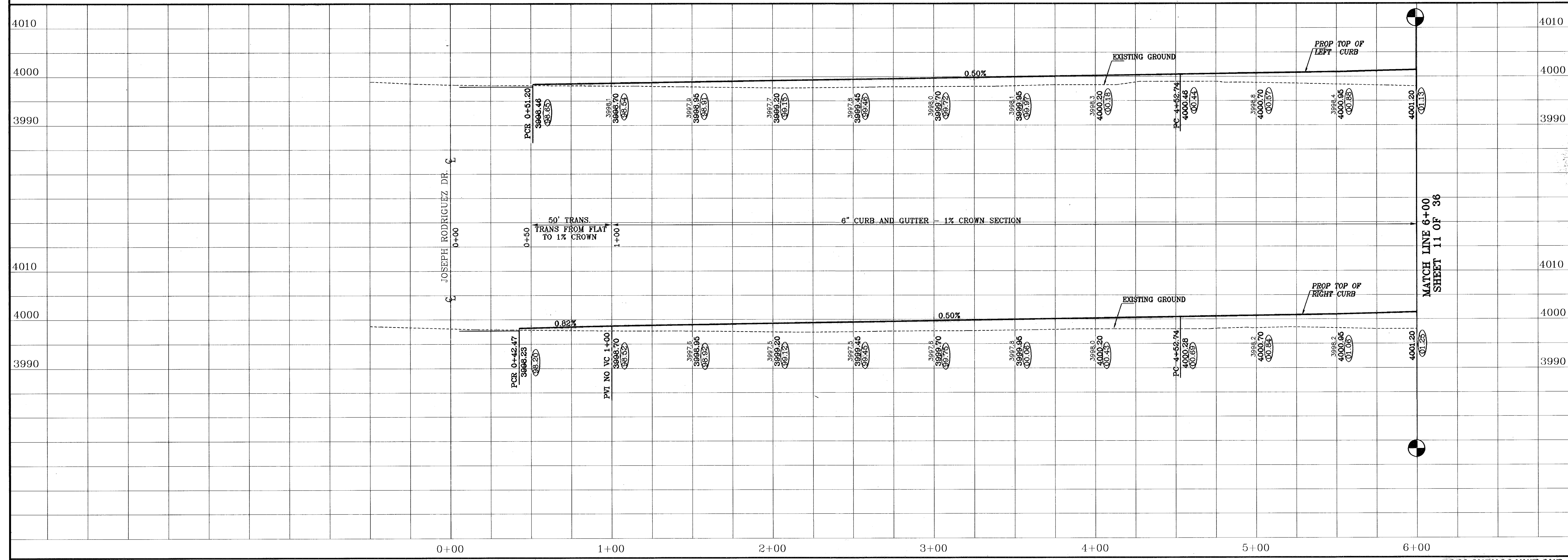
**SUEÑO ALEGRE ROAD**

**SHT 9 OF 36A**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	48.49'	32.92'	42.68'	S42°25'35"E	99°13'45"
C2	28.00'	43.08'	27.11'	38.95'	S44°29'03"W	88°08'39"
C3	821.00'	393.40'	200.55'	389.65'	N74°13'55"E	27°27'18"
C4	855.00'	418.60'	213.58'	414.43'	N74°31'50"E	28°03'05"



○ DENOTES AS BUILT CONDITION ONLY



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

**CONDE INC.**

**TRES SUEÑOS UNIT ONE**  
BEING A PORTION OF TRACT 11C-2, SECTION 34 AND  
PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS  
AND PACIFIC RAILROAD COMPANY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 40.988 ACRES

**PROJECT NAME**  
TRES SUEÑOS UNIT ONE

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

**DATE:** OCTOBER 2006  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.R.  
**CHKD. BY:** Y.C.  
**JOB NO.:** 206.73

**BENCHMARKS**  
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLDG. S88°45'31"E  
A DISTANCE OF 487.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
MONTANA AVENUE  
DATE: 01-21-06  
ELEVATION: 4008.40  
BY: RR  
07-05-06 ELEVATION CHANGE TO BEEM BLDG. & CAMPUZANO ST. RR  
10-10-06 PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES RR  
12-15-06 CITY RED LINES RR  
03-18-07 PARK GRADING CHANGE RR  
07-21-07 PARALLEL SEWER COMPLIANT ON GR. CAMPUZANO & RICH BEEM RR  
07-21-06 AS SHOWN

**SHEET TITLE**  
STREET  
PLAN-PROFILE

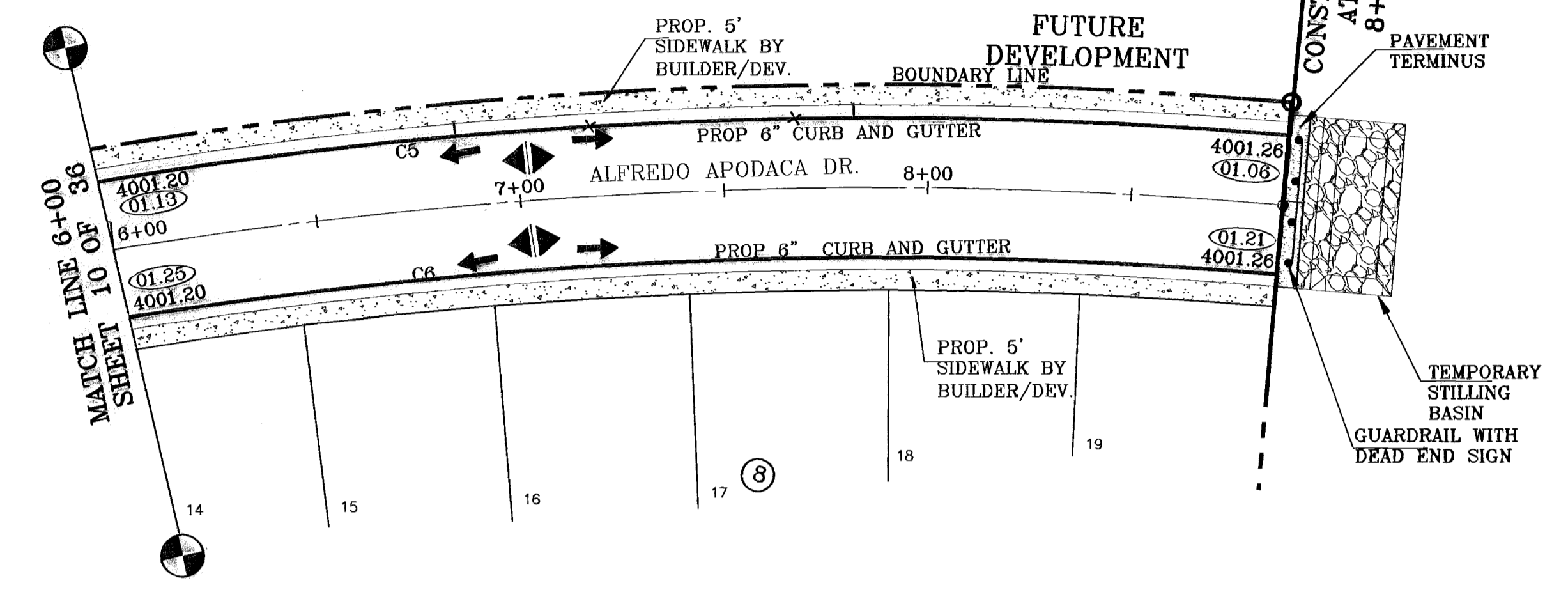
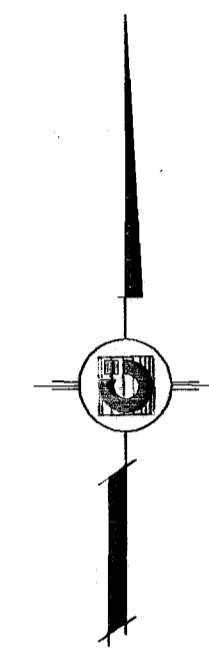
**ALFREDO APODACA DRIVE**

**SHT 10 OF 36A**

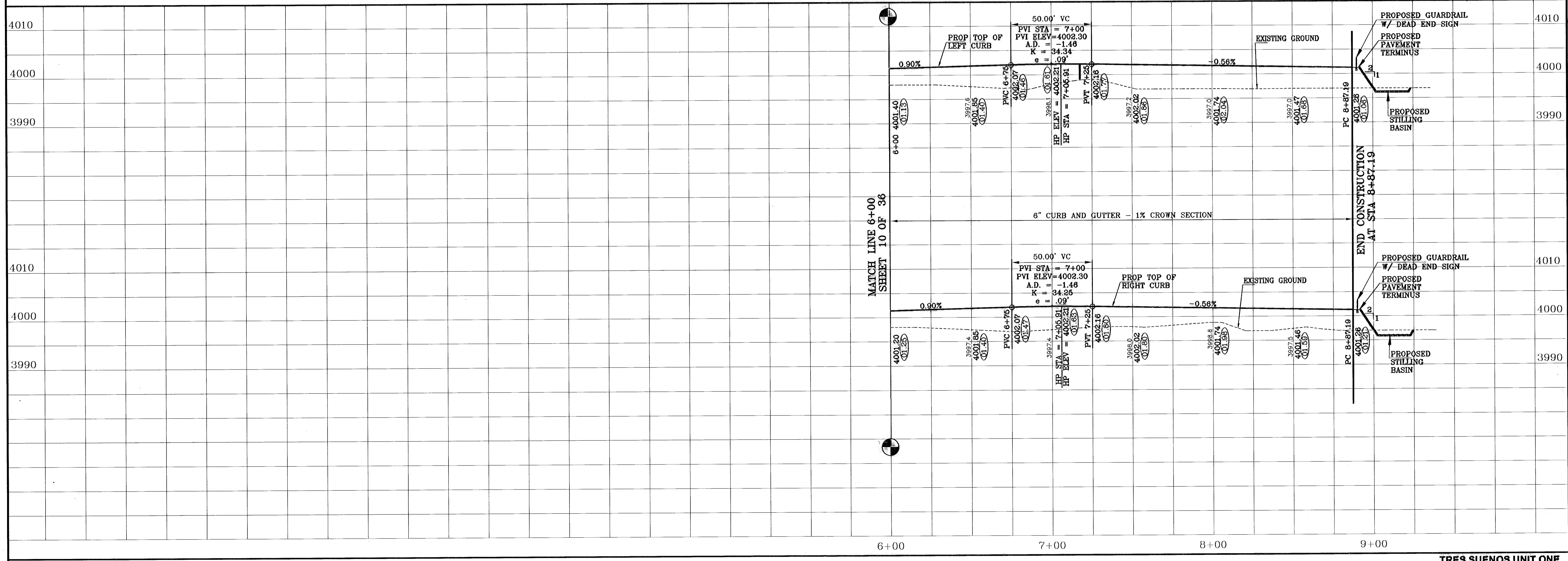
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	1179.00'	440.80'	223.01'	438.24'	S71°12'58"W	21°25'18"
C8	1146.00'	428.09'	216.57'	425.60'	S71°12'58"W	21°25'18"

BENCHMARKS

DATE	CITY DATUM ELEVATION	REVISIONS	BY
07-08-08	1146.00'	REVISIONS TO PLAN & CURVE DATA	RR
10-08-08	1146.00'	ELEVATION CHANGE TO REVISIONS TO PLAN & CURVE DATA	RR
12-18-08	1146.00'	PLAN & PROFILE REVISIONS PER TO STORM SEWER GRADES	RR
04-19-07	1146.00'	CITY RED LINES	RR
04-19-07	1146.00'	PARK GRADING CHANGE	RR
04-21-07	1146.00'	SANITARY SEWER CONFLICT ON GR. CAMPUZANO & RICH BENA	RR
01-21-08	1146.00'	AS BUILT	PR



○ DENOTES AS BUILT CONDITION ONLY



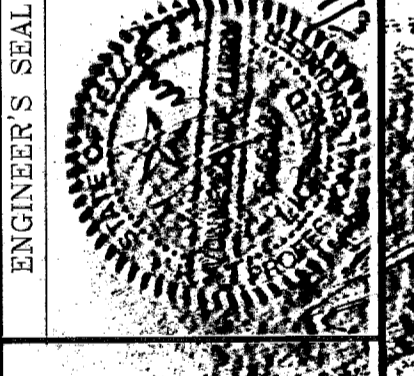
PROJECT NAME  
**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING: 40.986 ACRES

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

DATE: OCTOBER 2008  
DESIGN BY: J.C.  
INITIATED BY: RR  
CHKD. BY: J.C.  
JOB NO.: 20873

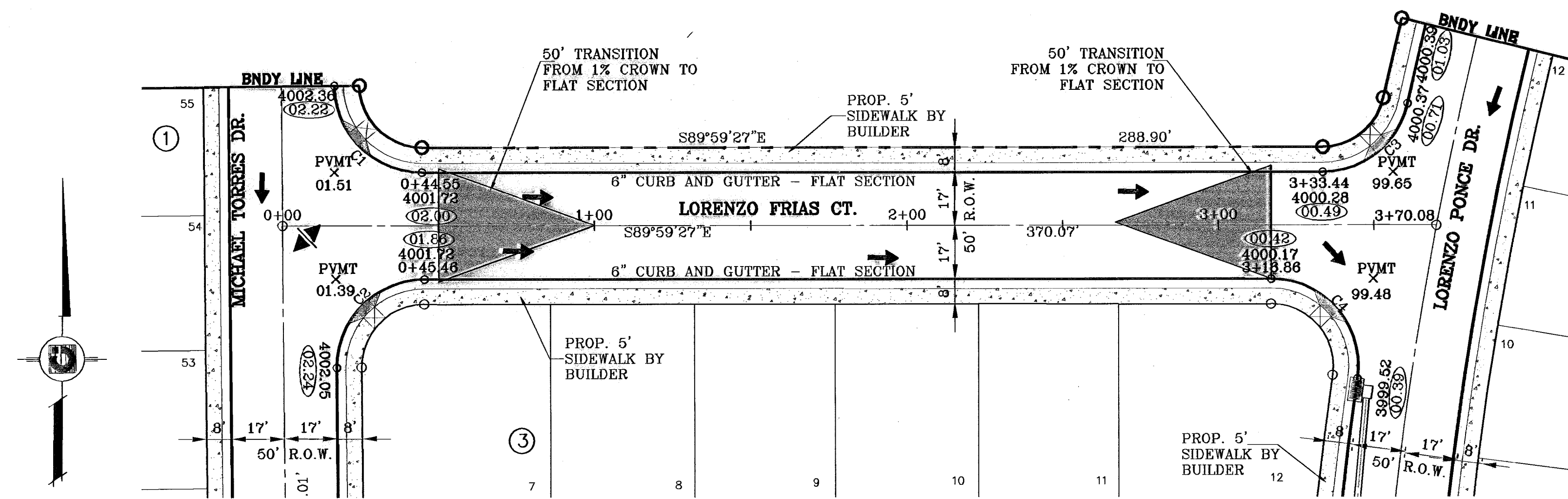


**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79938

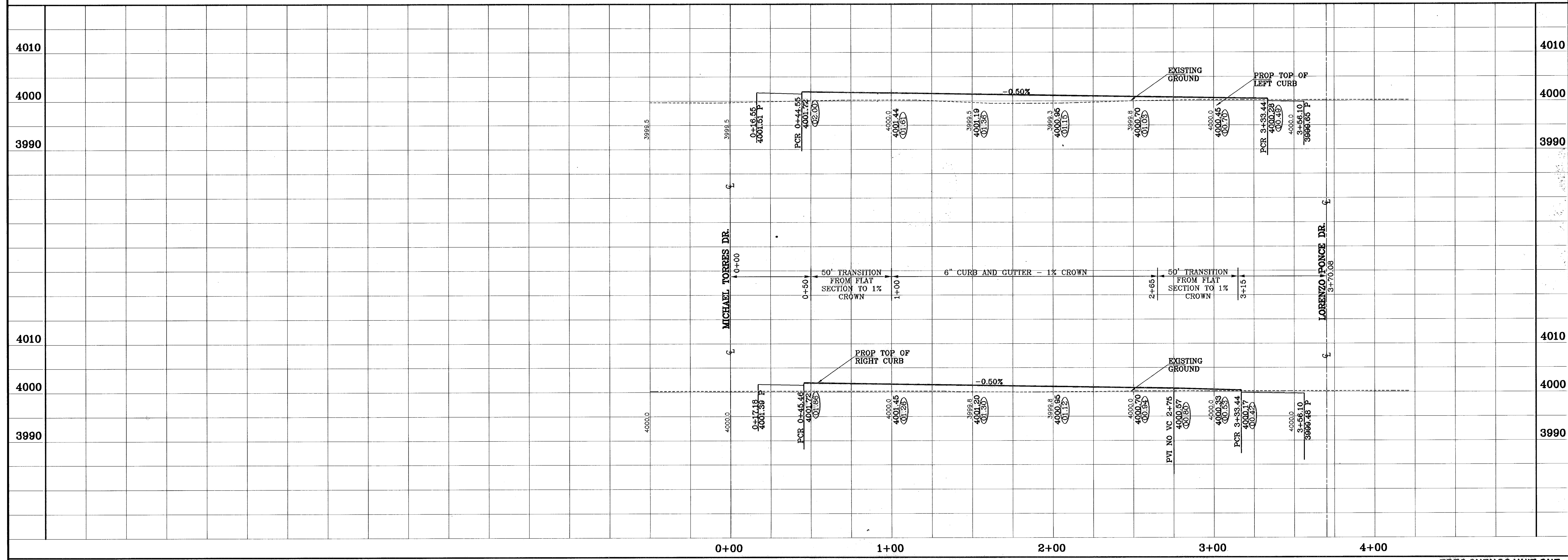


SHEET TITLE  
STREET  
PLAN-PROFILE  
**ALFREDO APODACA DRIVE**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.70'	27.72'	39.40'	S45°17'01"E	89°24'53"
C2	28.00'	44.27'	28.29'	39.80'	S44°42'59"W	90°35'07"
C3	28.00'	37.84'	22.45'	35.03'	N51°17'23"E	77°28'20"
C4	28.00'	48.05'	32.39'	42.38'	N40°50'01"W	98°18'52"



○ DENOTES AS BUILT CONDITION ONLY



**PROJECT NAME**  
**TRES SUEÑOS UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 40.958 ACRES

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

**SHEET TITLE**  
 STREET PLAN-PROFILE  
**LORENZO FRIAS COURT**

**S C A L E**  
 Horiz: 1"=30'  
 Vert: 1"=10'

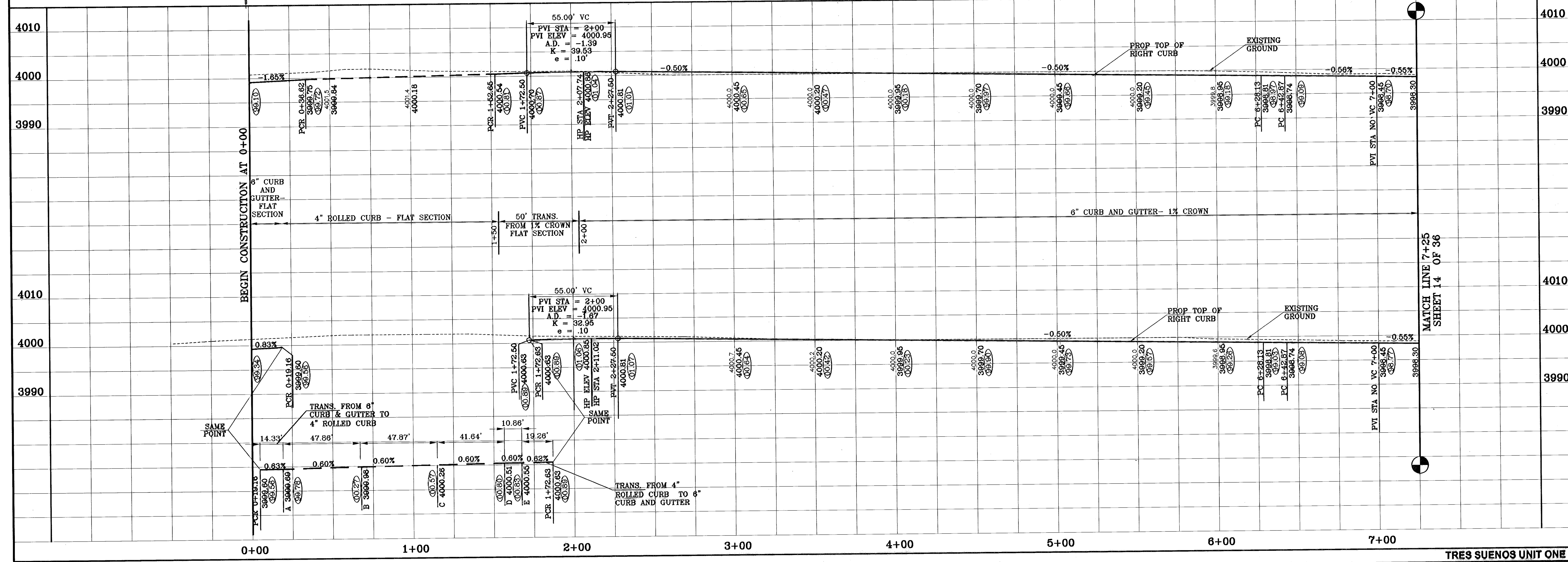
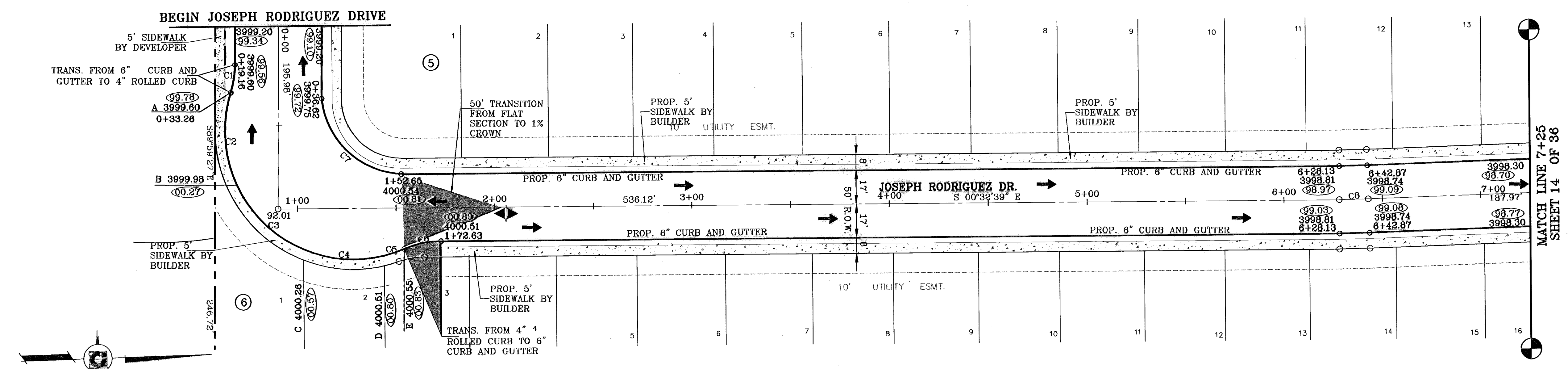
**DATE:** OCTOBER 2008  
**DESIGN BY:** J.C.  
**INITIATED BY:** R.R.  
**CHECK BY:** J.C.  
**JOB NO.:** 20673

**BENCHMARKS**  
 CITY MONUMENT AT POINT OF CURVE CENTERLINE TOH-BENY-BLDG. 5094331'E  
 MONTANA AVENUE  
 CITY DATUM ELEVATION 4006.40  
 DATE: 05-08  
 ELEVATION CHANGE TO: 4007.10  
 BY: J.C.  
 07-08  
 ELEVATION CHANGE TO: 4007.10  
 BY: J.C.  
 10-08  
 PLAN & PROFILE REVISIONS DEL TO EXTRA SEWER GRABES  
 BR  
 12-15-08  
 CITY RED LINES  
 BR  
 05-15-07  
 PARK GRADING CHANGE  
 BR  
 05-21-07  
 SANITARY SEWER CONFLICT ON GR. CAMPUZANO & RICH BEEM  
 BR  
 01-21-08  
 AS BUILT  
 BR

**SHT 12 OF 36A**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	48.00'	14.33'	7.22'	14.28'	N81°26'13"W	17°06'29"
C2	65.00'	47.86'	25.08'	46.79'	N86°01'19"E	42°11'25"
C3	65.00'	47.86'	25.08'	46.79'	N43°49'54"E	42°11'25"
C4	65.00'	41.87'	21.69'	41.15'	N04°17'05"E	36°54'14"
C5	65.00'	10.63'	5.33'	10.62'	N18°51'03"W	9°22'03"
C6	48.00'	19.26'	9.76'	19.13'	S12°02'22"E	22°59'25"
C7	42.11'	61.83'	38.01'	56.43'	N42°19'20"E	84°08'28"
C8	500.00'	14.74'	7.37'	14.74'	N01°23'20"W	1°41'21"
C9	35.00'	54.98'	35.00'	49.50'	N45°32'39"W	90°00'00"
C10	35.00'	54.29'	34.32'	49.01'	S43°53'35"W	88°52'29"
C11	35.00'	54.98'	35.00'	49.50'	N44°27'21"E	90°00'00"
C12	35.00'	55.75'	35.78'	50.04'	S46°10'29"E	91°15'40"
C13	810.00'	57.71'	28.87'	57.70'	S01°29'48"W	4°04'55"
C14	28.00'	43.08'	27.11'	38.95'	S44°29'03"W	88°08'39"
C15	28.00'	48.49'	32.92'	42.66'	S42°25'35"E	99°13'45"
C16	810.00'	132.39'	66.34'	132.24'	S08°13'13"W	9°21'53"

○ DENOTES AS BUILT CONDITION ONLY



**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 110-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 40.938 ACRES

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPD  
1790 LEE TRAVLING DR. STE 400  
EL PASO, TEXAS 79966

SHEET TITLE  
STREET  
PLAN-PROFILE  
**JOSEPH RODRIGUEZ ROAD**

SHT 13 OF 36A

SCALE  
Horiz: 1"=90'  
Vert: 1"=10'

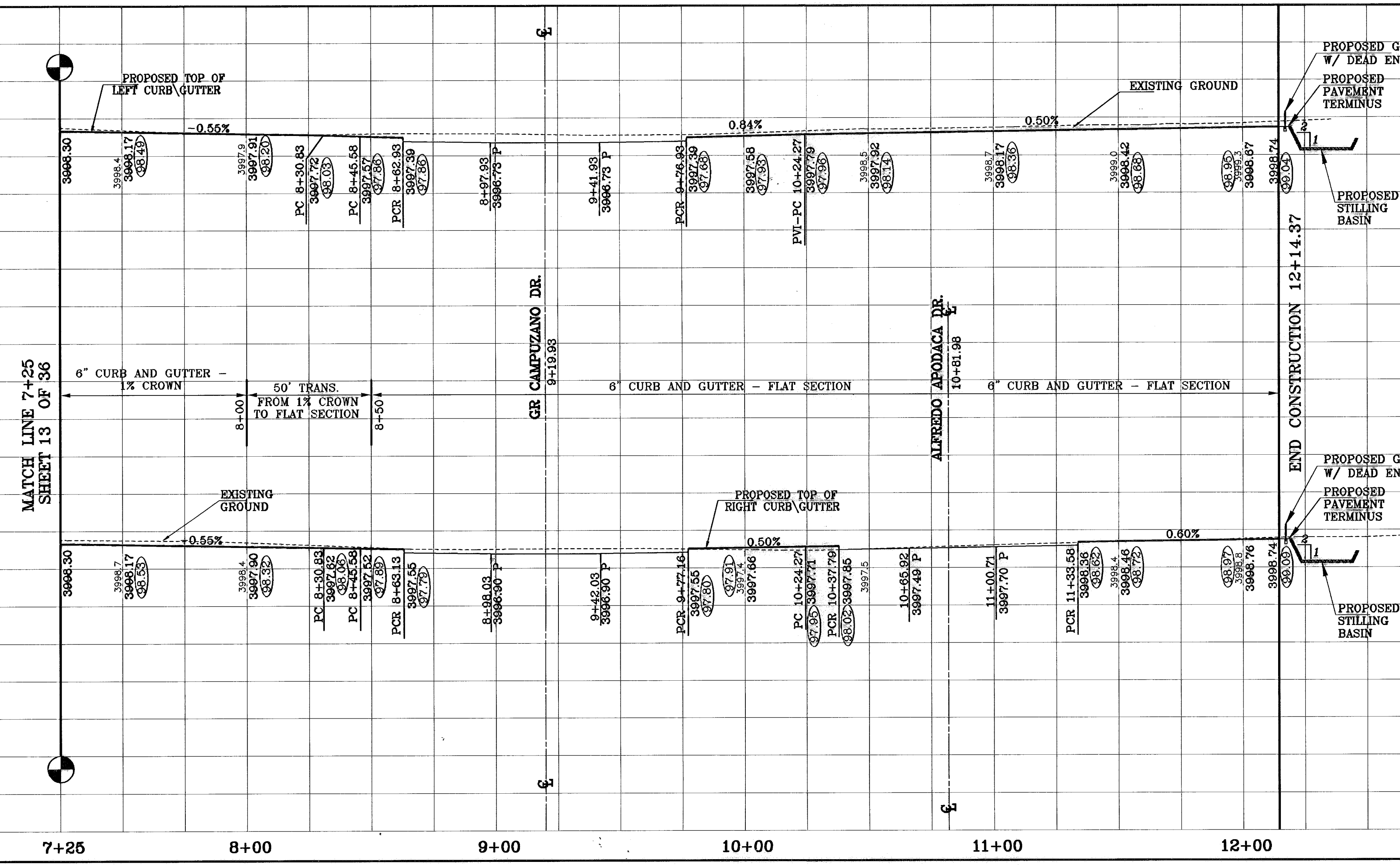
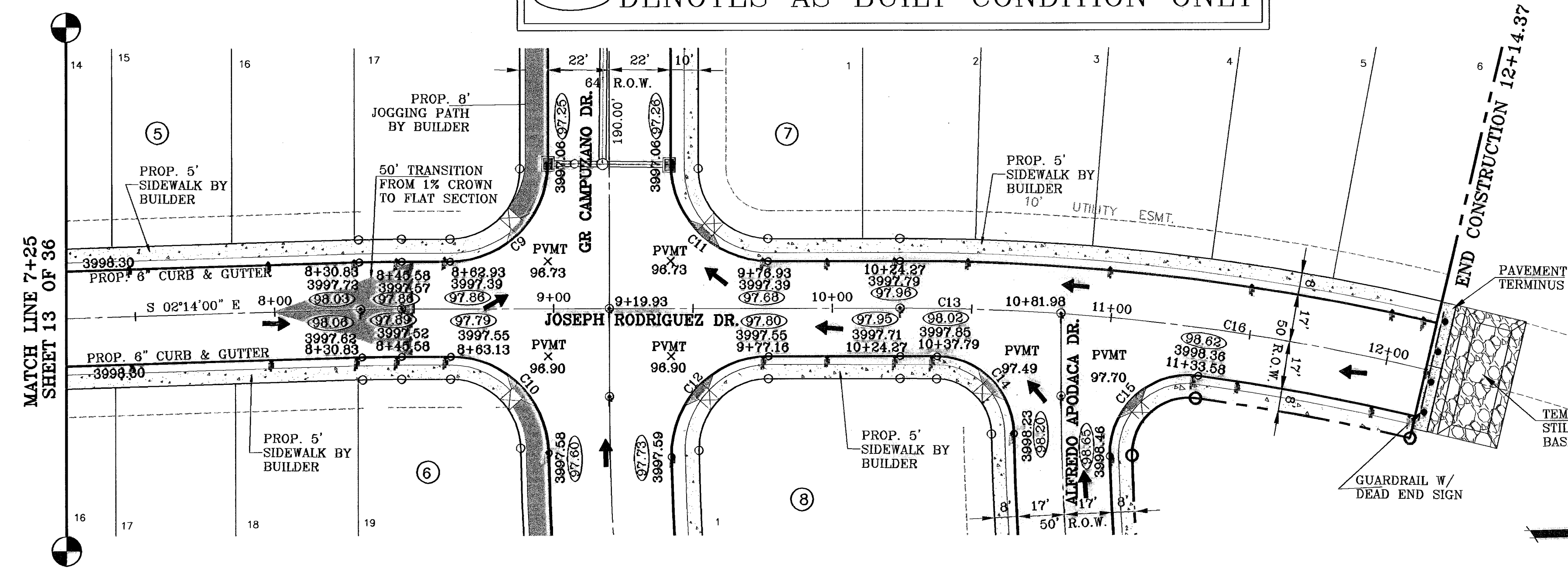
DATE: OCTOBER 2008  
DESIGN BY: J.C.  
INITIATED BY: J.R.  
CHKD. BY: J.C.  
JOB NO.: 20073

ENGINEER'S SEAL

BENCHMARKS  
CITY MONUMENT AT POINT OF CURVE CENTRELINE RICH BERRY BLVD. 65433.91' E  
MONTANA AVENUE  
CITY DATUM ELEVATION: 3005.46  
DATE: 08-06  
REVISION CHANGE TO BUSHY BLVD. & CAMPUZANO ST. RR  
10-15-06 PLAN & PROFILE REVISIONS DUE TO FORM BECKER GRADERS  
12-15-06 CITY RED LINES  
08-15-07 PARK GRADING CHANGE  
09-21-07 SANITARY SEWER CONTACT ON GR. CAMPUZANO & BUSHY BLVD.  
01-21-08 AS BUILT  
PR

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	48.00'	14.33'	7.22'	14.28'	N81°26'13"W	17°08'29"
C2	65.00'	47.86'	25.08'	46.79'	N66°01'19"E	42°11'25"
C3	65.00'	47.86'	25.08'	46.79'	N43°49'54"E	42°11'25"
C4	65.00'	41.87'	21.69'	41.15'	N04°17'05"E	36°54'14"
C5	65.00'	10.63'	5.33'	10.62'	N18°51'03"W	9°22'03"
C6	48.00'	19.26'	9.78'	19.13'	S12°02'22"E	22°59'25"
C7	42.11'	61.83'	38.01'	56.43'	N42°19'20"E	84°08'28"
C8	500.00'	14.74'	7.37'	14.74'	N01°23'20"W	1°41'21"
C9	35.00'	54.98'	35.00'	49.50'	N45°32'39"W	90°00'00"
C10	35.00'	54.29'	34.32'	49.01'	S43°53'35"W	88°52'29"
C11	35.00'	54.98'	35.00'	49.50'	N44°27'21"E	90°00'00"
C12	35.00'	55.75'	35.78'	50.04'	S46°10'29"E	91°15'40"
C13	810.00'	43.08'	27.11'	38.95'	S44°29'03"W	88°08'39"
C14	28.00'	48.49'	32.92'	42.66'	S42°25'35"E	99°13'45"
C15	28.00'	48.49'	32.92'	42.66'	S42°25'35"E	99°13'45"
C16	810.00'	132.39'	66.34'	132.24'	S08°13'13"W	9°21'53"

○ DENOTES AS BUILT CONDITION ONLY



**BENCHMARKS**  
 CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEND BLVD., S28°23'31"E  
 DISSEMINATED 42.00 FEET FROM THE SOUTHWEST CORNER OF MAIN LINE OF  
 MONTANA AVENUE  
 CITY DATUM ELEVATION 2000.45  
 BY  
 07-01-06 ELEVATION CHANGE TO BURN BLVD. & CAMPUZANO ST. RR  
 10-10-06 PLAN & PROFILE REVISIONS DUE TO STORM SEWER CHANGES RR  
 12-15-06 CITY RED LINES RR  
 05-15-07 PARK GRADING CHANGE RR  
 05-21-07 SANITARY SEWER CONTACT ON GR. CAMPUZANO & RICH BEND RR  
 01-21-08 AS BUILT RR

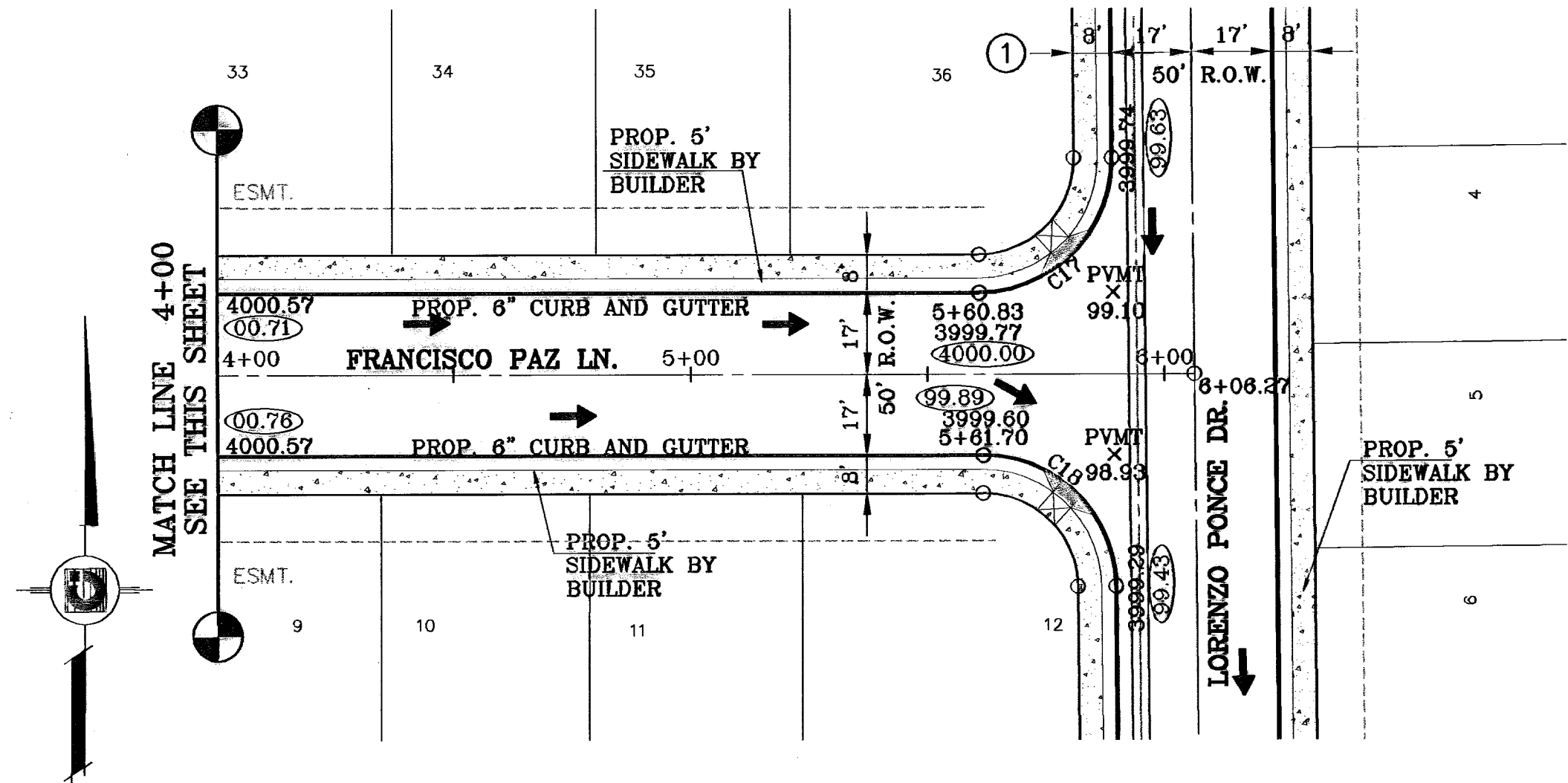
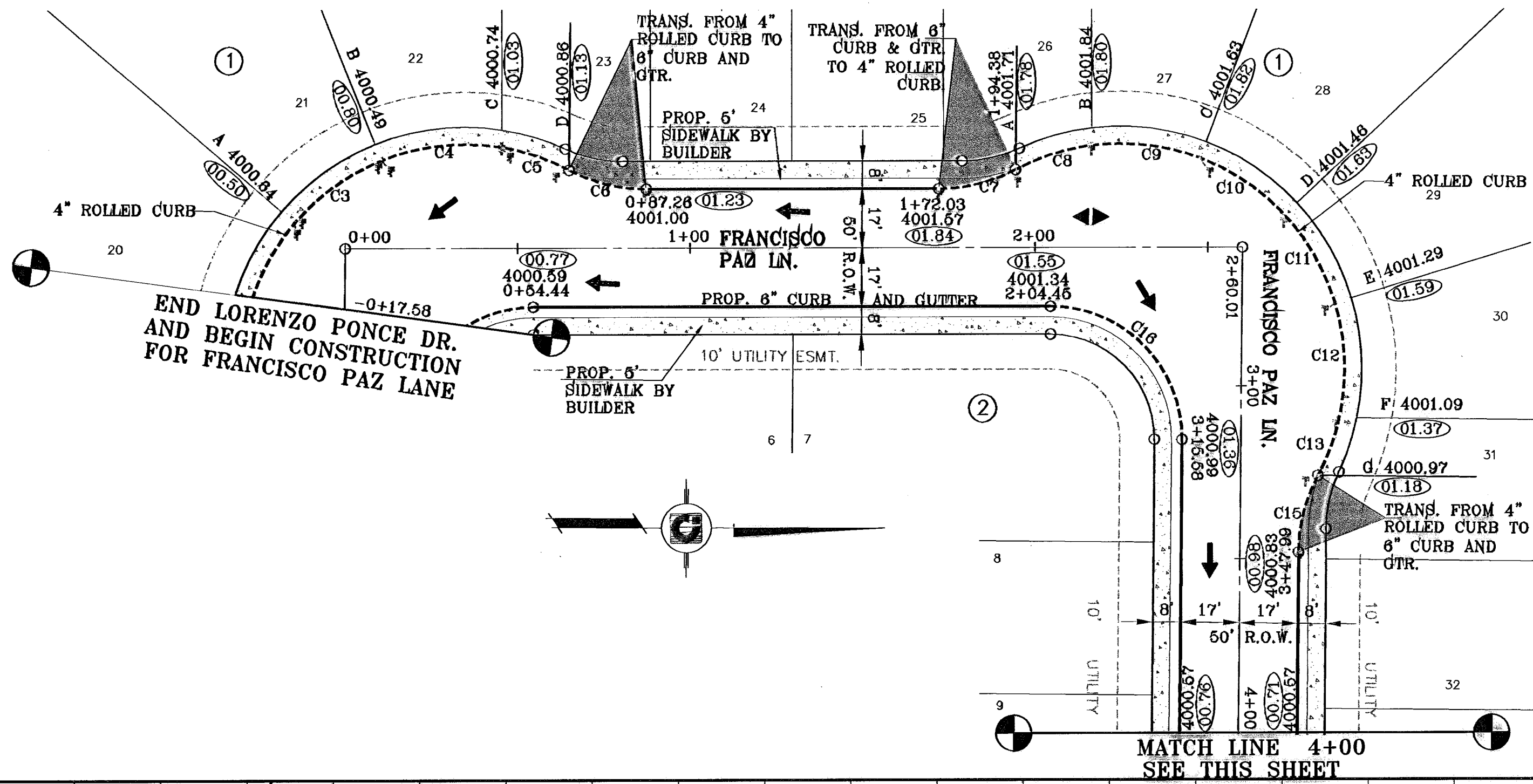
**PROJECT NAME**  
 TRES SUEÑOS UNIT ONE  
**UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34 AND  
 PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS  
 AND PACIFIC RAILROAD COMPANY SURVEYS  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40,938 ACRES

**SCALE**  
 Horiz: 1"=30'  
 Vert: 1"=10'  
**DATE:** OCTOBER 2006  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.R.  
**CHECK BY:** Y.C.  
**JOB NO.:** 206.73

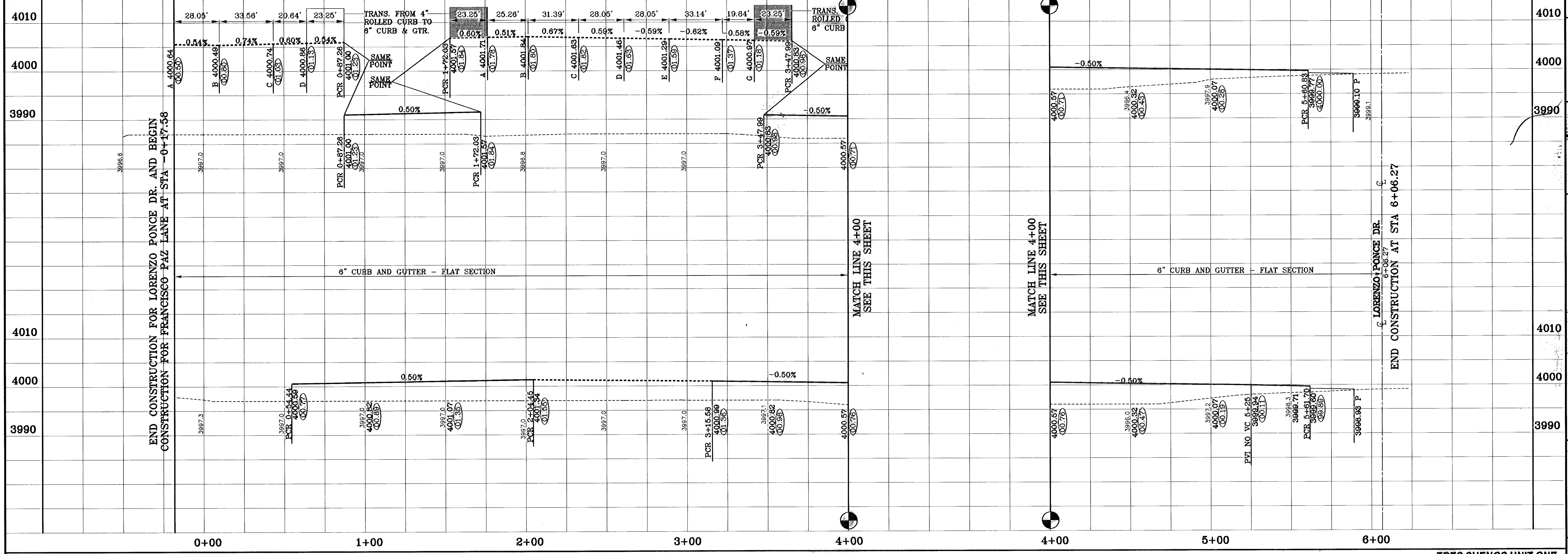
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1700 LEE TREVINO DR. STE 400  
 EL PASO, TEXAS 79936

**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**JOSEPH  
 RODRIGUEZ  
 ROAD**

○ DENOTES AS BUILT CONDITION ONLY



CURVE	CURVE TABLE					
	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00'	59.30'	37.61'	53.46'	S45°17'01"E	89°24'53"
C2	65.00'	27.14'	13.77'	26.94'	S59°43'47"E	23°55'19"
C3	65.00'	30.82'	15.70'	30.53'	S34°11'09"E	27°09'57"
C4	65.00'	33.56'	17.17'	33.19'	S05°48'36"E	29°35'10"
C5	65.00'	20.64'	10.41'	20.55'	S18°04'49"W	18°11'41"
C6	48.00'	23.25'	11.86'	23.02'	N13°18'02"E	27°45'14"
C7	48.00'	23.25'	11.86'	23.02'	N14°27'12"W	27°45'14"
C8	65.00'	25.26'	12.79'	25.10'	S17°11'49"E	22°16'00"
C9	65.00'	31.39'	16.01'	31.09'	S07°46'22"W	27°40'21"
C10	65.00'	28.05'	14.25'	27.84'	S33°58'22"W	24°43'40"
C11	65.00'	28.05'	14.25'	27.84'	S58°42'02"W	24°43'40"
C12	65.00'	33.14'	16.94'	32.78'	S85°40'18"W	29°12'52"
C13	65.00'	19.84'	10.00'	19.76'	N70°58'45"W	17°29'03"
C15	48.00'	23.25'	11.86'	23.02'	S76°08'50"E	27°45'14"
C16	38.00'	60.08'	38.39'	54.01'	S44°42'59"E	90°35'07"
C17	28.00'	44.25'	28.27'	39.79'	N44°43'57"E	90°33'12"
C18	28.00'	43.71'	27.73'	39.41'	N45°16'03"W	89°26'48"



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79956

**CONDE INC.**

**FRANCISCO PAZ LANE**

**SHEET TITLE**  
STREET  
PLAN-PROFILE

**SHT 15 OF 36A**

**PROJECT NAME**  
TRES SUEÑOS  
UNIT ONE

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

**DATE** OCTOBER 2008  
**DESIGN BY** Y.C.  
**DRAWN BY** Y.C.  
**CHECKED BY** Y.C.  
**JOB NO.** 206.73

**BENCHMARKS**  
CITY MONUMENT AT POINT OF CURVE CENTERLINE 80' BEM. BLD. 508431'E  
A DISTANCE OF 47.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
MONTANA AVENUE

