ROSEMENT ADDITION REPLAT "B"

INDEX

APPENDIX

A. SOILS REPORT

Site Conditions:

The project site is currently a vacant, undeveloped mountain area on the east side of the Franklin Mountains, south of Rosemont Addition Replat "A". Rosemont Addition Replat "B" plan will incorporate one lot developed for driveway access to Lot 8 and one lot to remain in its natural condition. The legal description being a replat of a portion of Lot 4, Block 1, Rosemont Addition Replat "A", consisting of 0.0968 acres of land more or less, City of El Paso, El Paso County, Texas.

1. Soil Conservation Map- Soils Profile:

The terrain is hilly to mountainous in nature, rocky with Shallow soil profiles. The El Paso County Texas "Soil Survey" by the United States Department of Agriculture classifies the soil in this area as "Delnorte-Canutio, hilly" association (see attached soil survey map).

Canutio soils are very gravelly sandy loam and are located in the arroyos and drainage ways. Delnorte soils are very gravelly loam and are located on the hills. The soils underlying the loam are considered to be limestone/bedrock and caliche.

[1]The Delnorte soils are on the hills, the Canutio soils are in the arroyos and drainage-ways. According to the soil survey these soils are pinkish-gray to pale-brown gravelly loam about 6 inches thick. The underlying soil consists of layers of white or whitish, strongly cemented to indurate caliche. The combined thickness of these caliche layers is about 24 inches. These soil exhibit a relatively moderate to rapid permeability and a low shrink-swell potential.

The Canutio soils have a surface layer that is pale-brown and very gravelly, sandy loam. The surface layer is about 11 inches thick. The layer beneath it is alluvial deposition of more of the same.

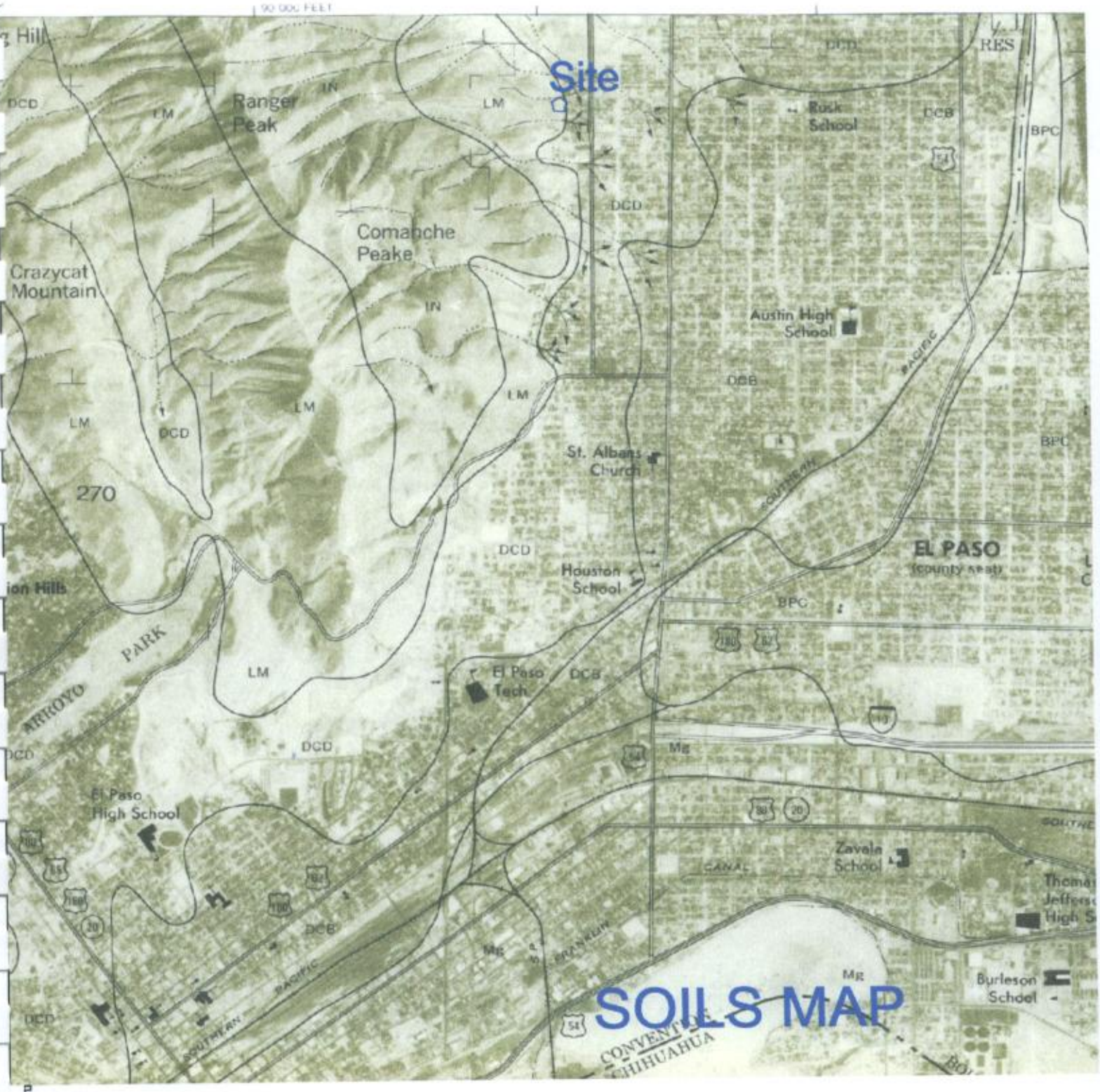
A Geotechnical Report will be provided at the time of Subdivision Improvement Plans submittal.

