

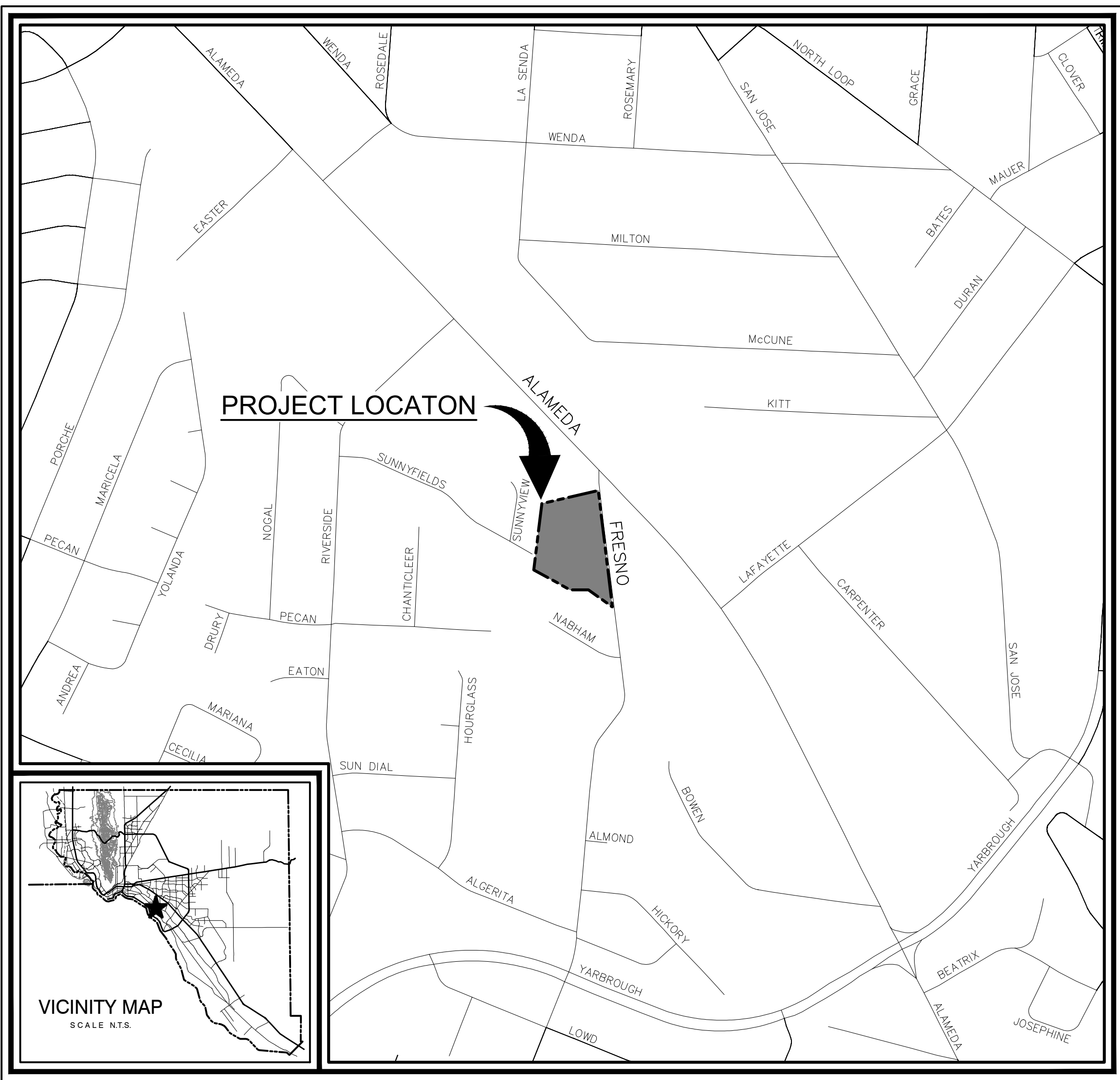
FRESNO PLACE REPLAT "B"

DETAILED SITE DEVELOPMENT PLAN

CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 179,837 SQ.FT. OR 4.1285 ACRES OF LAND MORE OR LESS

LOCATION MAP

SCALE 1" = 500'