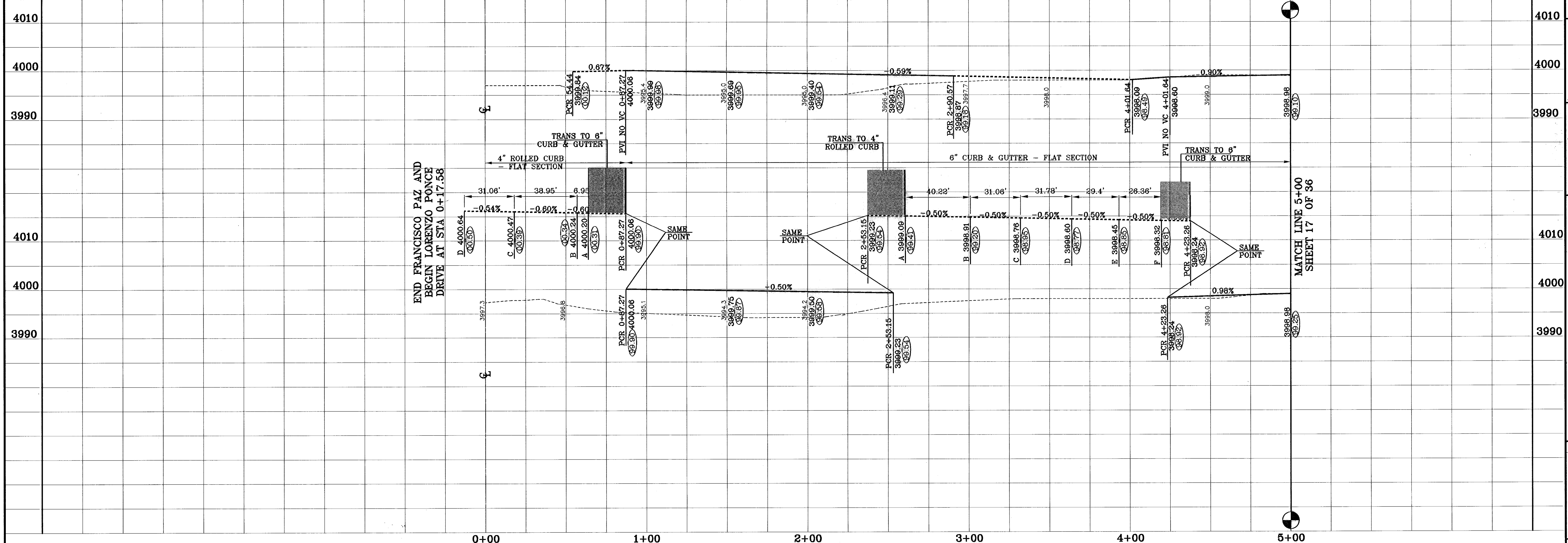
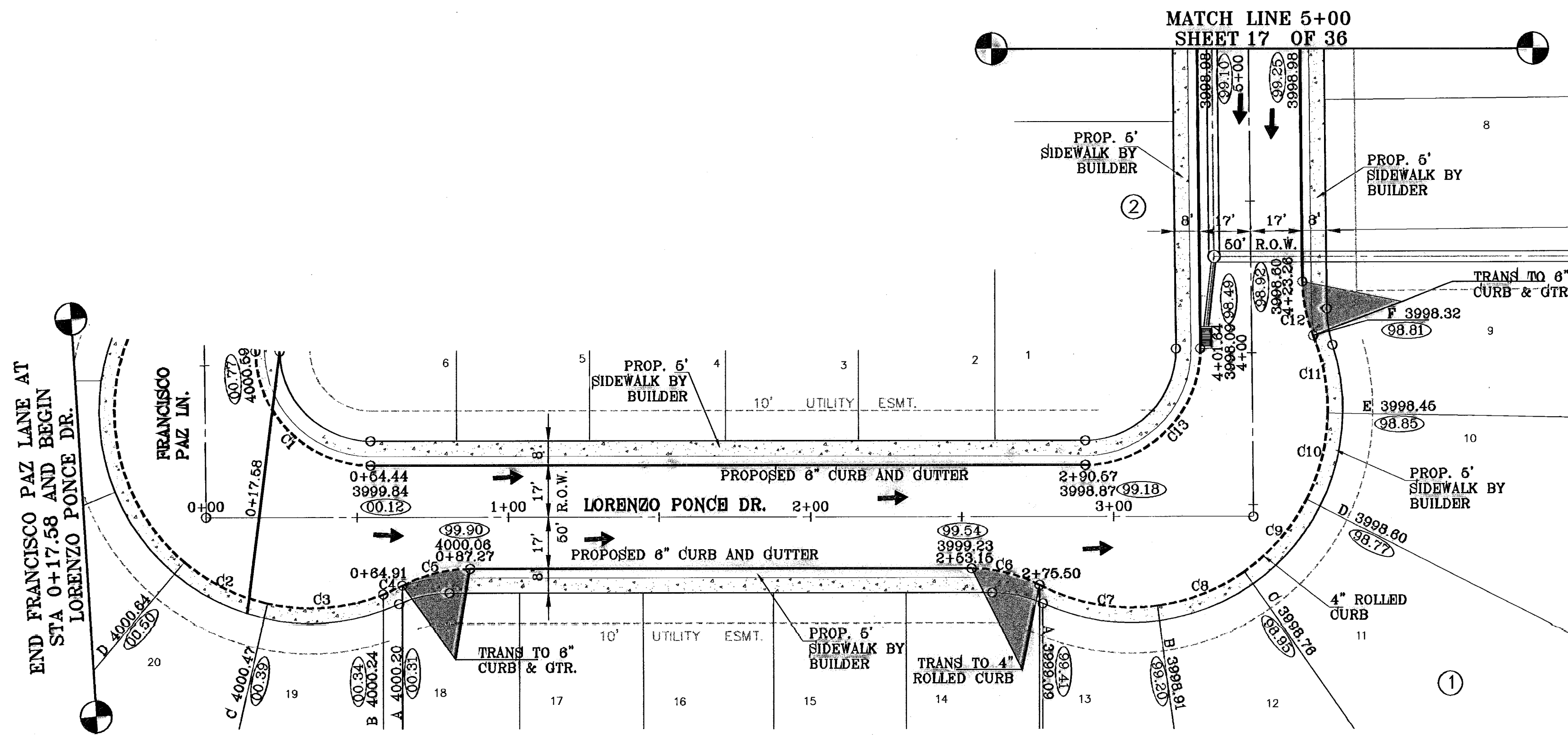
**REVISIONS**

DATE	REVISIONS	BY
07-06-06	ELEVATION CHANGE TO BEM. BLD. & CAMPUZANO ST. RR	RR
10-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES	RR
12-15-06	CITY BEM. LINES	RR
05-15-07	PARK GRADING CHANGE	RR
09-21-07	SANITARY SEWER CONTACT ON DR. CAMPUZANO & RICH BEM.	RR
01-21-08	AS BUILT	RR



○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00'	59.30'	37.81'	53.46'	S45°17'01"E	89°24'53"
C2	65.00'	31.06'	15.83'	30.76'	S63°32'48"E	27°22'29"
C3	65.00'	38.95'	20.08'	38.37'	N85°32'41"E	34°20'03"
C4	65.00'	6.95'	3.48'	6.94'	N65°18'59"E	6°07'20"
C5	48.00'	23.25'	11.88'	23.02'	S76°07'58"W	27°45'14"
C6	48.00'	23.25'	11.88'	23.02'	N76°08'50"W	27°45'14"
C7	65.00'	40.22'	20.78'	39.58'	S79°57'53"E	35°27'21"
C8	65.00'	31.06'	15.83'	30.76'	N68°37'12"E	27°22'29"
C9	65.00'	31.78'	16.21'	31.46'	N40°55'37"E	28°00'41"
C10	65.00'	29.40'	14.96'	29.15'	N13°57'47"E	25°55'00"
C11	65.00'	28.36'	13.36'	26.18'	N10°36'52"W	23°14'16"
C12	48.00'	18.17'	9.20'	18.06'	S11°23'19"E	21°41'20"



BENCHMARKS  
 CITY MOUNTAIN AT POINT OF CURVE CENTERLINE FOR BEHN BLD. 5084331'E  
 A DISTANCE OF 47.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE

DATE: CITY DATUM ELEVATION: REVISIONS: 0000-00  
 07-05-06 ELEVATION CHANGE TO BEHN BLD. & CAMPUZANO ST. RR  
 10-10-06 PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES RR  
 12-15-06 CITY RED LINES RR  
 05-15-07 PARK GRADING CHANGE RR  
 09-21-07 SANITARY SEWER CONFLICT ON DR. CAMPUZANO & RICH BREN RR  
 01-21-08 AS BUILT RR

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40.938 ACRES

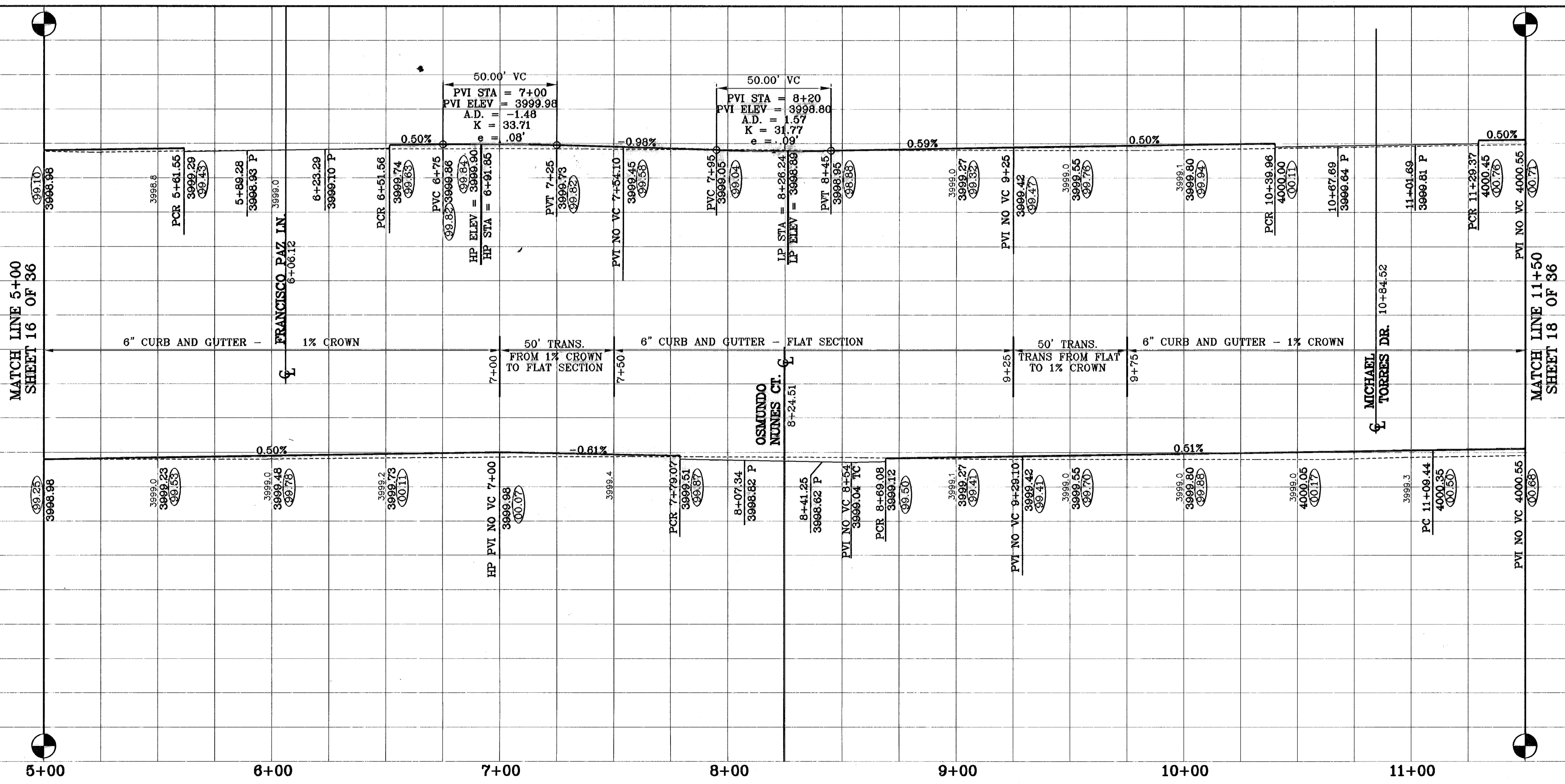
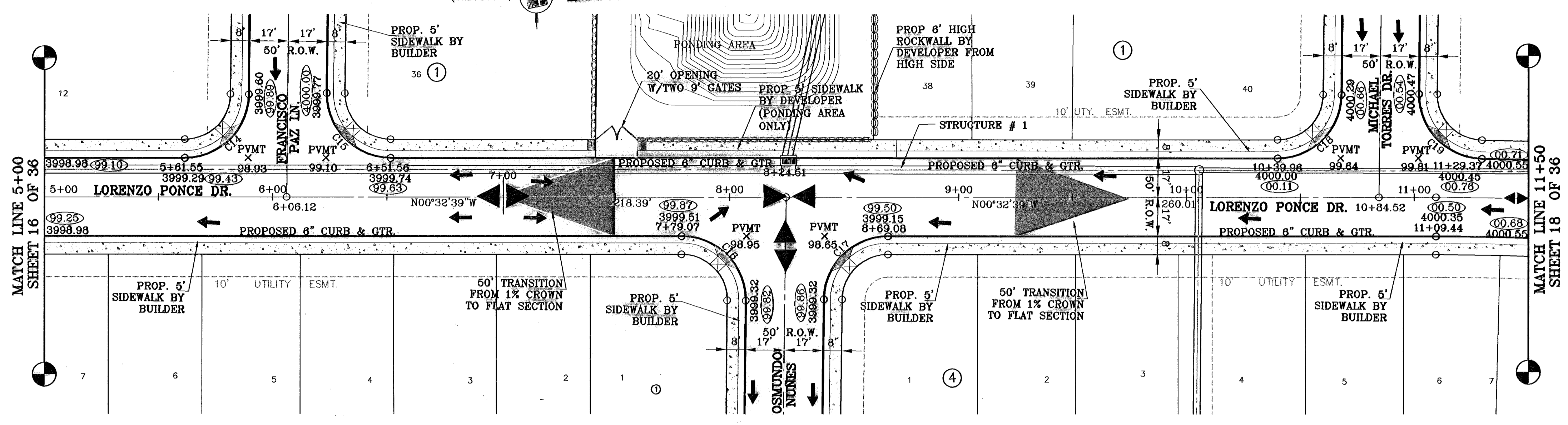
ENGINEER'S SEAL  
  
 S C A L E  
 Horiz: 1"=30'  
 Vert: 1"=10'  
 DATE: OCTOBER 2008  
 DESIGN BY: J.C.  
 INITIATED BY: R.R.  
 CHD. BY: J.C.  
 JOB NO.: 20073

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

SHEET TITLE  
**STREET PLAN-PROFILE**  
**LORENZO PONCE DRIVE**  
 SHT 16 OF 36A

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C14	28.00'	43.71'	27.73'	39.41'	N45°16'03"W	89°28'48"
C15	28.00'	44.25'	28.27'	39.79'	N44°43'57"E	90°33'12"
C16	28.00'	44.25'	28.27'	39.79'	S44°43'57"W	90°33'12"
C17	28.00'	43.71'	27.73'	39.41'	S45°16'03"E	89°28'48"
C18	28.00'	43.71'	27.73'	39.41'	N45°16'03"W	89°28'48"
C19	28.00'	43.79'	27.81'	39.46'	N45°12'30"E	89°36'05"

○ DENOTES AS BUILT CONDITION ONLY



BENCHMARKS

DATE	DESCRIPTION	ELEVATION	BY
07-05-08	CITY DATUM ELEVATION	4000.45	RR
07-05-08	ELEVATION CHANGE TO BENCH MARK	4000.45	RR
10-10-08	PLAN & PROFILE REVISIONS DUE TO FORM SEWER GRADES		RR
12-15-08	CITY BENCH LINES		RR
05-15-07	PARK GRADING CHANGE		RR
05-21-07	SANITARY SEWER CONFLICT ON DR. CAMPZANO & RICH BERM.		RR
01-21-08	AS BUILT		RR

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING: 40.988 ACRES

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

DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
DRAWN BY: R.R.  
CHECKED BY: Y.C.  
JOB NO.: 2007.73

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS

1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79936

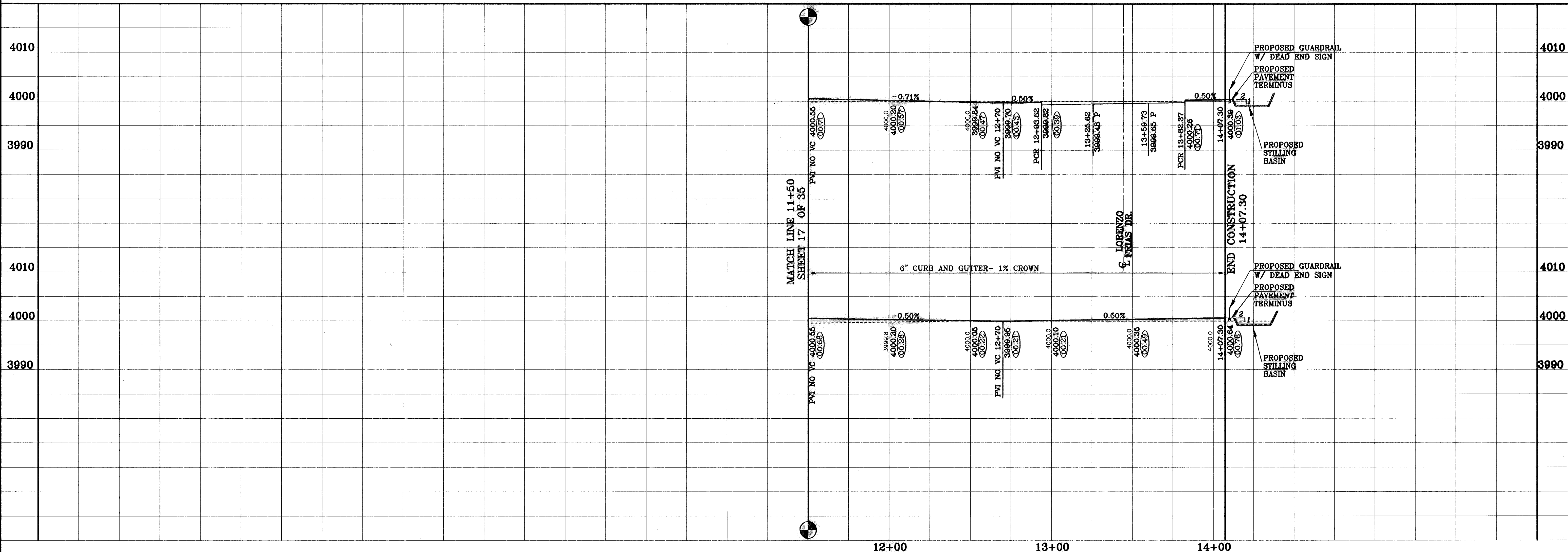
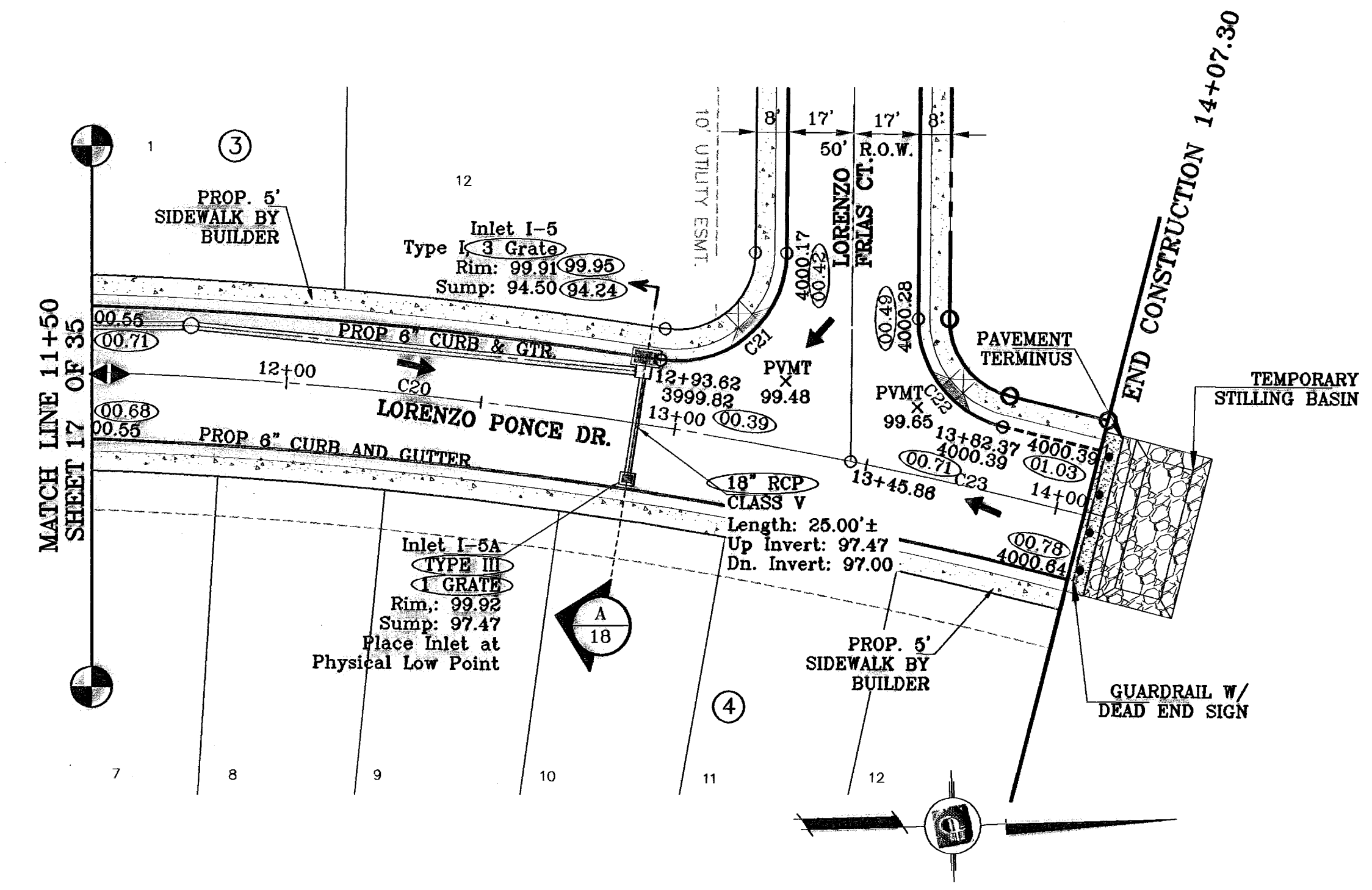
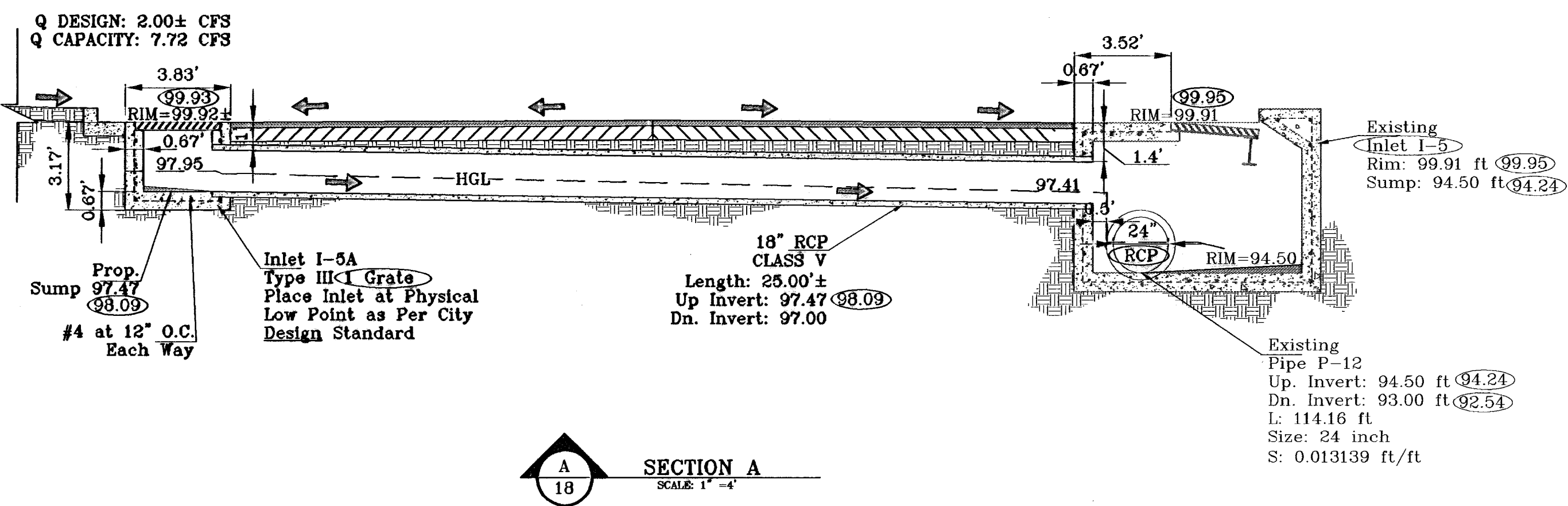
SHEET TITLE  
STREET  
PLAN-PROFILE

**LORENZO PONCE DRIVE**

SHT 17 OF 38A

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C20	1190.00'	236.42'	118.60'	236.03'	S05°08'50"W	11°22'59"
C21	28.00'	48.05'	32.39'	42.38'	N40°50'01"W	98°18'52"
C22	28.00'	37.84'	22.45'	35.03'	N51°17'23"E	77°28'20"
C23	1190.00'	81.44'	30.73'	81.44'	S12°19'05"W	2°57'30"



PROJECT NAME: TRES SUEÑOS UNIT ONE  
 BEING A PORTION OF TRACT 11C-2, SECTION 84 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 40.938 ACRES

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

DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: R.R.  
 CHD. BY: Y.C.  
 JOB NO.: 20873

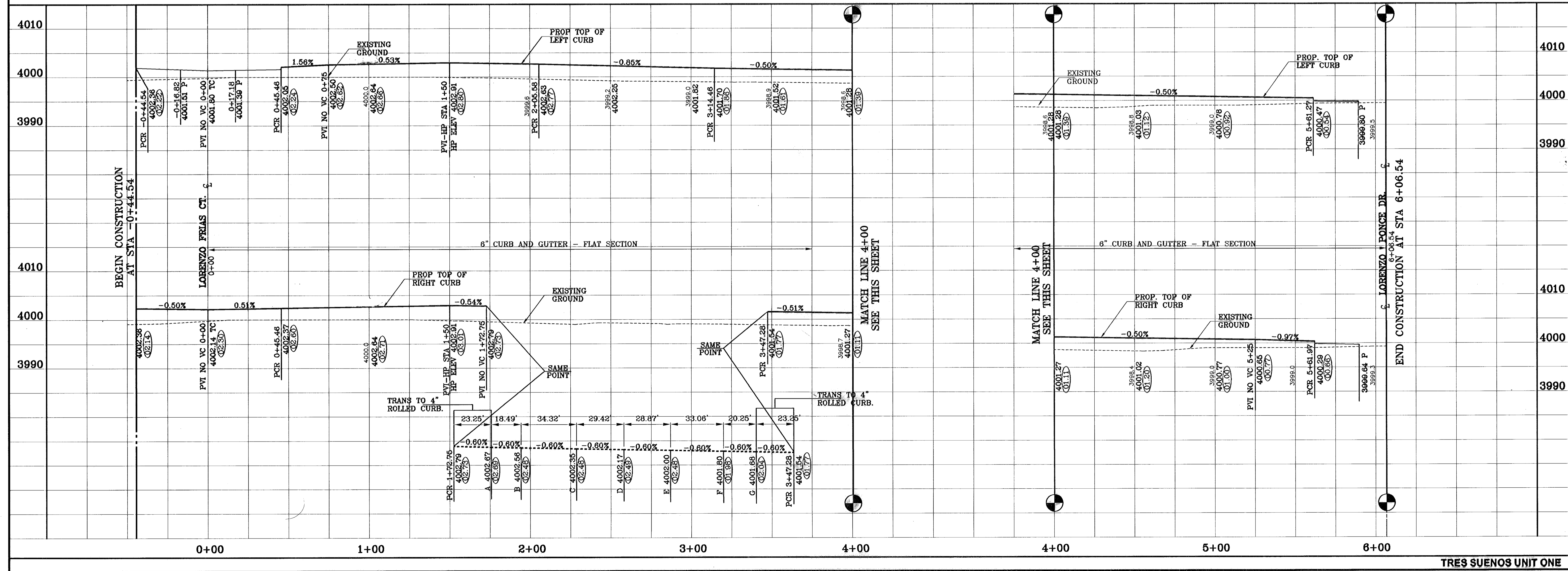
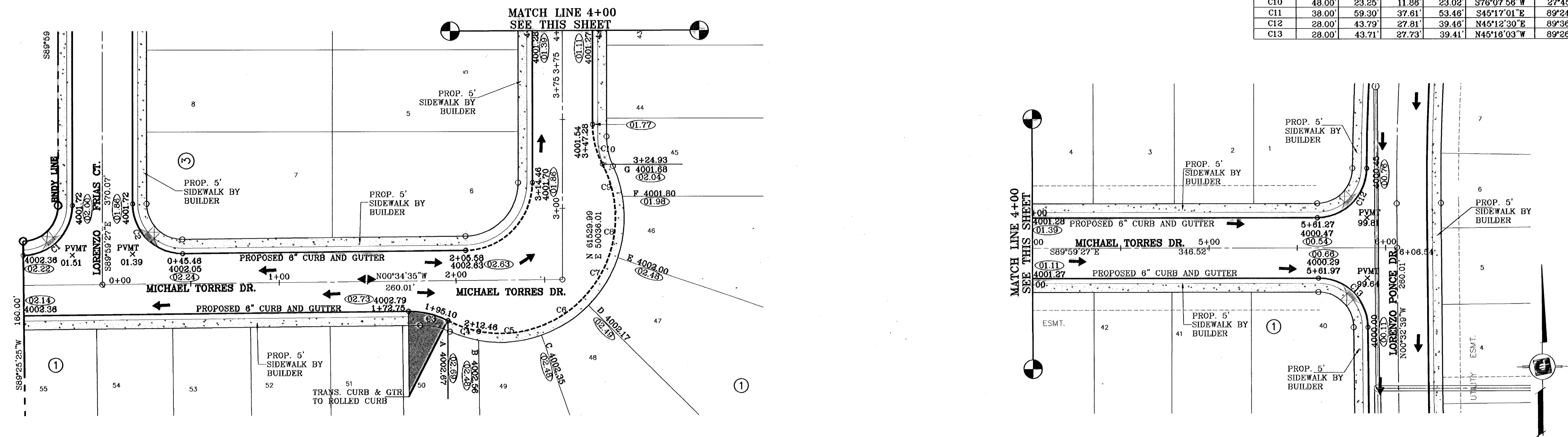
ENGINEER'S SEAL: [Seal of Y. C. Conde, Professional Engineer, State of Texas, License No. 1790]

CONDE INC.  
 ENGINEERING / PLANNING SURVEYING / GPS  
 1790 LEE TRAVINO DR. STE 400  
 EL PASO, TEXAS 79956

SHEET TITLE: STREET PLAN-PROFILE  
 LORENZO PONCE DRIVE  
 SHT 18 OF 36A

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.70'	27.72'	39.40'	S45°17'01"E	89°24'53"
C2	28.00'	44.27'	29.29'	39.90'	S44°42'59"W	90°35'07"
C3	48.00'	23.25'	11.86'	23.02'	N13°18'02"E	27°45'14"
C4	65.00'	18.49'	9.31'	18.43'	S19°01'46"W	16°17'46"
C5	65.00'	34.32'	17.57'	33.92'	S04°14'38"E	30°15'03"
C6	65.00'	29.42'	14.97'	29.17'	S32°20'12"E	25°56'04"
C7	65.00'	28.87'	14.68'	28.84'	S58°01'45"E	25°27'03"
C8	65.00'	33.08'	16.89'	32.70'	S85°19'27"E	29°08'22"
C9	65.00'	20.25'	10.21'	20.17'	N71°10'50"E	17°51'04"
C10	48.00'	23.25'	11.86'	23.02'	S76°07'56"W	27°45'14"
C11	38.00'	59.30'	37.61'	53.46'	S45°17'01"E	89°24'53"
C12	28.00'	43.79'	27.81'	39.46'	N45°12'30"E	89°36'05"
C13	28.00'	43.71'	27.73'	39.41'	N45°16'03"W	89°26'48"



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

**CONDE INC.**

**MICHAEL TORRES DRIVE**

**TRES SUEÑOS UNIT ONE**

**SHT 19 OF 36A**

**PROJECT NAME**  
TRES SUEÑOS UNIT ONE

**BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

**CONTAINING: 40.938 ACRES**

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

**DATE:** OCTOBER 2008  
**DESIGN BY:** J.C.  
**INITIATED BY:** J.R.  
**CHECK BY:** J.C.  
**JOB NO.:** 20673

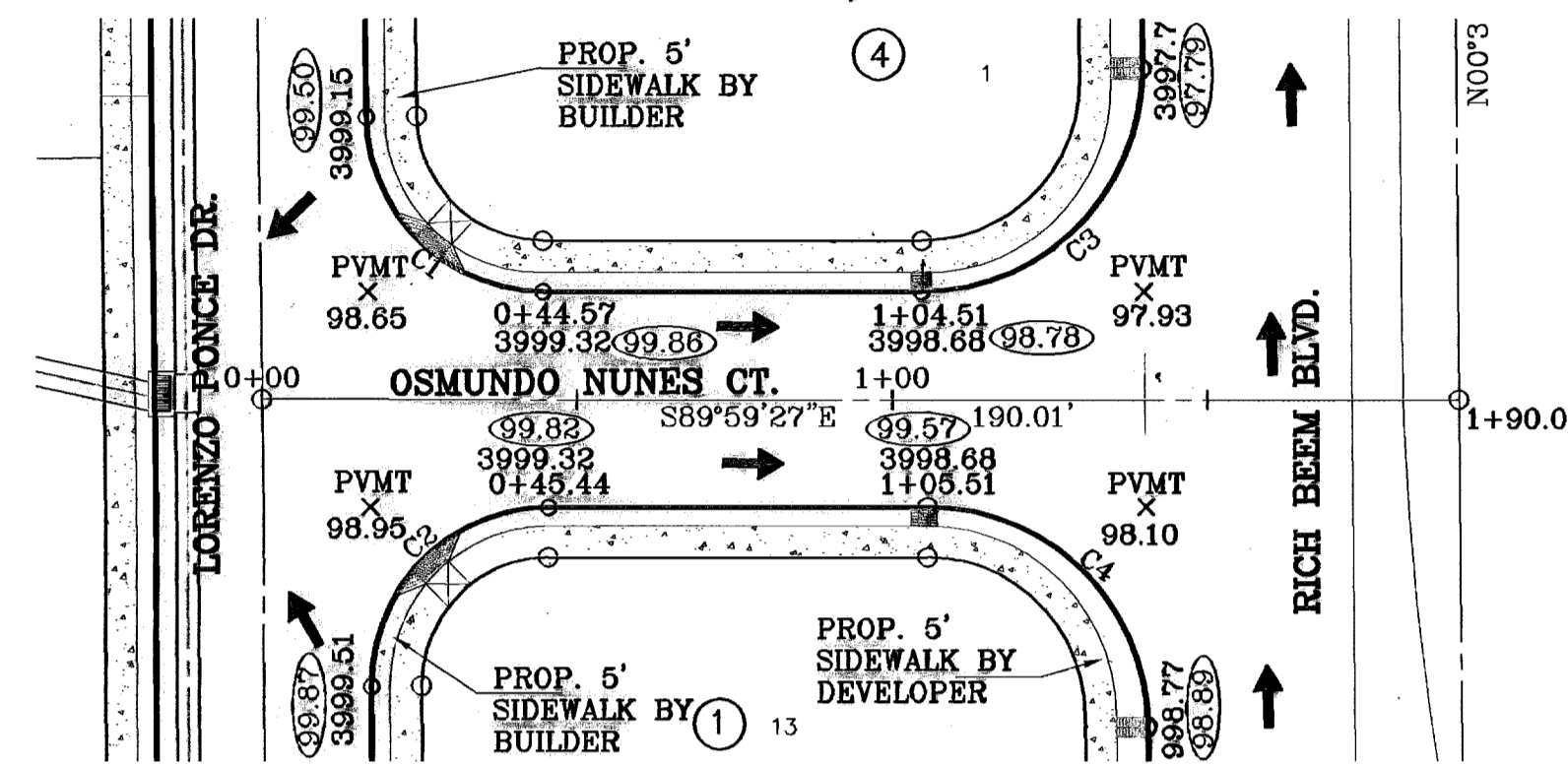
**REVISIONS**

DATE	REVISIONS
07-08-06	ELEVATION CHANGE TO BEEM BLVD. X CAMPUZANO ST.
12-08-06	ADD PEOPLE REVISIONS DUE TO STORM SEWER GRASSES
05-15-07	PARK GRADING CHANGE
05-21-07	SANITARY SEWER CONFLICT ON GR. CAMPUZANO X RICH BEEM
01-21-08	AS BUILT

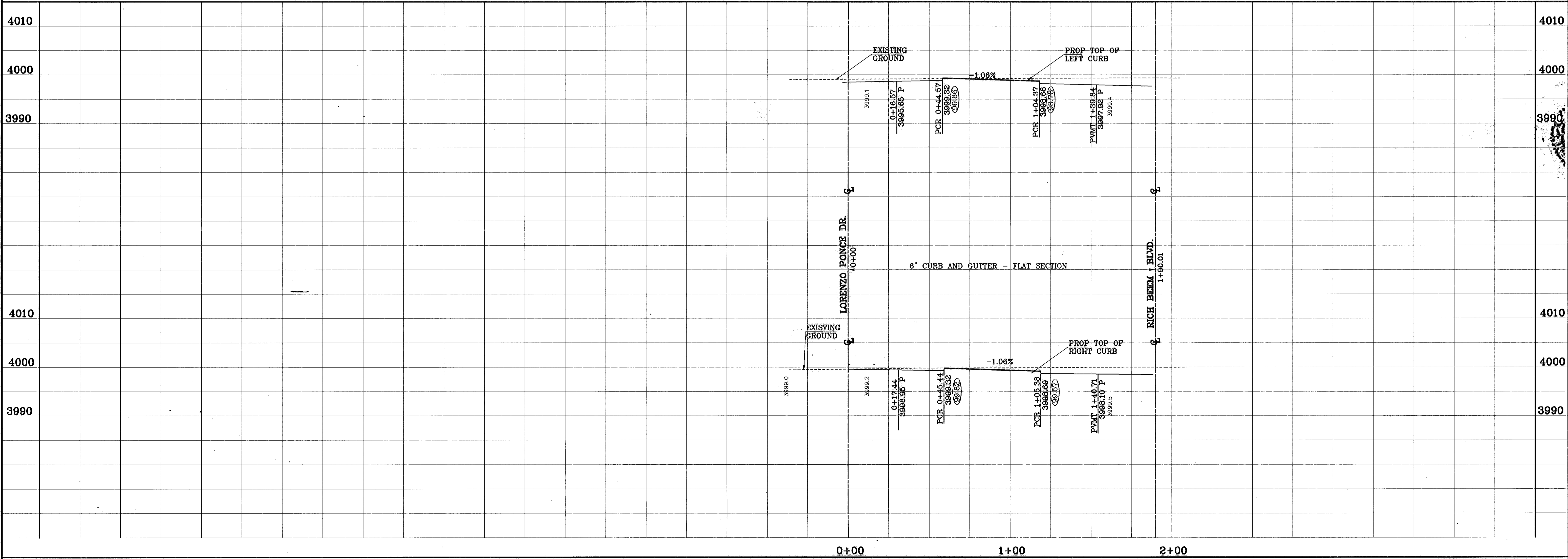
**BENCH-MARKS**

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD. SDP4331'  
MONTANA SINGLE  
MONTANA SINGLE  
CITY DATUM ELEVATION: 4008.40

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	28.00'	43.71'	27.73'	39.41'	S45°16'03"E	89°28'48"
C2	28.00'	44.25'	28.27'	39.79'	S44°43'57"W	90°33'12"
C3	35.00'	55.32'	35.34'	49.74'	N44°43'57"E	90°33'12"
C4	35.00'	54.64'	34.66'	49.26'	N45°16'03"W	89°28'48"



○ DENOTES AS BUILT CONDITION ONLY



**PROJECT NAME**  
**TRES SUENOS UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40,936 ACRES

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

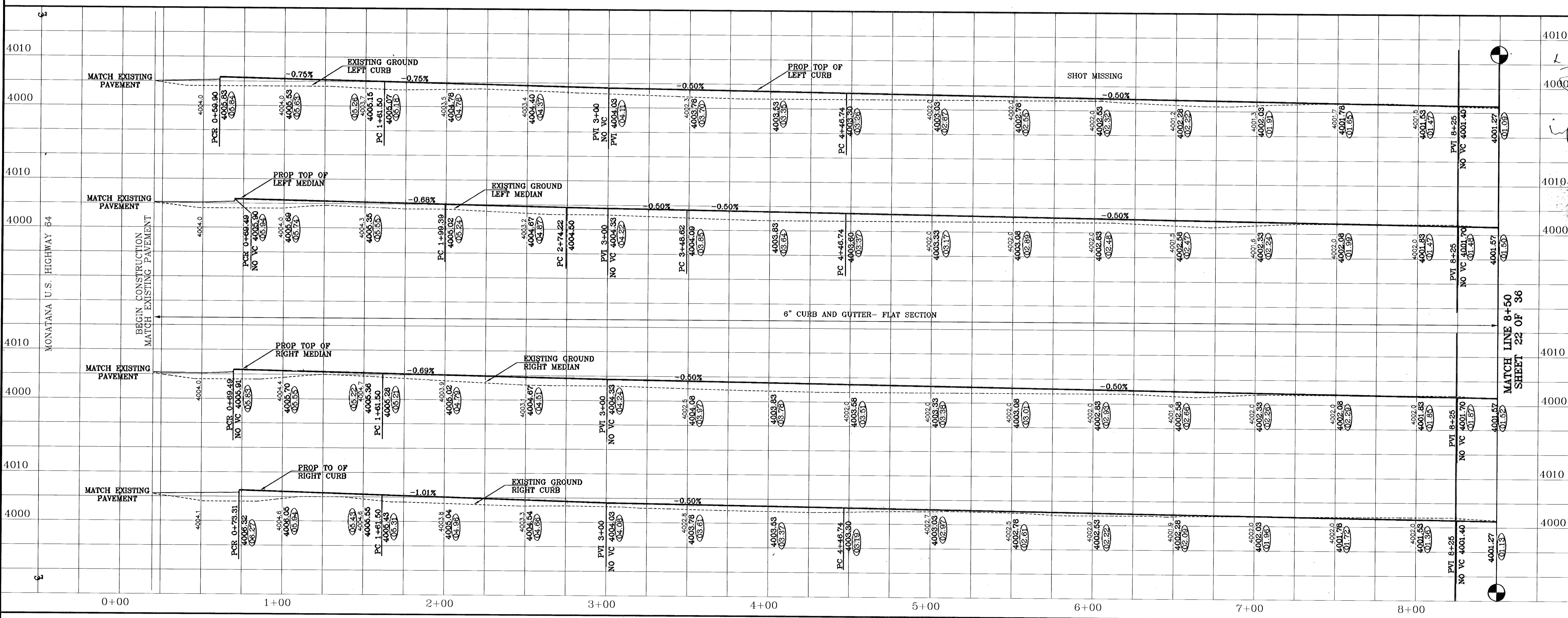
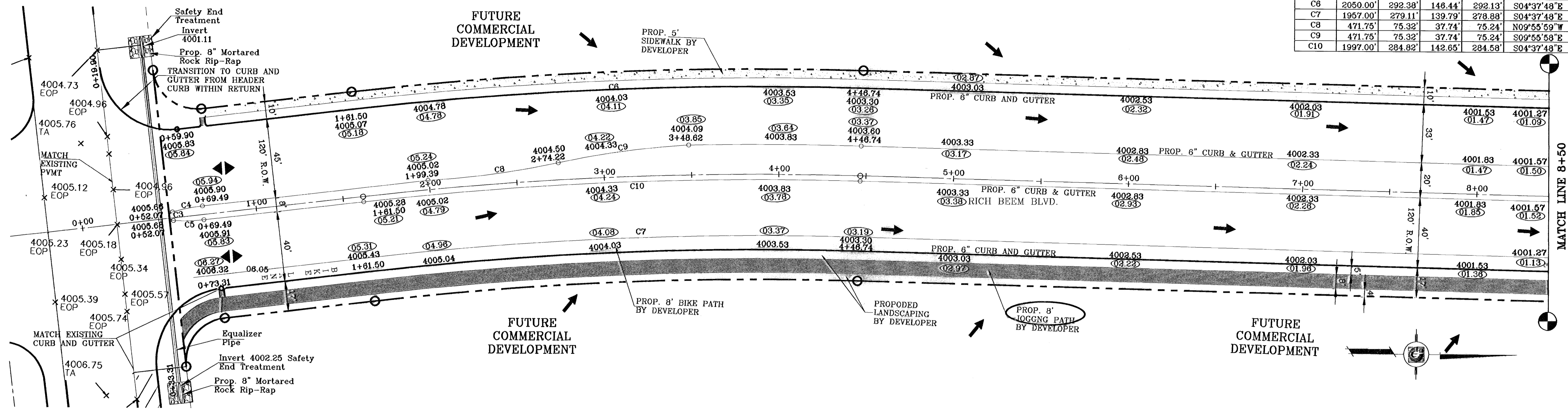
DATE: OCTOBER 2006  
 DESIGN BY: J.C.  
 INITIATED BY: R.R.  
 CHECK BY: J.C.  
 JOB NO.: 20473

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

**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**OSMUNDO NUÑEZ COURT**  
**SHT 20 OF 36A**

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	35.00'	54.98'	35.00'	49.50'	N36°17'02"E	90°00'00"
C2	42.00'	85.97'	42.00'	59.40'	S53°42'58"E	90°00'00"
C3	2.51'	7.01'	14.19'	4.94'	N81°17'02"E	159°58'23"
C4	100.00'	17.51'	8.78'	17.48'	S13°43'52"E	10°01'48"
C5	100.00'	17.51'	8.78'	17.48'	N03°42'03"W	10°01'48"
C6	2050.00'	292.38'	148.44'	292.13'	S04°37'48"E	8°10'18"
C7	1957.00'	279.11'	139.79'	278.88'	S04°37'48"E	8°10'18"
C8	471.75'	75.32'	37.74'	75.24'	N09°55'59"W	9°08'52"
C9	471.75'	75.32'	37.74'	75.24'	S09°55'59"E	9°08'52"
C10	1997.00'	284.82'	142.65'	284.58'	S04°37'48"E	8°10'18"



BENCHMARKS  
 CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD. S28°43'1"E  
 A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
 MAINWAY AVENUE. CITY DATUM ELEVATION: 4005.40  
 BY DATE REVISIONS  
 07-05-06 ELEVATION CHANGE TO BEEM BLVD. & CAMELIZANO ST. RR  
 10-10-06 PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADINGS RR  
 05-15-07 PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADINGS RR  
 05-21-07 SANITARY SEWER CONTACT ON GR. CAMELIZANO & RICH BEEM RR  
 12-28-07 AS BUILT RR

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34, AND  
 PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS  
 AND PACIFIC RAILROAD COMPANY SURVEYS;  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40.958 ACRES

