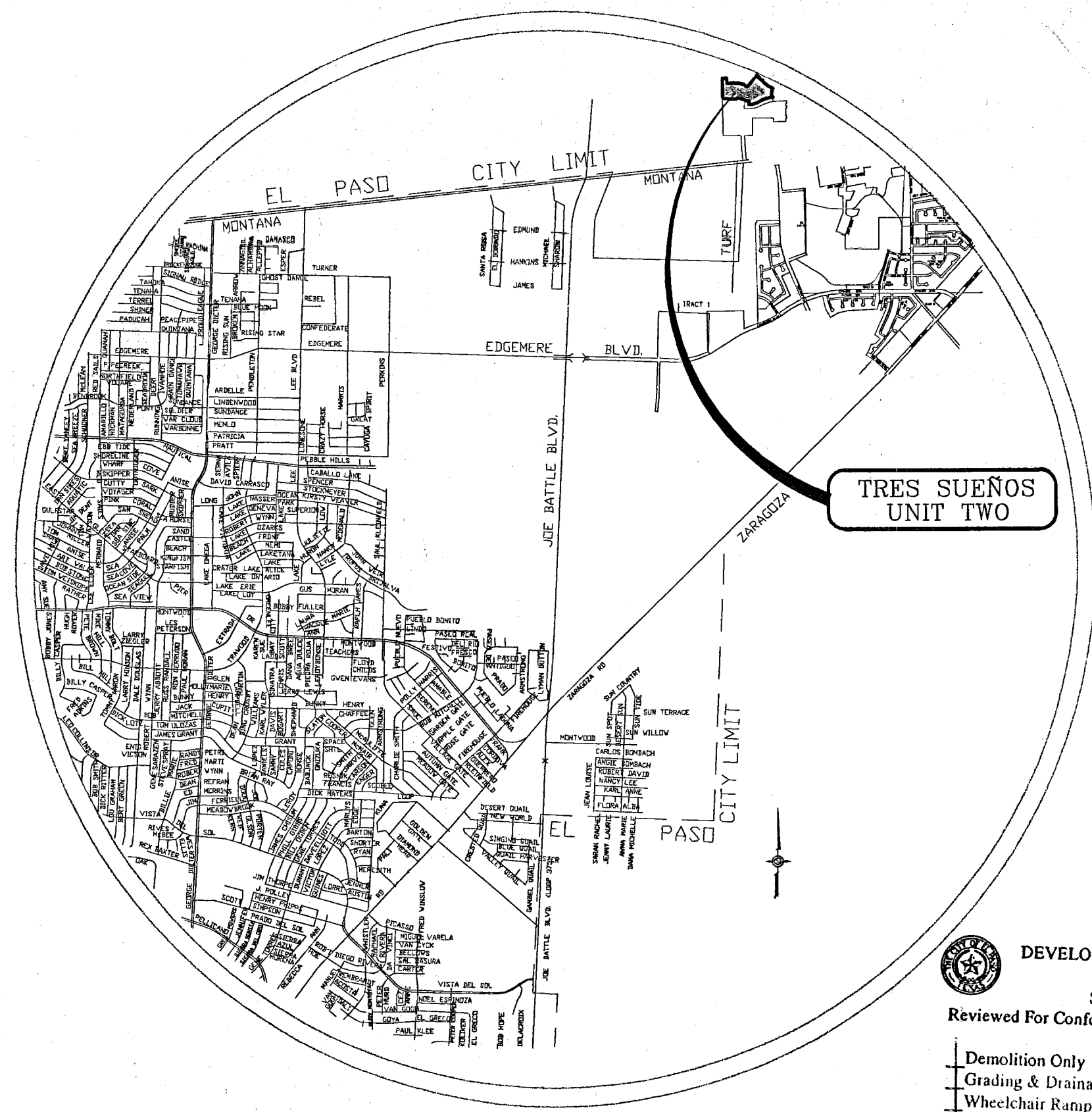
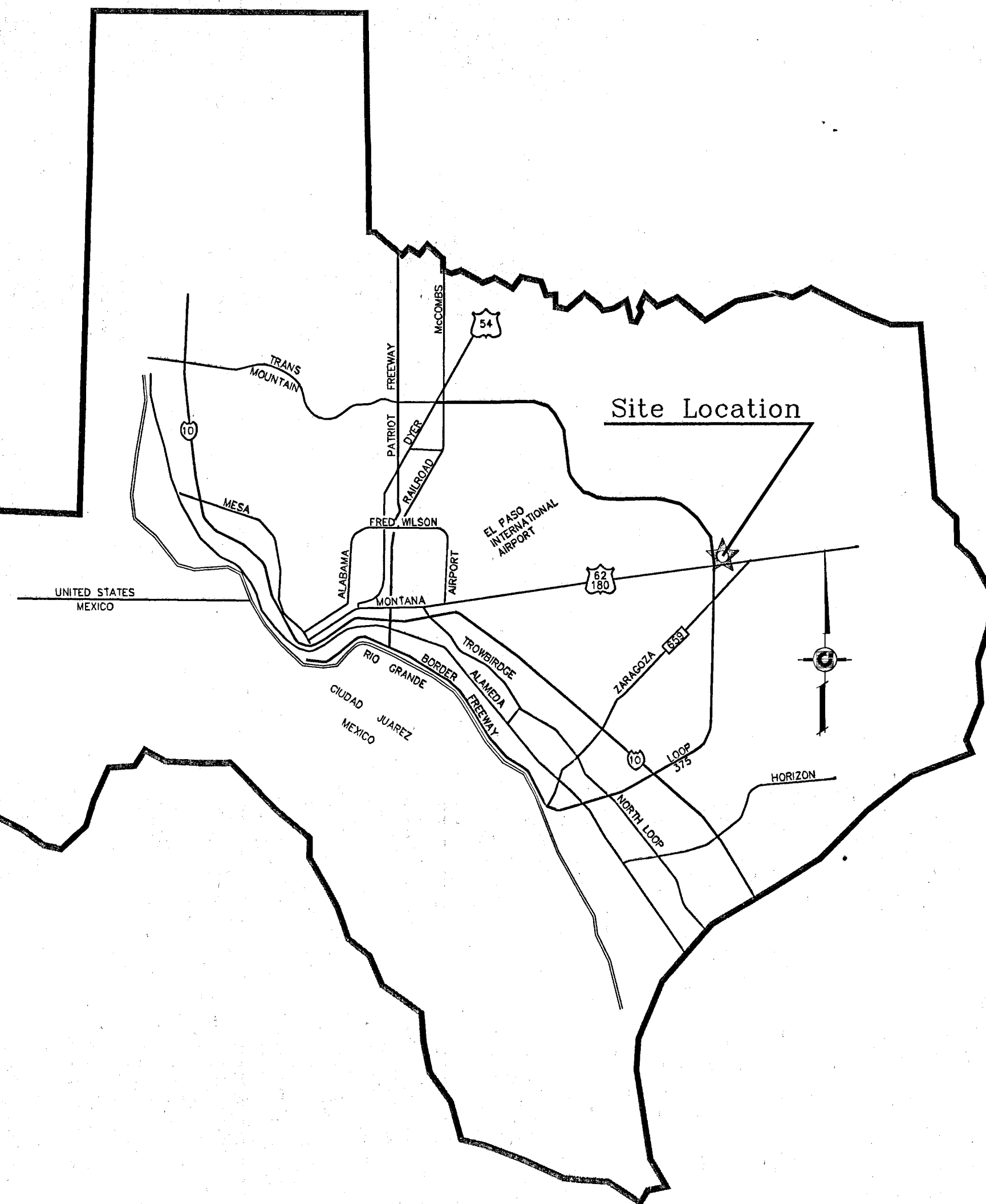


El Paso



VICINITY MAP

EL PASO COUNTY

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

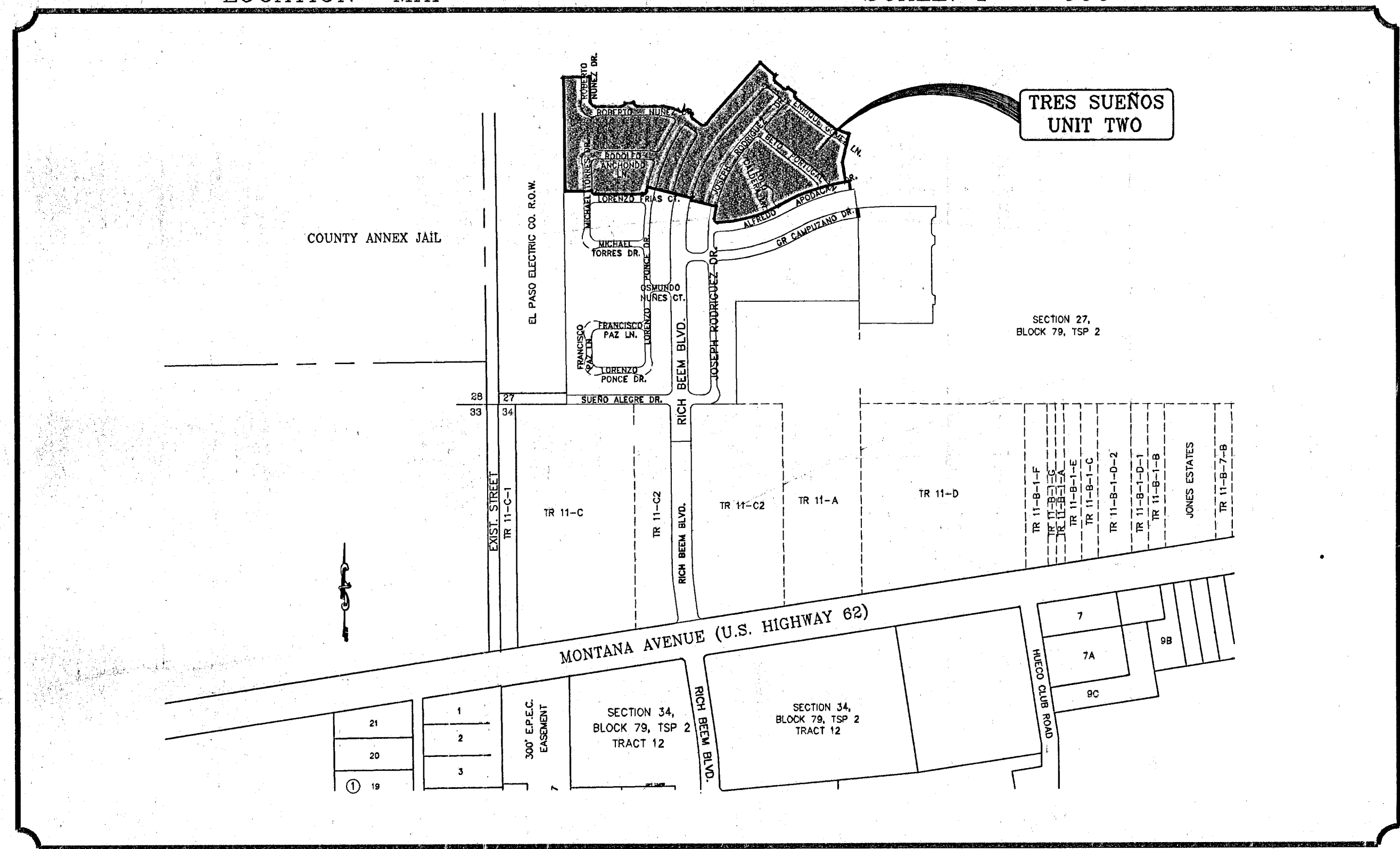
Contractor Must Call 24 Hours Prior To Construction For Inspection  
BY *[Signature]* DATE 12/7/07

# STREET IMPROVEMENTS

I N D E X

LOCATION MAP

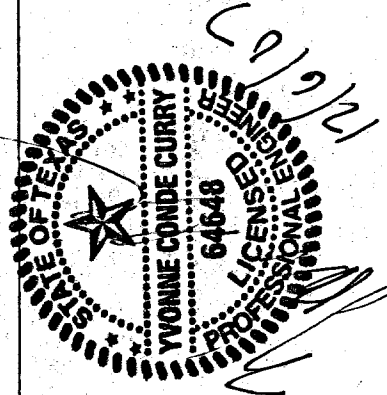
SCALE: 1" = 600'



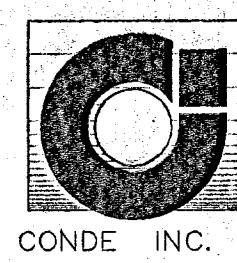
TITLE	SHEET No.
COVER SHEET	1 of 21
PLAT	2 of 21
GRADING PLAN	3 of 21
GRADING SECTIONS	4 of 21
DRAINAGE PLAN	5 of 21
STORM WATER POLLUTION PREVENTION PLAN	6,7 of 21
BETO PORTUGAL LN. 0+00 to 5+54.95	8 of 21
ENRIQUE COMEZ LN. 0+00 to 5+07.09	9 of 21
JOSEPH RODRIGUEZ DR. 0+00 to 6+50	10 of 21
JOSEPH RODRIGUEZ DR. 6+50 to 8+43.34	11 of 21
LOLO CALDERA LN. 0+00 to 1+23.50	12 of 21
ROBERTO NUÑEZ DR. 0+00 to 7+00	13 of 21
ROBERTO NUÑEZ DR. 7+00 to 9+84.77	14 of 21
LORENZO PONCE DR. 0+00 to 5+07.09	15 of 21
RICH BEEM BLVD. 0+00 to 5+00	16 of 21
RICH BEEM BLVD. 0+00 to 9+22.62	17 of 21
MICHAEL TORRES DR. & RODOLPHO ANCHONDO LN. 0+00 to 6+63.62	18 of 21
STANDARD DETAILS	19-20 of 21
ILLUMINATION PLAN AND DETAILS	21 of 21
LANDSCAPING PLANS	L1-, L-2 of L3
LANDSCAPING DETAILS	L3 of L3

PROJECT NAME  
**TRES SUEÑOS  
UNIT TWO**

BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS,  
CONTAINING: 22.57 ACRES



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



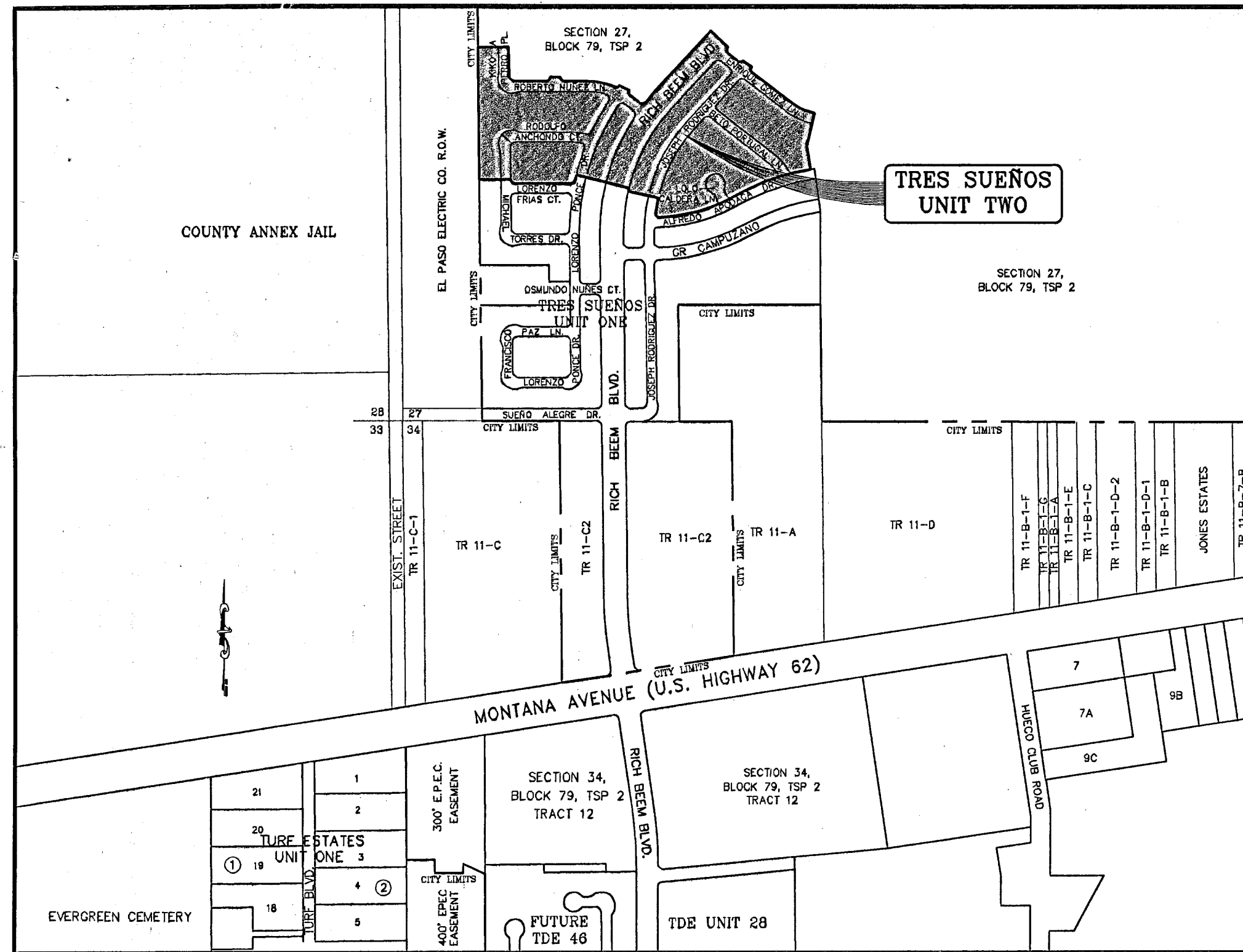
COVER SHEET

SHT 1 OF 21

TRES SUEÑOS UNIT TWO

103079





LOCATION MAP

SCALE: 1" = 600'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	46.82	29.70	42.21	S45°17'01"E	89°24'53"
C2	20.00	31.62	20.21	28.43	N44°42'59"E	90°35'07"
C3	20.00	31.21	19.80	28.14	S45°17'01"E	89°24'53"
C4	375.00	151.63	76.87	150.60	S78°24'26"E	23°10'03"
C5	20.00	26.29	15.44	24.44	N76°30'59"E	76°19'15"
C6	20.00	32.20	20.80	28.83	S77°33'53"E	92°15'09"
C7	25.00	38.12	23.87	34.53	N82°33'47"E	87°21'31"
C8	1060.00	64.05	32.04	64.04	N40°36'53"E	32°74'44"
C9	25.00	41.11	26.91	36.63	S04°45'51"E	94°13'13"
C10	20.00	29.94	18.58	27.22	N85°14'09"E	85°48'47"
C11	20.00	32.89	21.53	29.31	S04°45'51"E	94°13'13"
C12	375.00	141.41	71.84	140.30	S64°20'22"E	24°35'49"
C13	1187.00	423.54	214.05	421.30	S70°43'36"E	20°26'39"
C14	813.00	389.58	198.60	385.85	S74°13'55"E	27°27'16"
C15	20.00	34.64	23.51	30.47	N42°25'35"E	99°13'45"
C16	785.00	78.29	39.18	78.26	N10°02'44"E	54°25'51"
C17	940.00	14.88	7.34	14.68	N13°20'59"E	0°34'41"
C18	1215.00	26.02	13.01	26.02	S13°11'01"E	11°33'27"
C19	20.00	27.03	16.03	25.02	S51°17'23"E	77°28'20"
C20	20.00	31.21	19.80	28.14	N45°17'01"E	89°24'53"
C21	1190.00	81.44	30.73	81.44	S12°19'05"E	2°57'30"
C22	1190.00	190.46	95.44	190.26	S18°22'58"E	91°10'13"
C23	300.00	108.52	54.86	107.93	N79°37'40"E	20°43'35"
C24	1190.00	272.83	137.02	272.24	S29°32'08"E	13°08'11"
C25	350.00	176.43	90.13	174.57	N79°33'00"E	28°52'55"
C26	1190.00	42.88	21.44	42.88	S37°08'10"E	20°35'52"
C27	350.00	44.91	22.48	44.88	N57°26'00"E	72°10'04"
C28	1000.00	250.30	125.81	249.65	S06°37'35"E	14°20'29"
C29	1000.00	391.74	198.42	389.24	S25°01'11"E	22°26'43"
C30	1000.00	108.53	53.31	108.48	S39°17'39"E	8°08'12"
C31	350.00	152.29	77.37	151.08	S64°20'22"E	24°35'49"
C32	300.00	110.75	56.01	110.72	N41°17'54"E	21°09'07"
C33	300.00	25.67	12.84	25.66	N28°16'18"E	4°54'09"
C34	1162.00	142.33	71.25	142.24	S78°25'03"E	7°01'05"
C35	1162.00	292.12	146.83	291.35	S67°42'24"E	14°24'13"
C36	838.00	50.32	25.17	50.31	N62°13'30"E	3°26'26"
C37	838.00	373.11	189.70	370.04	N76°42'02"E	25°30'38"
C38	375.00	34.44	17.23	34.44	S64°20'22"E	5°15'44"
C39	375.00	42.91	21.48	42.89	S60°24'53"E	8°13'22"
C40	375.00	44.91	22.48	44.88	S67°07'24"E	8°51'41"
C41	375.00	40.91	20.48	40.89	S73°40'46"E	6°15'03"
C42	1187.00	90.39	45.22	90.37	S78°46'03"E	4°21'47"
C43	20.00	24.93	14.38	23.55	S67°42'22"E	7°12'45"
C44	325.00	49.73	24.91	49.68	N36°22'52"E	8°45'59"
C45	325.00	40.72	20.39	40.69	N44°21'12"E	7°10'43"
C46	325.00	22.30	11.15	22.30	N49°54'31"E	3°55'54"
C47	275.00	66.48	33.40	66.32	N44°58'56"E	13°51'03"
C48	20.00	38.43	28.61	32.78	N17°01'11"E	11°05'13"
C49	1187.00	40.60	20.30	40.60	S75°38'21"E	1°57'38"
C50	1187.00	53.09	26.55	53.09	S73°20'41"E	2°33'45"
C51	1187.00	60.14	30.08	60.13	S70°36'43"E	2°54'10"
C52	1187.00	43.00	21.50	43.00	S68°07'21"E	2°04'33"
C53	1187.00	41.00	20.50	41.00	S69°06'43"E	1°58'45"
C54	1187.00	95.32	47.68	95.29	S62°48'19"E	4°36'03"
C55	813.00	2.66	1.33	2.66	N60°35'54"E	0°11'15"
C56	20.00	32.55	21.17	29.08	S72°40'53"E	93°15'11"
C57	20.00	17.45	9.33	16.90	S10°03'27"E	49°59'41"
C58	50.00	48.99	26.66	47.05	N04°07'47"E	56°08'21"
C59	50.00	29.30	15.08	28.88	N48°59'11"E	33°34'28"
C60	50.00	27.94	14.34	27.88	N48°59'11"E	33°34'28"
C61	50.00	29.30	15.08	28.88	S65°25'21"E	33°34'28"
C62	50.00	27.94	14.34	27.88	S32°37'35"E	32°00'56"
C63	50.00	29.30	15.08	28.88	S00°10'07"E	33°34'28"
C64	50.00	51.57	28.34	49.31	S46°30'10"E	59°05'38"
C65	20.00	17.45	9.33	16.90	S10°03'27"E	49°59'41"
C66	20.00	32.55	21.17	29.08	N20°34'18"E	93°15'11"
C67	813.00	46.16	23.09	46.15	N62°09'07"E	31°51'11"
C68	813.00	48.16	23.09	48.15	N65°34'18"E	31°51'11"
C69	813.00	122.97	61.60	122.88	N71°31'53"E	8°39'59"
C70	813.00	82.75	41.41	82.71	N78°46'50"E	54°49'54"
C71	813.00	88.86	44.48	88.82	N84°49'40"E	61°54'46"
C72	785.00	49.76	24.89	49.75	S09°00'16"E	33°37'55"
C73	785.00	28.53	14.27	28.53	S11°51'41"E	20°45'56"
C74	785.00	16.80	8.40	16.80	S13°30'57"E	11°33'35"
C75	785.00	47.21	23.61	47.20	S15°51'07"E	32°26'45"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C76	785.00	49.41	24.71	49.40	S19°22'40"E	33°58'22"
C77	785.00	45.01	22.51	45.01	S22°49'25"E	31°7'08"
C78	785.00	47.21	23.61	47.20	S26°11'21"E	32°26'45"
C79	785.00	49.41	24.71	49.40	S29°42'54"E	33°58'22"
C80	785.00	45.01	22.51	45.01	S33°09'59"E	31°7'08"
C81	785.00	47.21	23.61	47.20	S36°31'55"E	32°26'45"
C82	785.00	44.84	22.43	44.84	S39°53'09"E	31°6'23"
C83	785.00	11.28	5.64	11.28	S41°56'03"E	0°49'25"
C84	810.00	416.24	212.83	411.68	S27°37'27"E	29°26'36"
C85	810.00	132.59	66.34	132.24	S08°13'13"E	92°15'33"
C86	835.00	40.04	20.02	40.04	S14°16'55"E	24°45'11"
C87	835.00	41.99	21.00	41.99	S17°05'27"E	25°52'54"
C88	835.00	43.95	21.98	43.94	S20°02'22"E	30°05'56"
C89	835.00	40.04	20.02	40.04	S22°55'15"E	24°45'11"
C90	835.00	41.99	21.00	41.99	S25°44'08"E	25°52'54"
C91	835.00	43.95	21.98	43.94	S28°41'02"E	30°05'56"
C92	835.00	40.04	20.02	40.04	S31°33'56"E	24°45'11"
C93	835.00	41.99	21.00	41.99	S34°22'48"E	25°52'54"
C94	835.00	43.95	21.98	43.94	S37°19'43"E	30°05'56"
C95	835.00	40.04	20.02	40.04	S40°12'37"E	24°45'11"
C96	835.00	11.10	5.55	11.10	S41°57'54"E	0°45'43"
C97	20.00	29.94	18.58	27.22	S85°14'09"E	85°48'47"
C98	20.00	32.89	21.53	29.31	S04°45'51"E	94°13'13"
C99	20.00	29.94	18.58	27.22	S85°14'09"E	85°48'47"
C100	20.00	32.89	21.53	29.31	S04°45'51"E	94°13'13"
C101	25.00	37.43	23.22	34.03	S85°14'09"E	85°48'47"
C102	940.00	12.50	6.25	12.50	S41°57'54"E	0°45'43"
C103	940.00	45.08	22.54	45.07	S40°12'37"E	24°45'11"
C104	940.00	49.47	24.74	49.47	S37°19'43"E	30°05'56"
C105	940.00	47.27	23.64	47.27	S34°22'48"E	25°52'54"
C106	940.00	45.08	22.54	45.07	S31°33'56"E	24°45'11"
C107	940.00	49.47	24.74	49.47	S28°41'02"E	30°05'56"
C108	940.00	47.27	23.64	47.27	S25°44'08"E	25°52'54"
C109	940.00	45.08	22.54	45.07	S22°55'15"E	24°45'11"
C110	940.00	49.47	24.74	49.47	S20°02'22"E	30°05'56"
C111	940.00	47.27	23.64	47.27	S17°05'27"E	25°52'54"
C112	940.00	30.40	15.20	30.40	S14°43'25"E	15°11'07"
C113	1060.00	39.87	19.94	39.87	S14°52'29"E	20°91'9"
C114	1060.00	41.82	20.91	41.81	S17°05'27"E	21°53'7"
C115	1060.00	43.76	21.88	43.76	S19°23'43"E	22°15'56"
C116	1060.00	39.87	19.94	39.87	S21°39'20"E	20°91'9"
C117	1060.00	41.82	20.91	41.81	S23°51'48"E	21°53'7"
C118	1060.00	43.76	21.88	43.76	S26°10'34"E	22°15'56"
C119	1060.00	39.87	19.94	39.87	S28°28'11"E	20°91'9"
C120	1060.00	41.82	20.91	41.81	S30°39'39"E	21°53'7"
C121	1060.00	33.80	16.90	33.79	S32°41'18"E	14°26'36"
C122	25.00	38.12	23.87	34.53	N10°04'42"E	87°21'31"
C123	20.00	32.20	20.80	28.83	S80°06'58"E	92°15'09"
C124	1165.00	45.05	22.53	45.05	S32°52'56"E	21°25'56"
C125	1165.00	45.96	22.98	45.96	S30°38'39"E	21°53'7"
C126	1165.00	43.82	21.91	43.82	S28°28'11"E	20°91'9"
C127	1165.00	48.10	24.05	48.09	S26°10'34"E	22°15'56"
C128	1165.00	45.96	22.98	45.96	S23°51'48"E	21°53'7"
C129	1165.00	43.82	21.91	43.82	S21°39'20"E	20°91'9"
C130	1165.00	48.10	24.05	48.09	S19°23'43"E	22°15'56"
C131	1165.00	45.96	22.98	45.96	S17°05'27"E	21°53'7"
C132	1165.00	43.82	21.91	43.82	S14°52'29"E	20°91'9"
C133	1215.00	66.40	33.21	66.39	S15°21'46"E	30°72'52"
C134	1215.00	77.96	39.00	77.95	S18°45'59"E	32°52'56"
C135	20.00	34.99	23.94	30.70	S28°30'53"E	100°14'20"
C136	275.00	49.71	24.92	49.64	N84°48'45"E	10°21'25"
C137	30.00	47.43	30.31	42.64	S44°42'59"E	90°35'07"
C138	40.00	17.19	8.73	17.06	N12°53'11"E	24°37'12"
C139	70.00	19.93	10.03	19.88	S17°02'20"E	16°18'52"
C140	70.00	33.15	16.89	33.04	S04°41'03"E	27°07'55"
C141	70.00	30.53	15.51	30.29	S30°44'43"E	24°59'23"
C142	70.00	30.53	15.51	30.29	S55°44'06"E	24°59'23"
C143	70.00	31.88	16.22	31.61	S81°16'38"E	28°05'41"
C144	70.00	24.81	12.53	24.68	N75°31'23"E	20°18'16"
C145	40.00	17.19	8.73	17.06	S77°40'51"E	24°37'12"
C146	325.00	40.76	20.41	40.73	N86°23'53"E	71°1'08"
C147	325.00	36.47	18.25	36.45	N79°35'27"E	62°54'44"
C148	20.00	27.50	16.42	27.38	N64°41'19"E	78°48'12"
C149	1215.00	61.66	45.85	61.63	S27°00'53"E	419°20'2"
C150	1215.00	92.67	48.36	92.65	S31°21'40"E	42°22'12"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C151	20.00	36.36	25.67	31.55	N18°31'54"E	104°09'20"
C152	325.00	64.53	32.37	64.43	N71°57'52"W	112°22'35"
C153	325.00	45.41	22.74	45.37	N85°59'18"E	8°00'18"
C154	40.00	18.04	9.18	17.89	S77°05'17"W	25°50'31"
C155	70.00	4.74	2.37	4.74	N66°06'29"E	3°52'54"
C156	70.00	36.55	18.70	36.13	N83°00'24"E	2°59'58"
C157	70.00	32.29	16.44	32.27	S68°49'22"E	28°25'33"
C158	70.00	32.29	16.44	32.00	S68°49'22"E	28°25'33"
C159	70.00	32.29	16.44	32.00	S15°58'15"E	26°53'33"
C160	70.00	25.89	13.10	25.74	S07°55'19"E	21°11'34"
C161	40.00	13.27	6.70	13.21	N08°50'46"E	19°00'41"



GENERAL EARTHWORK NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF EL PASO GRADING ORDINANCE SECTION 18.44.
2. THE CONTRACTOR SHALL CARRY ON HIS WORK WITH SPECIAL CARE AT ALL TIMES TO MAINTAIN THE NATURAL SURROUNDINGS AND EXISTING STRUCTURES IN AN UNDAMAGED CONDITION.
3. NATURAL SUBGRADES TO SUPPORT STRUCTURAL FILL OR PAVEMENTS SHOULD BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. THE EXPOSED SUBGRADE SHOULD BE SCARIFIED JUST PRIOR TO FILL PLACEMENT TO A MINIMUM DEPTH OF 6" RCPES AND RECOMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS PER ASTM D-1557. ALL BACKFILL MATERIAL TO BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED EIGHT (8") INCH LIFTS AND COMPACTED AS BEFORE.
4. TEMPORARY DUST AND EROSION CONTROL MEASURES SHALL BE PROVIDED FOR AT ALL TIMES. SEE SHEET 8 OF 21.
5. ANY EROSION OF THE GRADED SITE DURING THE COURSE OF THE PROJECT SHALL BE CORRECTED PRIOR TO FINALIZATION OF THE PROJECT AT NO COST TO THE OWNER.
6. ALL SLOPES AND SWALES WITHIN LOTS SHALL BE MAINTAINED BY LOT OWNER.