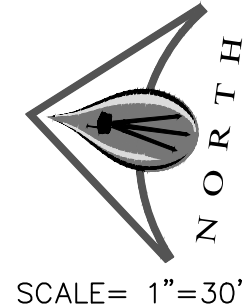
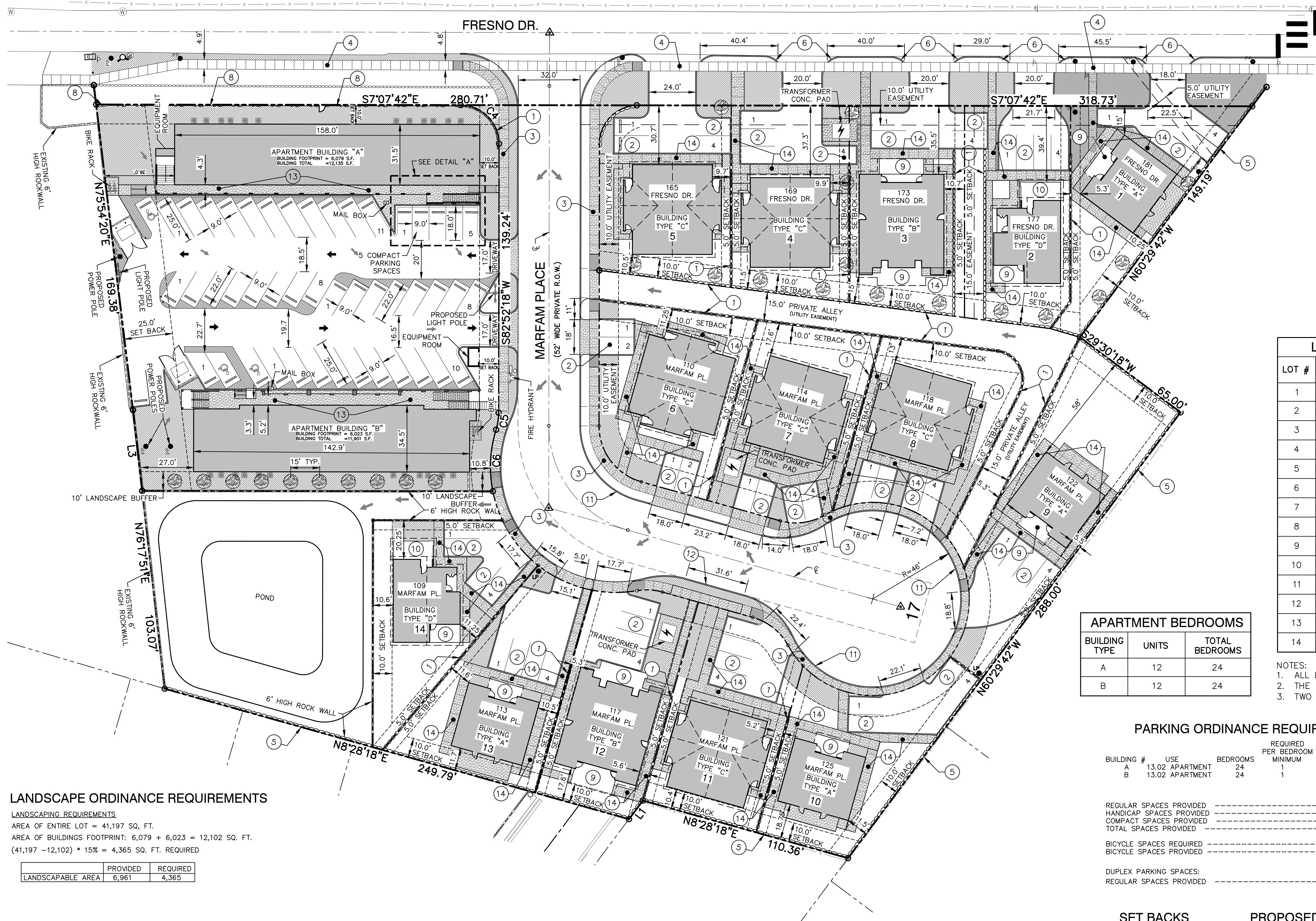
INDEX OF SHEETS

SHEET TITLE	SHEET NO.
COVER SHEET.	CVR
DETAIL SITE DEVELOPMENT PLAN.	.DSDP1
ELEVATIONS.	.DSDP2

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H₂O Terra
ENGINEERING. SURVEYING. SOLUTIONS.
TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700
2020 E. MILLS AVENUE El Paso, TX 79901
(915) 533-1418 FAX: (915) 533-4972

\\SERVER\clients\Marlam Properties\Fresno Place DSP\05-CADD\SITE PLAN BASEX-HOUSING.DWG 10/15/25 8:35AM



SCALE= 1"=30'

