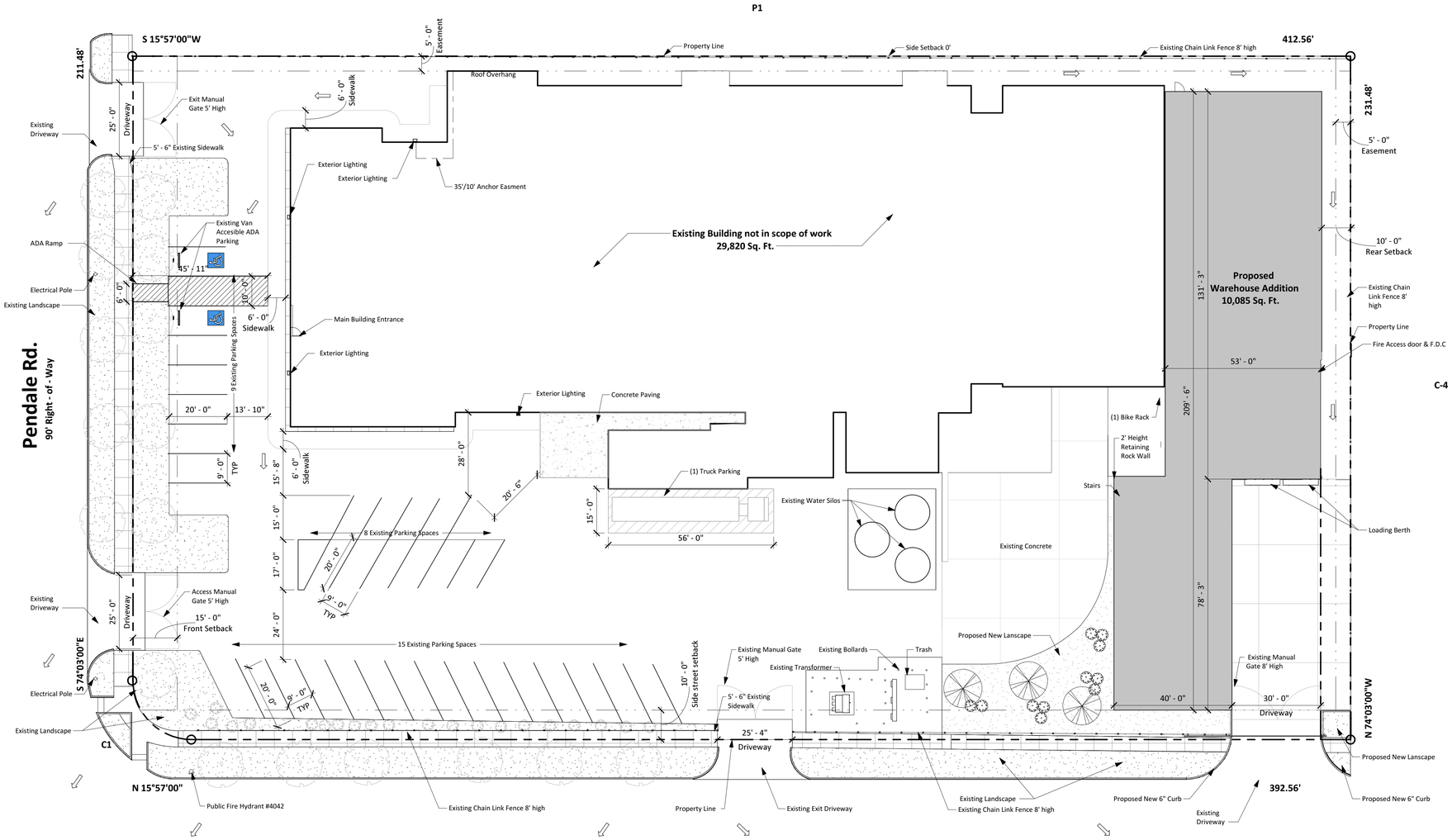

Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	20.00'	31.42'	20.00'	28.28'	N25°52'23"W	89°59'58"

Parking Calculations	
Existing	
Food Manufacturing - 24,420 sq.ft. / 960 sq.ft. =	26
S2 - 5,400 sq.ft. / 5,000 sq.ft. =	2
New Proposed Building	
General Warehousing - 10,085 sq.ft. / 5,000 sq.ft. =	3
Total Required =	30
Total Provided =	34
2HC Parking Spaces Provided	
1 Truck Parking Spaces Provided	
1 Bike Rack Provided	

Landscape Calculations	
Total New Building Area:	10,085 sq.ft.
15% Required Landscape:	1,512 sq.ft.
New Landscape Provided:	1,600 sq.ft.

Total Lot Size: 95,499 sq.ft.
Total Building SF: 39,905 sq.ft.
Existing Building SF: 29,820 sq.ft.
New Building SF: 10,085 sq.ft.

