



ROAD & BRIDGE DEPARTMENT
COUNTY OF EL PASO

500 E. SAN ANTONIO, RM. 407
EL PASO, TEXAS

79901

May 12, 2008

TO: Commissioner's Court

FROM: Robert Rivera, P.E.
County Engineer/Public Works Director

SUBJECT: Subdivision Plat Approval for Don Agustin Subdivision

Jack and Ali Schlusberg, is requesting the recording and approval of the above-mentioned subdivision plat by Commissioner's Court of El Paso County. This subdivision plat has met the requirements in the El Paso County Subdivision Regulations. A portion of this subdivision is in New Mexico and we have coordinated the Texas portion with them. They are dividing these tracts into two lots.

The following specific information of the Subdivision Plat:

Subdivision Name:

Don Agustin Subdivision

Legal Description of Subdivision:

Being all of Tract 11A-17, Block 17 Upper Valley Surveys, El Paso County, Texas, containing 1.026 acres and Being a Portion of Tract 194, Section 35, Range 3, Township 27 South, NMPM, Dona Ana County, New Mexico, containing 1.330 acres.

Precinct Number where Subdivision is located:

Precinct No. 4

Water and Sewer Service Provider:

Water Wells are provided to both lots, waste water is through septic tanks.

Subdivision Bond Number:

N/A

Subdivision Maintenance Bond No.:

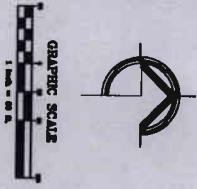
N/A

Located in the Extra Territorial Jurisdiction of:

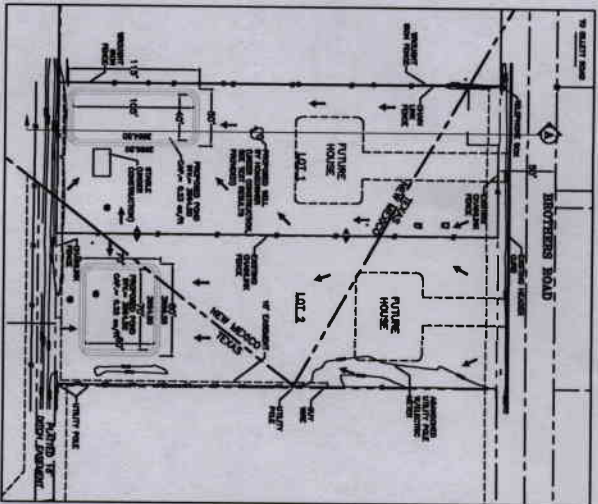
City of El Paso

WATER DISTRIBUTION PLAN

The public water supply system is shown based on existing conditions. Private water use is not shown. The public water supply system is shown based on existing conditions. The public water supply system is shown based on existing conditions. The public water supply system is shown based on existing conditions.



MAP OF TOPOGRAPHY AND DRAINAGE:



LEGEND

- ← DRAINAGE FLOW DIRECTION
- ◀ HIGH POINT
- DRAINAGE

DRAINAGE POND CALCULATIONS

1-LOT AREA BEING CONSIDERED TO DRAIN TO DRAINAGE POND SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

2-EACH LOT OWNER IS RESPONSIBLE FOR THE DRAINAGE OF HIS LOT TO THE DRAINAGE POND OR STREET TO WHICH HE IS RESPONSIBLE.

3-ALL DRAINAGE SHALL BE CONSIDERED WITH SURFACE WATER.

PRINCIPAL CONTACTS:

NAME AND ADDRESS OF ALL PERSONS WHOSE INTERESTS ARE AFFECTED BY THIS PLAN, AND THE ADDRESS OF EACH PERSON WHOSE INTERESTS ARE AFFECTED BY THIS PLAN, AND THE ADDRESS OF EACH PERSON WHOSE INTERESTS ARE AFFECTED BY THIS PLAN.