GENERAL NOTES:

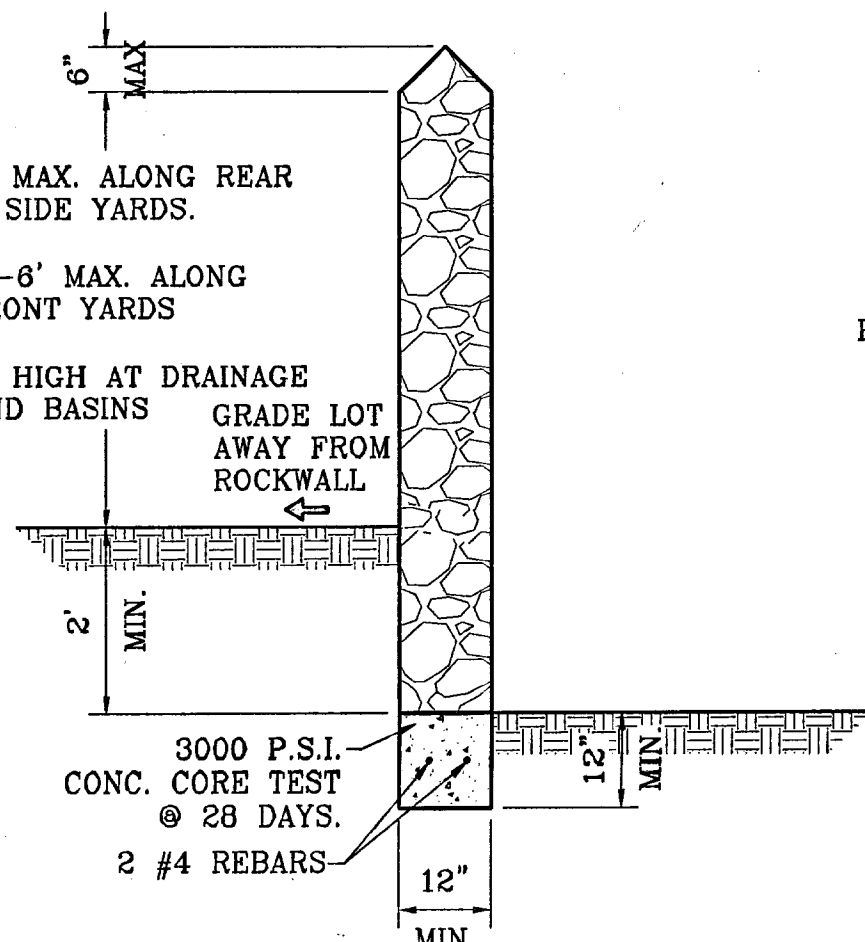
1. IMPROVEMENT WITHIN CITY R.O.W. SHALL COMPLY WITH TITLE 19- SUBDIVISION ORDINANCE - "SUBDIVISION IMPROVEMENT DESIGN STANDARDS".
2. CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES FOR THE MANAGEMENT OF STORM WATER RUNOFF ENTERING, EXITING AND ON SITE DURING THE COURSE OF THE CONSTRUCTION. TEMPORARY BERMS,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

CONSTRUCTION NOTES:

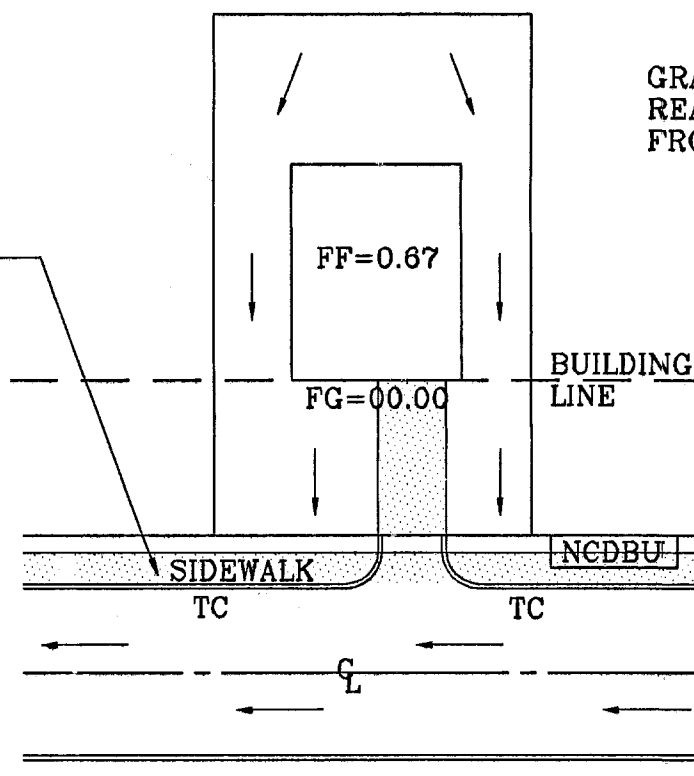
1. ALL CONCRETE FOR STRUCTURES SHALL BE 3000 PSI. UNLESS OTHERWISE NOTED.
2. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. 95% COMPACTION REQUIRED FOR STRUCTURES AS PER ASTM D1557.
4. REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
5. RETAINING WALLS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

ROCKWALL NOTES:

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



ALL UTILITIES SHALL BE PLACED ON SIDEWALKS (i.e., NCDUBS, FIRE HYDRANTS, LIGHT POLES, SIGNS, POWER POLES, etc...)



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

CONSTRUCTION NOTES:

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

LEGEND

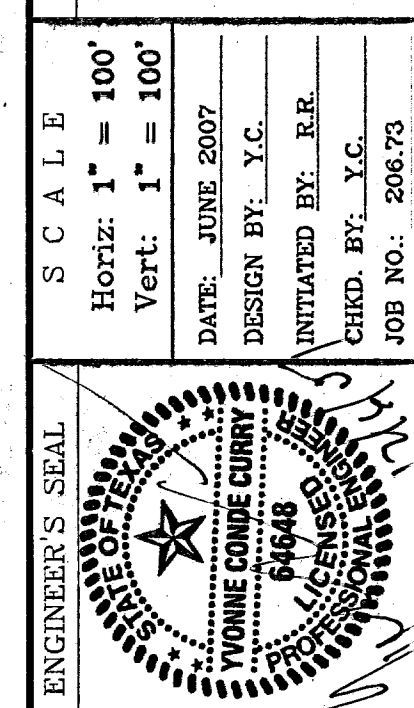
- High Point
- Low Point
- PROP. TOP OF CURB ELEV.
- PROP. FINISH GROUND AND FINISH FLOOR
- PROPOSED RETAINING WALL
- 8' JOGGING PATH BY DEVELOPER

103079

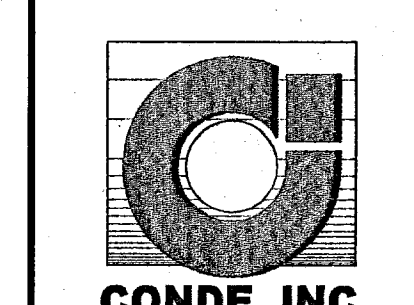
TRES SUEÑOS UNIT TWO

DATE	BY	REVISIONS
4-26-07	AR	ELEV. CHANGE TO PARCEL ANCHONDO AND NUREZ
6-26-07	AR	3.0 W. SHANK ON LINES SUMMER MARKET JONES & ANCHONDO
8-27-07	AR	CITY RED LINES
9-14-07	AR	2ND SET OF CITY RED LINES
11-09-07	AR	CITY RED LINES

PROJECT NAME  
**TRES SUEÑOS UNIT TWO**  
BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF CONTAINING: 22.532 ACRES.



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



SHEET TITLE  
**GRADING PLAN**  
SHT 3 OF 21



BENCHMARKS		CITY MONUMENT AT POINT OF CURVE CENTERLINE HIGH BEEM BLVD. CORNER 11 E A DISTANCE OF 407.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE	BY	AR
DATE	4-05-07	ELEV. CHANGE TO POINCE, ANCONDO, AND NAREZ	REVISIONS	4005.40

PROJECT NAME  
**TRES SUEÑOS UNIT TWO**

AS SHOWN  
BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 22.532 ACRES

SCALE  
Horiz: 1"=50'  
Vert: 1"=10'

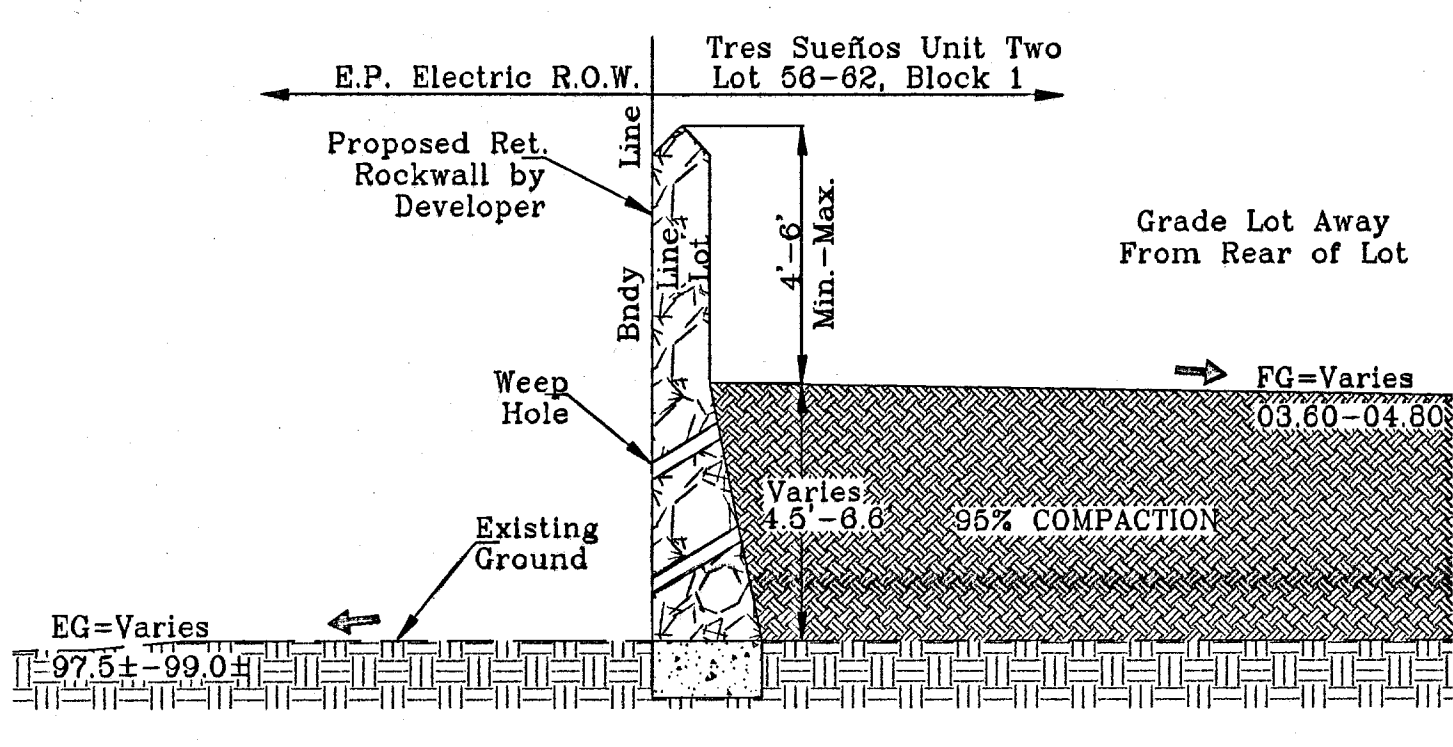
DATE: OCTOBER 2006  
DESIGN BY: Y.C.  
CHECKED BY: Y.C.  
JOB NO.: 206.73

ENGINEER'S SEAL  
YVONNE CONDE CURRY  
REGISTERED PROFESSIONAL ENGINEER  
NO. 16488  
EL PASO, TEXAS

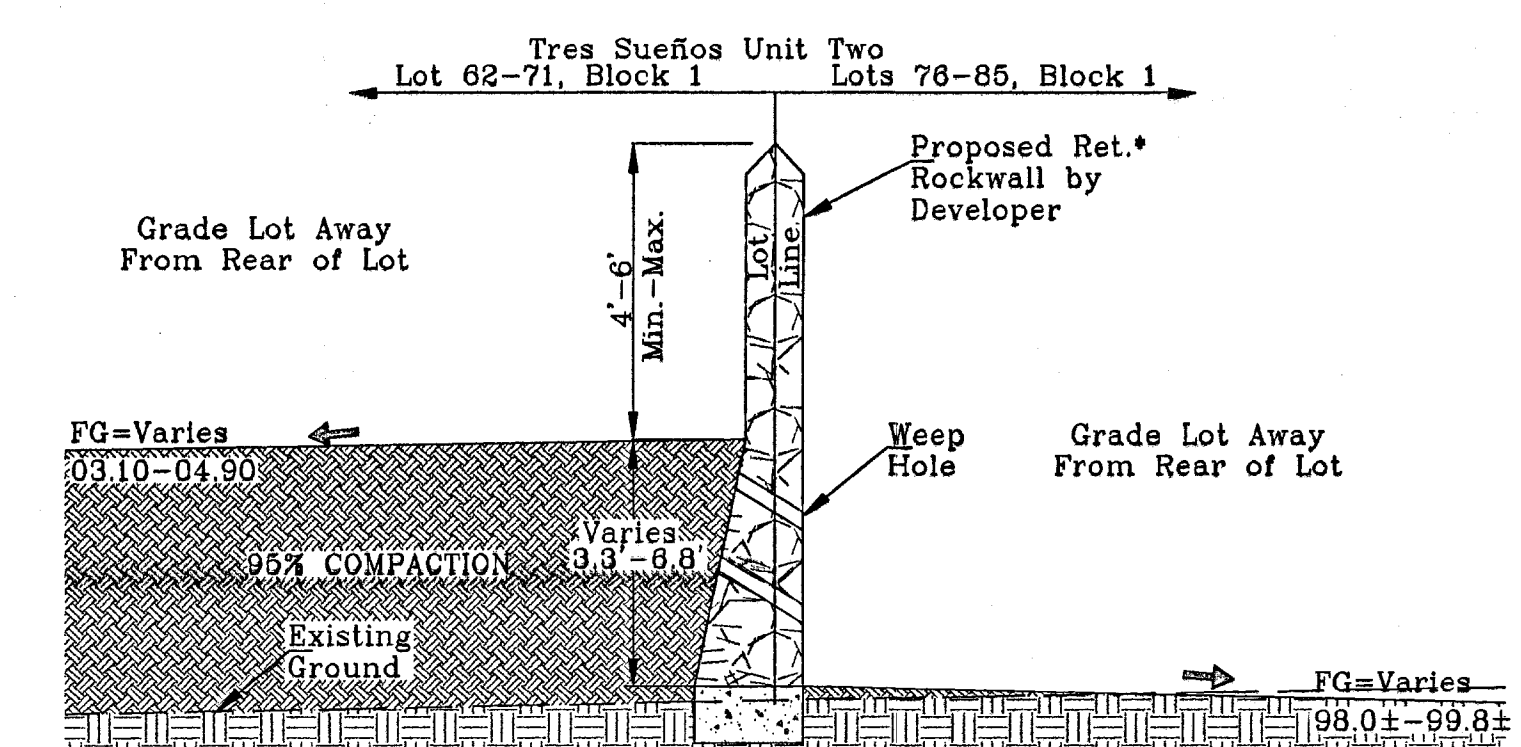
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVIEW DR.  
EL PASO, TEXAS 79936

SHEET TITLE  
STREET  
PLAN-PROFILE

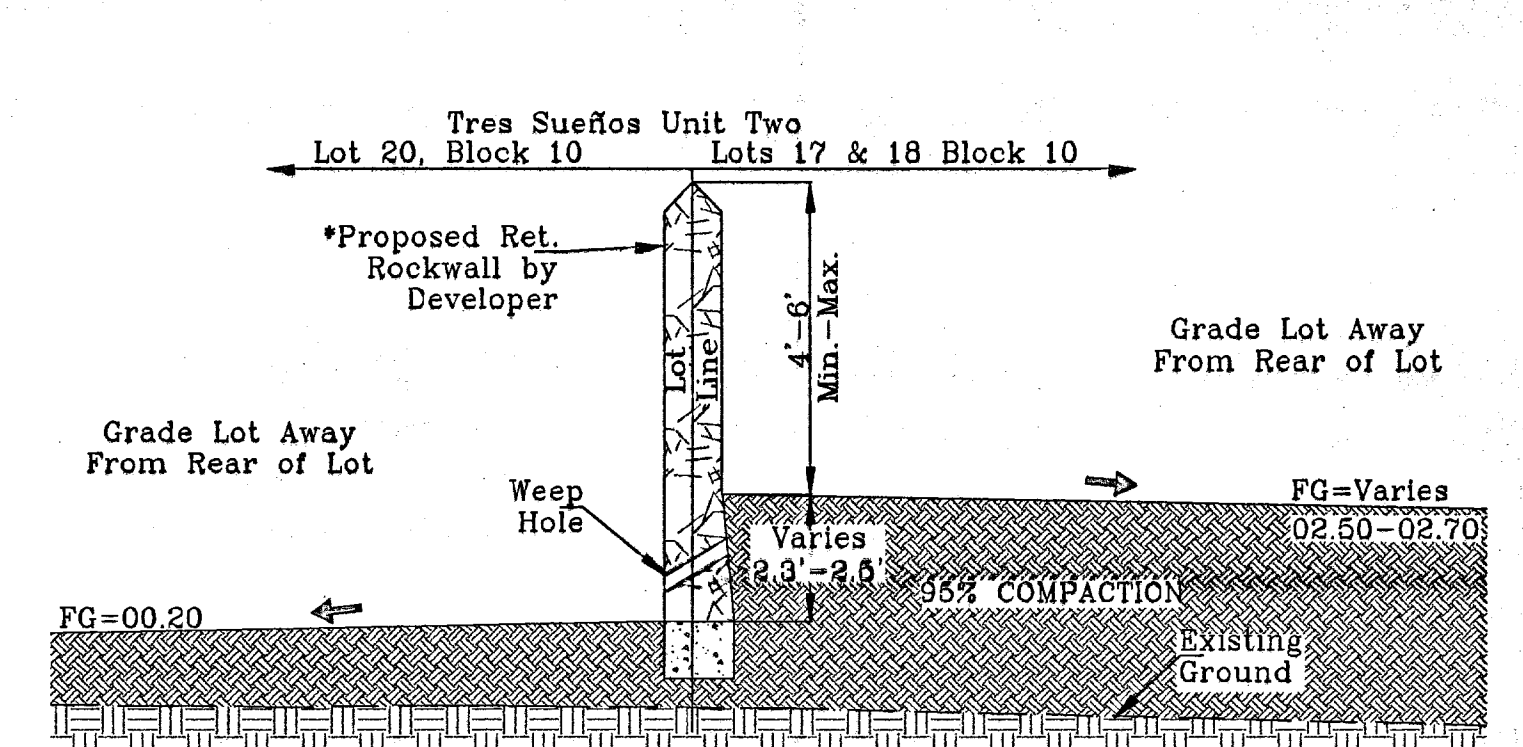
**GRADING SECTIONS**



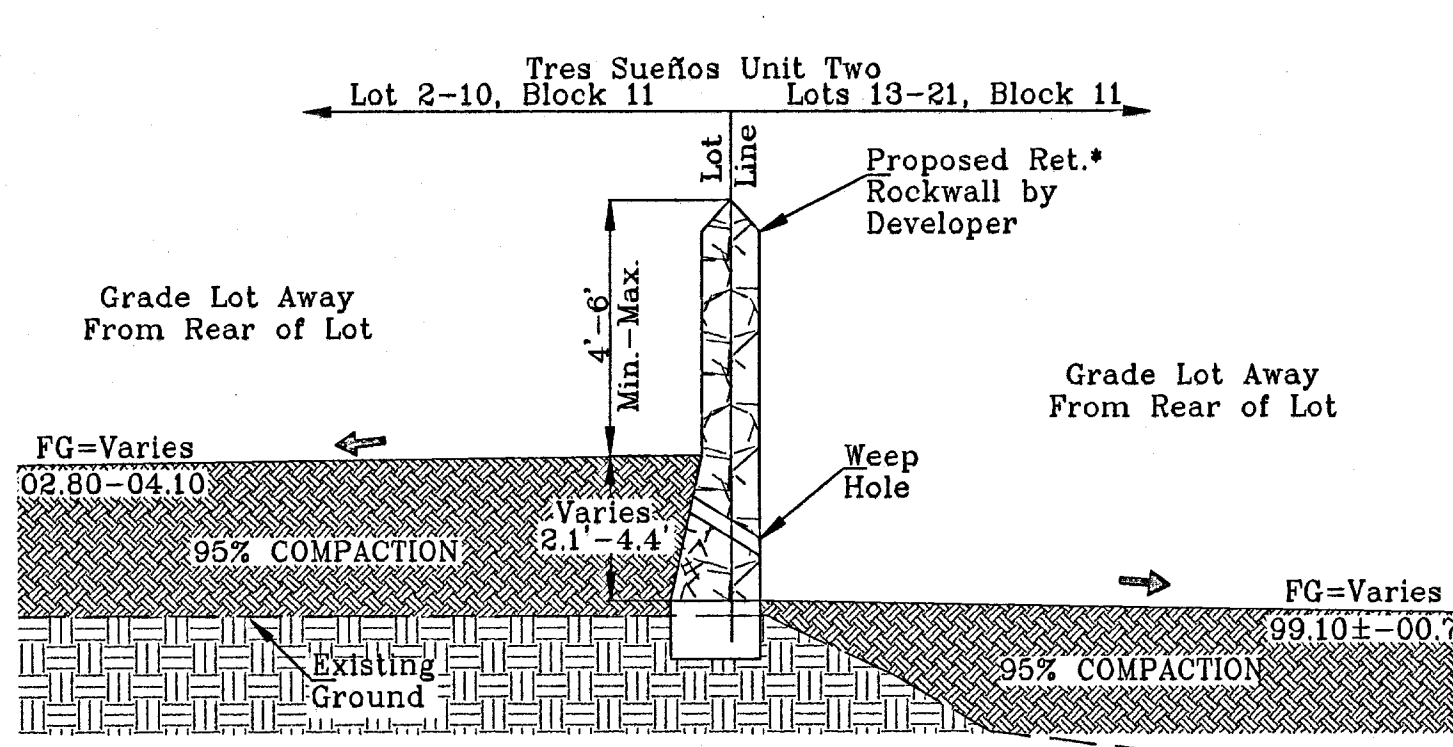
SECTION A  
SCALE: 1"=3'