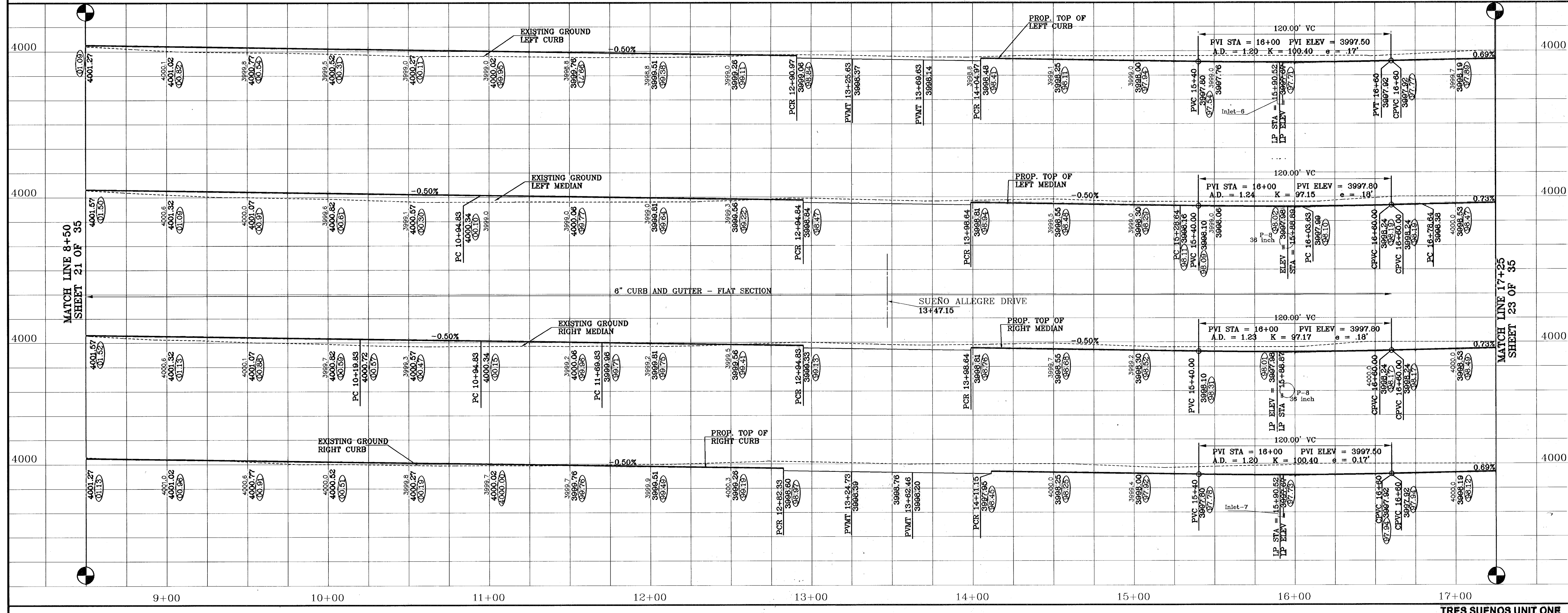
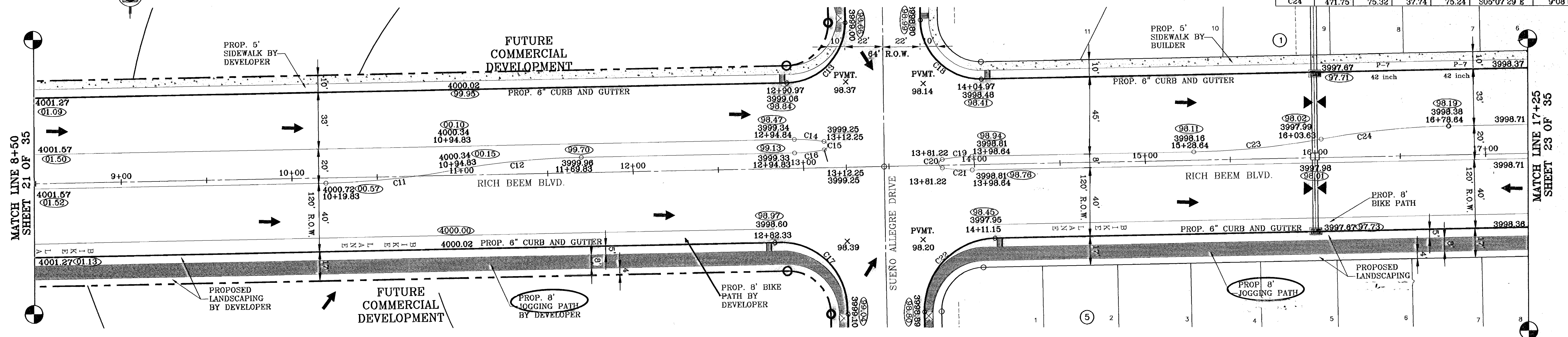
ENGINEER'S SEAL  
 S C A L E  
 Horiz: 1"=50'  
 Vert: 1"=10'  
 DATE: OCTOBER 2006  
 DESIGN BY: J.C.  
 INITIATED BY: R.R.  
 CHKD. BY: J.C.  
 JOB NO.: 206-79

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

SHEET TITLE  
**STREET  
 PLAN-PROFILE**  
**RICH  
 BEEM  
 BOULEVARD**  
 SHT 21 OF 36A

○ DENOTES AS BUILT CONDITION ONLY

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	471.75'	75.32'	37.74'	75.24'	N05°07'29"W	9°08'53"
C12	471.75'	72.97'	36.58'	72.89'	S04°58'55"E	8°51'43"
C13	35.12'	54.59'	34.54'	49.28'	N45°16'03"W	89°02'41"
C14	100.00'	17.51'	8.78'	17.48'	S04°28'15"W	10°01'48"
C15	2.51'	7.01'	14.19'	4.94'	S89°27'21"W	159°58'23"
C16	100.00'	17.51'	8.78'	17.48'	N05°33'33"W	10°01'48"
C17	40.61'	65.89'	42.78'	58.90'	S45°07'10"W	92°57'12"
C18	35.00'	55.32'	35.34'	49.74'	N44°43'57"E	90°33'12"
C19	100.00'	17.51'	8.78'	17.48'	S05°33'33"E	10°01'48"
C20	2.51'	7.01'	14.19'	4.94'	N89°27'21"E	159°58'23"
C21	100.00'	17.51'	8.78'	17.48'	N04°28'15"E	10°01'48"
C22	42.00'	65.97'	42.00'	59.40'	S45°32'39"E	90°00'00"
C23	471.75'	75.32'	37.74'	75.24'	N05°07'29"W	9°08'53"
C24	471.75'	75.32'	37.74'	75.24'	S05°07'29"E	9°08'53"



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS

1790 LEE TREVINO DR. SUITE 400  
EL PASO, TEXAS 79936

**CONDE INC.**

PROJECT NAME: **TRES SUEÑOS UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34, AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40.938 ACRES

DATE: OCTOBER 2006  
 DESIGN BY: J.C.  
 INITIATED BY: R.R.  
 CHKD. BY: J.C.  
 JOB NO.: 206-73

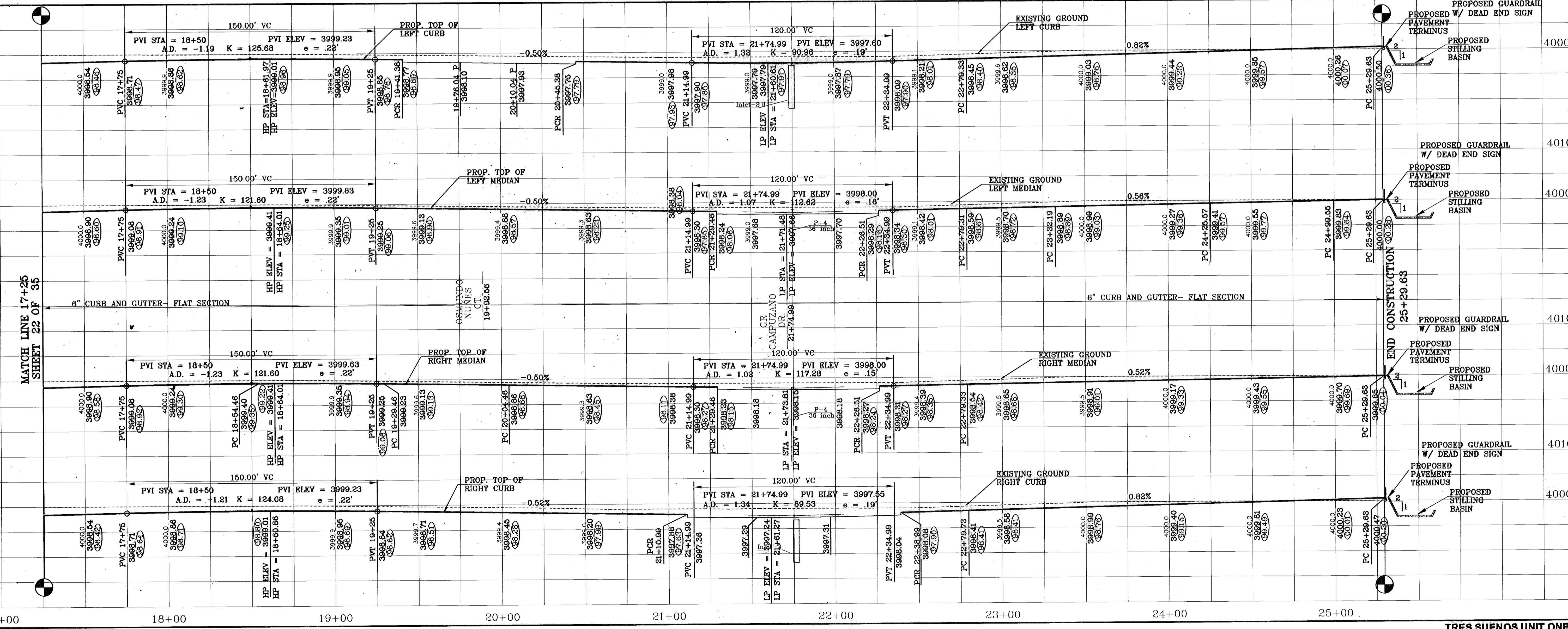
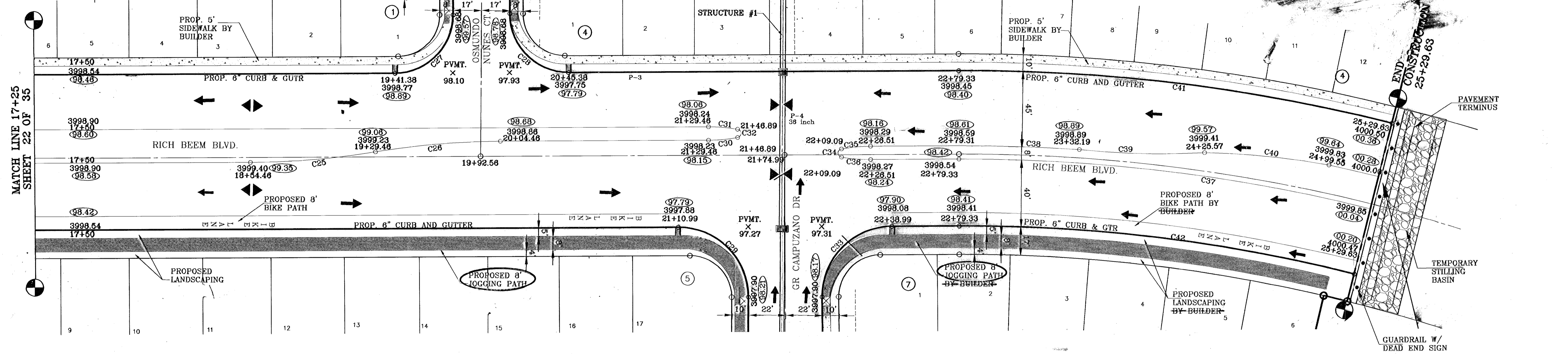
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 Vert: 1"=10'

SHEET TITLE: **STREET PLAN-PROFILE**  
**RICH BEEM BOULEVARD**

SHT 22 OF 36A

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						CURVE TABLE							
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C25	471.75	75.32	37.74	75.24	N05°07'29"W	9°08'53"	C34	2.51	7.01	3.50	7.01	S06°37'35"W	14°20'29"
C26	471.75	75.32	37.74	75.24	S05°07'30"E	9°08'52"	C35	100.00	17.51	8.78	17.48	S05°33'33"E	10°01'48"
C27	35.00	54.64	34.66	49.28	N45°18'03"W	89°28'48"	C36	100.00	17.51	8.78	17.48	N04°38'15"E	10°01'48"
C28	35.00	55.32	35.34	49.74	N44°43'57"E	90°33'12"	C37	997.00	249.58	124.79	249.58	S06°37'35"W	14°20'29"
C29	42.00	65.97	42.00	59.40	S44°27'21"W	90°00'00"	C38	1005.00	73.18	36.59	73.18	S05°33'33"E	10°01'48"
C30	100.00	17.51	8.78	17.48	N05°33'33"W	10°01'48"	C39	471.75	75.32	37.74	75.24	N01°07'55"E	9°08'52"
C31	100.00	17.51	8.78	17.48	S04°28'15"W	10°01'48"	C40	471.75	75.32	37.74	75.24	S05°23'00"W	9°08'52"
C32	2.51	7.01	3.50	7.01	S89°27'21"W	159°56'23"	C41	1050.00	77.00	38.50	77.00	S06°37'35"W	14°20'29"
C33	42.00	65.97	42.00	59.40	S45°32'39"E	90°00'00"	C42	357.00	55.05	27.52	55.05	S06°37'35"W	14°20'29"



**TRES SUEÑOS UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40.958 ACRES

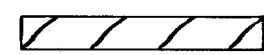

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1790 LEE TARRANT DR. STE 400  
 EL PASO, TEXAS 79936

**CONDE INC.**  
 SHEET TITLE  
 STREET  
 PLAN-PROFILE  
**RICH BEEM BOULEVARD**

SHT 23 OF 36A  
 TRES SUEÑOS UNIT ONE

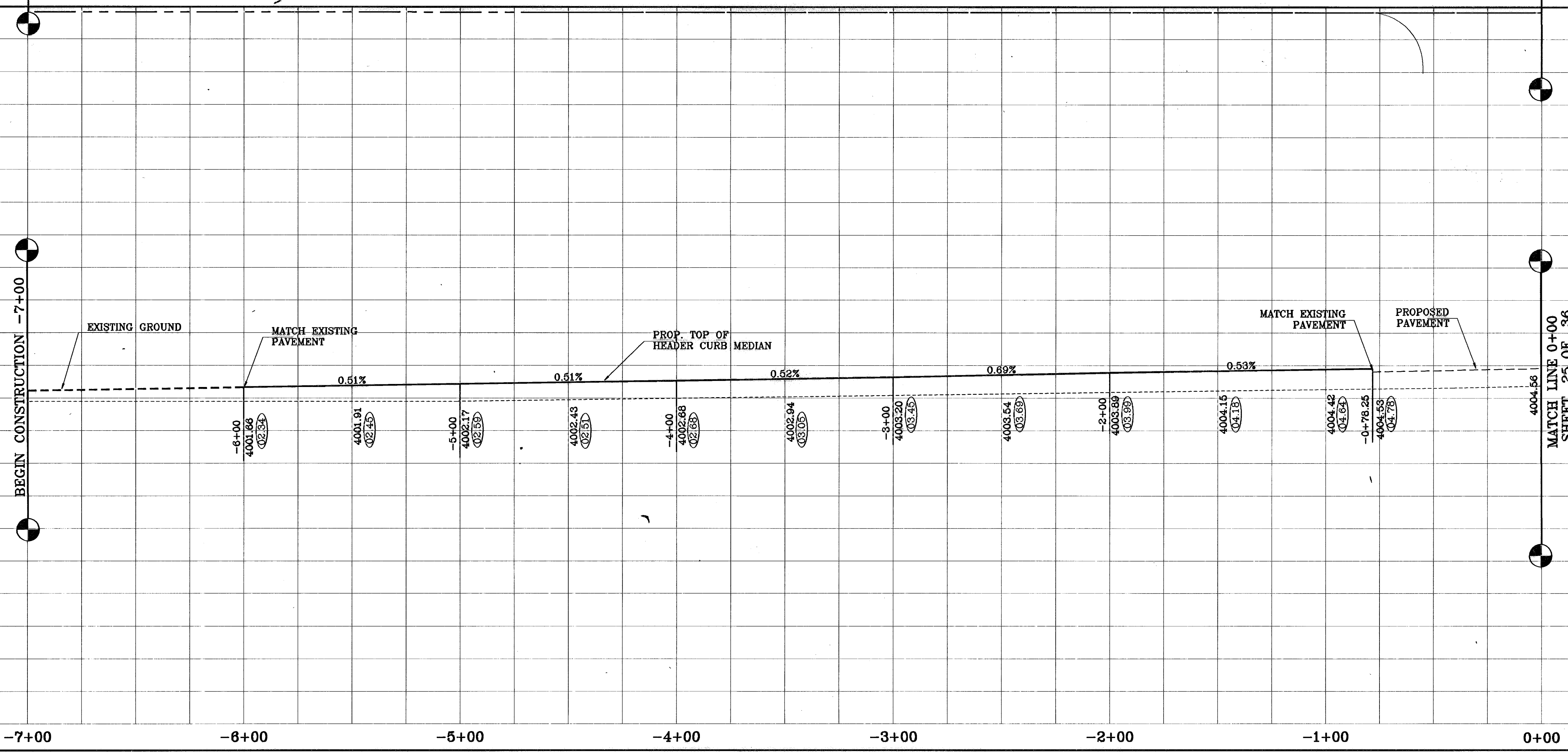
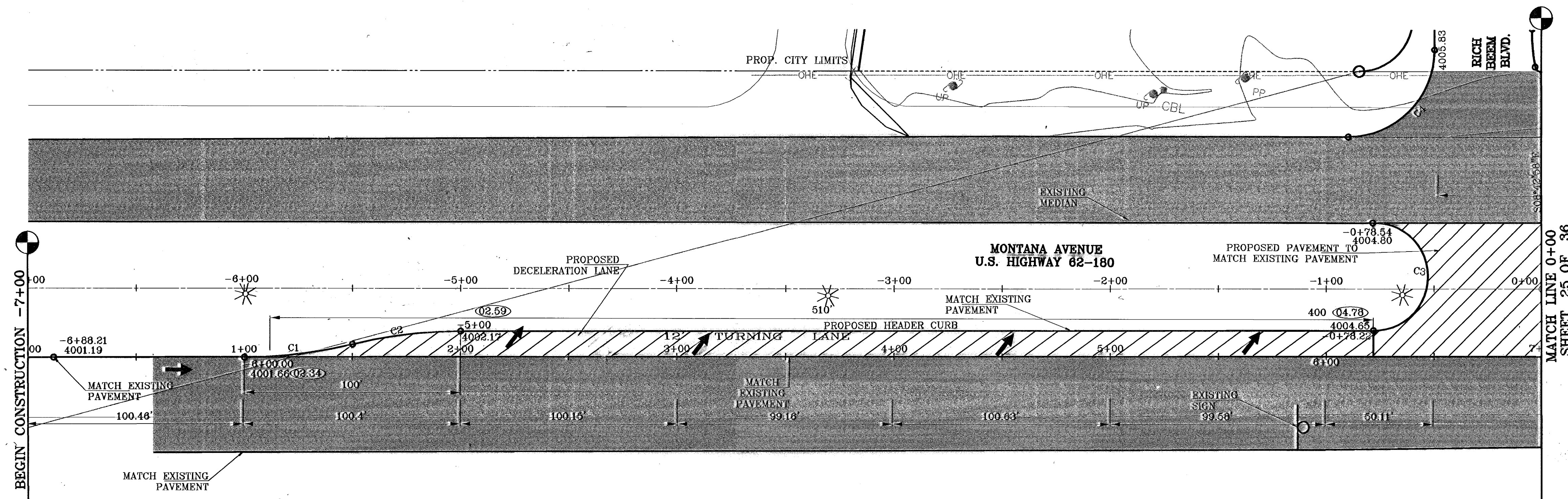


**LEGEND:**

-  PROPOSED PAVEMENT
-  EXISTING PAVEMENT

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	211.45'	50.48'	25.36'	50.36'	N74°22'02"E	13°40'39"
C2	211.45'	50.48'	25.36'	50.36'	S74°22'02"W	13°40'39"
C3	24.74'	79.16'	846.28'	49.45'	N09°04'56"W	183°20'56"
C4	40.00'	62.81'	39.97'	56.55'	N36°15'56"E	89°57'46"



**BENCHMARKS**

DATE	CITY	DETAIL	ELEVATION	REVISIONS
07-05-06		ELEVATION CHANGE TO BREA BLVD. & CAMPUZANO ST.	4000.46	
10-10-06		PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADIES		
12-15-06		CITY RED LINES		
05-15-07		PARK GRADING CHANGE		
09-21-07		STAIRWAY SEWER CONTACT ON GR. CAMPUZANO & RICH BREA		
05-21-08		AS BUILT		

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BREA BLVD. S08°33'11" E A DISTANCE OF 497.88 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE


**PROJECT NAME**  
TRES SUENOS UNIT ONE

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 40.938 ACRES

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

**DATE:** OCTOBER 2006  
**DESIGN BY:** J.C.  
**INITIATED BY:** R.R.  
**CHKD. BY:** J.C.  
**JOB NO.:** 20673

**ENGINEER'S SEAL**

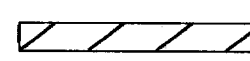
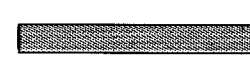


**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1796 LEE PARKWAY, DR. #202, 400  
EL PASO, TEXAS 79906

**SHEET TITLE**  
STREET  
PLAN-PROFILE  
**MONTANA AVENUE U.S. HIGHWAY 62-180**

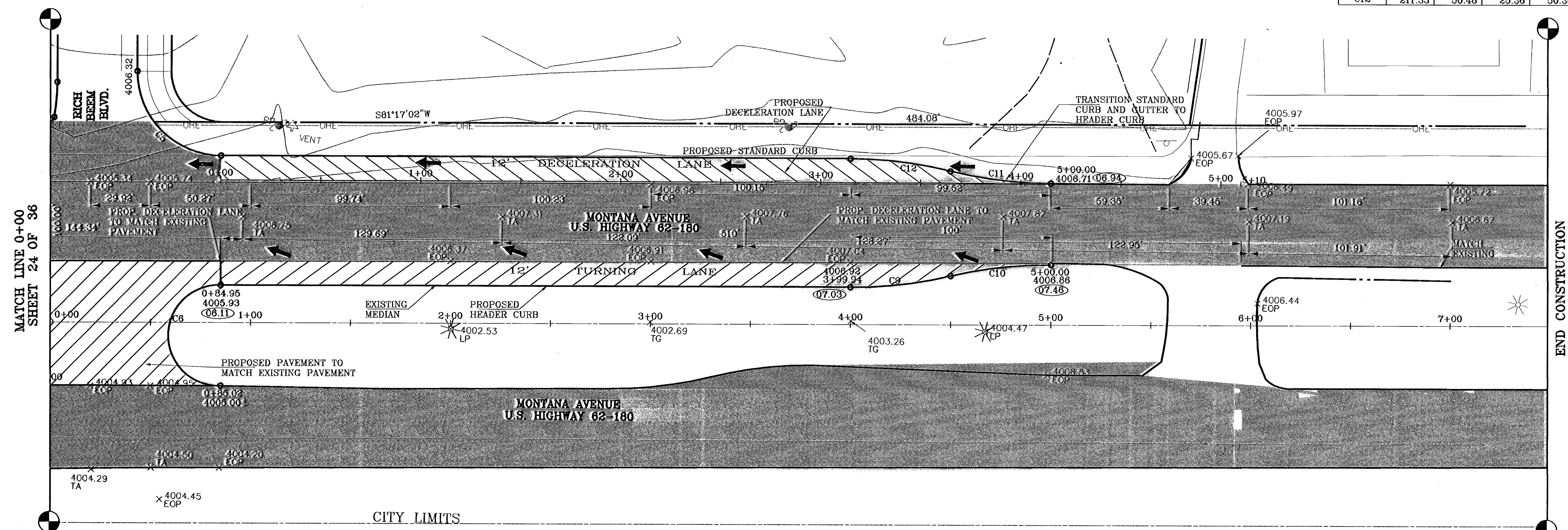
**SHT 24 OF 36A**

**LEGEND:**

-  PROPOSED PAVEMENT
-  EXISTING PAVEMENT

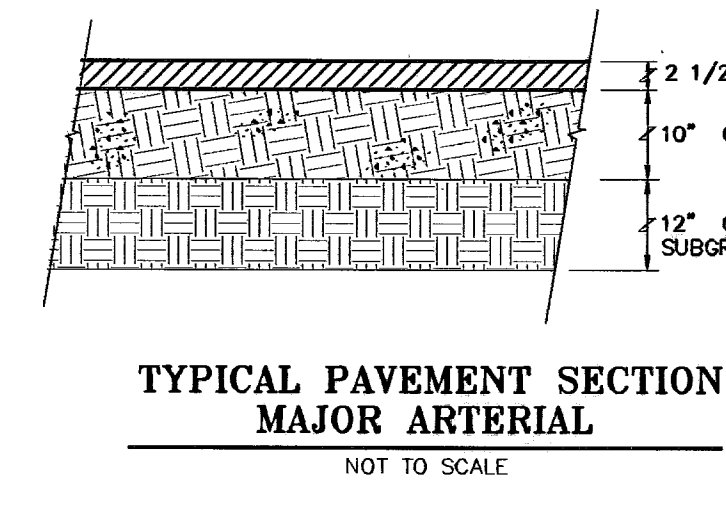
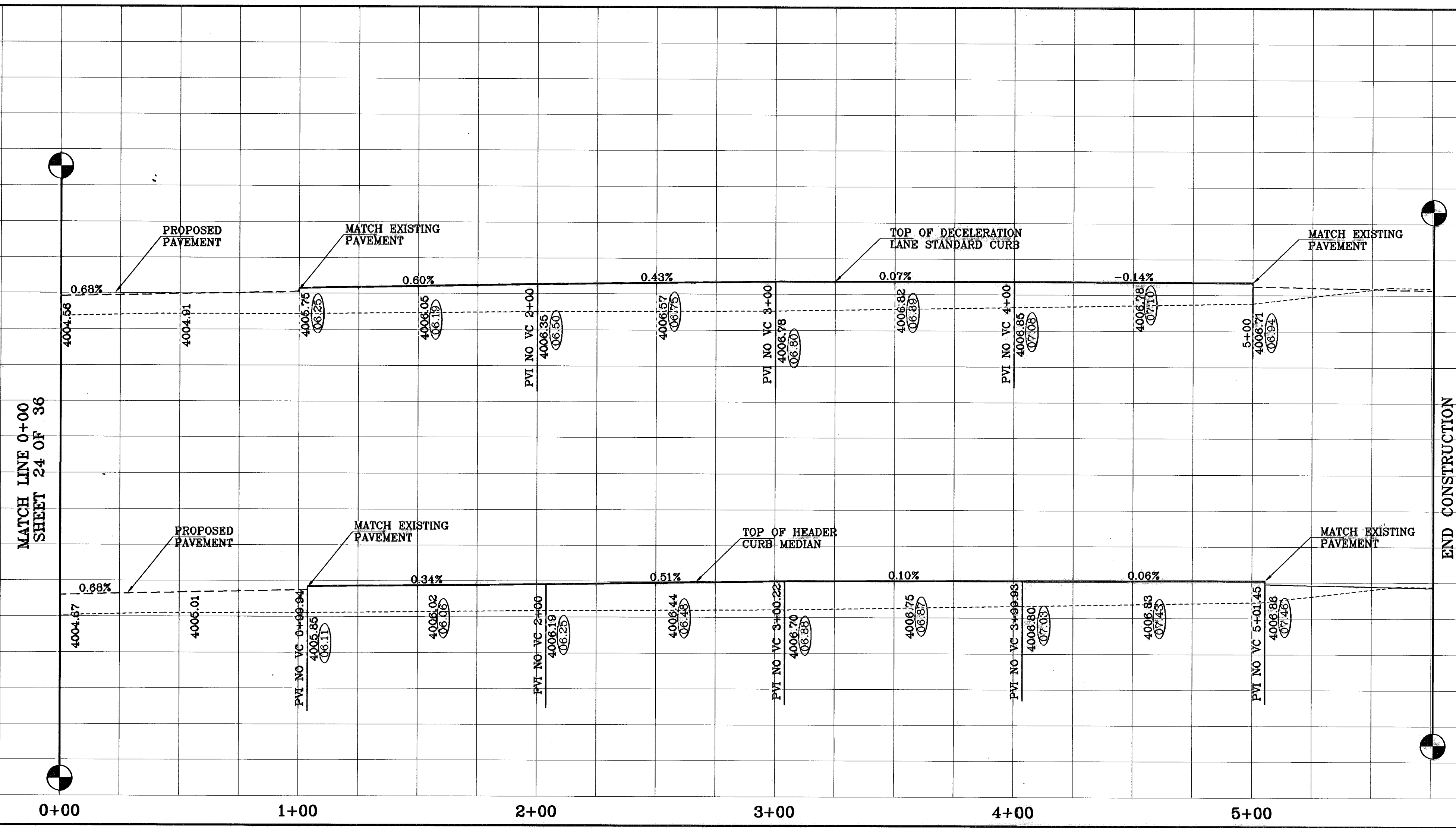
○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	42.00'	65.97'	42.00'	59.40'	S53°42'58"E	90°00'00"
C6	25.04'	80.88'	570.82'	50.03'	S08°48'08"E	185°01'30"
C9	211.45'	50.48'	25.36'	50.36'	N74°51'03"E	13°40'39"
C10	211.45'	50.48'	25.36'	50.36'	S74°51'03"W	13°40'39"
C11	211.33'	50.48'	25.36'	50.36'	N88°11'25"E	13°41'08"
C12	211.33'	50.48'	25.36'	50.36'	S88°11'25"W	13°41'08"

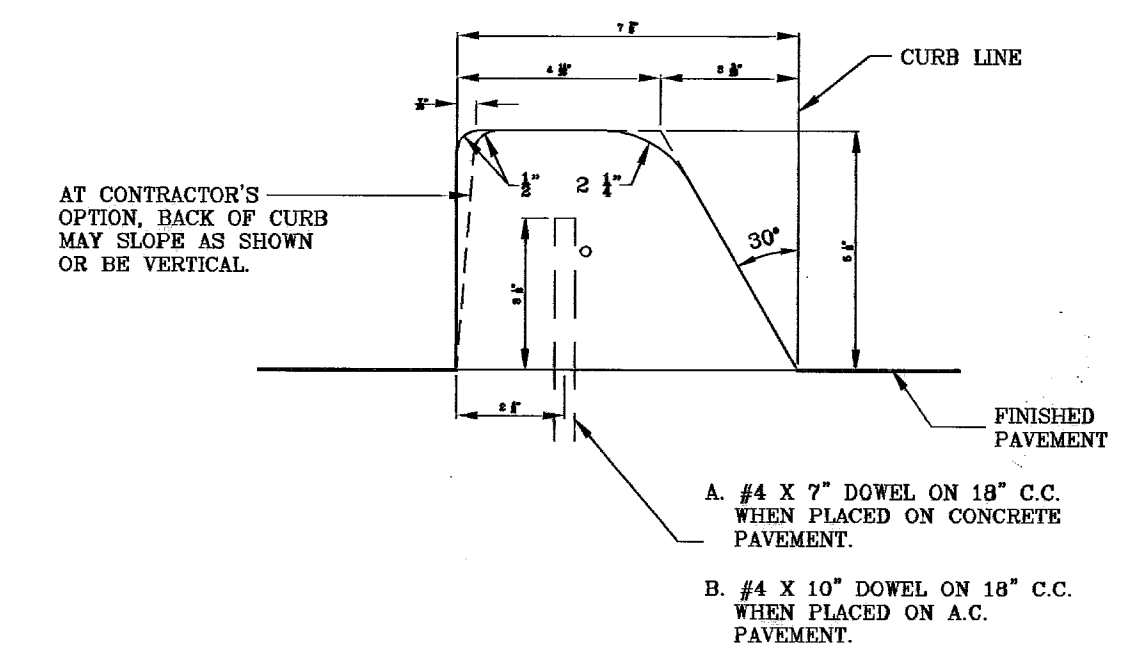


**BENCHMARKS**  
 CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S89°43'1"E  
 777.05 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
 MONTANA AVENUE  
 DATE: 05-10-06  
 CITY DATUM ELEVATION: 4005.40  
 REVISIONS:  
 05-10-06 REVISION CHANGE TO BEEM BLVD. & CAMPUZANO ST.  
 10-10-06 PLAN & PROFILE REVISION FOR TO STORE SEWER GRABBER  
 12-15-06 CITY BEEM BLVD.  
 05-15-07 PARK GRADING CHANGE  
 05-21-07 SANITARY SEWER CONTACT ON CR. CAMPUZANO & RICH BEEM  
 01-21-08 AS BUILT  
 BY: RR  
 CHECKED BY: RR  
 DESIGNED BY: RR  
 DRAWN BY: RR  
 DATE: 05-10-06

**PROJECT NAME**  
**TRES SUEÑOS**  
**UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34 AND  
 PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS  
 AND PACIFIC RAILROAD COMPANY SURVEYS  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40.988 ACRES



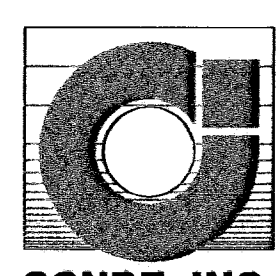
- PAVEMENT NOTES**
- SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
  - BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557. TYPE A, GRADE 1 OR 2.
  - BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
  - PRIME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



NOTE:  
 CONCRETE CURB-TYPE A WILL BE LAID ON TOP OF CONC. PAV. OR A.C. PAV. WHERE SHOWN ON THE PLANS.  
**CONCRETE CURB (TYPE A)**  
 N.T.S.

**SCALE**  
 Horiz: 1"=50'  
 Vert: 1"=10'  
 DATE: OCTOBER 2006  
 DESIGN BY: J.C.  
 CHECKED BY: J.R.  
 CHGD. BY: J.C.  
 JOB NO.: 20673

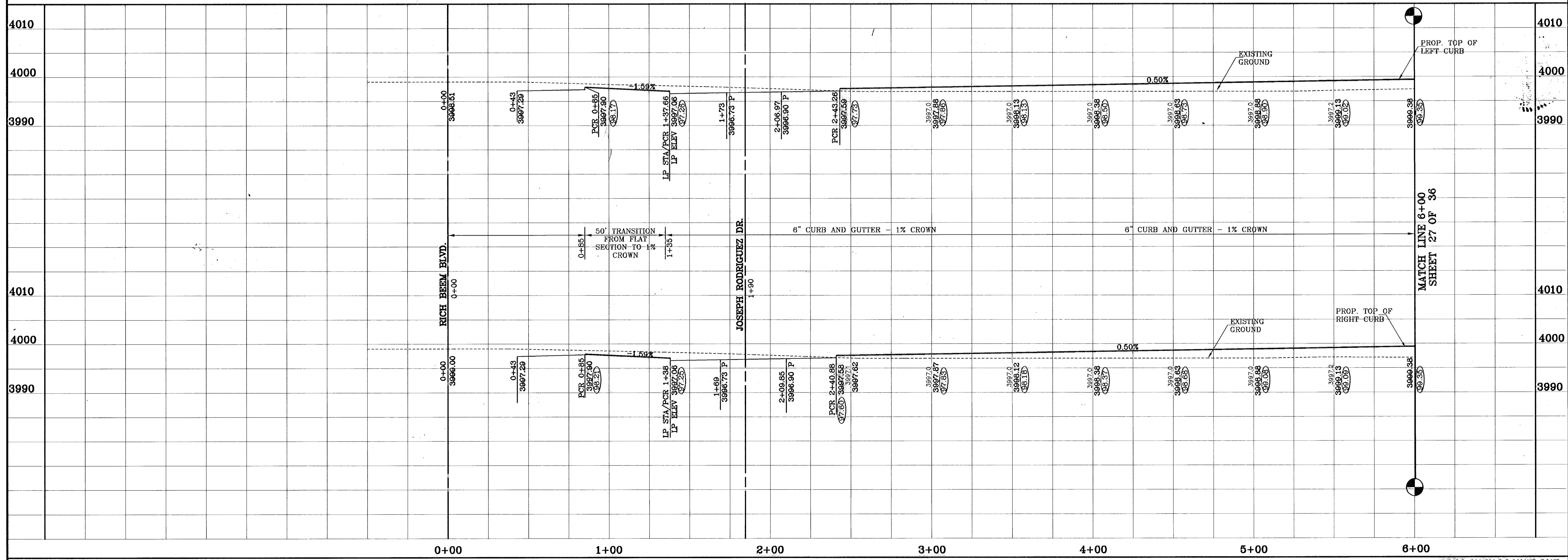
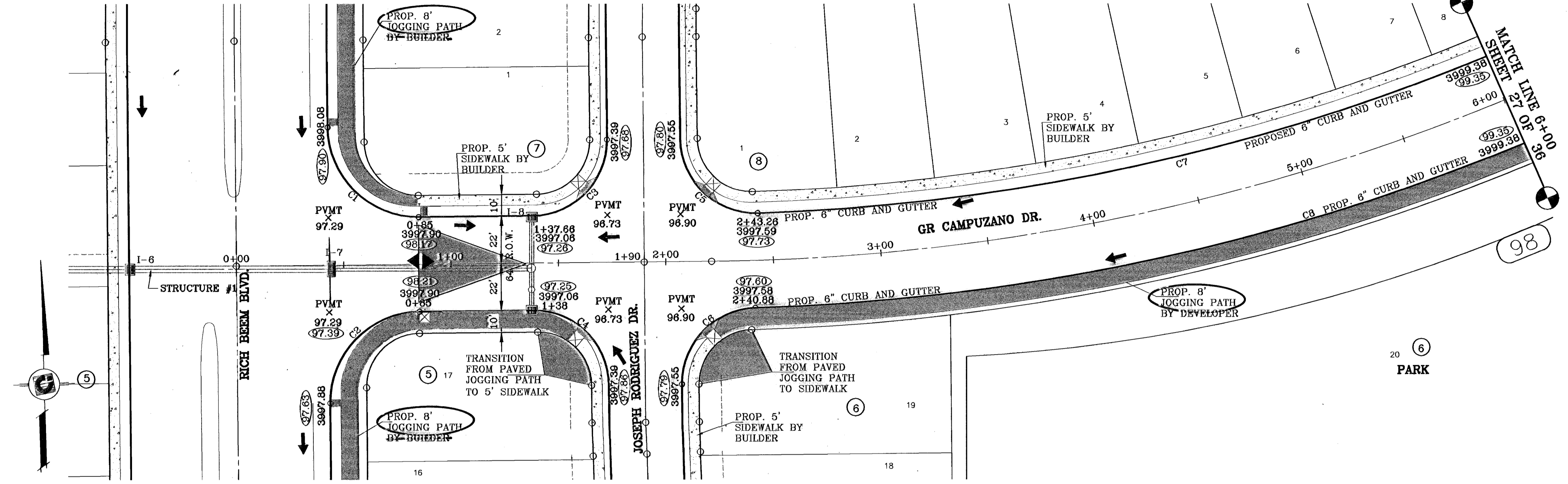
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1760 LEE TREWING DR. STE. 400  
 EL PASO, TEXAS 79936



**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**MONTANA AVENUE**  
**U.S. HIGHWAY 62-180**  
 SHT 25 OF 36A

○ DENOTES AS BUILT CONDITION ONLY

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	42.00'	65.97'	42.00'	59.40'	S45°32'39"E	90°00'00"
C2	42.00'	65.97'	42.00'	59.40'	S44°27'21"W	90°00'00"
C3	35.00'	55.32'	35.34'	49.74'	N44°43'57"E	90°33'12"
C4	35.00'	55.32'	35.34'	49.74'	S44°43'57"E	90°33'12"
C5	35.00'	54.99'	35.00'	49.50'	N45°32'39"W	90°00'00"
C6	35.00'	54.29'	34.32'	49.01'	S43°53'35"W	88°52'29"
C7	978.00'	473.77'	241.63'	469.15'	N74°22'57"E	27°45'19"
C8	1022.00'	498.34'	253.16'	491.47'	N74°25'04"E	27°49'33"
C9	1022.00'	382.10'	193.31'	379.88'	S71°12'58"W	21°25'18"
C10	978.00'	365.65'	184.99'	363.53'	S71°12'58"W	21°25'18"



**BENCH MARKS**  
 CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD. 50943.31'  
 MONTANA AVENUE  
 CITY DATUM ELEVATION 5006.50  
 DATE 08 REVISION CHANGE TO PLAN & PROFILE REVISIONS FOR GR CAMPUZANO DR.  
 07-10-08 PLAN & PROFILE REVISIONS FOR ENHANCE SIDEWALK GRABES RR  
 12-15-08 CITY RED LINES  
 05-15-07 PARK GRADING CHANGE  
 05-21-07 SANITARY SEWER CONFLICT ON GR CAMPUZANO & RICH BEEM RR  
 01-21-08 AS BUILT PR

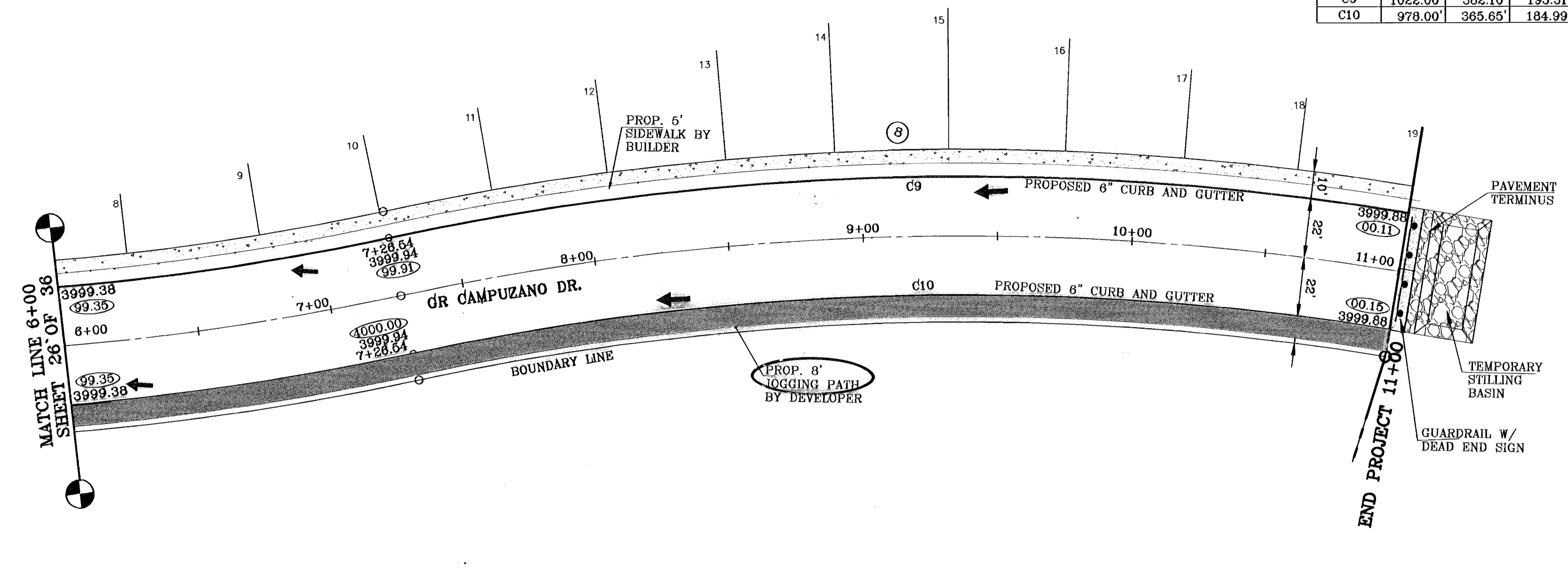
**PROJECT NAME**  
**TRES SUEÑOS UNIT ONE**  
 BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 40.958 ACRES

**SCALE**  
 Horiz: 1"=30'  
 Vert: 1"=10'  
 DATE: OCTOBER, 2008  
 DESIGN BY: L.C.  
 INITIATED BY: R.R.  
 CHD. BY: L.C.  
 JOB NO.: 20673

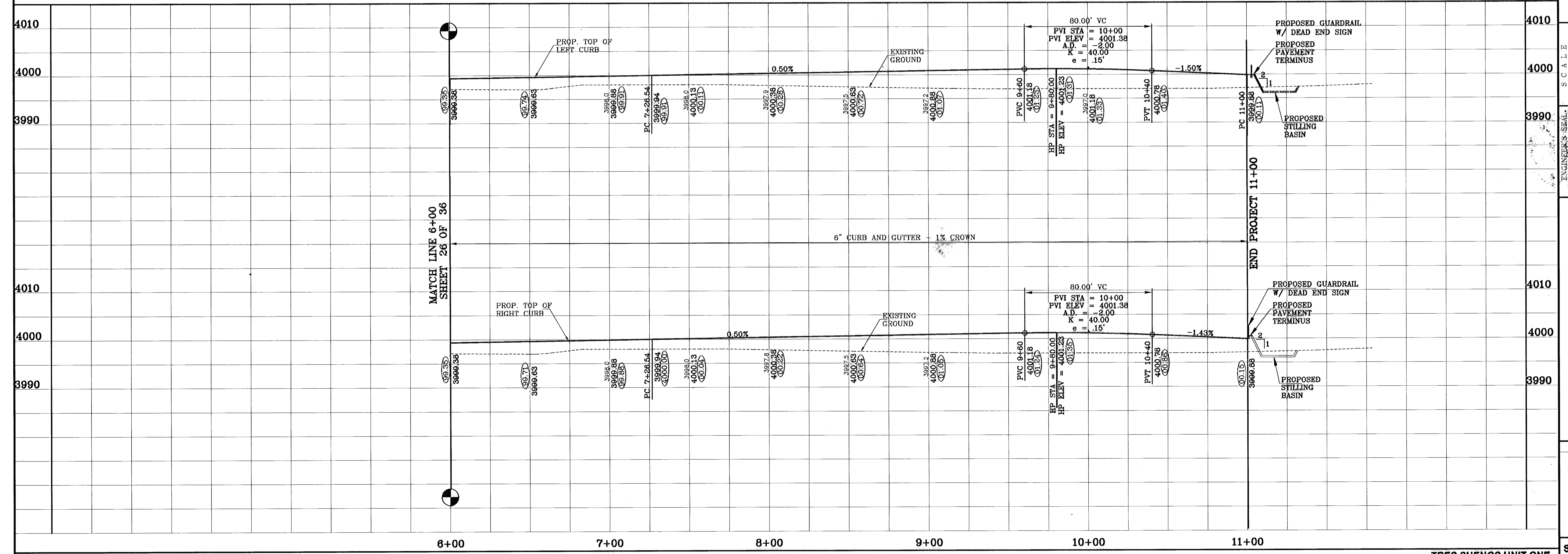
**CONDE INC.**  
 ENGINEERING / PLANNING,  
 SURVEYING / GPS  
 1790 LEE TREVIEW DR. STE 400  
 EL PASO, TEXAS 79938

**SHEET TITLE**  
 STREET  
 PLAN-PROFILE  
**GR CAMPUZANO DR.**  
**SHT 26 OF 36A**

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	42.00'	65.97'	42.00'	59.40'	S45°32'39"E	90°00'00"
C2	42.00'	65.97'	42.00'	59.40'	S44°27'21"W	90°00'00"
C3	35.00'	55.32'	35.34'	49.74'	N44°43'57"E	90°33'12"
C4	35.00'	55.32'	35.34'	49.74'	S44°43'57"E	90°33'12"
C5	35.00'	54.98'	35.00'	49.50'	N45°32'39"W	90°00'00"
C6	35.00'	54.29'	34.32'	49.01'	S43°53'35"W	88°52'29"
C7	978.00'	473.77'	241.63'	469.15'	N74°22'57"E	27°45'19"
C8	1022.00'	496.34'	253.16'	491.47'	N74°25'04"E	27°49'33"
C9	1022.00'	382.10'	193.31'	379.88'	S71°12'58"W	21°25'18"
C10	978.00'	365.65'	184.99'	363.53'	S71°12'58"W	21°25'18"



○ DENOTES AS BUILT CONDITION ONLY



BENCHMARKS

BY	DATE	DESCRIPTION
RR	08-15-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER CHANGES
RR	10-10-06	ELEVATION CHANGE TO BREN BLVD. & CAMPUZANO ST.
RR	12-15-06	CITY REEL LINES
RR	05-15-07	PARK GRADING CHANGE
RR	09-21-07	SANITARY SEWER CONTACT ON GR. CAMPUZANO & RICH BREN
PK	01-21-08	AS BUILT

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING: 40.938 ACRES

ENGINEER'S SEAL

SCALE  
Horizontal: 1"=30'  
Vertical: 1"=10'

DATE: OCTOBER 2006  
DESIGNED BY: J.C.  
CHECKED BY: B.R.  
DRAWN BY: J.C.  
JOB NO.: 206.73

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS

1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79936

# POND CALCULATIONS

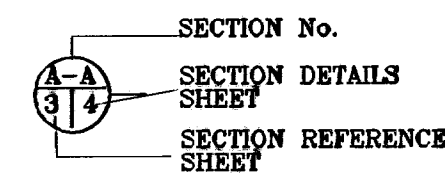
$$Q = \frac{A R C}{12} = AC \setminus FT$$

RES. =  $\frac{48.78 (4) 0.60}{12} = 9.75 AC \setminus FT$   
 & POND  
 COM. =  $\frac{21.50 (4) 0.85}{12} = 8.09 AC \setminus FT$   
 TOTAL = 15.84 AC \setminus FT  
 25% EMERG. = 3.98 AC \setminus FT  
 SILT & DEBRIS = 0.73  
 Qreq = 20.53 AC \setminus FT  
 Qcap = 22.51 AC \setminus FT