KEY NOTES

- 4' HIGH ROCKWALL
- TYPICAL PARKING SPACE (9'x18')
- 5' WIDE CONCRETE SIDEWALK
- EXISTING 5' WIDE CONCRETE SIDEWALK
- 6' HIGH EXISTING ROCKWALL
- CONCRETE HEADER CURB
- NEW 6' HIGH ROCKWALL
- 6' HIGH WROUGHT IRON FENCE WITH ROCKWALL PILLARS
- PORCH
- STAIR WELL
- EXISTING ROLLOVER CURB
- EXISTING STANDARD CURB AND GUTTER
- PEDESTRIAN WALKWAY (VARIES 36" TO 60" OR GREATER)
- PEDESTRIAN SIDEWALK (VARIES 36" TO 60" OR GREATER)

LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- UTILITY EASEMENT
- ROCKWALL
- SIDEWALK
- LANDSCAPE AREA
- TREE
- DRAINAGE FLOW
- CITY MONUMENT
- STREET SIGN
- A/C UNIT
- POWER POLE
- TRAFFIC FLOW

LOT INFORMATION			BUILDINGS			BEDROOMS		PORCH
LOT #	ADDRESS	LOT AREA (S.F.)	BUILDING TYPE	BUILDING AREA (S.F.)	PARKING SPACES	UNITS	TOTAL BEDROOMS	AREA (S.F.)
1	181 FRESNO DRIVE	6,011	A	2,522	4	2	4	165
2	177 FRESNO DRIVE	6,114	D	2,920	4	2	4	292
3	173 FRESNO DRIVE	6,317	B	2,056	4	2	4	568
4	169 FRESNO DRIVE	6,004	C	2,138	4	2	4	N/A
5	165 FRESNO DRIVE	6,054	C	2,138	4	2	4	N/A
6	110 MARFAM PLACE	6,754	C	2,138	4	2	4	N/A
7	114 MARFAM PLACE	6,732	C	2,138	4	2	4	N/A
8	118 MARFAM PLACE	6,782	C	2,138	4	2	4	N/A
9	122 MARFAM PLACE	8,116	A	2,522	4	2	4	165
10	125 MARFAM PLACE	6,275	A	2,522	4	2	4	165
11	121 MARFAM PLACE	6,309	C	2,142	4	2	4	N/A
12	117 MARFAM PLACE	6,269	B	2,056	4	2	4	568
13	113 MARFAM PLACE	6,280	A	2,522	4	2	4	165
14	109 MARFAM PLACE	6,083	D	2,920	4	2	4	292

- NOTES:
- ALL LOTS DESCRIBED IN TABLE ARE ZONED R-5
 - THE USE FOR ALL BUILDINGS ARE: DUPLEX (TWO-FAMILY DWELLING)
 - TWO PARKING SPACES PER DWELLING UNIT IS REQUIRED FOR: (13.09) DUPLEX (TWO-FAMILY DWELLING)

PARKING ORDINANCE REQUIREMENTS

BUILDING #	USE	BEDROOMS	REQUIRED PER BEDROOM		REQUIRED SPACES	
			MINIMUM	MAXIMUM		
A	13.02 APARTMENT	24	1	24	TOTAL 48	
B	13.02 APARTMENT	24	1	24		
REGULAR SPACES PROVIDED -----						38 P.S.
HANDICAP SPACES PROVIDED -----						3 P.S.
COMPACT SPACES PROVIDED -----						5 P.S.
TOTAL SPACES PROVIDED -----						46 P.S.
BICYCLE SPACES REQUIRED -----						3 B.S.
BICYCLE SPACES PROVIDED -----						6 B.S.
DUPLEX PARKING SPACES: -----						
REGULAR SPACES PROVIDED -----						56 P.S.

SET BACKS

ZONING = R-5
FRONT ----- 10
REAR ----- 10
SIDE YARD --- 5
SIDE STREET -- 10

PROPOSED LAND USE

DUPLEX (TWO-FAMILY DWELLING)

LANDSCAPE ORDINANCE REQUIREMENTS

LANDSCAPING REQUIREMENTS
AREA OF ENTIRE LOT = 41,197 SQ. FT.
AREA OF BUILDINGS FOOTPRINT: 6,079 + 6,023 = 12,102 SQ. FT.
(41,197 - 12,102) * 15% = 4,365 SQ. FT. REQUIRED