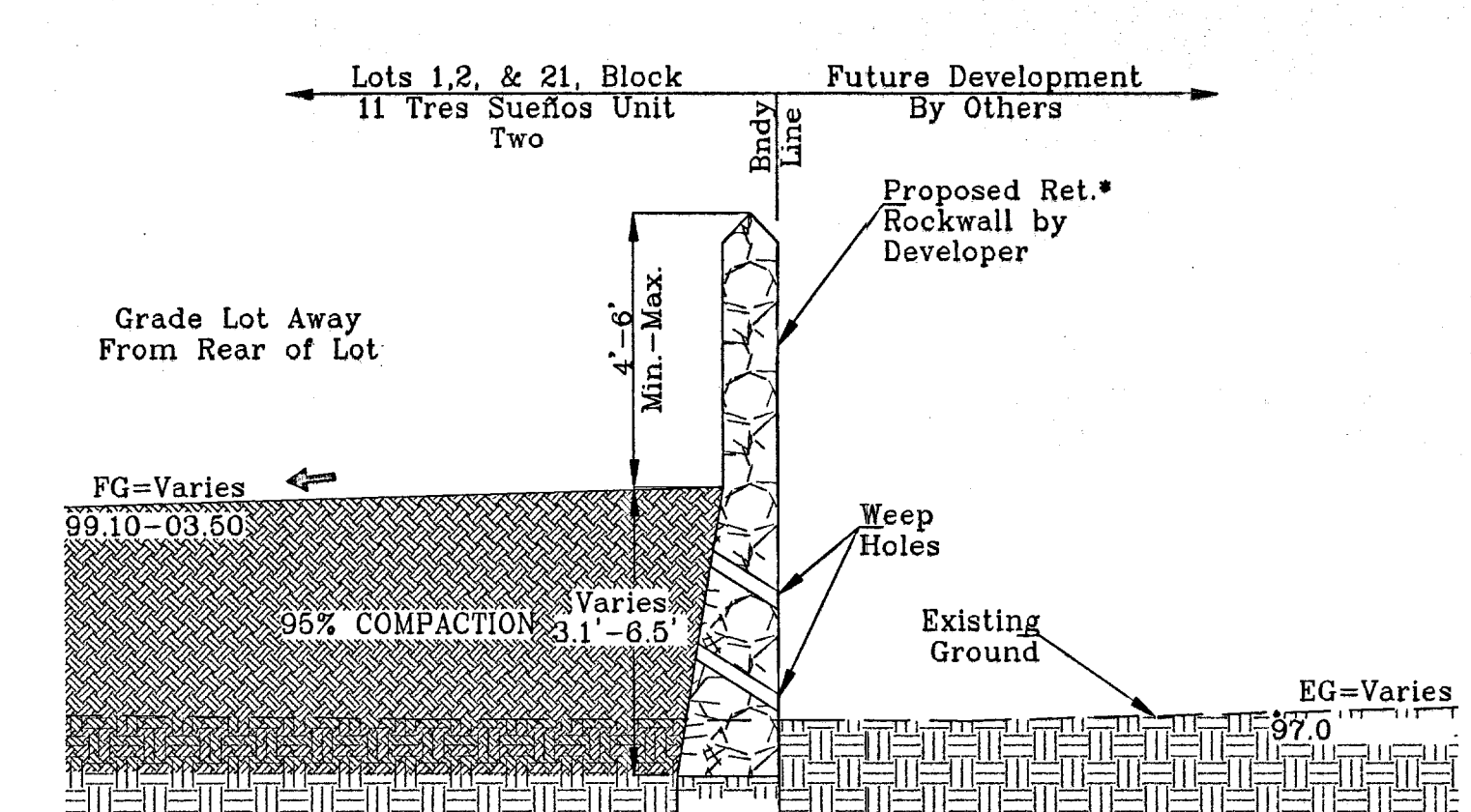
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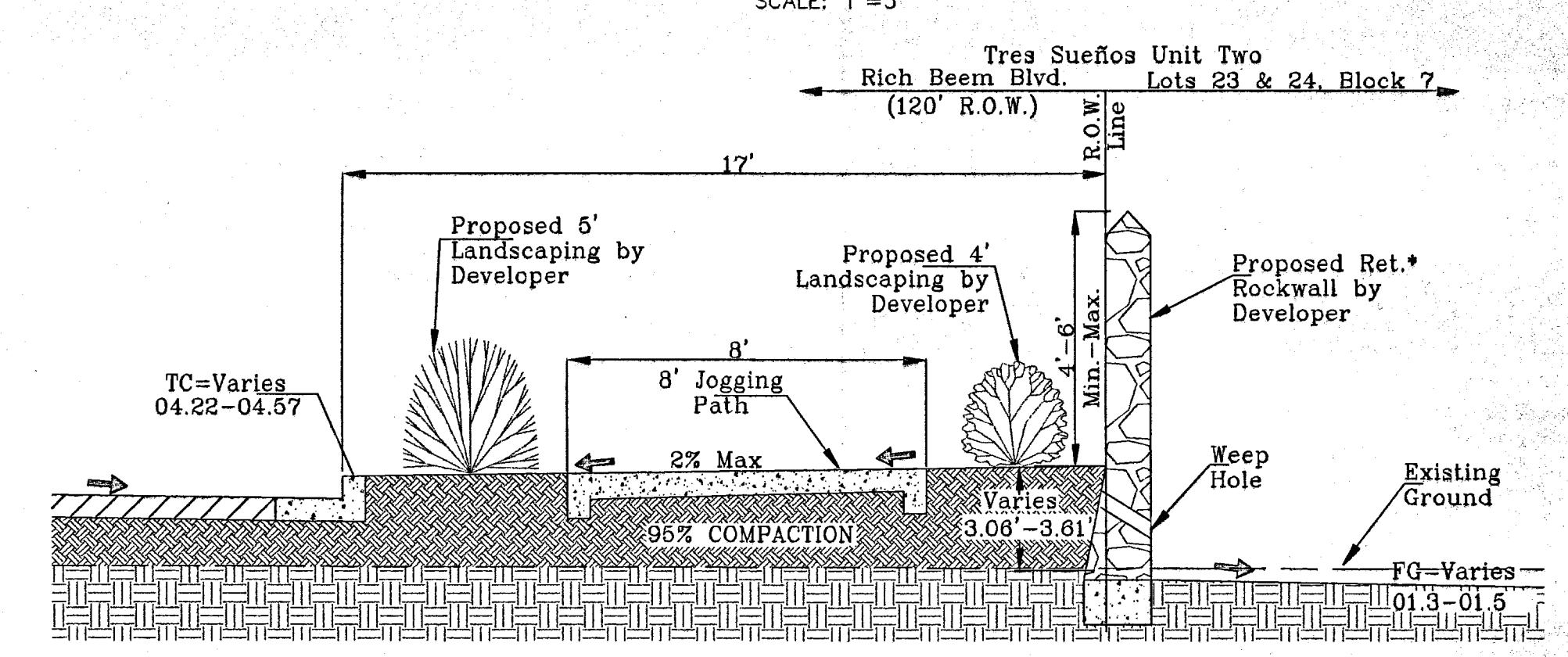
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SCALE: 1"=3'



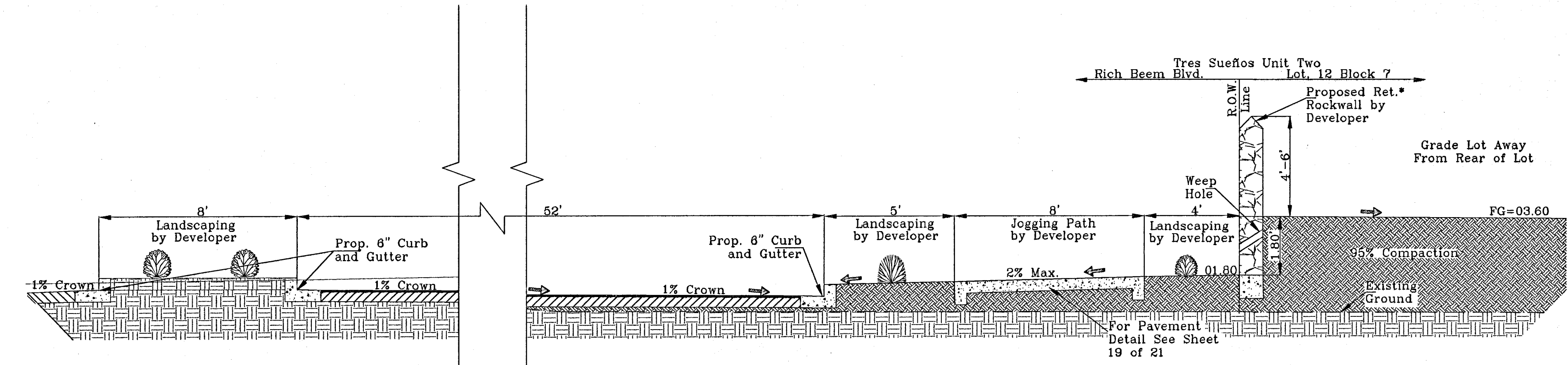
SECTION D  
SCALE: 1"=3'



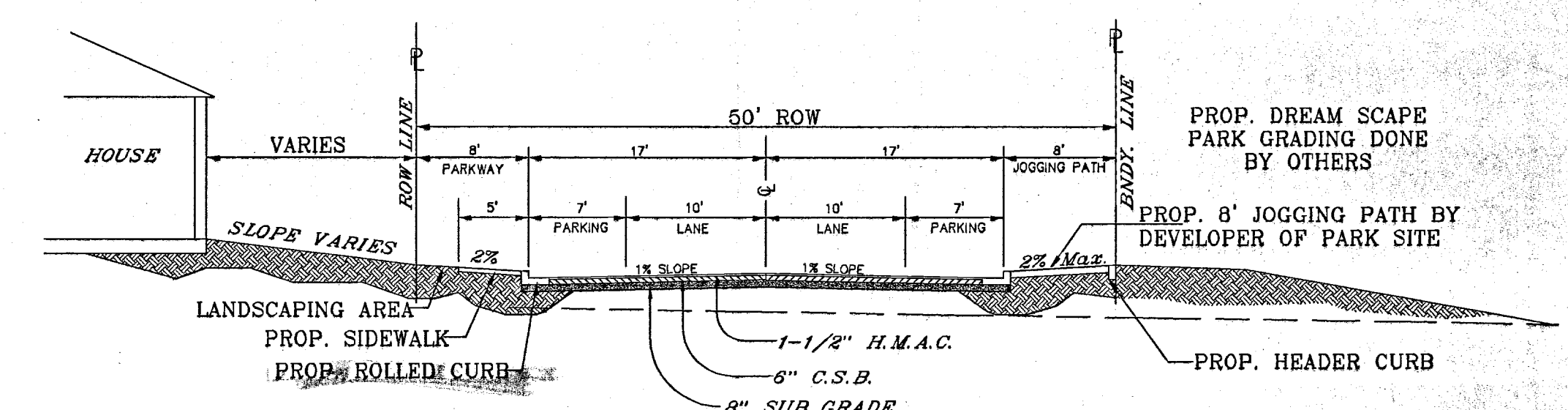
SECTION E  
SCALE: 1"=3'



SECTION F  
SCALE: 1"=3'



SECTION G  
SCALE: 1"=3'



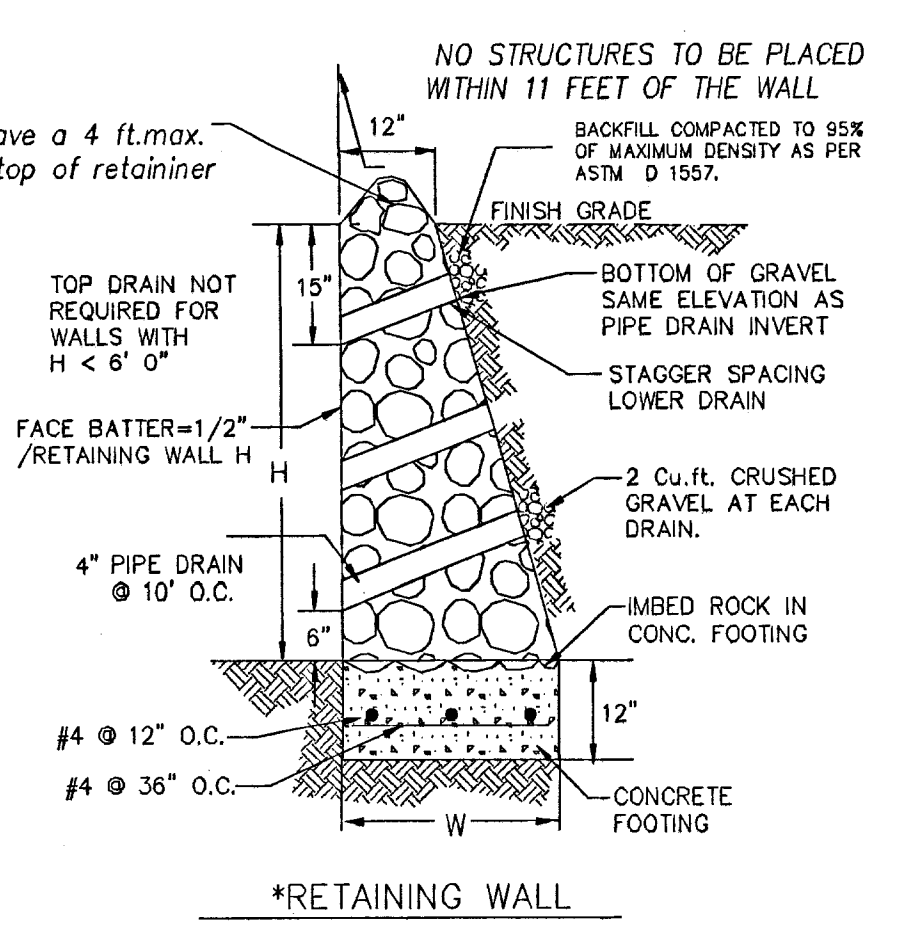
SECTION H  
SCALE: 1"=10'

\*TABLE

HEIGHT H (ft.)	BASE WIDTH W (ft.)	TOE PRESSURE (lbs./s.f.)	HEEL PRESSURE (lbs./s.f.)
2.7'	1'-0"	2300	0
3.0'	1'-4"	2038	0
4.0'	2'-6"	1675	0
5.0'	3'-0"	1588	228
6.8'	3'-11"	1831	197

- ROCKWALL & RETAINING WALL NOTES**
- NATURAL STONE SHALL BE SOUND AND FREE FROM LOOSE OR FRIABLE INCLUSIONS AND SHALL MEET REQUIRED STRENGTH AND DURABILITY FOR PROPOSED USE.
  - MORTAR SHALL BE ASTM-C-20 - 1800 PSI MORTAR.
  - CONCRETE SHALL BE F'C = 3000 PSI AT 28 DAYS.
  - REINFORCING STEEL SHALL BE ASTM A 615 GRADE 40, FY = 40,000 PSI.
  - ALLOWABLE SOIL BEARING PRESSURE = 2,100 PSF MINIMUM.
  - WALL FOOTING SHALL BEAR ON FIRM UNDISTURBED OR COMPACTED GROUND (95% COMPACTION AS PER ASTM D1557).
  - CHANGES IN ALL DIRECTION, WALL HEIGHT OR FOOTING ELEVATION WILL REQUIRE ADDITIONAL DESIGN.
  - BACKFILL MATERIAL SHALL CONSIST OF WELL-DRAINED, COARSE GRAINED SOILS, OR FINE SILTY SANDS WITH NO CLAY CONTENT. BACKFILL MATERIAL SHALL EXERT A HORIZONTAL FORCE OF AN EQUIVALENT FLUID PRESSURE NOT TO EXCEED 30#/ft.
  - SOILS BENEATH AND BEHIND WALL SHALL NOT HAVE A PLASTICITY INDEX GREATER THAN 12.
  - SURCHARGE LOADS WILL REQUIRE ADDITIONAL DESIGN.

\*Lots 56-71, 76-85 Block 1,  
Lots 23,24, Block 7,  
Lots 13-21 Block 11,  
ONLY



DEVELOPMENT SERVICES DEPARTMENT  
SITE PLAN REVIEW  
Reviewed For Conformance For Conditions Related To:

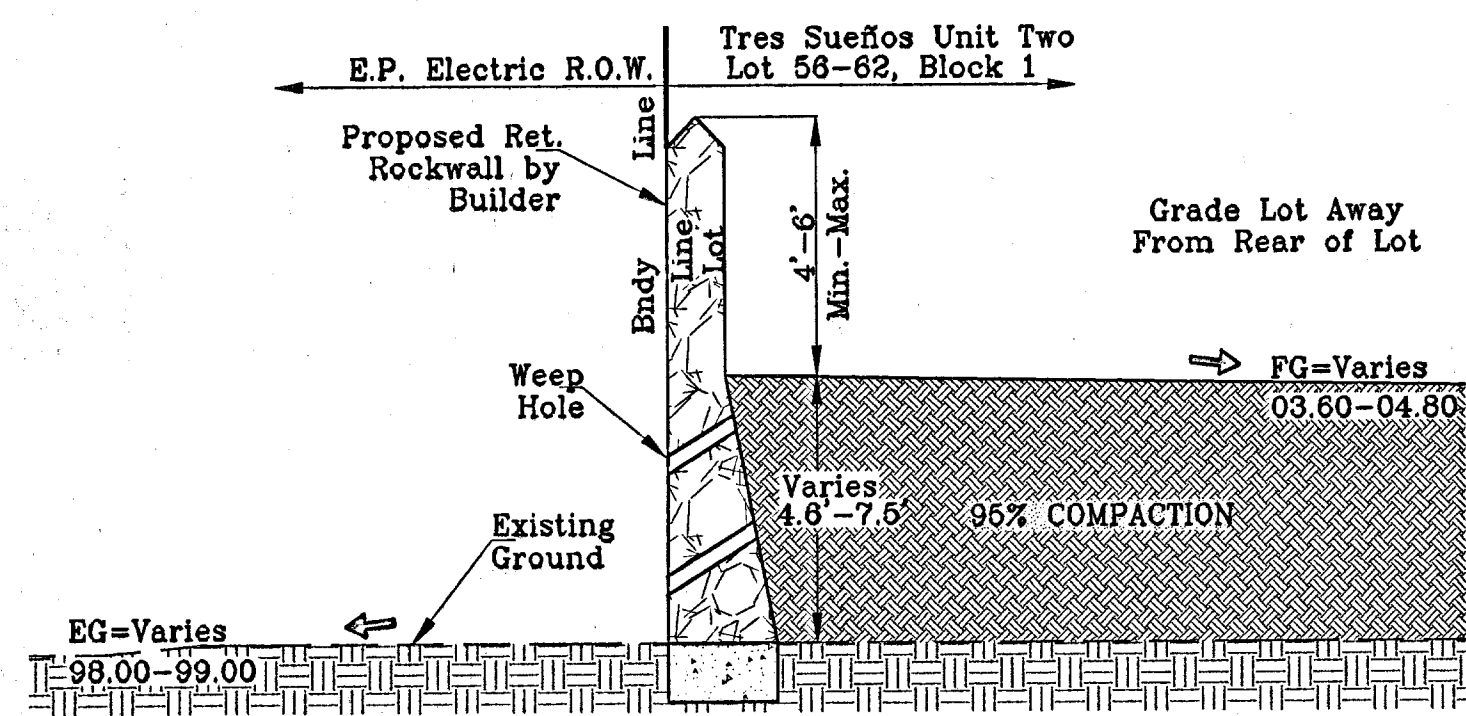
- Demolition Only
- Grading & Drainage
- Wholesale Dumps
- On-Site Parking Areas
- Stormwater
- Retaining Rock Walls
- On-Site Stormwater

Contractor Must Call 24 Hours Prior To Construction For Inspection  
BY: [Signature] DATE: 2/28/08

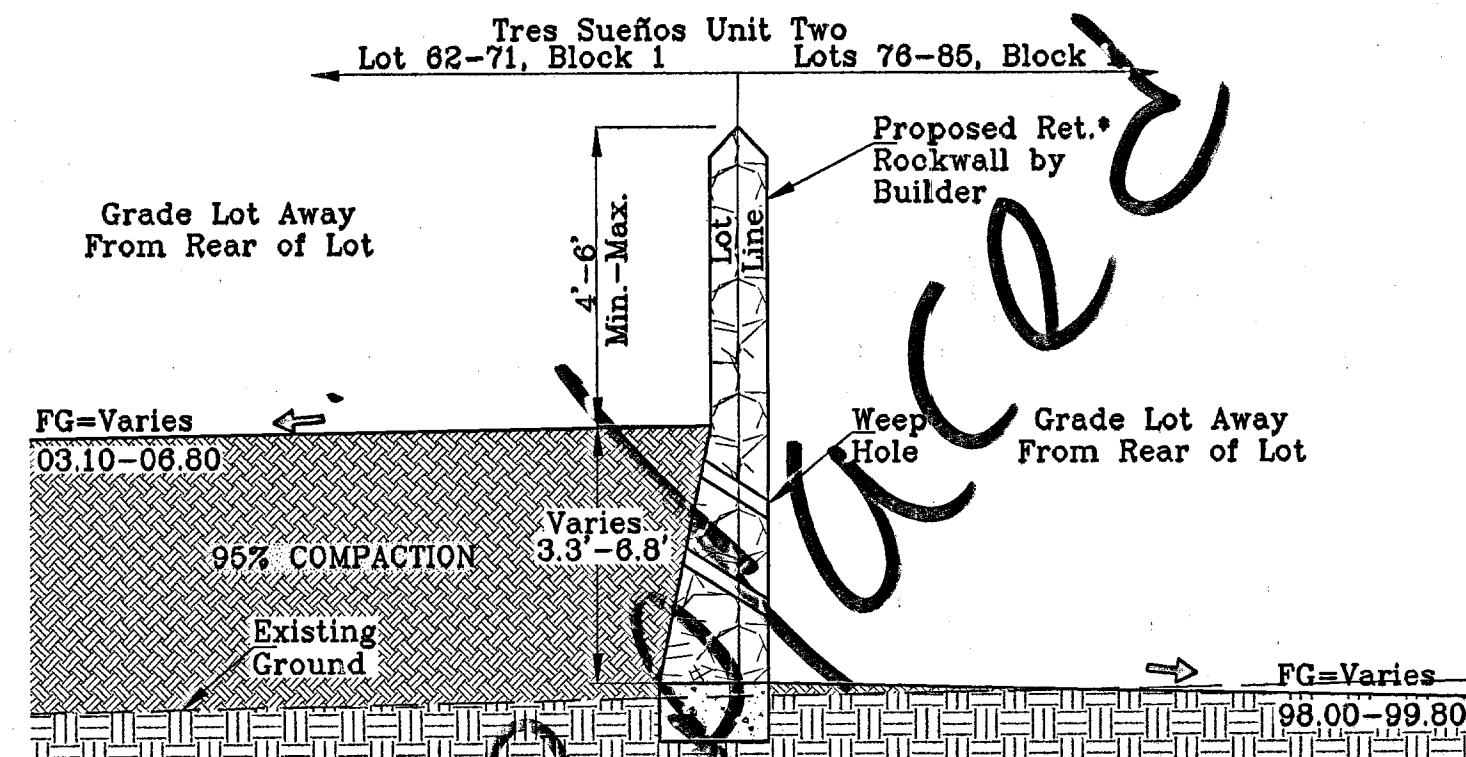
**REVISIONS TO RETAINING WALL SECTIONS**

\* Retaining Wall Design and Submittals at the Time of Building Permit Shall be by Builder

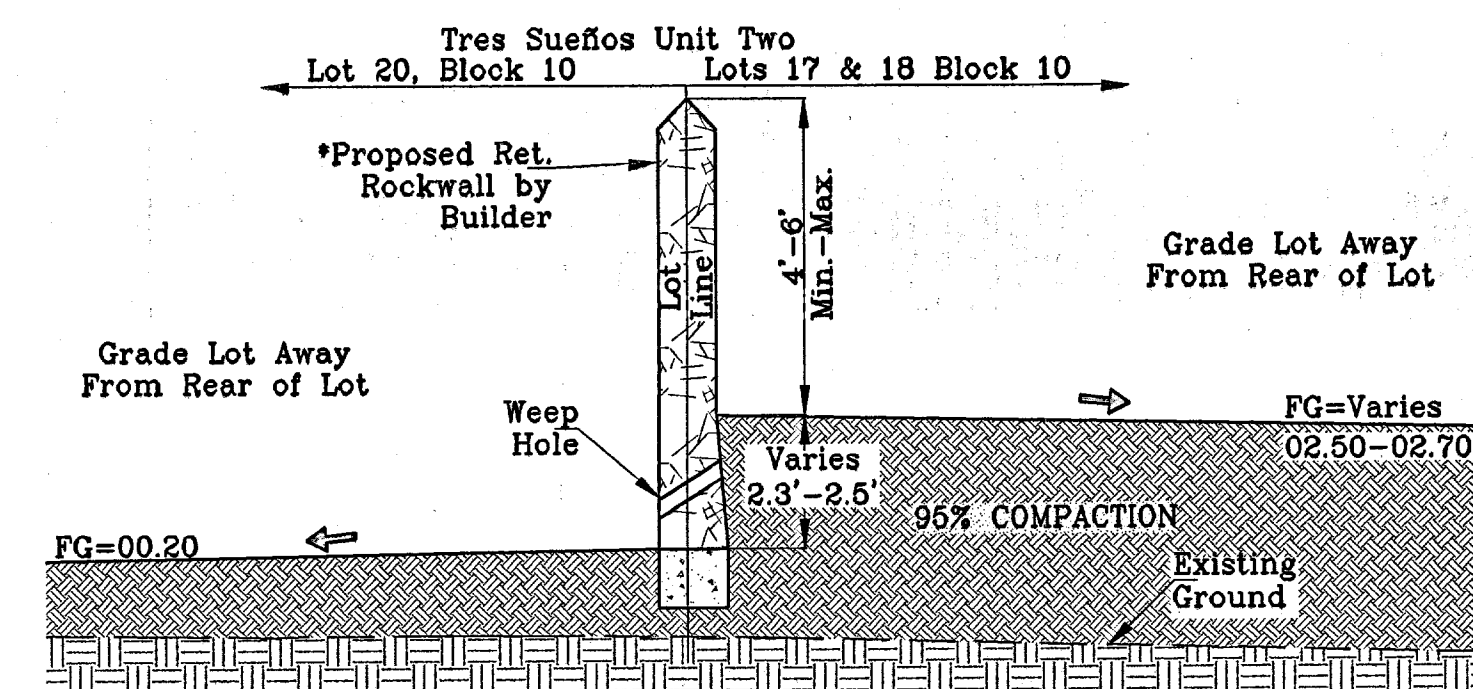




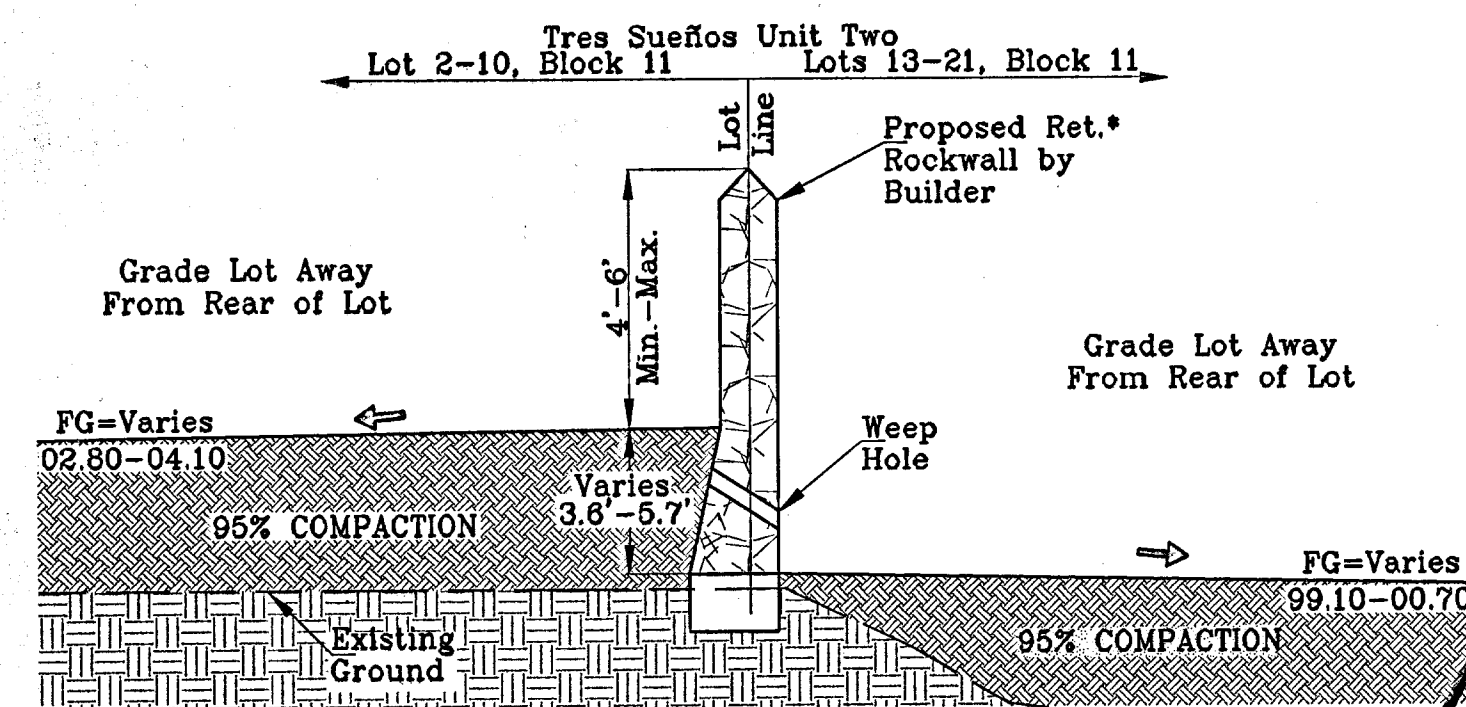
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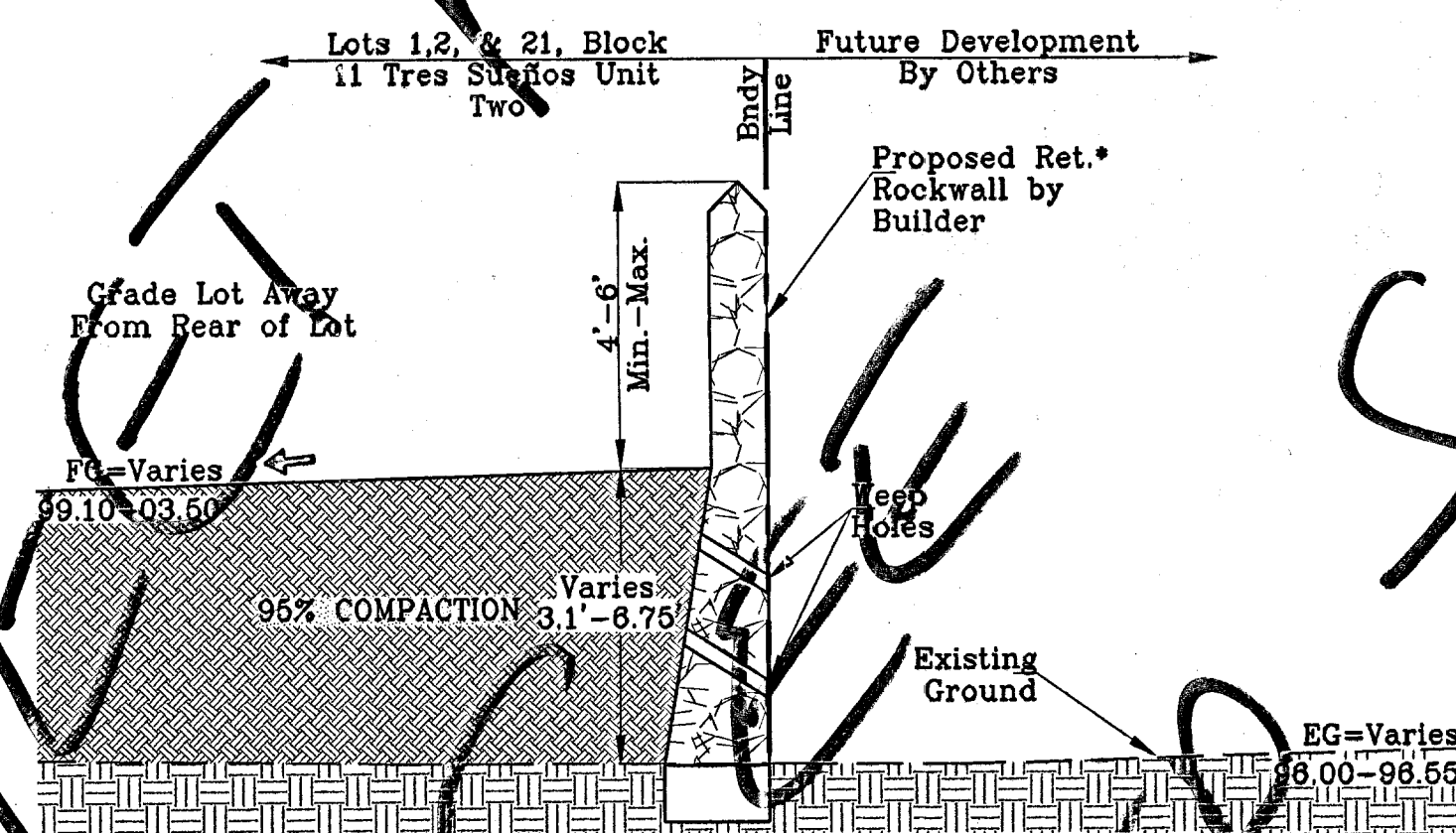
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SCALE: 1"=3'