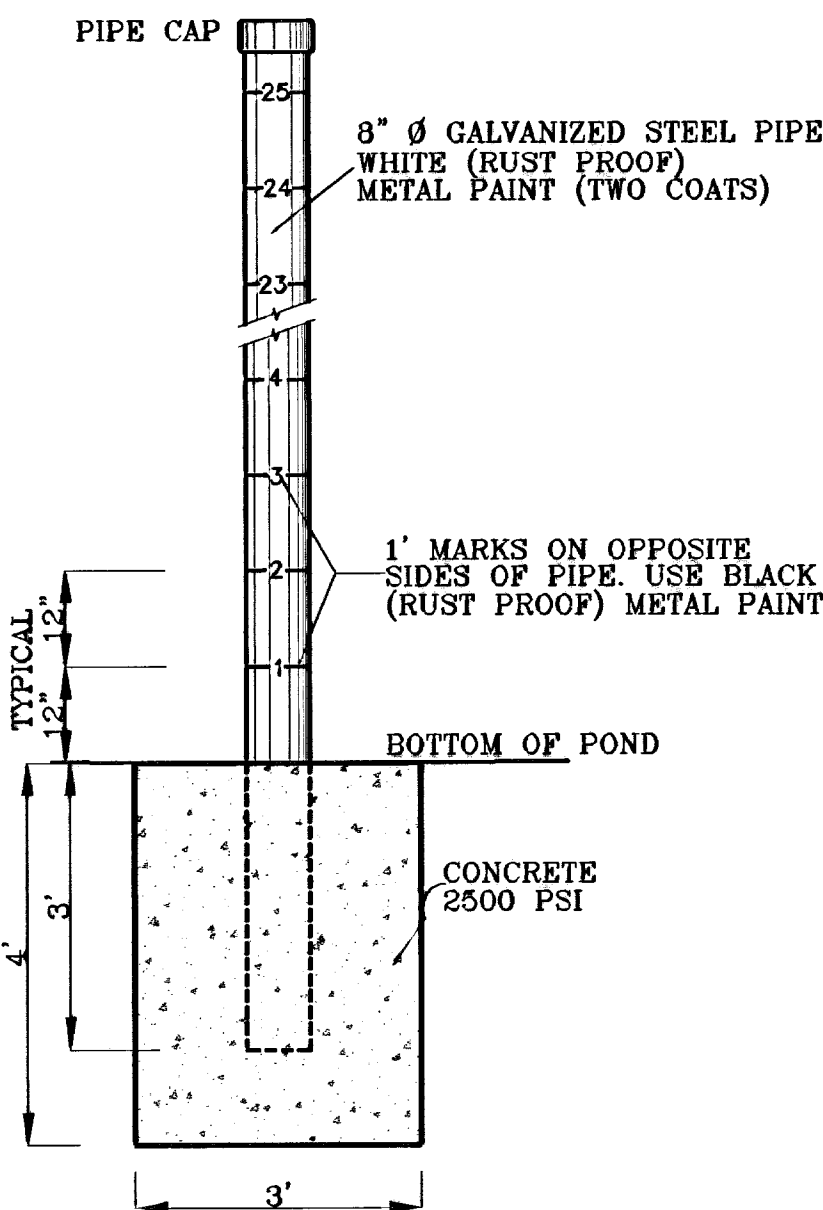
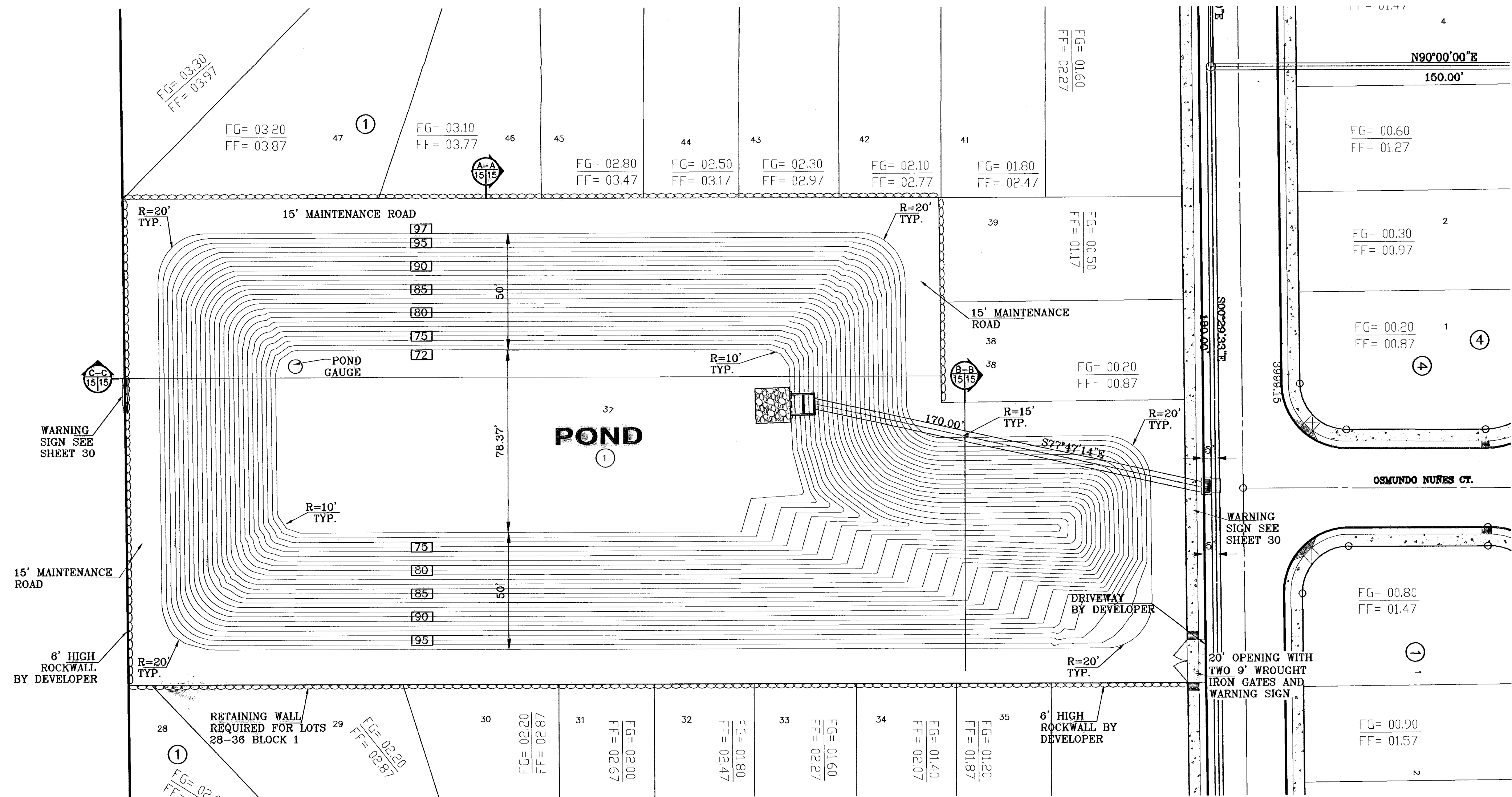
100 YR HW ELEV = 3992.60  
 100 YR PONDED DEPTH = 3995.70

## POND CAPACITY BY ELEVATION (1' INTERVAL)

POND ELEVATION	CAPACITY
3997.00	22.47
3996.00	20.98
3995.00	19.54
3994.00	18.16
3993.00	16.83
3992.00	15.56
3991.00	14.34
3990.00	13.17
3989.00	12.05
3988.00	10.98
3987.00	9.96
3986.00	8.99
3985.00	8.06
3984.00	7.18
3983.00	6.35
3982.00	5.57
3981.00	4.83
3980.00	4.15
3979.00	3.51
3978.00	2.91
3977.00	2.34
3976.00	1.81
3975.00	1.31
3974.00	0.84
3973.00	0.41
3972.00	0.00

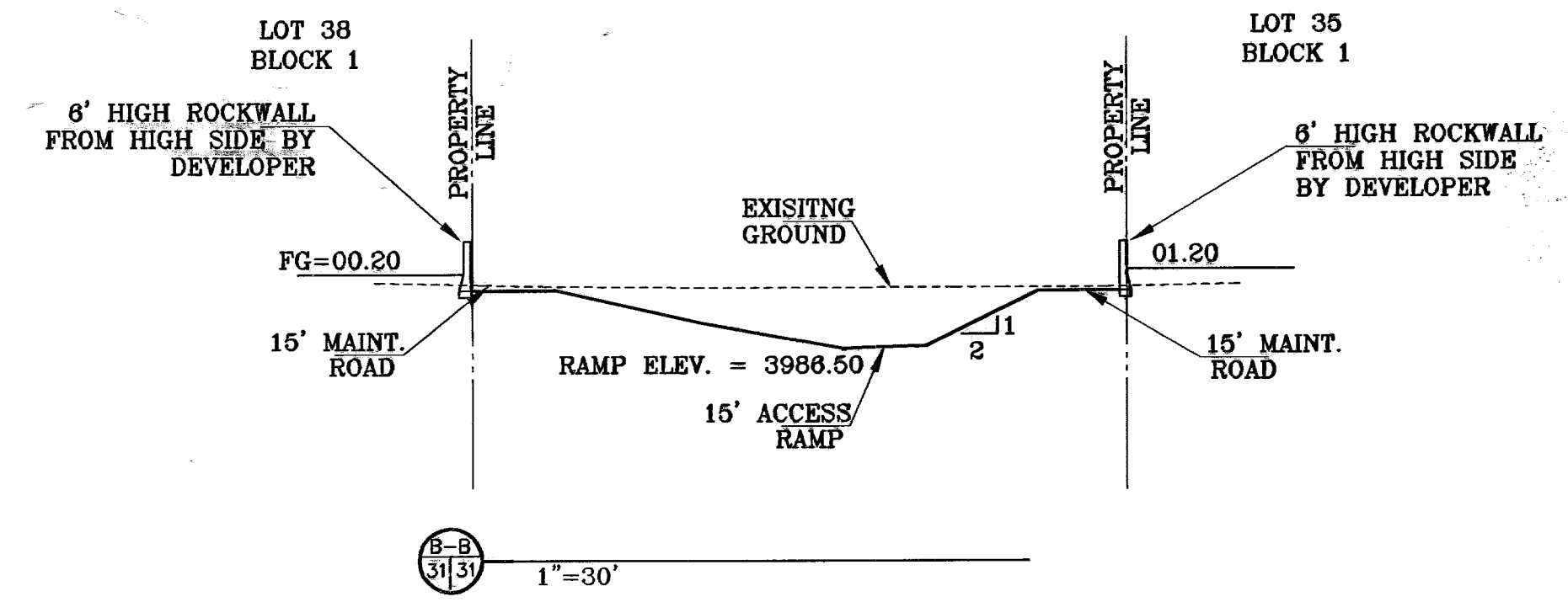
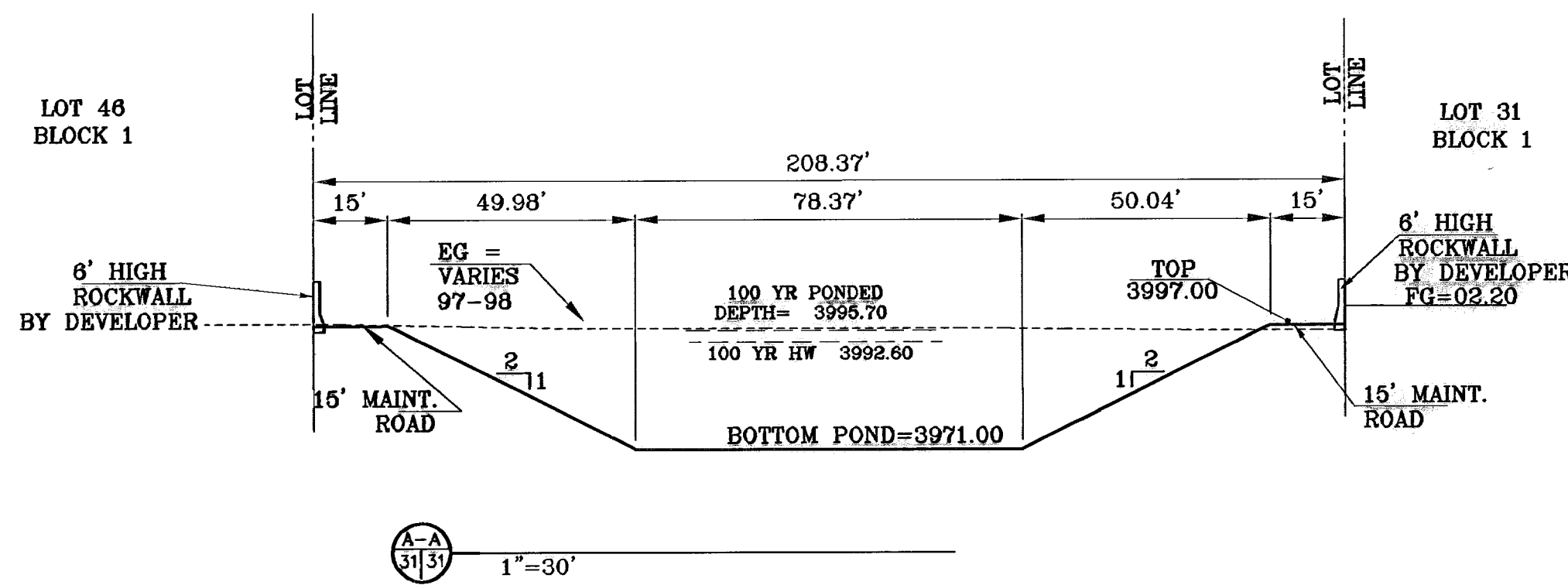


EL PASO ELECTRIC CO. R.O.W.  
BOOK 1085, PAGE 0104

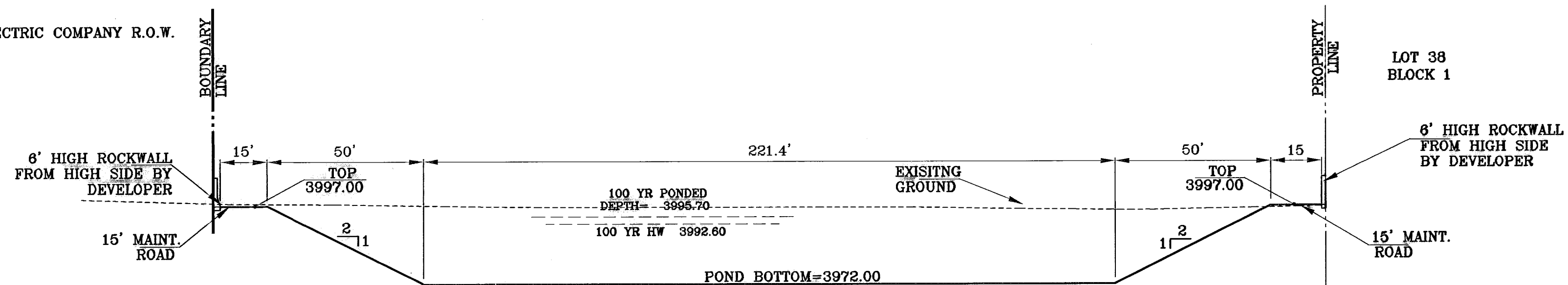


## POND DEPTH GAUGE

1" = 2'



E.P. ELECTRIC COMPANY R.O.W.



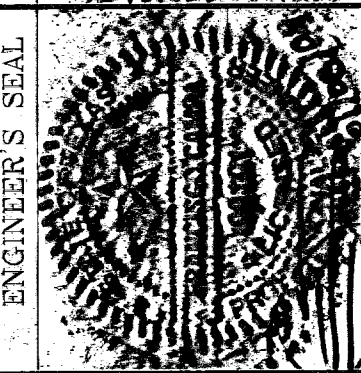
1" = 30'

BENCHMARKS

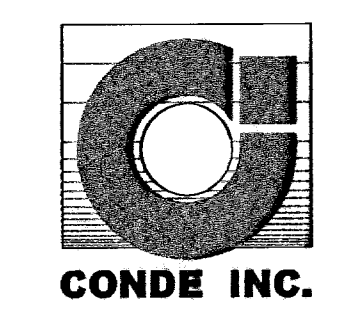
DATE	CITY DATUM ELEVATION	REVISIONS	BY
07-08-08	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.		RR
10-10-08	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADIS		RR
03-18-07	PARK GRADING CHANGE		RR
05-21-07	SANITARY SEWER CONFLICT ON GR. CAMPUZANO & HIGH BEEM		RR
01-21-08	AS BUILT		RR

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**  
 BEING A PORTION OF TRACT 11-C-2, SECTION 34 AND  
 PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS  
 AND PACIFIC RAILROAD COMPANY SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CONTAINING: 40.938 ACRES

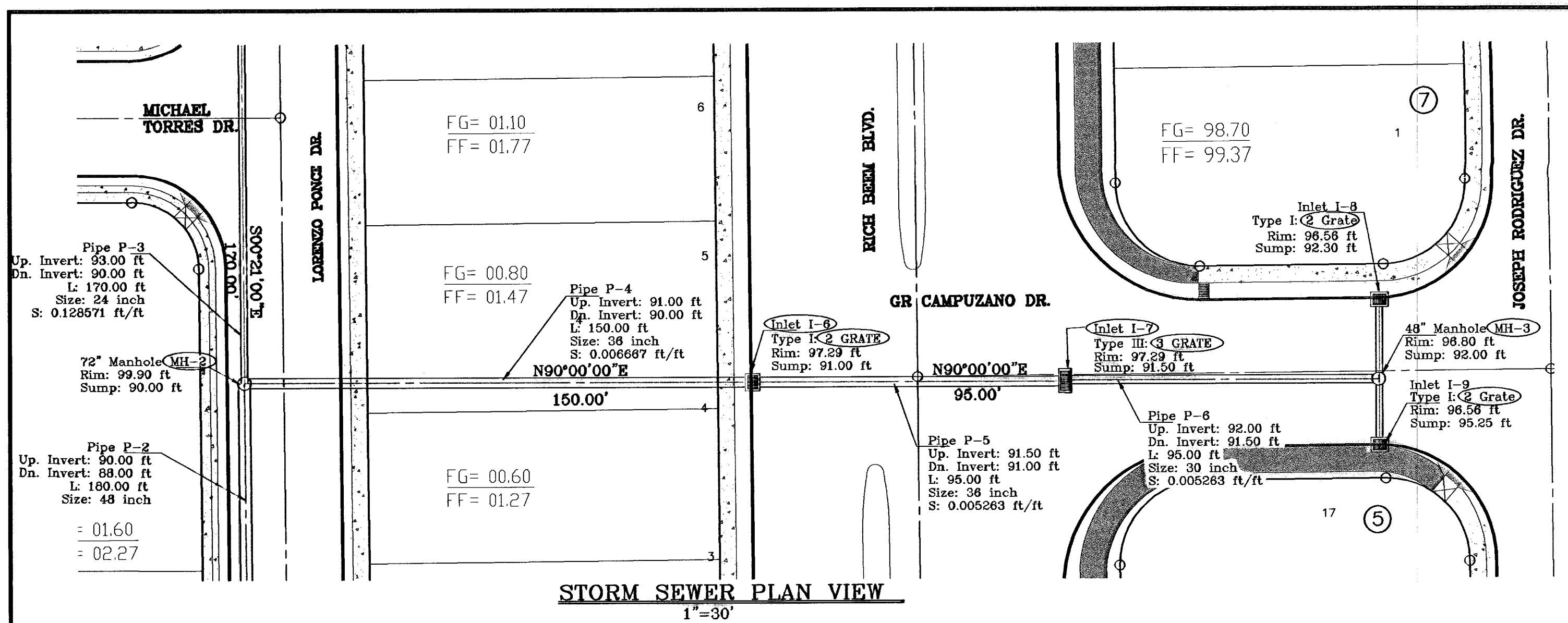
SCALE  
 Horiz: 1"=30'  
 Vert: 1"=10'  
 DATE: OCTOBER 2008  
 DESIGN BY: Y.C.  
 INITIATED BY: R.R.  
 CHD. BY: Y.C.  
 JOB NO.: 20673



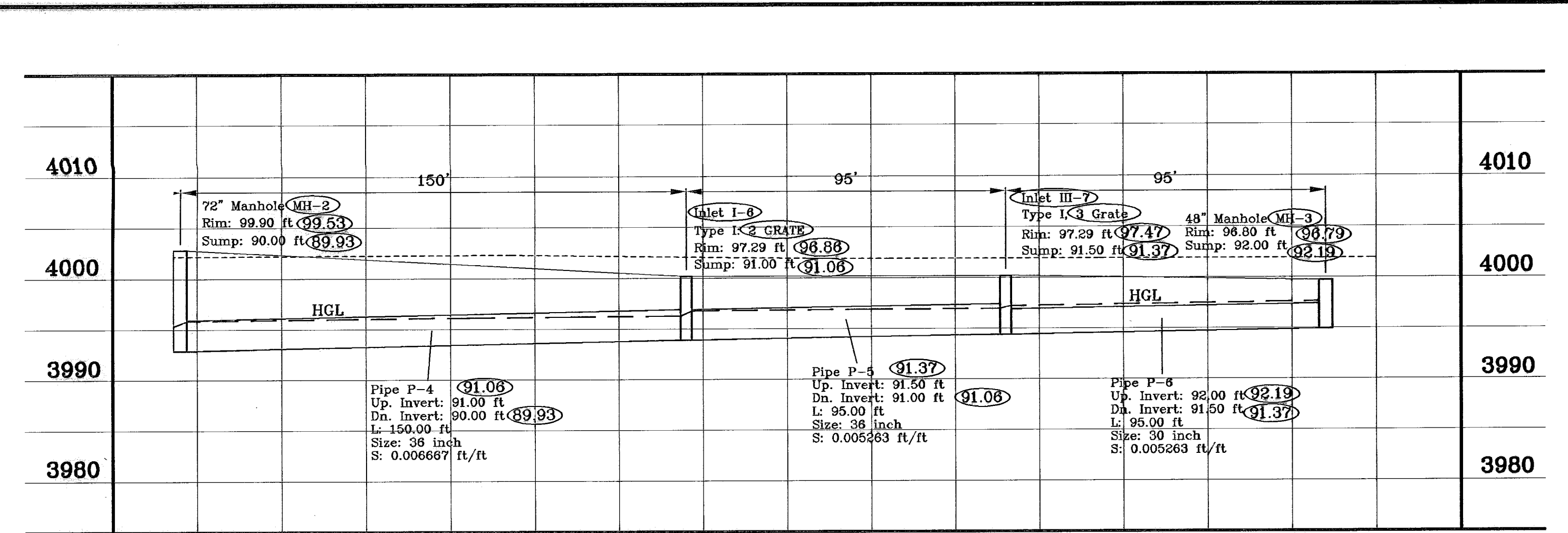
**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1700 LEB TRAVING DR. STE 400  
 EL PASO, TEXAS 79936



SHEET TITLE  
**STREET  
 PLAN-PROFILE  
 POND PLAN  
 VIEW AND  
 SECTIONS**



STORM SEWER PLAN VIEW  
1"=30'



STORM SEWER PROFILE  
HORIZONTAL 1"=30' VERTICAL 1"=10'

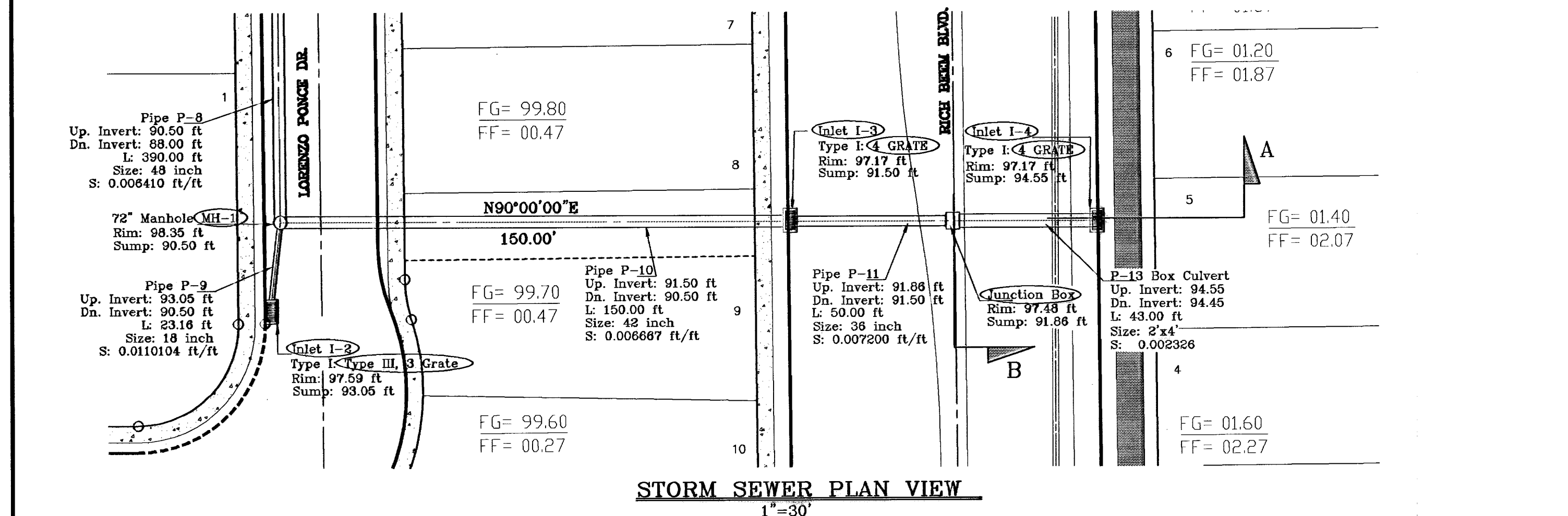
**INLET DATA**

INLET	TYPE	# OF GRATES	Qd CFS	Qcap
I-1	I	3	10.19	32.76
I-2	I	3	13.89	32.76
I-3	I	4	36.80	43.64
I-4	I	4	36.80	43.64
I-5	I	3	18.49	10.82
I-5A	III	1	10.77	21.84
I-6	I	2	10.77	21.84
I-7	III	3	10.77	32.76
I-8	I	2	12.15	21.84
I-9	I	2	12.14	21.84

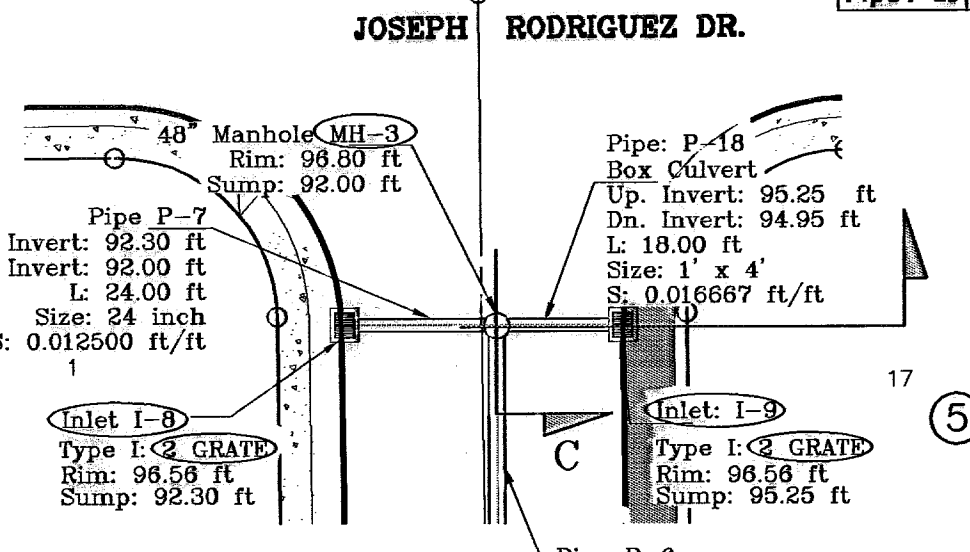
**R.C.P. PIPE DATA**

Label	Sect. Size	L (ft)	S (ft/ft)	System Q (cfs)	Des. Cap. (cfs)	Avg. v (ft/s)	Dr. Gr. Elev. (ft)	Dn. HGL (ft)	Dn. Invert (ft)	Up. Gr. Elev. (ft)	Up. HGL (ft)	Up. Invert (ft)
Pipe P-1	54 inch	170.00	0.0082940	163.00	574.29	10.91	90.00	91.00	73.50	98.39	91.73	88.00
Pipe P-2	48 inch	180.00	0.0111110	65.32	151.41	5.42	98.39	93.18	88.00	99.90	93.48	90.00
Pipe P-3	24 inch	170.00	0.0176470	19.49	30.05	6.20	99.90	93.82	90.00	99.02	95.08	93.00
Pipe P-4	36 inch	150.00	0.0066670	45.83	54.46	6.48	99.90	93.82	90.00	97.29	94.53	91.00
Pipe P-5	36 inch	95.00	0.0052630	35.06	48.39	4.96	97.29	94.86	91.00	97.29	95.12	91.50
Pipe P-6	30 inch	95.00	0.0052630	24.29	29.76	4.95	97.29	95.31	91.50	96.80	95.64	92.00
Pipe P-7	24 inch	24.00	0.0125000	12.15	25.29	3.87	96.80	95.87	92.00	96.56	95.94	92.30
Pipe P-8	48 inch	390.00	0.0064100	87.49	115.00	6.56	98.39	93.18	88.00	98.35	94.63	90.50
Pipe P-9	18 inch	23.16	0.1101040	13.89	34.85	7.86	98.35	95.16	90.50	97.59	95.56	93.05
Pipe P-10	42 inch	150.00	0.0066670	73.60	82.14	7.65	98.35	95.16	90.50	97.17	95.96	91.50
Pipe P-11	30 inch	90.00	0.0072000	36.80	56.59	5.21	97.17	96.17	91.50	97.48	96.32	91.86
Pipe P-12	24 inch	114.16	0.0131390	19.49	25.93	6.75	99.02	95.38	93.00	99.91	96.09	94.50
Pipe P-13	4 x 2 ft	43.00	0.0023260	36.80	33.65	4.60	97.48	96.82	94.45	97.17	96.94	94.55
Pipe P-18	4 x 1 ft	18.00	0.0166670	12.14	32.04	3.95	96.80	95.87	94.95	96.56	95.91	95.25
Pipe P-19	18 inch	25.00	0.0188000	8.49	14.40	6.88	99.91	96.32	97.00	99.92	98.60	97.47

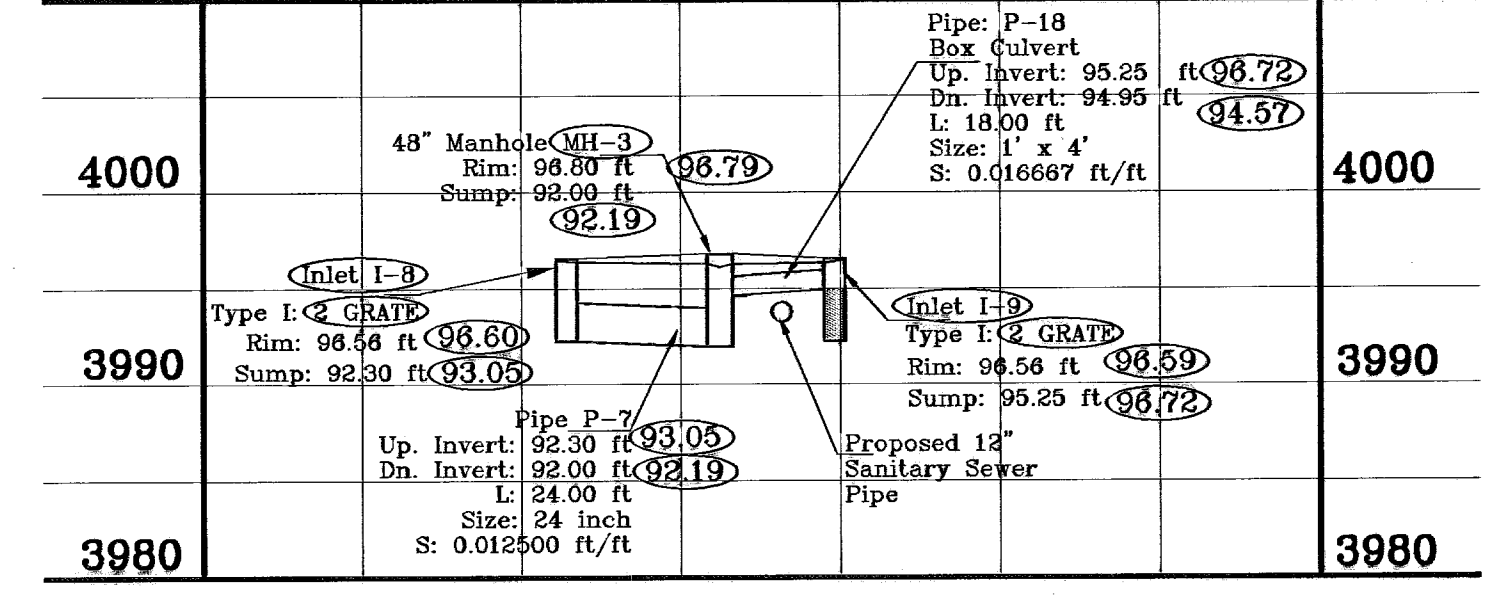
\*ALL PIPE CLASS III UNLESS OTHERWISE NOTED



STORM SEWER PLAN VIEW  
1"=30'

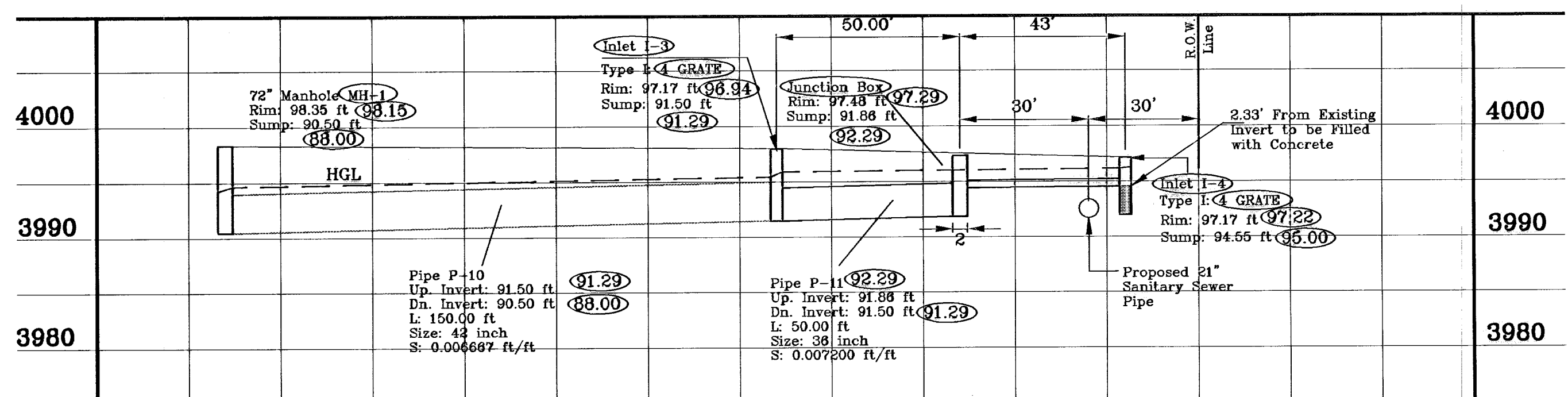


STORM SEWER PLAN VIEW  
1"=30'

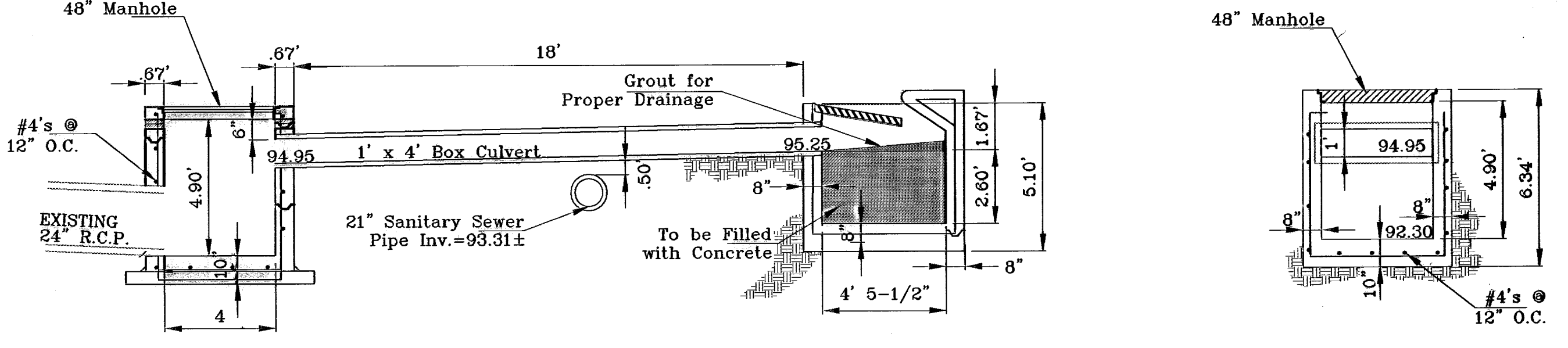


STORM SEWER PROFILE  
HORIZONTAL 1"=30' VERTICAL 1"=10'

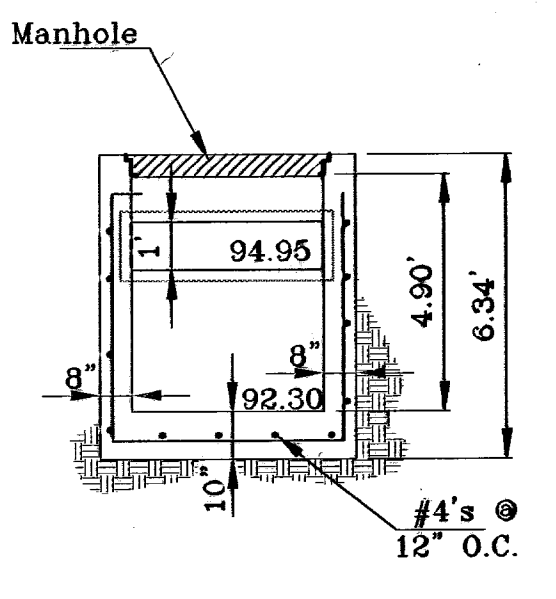
○ DENOTES AS BUILT CONDITION ONLY



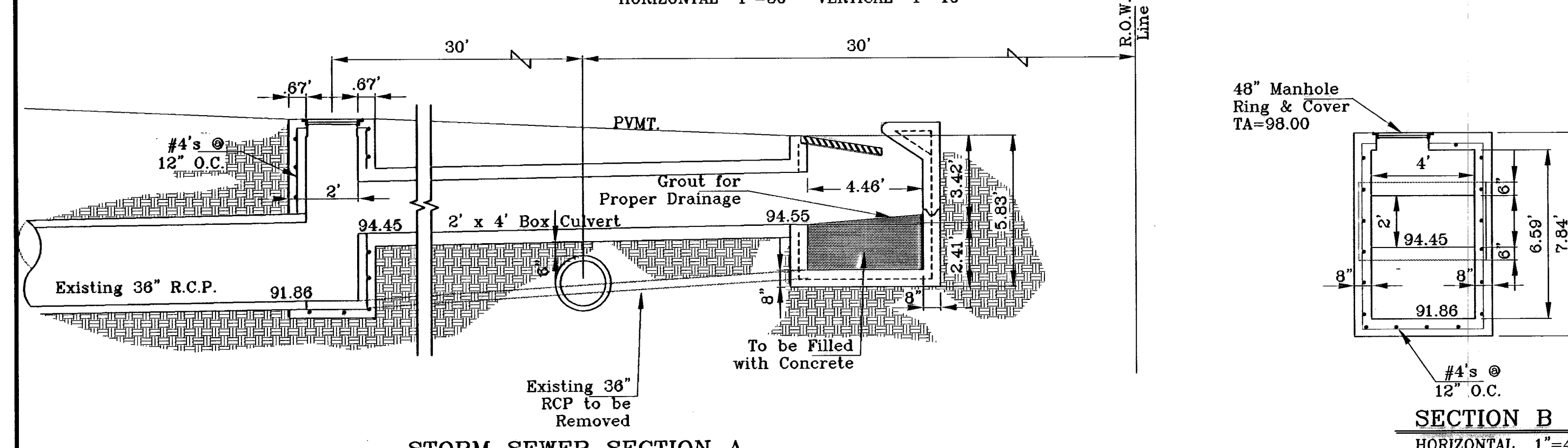
STORM SEWER PROFILE  
HORIZONTAL 1"=30' VERTICAL 1"=10'



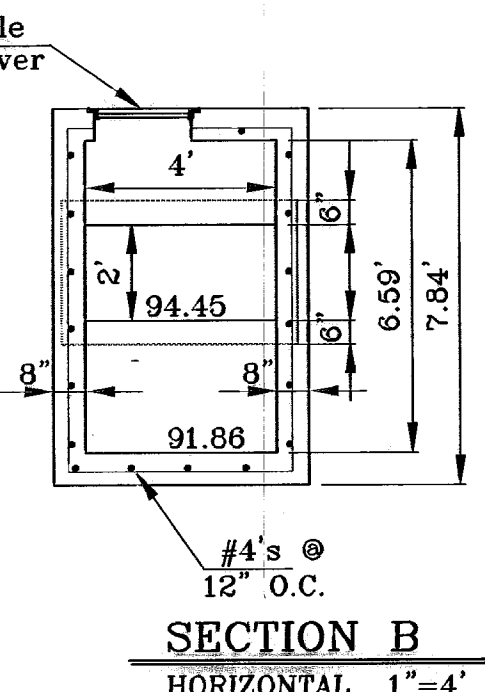
STORM SEWER SECTION C  
SCALE 1"=30'



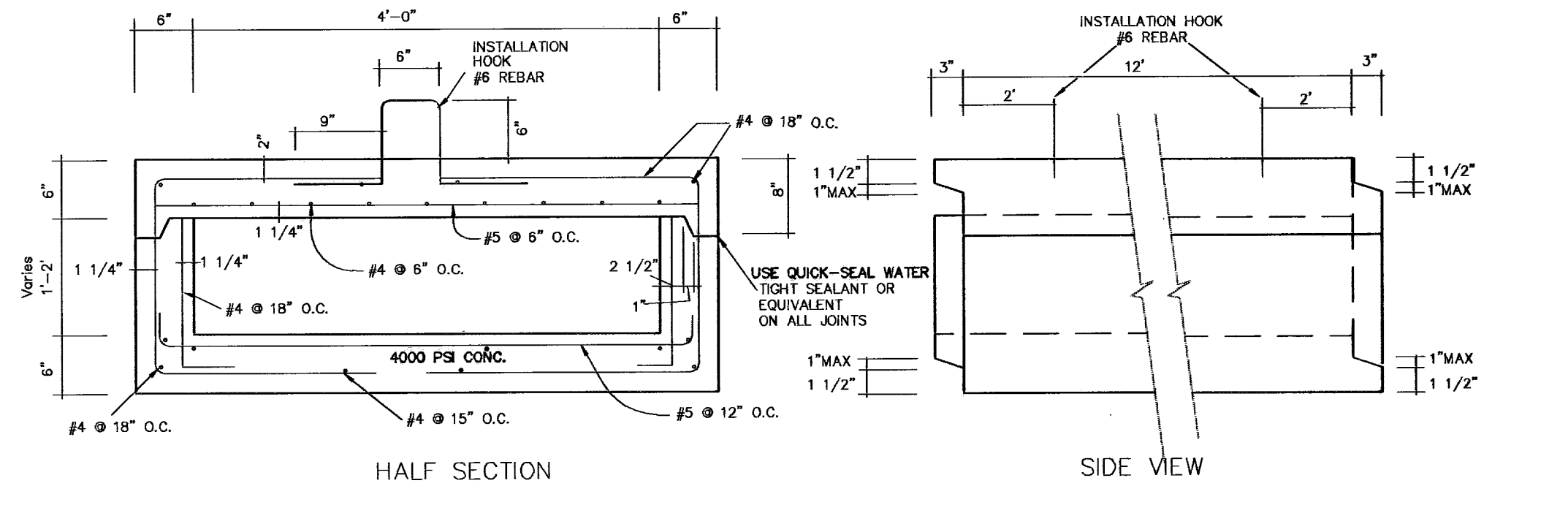
SECTION D  
HORIZONTAL 1"=4'



STORM SEWER SECTION A  
SCALE 1"=40'



SECTION B  
HORIZONTAL 1"=4'



BOX CULVERT DETAILS  
1"=1'

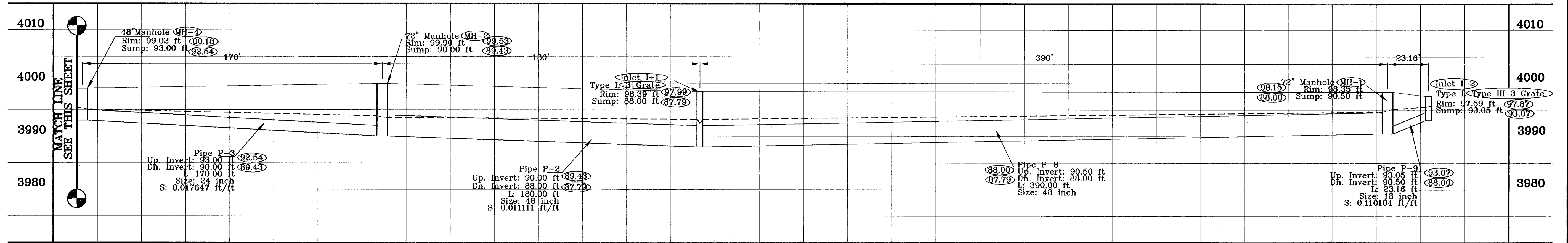
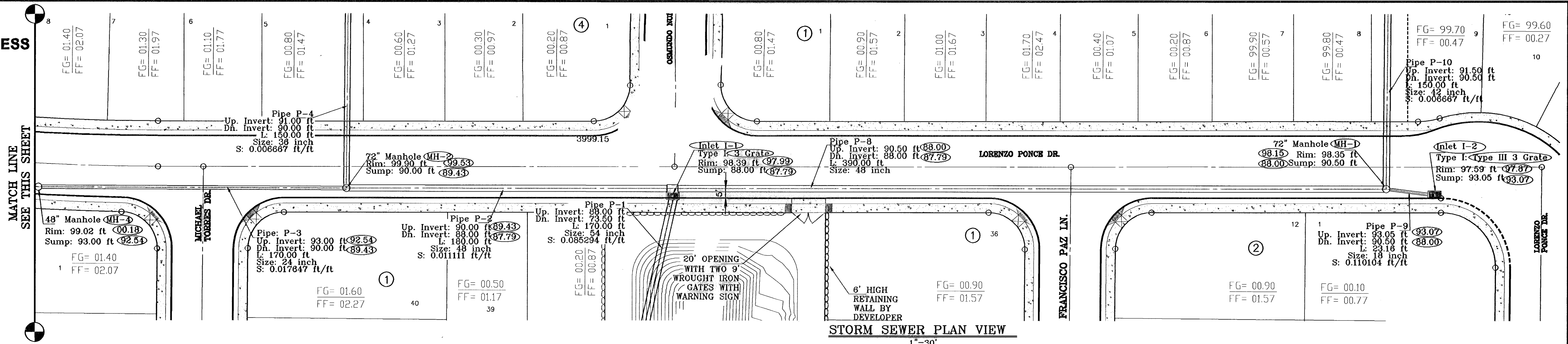
**CONDE INC.**  
ENGINEERING / PLANNING / SURVEYING / GPS  
1700 LEE TRAVINO DR. STE. 400  
EL PASO, TEXAS 79926

**TRES SUENOS UNIT ONE**  
SHT 29 OF 36A

PROJECT NAME: TRES SUENOS UNIT ONE  
DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHKD. BY: Y.C.  
JOB NO.: 206-F3

BENCHMARKS: CITY UNIVERSITY 11' EAST OF CHURCHES BLDG. 5684331' E  
1' DISTANCE OF 487.65 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE  
DATE: 07-08 ELEVATION CHANGE TO BIRM BLVD. & CAMPUZANO ST.  
10-10-08 PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRABES  
12-15-08 CITY RED LINES  
05-15-07 PARK GRADING CHANGE  
05-21-07 SANITARY SEWER CONFLICT ON GR. CAMPUZANO & BIRM BLVD.  
01-25-08 JAC BUILT