Handwritten signatures and dates:
 S/S/08
 S/S/08
 [Signature]
 [Signature]

SECTION	ACRES	TOWNSHIP	RANGE	COUNTY	STATE
35	1.330	27	3	EL PASO	TEXAS
TOTAL AREA: 2.356 ACRES					

DON AGUSTIN SUBDIVISION

BEING ALL OF TRACT 11A-17 BLOCK 17 UPPER VALLEY SURVEYS
 EL PASO COUNTY, TEXAS
 CONTAINING: 1.026 ACRES
 AND BEING A PORTION OF TRACT 194
 SECTION 35, RANGE 3, TOWNSHIP 27 SOUTH, N1PM
 DOÑA ANA COUNTY, NEW MEXICO
 CONTAINING: 1.330 ACRES
 TOTAL AREA: 2.356 ACRES

SUBDIVISION LIES WITHIN THE JURISDICTION OF EL PASO COUNTY, TEXAS
 AND DOÑA ANA COUNTY, NEW MEXICO

DON AGUSTIN SUBDIVISION

BEING ALL OF TRACT 11A-17 BLOCK 17 UPPER VALLEY SURVEYS
EL PASO COUNTY, TEXAS
CONTAINING: 1.026 ACRES
AND
BEING A PORTION OF TRACT 194
SECTION 35, RANGE 3, TOWNSHIP 27 SOUTH, NMPM
DOÑA ANA COUNTY, NEW MEXICO
CONTAINING: 1.330 ACRES
TOTAL AREA: 2.356 ACRES

SUBDIVISION LIES WITHIN THE JURISDICTION OF EL PASO COUNTY, TEXAS
AND DOÑA ANA COUNTY, NEW MEXICO

Water Facilities: Description, Cost, and Openability Date

FINAL ENGINEERING REPORT FOR DON AGUSTIN SUBDIVISION
By Kevin Joel Kroeder, PE

No public water system exists on Brokers Road or nearby streets. Private wells will be required - one on each lot.

The wells must be located per El Paso City/County Health District, Dona Ana County and state requirements.

Water quality test results for proposed well on Lot 1 are provided with this plat. The future well for Lot 2, which will be located no more than 300 feet from location of water quality test, is also expected to have satisfactory results.

REPORT ENGINEERING PARA LA SUBDIVISION

By Kevin Joel Kroeder, PE
Provision de Agua, Descripción, Costo, y Fecha de Inicio

No existen sistemas de agua potable en Brokers Road o en calles cercanas. Pozos privados serán requeridos en cada lote.

La ubicación de los pozos serán de acuerdo a los estándares requeridos por El Paso y El Condado de El Paso.

Los resultados de las pruebas de calidad de agua para el pozo de Lote 1 están incluidas en estos planos. Los resultados de el pozo que se construirá en el futuro en el Lote 2, y que estará localizado no más lejos que 300 pies de el original, deberán de ser satisfactorio.



Kevin Kroeder, PE
5/5/08

Water Facilities: Description, Cost, and Openability Date

No public sanitary system exists on Brokers Road or nearby streets. Private septic tanks and drain field systems will be required - one on each lot.

The systems must be located per El Paso City/County Health District, Dona Ana County and state requirements.

The approved license for the system on Lot 1 are provided with this plat. The future system for Lot 2, which will be located no more than 300 feet from location of water quality test, is also expected to meet licensing requirements.

Drainage: description, pipes, y fecha de inicio

No existen sistemas de drenaje en la calle Brokers o en calles cercanas. Pozos septicar serán requeridos por cada lote.

El sistema será localizado de acuerdo a los reglamentos de el condado de Dona Ana y El Paso City Health District.

El permiso de el sistema de el Lote 1 está incluido en estos planos. El sistema de el Lote 2, deberán estar localizado no más de 300 pies de el Lote 1 y cuyo resultados deberán pasar las regulaciones de el permiso.



Kevin Kroeder, PE
5/5/08

PRINCIPAL CONTACTS:

OWNER: DON AGUSTIN SUBDIVISION, 10000 W. 10TH STREET, SUITE 100, DALLAS, TEXAS 75243
ENGINEER: KEVIN JOEL KROEDER, P.E., 10000 W. 10TH STREET, SUITE 100, DALLAS, TEXAS 75243
ARCHITECT: WATSON & PARTNERS, 10000 W. 10TH STREET, SUITE 100, DALLAS, TEXAS 75243

DRAINAGE REPORT

The Don Agustín Subdivision will be constructed on the agricultural land enclosed by Brokers Road (59' right-of-way) to the north side, agricultural land at the south side, agricultural land (10' right-of-way) to the north side and by an agricultural land at the west side of this property. There is no agricultural land outside of the subdivision, nor will any runoff be directed off the subdivision. EIRMA Dockets 482012 0025 B and 35013 C 0925 E show this property within Zone X, which are areas outside the 100-year floodplain.