2. Topographic Map

A topography is provide on the Drainage Plan –See Appendix.

[1]"Soil Survey"- El Paso County, Texas, United Stated Department of Agriculture, Soil Conservation Service, in cooperation with Texas Agricultural Experiment Station, issued November 1971

EL PASO COUNTY, TEXAS



SOILS MAP

C:\Docu

3. Site Development – Disturbance Calculations:

The total site consists of approximately 0.0968 acres. The average slope of Replat "B" is 27.7%. The amount of minimum common open space of the site that is required to remain in its natural state is 45%. The actual amount of common open space is 61% provided. The maximum density per gross acre for this slope would be 2.5 units per acre or 2.5 residential lots. This subdivision is proposing only zero residential lots.

DISTURBANCE CALCULATION

$$\text{Average Slope} = \frac{0.0023 \times I \times L}{A}$$

I = contour interval
L = contour length
A = total area of subdivision

$$\text{Average Slope} = \frac{0.0023 \times 1 \times 1167}{0.0968} = \mathbf{27.7\%}$$

B. GRADING, DRAINAGE AND EROSION PLAN

1. Flood Analysis & Calculations

A. Purpose

The purpose of this report is to quantify and qualify the current and proposed Drainage Parameters for Rosemont Addition Replat "B" Subdivision. The purpose for this replat is to provide access to Lot 8 via the existing parking lot/driveway located to the north of proposed lots 10 and 11. The proposed disturbance will be to construct a driveway from Lot 3 to Lot 8 via Lot 11.

B.Location

The Rosemont Addition Replat "B" Subdivision is a proposed development in north central El Paso, Texas. The area is bounded to the West by undeveloped but platted residential land, to the East by Residential Subdivisions, to the south by undeveloped land and multi-family development. This subdivision is on the eastern foothill slopes of the Franklin Mountains.

The legal description of the parcel is as follows: Being a portion of Lot 4, Blocks 1, Rosemont Addition Replat A", City of El Paso, El Paso County, Texas containing approximately 0.0968 acres of land more or less.

I. BASIN CHARACTERISTICS:

A. General Watershed Characteristics

The general area is composed of steep slopes on the western side of the Franklin Mountains. The slopes range from 10% in the arroyo to 40% on the mountainside. The Watershed areas that are draining onto the property emanate from areas upstream of the subdivision and terminate at the eastern boundary of the subdivision.