\*ALL PIPES CLASS III UNLESS OTHERWISE NOTED



○ DENOTES AS BUILT CONDITION ONLY

**INLET DATA**

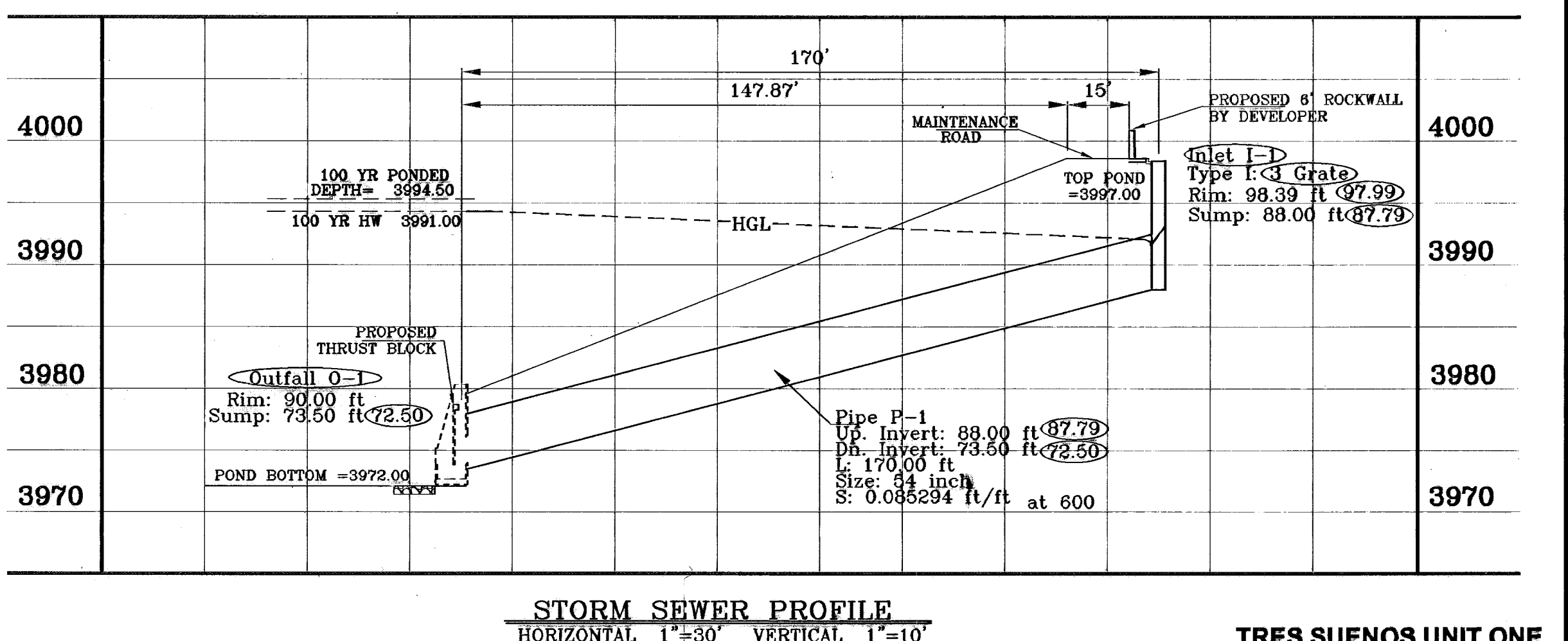
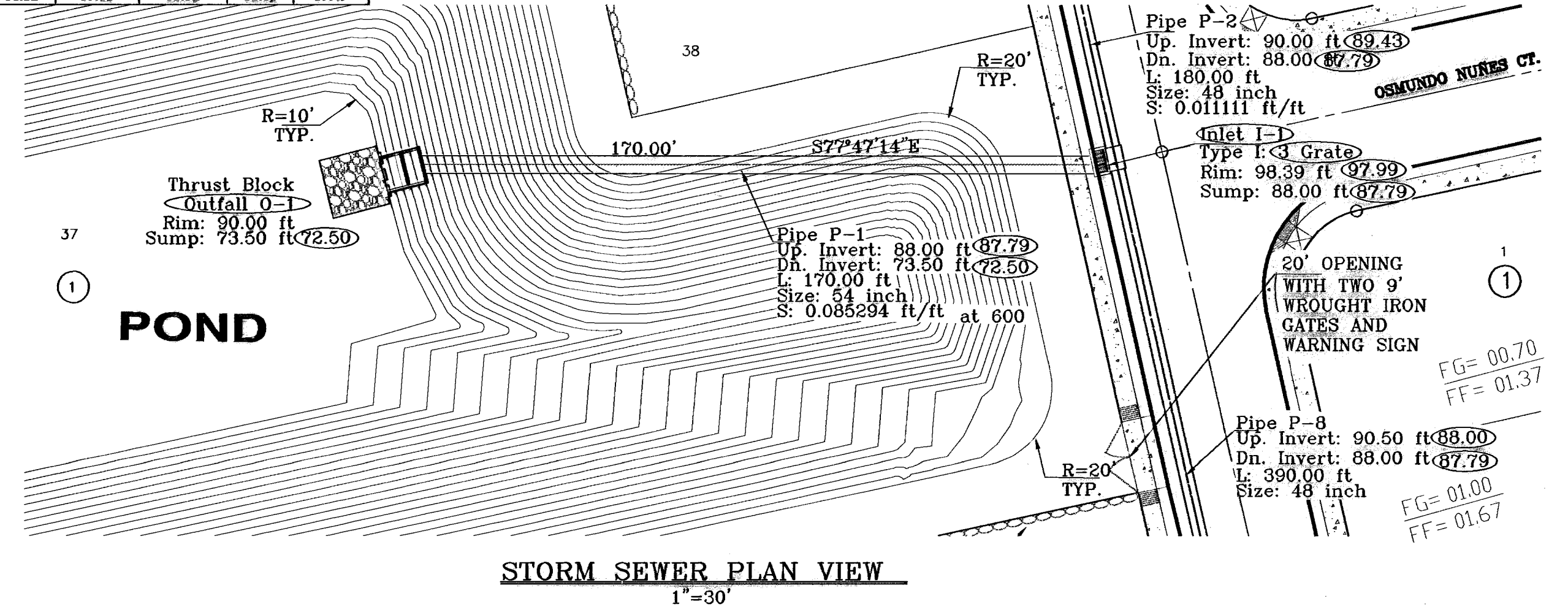
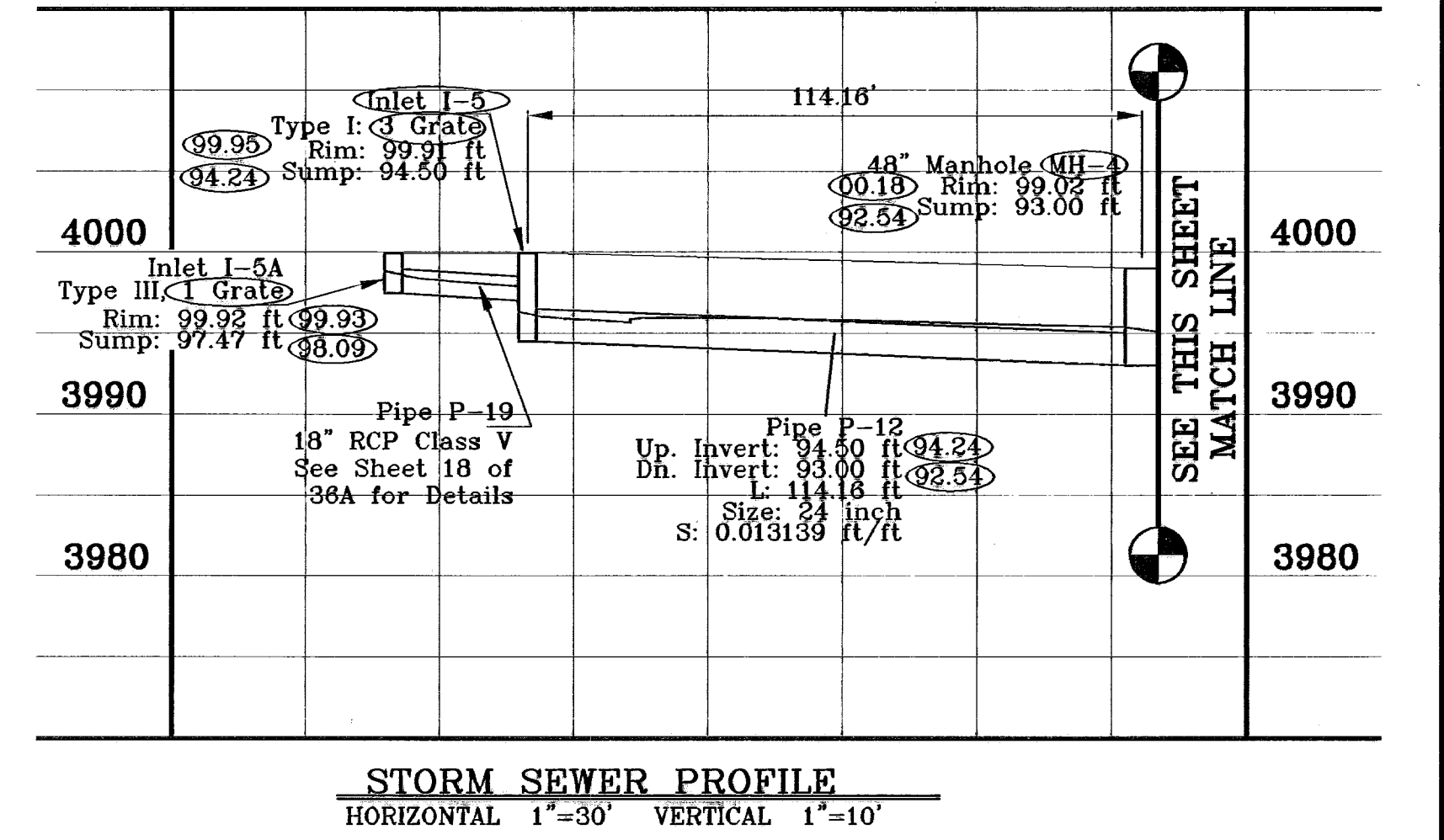
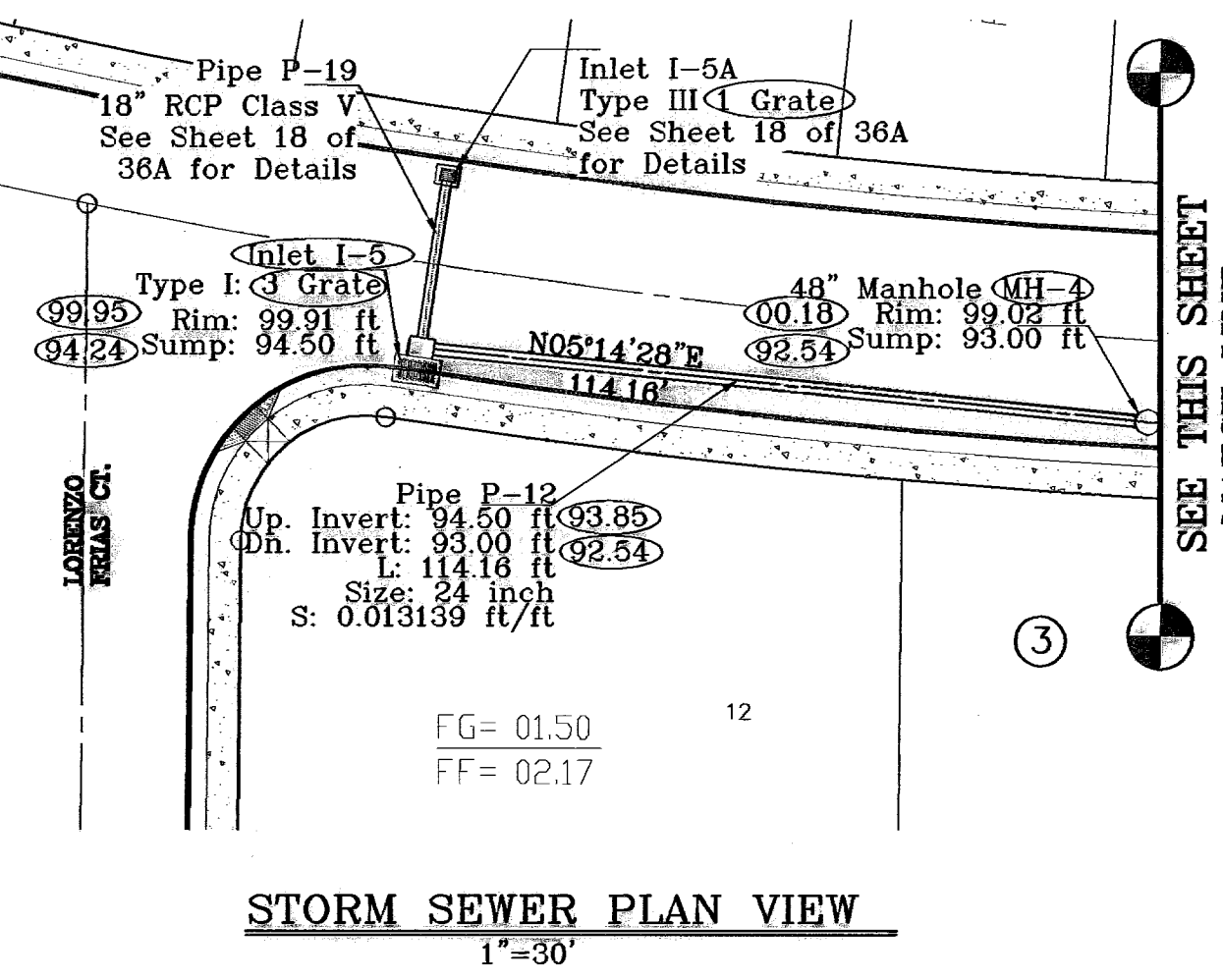
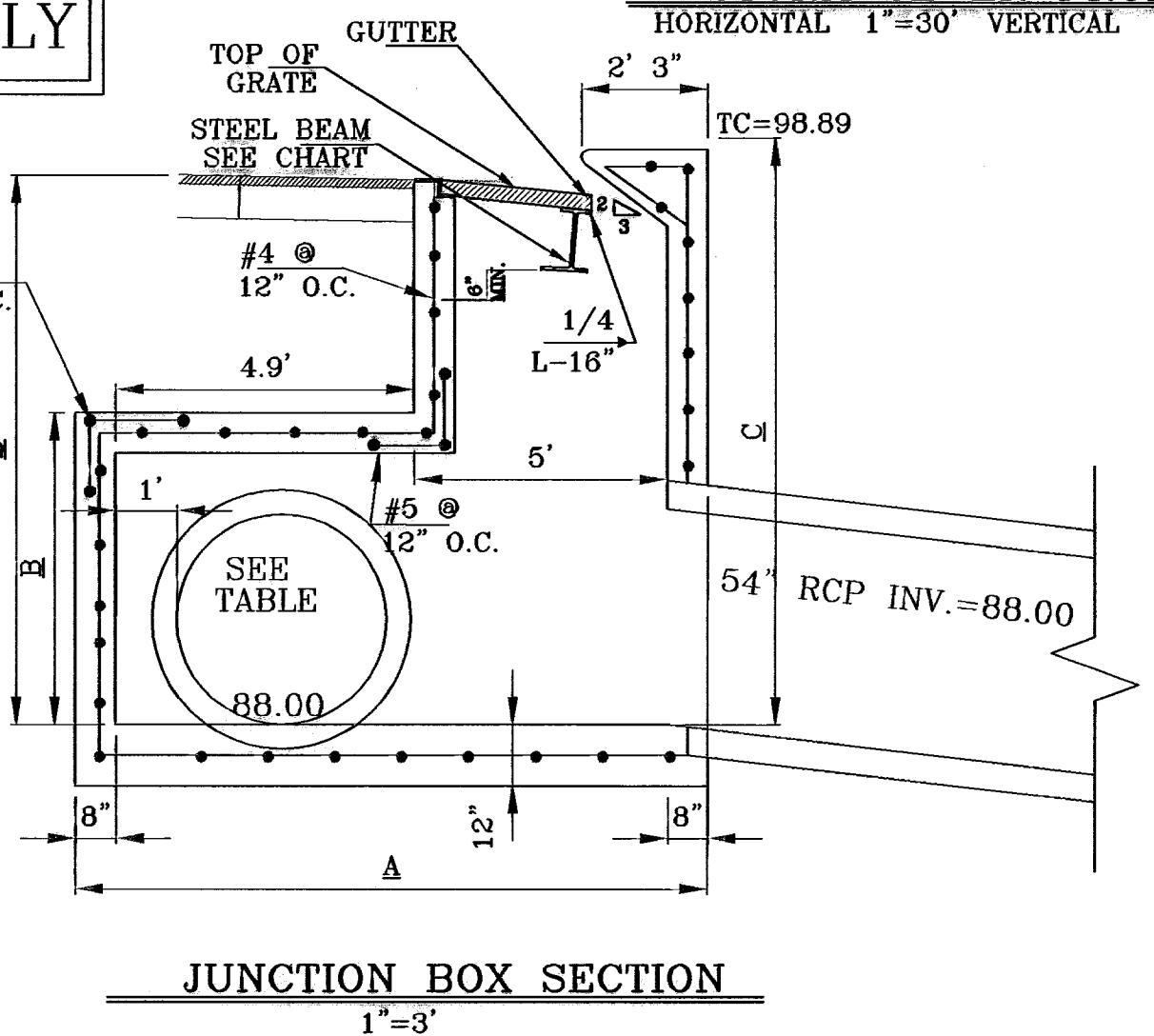
INLET	TYPE	# OF GRATES	Qd CFS	Qcap
I-1	I	3	10.19	32.76
I-2	I	3	13.69	32.78
I-3	I	4	36.80	43.64
I-4	I	4	36.80	43.64
I-5	I	3	19.49	32.78
I-5A	III	1	8.49	10.92
I-6	I	2	10.77	21.84
I-7	III	3	10.77	32.78
I-8	I	2	12.15	21.84
I-9	I	2	12.14	21.84

**JUNCTION BOX DIMENSIONS**

INLET	RCP SIZE	A	B	C
I-1	48"	10'-3"	4'-7"	10'-8"
I-2	18"	9'-9"	4'-4"	5'-0"
I-3	24"	9'-3"	4'-2"	5'-0"

**R.C.P. PIPE DATA**

Label	Sect. Size	L (ft)	S (ft/ft)	System Q (cfs)	Des. Cap. (cfs)	Avg. v (ft/s)	Dn. Gr. Elev. (ft)	Dn. HGL (ft)	Dn. Invert (ft)	Up. Gr. Elev. (ft)	Up. HGL (ft)	Up. Invert (ft)
Pipe P-1	54 inch	170.00	0.085294	163.00	574.29	10.91	90.00	91.00	73.50	98.39	91.73	88.00
Pipe P-2	48 inch	180.00	0.011111	65.32	151.41	5.42	98.39	93.18	88.00	99.90	93.48	90.00
Pipe P-3	24 inch	170.00	0.017647	19.49	30.05	6.20	99.90	93.82	90.00	99.02	95.08	93.00
Pipe P-4	36 inch	150.00	0.006670	45.83	54.46	4.48	99.90	93.82	90.00	97.29	94.53	91.00
Pipe P-5	36 inch	95.00	0.005283	35.06	48.39	4.96	97.29	94.06	91.00	97.29	95.12	91.50
Pipe P-6	30 inch	95.00	0.005283	24.29	29.76	4.95	97.29	95.31	91.50	96.90	95.54	92.00
Pipe P-7	24 inch	24.00	0.012500	12.15	25.29	3.87	96.80	95.87	92.00	96.56	95.54	92.30
Pipe P-8	48 inch	390.00	0.006410	87.49	115.00	6.96	98.39	93.18	88.00	98.35	94.63	90.50
Pipe P-9	18 inch	23.16	0.110100	13.89	34.83	7.88	98.35	95.16	90.50	97.59	95.56	93.05
Pipe P-10	42 inch	150.00	0.006670	73.60	82.14	7.65	98.35	95.16	90.50	97.17	95.96	91.50
Pipe P-11	36 inch	50.00	0.007200	36.80	58.59	5.21	97.17	96.17	91.50	97.48	96.32	91.86
Pipe P-12	24 inch	114.16	0.013133	19.49	25.93	6.75	99.02	95.38	93.00	99.91	96.09	94.50
Pipe P-13	4 x 2 ft	43.00	0.002320	36.80	33.65	4.60	97.48	96.82	94.45	97.17	96.94	94.50
Pipe P-14	4 x 1 ft	18.00	0.016670	12.14	32.04	3.95	96.80	95.87	94.95	96.56	95.91	95.25
Pipe P-19	18 inch	25.00	0.018800	8.49	14.40	6.88	99.91	96.32	97.00	99.92	98.69	97.47



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TREWING DR. STE 400  
EL PASO, TEXAS 79956

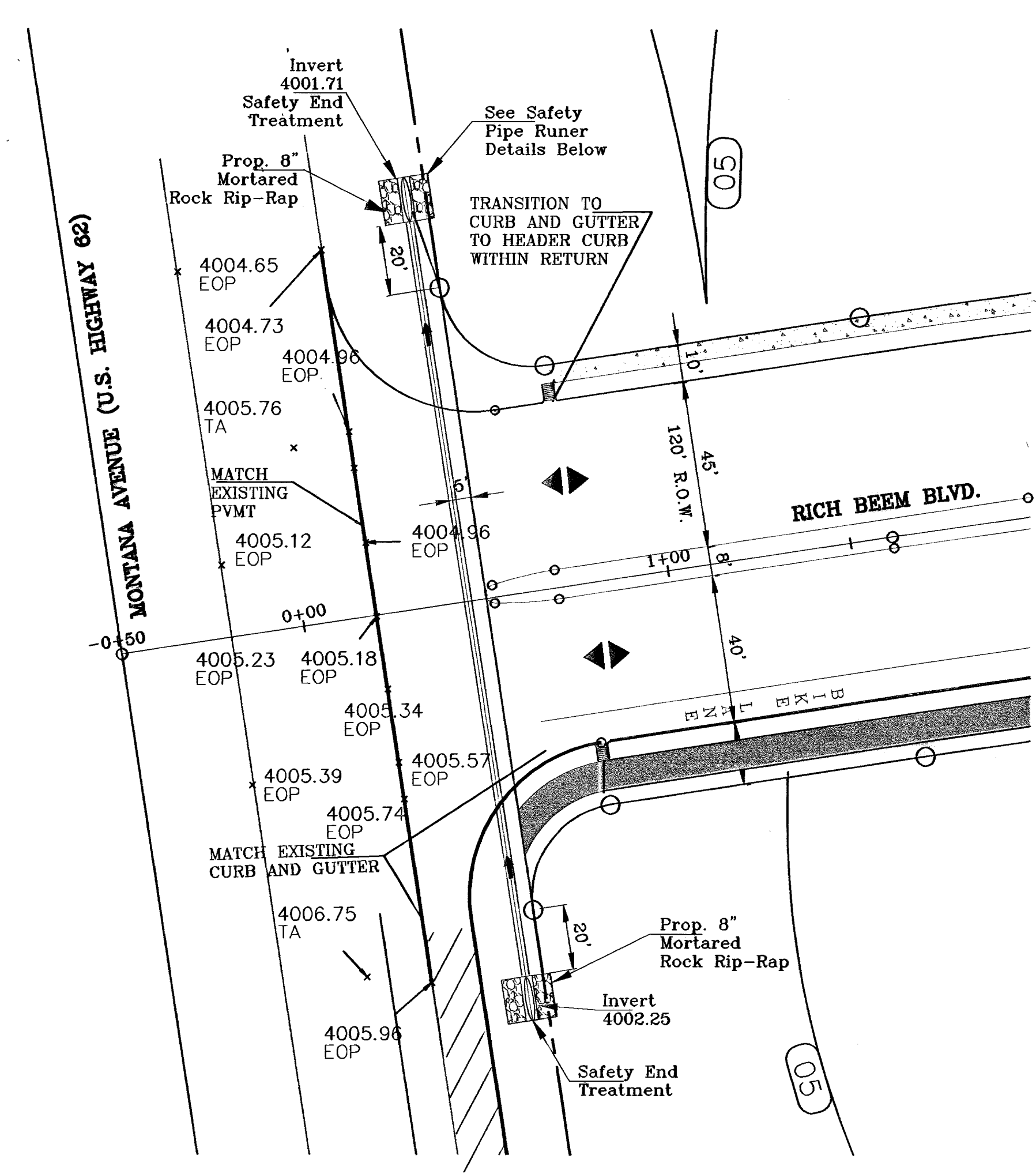
**PROJECT NAME:** TRES SUENOS UNIT ONE  
**UNIT ONE**  
BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 76, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 40.938 ACRES

**DATE:** OCTOBER 2008  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.R.  
**CHKD BY:** Y.C.  
**JOB NO.:** 208-75

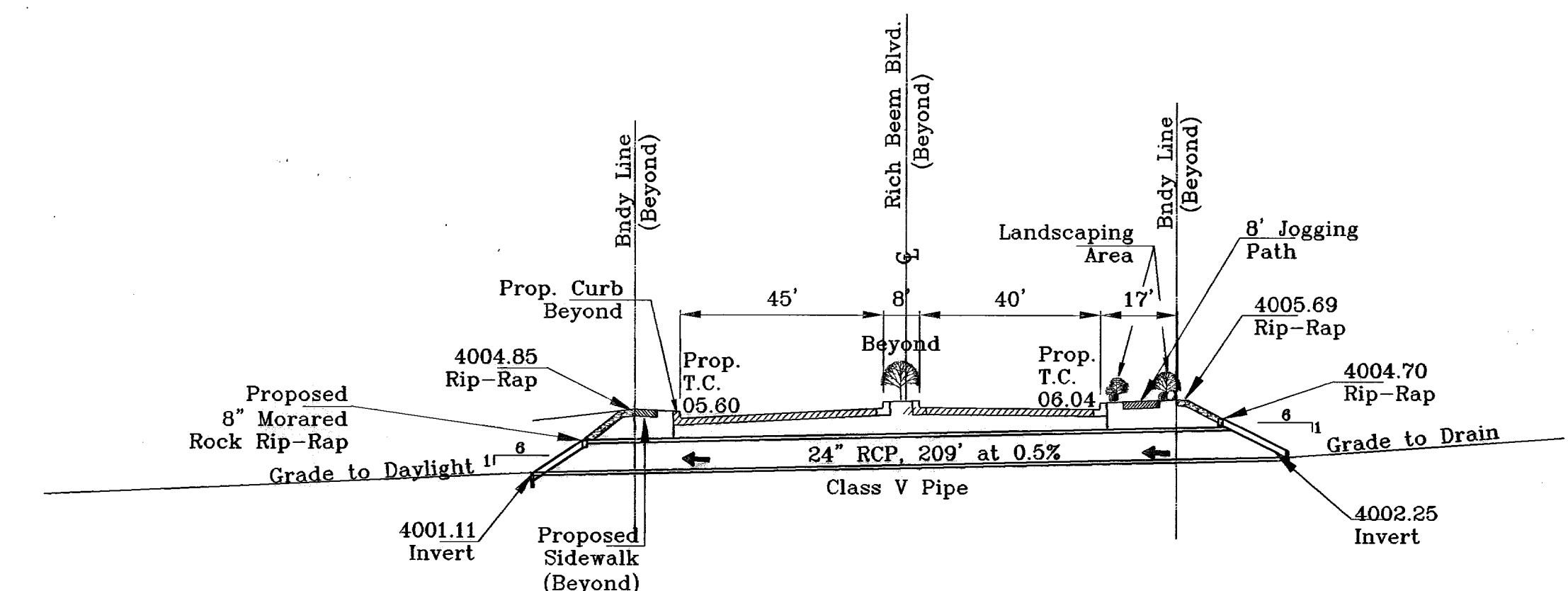
**ENGINEER'S SEAL:** [Seal]

**SHEET TITLE:** STREET PLAN-PROFILE  
**STORM SEWER PROFILES**

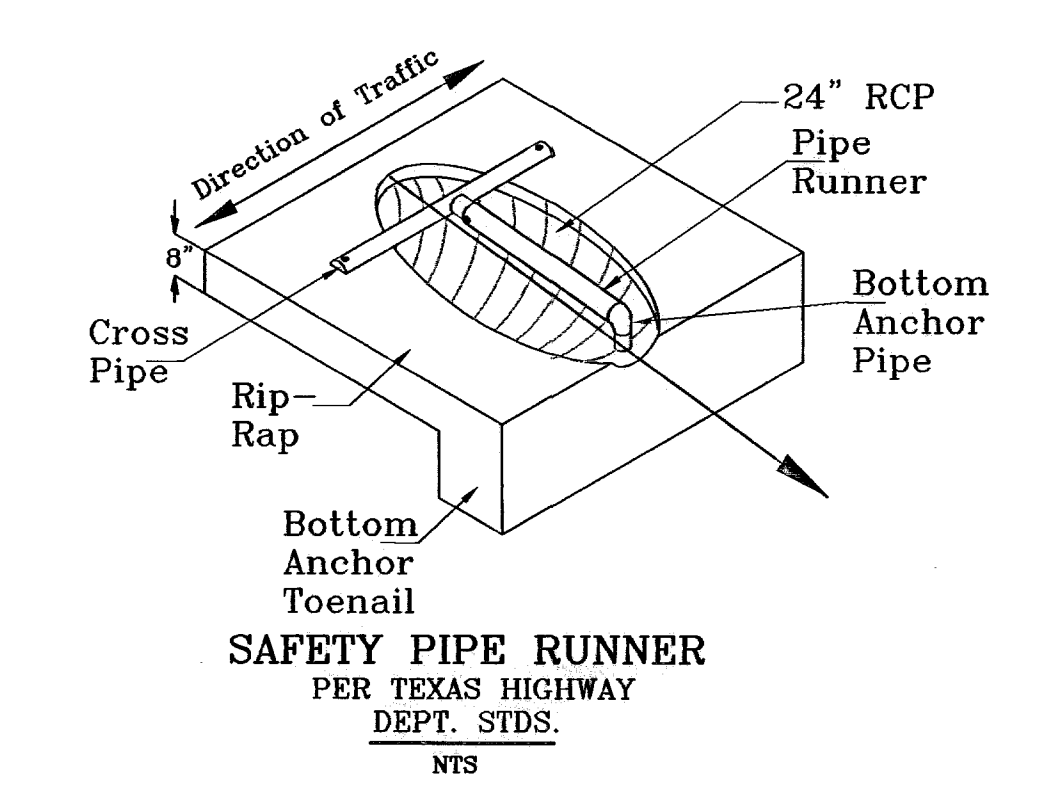
**SHT 30 OF 36A**



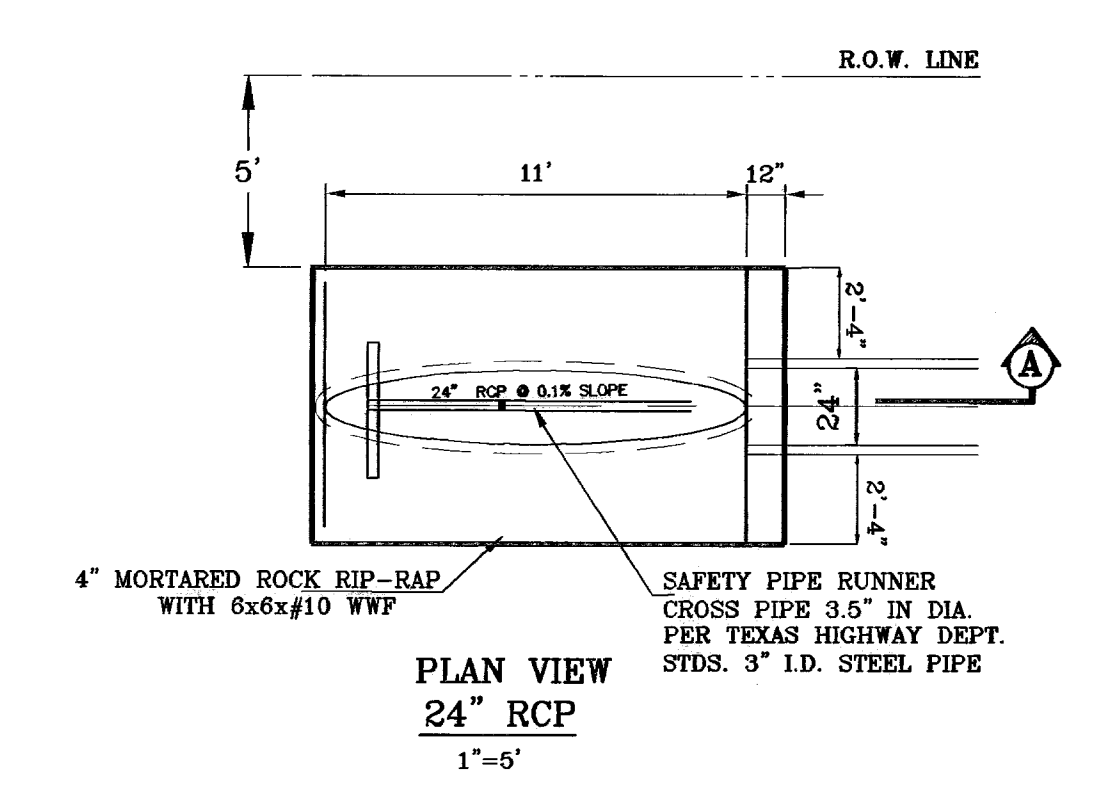
**MONTANA AND RICH BEEM INTERSECTION**  
PER TEXAS HIGHWAY



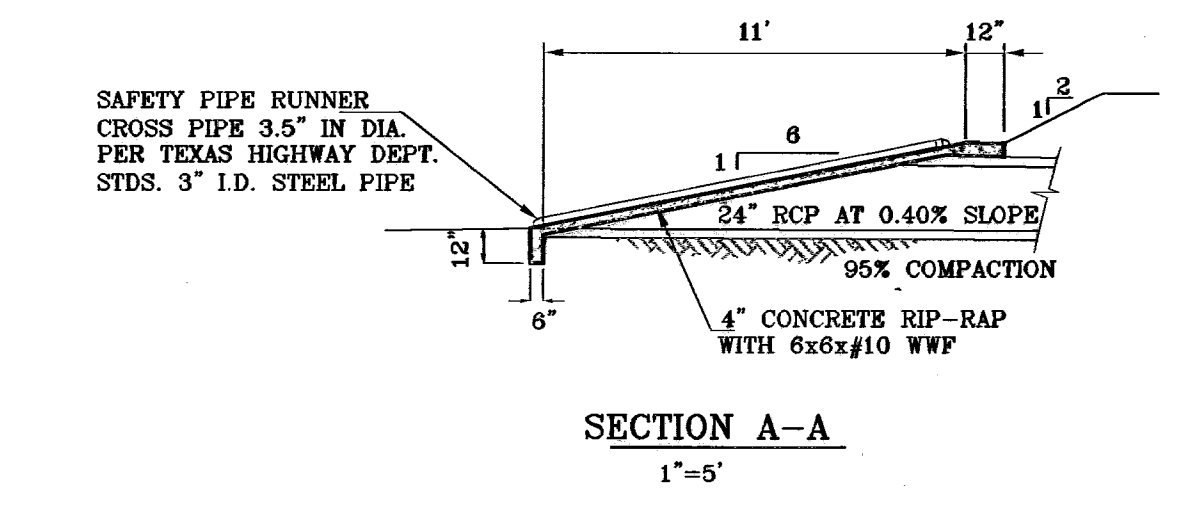
**SAFETY PIPE RUNNER**  
PER TEXAS HIGHWAY  
DEPT. STDS.  
HORIZONTAL 1"=30' VERTICAL 1"=10'



**SAFETY PIPE RUNNER**  
PER TEXAS HIGHWAY  
DEPT. STDS.  
NTS



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



**SAFETY PIPE RUNNER**  
CROSS PIPE 3.5" IN DIA.  
PER TEXAS HIGHWAY DEPT.  
STDS. 3" I.D. STEEL PIPE

**SECTION A-A**  
1"=5'

**BENCHMARKS**

CITY MONUMENT AT POINT OF CURVE CENTRELINE RICH BEEM BLVD. 5084.31' E A DISTANCE OF 47.58 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTANA AVENUE	DATE	CITY DATA ELEVATION	REVISIONS	BY
	07-05-06	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.		RR
	10-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES		RR
	12-15-06	CITY RED LINES		RR
	02-15-07	PAVE GRADING CHANGE		RR
	02-21-07	STORM SEWER CONTACT ON GR. CAMPUZANO & RICH BEEM		RR
	07-22-08	AS BUILT		RR

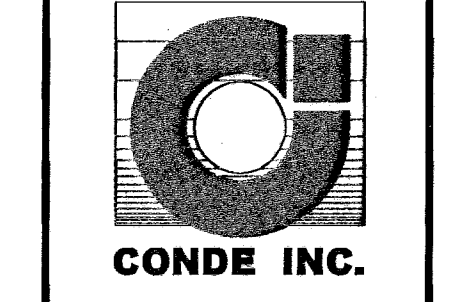
**PROJECT NAME**  
**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND  
PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS  
AND PACIFIC RAILROAD COMPANY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 40.938 ACRES

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

**DATE:** OCTOBER 2008  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.R.  
**CHKD. BY:** Y.C.  
**JOB NO.:** 208-73

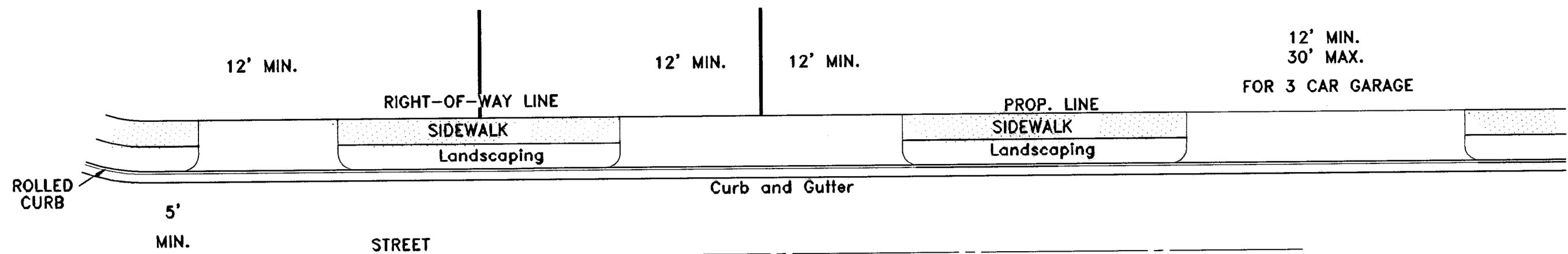
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1760 LEE FERRING DR. SUITE 400  
EL PASO, TEXAS 79926



**SHEET TITLE**  
**STREET**  
**PLAN-PROFILE**

**RICH BEEM CULVERT**

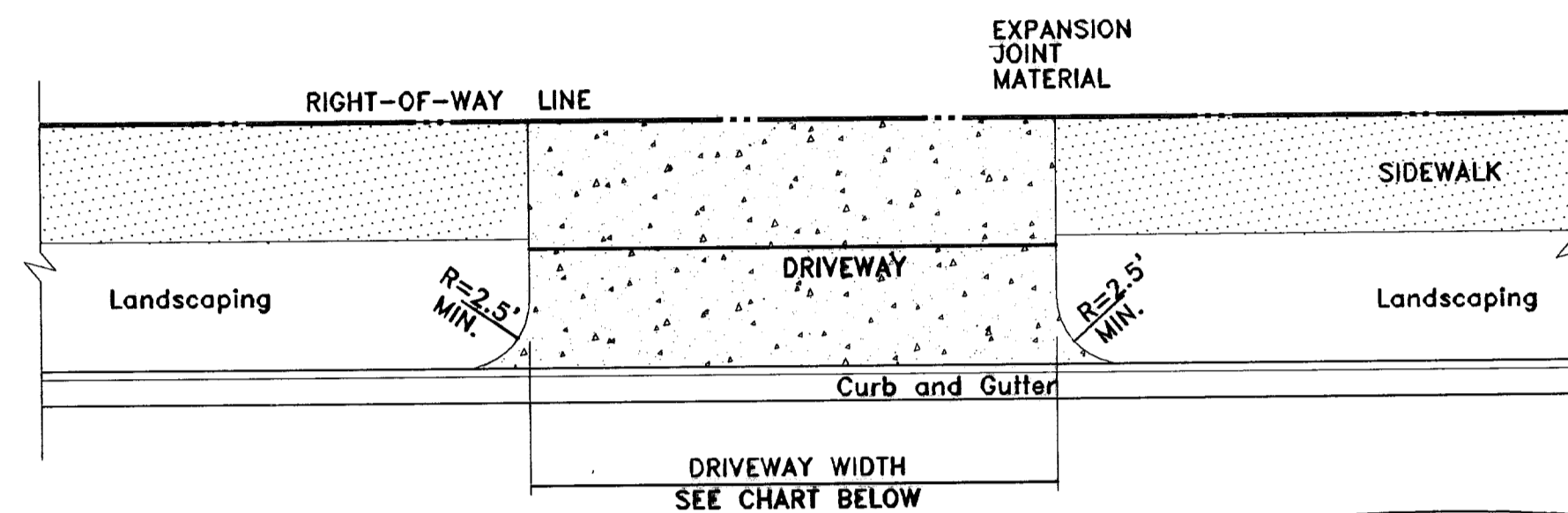




NOTE:  
A MINIMUM PARKING SPACE LENGTH OF TWENTY (20) FEET SHALL BE PROVIDED MEASURED FROM THE PROPERTY LINE TO A GARAGE, CARPORT OR PARKING SPACE.

**RESIDENTIAL DRIVEWAYS TYPICAL ROLLED CURB**

NOT TO SCALE



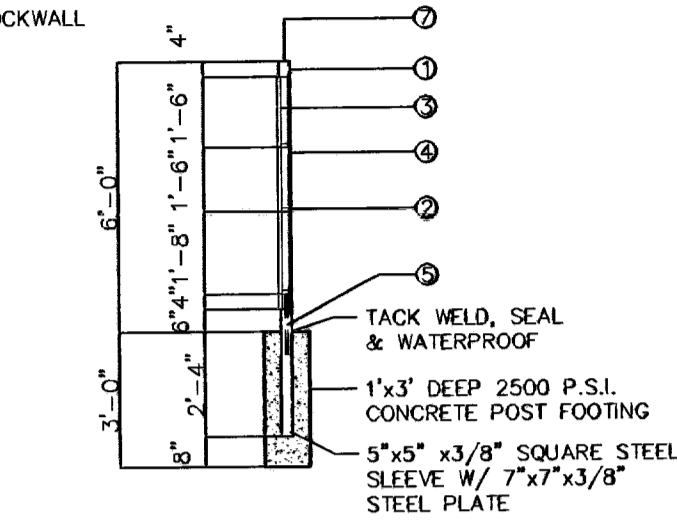
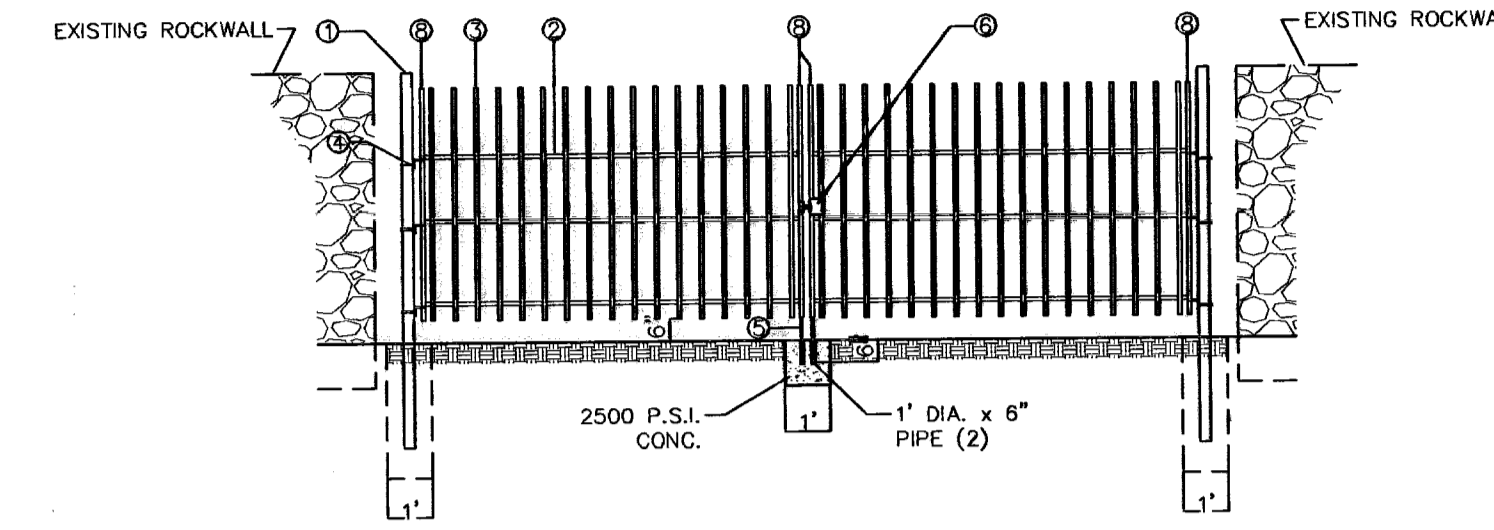
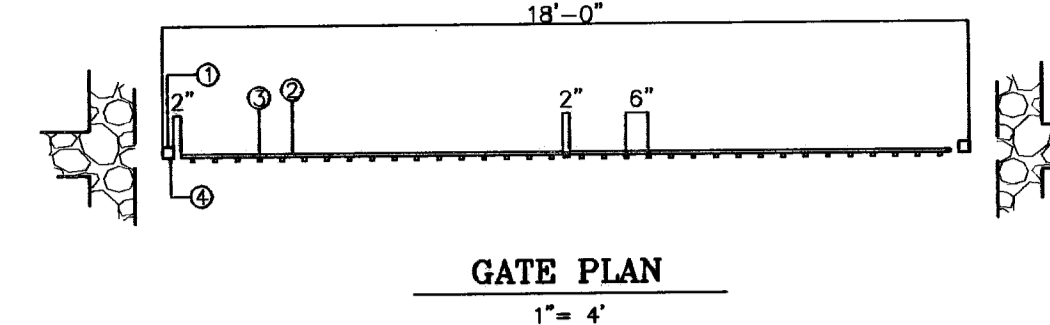
DRIVEWAY WIDTH	MIN.	MAX.
RESIDENTIAL	12'	24'
FOR A THREE CAR GARAGE	12'	30'

**DRIVEWAY PLAN VIEW CURB and GUTTER**

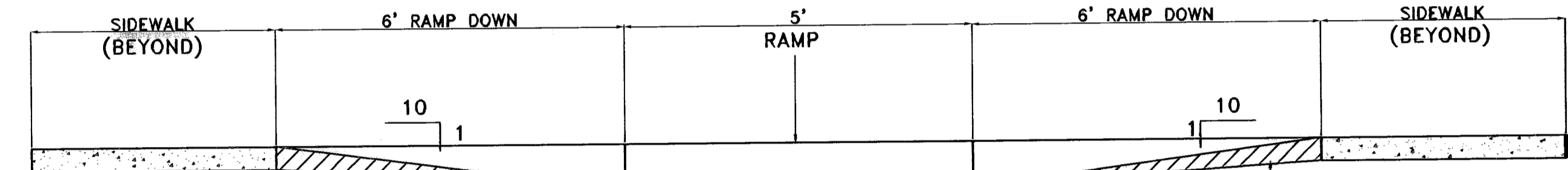
AS PER CITY DESIGN STANDARD 6-9

- NOTES:
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
  2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
  3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOULDED 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.