	PROVIDED	REQUIRED
LANDSCAPABLE AREA	6,961	4,365

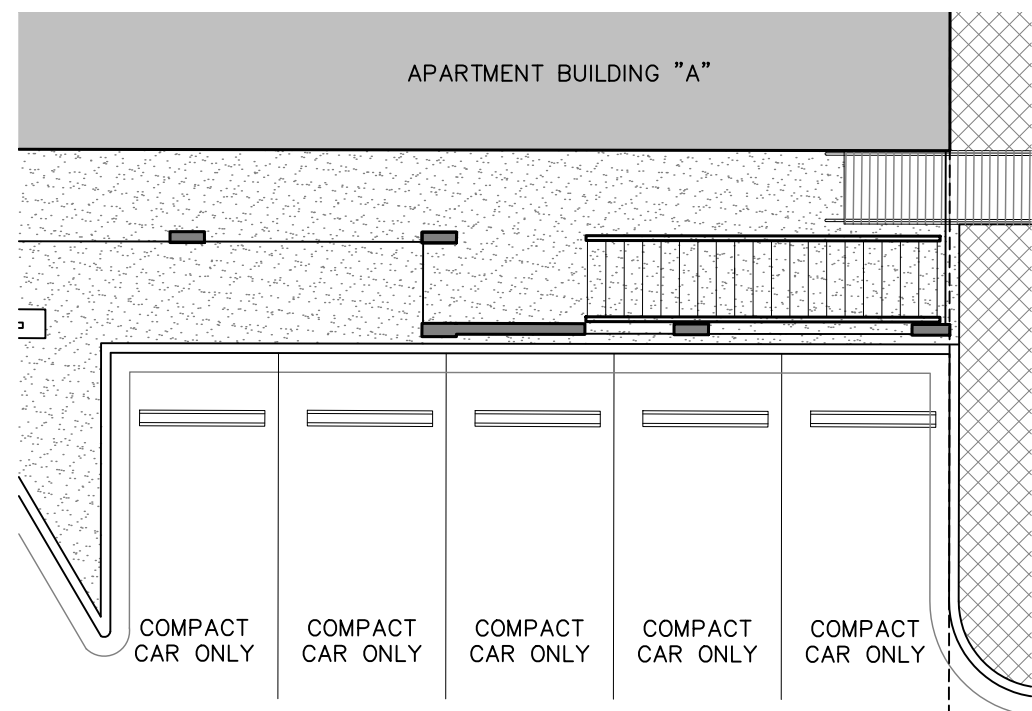
SET BACKS

ZONING = C-1C
FRONT ----- 0
REAR ----- 25
SIDE YARD --- 5
SIDE STREET -- 10

PROPOSED LAND USE

APARTMENTS

APARTMENT BEDROOMS		
BUILDING TYPE	UNITS	TOTAL BEDROOMS
A	12	24
B	12	24



DETAIL "A"

SCALE: 1" = 10'

FLOOD NOTE:
NOTE: The above referenced property is within Zone "X" (Explanation: Areas determined to be outside the 0.2% annual chance floodplains) according to the Federal Emergency Management Agency Flood Insurance Rate Maps, as per Area Community Panel No. 4802140044 C, dated February 16, 2006.

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DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
				LINE IS 2 INCHES AT FULL SCALE (IF NOT 2" - SCALE ACCORDINGLY) HOR: 1"=20' VER: N/A W.O. 022425-7 DATE: 03/03/2025 DESIGN BY: N/A DRAWN BY: J.P.H. CHKD. BY: S.R. APPD. BY: J.H.
			SECONDARY BENCHMARK	



DETAILED SITE DEVELOPMENT PLAN

FRESNO PLACE REPLAT "B"
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING IN ALL 179,837 sq. ft. OR 4.13 acres OF LAND MORE OR LESS.

PREPARED FOR:
MARFAM PROPERTIES

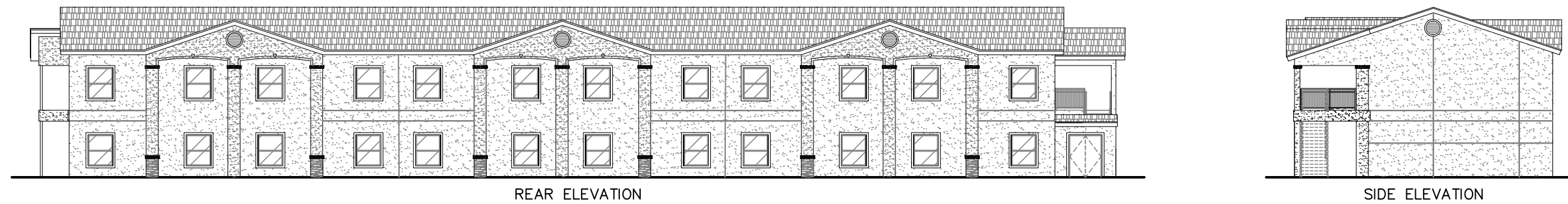
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DRAWING NUMBER