B. Offsite Undeveloped Watersheds

The watershed areas upstream of the development were calculated from the U. S. G. S. "Smeltertown" and "El Paso, TX." quadrangle maps from the year 1994. The site itself is also shown on the U. S. G. S. Map see appendix.

C. Development Onsite Watershed

The developed storm water flows from the lots will convey its runoff flow patterns as per natural topography to either the existing rock rip rap flume. The lot will be required to accept natural

drainage from the upstream undisturbed areas of the adjacent lot. No obstructions shall be placed in natural flowpaths.

Where the driveway crosses the existing arroyo a 36 inch culverts will be provided to convey the storm runoff safely beneath the driveway. Energy Dissipation Structures and erosion control measures such as baffle blocks, desilting basins, man-sized boulders, etc. will be utilized where necessary.

II. HYDROLOGY

A. DESIGN CRITERIA:

All run-off quantities and related computations have been based on City of El Paso Design Criteria. The Rational formula (Q = C I A) has been used with the usual notations and interpretations. Rainfall intensities are based on the time of concentration for a 100 year storm return period for the runoff quantities.

The Preliminary Runoff Quantities are subject to change. When the Subdivision Improvement plans are submitted the runoff quantities may be adjusted. All runoff computations are in conformance with the latest version of the City of El Paso Subdivision Design Standards.

This subdivision will also comply with Section 19.16.050 Storm Water Design and Section 19.20.030 Development Standards (MDA) of the City of El Paso Municipal Ordinance.

III. DATUM

The Datum for this subdivision is to City of El Paso Datum.

IV. FLOOD ZONE DESIGNATION

This site is located in Flood Zone C. as per FIRM Map Panel No. 480214-0022E dated January 3, 1997 and No. 480214-23C dated February 5, 1986.

V. ENVIRONMENTAL CONCERNS

A. An N.O.I. and SWPPP will be submitted with the Subdivision Improvement Plans.

TABLE I

PRELIMINARY HYDROLOGIC ANALYSIS TABLE

Watershed Location	Area Acres	To min.	Runoff Coeff.	Intensity In/hr.	RunoffQ cfs
Preliminary Site Runoff Calculations					
Lot 10	0.061	18	0.80	4.22	0.20
Lot 11	0.036	5	0.85	6.0	0.184
Undev. B*	5.0	13	0.67	4.28	14.34

* as per Rosement Replat "A"

2. Drainage Map

A Preliminary Drainage Plan is enclosed that depicts the current lot, street and common open space configuration. The Drainage Plan annotates the quantification depicted in Table I. This map is provided in the appendix section of this report. Also in the appendix is a Topographic U.S. G.S. Quadrangle Maps of the undeveloped off-site drainage areas contributory to this property.

4. Specific Erosion Control Measures

All final site grading will be performed with the Subdivision Improvement Plans. The site grading will comply with Section 19.20.030 Development Standards, Items A & D. Some of the lots are anticipated to be completely graded with benches, retaining wall, or rip-rap for grade differential absorption the larger lots will incorporate building envelopes.

- Grading will be performed to minimize disturbance.
- Exposed slope surfaces for excavation or fill will comply with the slope requirements recommended by the Geotechnical Soils Report.
- All streets shall comply with the street grade requirements of the subdivision standards for Mountain Development.
- Erosion control shall utilize live natural revegetation as established and approved in the Vegetation –revegetation plan.
- Temporary erosion control measures shall be utilized until such time that effective stabilization had taken place. These measures may include temporary berms, desilting basins, fencing or other approved methods.
- Typical erosion control measures anticipated include: benching, rock rip-rap, revegetation, berms erosion control mats or other approved methods.

C. VEGETATION PRESERVATION AND PROTECTION REPORT

General Description:

This site is typical of the western slopes of the Franklin Mountains. Shallow rocky soils are characteristic of this site. The lots on this plat will be developed as the "Buildable Areas" and the common open space noted will remain undisturbed.

As per the "Biotic Assessment" performed for this area it is classified as Chihuahua Desert Scrub an Arroyo Riparian Types. The vegetative cover is dominated by lechugilla, creosote, ocotillo, prickly pear, various types of cacti, black grama and other types of grasses. The vegetation cover is about 30%. All revegetation measures shall meet or exceed the amount of vegetation cover existing on site.