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

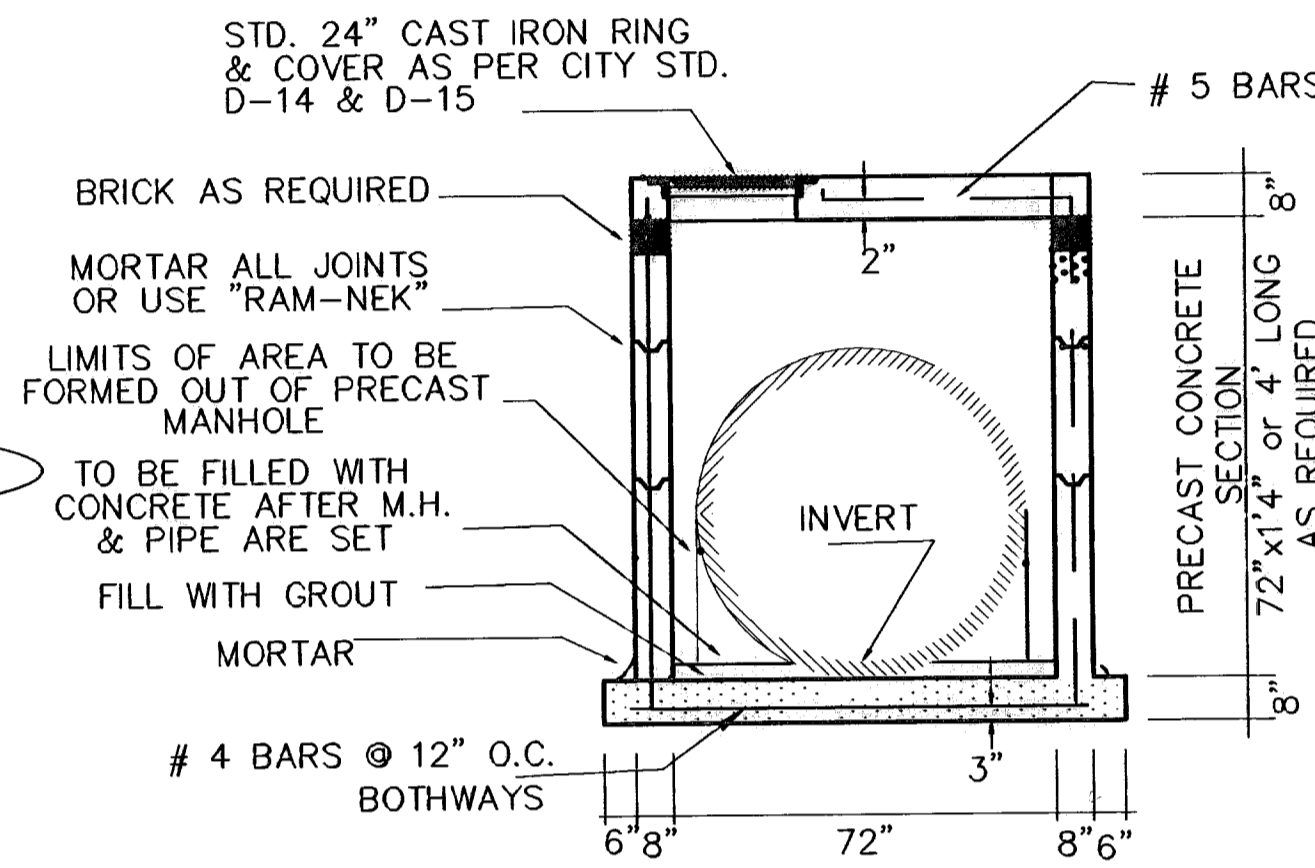


**WROUGHT IRON GATE**



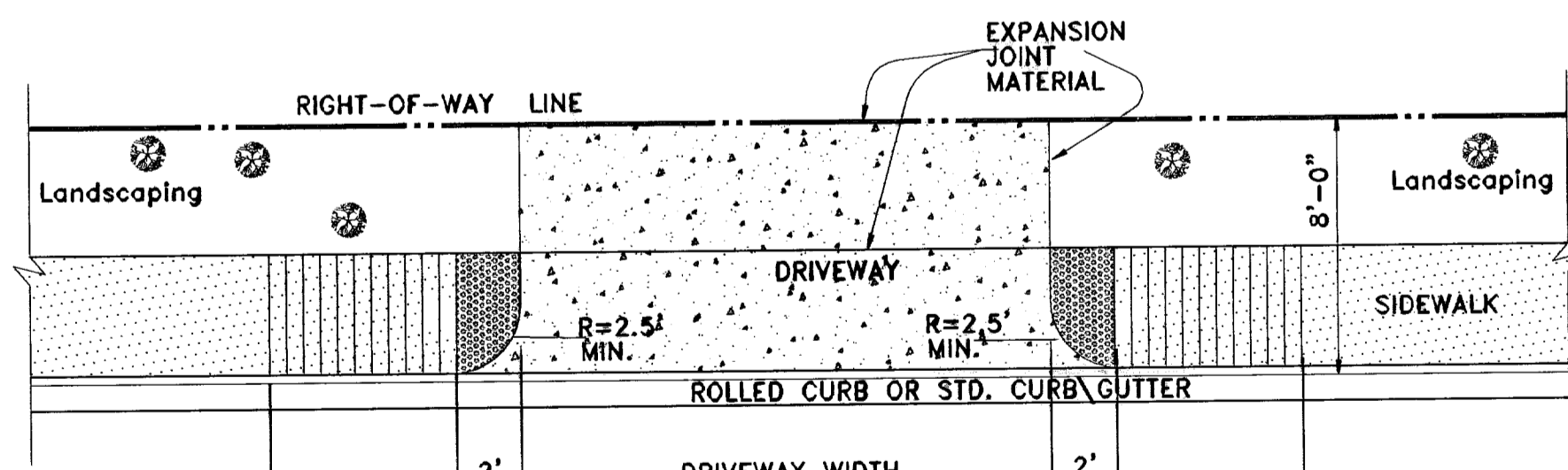
TRUNCATED RAMP ON SIDEWALK SECTION  
SCALE: 1"=2'

CONC. RAMP  
1:10 MAX. SLOPE  
PLACE GROOVES IN RAMP  
1/4" DEEP 1/4" WIDE 4" APART (Typical)



**PRECAST MANHOLE SECTION**

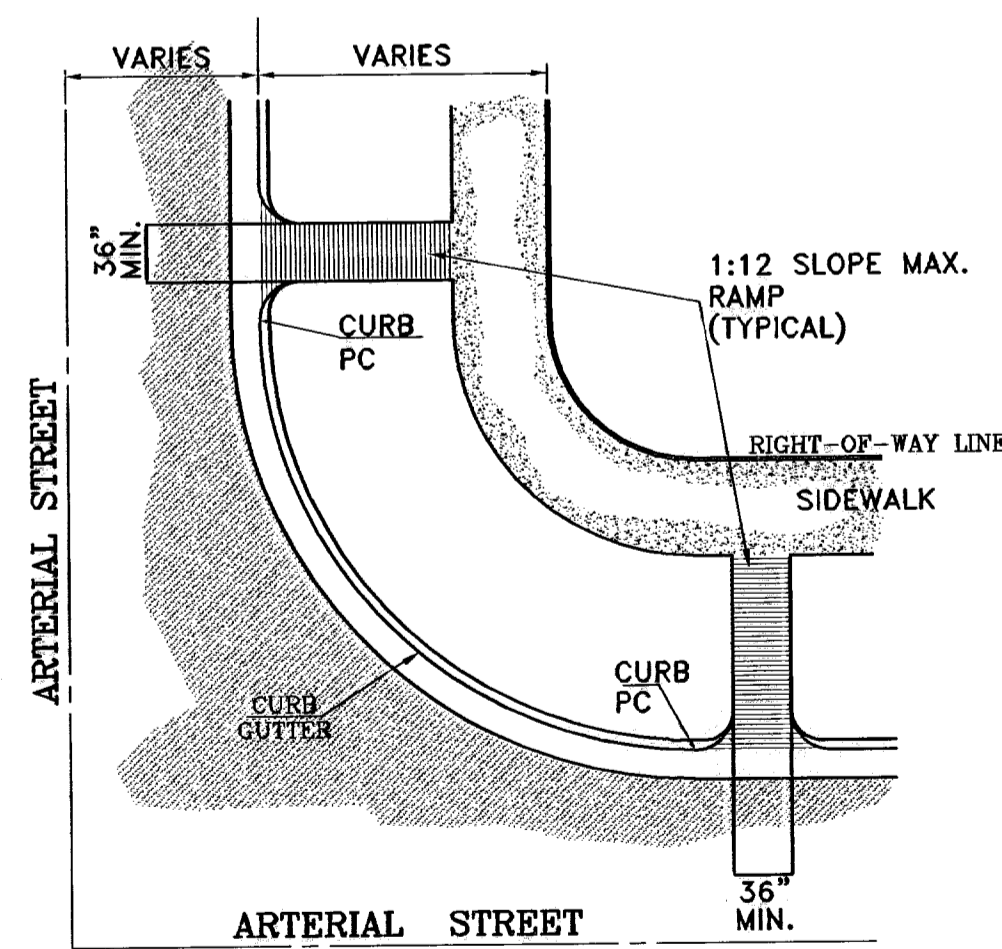
1" = 3'



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

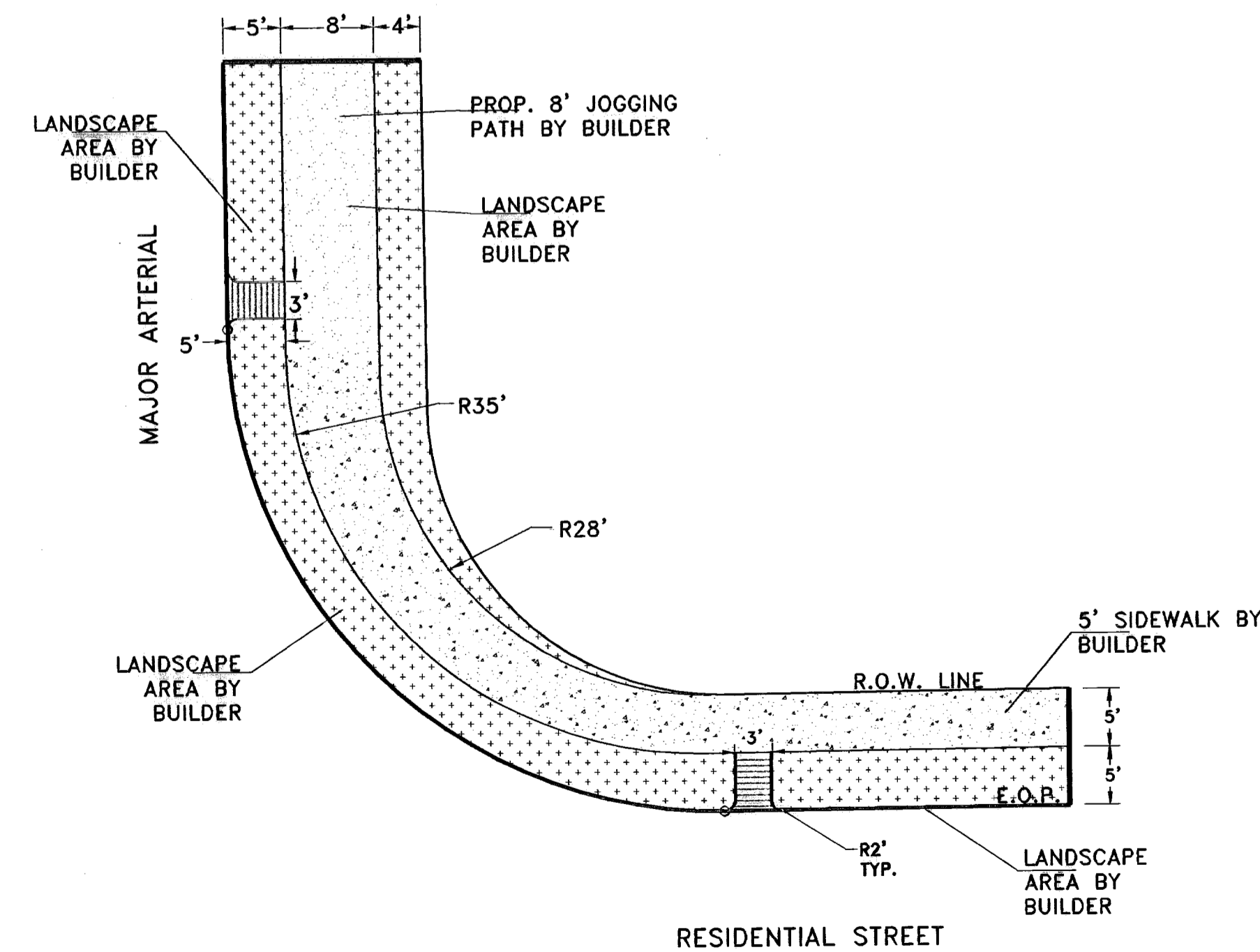
**DRIVEWAY PLAN VIEW**

AS PER CITY DESIGN STANDARD 6-9



**STRAIGHT CURB RAMP DESIGN WITH CURB RETURNS**

AS PER CITY DESIGN STANDARD 6-10



**WITH CURB RETURNS**

SCALE 1"=10'

○ DENOTES AS BUILT CONDITION ONLY

BENCHMARKS

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., 508+33.1' E  
A DISTANCE OF 487.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
MONTANA AVENUE CITY DATUM ELEVATION: 4005.40

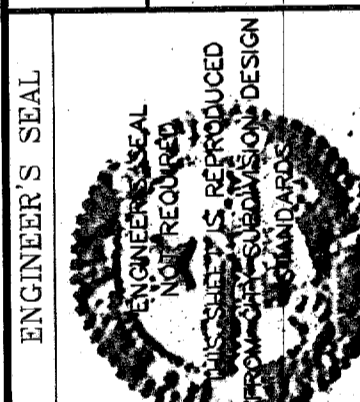
DATE	REVISIONS	BY
07-05-06	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.	RR
10-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADINGS	RR
12-16-06	CITY RED LINES	RR
02-15-07	PARK GRADING CHANGE	RR
02-21-07	STANDARD SPECIFIC CHANGE ON DR. CAMPUZANO & BEEM BLVD.	RR

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**

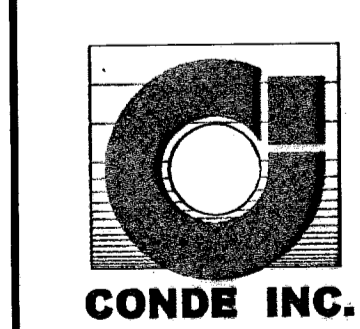
BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CITY CONTAINING: 40.938 ACRES

SCALE  
Horiz: \_\_\_\_\_  
Vert: \_\_\_\_\_

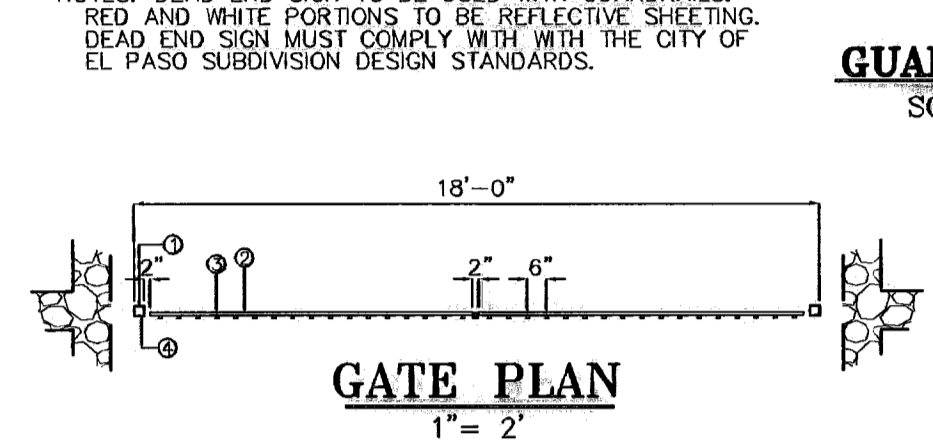
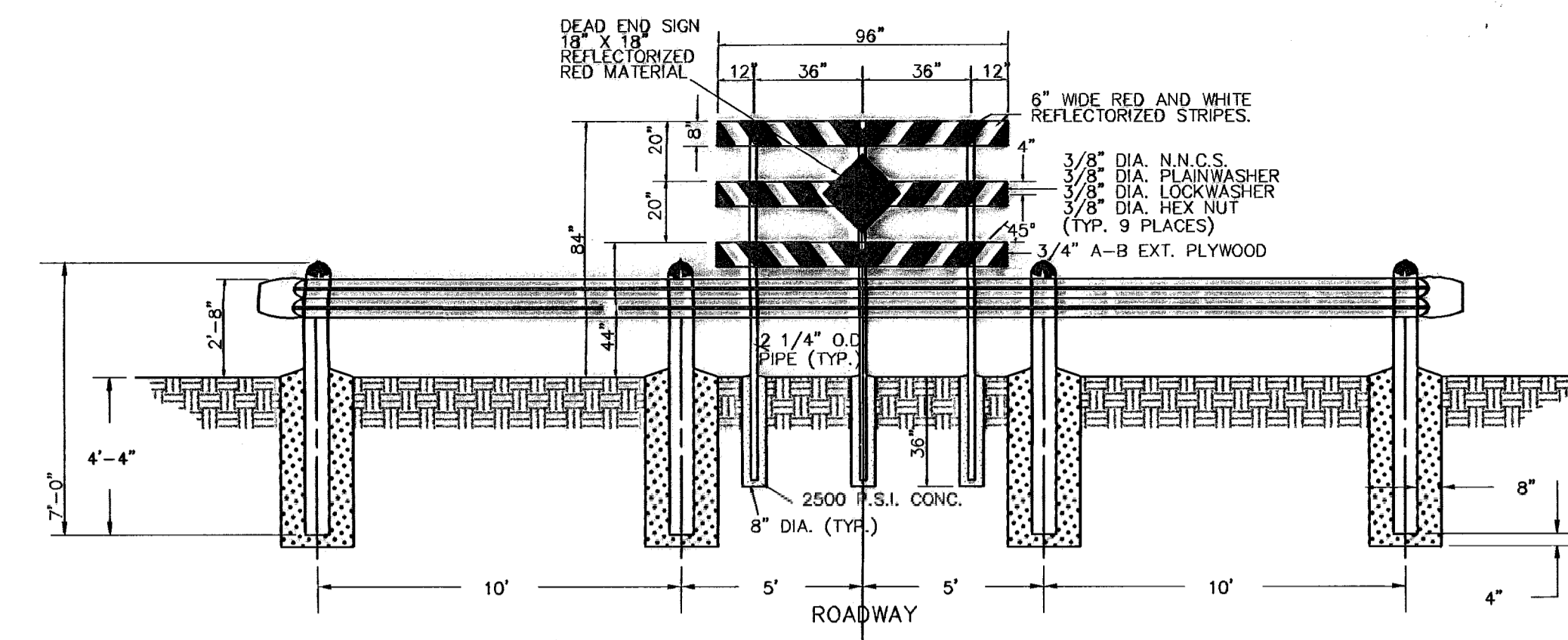
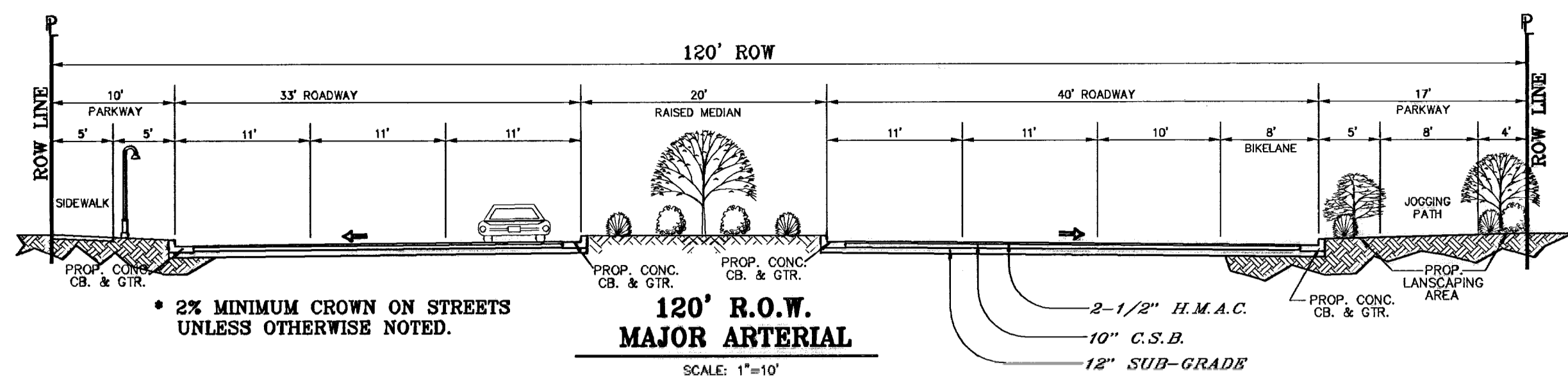
DATE: OCTOBER 2006  
DESIGN BY: Y.C.  
INTEGRATED BY: R.R.  
CHECKED BY: Y.C.  
JOB NO.: 2046.79



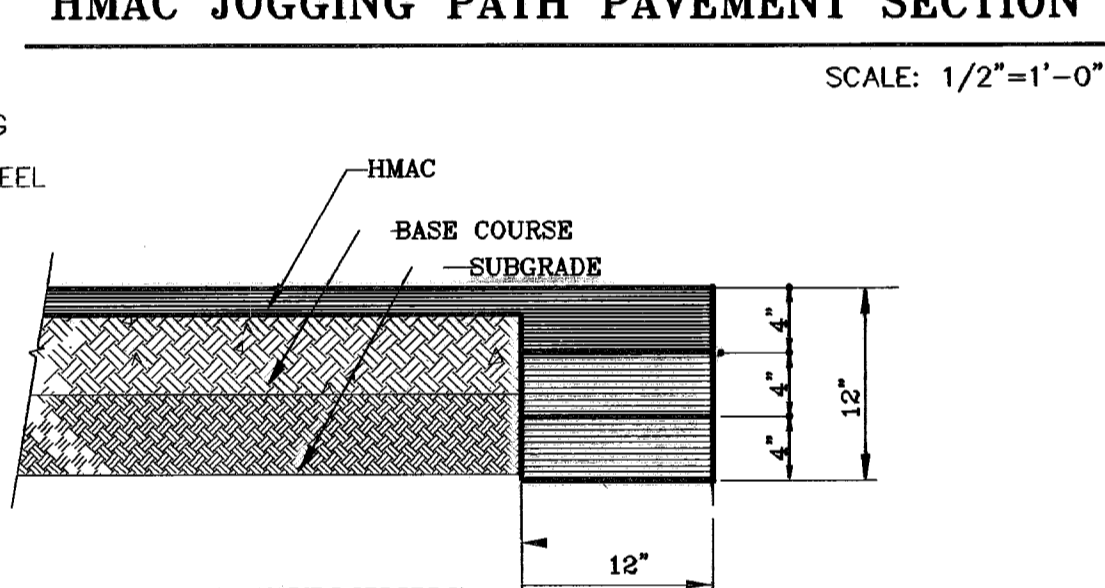
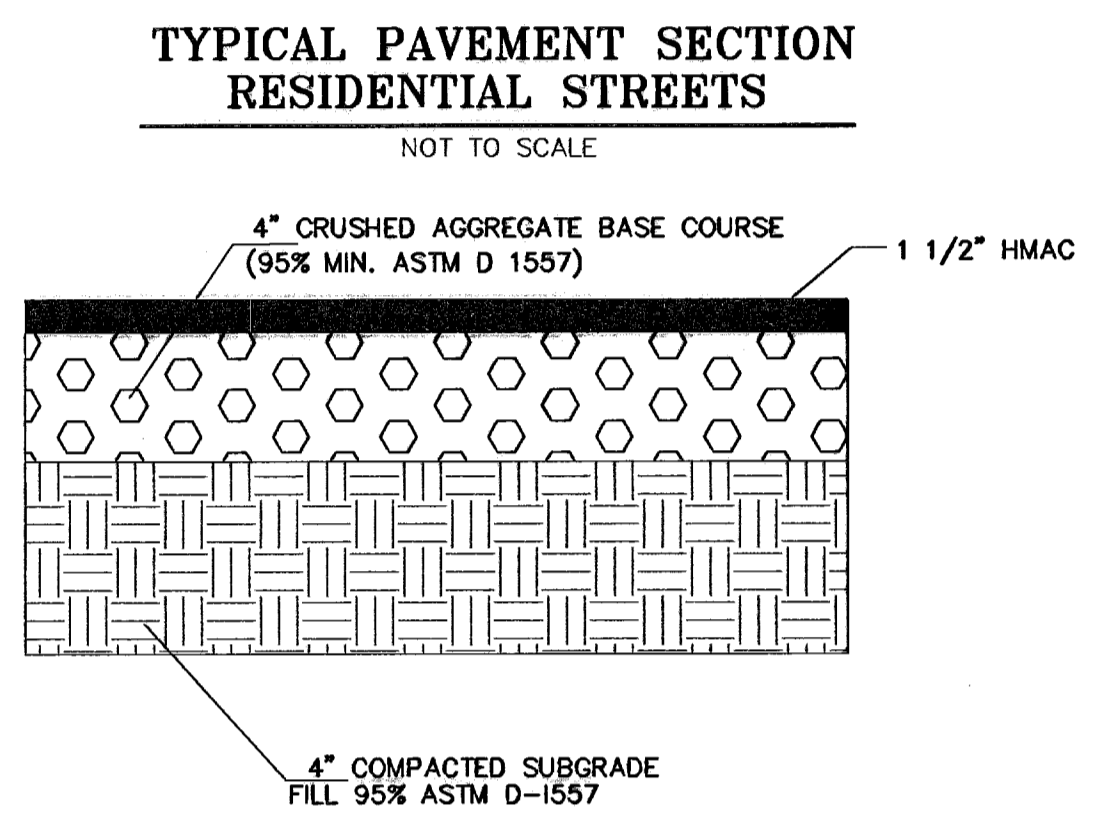
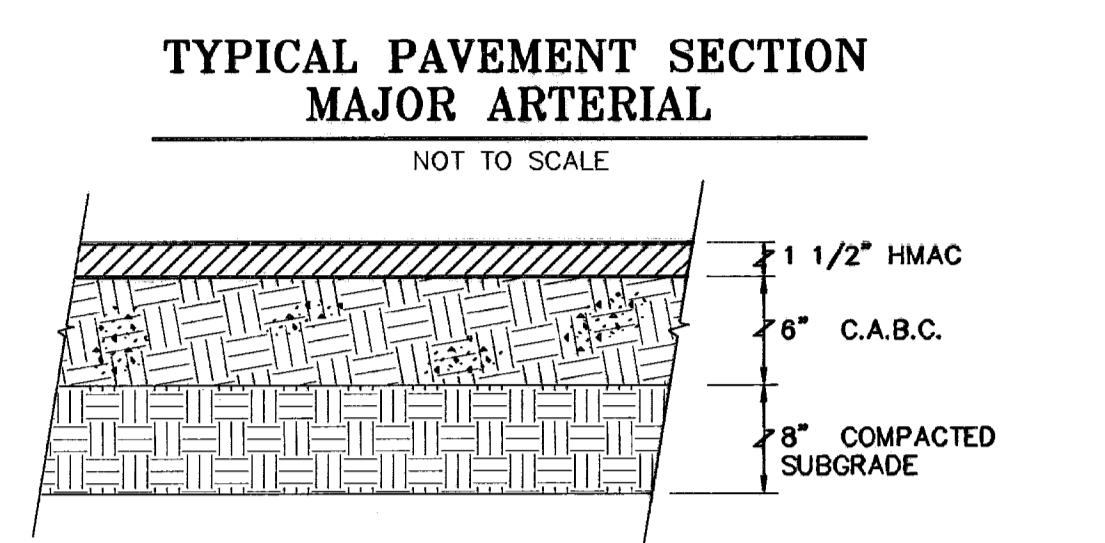
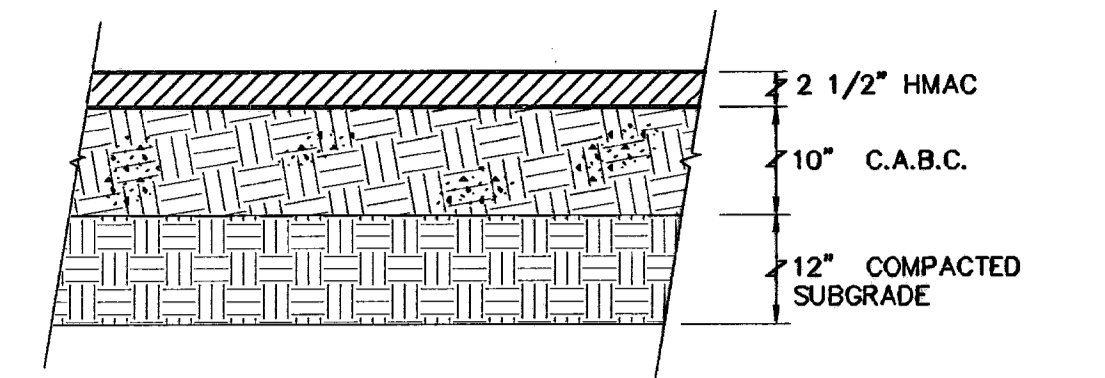
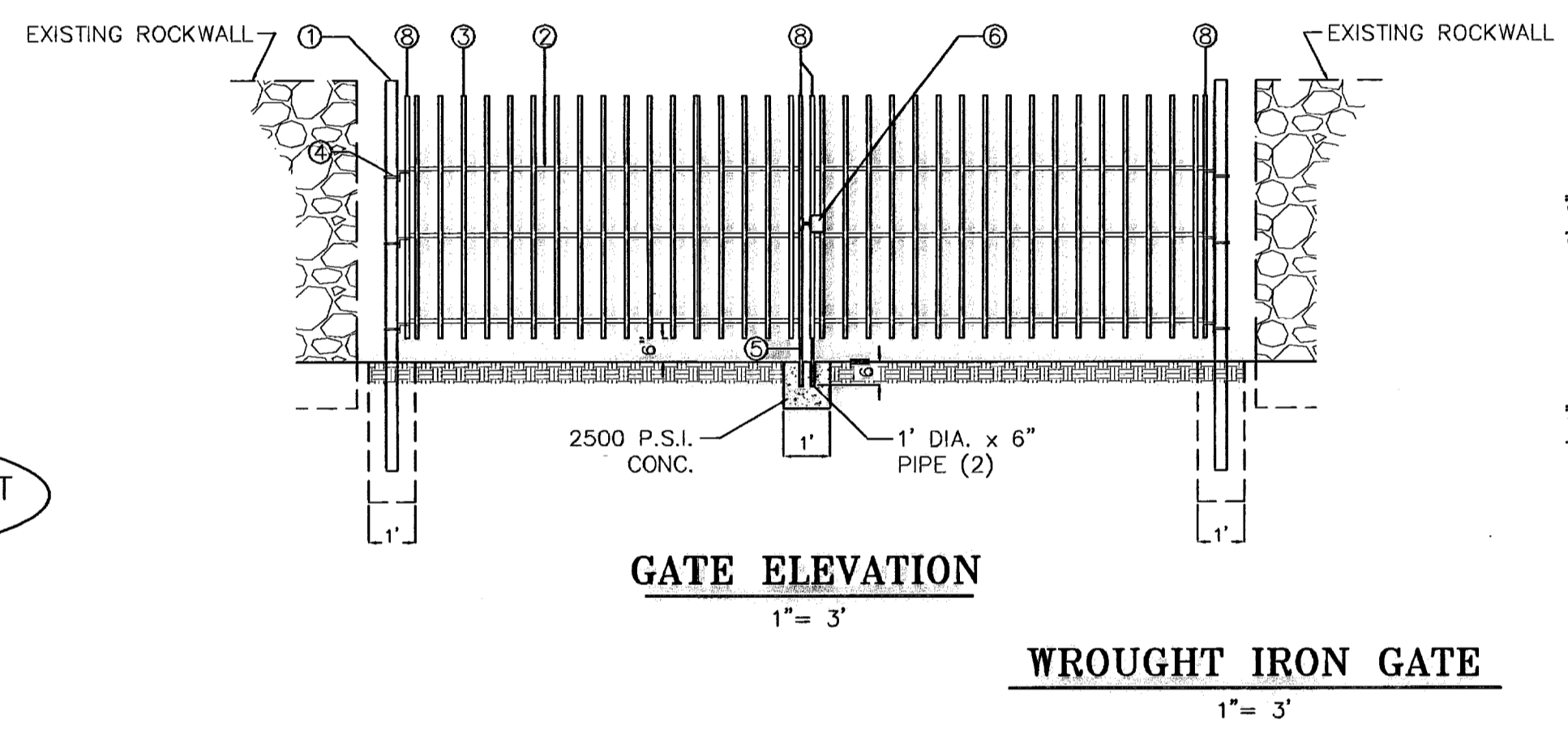
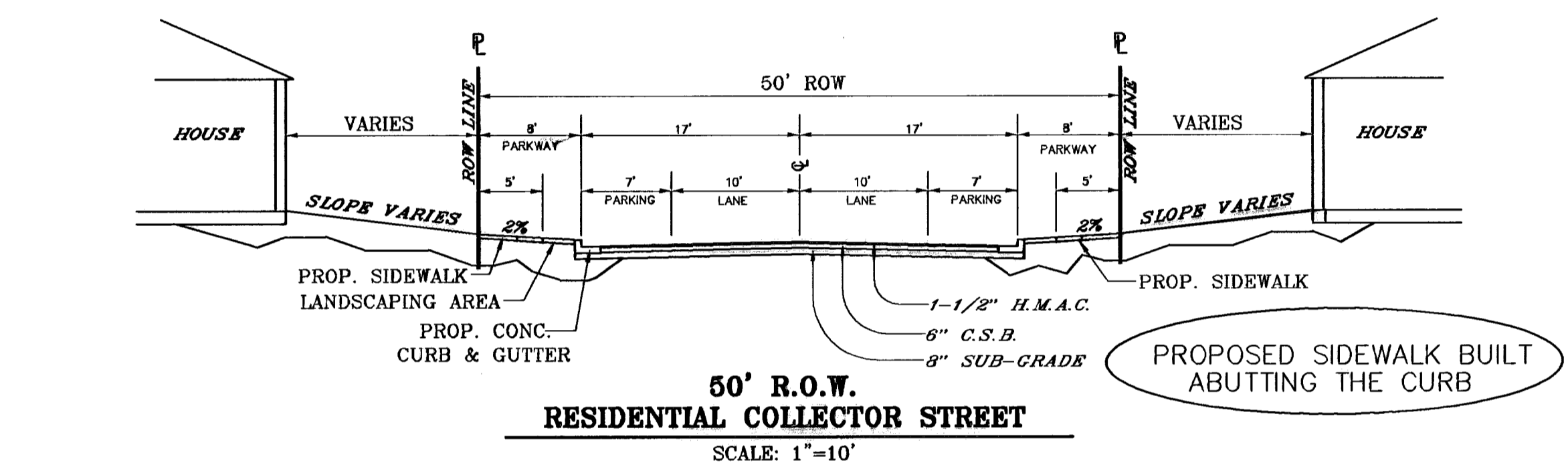
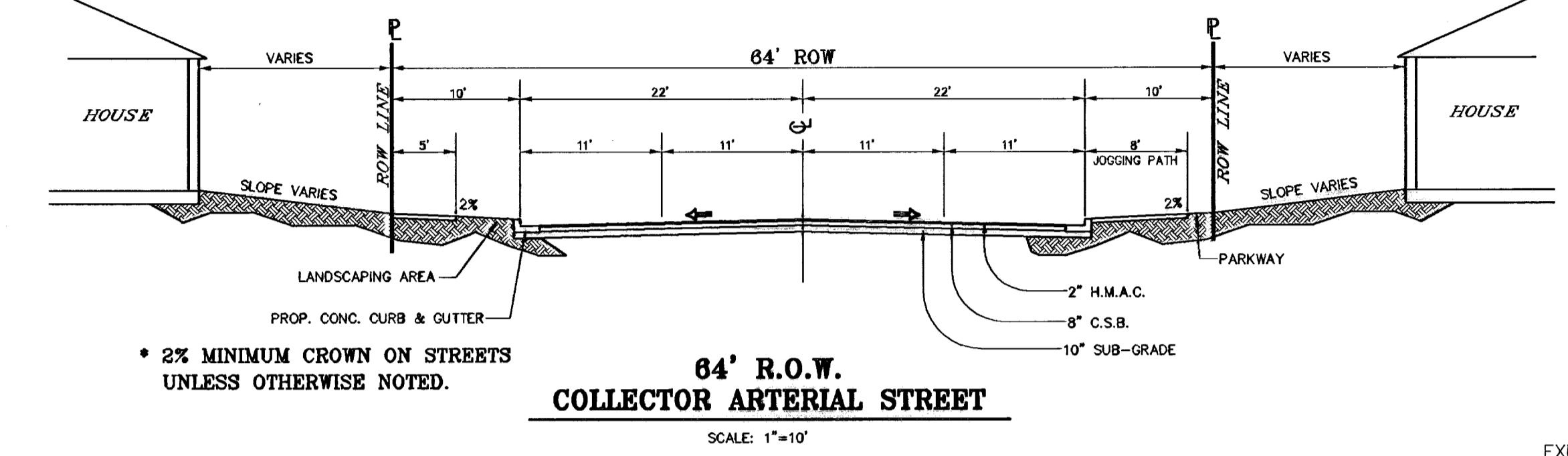
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79936



SHEET TITLE  
**STANDARD DETAILS**



- 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 CANG 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

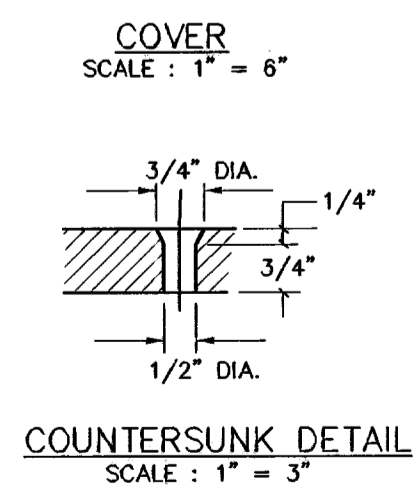
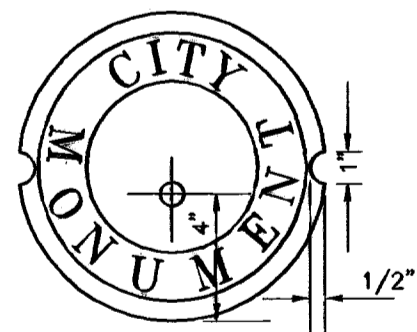
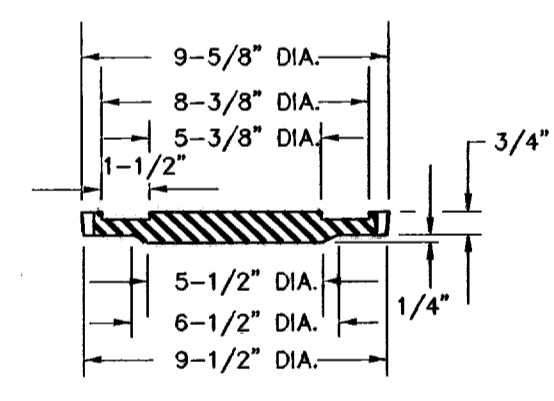


**PAVEMENT NOTES**

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 STRENGTH 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. H.M.A.C. 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.



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

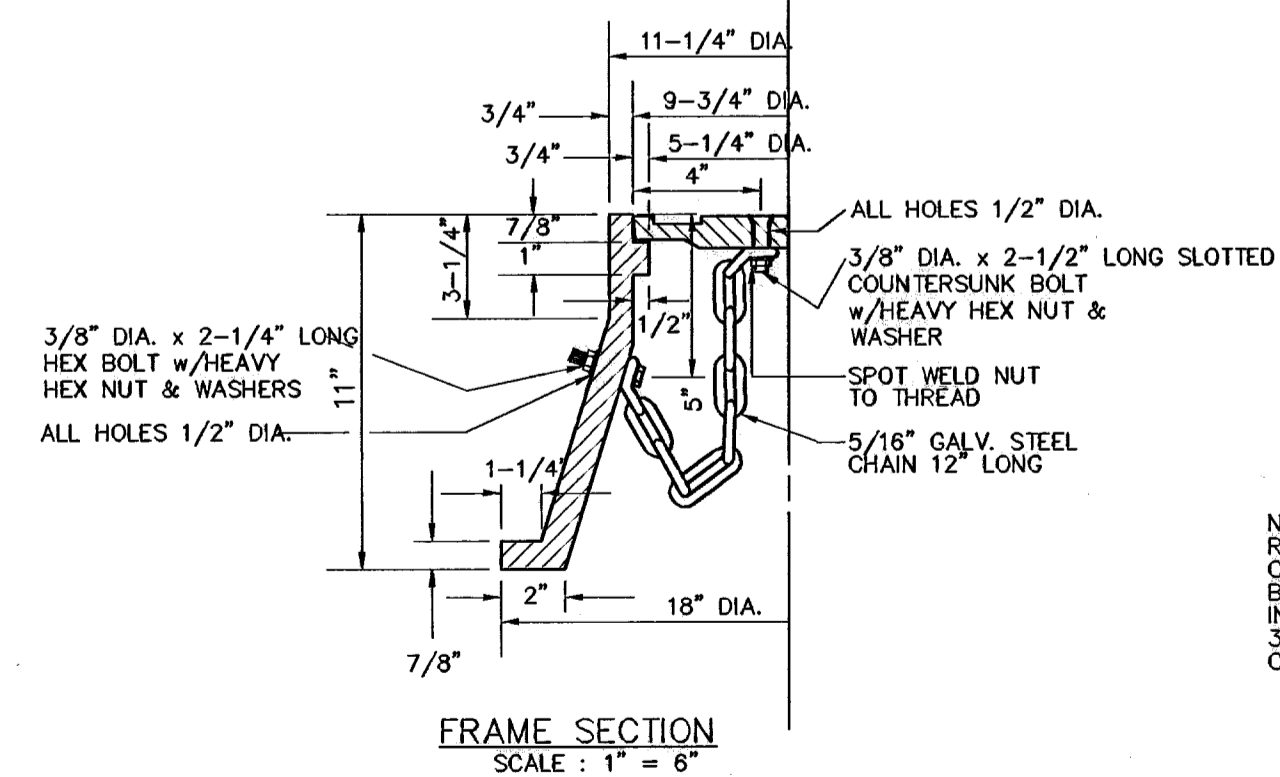
**NUMBER AND LOCATIONS:**  
THE MONUMENTS SHALL BE INSTALLED WHERE SHOWN ON THE SUBDIVISION PLAT AS APPROVED BY THE CITY ENGINEER.

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

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

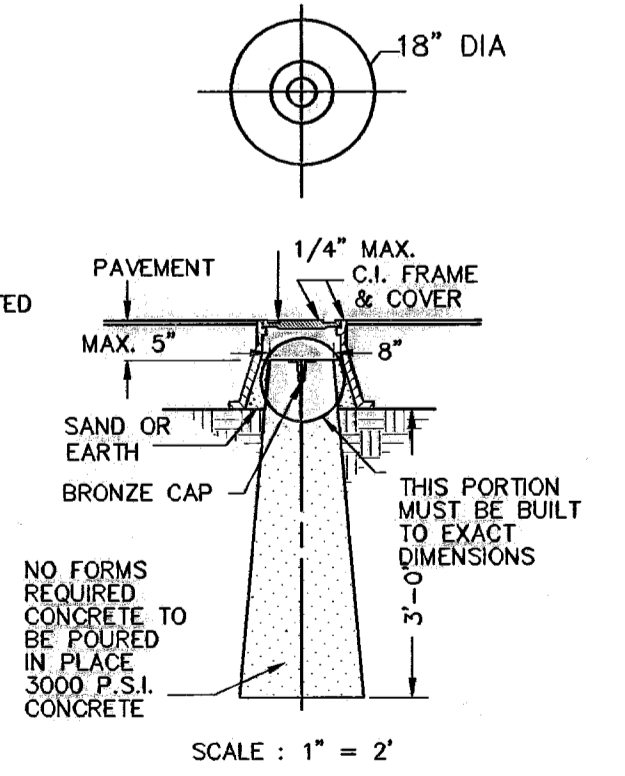
AT LEAST ONE (1) MONUMENT SHALL BE PLACED ON EACH HORIZONTAL CURVE. TWO SHALL BE PLACED IF THE POINT OF INTERSECTION (P.I.) OF THE TANGENTS LEADING INTO THE CURVE FALLS OUTSIDE OF CITY RIGHT-OF-WAY. MONUMENTS SHALL BE INSTALLED SO THAT ALL FRONT PROPERTY CORNERS OF ALL LOTS IN THE SUBDIVISION ARE WITHIN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

HEIGHT OF LETTERS = 7/16"  
WIDTH OF LETTER = 3/4"  
BODY = 3/16"  
RADI FOR POSITION OF LETTERING =  
OUTSIDE RADIUS OF STAR = 3/4"  
INSIDE RADIUS OF STAR = 5/16" 13/16" AND 1-1/4"



**CITY MONUMENT DETAIL**

CITY MONUMENT AS PER CITY STANDARDS



○ DENOTES AS BUILT CONDITION ONLY

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
17900 LBJ FRYDAUSE DR. STE 400  
EL PASO, TEXAS 79936

**PROJECT NAME**  
TRES SUEÑOS UNIT ONE

**SCALE**  
Horizontal: As Shown  
Vertical: As Shown

**DATE:** OCTOBER 2006  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.R.  
**CHECKED BY:** Y.C.  
**JOB NO.:** 206/73

**BENCHMARKS**  
CITY MONUMENT AT POINT OF CURVE CENTRINE RICH BEEM BLVD., SOB4331' ±  
A DISTANCE OF 471.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
MONTANA AVENUE CITY DATUM ELEVATION: 4005.40

**REVISIONS**

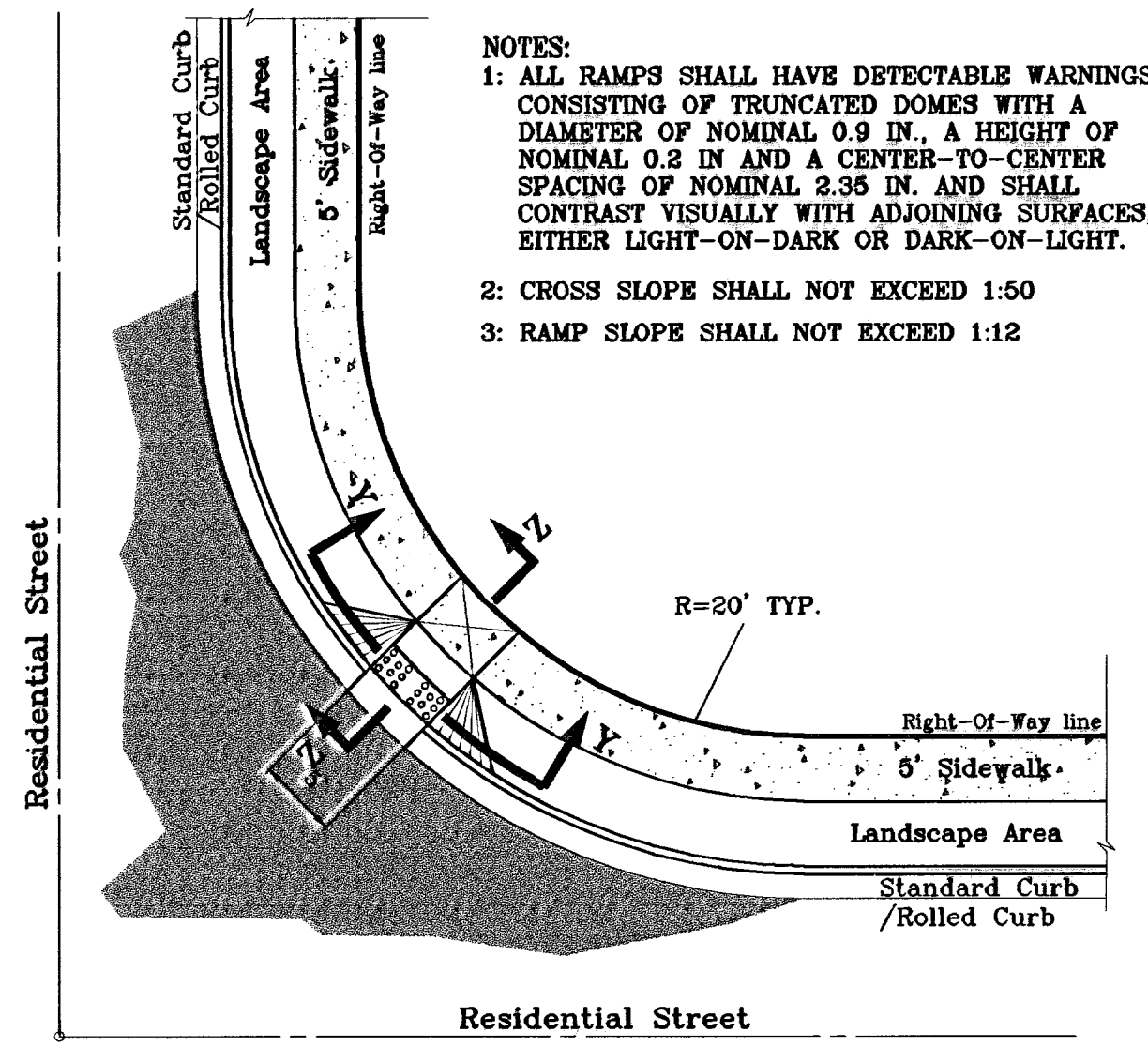
DATE	REVISIONS
07-06-06	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.
10-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES
12-15-06	CITY REG. LOGS
02-15-07	REWORKING CHANGES
05-15-07	REWORKING CHANGES
01-07-09	AS BUILT

**BY:** RR  
**RR**  
**RR**  
**RR**  
**RR**  
**RR**  
**PC**

BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 40.938 ACRES

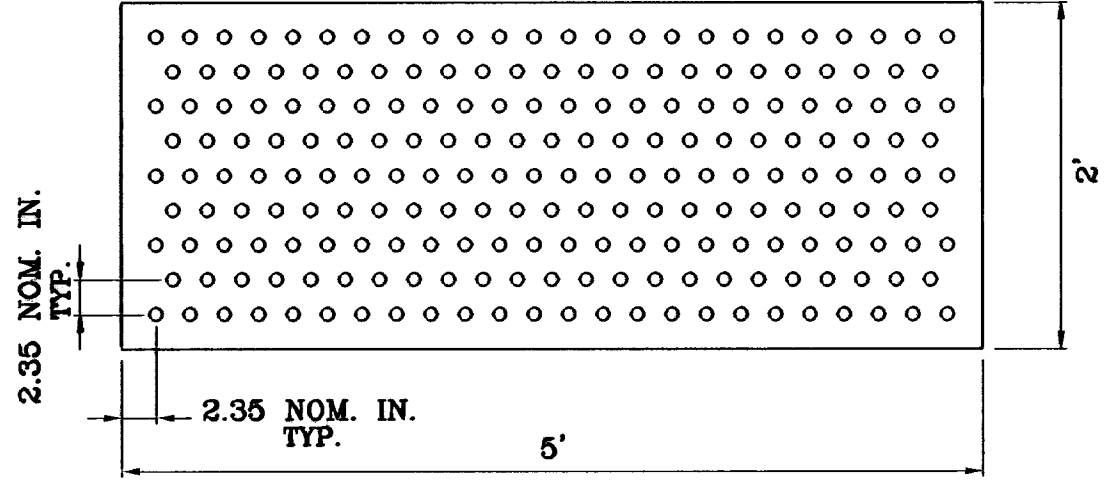
**SHEET TITLE**  
STANDARD DETAILS

**SHT 33 OF 36A**

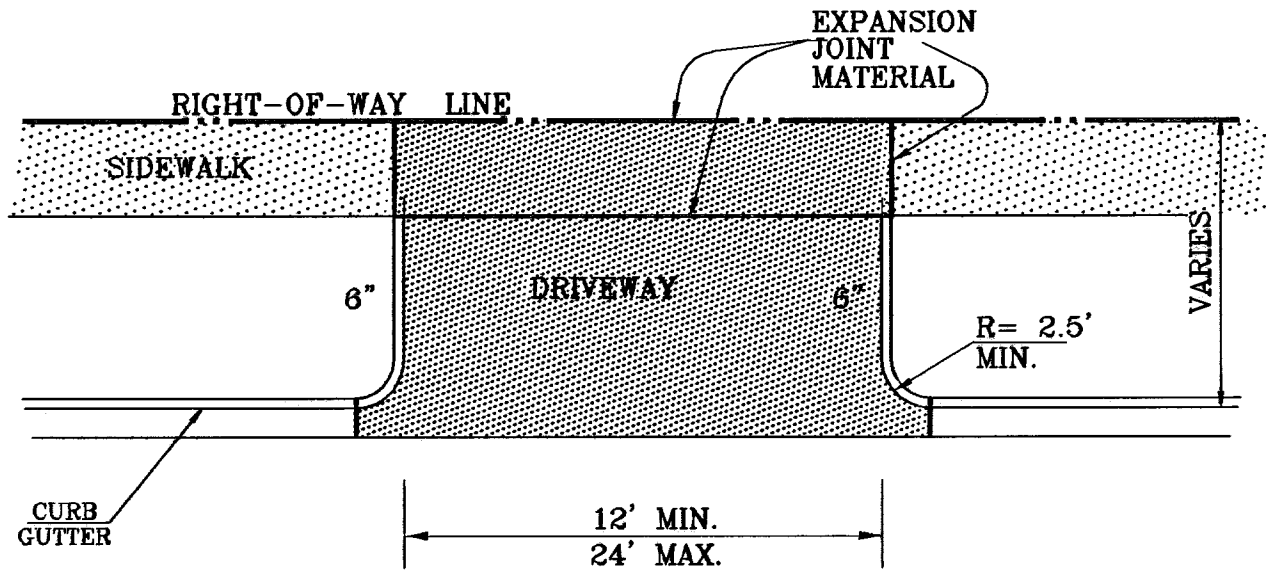
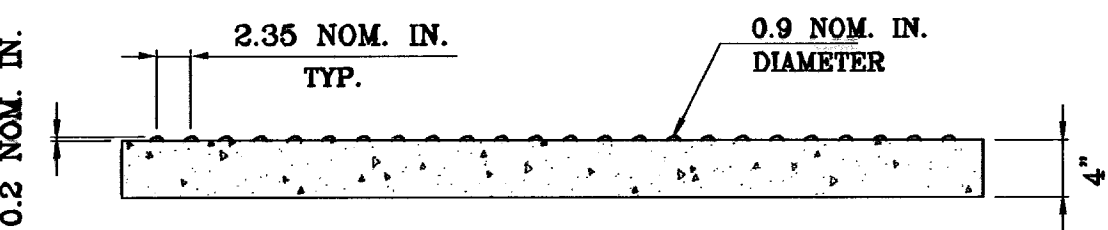