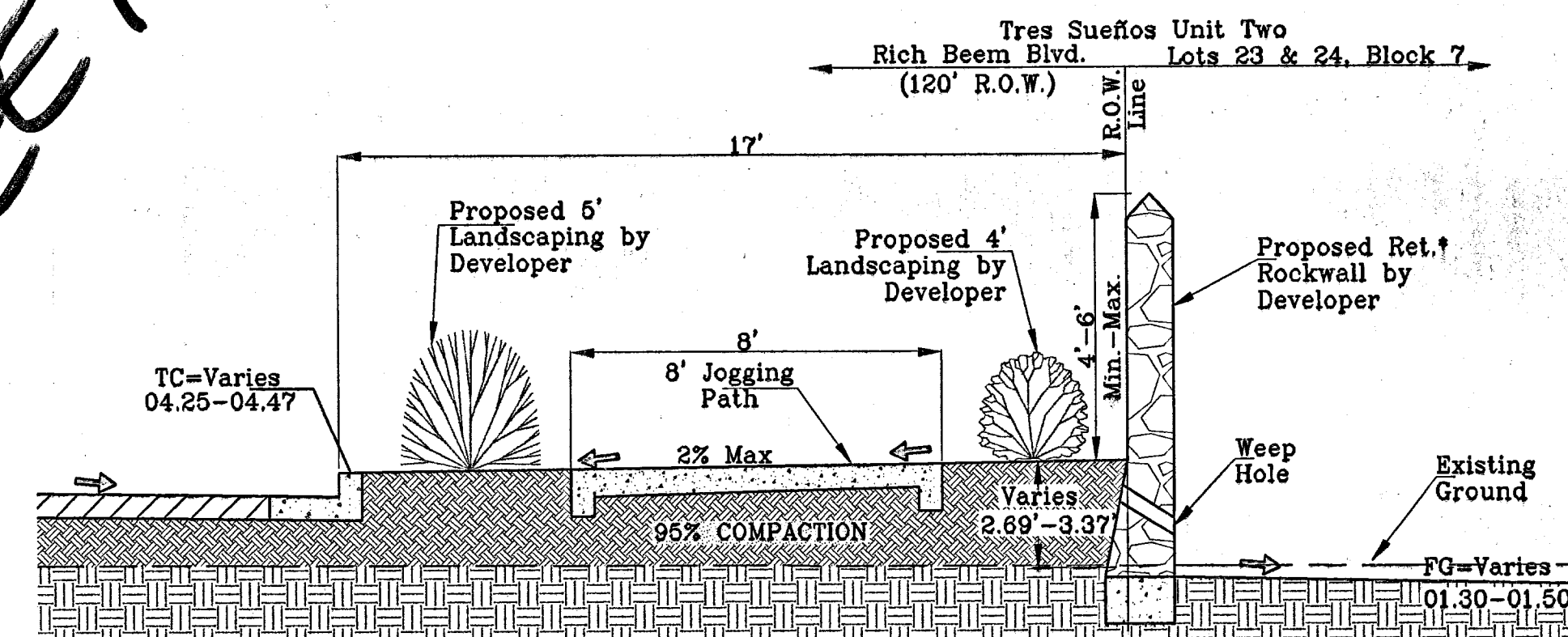
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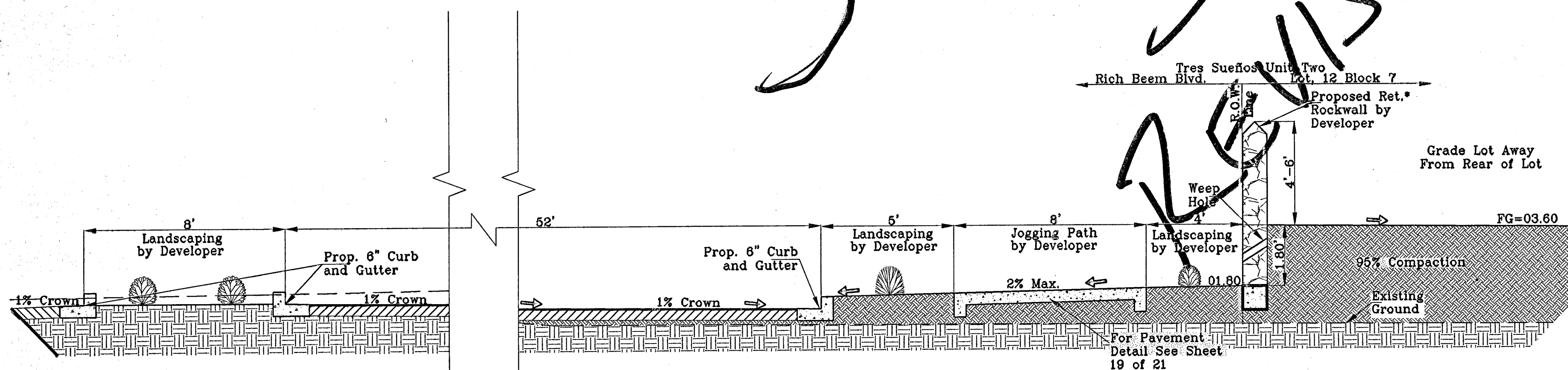
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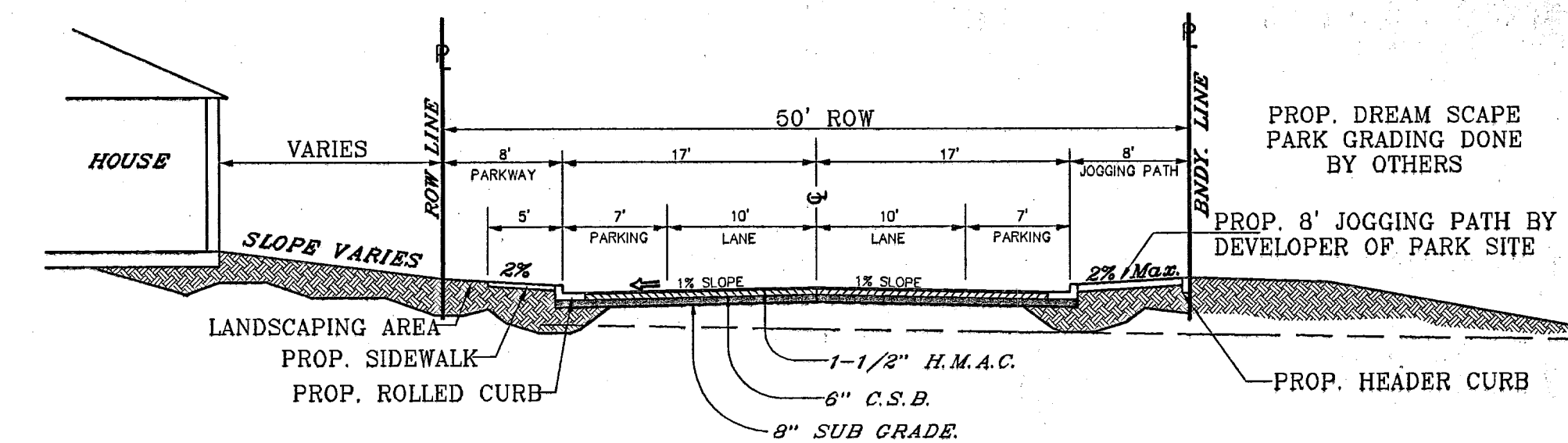
SECTION E  
SCALE: 1"=3'



SECTION F  
SCALE: 1"=3'



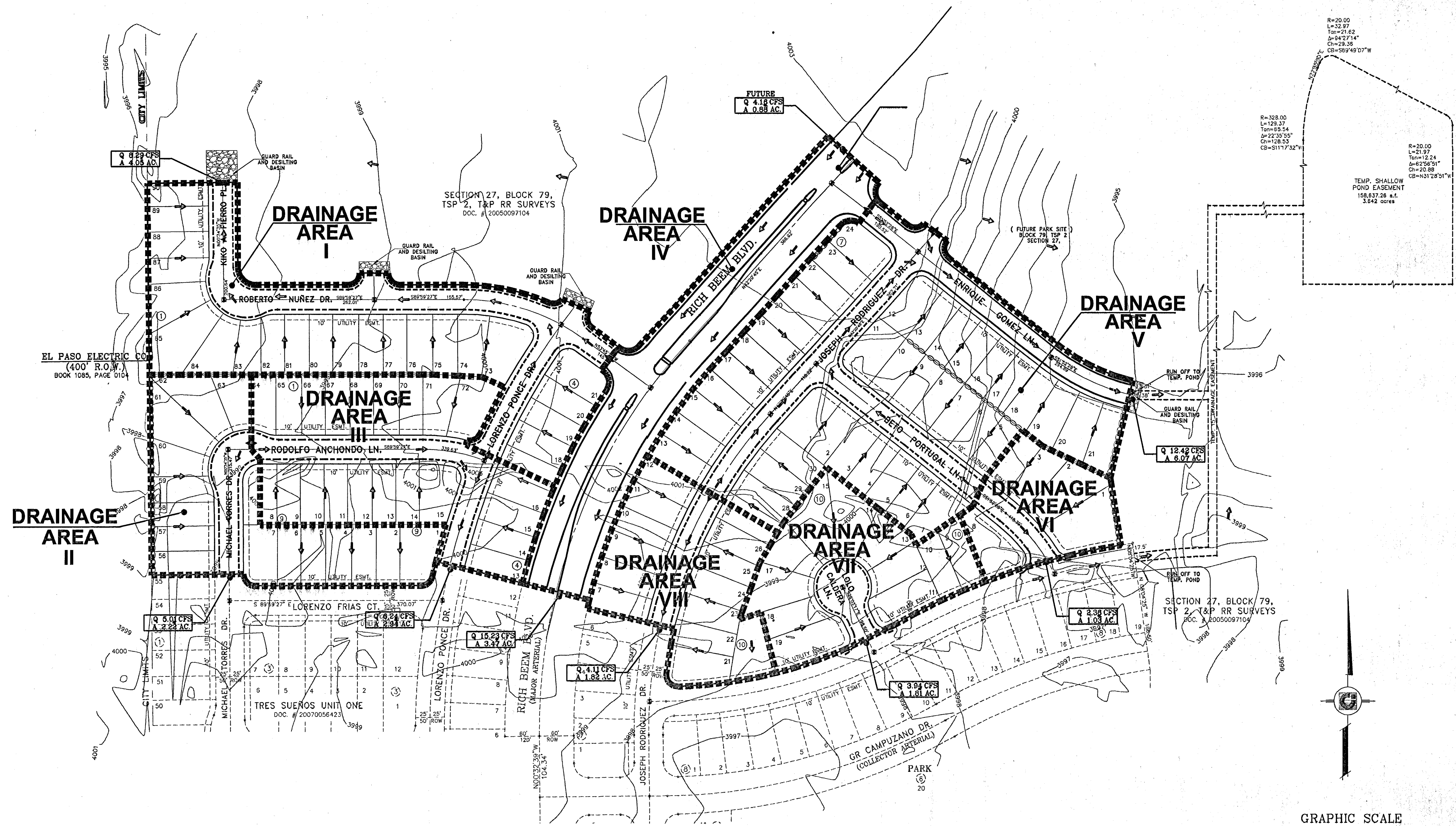
SECTION G  
SCALE: 1"=3'



SECTION H  
SCALE: 1"=10'

\* Retaining Wall Design and Submittals at the Time of Building Permit Shall be by Builder



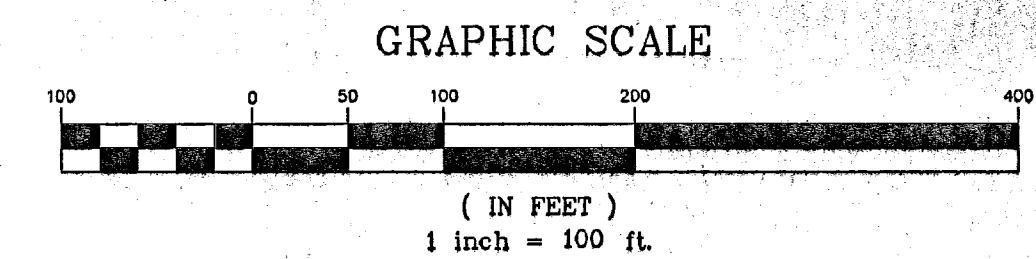


**LEGEND**

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

**FLOOD ZONE:**  
 ACCORDING TO THE FEDERAL EMERGENCY  
 MANAGEMENT AGENCY FLOOD INSURANCE RATE  
 MAP COMMUNITY PANEL NO. 48012-0178B,  
 DATED SEPTEMBER 4, 1991 THIS PROPERTY IS  
 IN FLOOD HAZARD ZONE X "AREAS OF 100-YEAR  
 FLOOD" AND IN FLOOD HAZARD

DRAINAGE AREA	AREA (AC)	Tc MIN.	C	I IN/HR	Q 50yr. CFS
I	4.05	26	0.60	3.41	8.29
II	2.22	22	0.60	3.76	5.01
III	2.94	10.5	0.60	3.54	6.24
IV	2.59	12	0.90	4.75	11.07
V	6.07	26	0.60	3.41	12.42
VI	1.03	21.5	0.60	3.82	2.36
VII	1.81	23.5	0.60	3.63	3.94
VIII	1.82	22	0.60	3.76	4.11



103079

TRES SUEÑOS UNIT TWO

**PROJECT NAME**  
**TRES SUEÑOS UNIT TWO**

BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2,  
 TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
 CITY OF CONTAINING: 22.532 ACRES

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

DATE: JUNE 2007  
 DESIGN BY: Y.C.  
 INITIATED BY: R.R.  
 CHD. BY: Y.C.  
 JOB NO.: 206.73

**ENGINEER'S SEAL**

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

**SHEET TITLE**  
**DRAINAGE PLAN**

SHT 5 OF 21

**BENCHMARKS**  
 CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BEEM BLVD., 508+33.1'  
 A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF  
 MONTANA AVENUE  
 CITY DATUM ELEVATION: 4005.40

**REVISIONS**

DATE	REVISIONS
4-05-07	ELEV. CHANGE TO PONCE, ANCHONDO, AND NUÑEZ
08-06-07	R.O.W. CHANGE ON ALL STREETS EXCEPT TORRES & ANCHONDO
8-27-07	CITY RED LINES

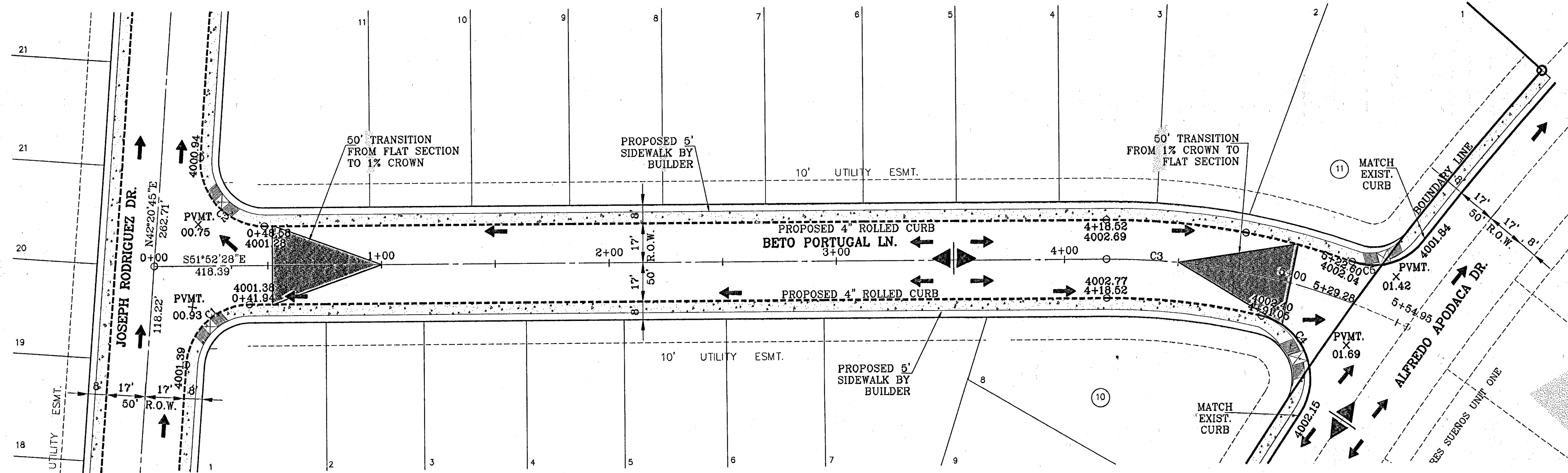




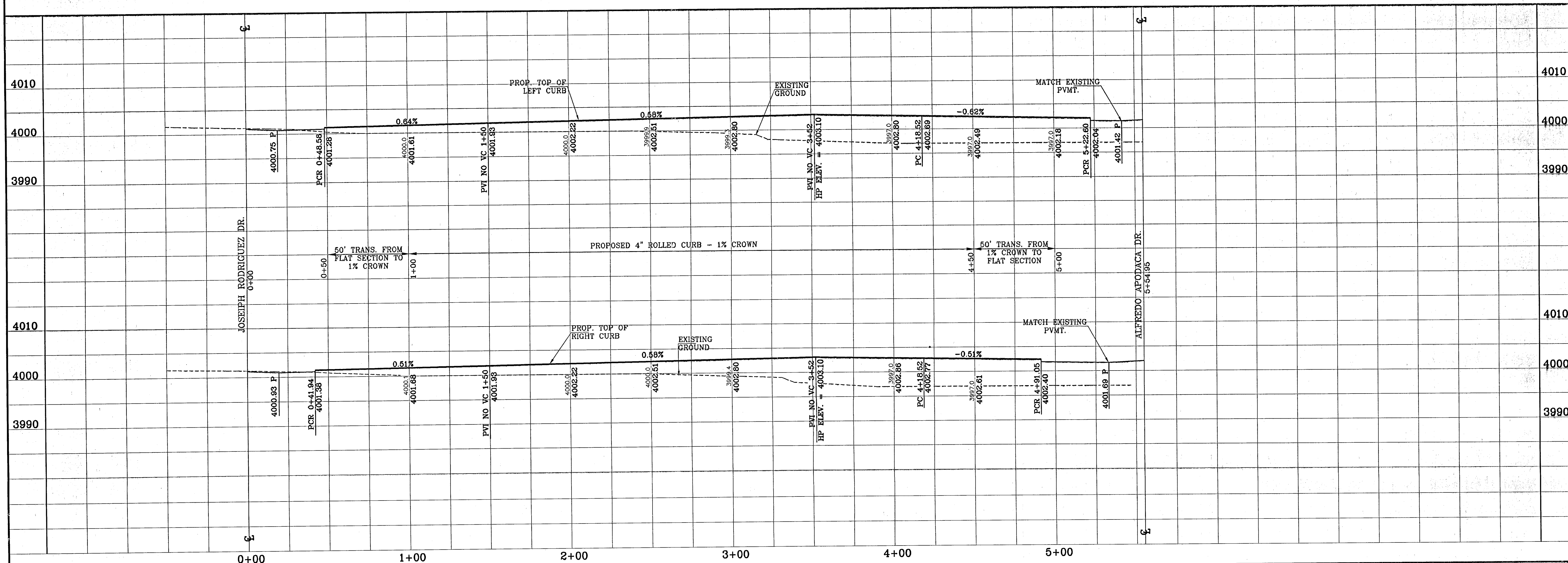








CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	28.00'	41.92'	26.01'	38.11'	S85°14'09"W
C2	28.00'	46.04'	30.14'	41.03'	S04°45'51"E
C3	300.00'	110.75'	58.01'	110.12'	N41°17'54"W
C4	28.00'	53.80'	40.05'	45.90'	N17°01'11"E
C5	28.00'	34.90'	20.13'	32.68'	S67°42'22"E
					DELTA
					85°48'47"
					94°13'13"
					21°09'07"
					110°05'13"
					71°24'59"



BENCHMARKS			
CITY MONUMENT AT POINT OF CURVE CENTERLINE RICH BERM BLVD. S08°43'31"E A DISTANCE OF 467.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE	4005.40	BY	AR
DATES	CITY DATUM ELEVATION	REVISIONS	BY
4-05-07	ELEV. CHANGE TO PENCE, ANCONDO, AND NUNEZ		AR
06-06-07	R.O.W. CHANGE ON ALL STREETS EXCEPT TORRES & ANCONDO		AR

PROJECT NAME  
**TRES SUEÑOS UNIT TWO**

BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 22.532 ACRES

ENGINEER'S SEAL  
HORIZ: 1"=30'  
VERT: 1"=10'  
DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHD. BY: Y.C.  
JOB NO.: 20873

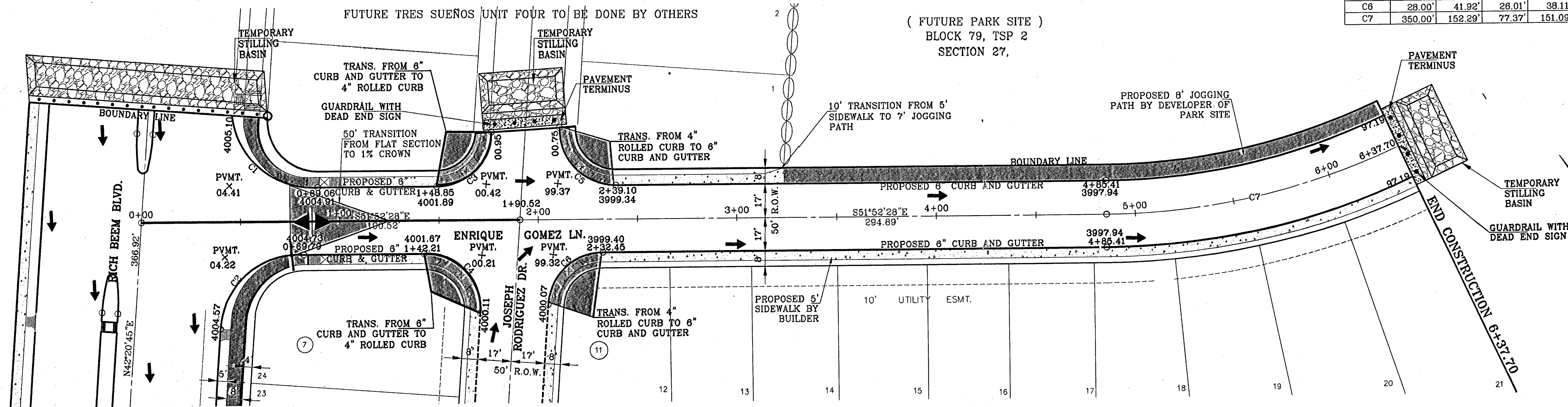
**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1790 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79936

SHEET TITLE  
STREET  
PLAN-PROFILE  
**BETO PORTUGAL LN.**  
STA: 0+00  
TO  
STA: 5+54.95

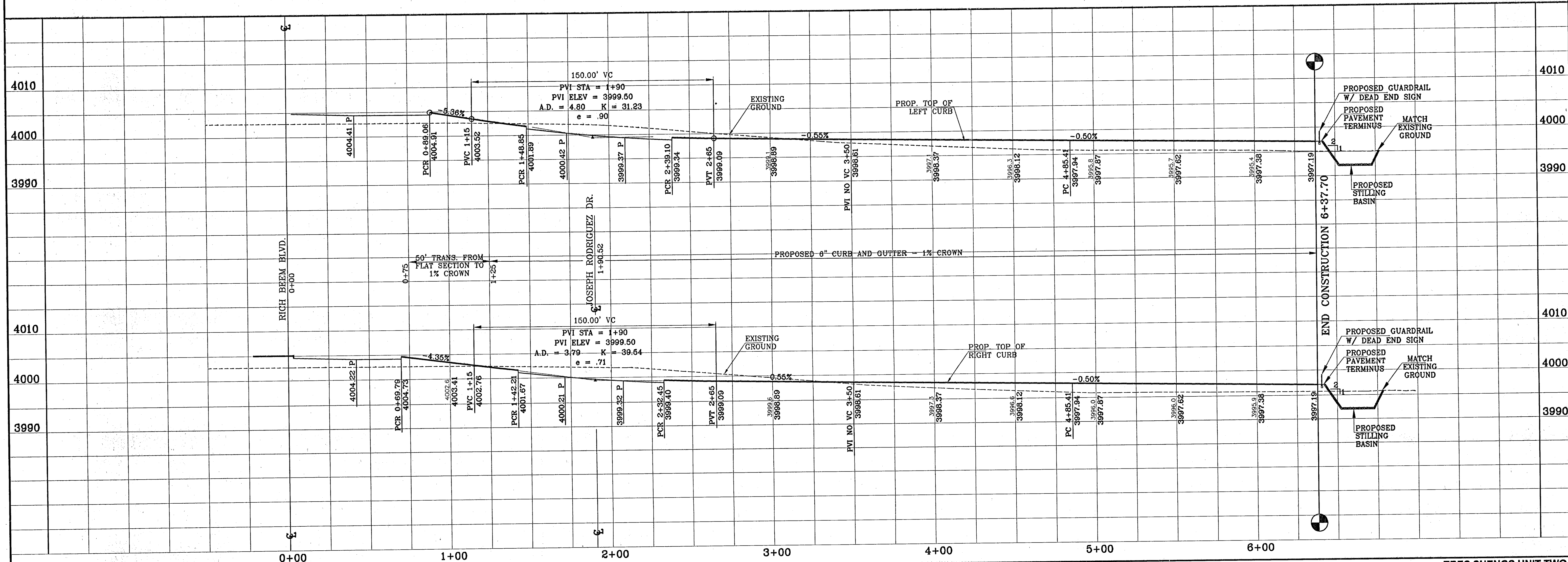
SHT 8 OF 21

103079





CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	40.59'	61.91'	38.78'	56.08'	S11°58'08"E	87°22'48"
C2	39.70'	62.53'	39.87'	56.27'	S86°55'58"W	90°14'27"
C3	28.00'	42.98'	27.02'	38.88'	N84°09'04"E	87°56'57"
C4	28.00'	46.04'	30.14'	41.03'	N04°45'51"W	94°13'13"
C5	28.00'	44.98'	29.02'	40.30'	S05°50'56"E	92°03'03"
C6	28.00'	41.92'	28.01'	39.11'	S85°14'09"W	85°46'47"
C7	350.00'	162.29'	77.37'	151.09'	S64°20'22"E	24°55'49"



BENCHMARK	PROJECT NAME	DATE	BY
CITY MONUMENT AT POINT OF CURVE	TRES SUEÑOS UNIT TWO	10/01/2008	YVONNE CONDE CURRY
CITY DATUM ELEVATION	UNIT TWO	10/01/2008	YVONNE CONDE CURRY
4-02-07	ELEV. CHANGE TO PENCE, ANCONDO, AND NUNEZ	10/01/2008	YVONNE CONDE CURRY
08-08-07	R.O.W. CHANGE ON ALL STREETS EXCEPT TORRES & ANCONDO	10/01/2008	YVONNE CONDE CURRY
11-09-07	CITY RED LINES	10/01/2008	YVONNE CONDE CURRY

PROJECT NAME  
**TRES SUEÑOS UNIT TWO**

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

CONTAINING: 22.571 ACRES

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

ENGINEER'S SEAL  
YVONNE CONDE CURRY  
REGISTERED PROFESSIONAL ENGINEER  
NO. 6464  
STATE OF TEXAS

DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHKD. BY: Y.C.  
JOB NO.: 206.73