Zoning Table

Legal Description	Zoning District	Use	Minimum Front Setback	Minimum Rear Yard Setback	Minimum Cumulative Front & Rear Yard Total	Minumum Side Yard	Minimum Side Street Yard	Minimum Cumulative Side & Side Street Yard Total
Lots 3, 4, 5 and 6 PENDALE INDUSTRIAL UNIT A REPLAT Book 23, Page 54 P.R.E.P.C.T. MONARCA ENTERPRICES LLC Doc. 201000137040 D.R.E.P.C.T	P-1	All uses, except as otherwise specified in this title	15'	10', Exceept that all structures shall be a minimum of 25ft. From an abutting residential or Appartment District.	N/A	0, Exceept that all structures shall be a minimum of 25ft. From an abutting residential or Appartment District.	10'	N/A

Legend - Site Plan

- Property Line
- Utility Easement
- Loading dock door
- Overhead Electrical Pole
- Fire Hydrant
- Storm Water Drainage Arrow
- Transformer
- Wall Pack Light
- Accent Plants
- Tree

PN

Site Plan DSDP | 1" = 20'-0" | 1

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Issues / Revisions

No.	Date	Description

Productos Real

Detailed Site Development Plan

1100 Pendale Rd. El Paso, Tx. 79907

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Legal Description: Pendale Industrial Replat 3 to 6 (95,499 Sq. Ft.)

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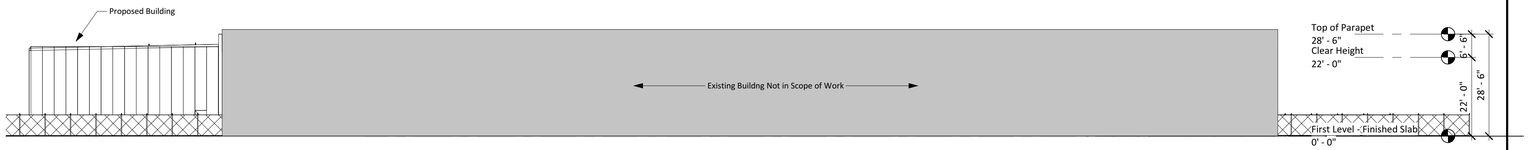
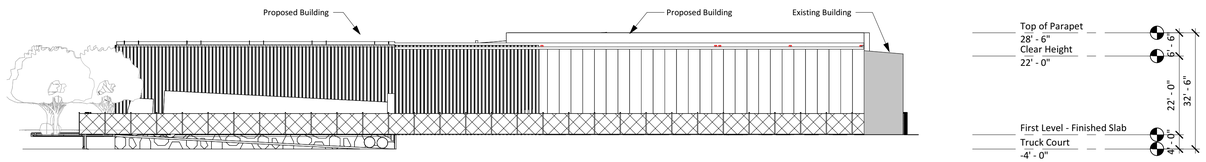
LWA Commission Number: 224-022

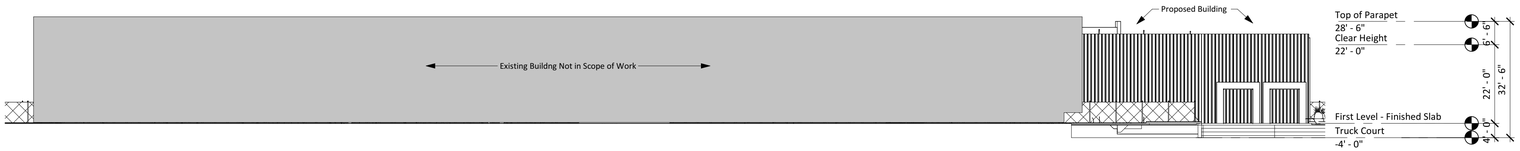
Sheet Number: DSDP-100



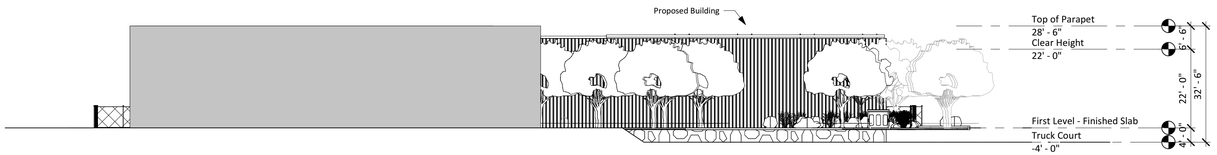
North Elevation | 1" = 20'-0" | **4**



East Elevation | 1" = 20'-0" | **3**



South Elevation | 1" = 20'-0" | **2**



West Elevation | 1" = 20'-0" | **1**

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Issues / Revisions

No.	Date	Description

Productos Real

Exterior Elevations

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Legal Description: Pendale Industrial Replat 3 to 6 (95,499 Sq. Ft.)

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Sheet Number: DSDP-101