NOTES:  
 1: ALL RAMP SHALL HAVE DETECTABLE WARNINGS CONSISTING OF TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.  
 2: CROSS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

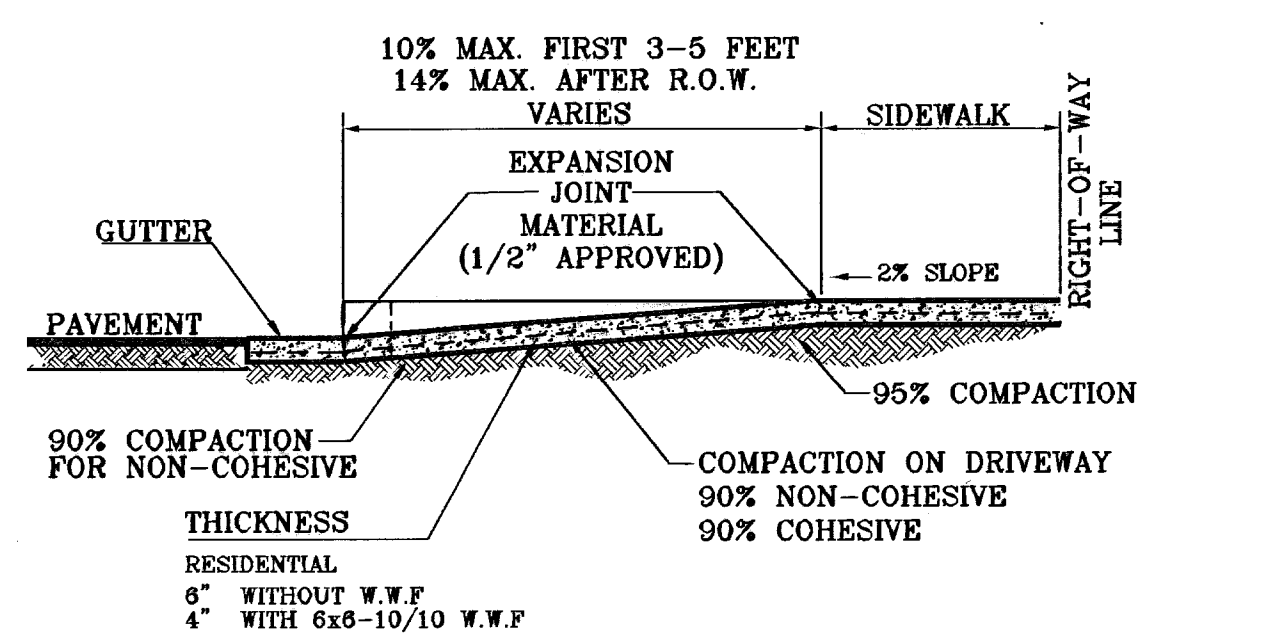
**RAMP ON SIDEWALK AT STANDARD / ROLLED CURB**  
 52' R.O.W.  
 SCALE: 1" = 10'



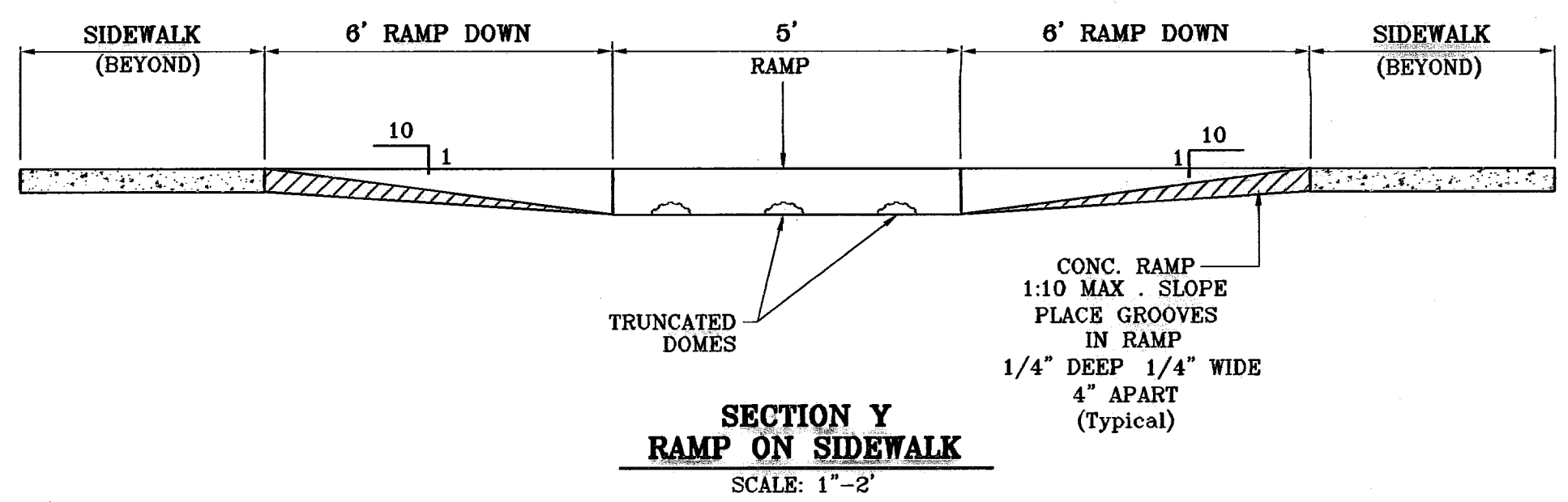
**TRUNCATED DOMES**  
 SCALE: 1" = 1'



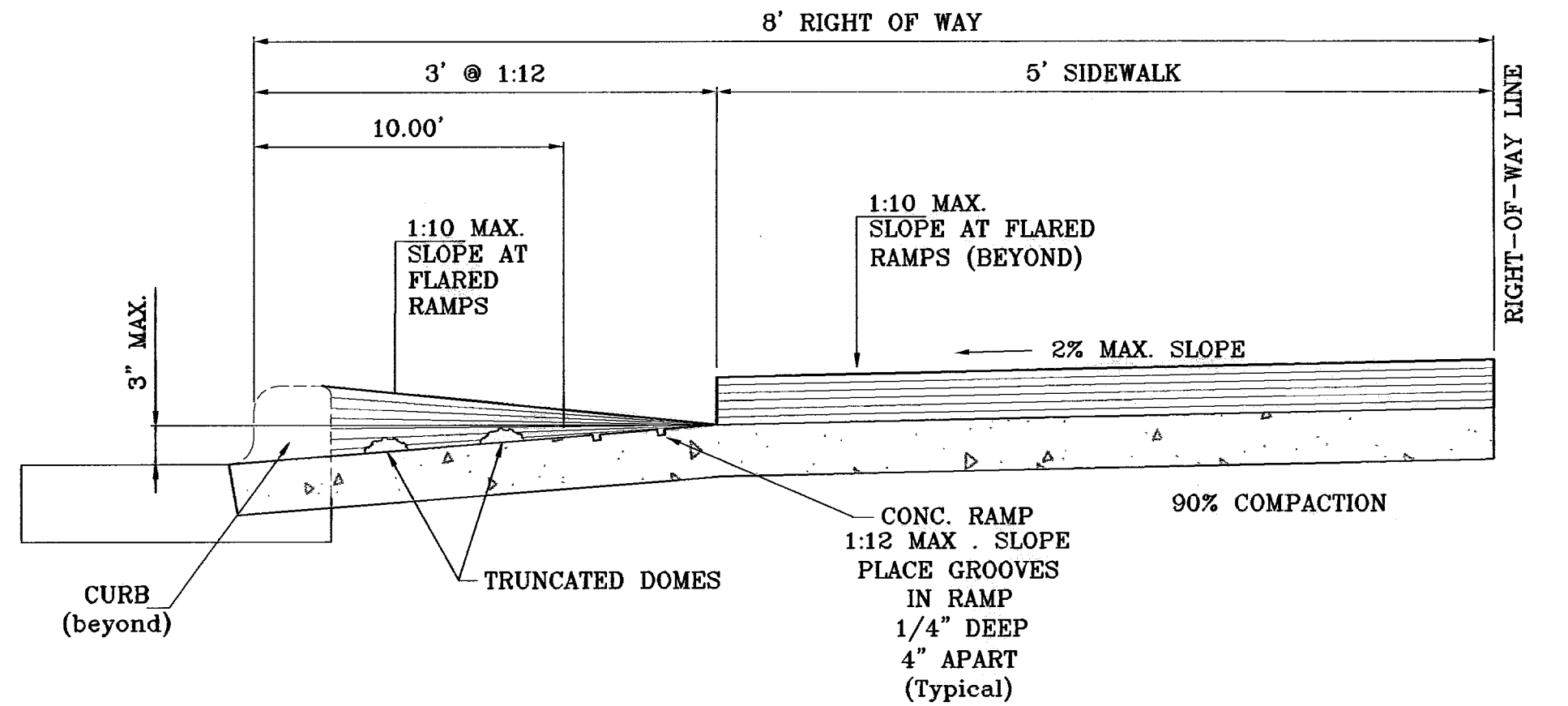
**DRIVEWAY PLAN VIEW**  
 AS PER CITY DESIGN STANDARD 8-8, 8-9



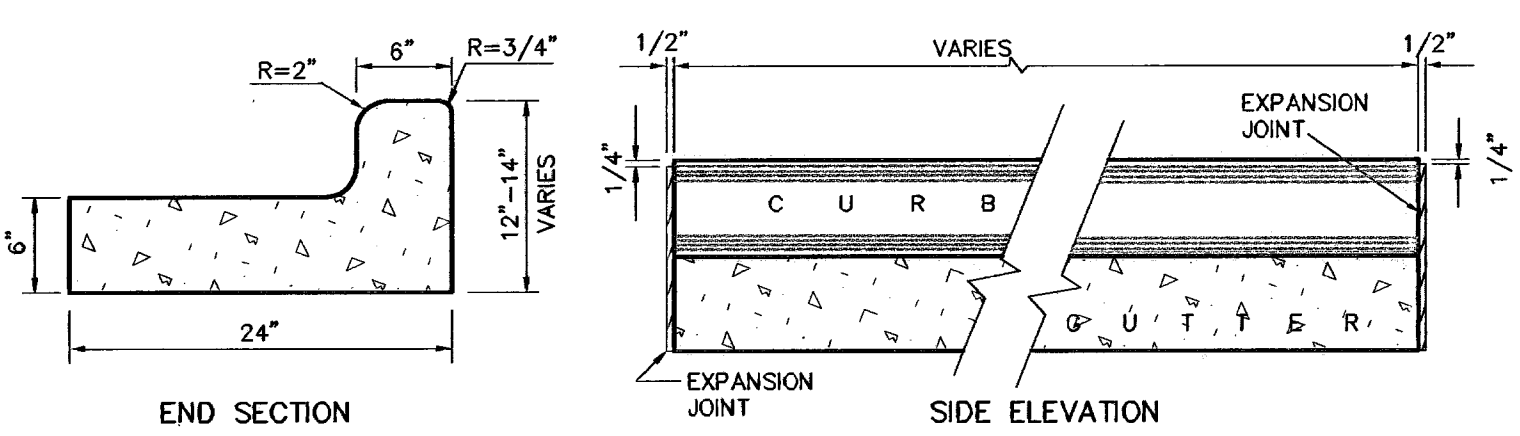
**DRIVEWAY SECTION (TYPICAL)**  
 AS PER CITY DESIGN STANDARD 8-8, 8-9



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

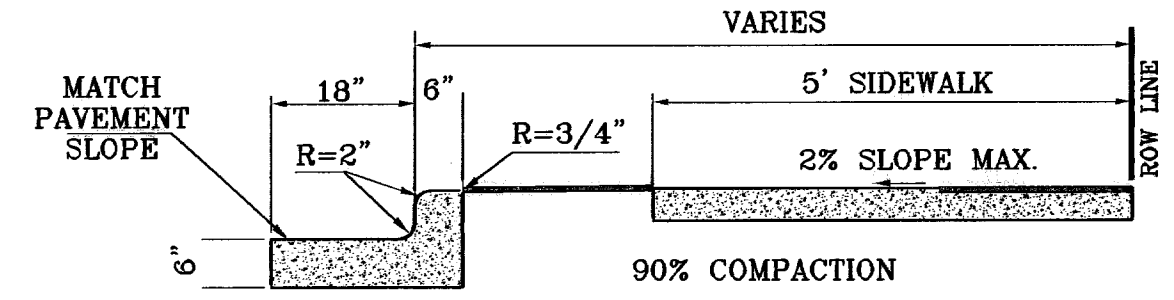


**TYPICAL WHEELCHAIR RAMP  
 AT 6" CURB & GUTTER  
 SECTION Z**  
 SCALE: 1" = 1'



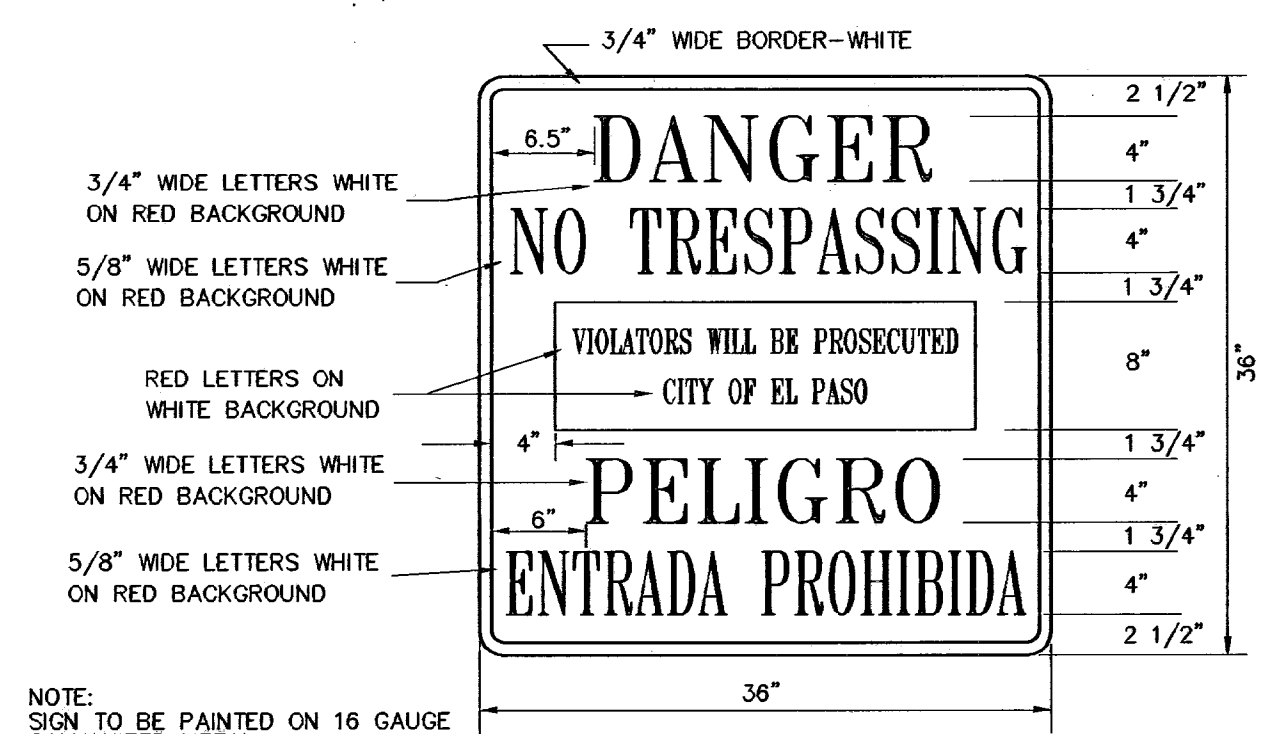
**CURB DETAILS**  
 SCALE: 1" = 1'

NOTES:  
 1-NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY 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.

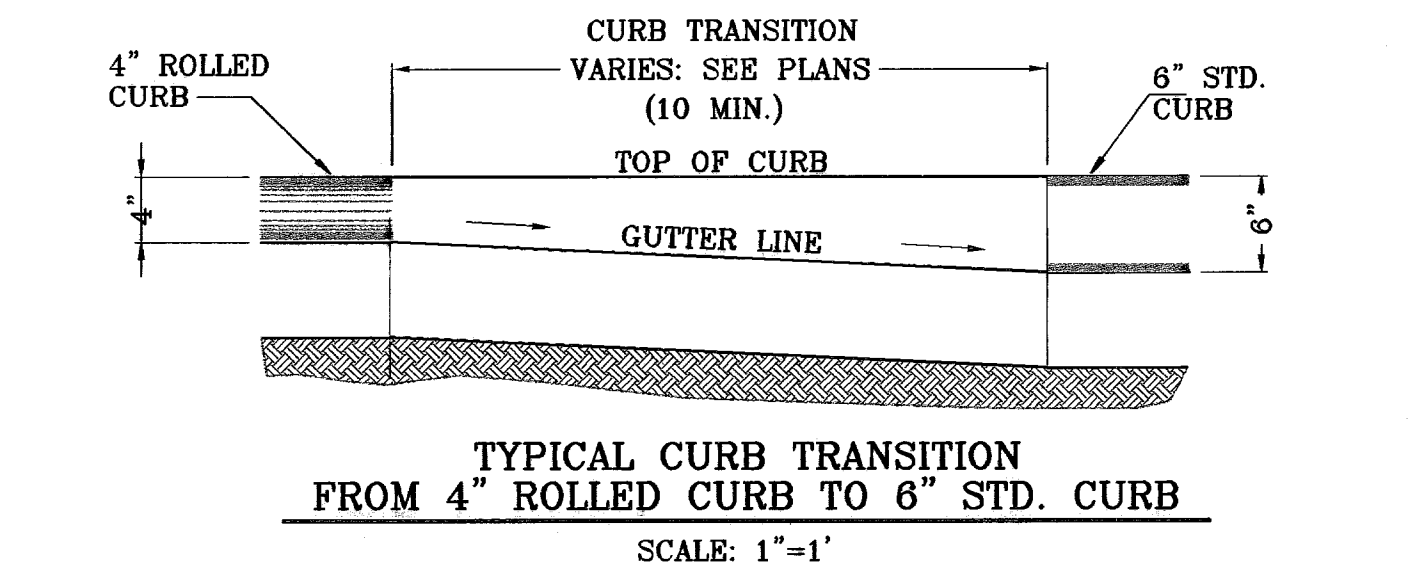


- NOTES:
1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
  2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
  3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
  4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING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

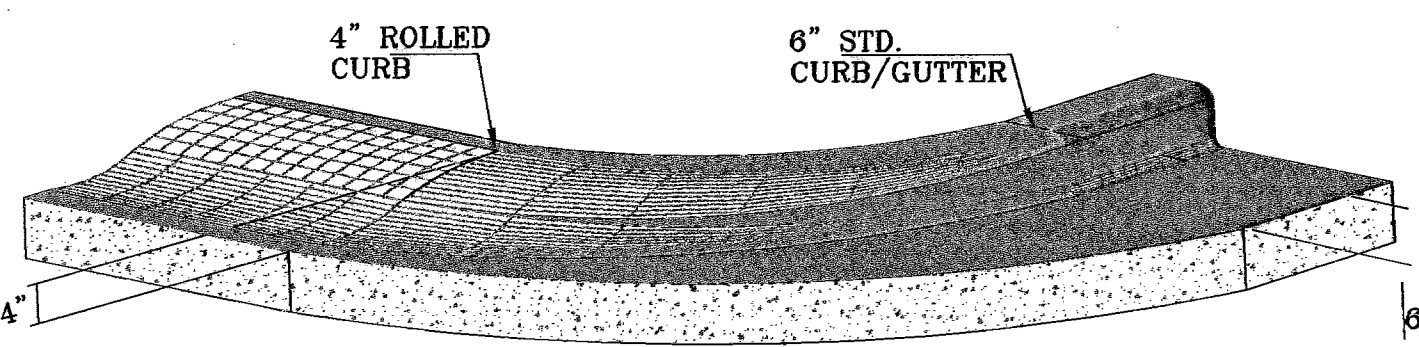
**TYPICAL CURB AND SIDEWALK DETAIL**  
 AS PER CITY DESIGN STANDARD 8-1



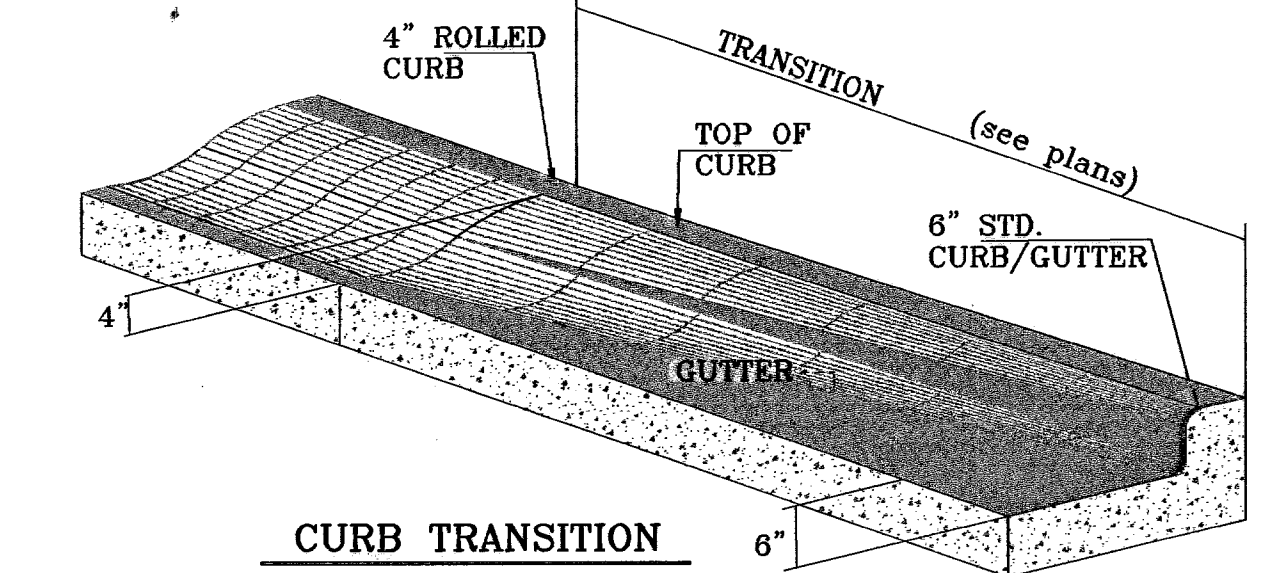
**WARNING SIGN DETAIL**  
 SCALE: 1" = 1'



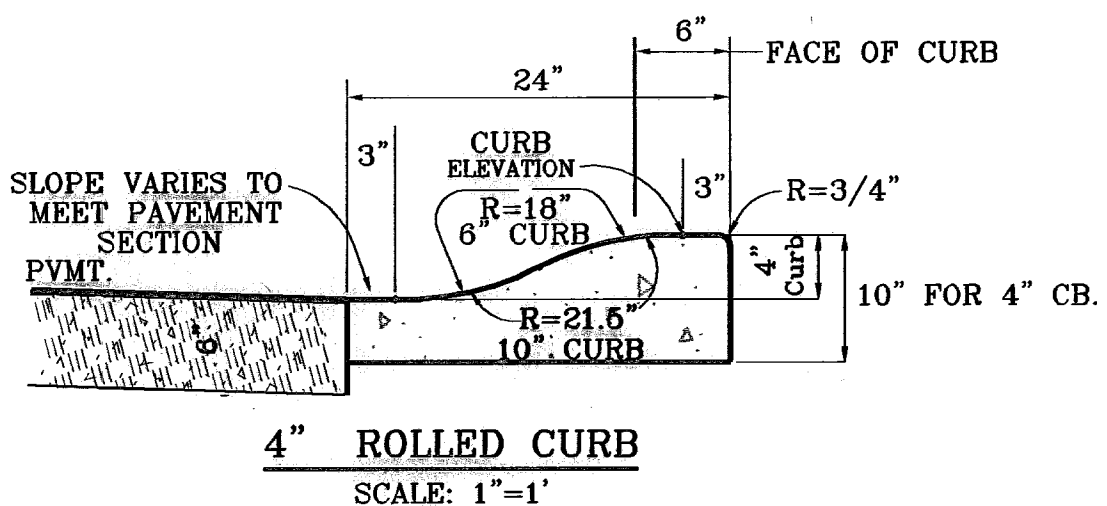
**TYPICAL CURB TRANSITION  
 FROM 4" ROLLED CURB TO 6" STD. CURB**  
 SCALE: 1" = 1'



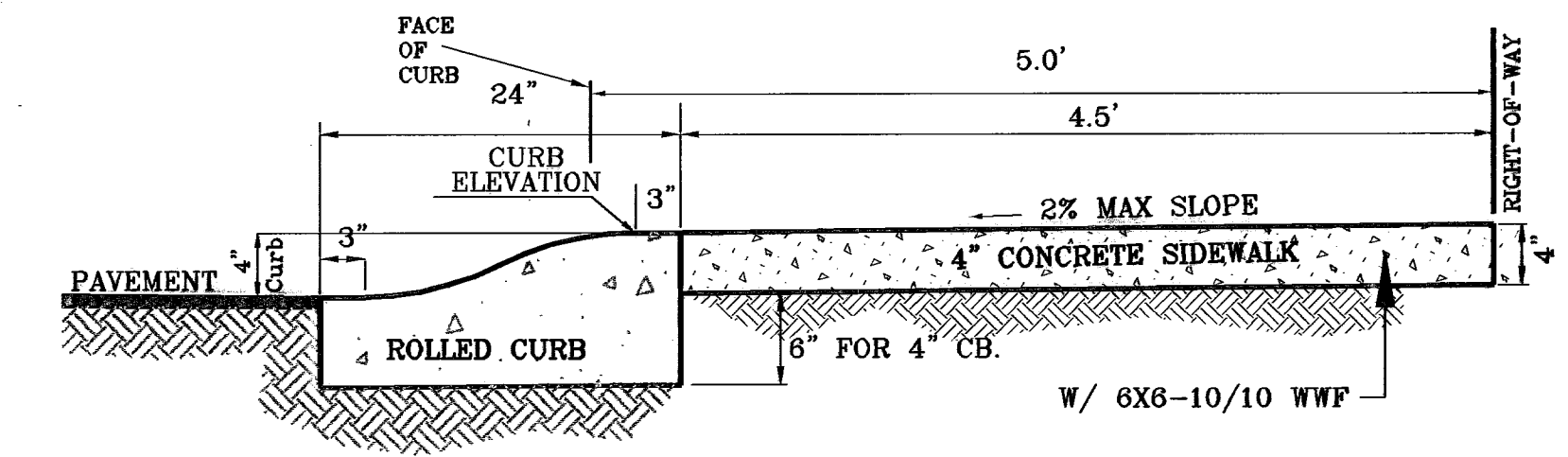
**CURB TRANSITION AT RETURNS**



**CURB TRANSITION**

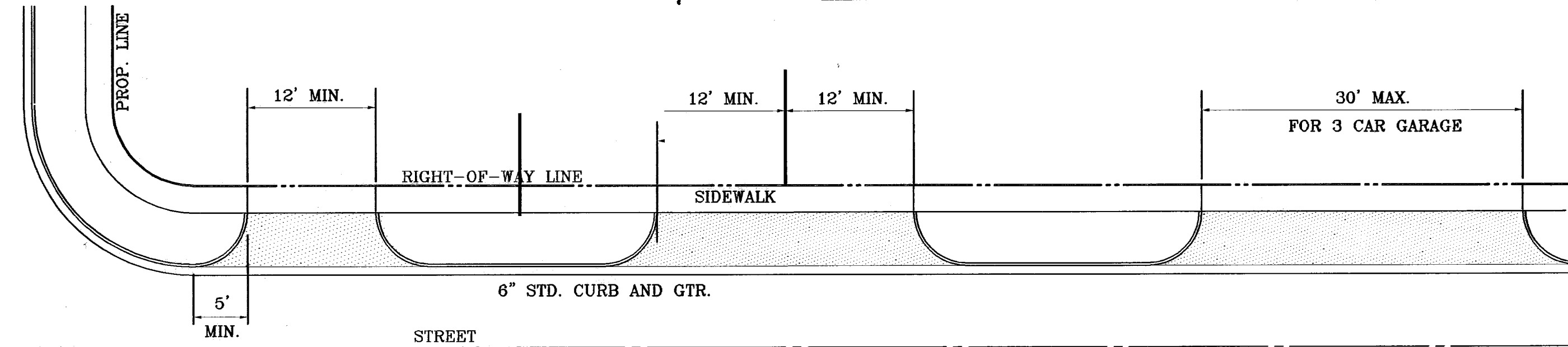


**4" ROLLED CURB**  
 SCALE: 1" = 1'



**DRIVEWAY DETAIL**  
 SCALE: 1" = 1'

**TYPICAL ROLLED CURB DETAIL AT CUL-DE-SACS**



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

**TYPICAL RESIDENTIAL DRIVEWAYS**  
 SCALE: 1" = 10'

**CONDE INC.**  
 ENGINEERING / PLANNING  
 SURVEYING / GPS  
 1700 LEE TREVIEW DR. STE 400  
 EL PASO, TEXAS 79936

**CONDE INC.**

**PROJECT NAME**  
**TRES SUEÑOS UNIT ONE**

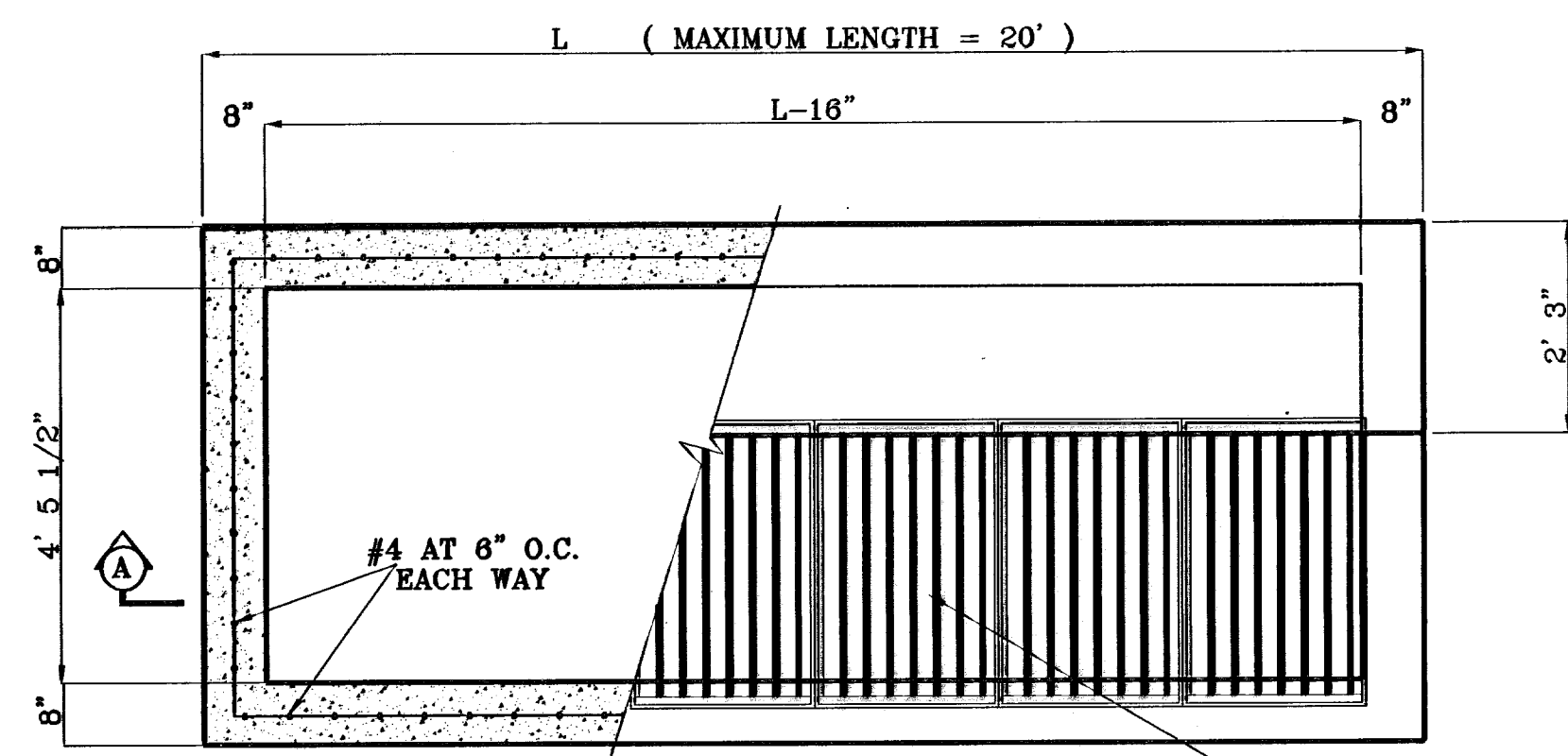
**SCALE**  
 Horiz: \_\_\_\_\_  
 Vert: \_\_\_\_\_

**DATE:** OCTOBER 2006  
**DESIGN BY:** Y.C.  
**INITIATED BY:** R.R.  
**CHECK BY:** Y.C.  
**JOB NO.:** 20673

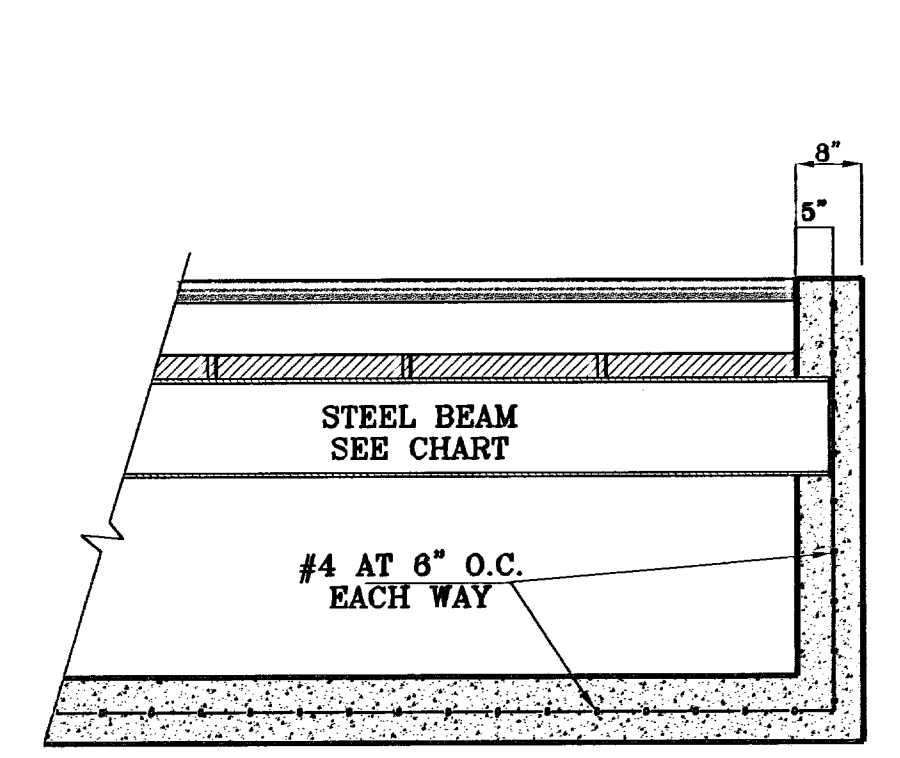
**ENGINEER'S SEAL**  
 ENGINEER'S SEAL NOT REQUIRED  
 THIS SHEET IS REPRODUCED FROM CITY SUBDIVISION DESIGN STANDARDS

**SHEET TITLE**  
**STANDARD DETAILS**

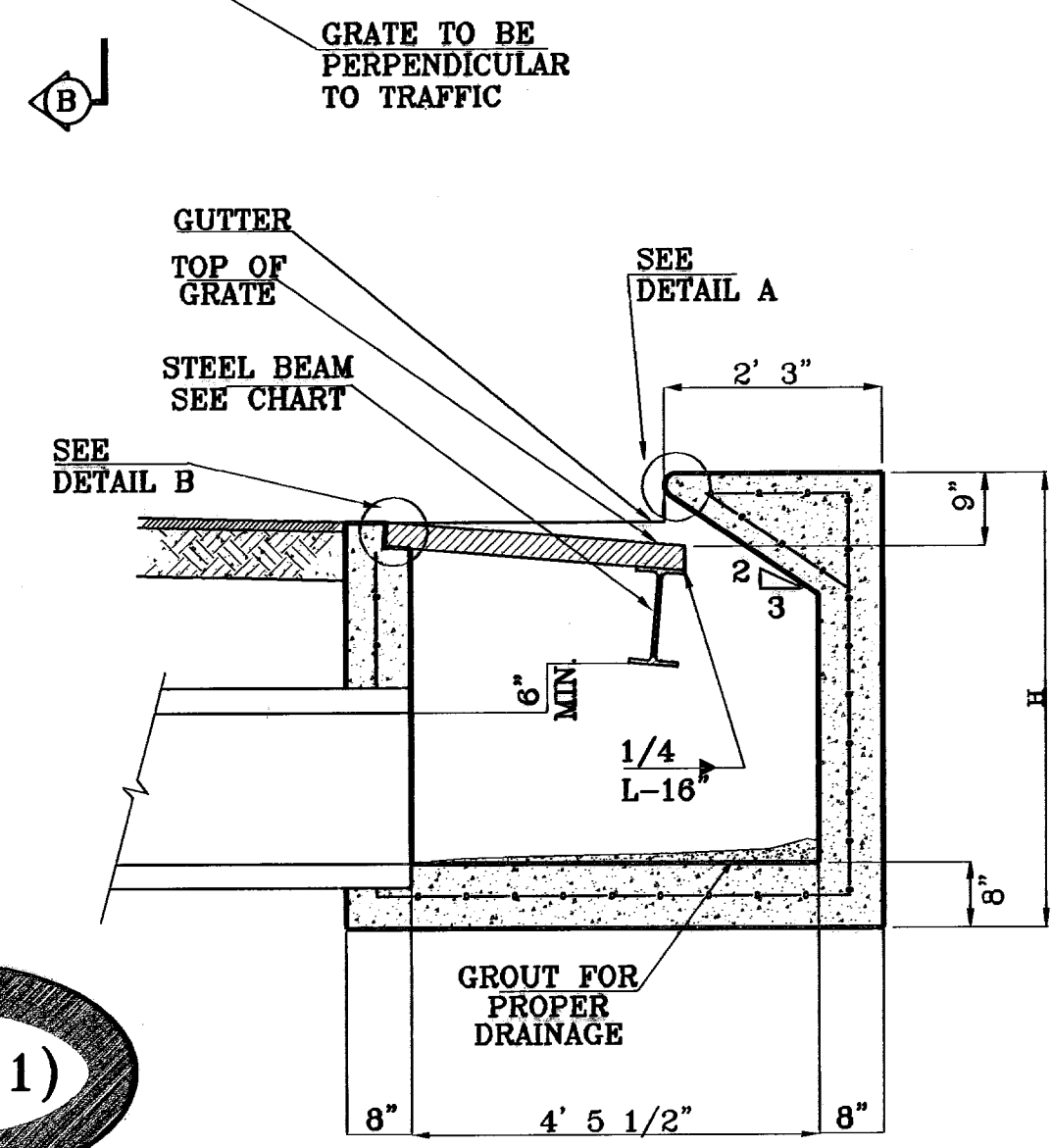
**SHT 34 OF 36A**



TYPICAL  
1"=2'

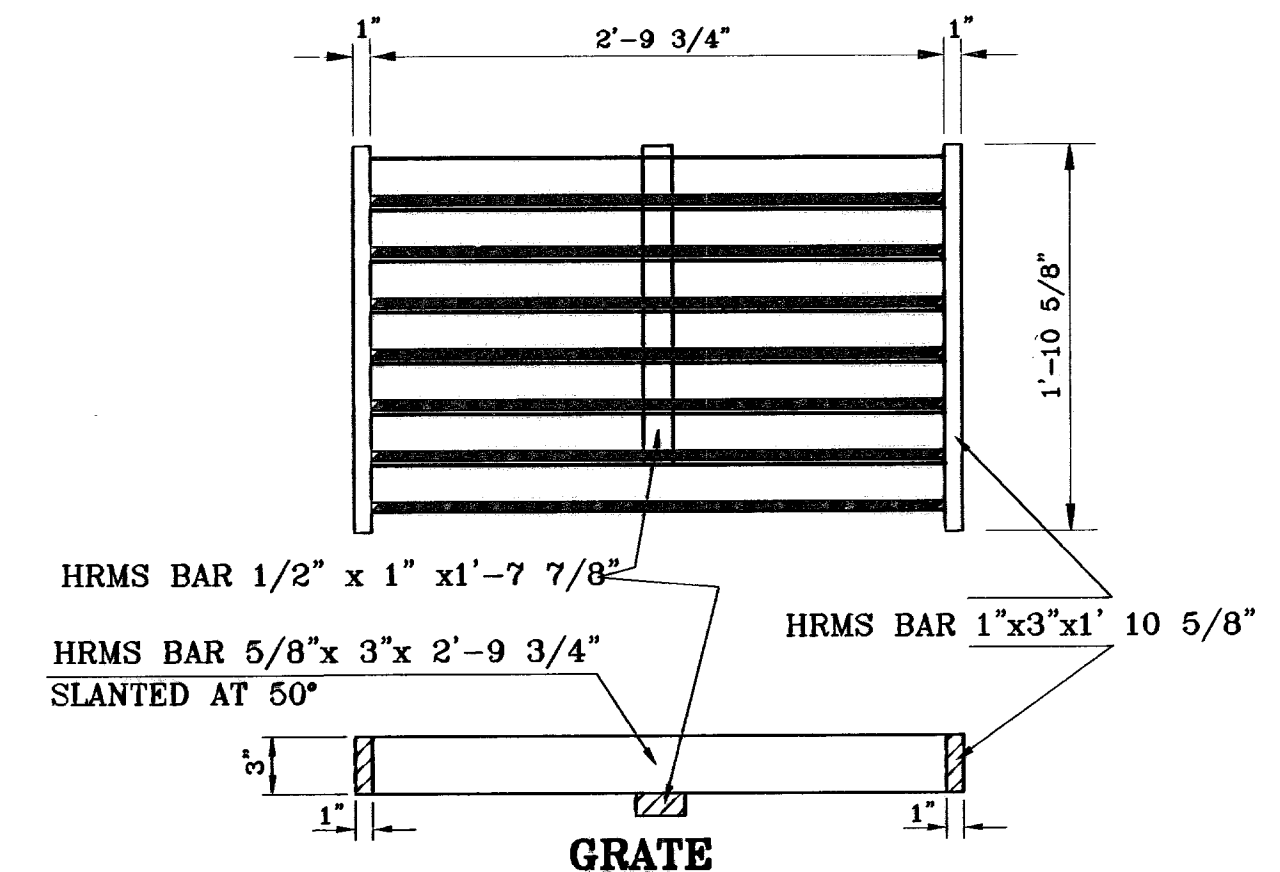
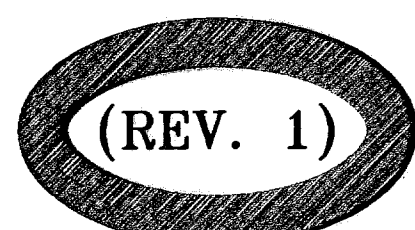


SECTION A-A  
1"=2'

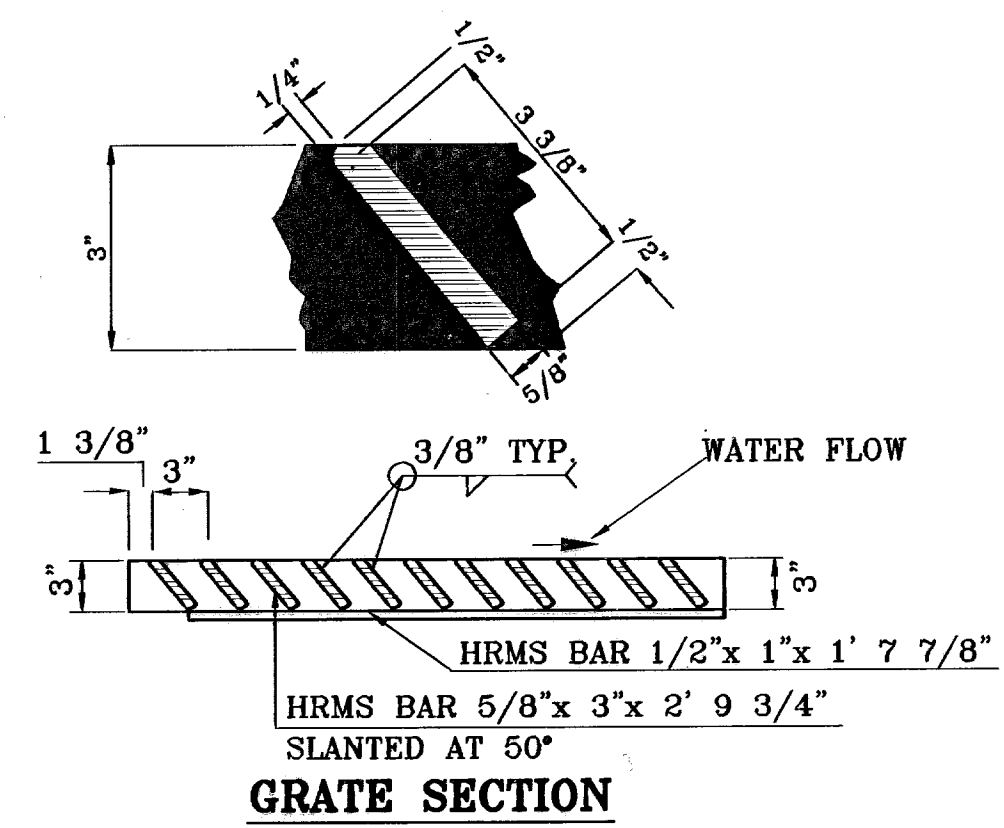


SECTION B-B  
1"=2'

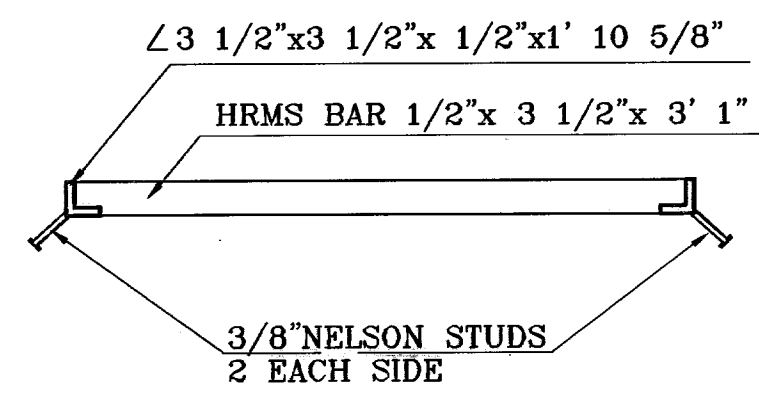
TYPE I INLET



GRATE CAPACITY = 7.32 CFS



GRATE SECTION



FRAME SECTION

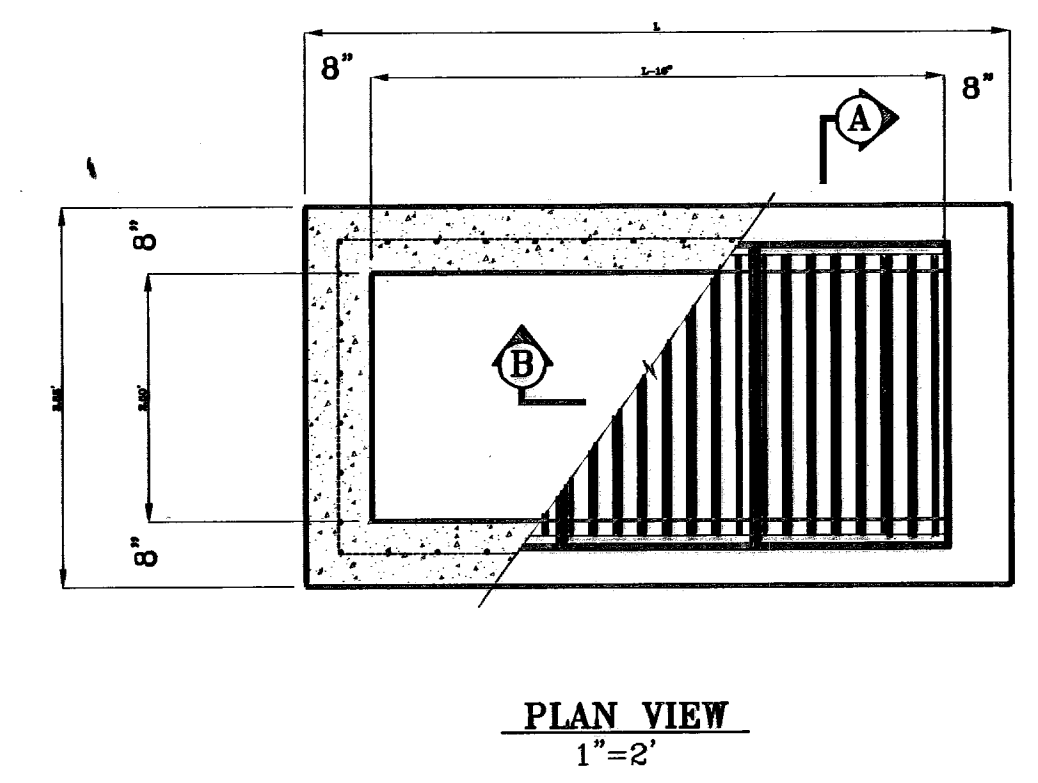


FRAME AND GRATE

No. OF GRATES	L	BEAM	
		LENGTH	MINIMUM SIZES
1	3'-2 5/8"	2'-10"	W6x12, S4x13, MC6x8.2
2	5'-1 1/8"	4'-7 1/8"	W6x12, S6x12.5, MC6x15.1
3	7'-0 1/4"	6'-5 1/8"	W8x15, S7x15.3, MC7x17.6
4	8'-9 7/8"	8'-3 7/8"	W9x18, S8x18.4, MC10x21.9
5	10'-8"	10'-2"	W12x18, S8x21, MC10x21.9
6	12'-6 5/8"	12'-0 5/8"	W12x19, S8x23, MC10x25

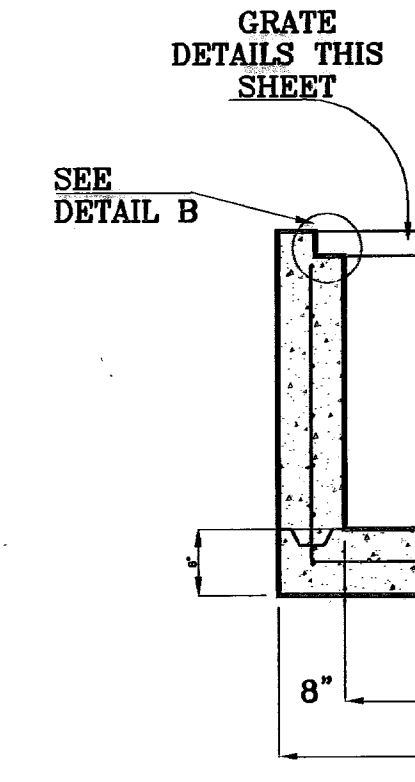
GENERAL NOTES

- Concrete to be 3000 P.S.I. minimum core test at 28 days.
- 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.
- All construction and materials shall be in accordance with the current Standard Specifications.
- Sharp edges resulting from fabrication shall be dulled only by acceptable methods for safety.
- Grates shall be installed in frame with flow arrow pointing downstream or toward the low point in a sump.
- 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-181 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.
- 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.
- 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.
- 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.
- 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.
- All casting shall be manufactured true to pattern. Component parts shall fit together in a satisfactory manner.
- Grate will be depressed 1 inch below proposed or existing grade.
- Two 1/2 inch x 4 inch long concrete anchor studs required for each side of frame, where frame is resting on concrete, use NELSON studs or equal
- The grates of all inlets within the street pavement must be constructed with the grate bars perpendicular to the curb.
- Chamfer all exposed edges 3/4 inch. All dimensions relating to reinforcing steel are to center of bars.
- All concrete to be 3000 P.S.I. Minimum concrete cover shall be 1 1/2 inch for steel reinforcing.
- 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.
- Structural steel shall be shop painted in accordance with T.H.D. item 446 "PAINT AND PAINTING".
- All reinforcing bars to be #4 bars at 6" O.C. grade 60. Bend bars around pipe openings.
- Surface of all exposed concrete shall conform in sloped and grade to existing or proposed curb and walk adjacent to inlets.
- Inlets to be designated in plans by number of grates required.
- Location of sewer pipes shown elsewhere in plans.