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

1700 LEE TREVIÑO DR.  
EL PASO, TEXAS 79966

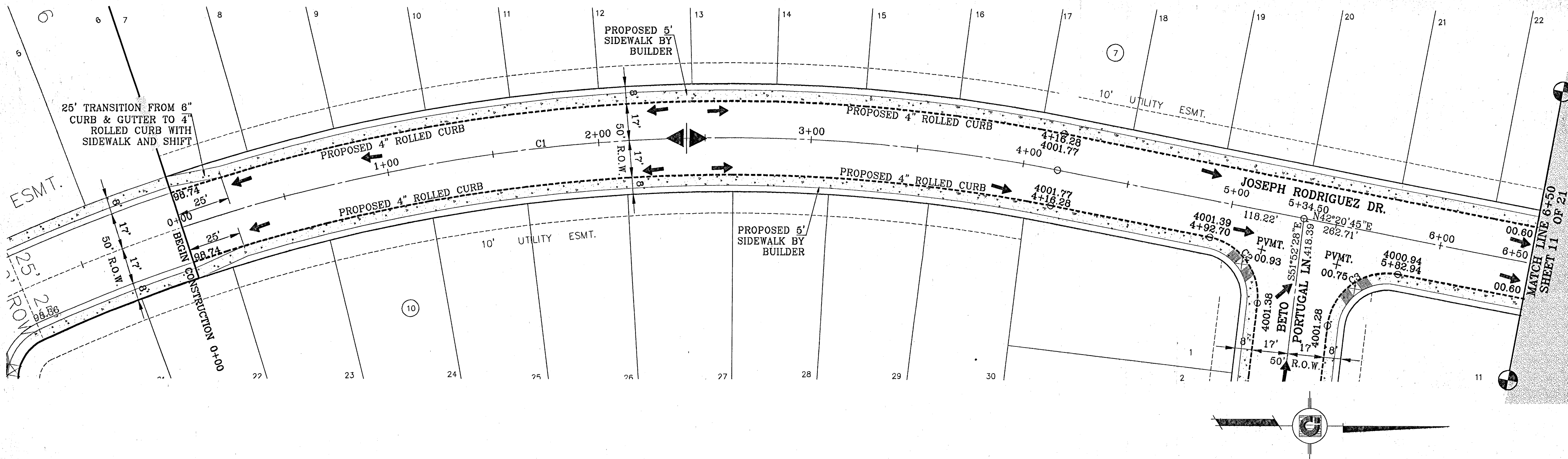
**CONDE INC.**

SHEET TITLE  
STREET  
PLAN-PROFILE  
**ENRIQUE GOMEZ LN.**  
STA: 0+00  
TO  
STA: 6+37.70

SHT 9 OF 21

103079



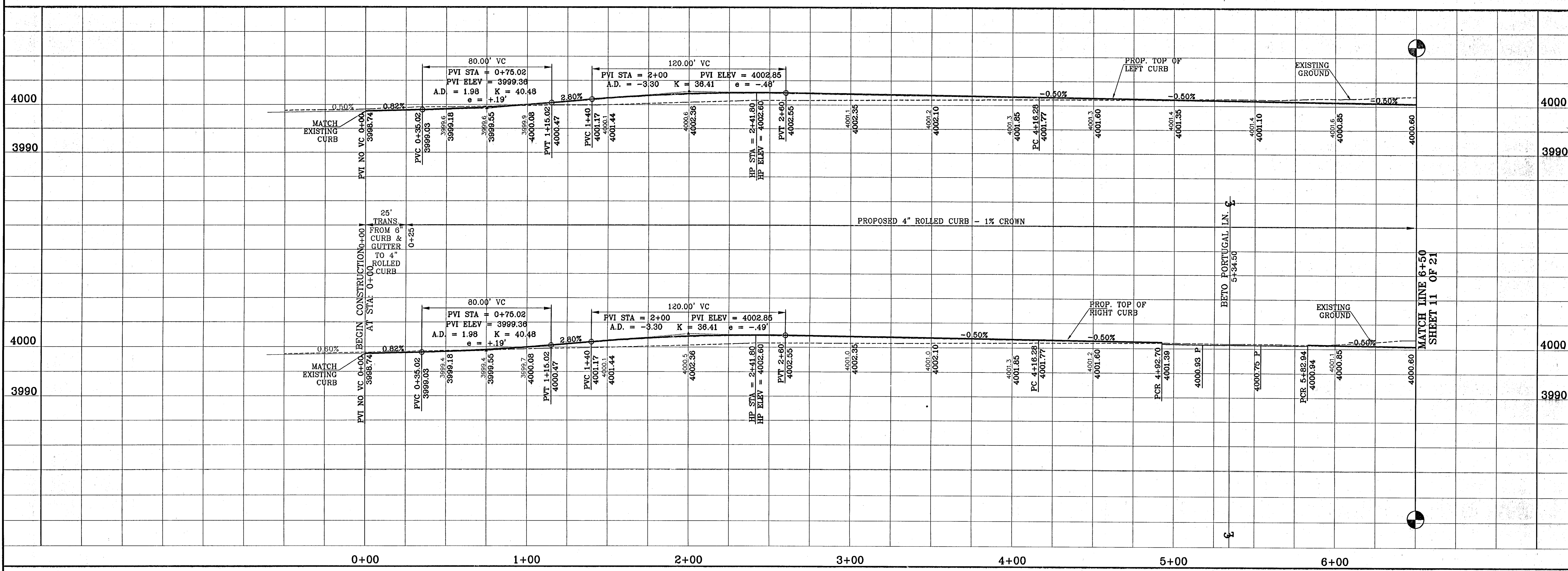


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	810.00'	416.24'	212.83'	411.68'	S27°37'27"W	29°26'36"
C2	28.00'	41.92'	28.01'	38.11'	S85°14'09"W	85°46'47"
C3	28.00'	46.04'	30.14'	41.03'	S04°45'51"E	94°13'13"
C4	28.00'	46.04'	30.14'	41.03'	N04°45'51"W	94°13'13"
C5	28.00'	41.92'	28.01'	38.11'	N85°14'09"E	85°46'47"
C6	28.00'	46.04'	30.14'	41.03'	S04°45'51"E	94°13'13"
C7	28.00'	41.92'	28.01'	38.11'	S85°14'09"W	85°46'47"

BENCHMARKS			
DATE	4-05-07	ELEVATION	4005.40
BY	AR	DESCRIPTION	4005.40
DATE	05-06-07	ELEVATION	4005.40
BY	AR	DESCRIPTION	4005.40

PROJECT NAME  
**TRES SUEÑOS UNIT TWO**

BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 22.532 ACRES



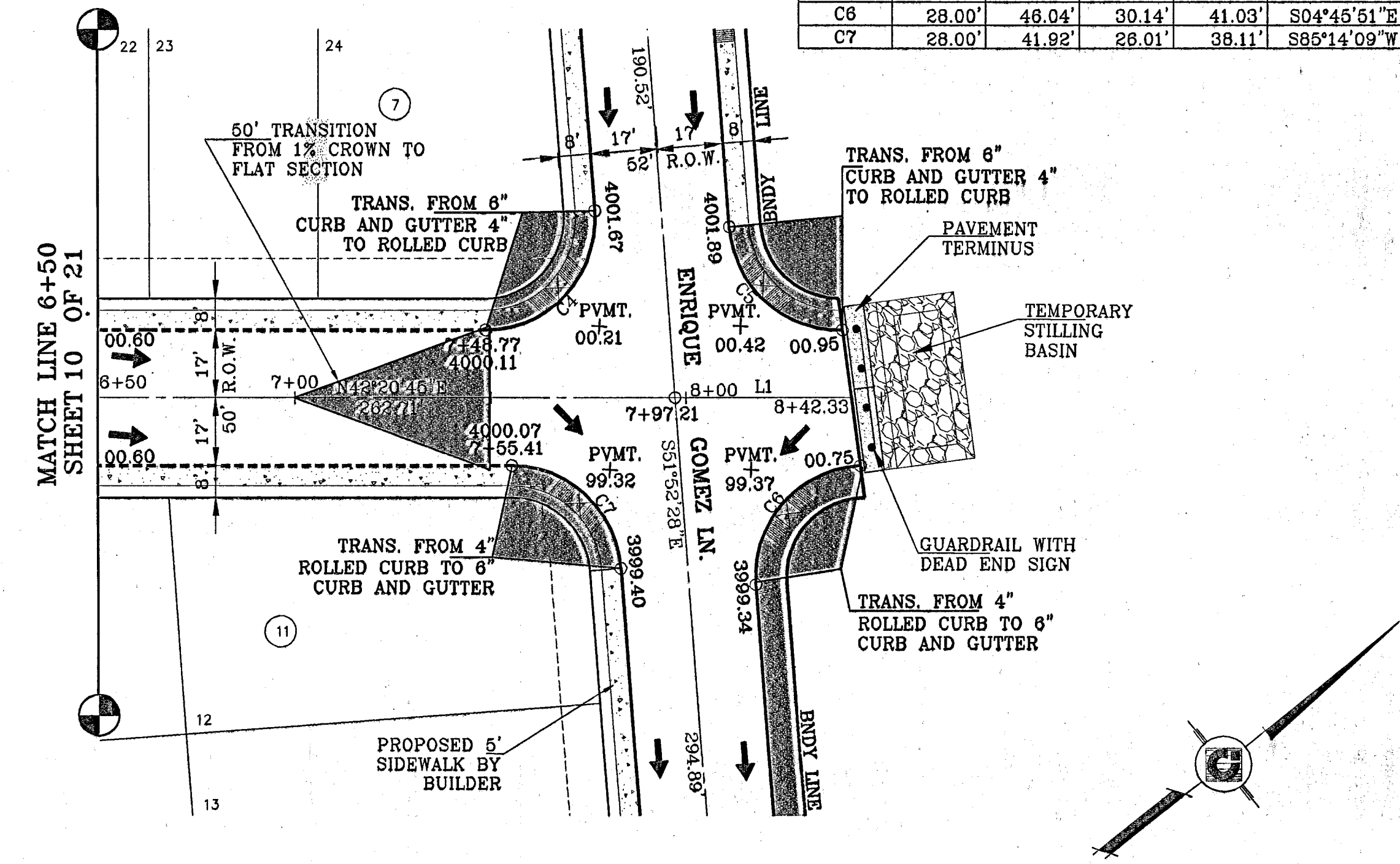
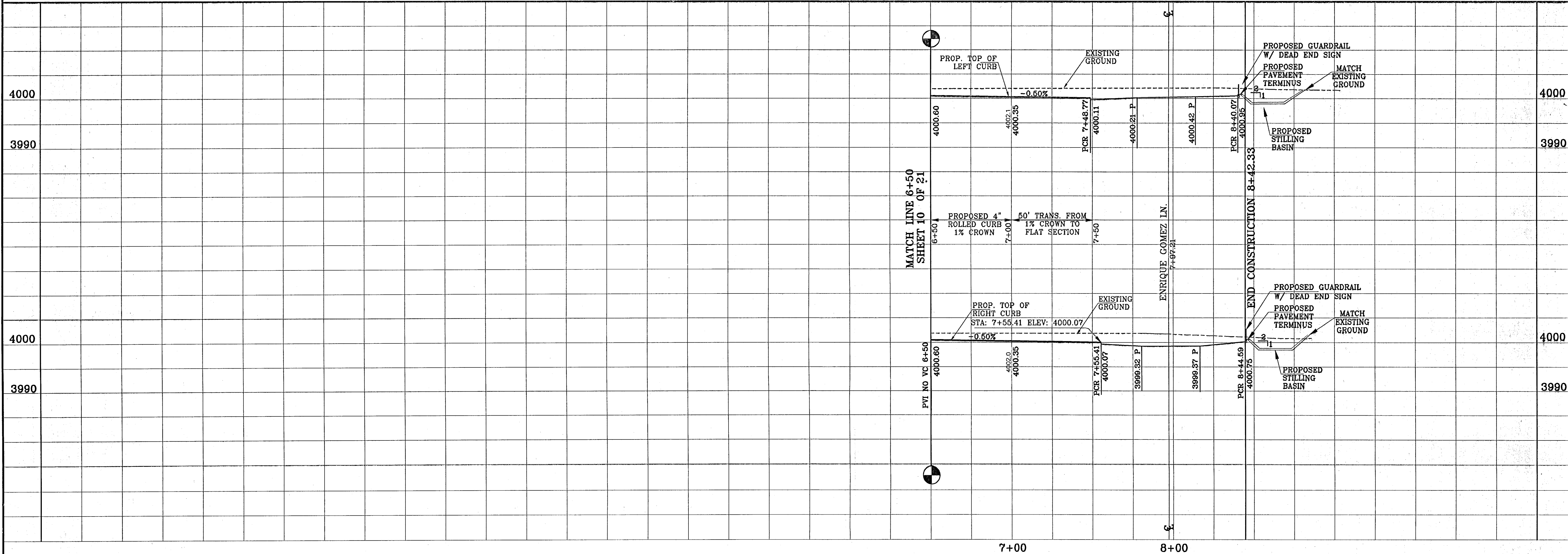
ENGINEER'S SEAL  
DATE: OCTOBER 2008  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHECKED BY: Y.C.  
JOB NO.: 208.73

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TREVIÑO DR.  
STE. 400  
EL PASO, TEXAS 79966

SHEET TITLE  
STREET  
PLAN-PROFILE  
**JOSEPH RODRIGUEZ DR.**  
STA: 0+00  
TO  
STA: 6+50  
SHT 10 OF 21

103079





LINE TABLE			CURVE TABLE						
LINE	BEARING	LEGNTH	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
L1	N42°20'45"E	45.12	C1	810.00'	416.24'	212.83'	411.68'	S27°37'27"W	29°28'38"
			C2	28.00'	41.92'	28.01'	38.11'	S85°14'09"W	85°48'47"
			C3	28.00'	48.04'	30.14'	41.03'	S04°45'51"E	94°13'13"
			C4	28.00'	48.04'	30.14'	41.03'	N04°45'51"W	94°13'13"
			C5	28.00'	41.92'	28.01'	38.11'	N85°14'09"E	85°48'47"
			C6	28.00'	48.04'	30.14'	41.03'	S04°45'51"E	94°13'13"
			C7	28.00'	41.92'	28.01'	38.11'	S85°14'09"W	85°48'47"

PROJECT NAME  
**TRES SUEÑOS UNIT TWO**

BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 22.532 ACRES

ENGINEER'S SEAL

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

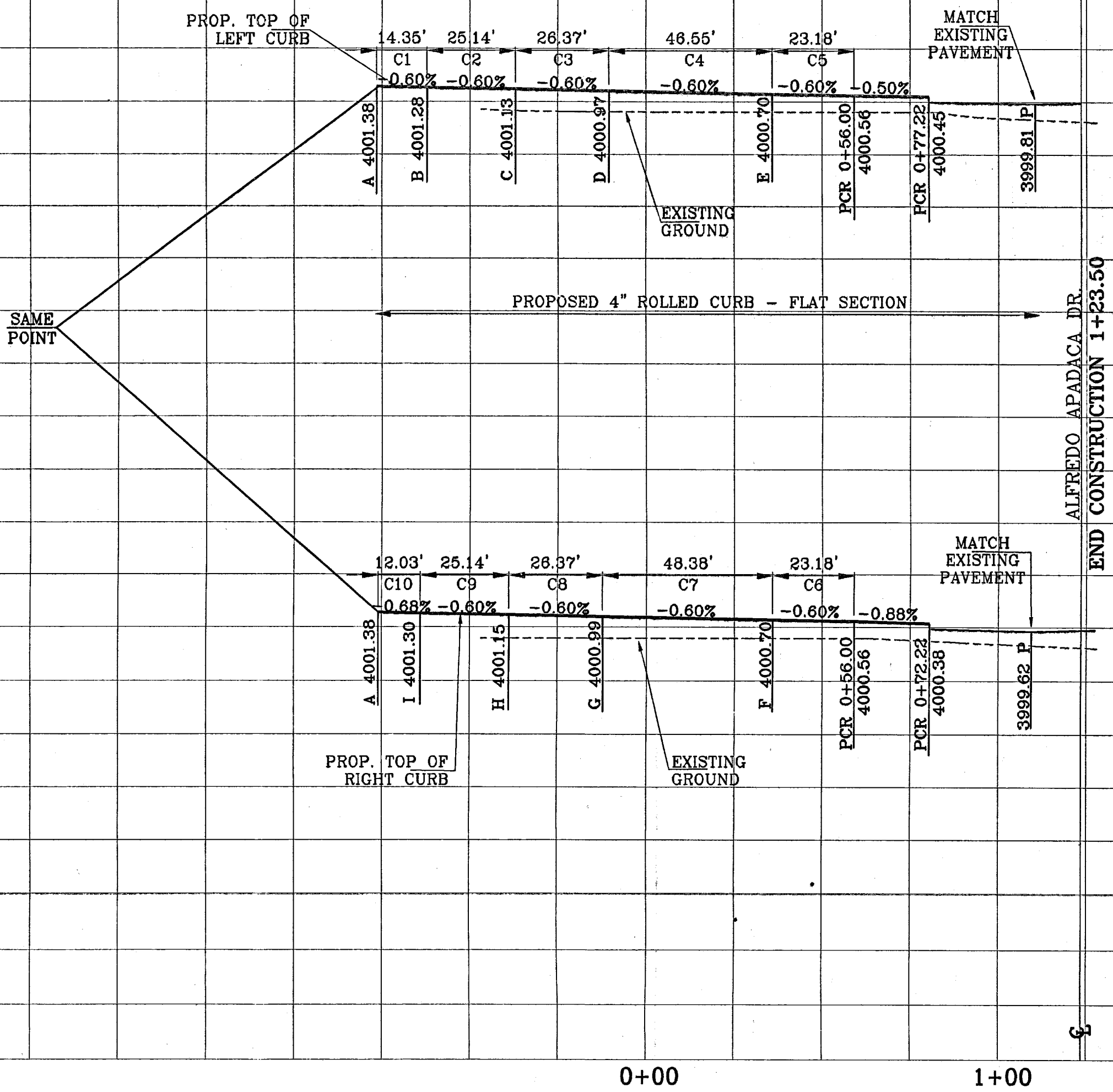
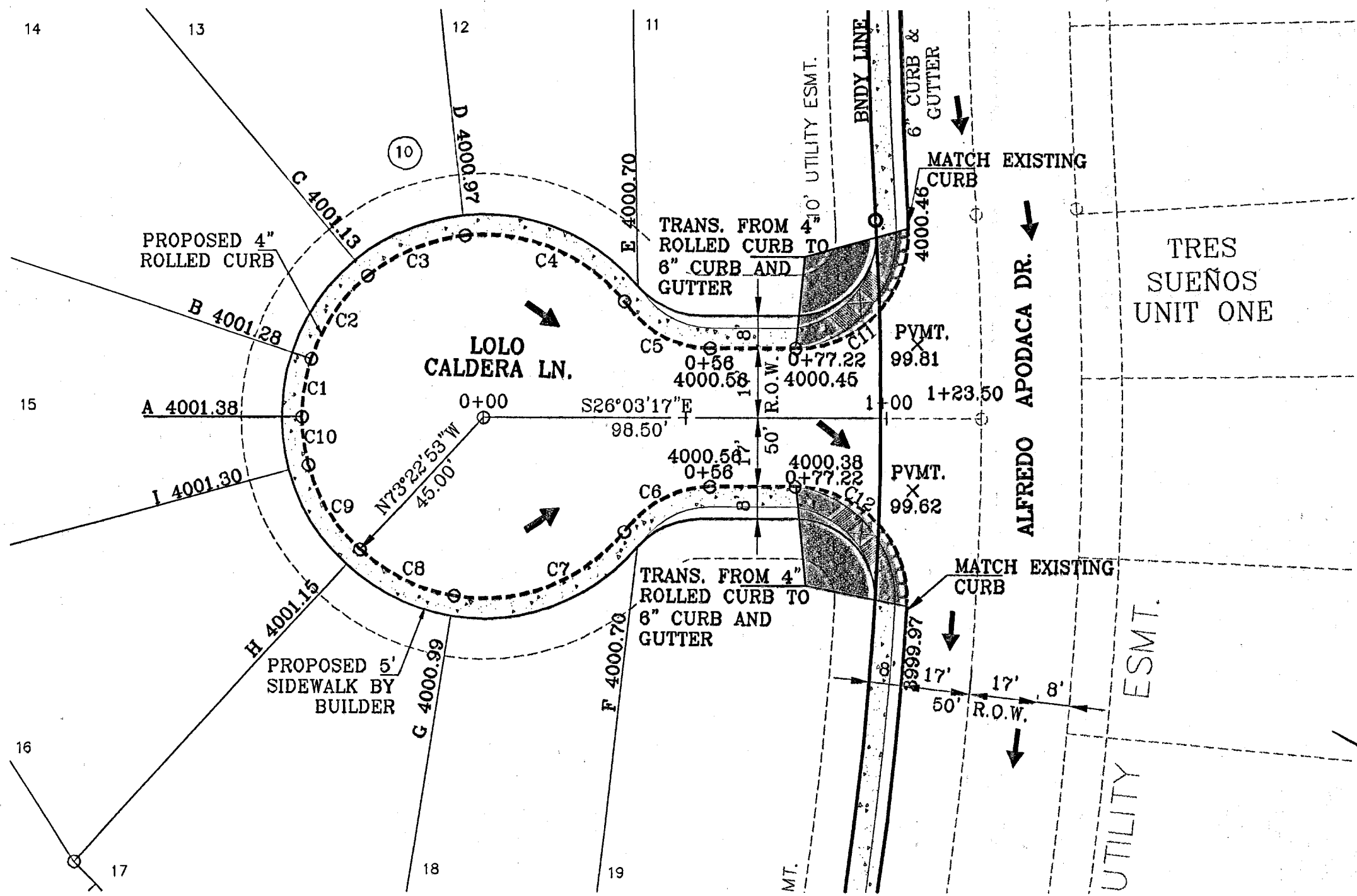
DATE: OCTOBER 2006  
DESIGNED BY: Y.C.  
INITIATED BY: R.R.  
CHKD. BY: Y.C.  
JOB NO.: 20673

**CONDE INC.**  
SHEET TITLE  
STREET  
PLAN-PROFILE  
**JOSEPH RODRIGUEZ DR.**  
STA: 6+50  
TO  
STA: 8+42.33

103079



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	45.00'	14.35'	7.23'	14.29'	S73°04'41"W 18°15'58"
C2	45.00'	25.14'	12.91'	24.82'	N81°46'53"W 32°00'56"
C3	45.00'	26.37'	13.58'	25.99'	N48°59'11"W 33°34'28"
C4	45.00'	48.55'	25.60'	44.51'	N02°33'43"W 53°18'28"
C5	25.00'	23.18'	12.50'	22.36'	S00°30'37"W 53°07'48"
C6	25.00'	23.18'	12.50'	22.36'	N52°37'12"W 53°07'48"
C7	45.00'	48.87'	27.16'	46.51'	S48°04'13"E 62°13'45"
C8	45.00'	28.37'	13.58'	25.99'	S00°10'07"E 33°34'28"
C9	45.00'	25.14'	12.91'	24.82'	S32°37'35"W 32°00'56"
C10	45.00'	12.03'	6.05'	11.99'	S58°17'23"W 15°18'39"
C11	28.00'	45.57'	29.64'	40.71'	S72°40'53"E 93°15'11"
C12	28.00'	45.57'	29.64'	40.71'	N20°34'18"E 93°15'11"



BENCHMARKS			
DATE	CITY DATUM ELEVATION	REVISION	BY
4-05-07	ELEV. CHANGE TO PENCE, ANCONDO, AND NUNEZ	0005-40	AR
06-06-07	R.O.W. CHANGE ON ALL STREETS EXCEPT TORRES & ANCONDO		AR
06-27-07	CITY RED LINES 1ST SET		AR

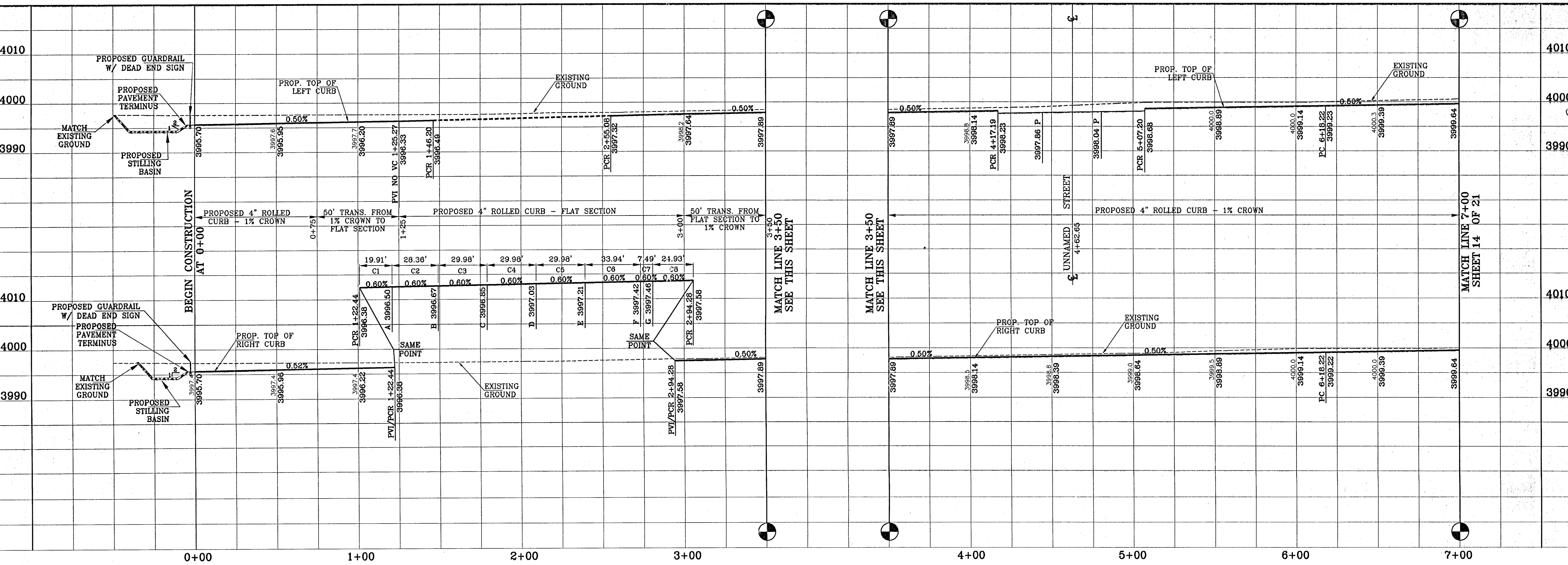
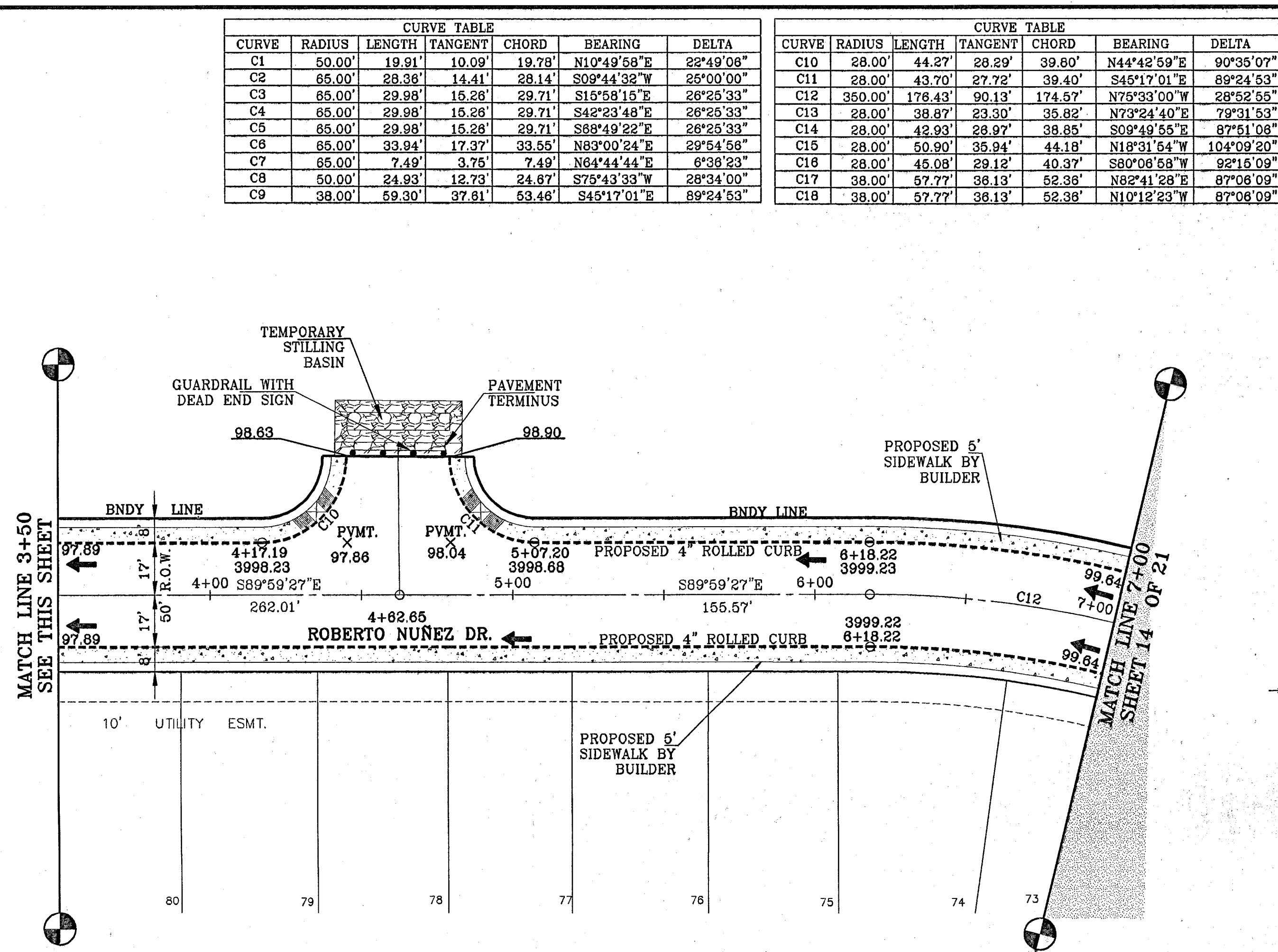
PROJECT NAME  
**TRES SUEÑOS UNIT TWO**  
BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 22.532 ACRES

