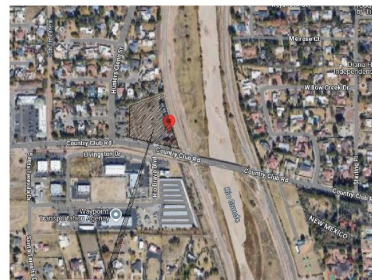


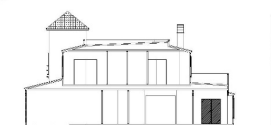
PLAT OF SURVEY BEING A PORTION OF LOT 9, BLOCK 1
COUNTRY PLACE ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
RECORDED IN VOLUME 75, PAGE 26
PLAT RECORDS OF EL PASO COUNTY



NOT TO SCALE



2 FRONT ELEVATION
1/16" = 1'-0"



3 BUILDING SECTION
1/16" = 1'-0"

LEGEND

 LANDSCAPING

 PONDING RESERVOIR

 STORM WATER

PLAT DESCRIPTION
PART OF SURVEY BEING A PORTION OF LOT 9, BLOCK 1
COUNTRY PLACE ESTATES
CITY OF EL PASO, EL PASO COUNTY, TEXAS
RECORDED IN VOLUME 75, PAGE 29
EL PASO COUNTY RECORDS

AREA OF PROPERTY
LOT SIZE 3.730 ACRES / 162,552 S.F.

zoning DATA
SUBJECT PROPERTY IS ZONED S-O

REQUIRED BUILDING SETBACKS

FRONT	20'
REAR	10'
SIDE	10' BETWEEN STRUCTURES
SIDE STREET	10'
CUMULATIVE SIDE STREET	N/A

STORMWATER MANAGEMENT

ALL DEVELOPMENT STORMWATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF DSC, 19.19.010A AND DCM, 11.1. COMPENSATORY STORMWATER STORAGE EQUAL TO FILL DISPLACEMENT SHALL BE PROVIDED WITHIN SUBDIVISION LIMITS.

STORMWATER RETENTION PONDING CAPACITY CALCULATIONS

1. CALCULATIONS ARE BASED ON THE CITY OF EL PASO SUBDIVISION DESIGN STANDARDS.
2. REQUIRED RETENTION OR IS CALCULATED BY:

$$OR = A \cdot R \cdot I$$

WHERE:

- Q = REQUIRED RETENTION POND STORAGE IN AC-FT.
- A = DRAINAGE AREA IN ACRES
- R = RAINFALL IN INCHES, 4.76 INCHES
- C = RUNOFF FACTOR, 0.50 FOR RESIDENTIAL SUBDIVISIONS
- RUNOFF COEFFICIENT USED FOR ALL DRAINAGE AREAS IS 0.50.
- ESTIMATED CAPACITIES AND ESTIMATED HIGH WATER ELEVATIONS ARE CALCULATED BASED ON THE WORMS CASE SCENARIO (100-YR STORM) ASSUMING A MAXIMUM WRECKAGE COVERAGE OF 50% OF THE LOT AREA.
- FINAL POND DESIGN WILL DEPEND ON EXISTING BUILDING FOOTPRINT.
- CATCHMENTS SHOWN ON TABLE ARE BASED ON A 17" MAX. WATER DEPTH.

ON-SITE RETENTION CALCULATIONS

CITY OF EL PASO STANDARDS Q-ARC/12					
DRAIN AREA	WATERSHED AREA* (SF)	LOT SIZE (SF)	REQUIRED STORAGE(CF)	PROVIDED STORAGE (CF)	WS DEPTH (I)
LOT 9	192,912	162,462	32,002	33,922	7.5

*WATERSHED AREA INCLUDES HALF OF COUNTRY CLUB ROAD

PROPOSED PONDING AREAS HAVE ENOUGH CAPACITY TO HOLD THE

DEPTH 2.5 BOND AREA

DEPTH 2.5 BOND AREA

SITE DEVELOPMENT PLAN MODIFICATIONS

SITE DEVELOPMENT		PLAN MODIFICATIONS	
TD#		PER ORIGINAL 2/25/01 S/DP	MODIFIED PER CURRENT S/DP
MAXIMUM BUILDING HEIGHT		77'-0"	137'-0"
TOTAL LIVING AREA		51,144 S.F.	215,559 S.F.
DUPLEX 1A & 1B LIVING AREA		6,704 S.F.	6,817 S.F.
DUPLEX 2A & 2B LIVING AREA		6,309 S.F.	6,358 S.F.
DUPLEX 3A & 3B LIVING AREA		6,567 S.F.	6,557 S.F.
DUPLEX 4A, 4B, & UNIT C & UNIT F LIVING AREA		11,044 S.F.	11,246 S.F.
QUADRIplex 5 LIVING AREA		10,278 S.F.	10,276 S.F.
QUADRIplex 6 LIVING AREA		10,324 S.F.	10,323 S.F.

PARKING CALCULATION

NUMBER OF UNITS	24 UNITS
TRAILING UNITS	2 FOR EACH UNIT
TRAILING PROVIDED (3 PER UNIT)	573 POUNDS
TRAILING REQUIRED	
TRAILING PROVIDED REQUIRED	
TRAILING PROVIDED REQUIRED	9.5
COULDE RECYCLE BACK IN RECYCLE UNIT (GARBAGE)	
UNDERSTANDING CALCULATIONS	
TOTAL PAPER AREA	162,462 S.F.
TOTAL LINED AREA	51,724 S.F.
TRAILING 15% LANDSCAPE AREA	
62,482 S.F. = 151,274 S.F. = 11,228 S.F.	
11,228 S.F. = 15%	TRAILING S.F. (INCLUDED)
TRAILING LANDSCAPE AREA	68,796 S.F.
PLANT MATERIAL	
24,359 / 1,000 = 24.37 UNITS	
PROJECT TREES	
24.37 = 24 TREES	
45 x 24.37 - 1,055 = 5 GALLON SHRUBS	
FRONTAGE TREES	
492.87 / 30 = 16 TREES	
SURVEY TREES	
192.87 / 30 = 15 TREES	
PARKING LOT / CANOPY TREES	
46 / 10 = 5 TREES	
16 / 5 = 10 TREES	



SQUARE FOOTAGE

[illegible]

REVISIONS	BY

SITE DEVELOPMENT PLAN MODIFICATION

NEW QUADRUPLEX
Country Club Garden Villas
ADDRESS
371 Country Club Road

ADDRESS:
871 Country Club Road

ADDRESS: 871 C

REY ENGINEERING INC.

ENGINEERING
MAGNETIC ENGINEERING-ELEVATOR- AND PLUMBING-
SALA VIGILANT DR. SALTA 12.8 EL PASO TEXAS,
PH. (915) 624-200 FAX (915) 675-2060

REY

DRAWN
NURYS ZARATE
915 504 3575
DATE
5/29/2025

SHEET
C-2.1