Protection measures:

If in the course of construction by the choice of the resident a "non-buildable" area is disturbed, the contractor shall restore the disturbed areas through replanting of either previously salvaged vegetation or new native plants in order to minimize soil erosion on disturbed slopes. The existing vegetation noted above will be used to revegetate disturbed property. The common open area will remain undisturbed. The following steps shall be performed for development in this area.

- A formal revegetation plan shall be prepared at the time of Building Permit Application. This plan shall depict all cut and fill slopes, and the type of vegetation or slope stabilization method to be used on the slopes. The plants shall be of the type and number present on the site prior to grading and shall represent a minimum of 30% coverage.

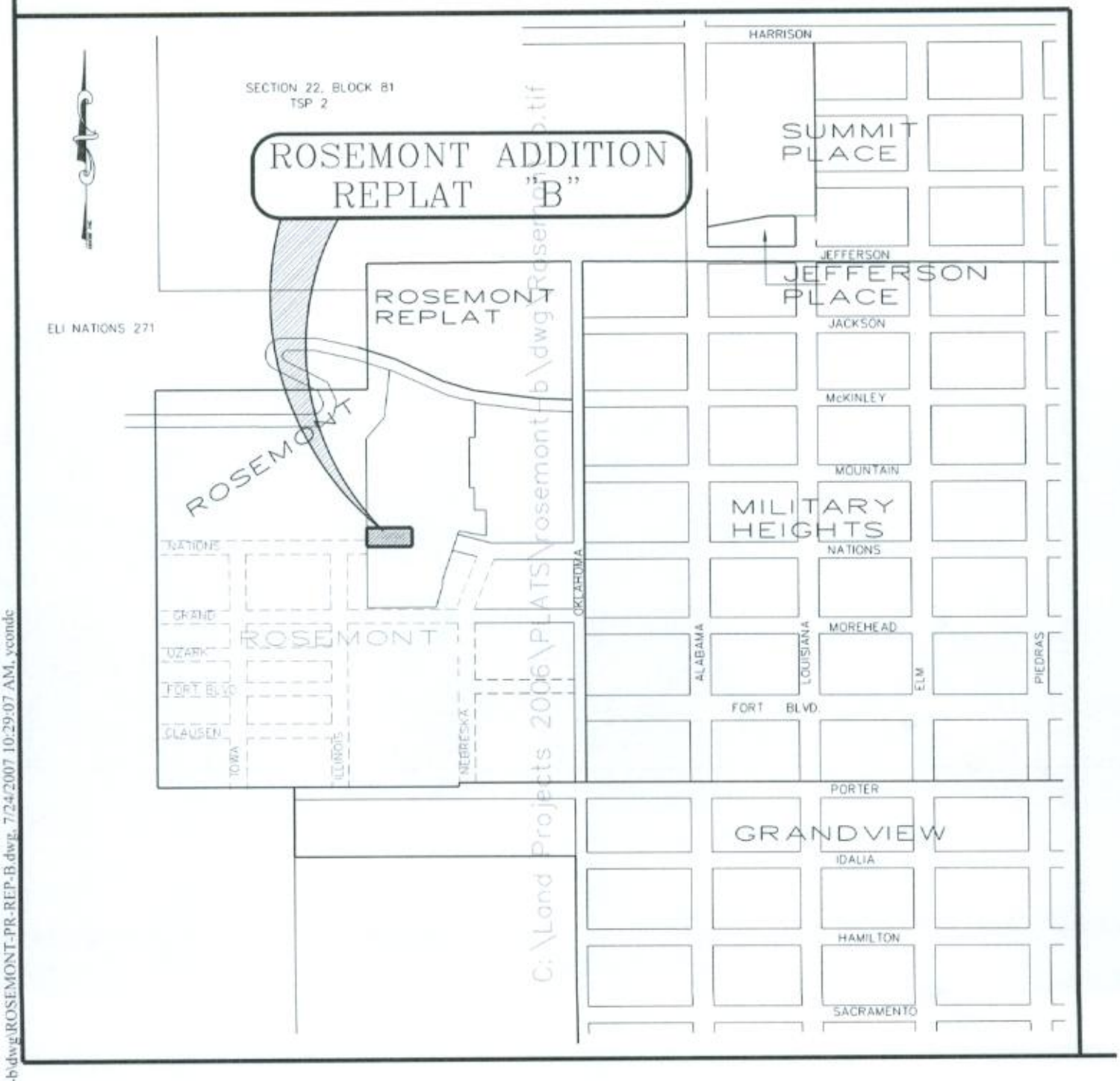
- Prior to Clearing and Grubbing of the site, the existing vegetation that is to be salvaged shall be marked. This vegetation shall be removed and stored in a temporary nursery for future use on the site.