ENGINEER'S SEAL  
YVONNE CONDE CURRY  
DESIGN BY: Y.C.  
CHECKED BY: Y.C.  
JOB NO.: 28873

**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
1700 LEE TREWING DR. STE 400  
EL PASO, TEXAS 79966



SHEET TITLE  
**STREET  
PLAN-PROFILE  
LOLO CALDERA LN.  
STA: 0+00  
TO  
STA: 1+23.50**



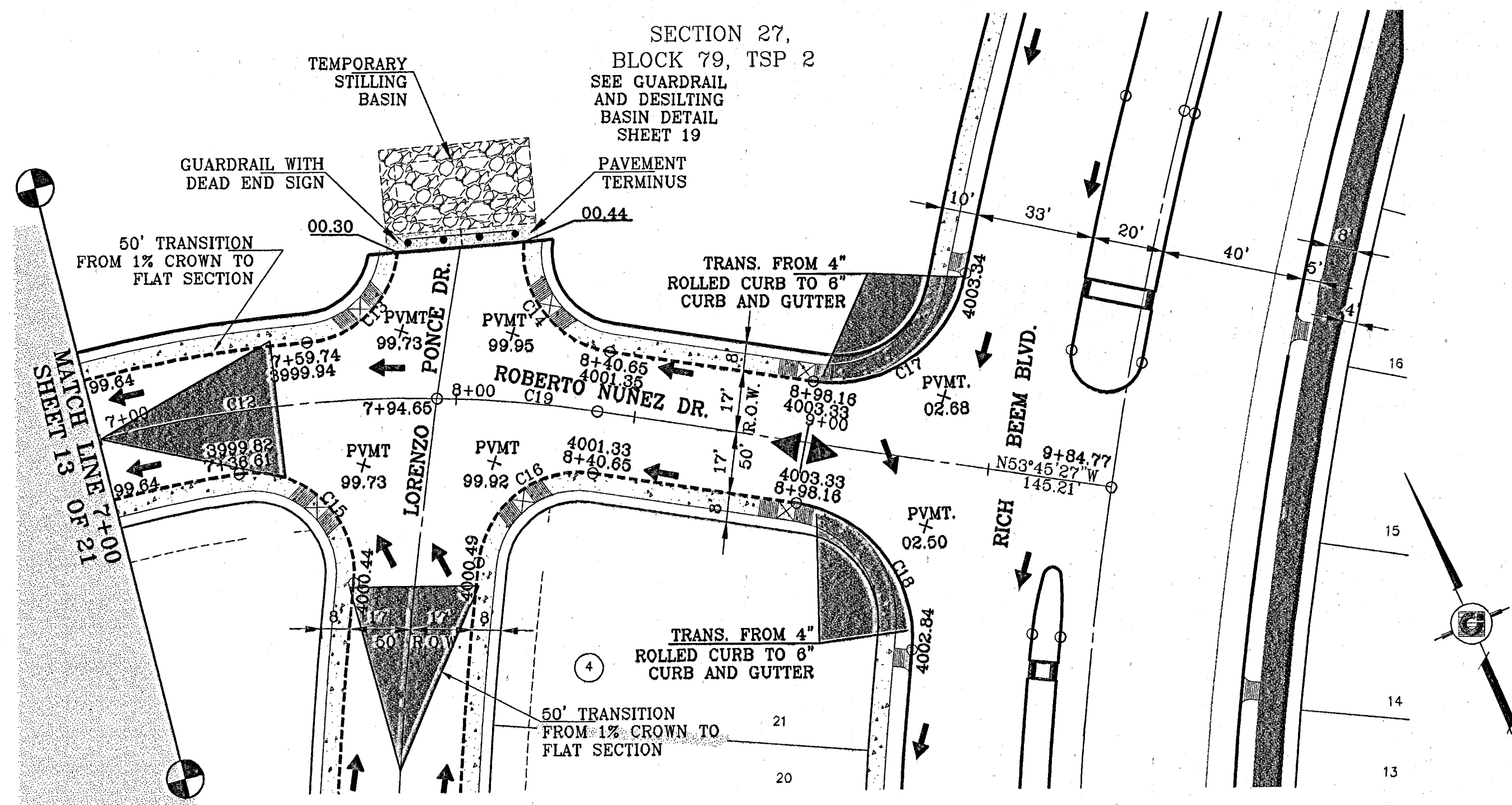
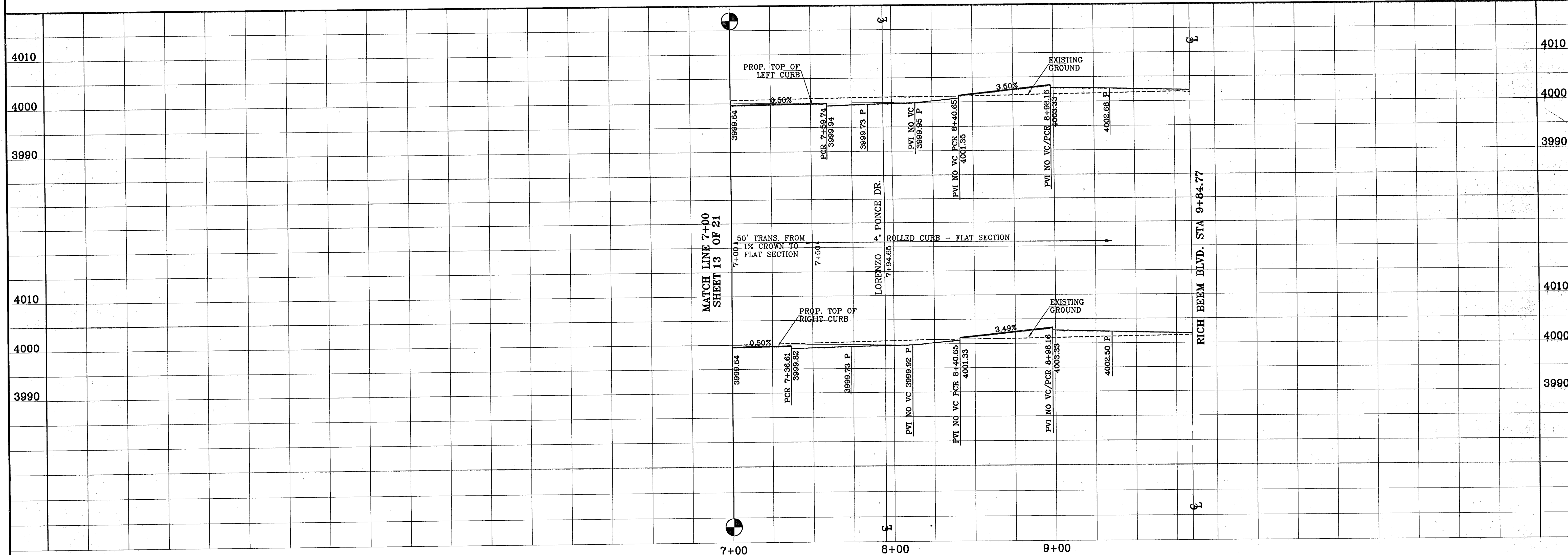


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	19.91'	10.09'	19.78'	N10°49'58"E	22°49'06"
C2	55.00'	20.36'	14.41'	20.14'	S09°44'32"W	25°00'00"
C3	55.00'	29.98'	15.26'	29.71'	S15°58'15"E	26°23'33"
C4	55.00'	29.98'	15.26'	29.71'	S08°23'43"E	26°23'33"
C5	55.00'	29.98'	15.26'	29.71'	S08°49'22"E	26°23'33"
C6	55.00'	33.94'	17.37'	33.55'	N83°00'24"E	22°54'58"
C7	55.00'	7.49'	3.75'	7.49'	N64°44'44"E	6°30'23"
C8	50.00'	24.93'	12.73'	24.67'	S75°43'33"W	26°34'00"
C9	38.00'	59.30'	37.61'	53.46'	S45°17'01"E	89°24'53"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	28.00'	44.27'	28.29'	39.60'	N44°42'59"E	90°35'07"
C11	28.00'	43.70'	27.72'	39.40'	S45°17'01"E	89°24'53"
C12	350.00'	176.43'	93.33'	174.57'	N76°33'00"W	78°25'55"
C13	28.00'	38.87'	20.30'	35.82'	N73°24'40"E	78°31'53"
C14	28.00'	42.93'	26.97'	38.85'	S02°49'55"E	89°25'07"
C15	28.00'	50.90'	35.94'	44.18'	N18°31'54"E	104°09'20"
C16	28.00'	45.08'	29.14'	40.07'	S80°06'58"W	92°15'09"
C17	38.00'	57.77'	36.13'	52.36'	N82°41'28"E	87°06'09"
C18	38.00'	57.77'	36.13'	52.36'	N10°12'23"E	87°06'09"

 <p><b>CONDE INC.</b> ENGINEERING / PLANNING SURVEYING / GPS 17900 LEE TRAVINO DR. STE 400 EL PASO, TEXAS 79936</p>	<p><b>CONDE INC.</b> ENGINEERING / PLANNING SURVEYING / GPS 17900 LEE TRAVINO DR. STE 400 EL PASO, TEXAS 79936</p>	<p><b>ENGINEER'S SEAL</b></p>  <p>YVONNE CONDE CURT 64848 EXPIRATION DATE: OCTOBER 2008 DESIGN BY: Y.C. INITIATED BY: R.R. CHKD. BY: Y.C. JOB NO.: 20473</p>	<p><b>SCALE</b></p> <p>Horizontal: 1"=30' Vertical: 1"=10'</p>	<p><b>PROJECT NAME</b></p> <p><b>TRES SUEÑOS UNIT TWO</b></p> <p>BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING: 22.532 ACRES</p>	<p><b>BENCHMARKS</b></p> <p>CITY MONUMENT AT POINT OF INTERSECTION WITH BEEN BLVD. 5045+231.7 A DISTANCE OF 497.58 FEET FROM THE SOUTHERLY RIGHT OF WAY LINE OF MONTANA AVENUE</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>4-05-07</td> <td>ELEV. CHANGE TO PANCE, ANCONDO, AND NUNEZ</td> <td>AR</td> </tr> <tr> <td>7-26-07</td> <td>ADJUSTED BENCHMARK TOWERS &amp; ANCONDO</td> <td>AR</td> </tr> <tr> <td>09-26-07</td> <td>CITY RED JUNE 1ST SET</td> <td>AN</td> </tr> </tbody> </table>	DATE	BY	REVISIONS	4-05-07	ELEV. CHANGE TO PANCE, ANCONDO, AND NUNEZ	AR	7-26-07	ADJUSTED BENCHMARK TOWERS & ANCONDO	AR	09-26-07	CITY RED JUNE 1ST SET	AN
						DATE	BY	REVISIONS									
4-05-07	ELEV. CHANGE TO PANCE, ANCONDO, AND NUNEZ	AR															
7-26-07	ADJUSTED BENCHMARK TOWERS & ANCONDO	AR															
09-26-07	CITY RED JUNE 1ST SET	AN															
<p><b>SHEET TITLE</b></p> <p><b>STREET PLAN-PROFILE</b></p> <p><b>ROBERTO NUNEZ DR.</b></p> <p>STA: 0+00 TO STA: 7+00.00</p>	<p><b>SHT 13 OF 21</b></p>																





CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	350.00	178.43	90.13	174.57	N75°33'00"W	28°52'55"
C13	28.00	38.87	23.30	35.82	N73°24'40"E	79°31'53"
C14	28.00	42.93	28.97	39.85	S09°49'55"E	87°51'08"
C15	28.00	50.90	35.94	44.18	N18°31'54"W	104°09'20"
C16	28.00	45.08	29.12	40.37	S80°06'58"W	92°15'09"
C17	38.00	57.77	38.13	62.38	N82°41'23"E	87°08'09"
C18	38.00	57.77	38.13	62.38	N10°12'23"W	87°08'09"
C19	350.00	44.91	22.48	44.88	N67°28'00"W	7°21'04"

PROJECT NAME  
**TRES SUEÑOS UNIT TWO**

BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 22.532 ACRES

ENGINEER'S SEAL

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

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

SHEET TITLE  
STREET  
PLAN-PROFILE  
**ROBERTO NUNEZ DR.**  
STA: 7+00  
TO  
STA: 9+84.77

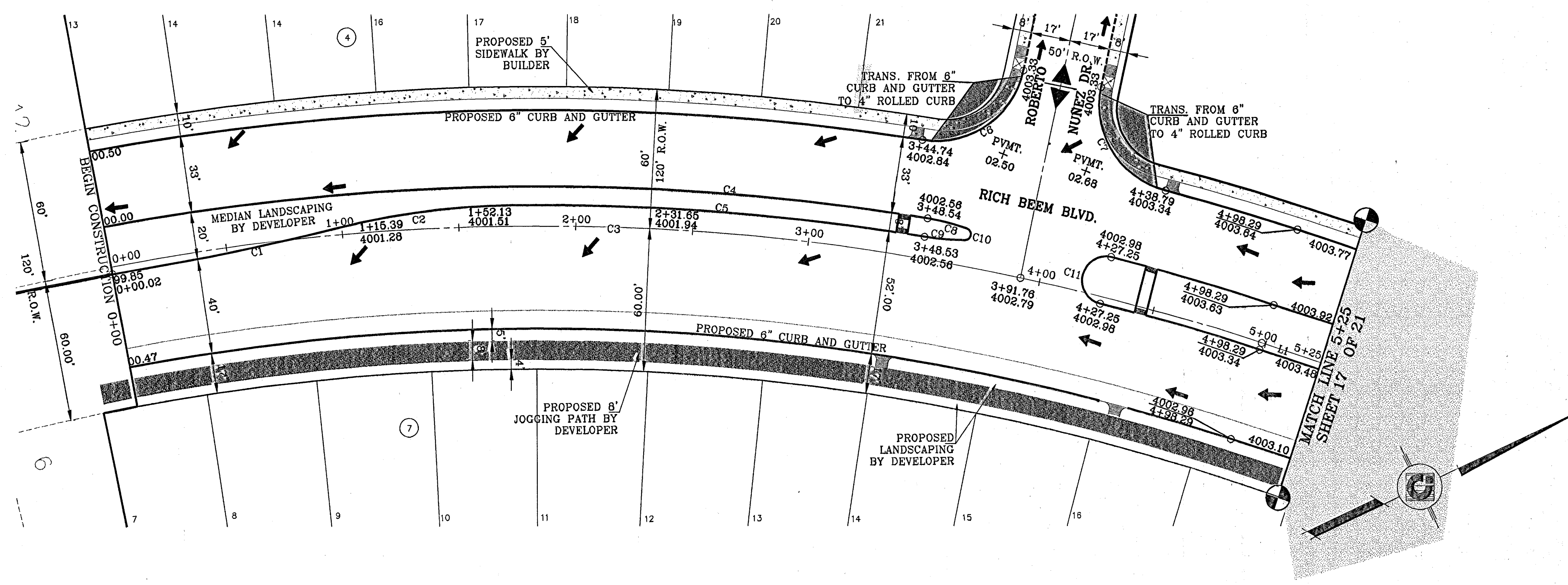
SHT 14 OF 21

103079



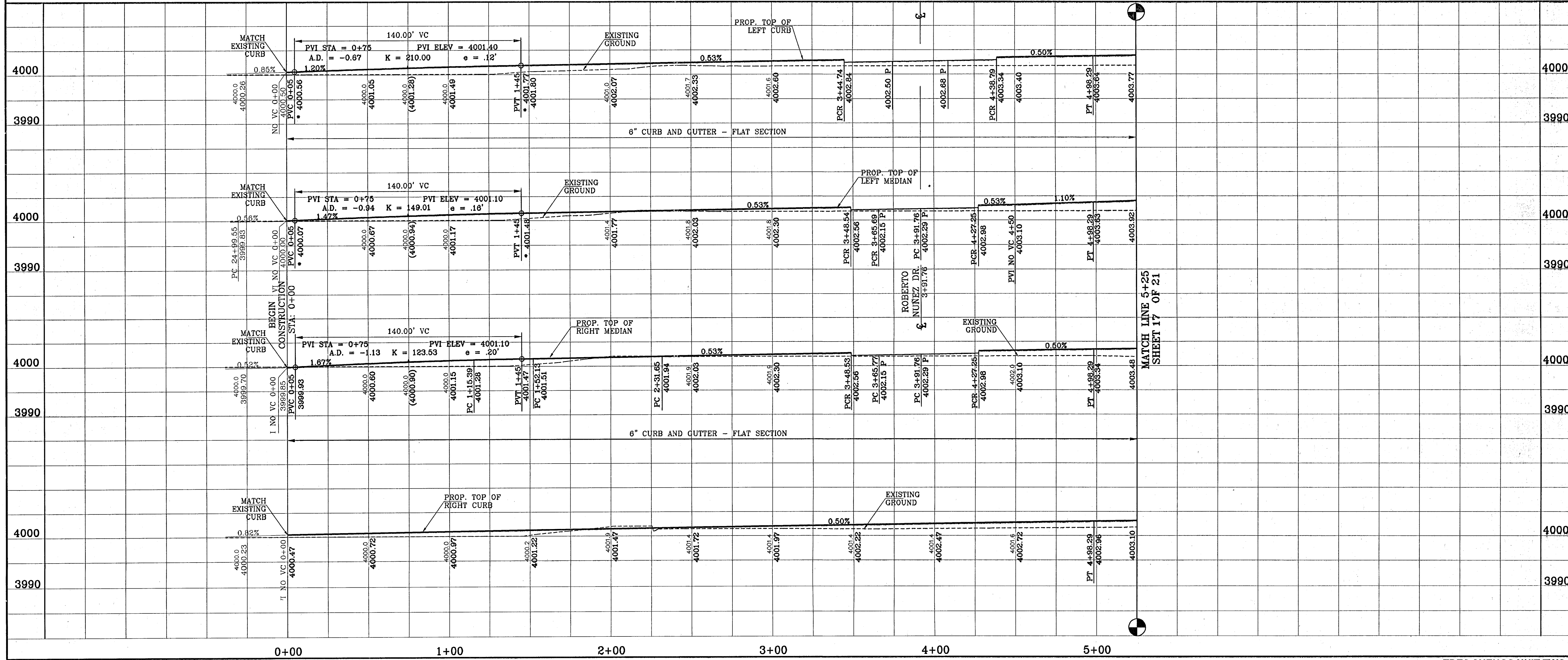






CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	901.93	75.68	37.84	75.68	N12°44'25\"E	4°48'28\"
C2	322.33	75.40	37.87	75.22	S17°02'14\"W	13°24'08\"
C3	1000.00	391.74	168.42	389.24	S82°01'11\"W	22°28'43\"
C4	1017.00	183.59	92.37	183.50	S88°24'50\"W	8°20'03\"
C5	1012.23	184.39	92.37	184.20	S88°24'43\"W	8°18'10\"
C6	38.00	67.77	33.81	68.38	N10°12'23\"W	87°08'09\"
C7	38.00	67.77	33.81	68.38	N82°41'28\"E	87°08'09\"
C8	100.00	17.51	8.78	17.48	S38°31'51\"W	10°01'48\"
C9	100.00	17.51	8.78	17.48	N22°49'33\"W	10°01'48\"
C10	2.51	7.01	14.19	4.94	N58°09'33\"W	162°52'23\"
C11	10.00	31.42	INFINITE	20.00	S51°43'27\"E	180°01'48\"
C12	471.75	75.32	37.74	75.24	N37°48'19\"E	9°08'52\"
C13	471.75	75.32	37.74	75.24	S37°48'19\"E	9°08'52\"
C14	100.00	17.51	8.78	17.48	S47°51'39\"W	10°01'48\"
C15	100.00	17.51	8.78	17.48	N37°19'51\"E	10°01'48\"
C16	2.51	7.01	14.19	4.94	N47°39'15\"W	162°52'23\"
C17	2.51	7.01	14.19	4.94	S47°39'15\"W	162°52'23\"
C18	100.00	17.51	8.78	17.48	S37°19'51\"W	10°01'48\"
C19	100.00	17.51	8.78	17.48	N47°21'39\"W	10°01'48\"
C20	39.70	62.53	39.87	62.27	S88°55'58\"W	90°14'27\"
C21	40.59	61.81	38.78	62.08	S11°58'08\"W	87°22'48\"

LINE	BEARING	LENGTH
L1	N48°20'31\"E	26.00



PROJECT NAME

TRES SUEÑOS UNIT TWO

SCALE

Horizontal: 1"=30'

Vertical: 1"=10'

ENGINEER'S SEAL

CONDE INC.

ENGINEERING / PLANNING

SURVEYING / GPS

1760 LEE TREVIEW DR. STE 400

EL PASO, TEXAS 79936

SHEET TITLE

STREET PLAN-PROFILE

RICH BEEM BLVD.

STA: 0+00 TO 5+25

SHT 16 OF 21

103079

DATE: JUNE 2007

DESIGN BY: Y.C.

INITIATED BY: R.R.

CHKD. BY: Y.C.

JOB NO.: 20073

BENCHMARKS

CITY MONUMENT AT CORNER OF SAN ANTONIO AND RICH BEEM BLVD. 1893.31' E

A DISTANCE OF 497.58 FEET FROM THE SOUTHERN RIGHT OF WAY LINE OF MONTANA AVENUE

DATE: 4-05-07

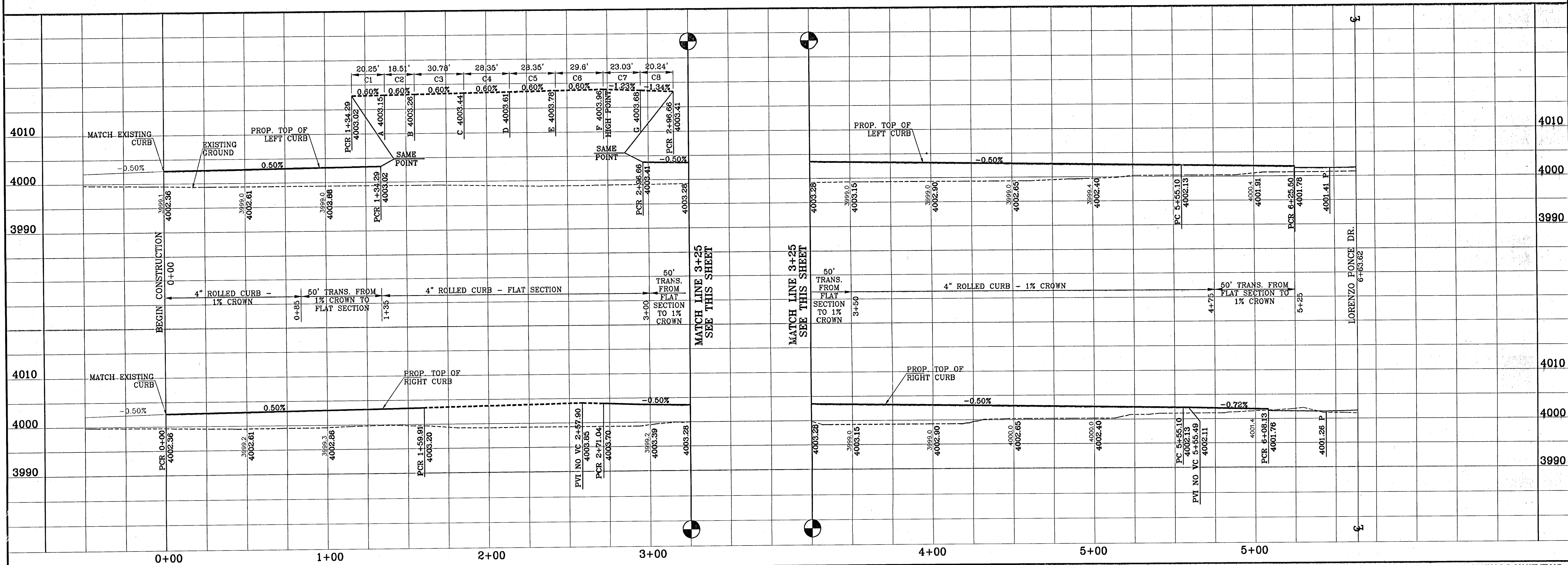
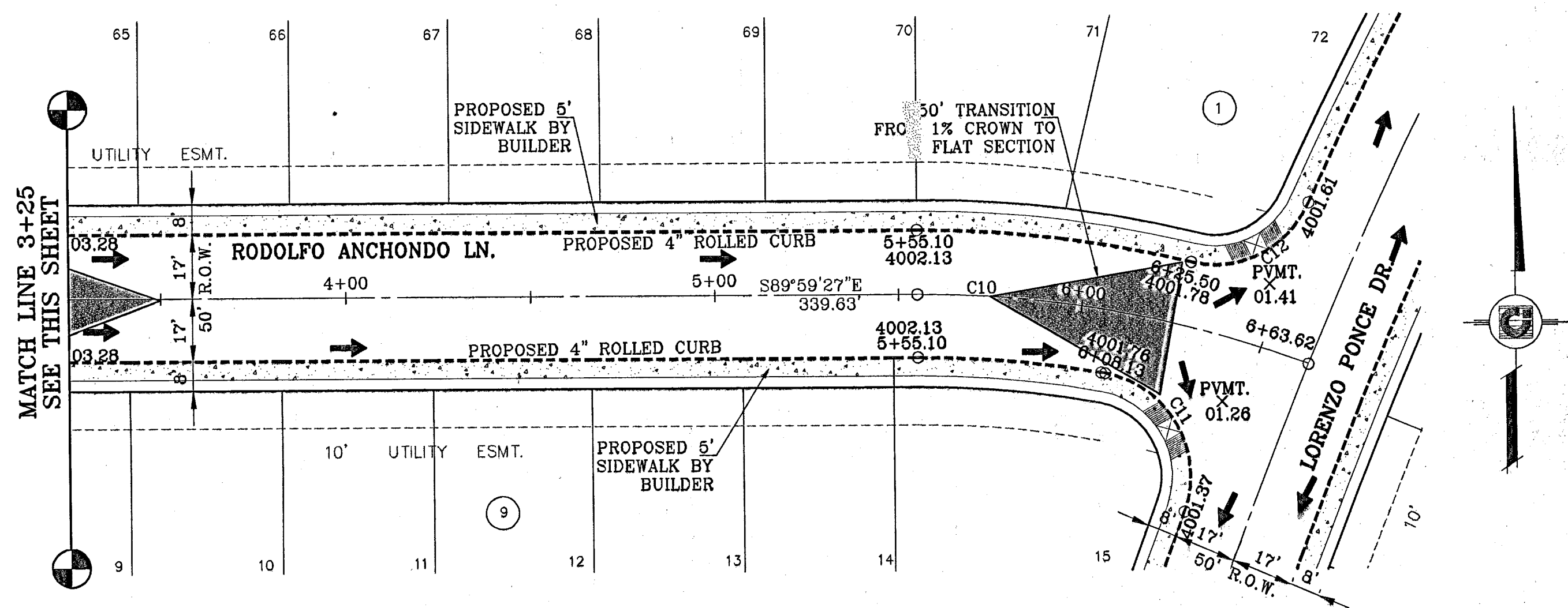
ELEV. CHANGE TO: PENCE, ANCONDO, AND NINEZ







CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C10	300.00'	108.52'	54.86'	107.93'	N79°37'40"W	20°43'35"
C11	28.00'	38.42'	22.92'	35.47'	N64°08'58"E	78°36'35"
C12	28.00'	49.09'	33.84'	43.04'	N29°37'59"W	100°27'31"

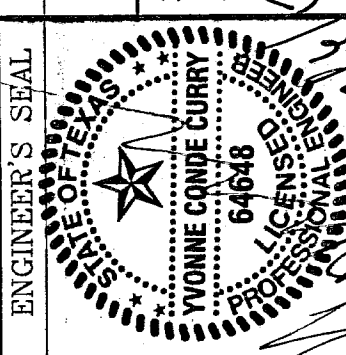
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PROJECT NAME

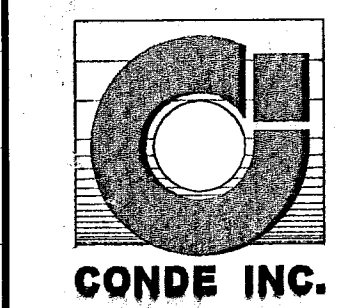
**TRES SUEÑOS  
UNIT BLOCK**

BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 22.532 ACRES

SCALE  
Horiz: 1"=3'  
Vert: 1"=1'  
DATE: OCTOBER 20, 1964  
DESIGN BY: Y.C.  
INITIATED BY: R.R.  
CHKD. BY: Y.C.