The drainage patterns for this subdivision will be from north to south and will be handled with on-site ponding areas, which have been sized to contain the expected runoff from 4" of rain in a 3 hour period over the entire site, with 25% additional emergency storage. The finished floor elevation of each house is required to be at least 1'8" above the top of the average height of the street in front of the lot. This provides positive drainage away from all construction, avoids erosion and sedimentation, and provides additional lot drainage with the general storm drainage pattern for the subdivision. The map below illustrates the flow patterns for the runoff.

Certification: By my signature below, I certify that Don Agustín Subdivision is outside the 100-year floodplain as shown on EIRMA (Flood Insurance Rate Map) published by the Federal Emergency Management Agency; Community Plan No. 482012 0025 B, dated September 4, 1991 and 35013 C 0925 E, dated September 27, 1991.

REPORT DE DRENAJE

La Subdivisión de Don Agustín será construida en el terreno plano encerrado por la calle Brokers (59' pies de derecho de la manera) en el lado del norte, el terreno en la zona del este, una acera existente (10' pies ancho) en el lado del sur y por un terreno en la zona del oeste de esta propiedad. No hay drenajes existentes que fluyan hacia la subdivisión, ni se desviará cualquier drenaje de la subdivisión. EIRMA Dockets 482012 0025 B y 35013 C 0925 E muestran esta propiedad dentro de la Zona X, que son áreas fuera de la llanura de 100 años de la inundación.

Las direcciones del drenaje para esta subdivisión serán de al norte al sur y serán manejadas con áreas de almacenamiento, que ha sido diseñado para contener desde 4 pulgadas de lluvia en un periodo de 3 horas sobre el sitio entero, con 25% de almacenamiento adicional de la zona del sitio. Este proporciona drenaje positivo lejos de toda construcción, evita erosión y sedimentación, y proporciona drenaje adicional de terreno con la dirección general de drenaje de temporal para la subdivisión. El mapa debajo ilustra las direcciones del flujo para los drenajes.

La certificación: Por mi firma abajo, yo certifico que esta Subdivisión de Don Agustín está fuera de las zonas inundadas de 100 años como mostradas en la EIRMA (Mapa de Tasa de Seguro de Inundación) publicado por la Agencia Federal de Emergencias y el Manejo de Desastres, el Departamento de Comercio No. 482012 0025 B, fecha el 4 de septiembre de 1991 y 35013 C 0925 E, fecha el 27 de septiembre de 1991.



Kevin Kroeder, PE
5/8/08

RETENTION POND CALCULATIONS

Lot	Area (sq ft)	Runoff Coefficient	Runoff (cu ft)
1	10,000	0.5	5,000
2	10,000	0.5	5,000
3	10,000	0.5	5,000
4	10,000	0.5	5,000
5	10,000	0.5	5,000
6	10,000	0.5	5,000
7	10,000	0.5	5,000
8	10,000	0.5	5,000
9	10,000	0.5	5,000
10	10,000	0.5	5,000
11	10,000	0.5	5,000
12	10,000	0.5	5,000
13	10,000	0.5	5,000
14	10,000	0.5	5,000
15	10,000	0.5	5,000
16	10,000	0.5	5,000
17	10,000	0.5	5,000
18	10,000	0.5	5,000
19	10,000	0.5	5,000
20	10,000	0.5	5,000
21	10,000	0.5	5,000
22	10,000	0.5	5,000
23	10,000	0.5	5,000
24	10,000	0.5	5,000
25	10,000	0.5	5,000
26	10,000	0.5	5,000
27	10,000	0.5	5,000
28	10,000	0.5	5,000
29	10,000	0.5	5,000
30	10,000	0.5	5,000
31	10,000	0.5	5,000
32	10,000	0.5	5,000
33	10,000	0.5	5,000
34	10,000	0.5	5,000
35	10,000	0.5	5,000
36	10,000	0.5	5,000
37	10,000	0.5	5,000
38	10,000	0.5	5,000
39	10,000	0.5	5,000
40	10,000	0.5	5,000
41	10,000	0.5	5,000
42	10,000	0.5	5,000
43	10,000	0.5	5,000
44	10,000	0.5	5,000
45	10,000	0.5	5,000
46	10,000	0.5	5,000
47	10,000	0.5	5,000
48	10,000	0.5	5,000
49	10,000	0.5	5,000
50	10,000	0.5	5,000