- Any large boulders shall be removed and stored on site in order to be utilized for the landscaped areas.

- Temporary Facilities either on or off-site shall be provided for storage of materials salvaged for revegetation.

- Any cut slopes in excess of 2 horizontal to 1 vertical will incorporate structural slope stabilization methods utilizing generally accepted engineering practices and will be approved at the time of Building Permit by the Engineering Department. The methods of slope stabilization may include revegetation, rock rip-rap, mortared rock rip-rap, terracing, benching berms, erosion control mats or other approved methods.

LOCATION MAP



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ROSEMONT ADDITION
REPLAT "B"

BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 1,
ROSEMONT ADDITION REPLAT "A" AMENDING SUBDIVISION
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 0.0988 Acres

PRELIMINARY

GRAPHIC SCALE

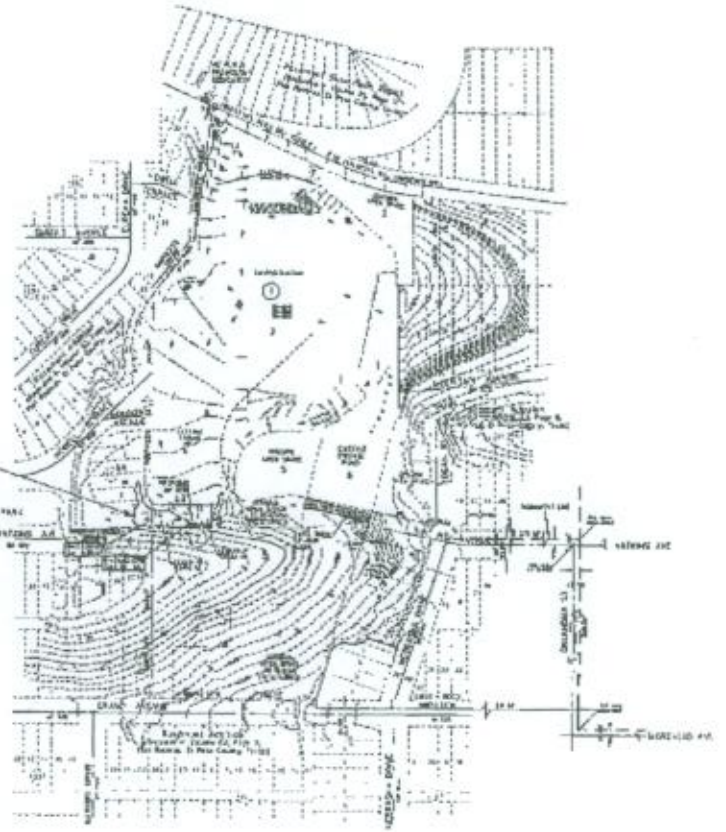
PMD COMMON OPEN SPACE

REPLAT "A" PMD CALCULATIONS

PMD COMMON OPEN SPACE

REPLAT "B" PMD CALCULATIONS

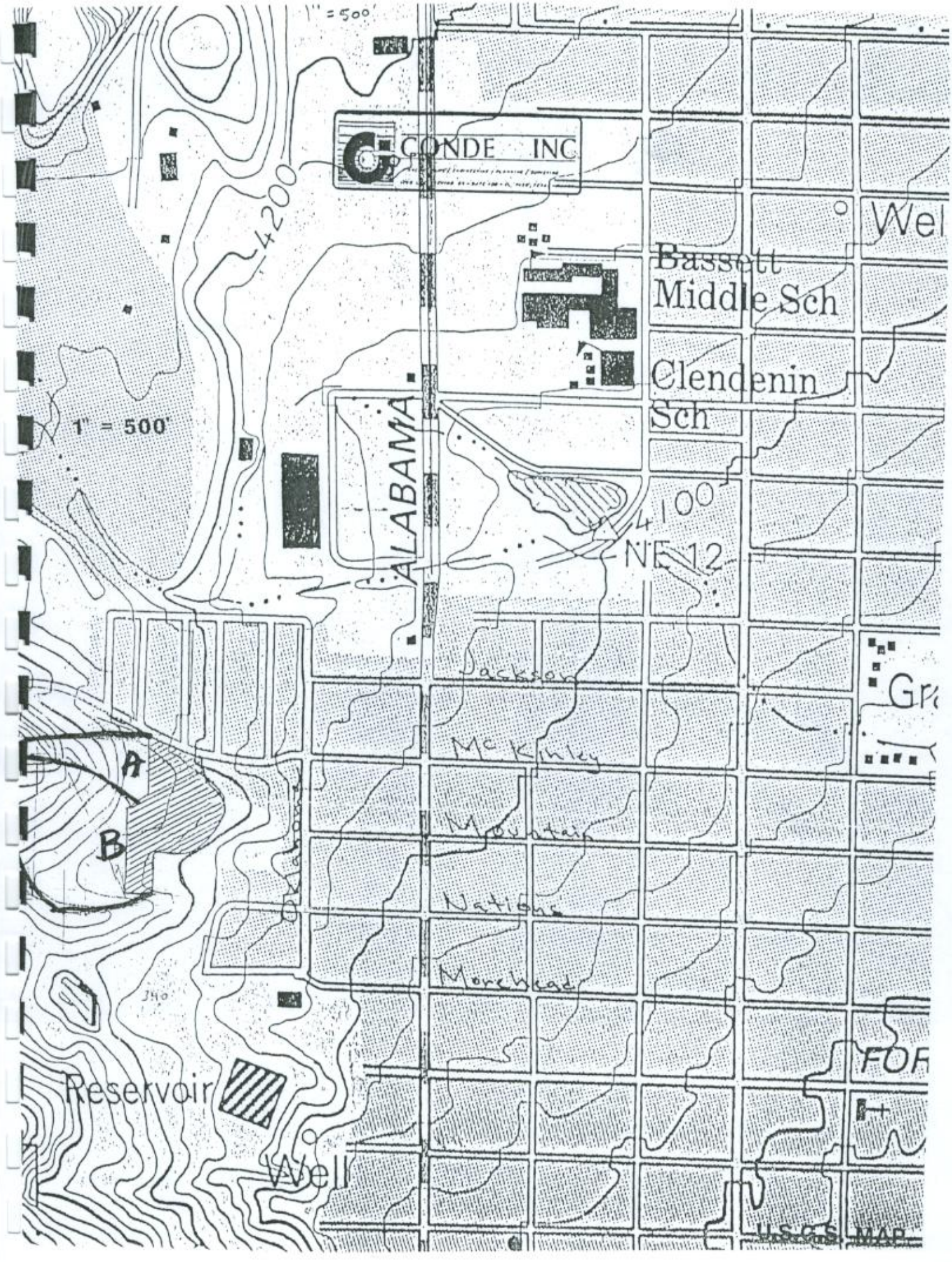
LOCATION MAP 1"=600'