**CONDE INC.**  
ENGINEERING / PLANNING  
SURVEYING / GPS  
7900 LEE TREVINO DR. STE 400  
EL PASO, TEXAS 79936

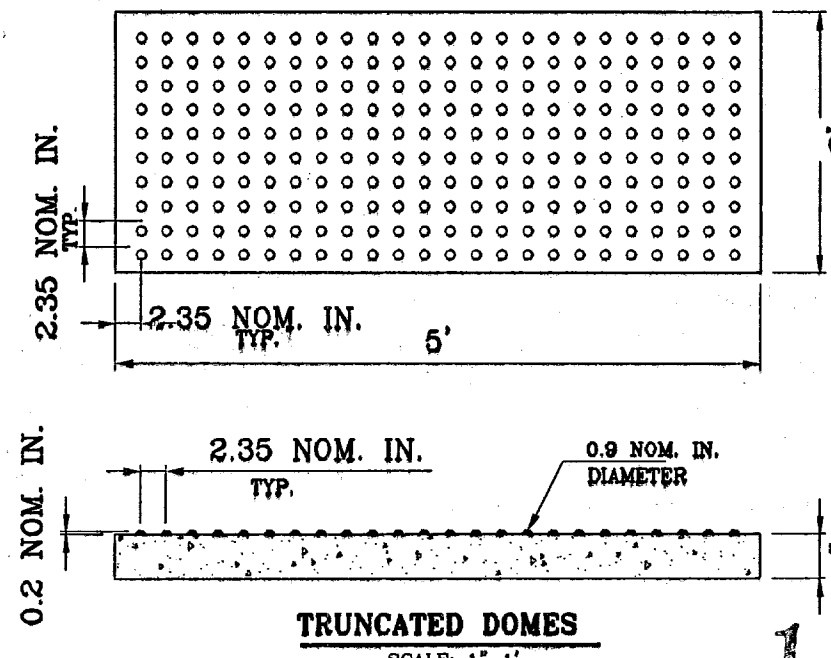
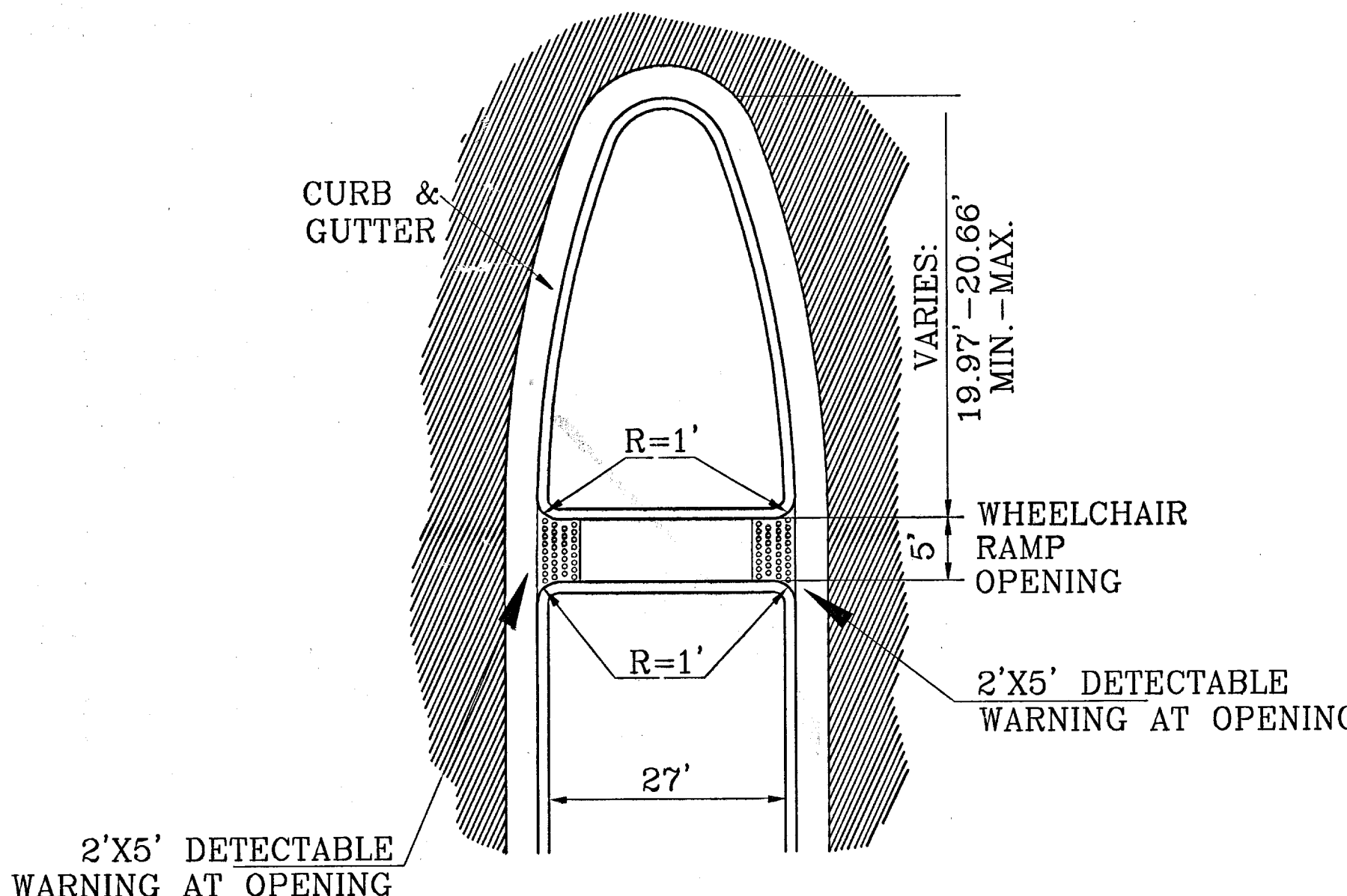
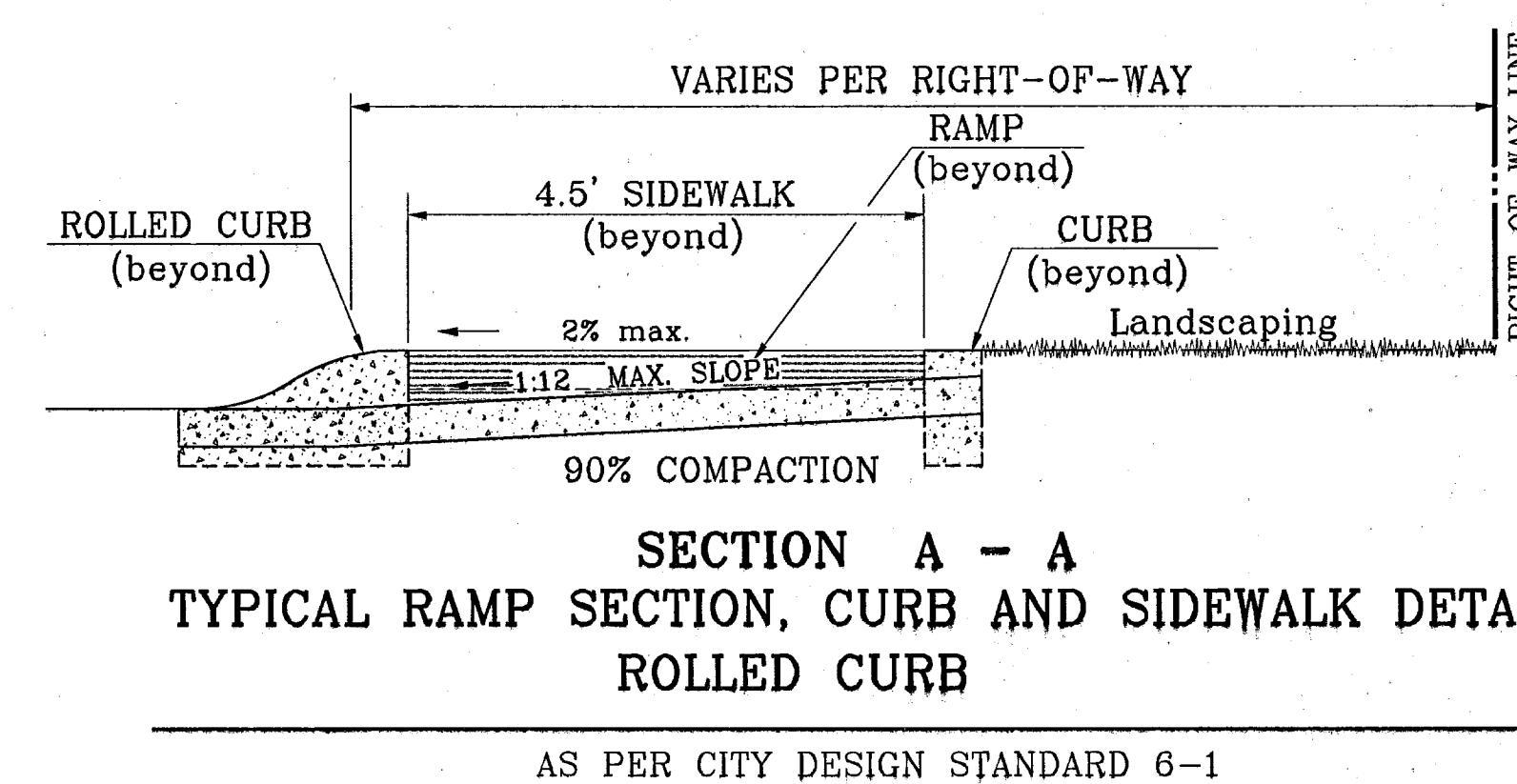
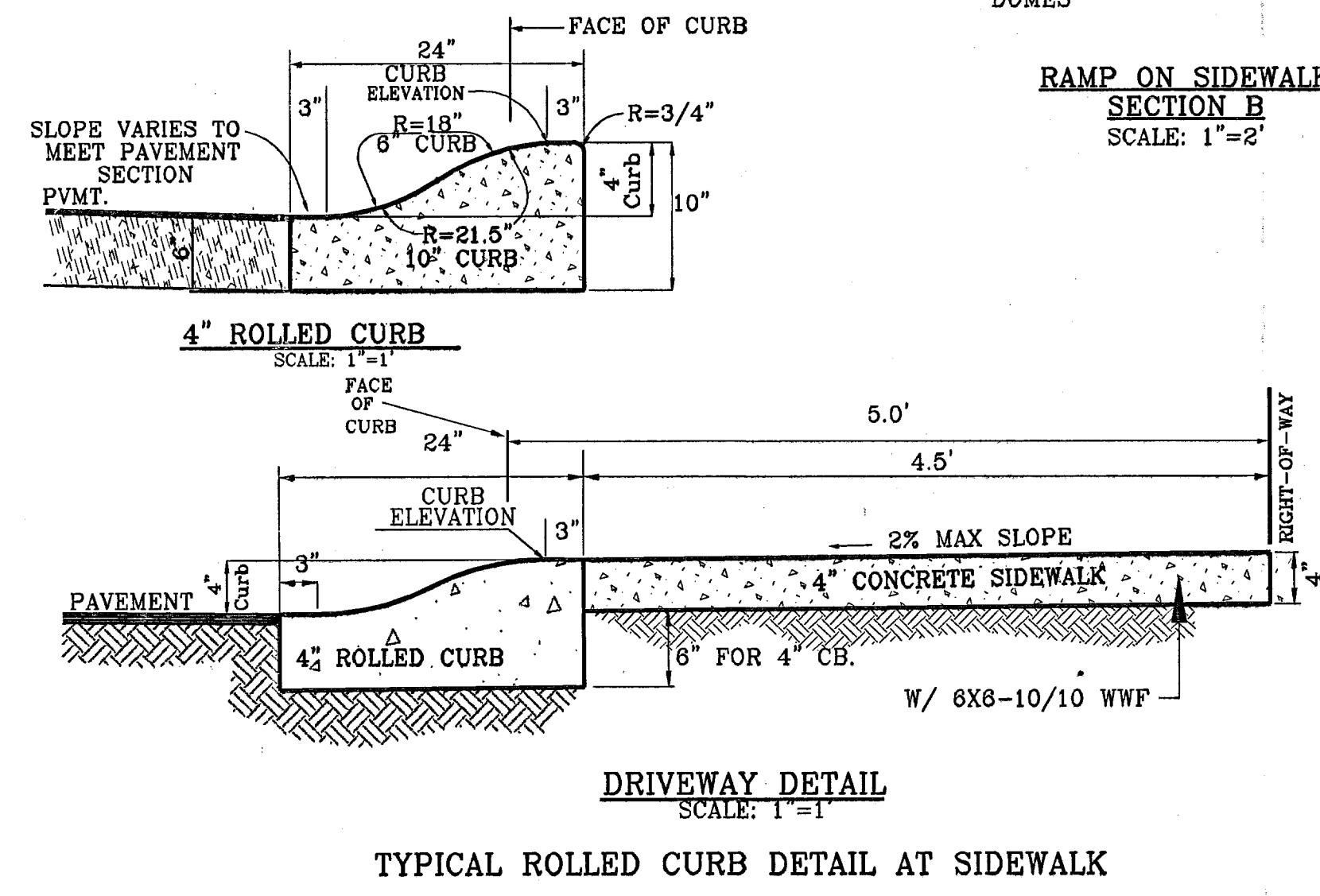
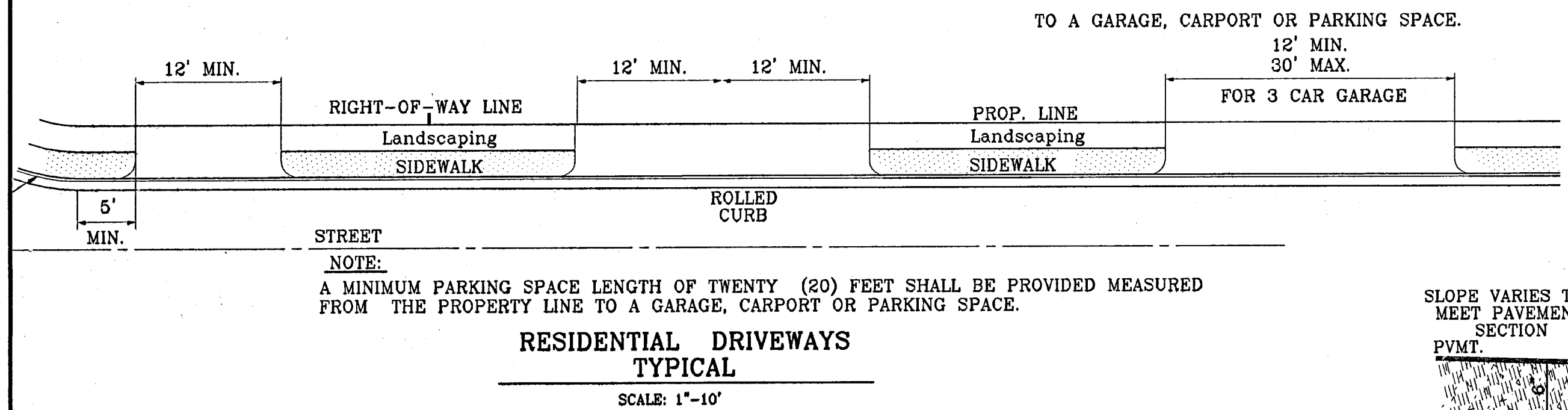
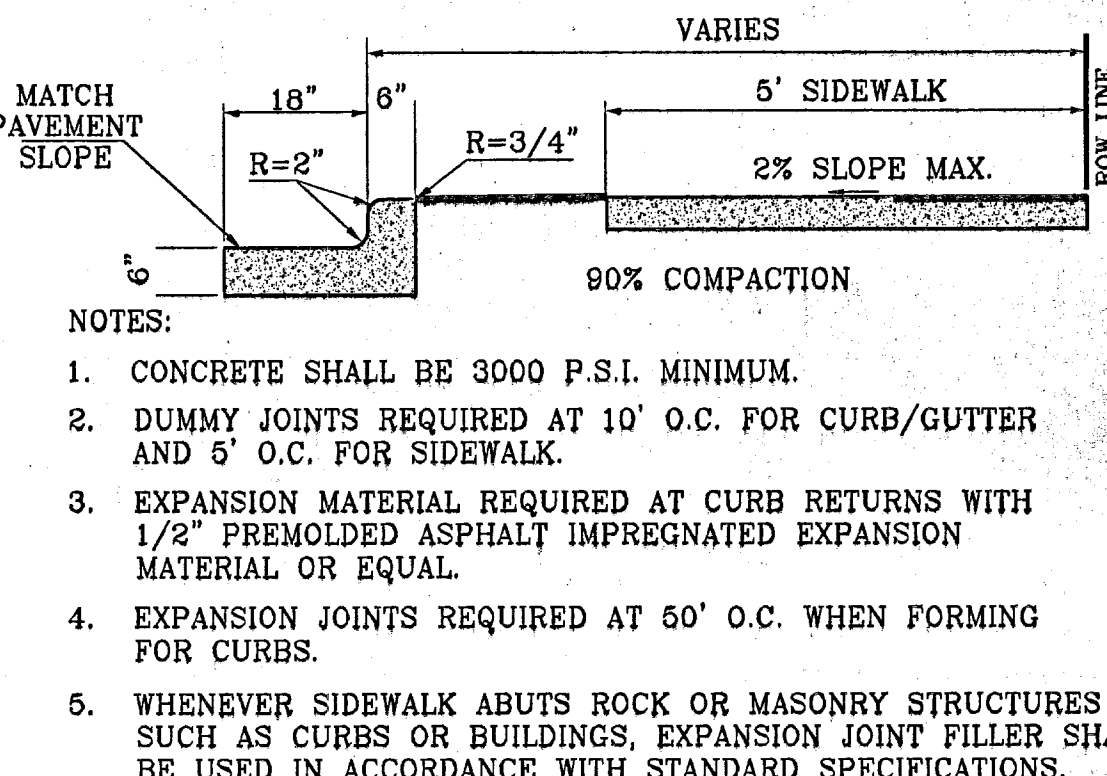
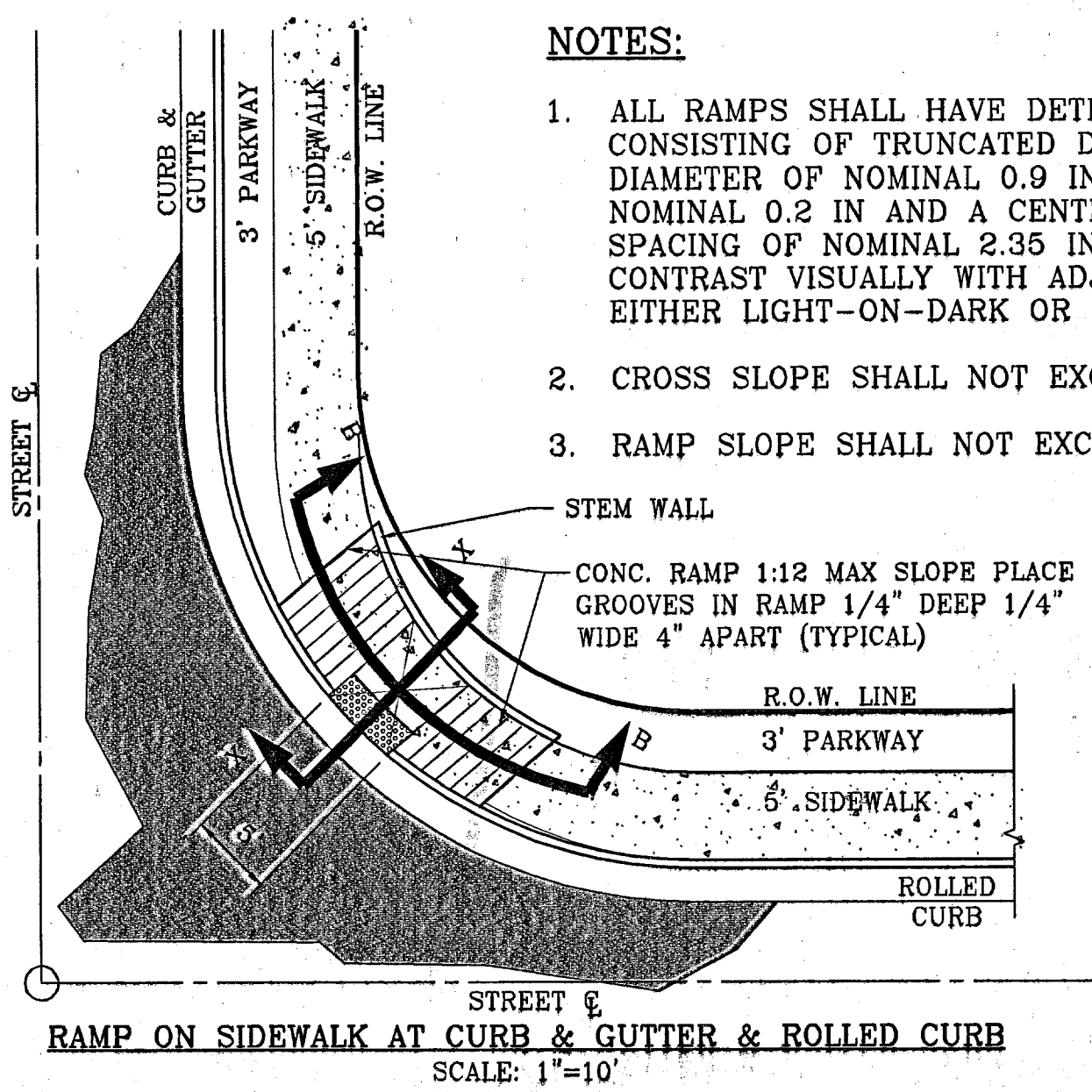
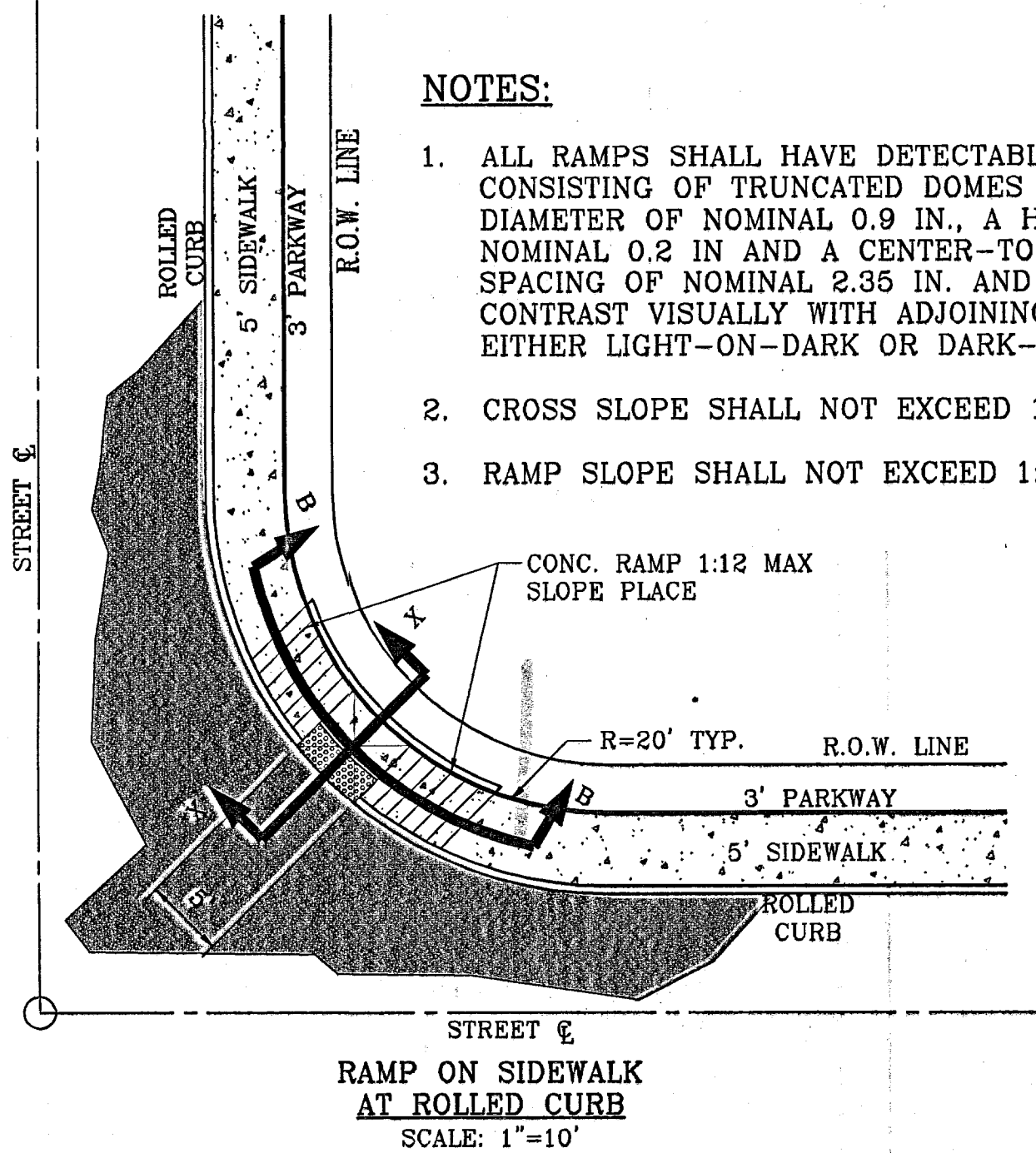
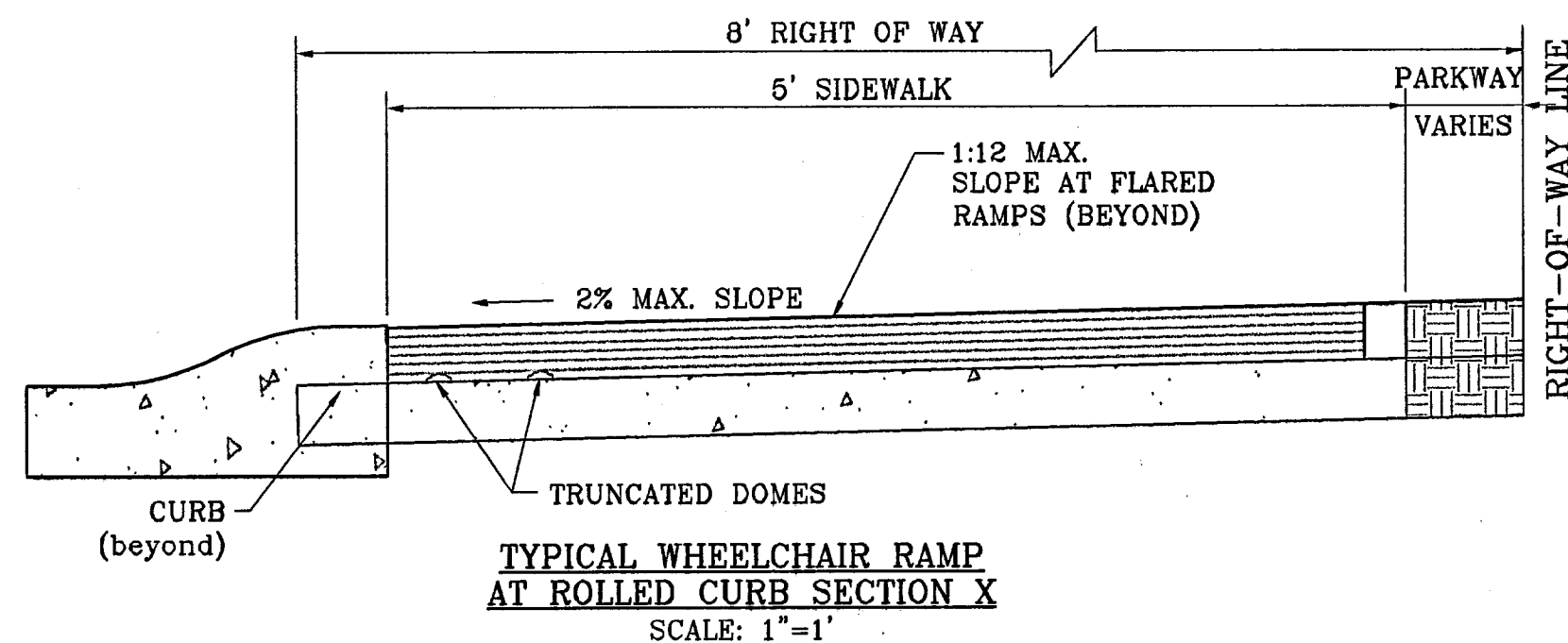
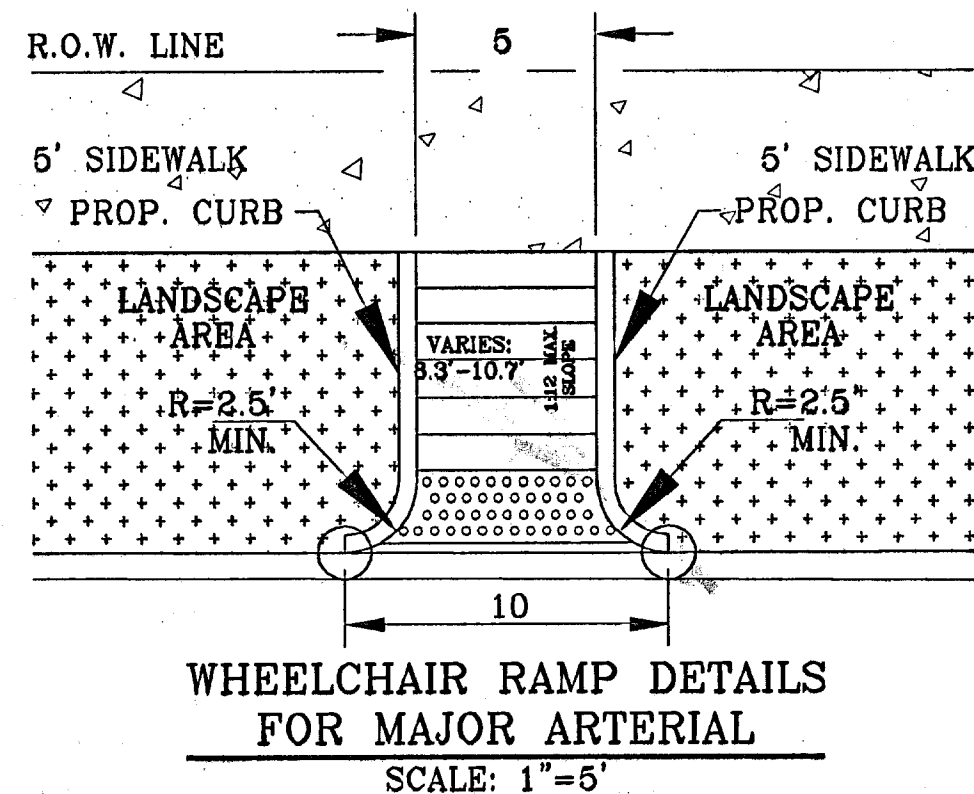