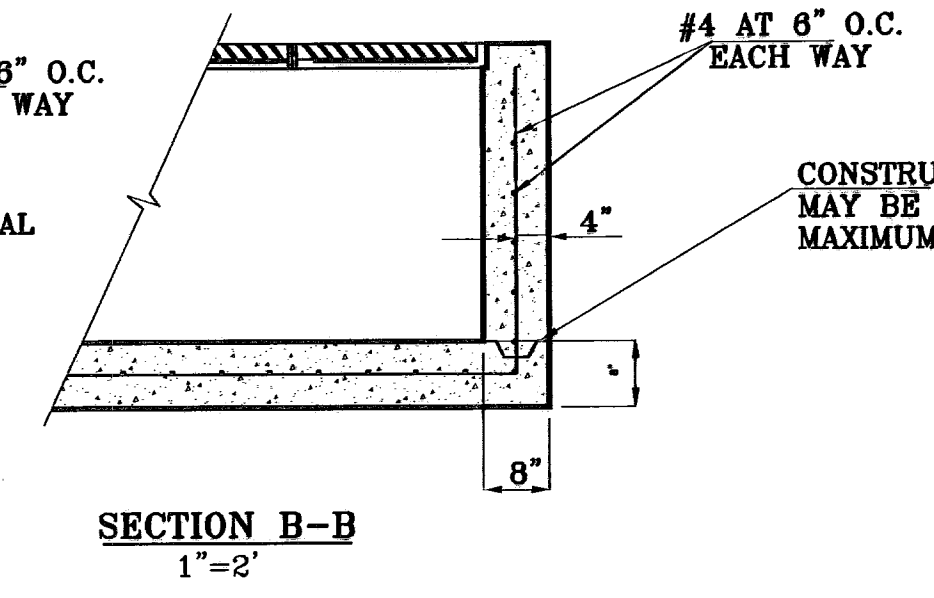


PLAN VIEW  
1"=2'

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



SECTION A-A  
1"=2'

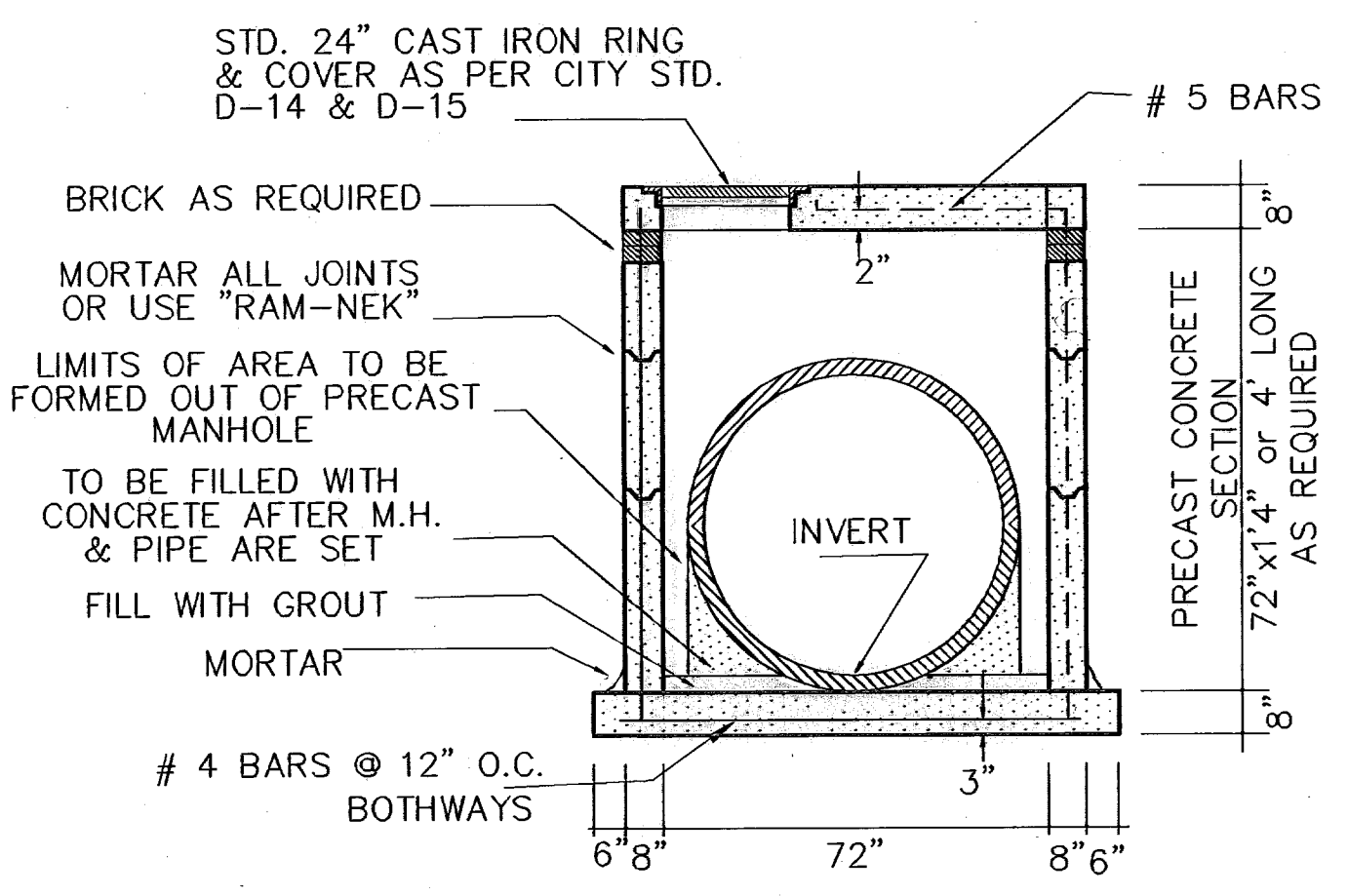


SECTION B-B  
1"=2'

TYPE III INLET

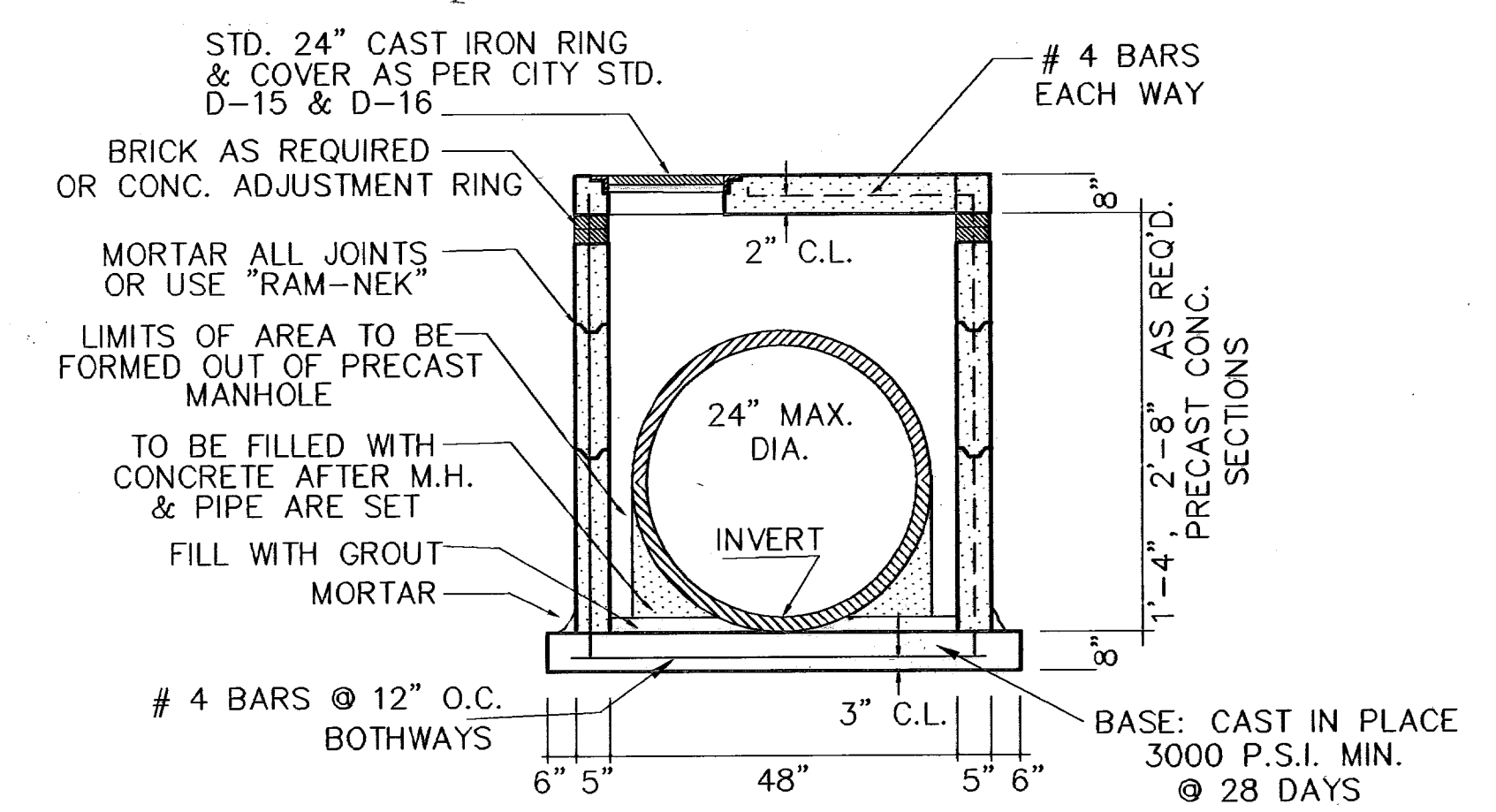
DRAINAGE STRUCTURE DETAILS  
AS PER CITY OF EL PASO STANDARDS

DRAINAGE STRUCTURE DETAILS  
AS PER CITY OF EL PASO STANDARDS



PRECAST 72" MANHOLE SECTION

SCALE: 1" = 3'



PRECAST 48" MANHOLE SECTION

1" = 3'

TRES SUEÑOS UNIT ONE

BENCHMARKS  
CITY MAINWAY AT POINT OF CURVE TO S.W. CORNER OF BEEM BLDG. 5894331 E  
DISTANCE OF 467.88 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
MONTANA AVENUE  
DATE: 07-05-04  
ELEVATION: 4055.40  
BY: RR  
CITY DATUM ELEVATION: 4055.40  
TOWNSHIP: 2  
RANGE: 2  
SECTION: 54  
ELEVATION CHANGE TO BEEM BLDG. & CAMPUZANO ST.  
DATE: 10-10-06  
PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES  
BY: RR  
12-15-08  
CITY RED LINES  
DATE: 05-15-07  
PARK GRADING CHANGE  
BY: RR  
05-21-07  
SANITARY SEWER CONTACT ON GR. CAMPUZANO & RICH BEEM

PROJECT NAME  
TRES SUEÑOS  
UNIT ONE  
BEING A PORTION OF TRACT 11C-2, SECTION 54 AND  
PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS  
AND PACIFIC RAILROAD COMPANY SURVEYS  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 40.838 ACRES

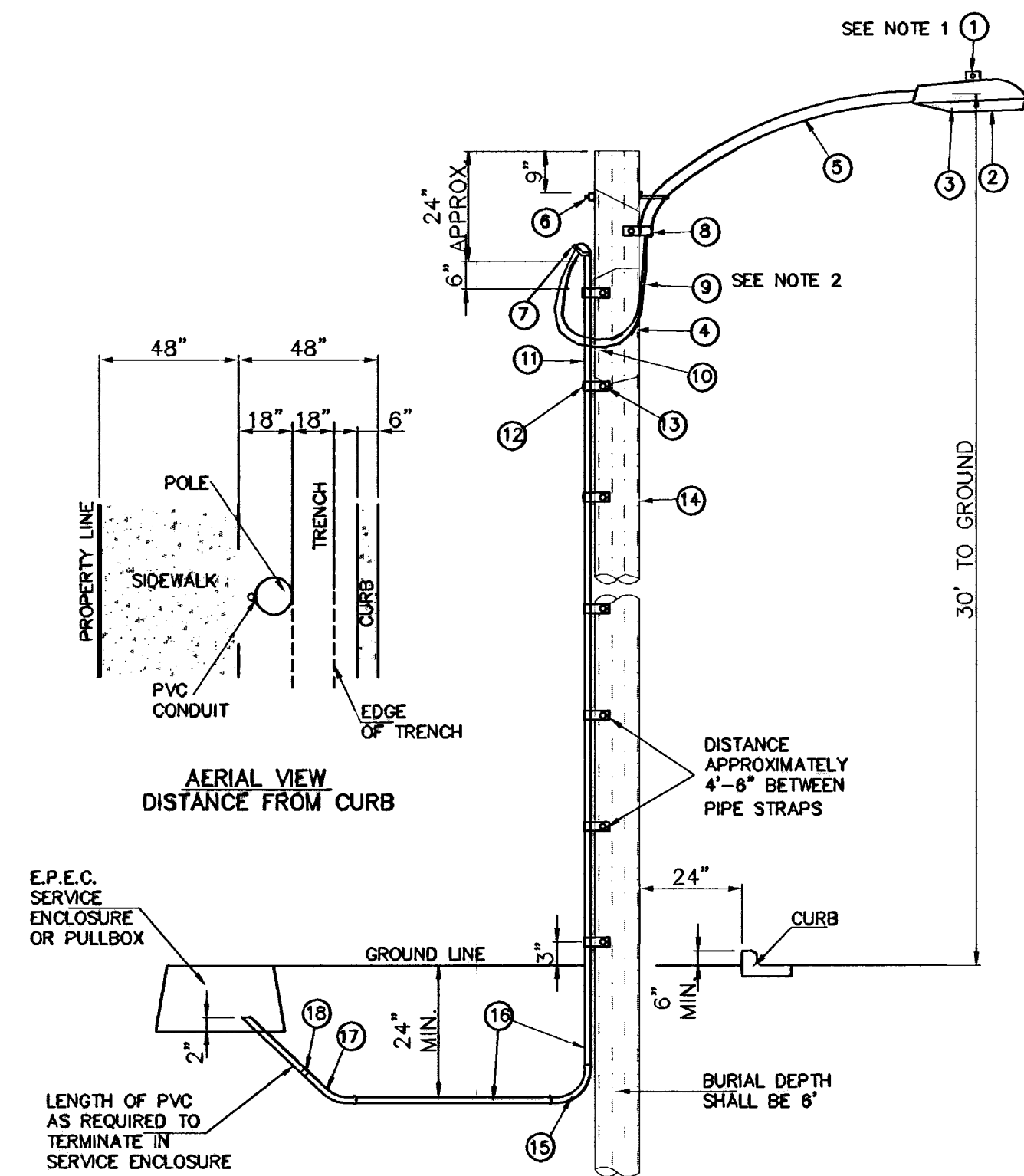
SCALE  
Horiz: 1"=30'  
Vert: 1"=10'  
DATE: OCTOBER 2006  
DESIGN BY: Y.C.  
CHECKED BY: Y.C.  
INITIATED BY: R.R.  
FROM: S. S. S. S. S.  
ENGINEER'S SEAL  
CONDE INC.  
1700 LEE TREVIÑO DR. STE 400  
EL PASO, TEXAS 79936

CONDE INC.  
ENGINEERING / PLANNING  
SURVEYING / GPS  
EL PASO, TEXAS  
1700 LEE TREVIÑO DR. STE 400  
EL PASO, TEXAS 79936

SHEET TITLE  
STANDARD  
DETAILS  
SHT 35 OF 36A

NOTE: (N.D.C.B.U. LOCATION)  
N.D.C.B.U. TO BE PROVIDED BY U.S.P.S. AT TIME OF LOT DEVELOPMENT.

# INSTALL TRAFFIC CONTROL DEVICES AS SHOWN

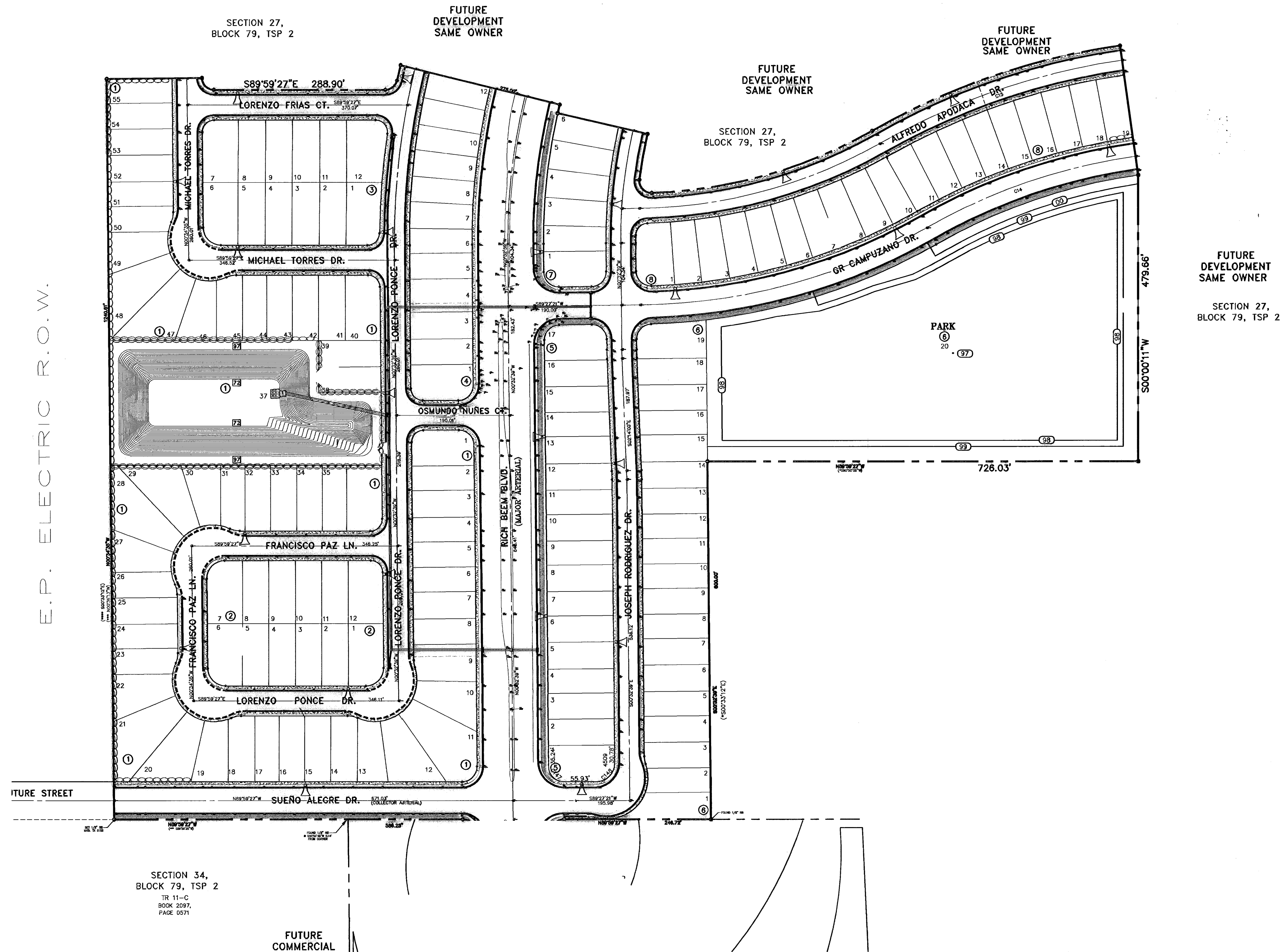


**UNDERGROUND RESIDENTIAL STREET LIGHT WOOD POLE**  
E.P.E.C. STD. DSU 805

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

ITEM No.	DESCRIPTION	STOCK/DSU No.	QTY.	CUV CODE	MACRO CODE
1	PHOTOCELL, 240 V--SEE NOTE 1	21-225	1		
2	HPS LAMP 100 W	21-085	1	LCOBRAHD	
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		LCOBRAUG
	SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1	LMB5/812	
	COIL SPRING WASHER, 5/8"	02-786	1		
	LOCK NUT, 5/8"	02-706	1		
7	SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
8	LAG BOLT, 1/2" x 3"	02-343	2	LLAG12*3	
9	CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
10	COPPER CBL, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
11	SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
12	PIPE STRAP FOR 1" PVC CONDUIT 2 HOLE	17-283	7	LPVCSTRP	
13	NAIL, STAINLESS STEEL SCREW 2.5"	14-427	25#	UNAL14*2	
14	POLE, 35' CLASS 4	09-036	1	L354UG	
15	1" PVC 90 DEGREE ELBOW	17-297	1	LLE901	
16	1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
17	1" PVC 45 DEGREE ELBOW	17-298	1	LLE451	
18	1" PVC COUPLING	17-296	1	LCPLG1	

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



BENCHMARKS

DATE	REVISIONS	BY
07-06-08	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.	RR
12-16-08	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES	RR
02-21-07	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES	RR
02-21-07	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADES	RR
02-21-07	SANITARY SEWER CONDUIT ON GR. CAMPUZANO & RICH BEEM	RR

CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., S88°43'31" E DISTANCE 66.46738 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE CITY DATUM ELEVATION.....4005.40

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11C-2, SECTION 84 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 40.998 ACRES

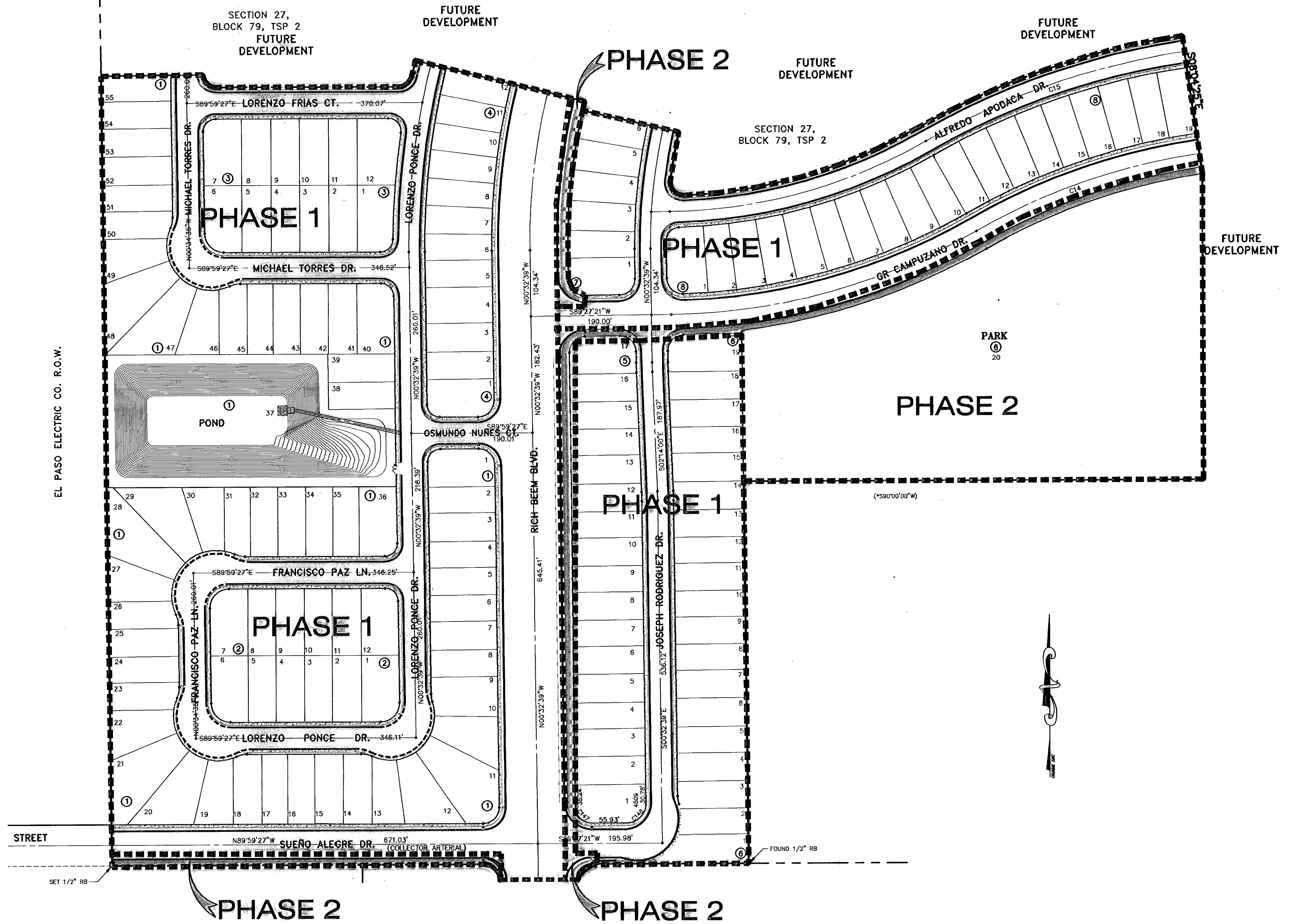
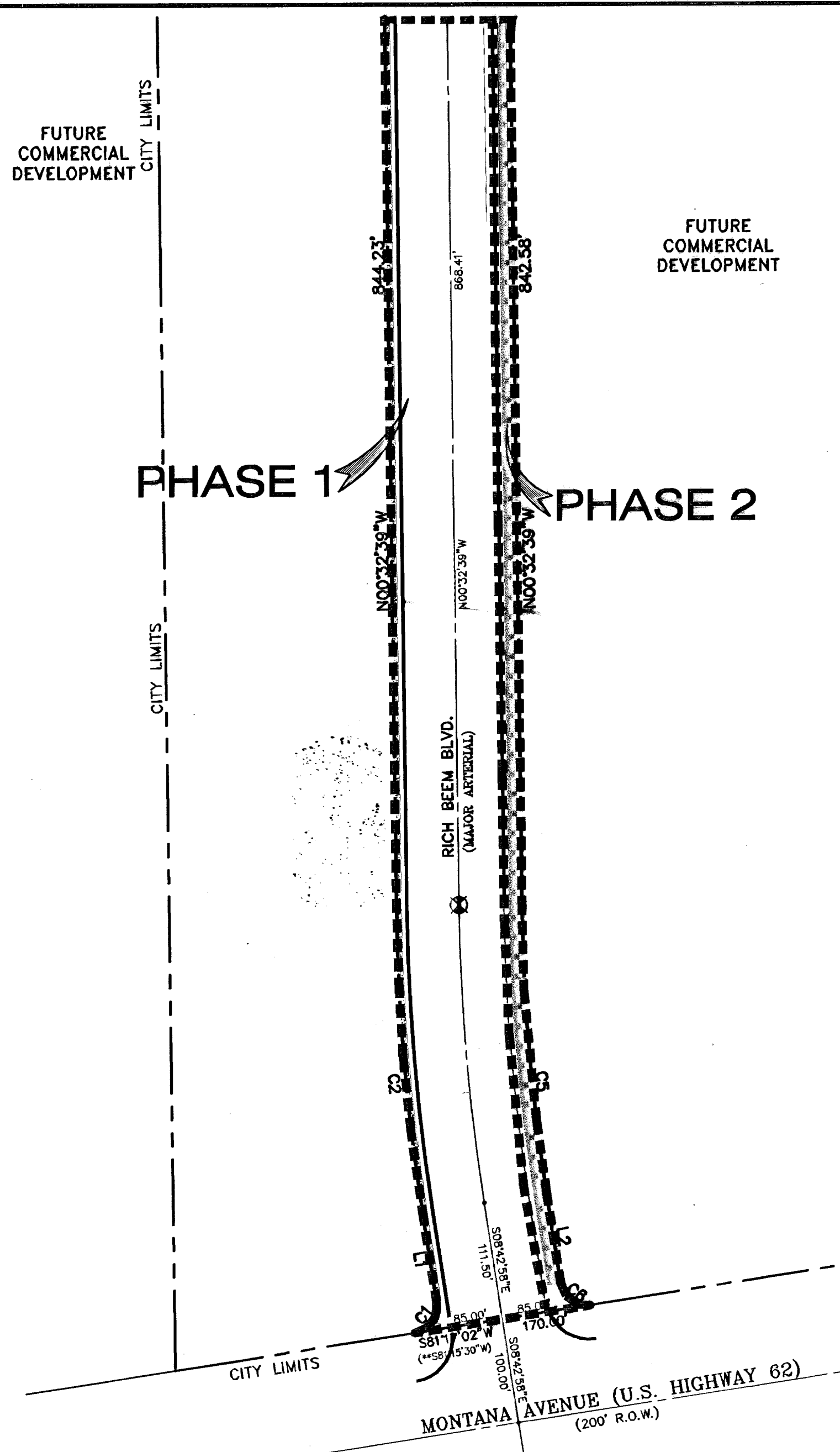
SCALE  
Horiz:  
Vert:

DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHKD. BY: Y.C.  
JOB NO.: 200.73

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TRAVLING DR. STE 400  
EL PASO, TEXAS 79936

SHEET TITLE  
**ILLUMINATION PLAN**

SHT 36 OF 36A



BENCHMARKS

DATE	REVISIONS	BY
07-05-06	ELEVATION CHANGE TO BEEM BLVD. & CAMPUZANO ST.	RR
10-10-06	PLAN & PROFILE REVISIONS DUE TO STORM SEWER GRADERS	RR
12-15-06	CITY RED LINES	RR
02-16-07	PARK GRADING CHANGE	RR
02-21-07	STORM SEWER CONTRACT ON GR. CAMPUZANO & RICH BEEM	RR

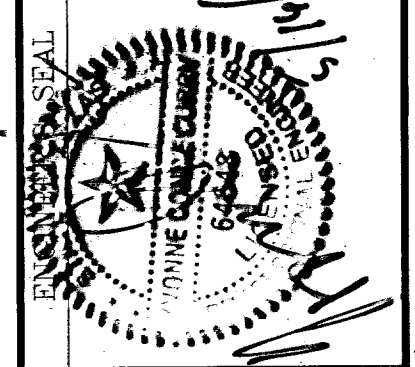
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., 50843.31' A DISTANCE OF 487.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE. CITY DATUM ELEVATION: 4005.40

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**

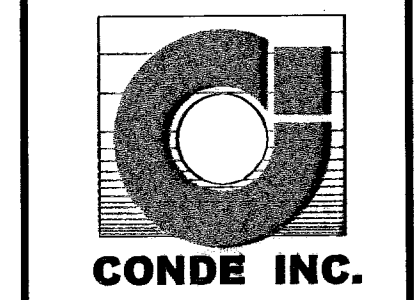
BEING A PORTION OF TRACT 11C-2, SECTION 34 AND PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 40.988 ACRES

SCALE  
Hort: \_\_\_\_\_  
Vert: \_\_\_\_\_

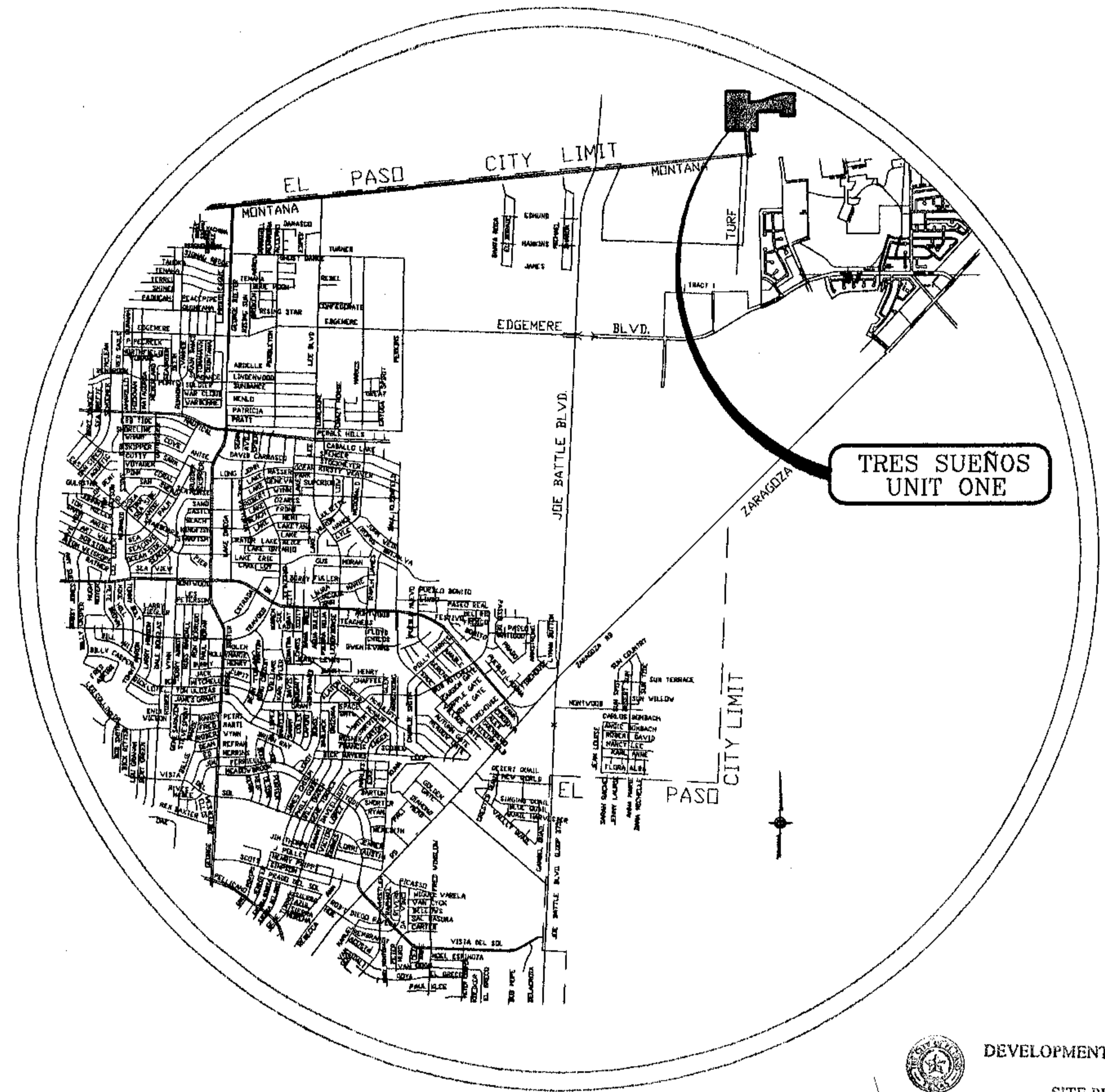
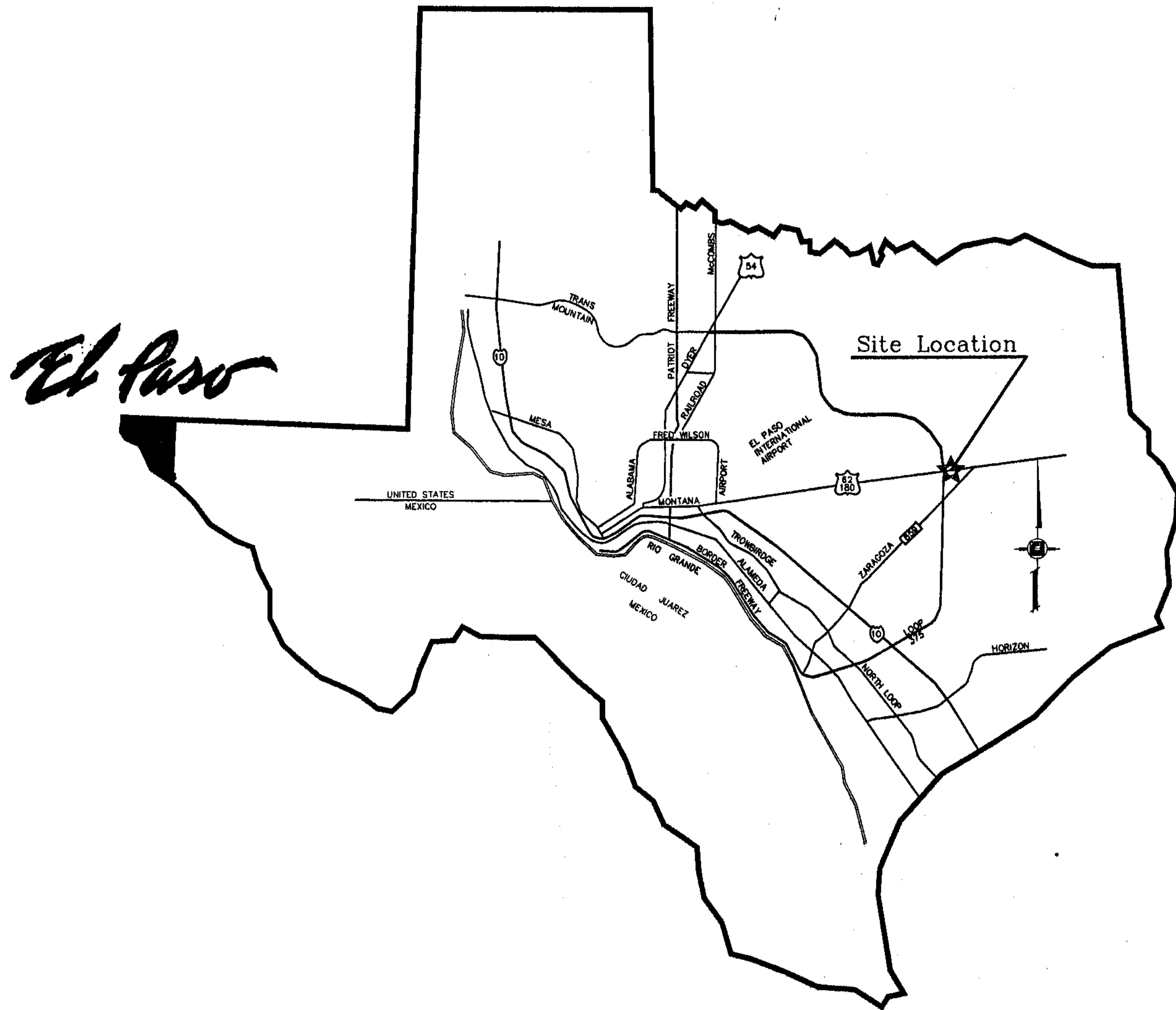
DATE: OCTOBER 2006  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHKD BY: Y.C.  
JOB NO.: 286.F3



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79956



SHEET TITLE  
**PHASE PLAN**

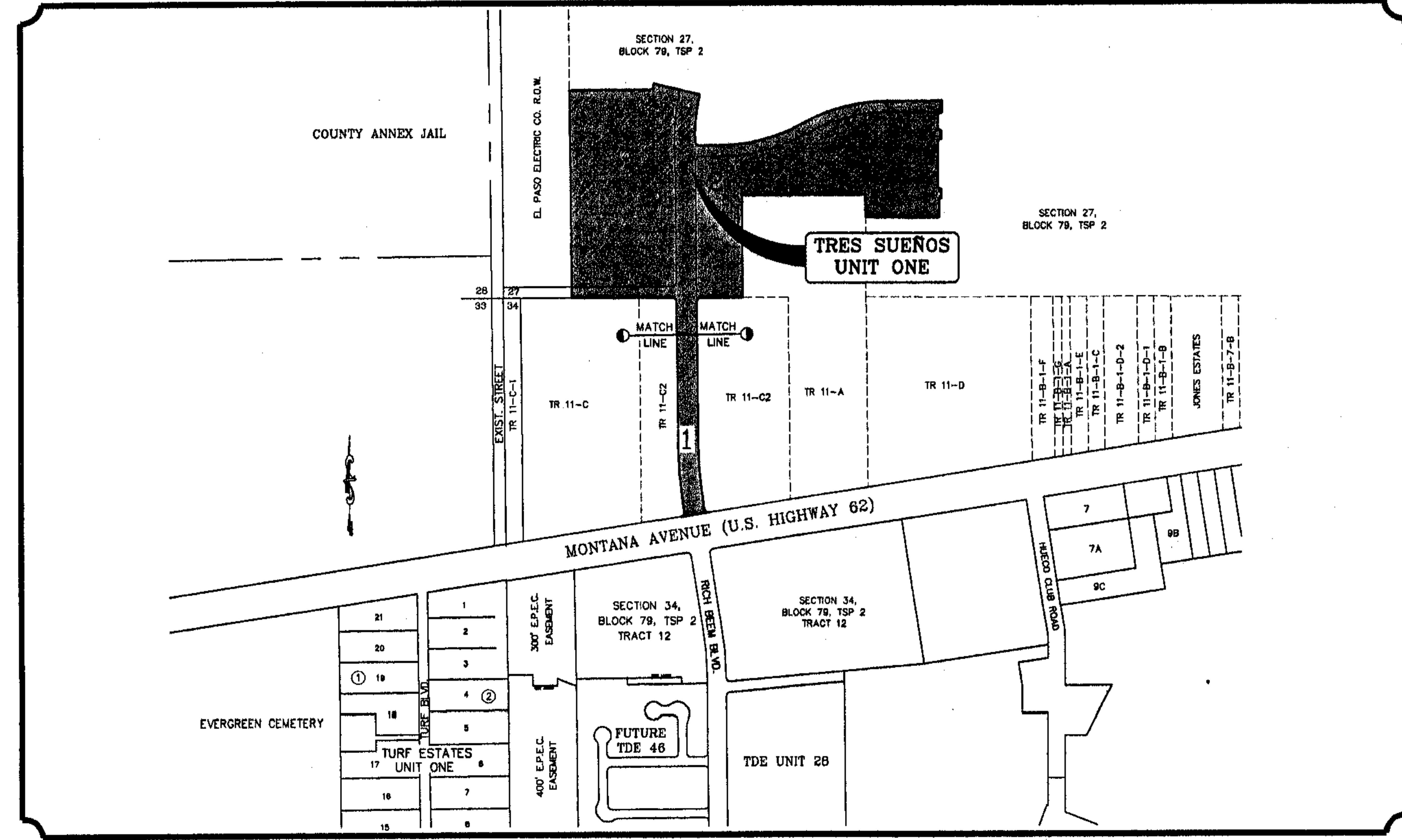


VICINITY MAP  
EL PASO COUNTY

DEVELOPMENT SERVICES DEPARTMENT  
SITE PLAN REVIEW  
Reviewed For Conformance For Conditions Related To:  
 - Denolition Only  
 - Grading & Drainage  
 - Wheelchair Ramps  
 - On Site Parking Layout  
 - Sidewalks  
 - Driveways  
 - Retaining Rock Walls  
 - On Site Ponding of Storm Waters

Contractor Must Call 24 Hours Prior To Construction For  
 BY *John Johnson* DATE 6/11/2007

LOCATION MAP SCALE: 1" = 600'



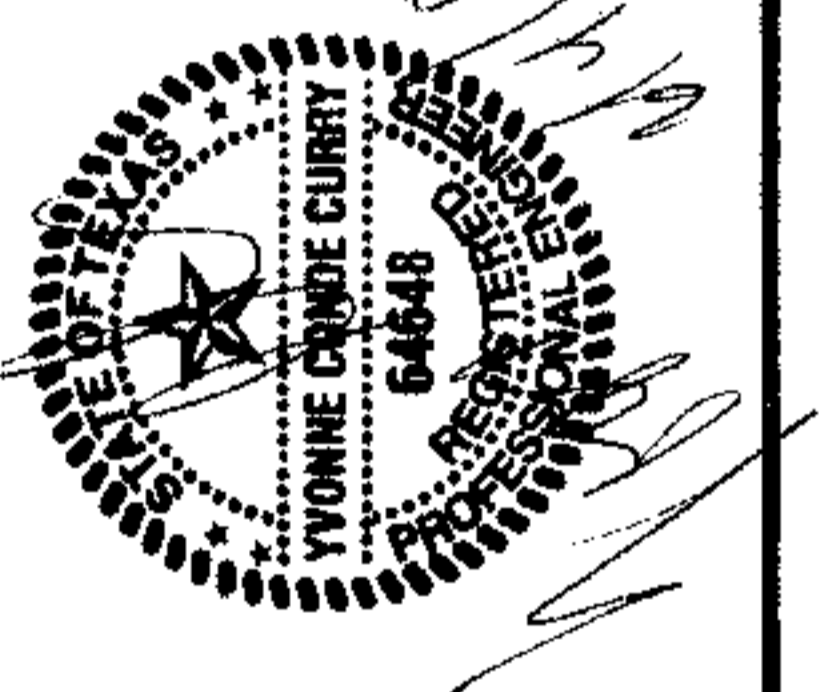
# STREET IMPROVEMENTS

## I N D E X

TITLE	SHEET No.
COVER SHEET	1 OF 36A
PLAT	2,3 OF 36A
GRADING PLAN	4 OF 36A
GRADING SECTIONS	5 OF 36A
DRAINAGE PLAN	6 OF 36A
STORM WATER POLLUTION PREVENTION PLAN	6,7 OF 36A
PLAN & PROFILE	8-28 OF 36A
DRAINAGE STRUCTURES AND PROFILES	29-31 OF 36A
STANDARD DETAILS	33-35 OF 36A
ILLUMINATION PLAN AND DETAILS	36 OF 36A
PHASE PLAN SHEET	36A OF 36A

PROJECT NAME  
**TRES SUEÑOS UNIT ONE**

BEING A PORTION OF TRACT 11-C-2, SECTION 34, AND  
 PORTION OF SECTION 27, BLOCK 79, TSP 2,  
 PORTION OF SECTION 34, BLOCK 79, TSP 2,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CONTAINING: 40.938 ACRES



CONDE INC.  
 ENGINEERS / PLANNING  
 SURVEYORS / GIS  
 1740 LEE TERRY DR. STE. 400  
 EL PASO, TEXAS 79906



COVER SHEET

SHT 1 OF 36A

103074