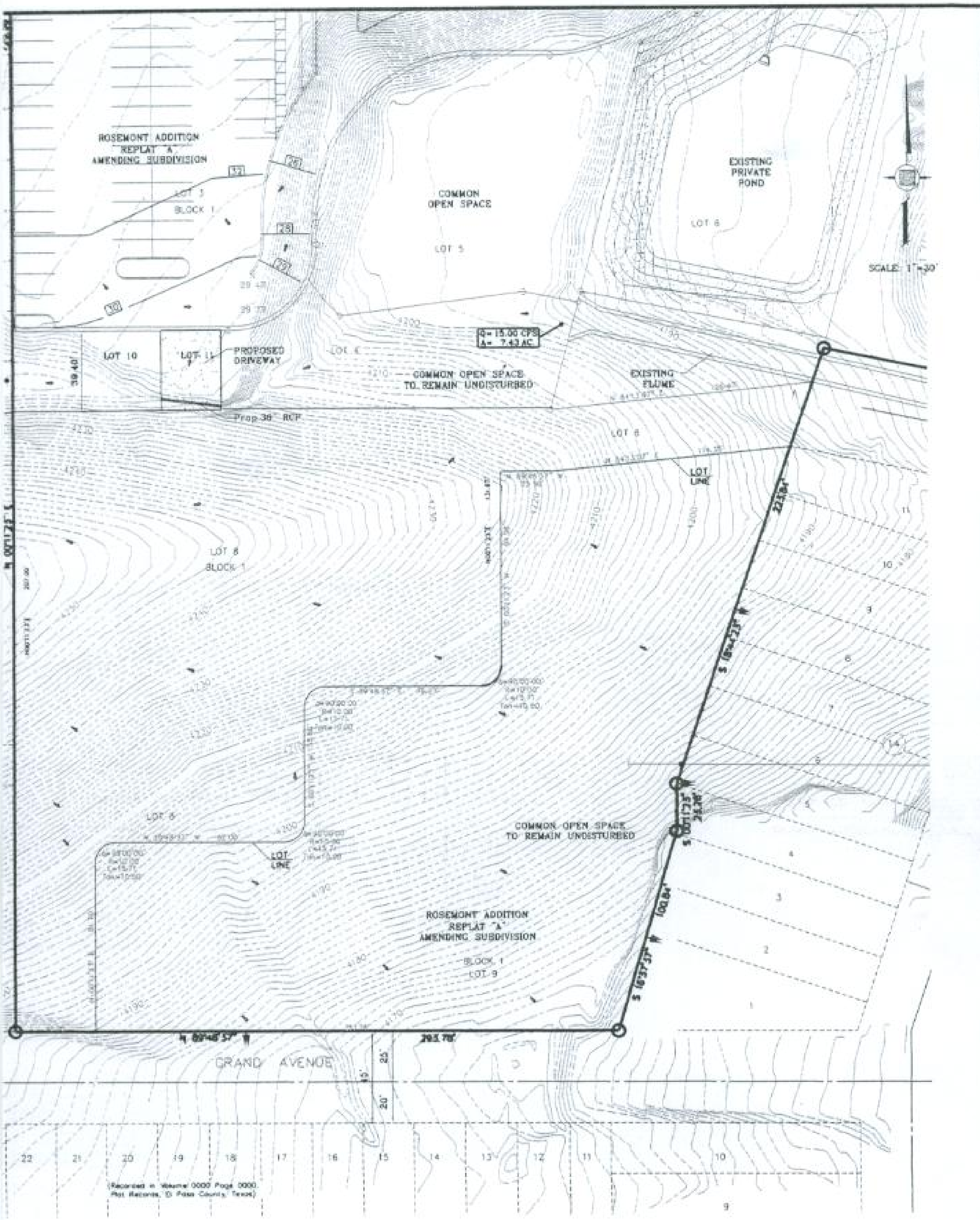


PRELIMINARY PLAT

SCHOOL DISTRICT

CONDE INC


1" = 500'
CONDE INC
4200
Bassett
Middle Sch
Clendenin
Sch
1" = 500'
ALABAMA
4100
NE 12
Jackson
McKinley
Mountain
Natchez
Morehead
A
B
Reservoir
Well
USGS MAP



BENCHMARKS

NAIL / SHINER 11.02' EASTERLY OF THE CENTERLINE INTERSECTION OF NEBRASKA DRIVE AND NATIONS AVENUE (CITY DATUM) ELEV 4161.84

REVISIONS

PROJECT NAME

BIEN VIVIR PARKING ADDITION

BEING A PORTION OF LOT 8, BLOCK 1, ROSEMONT ADDITION REPLAT "A" AMENDING SUBDIVISION CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 0.87 ACRES

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

DATE: MARCH 2007
DESIGN BY: T.C.
INITIATED BY: D.M.
CHKD BY: T.C.
JOB NO.: [illegible]

ENGINEER'S SEAL

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

CONDE INC.