**SHEET TITLE**  
**STREET**  
**PLAN-PROFILE**  
**MICHAEL TORRES**  
**DR.**  
**& RODOLFO**  
**ANCHONDO LN.**  
**STA: 0+00**  
**TO**  
**STA: 6+63.62**









# NOTES:

- 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.
- CROSS SLOPE SHALL NOT EXCEED 1:50
- RAMP SLOPE SHALL NOT EXCEED 1:12

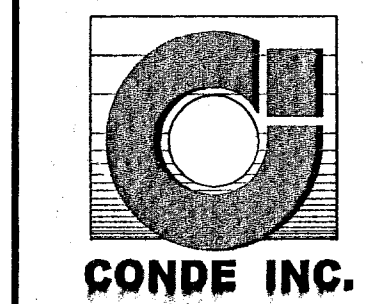
- CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
- DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
- EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
- EXPANSION JOINTS REQUIRED AT 60' O.C. WHEN FORMING FOR CURBS.
- WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

REVISIONS	DATE	BY	REASON
1	4-05-07	AR	ELEV. CHANGE TO PONCE, ANCONDO, AND NUNEZ

**TRES SUEÑOS UNIT TWO**  
BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2, TEXAS, COUNTY OF EL PASO, TEXAS.  
CITY OF EL PASO, TEXAS.  
CONTAINING: 22.532 ACRES

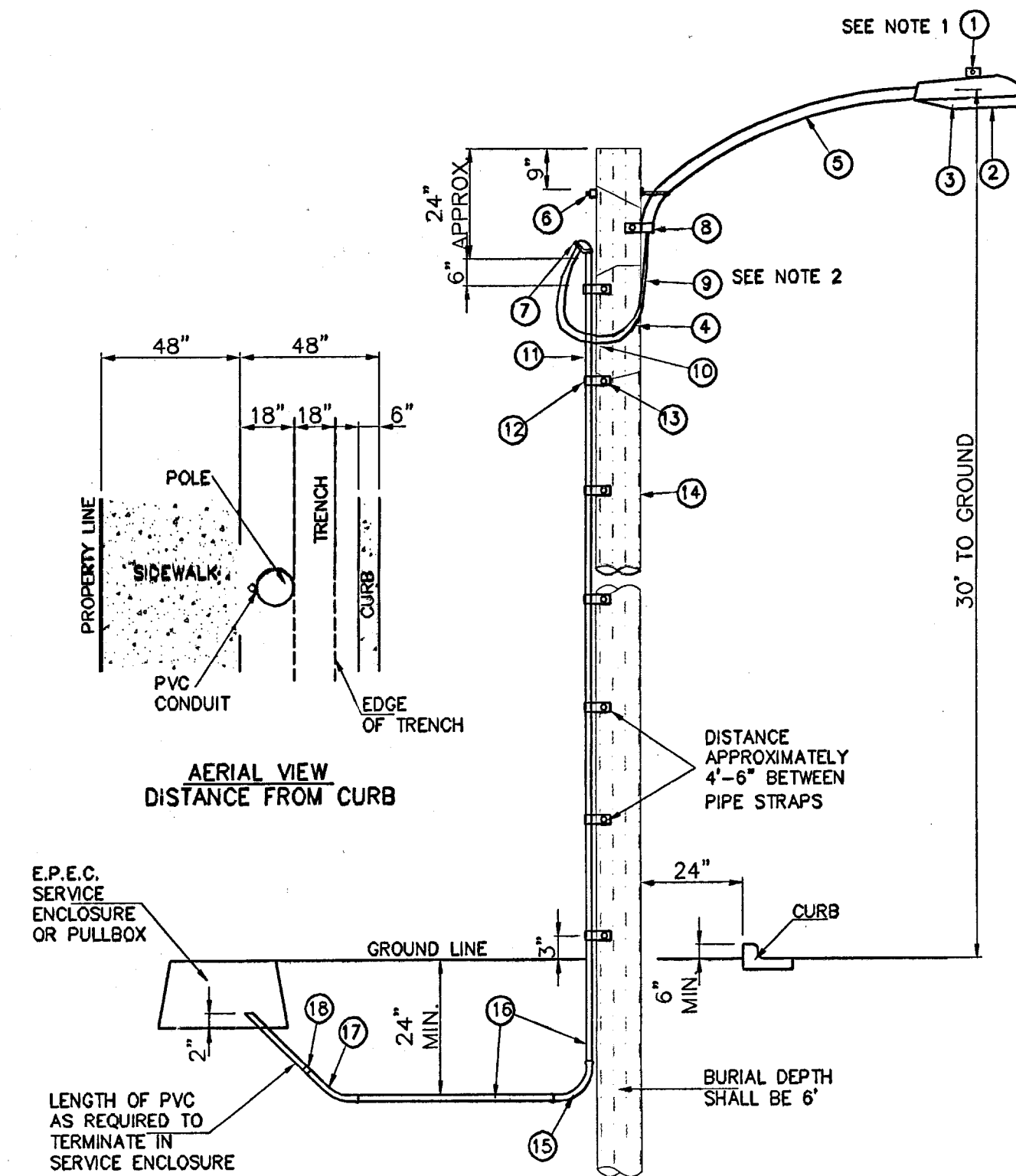
PROJECT NAME	SCALE	ENGINEER'S SEAL	ENGINEER'S SEAL
TRES SUEÑOS UNIT TWO	1"=10'	NOT REQUIRED	NOT REQUIRED

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



**STANDARD DETAILS**





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

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

ITEM	No.	DESCRIPTION	STOCK/DSU No.	QTY.	C/U CODE	MACRO CODE
1		PHOTOCELL, 240 V-SEE NOTE 1	21-225	1		
2		HPS LAMP 100 W	21-085	1		
3		LUMINAIRE, 100 W HPS	21-335	1	LCOBRAHD	
4		SLEEVES, #12-10	05-140	2		
5		MAST ARM, 6' x 1 1/4"	21-200	1	LBKRT116	
6		MACHINE BOLT, 5/8" x 12"	02-470	1		LCOBRAUG
7		SQUARE GALV. WASHER, 2 1/4"x2 1/4"	02-760	1	LMBS/812	
8		COIL SPRING WASHER, 5/8"	02-766	1		
9		LOCK NUT, 5/8"	02-706	1		
10		SERVICE ENTRANCE CAP FOR 1" PVC CONDUIT	17-281	1	LSVCCAP1	
11		LAG BOLT, 1/2" x 3"	02-343	2	LLAG12x3	
12		CABLE #10, 2 CONDUCTOR, 600V, UF	13-600	8'	L2C#10S	
13		COPPER CABLE, #12, 19 SOLID, 600V BLUE	13-702	60'	LC#12CU	
14		SCHEDULE 80 1" PVC CONDUIT	17-280	30'	LSCH801	
15		PIPE STRAP FOR 1" PVC CONDUIT 2 HOLE	17-283	7	LPVCSTRP	
16		NAIL, STAINLESS STEEL SCREW 2.5"	14-427	25#	LNAL14x2	
17		POLE, 35' CLASS 4	09-035	1	L35AUG	
18		1" PVC 90 DEGREE ELBOW	17-297	1	LEL901	
19		1" PVC CONDUIT	17-299	AS REQ'D	LPVC1	
20		1" PVC 45 DEGREE ELBOW	17-298	1	LEL451	
21		1" PVC COUPLING	17-296	1	LOPLG1	

- 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.

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.

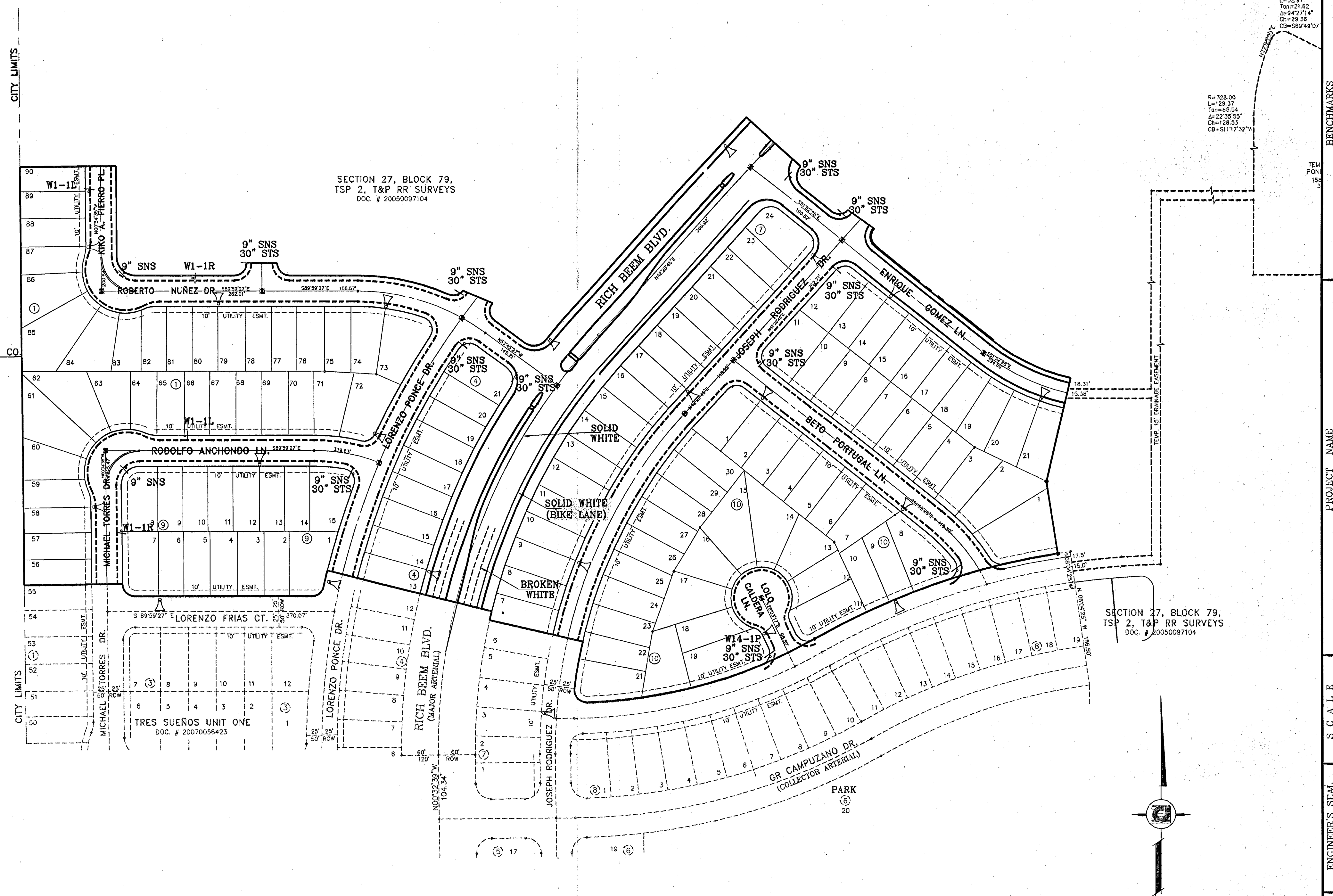
INSTALL TRAFFIC CONTROL  
DEVICES AS SHOWN

103079

TRES SUEÑOS UNIT TWO

\$HT 21 OF 21

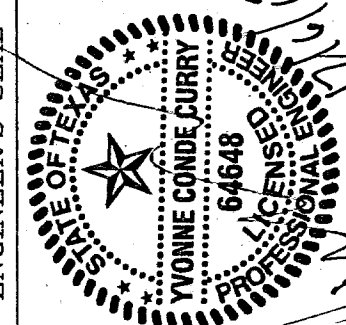
EL PASO ELECTRIC CO.  
(400' R.O.W.)  
BOOK 1085, PAGE 0104



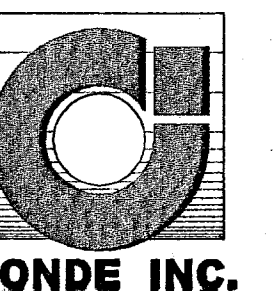
PROJECT NAME  
**TRES SUEÑOS  
UNIT TWO**

BEING A PORTION OF SECTION 27, BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 22.552 ACRES

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



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

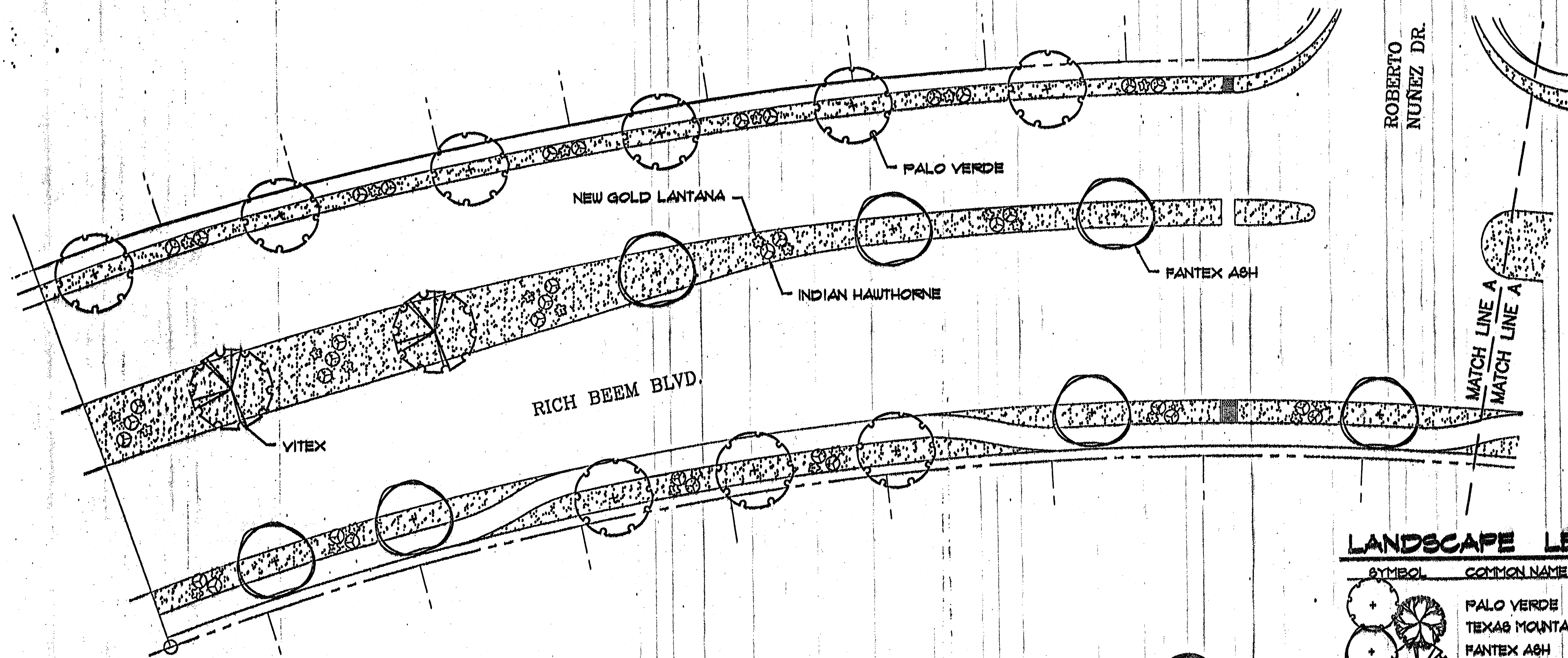


SHEET TITLE

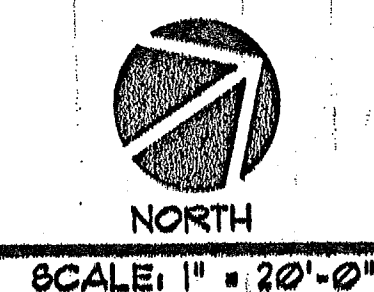
ILLUMINATION  
PLAN

\$HT 21 OF 21



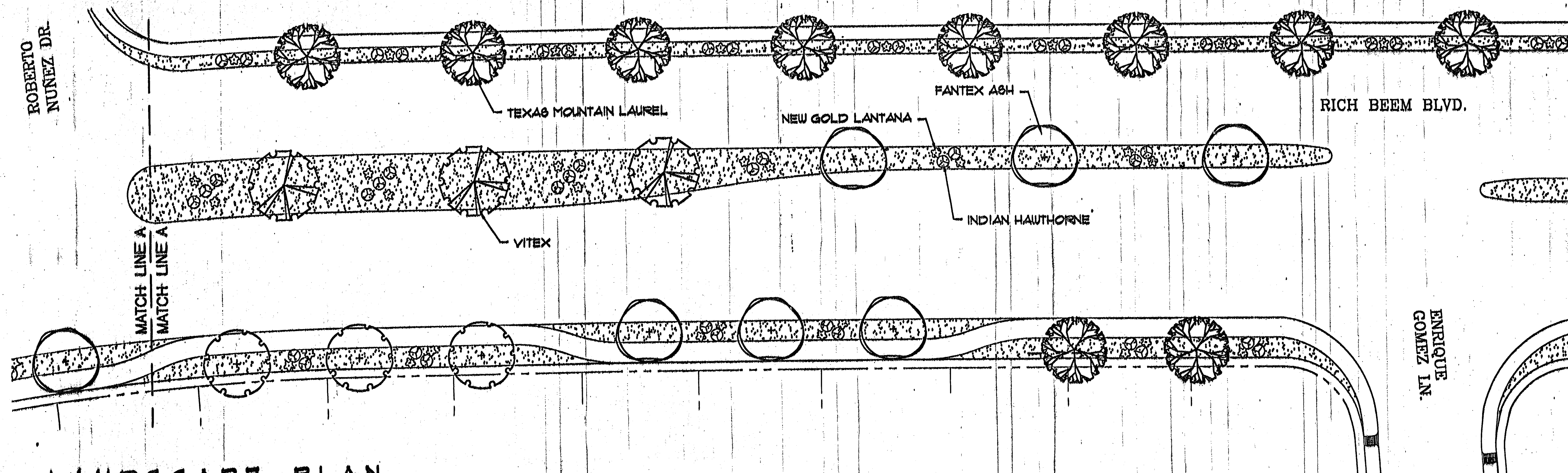


LANDSCAPE PLAN

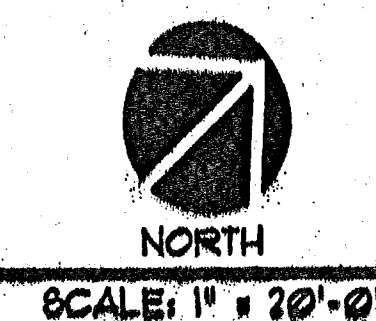


LANDSCAPE LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	QTY
	PALO VERDE	CERCIDIUM X PARKINSONIA	3" CAL.	6'-1' MIN.	12
	TEXAS MOUNTAIN LAUREL	GOPHORA SECUNDIFLORA	3" CAL.	6'-1' MIN.	10
	FANTEX ASH	FRAXINUS	3" CAL.	4'-5' MIN.	14
	VITEX	VITEX AGNUS-CASTUS	3" CAL.	6'-1' MIN.	10
	INDIAN HAWTHORNE	RHAPHIOLEPIS INDICA	5 GAL.	18 MIN.	82
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'	1 GAL.	G. COVER	61
	3/4" FRANKLIN RED GRAVEL, 3" DEPTH WITH WEED BARRIER FABRIC				



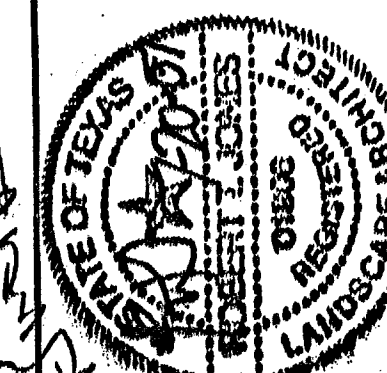
LANDSCAPE PLAN



1-20-07

PROJECT: ARATOGAHTEN  
TRES SUENOS UNIT 2  
SUBJECT: LANDSCAPE  
REVISIONS:

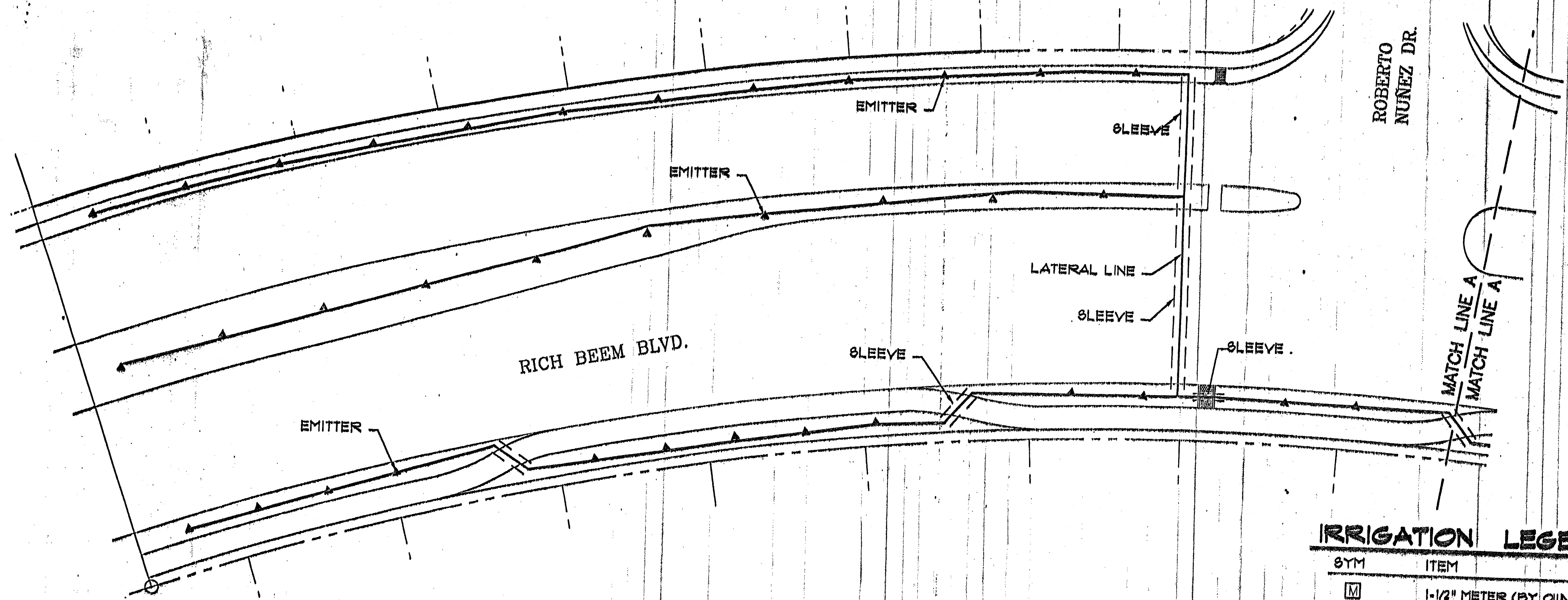
**URBANPLANNERS**  
CHANDLER DESERT LANDSCAPE ARCHITECTURE  
3314 E. VAN HOUTEN, SUITE B  
PHOENIX, AZ 85041  
(602) 963-4111



Rich Beem Blvd.  
TRES SUENOS UNIT 2  
BEING A PORTION OF SECTION 21, BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEY,  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS

LANDSCAPE PLAN



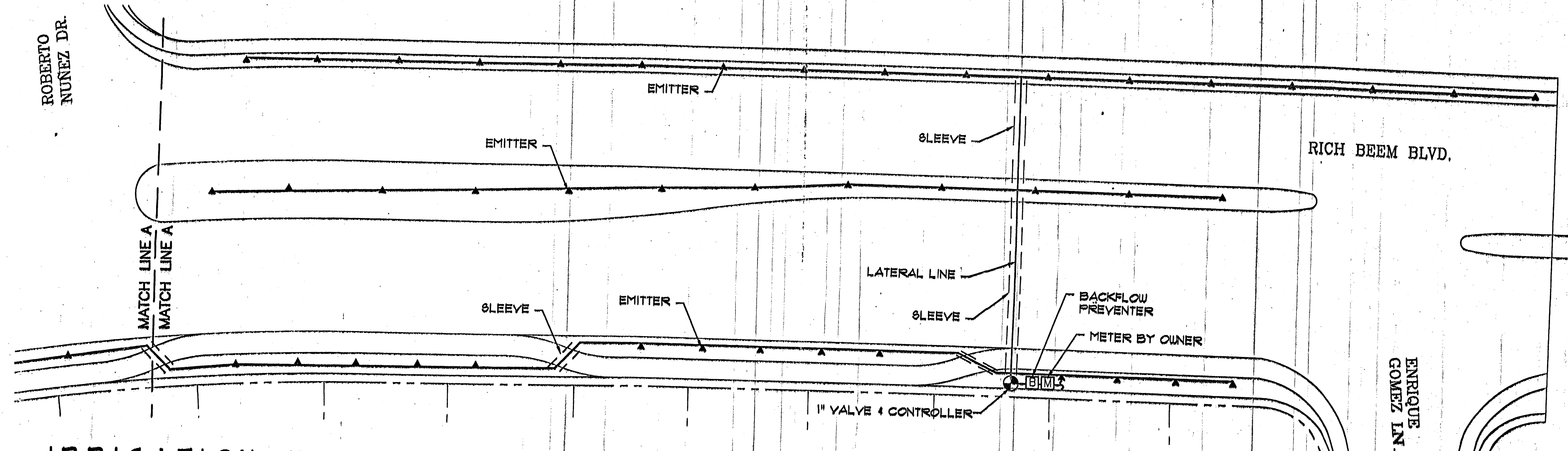


IRRIGATION PLAN

NORTH  
SCALE: 1" = 20'-0"

IRRIGATION LEGEND

SYM	ITEM	QTY
[Symbol]	1-1/2" METER (BY OWNER)	
[Symbol]	1" FEECO 8620 REDUCED PRESSURE VACUUM BREAKER W/ HOTTBOX ENCLOSURE E21, MUST NOT BE 1000 FOR BACKFLOW	
[Symbol]	RAINBIRD TBC084CMUS 4 STATION BATTERY OPERATED CONTROLLER	
[Symbol]	1" REMOTE CONTROL VALVE RAINBIRD 100-1000	
[Symbol]	INSTALL RAINBIRD IN-LINE WITH FILTER RBY-100-1000	
[Symbol]	RAINBIRD IN-LINE PRESSURE REGULATOR RBY-100-1000	
[Symbol]	AGRIFIM MAXI-FLO BUBBLER MFBA 6 - 1 GPH PER EMITTER	
[Symbol]	1" MAIN LINE	
[Symbol]	1" LATERAL LINE, UNLESS SIZED LARGER ON PLAN - CLASS 200 PVC	
[Symbol]	2" SLEEVE - SCHEDULE 40 PVC (1" LARGER THAN LINE)	
[Symbol]	RAINBIRD XB-00 DRIP EMITTERS - 2 PER SHRUB & GROUND COVER	
[Symbol]	RAINBIRD XB-10 DRIP EMITTERS - 6 PER TREE	

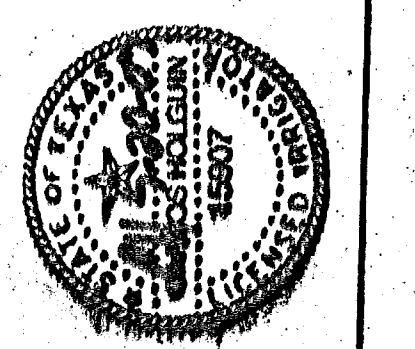


IRRIGATION PLAN

NORTH  
SCALE: 1" = 20'-0"

7-20-07  
PROJECT: SANATOGA HOUSING  
PHASE: SUEÑOS UNIT 2/7/08  
DESIGN: L.A. LANDSCAPE  
REVISIONS:

**UPPERMIDWEST**  
LANDSCAPE ARCHITECTURE  
3314 E. VANDERBILT DR. SUITE B  
EL PASO, TX 79906  
(915) 565-4174



**RICH BEEM BLVD.**  
**TRES SUEÑOS UNIT 2**  
BEING A PORTION OF SECTION 21, BLOCK 78, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEY  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS

IRRIGATION PLAN

103079



103079