DSDP1

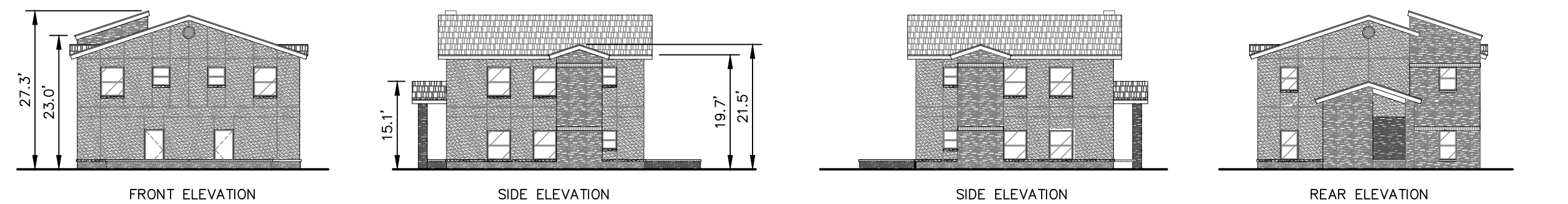
SHEET NO.
2 OF 3



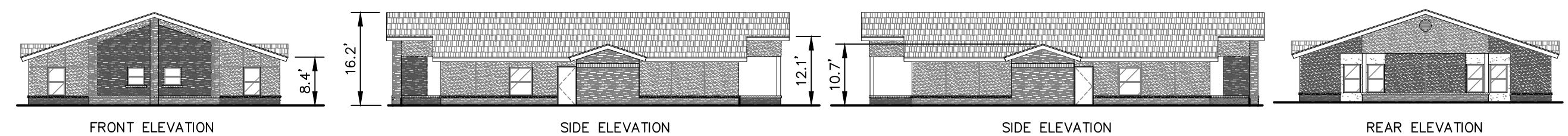
APARTMENT BUILDING "A"
SCALE: 1" = 20'



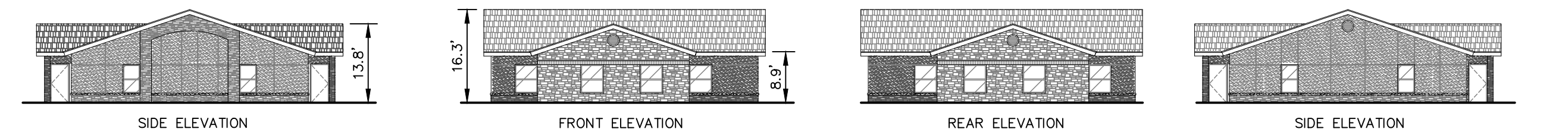
APARTMENT BUILDING "B"
SCALE: 1" = 20'



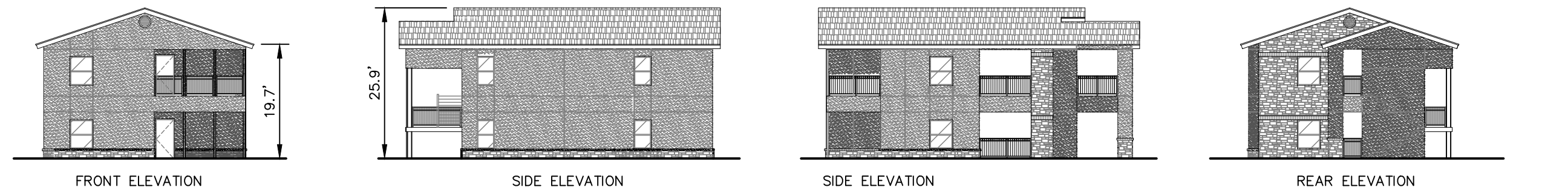
BUILDING TYPE "A"
SCALE: 1" = 20'



BUILDING TYPE "B"
SCALE: 1" = 20'



BUILDING TYPE "C"
SCALE: 1" = 20'



BUILDING TYPE "D"
SCALE: 1" = 20'

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								PREPARED FOR: MARFAM PROPERTIES			