SHEET TITLE

GRADING AND DRAINAGE PLAN

SHT 2 OF 5

ROSEMONT ADDITION
REPLAT "B"

BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 1,
ROSEMONT ADDITION REPLAT "A" AMENDING SUBDIVISION
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 0.0968 Acres

PRELIMINARY

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

PMD COMMON OPEN SPACE

PMD AREA =	6.20 AC
SLOPE =	± 10 %
% OPEN AREA REQUIRED =	1.56 AC
% OPEN AREA PROVIDED =	1.60 AC

LOT 1 =	0.127 AC
LOT 4 =	0.289 AC
LOT 9 =	1.184 AC
*PMD OPEN AREA =	1.600 AC

*PMD OPEN AREA TO REMAIN UNDISTURBED

REPLAT "A" PMD CALCULATIONS

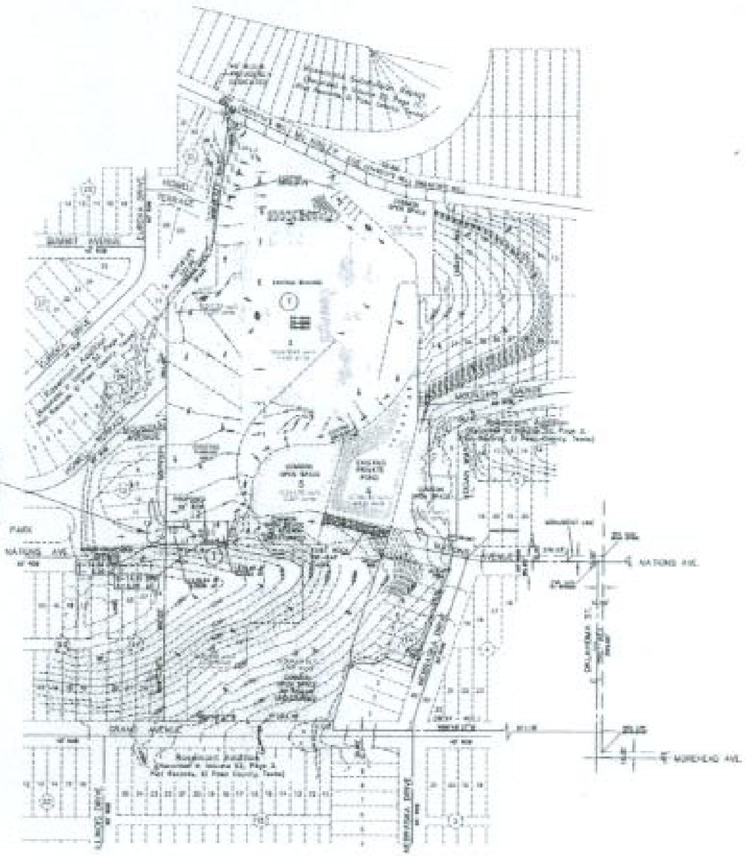
PMD COMMON OPEN SPACE

PMD AREA =	0.097 AC
SLOPE =	± 27.7 %
% OPEN AREA REQUIRED 45% =	0.044 AC
% OPEN AREA PROVIDED =	0.061 AC

LOT 10 "OPEN SPACE" =	*0.060 AC
LOT 11 "DISTURBED AREA" =	0.036 AC

*PMD OPEN AREA TO REMAIN UNDISTURBED

REPLAT "B" PMD CALCULATIONS



LOCATION MAP 1"=600'

PRELIMINARY PLAT

SCHOOL DISTRICT

EL PASO INDEPENDENT SCHOOL DISTRICT

OWNER, DEVELOPER

ENGINEER

CONDE INC.