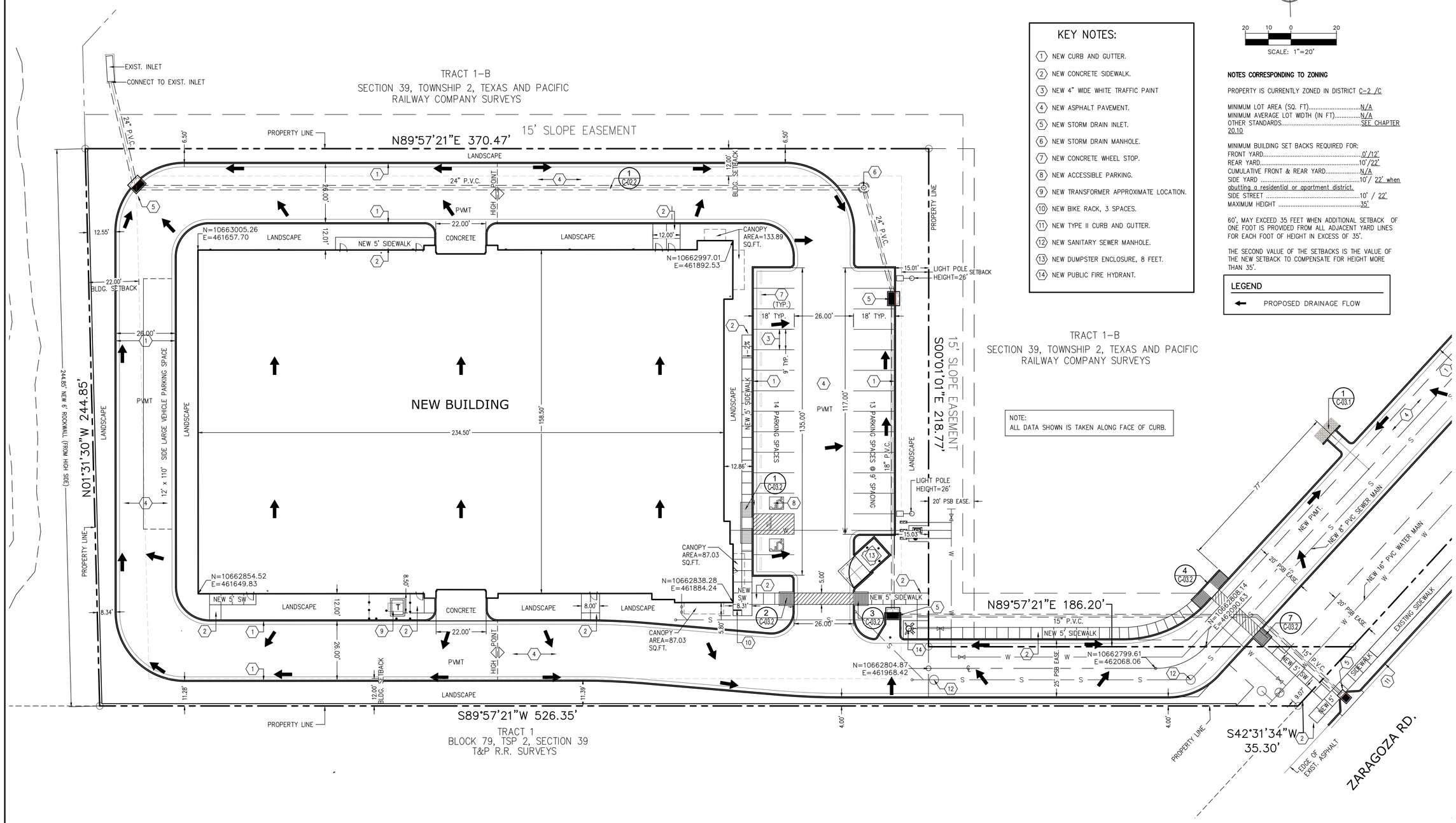

KEY NOTES:

1. NEW CURB AND GUTTER.
2. NEW CONCRETE SIDEWALK.
3. NEW 4" WIDE WHITE TRAFFIC PAINT
4. NEW ASPHALT PAVEMENT.
5. NEW STORM DRAIN INLET.
6. NEW STORM DRAIN MANHOLE.
7. NEW CONCRETE WHEEL STOP.
8. NEW ACCESSIBLE PARKING.
9. NEW TRANSFORMER APPROXIMATE LOCATION.
10. NEW BIKE RACK, 3 SPACES.
11. NEW TYPE II CURB AND GUTTER.
12. NEW SANITARY SEWER MANHOLE.
13. NEW DUMPSTER ENCLOSURE, 8 FEET.
14. NEW PUBLIC FIRE HYDRANT.

20 10 0 20
SCALE: 1"=20'

NOTES CORRESPONDING TO ZONING

PROPERTY IS CURRENTLY ZONED IN DISTRICT C-2 /C

MINIMUM LOT AREA (SQ. FT).....N/A
MINIMUM AVERAGE LOT WIDTH (IN FT).....N/A
OTHER STANDARDS.....SEE CHAPTER 20.10

MINIMUM BUILDING SET BACKS REQUIRED FOR:
FRONT YARD.....0'/12'
REAR YARD.....10'/22'
CUMULATIVE FRONT & REAR YARD.....N/A
SIDE YARD .....10'/ 22' when abutting a residential or apartment district.
SIDE STREET .....10' / 22'
MAXIMUM HEIGHT .....35'

60', MAY EXCEED 35 FEET WHEN ADDITIONAL SETBACK OF ONE FOOT IS PROVIDED FROM ALL ADJACENT YARD LINES FOR EACH FOOT OF HEIGHT IN EXCESS OF 35'.

THE SECOND VALUE OF THE SETBACKS IS THE VALUE OF THE NEW SETBACK TO COMPENSATE FOR HEIGHT MORE THAN 35'.

LEGEND

← PROPOSED DRAINAGE FLOW

NOTE:
ALL DATA SHOWN IS TAKEN ALONG FACE OF CURB.

LANDSCAPING CALCULATIONS

NEW BUILDING SITE
(94,420.25 SQ.FT. – 35,222 SQ.FT.) X 0.15 = 8,879 SQ.FT.
TOTAL REQUIRED = 8,879 SQ.FT.
TOTAL NEW PROVIDED = 17,468 SQ.FT.
TOTAL FRONTAGE = 597 LN. FT.
USABLE FONTAGE = 539 LN. FT.

PARKING CALCULATIONS

1st. FLOOR: 35,222 SQ.FT: 3,000 SQ.FT OFFICE, 33,222, WAREHOUSE
2nd. FLOOR: 35,379 SQ.FT
3rd. FLOOR: 35,379 SQ.FT
OFFICE : 3,000 SQ.FT.
WAREHOUSE: 103,980 SQ.FT.

WAREHOUSE PARKING CALCULATIONS:
MINIMUM PARKING REQUIRED = 103,980 / 7,200 = 15 SPACES.
MAXIMUM PARKING REQUIRED = 103,980 / 5,000 = 21 SPACES.

OFFICE PARKING CALCULATIONS:
MINIMUM PARKING REQUIRED = 3,000 / 576 = 6 SPACES.
MAXIMUM PARKING REQUIRED = 3,000 / 400 = 8 SPACES.
HEAVY TRUCK REQUIRED = 1 / 100,000 SF = 1 SPACE

TOTAL REQUIRED:
MINIMUM = 21 SPACES
MAXIMUM = 29 SPACES
BICYCLE SPACES= 3 SPACES

TOTAL PROVIDED:
25 REGULAR AND 2 ADA SPACES.
1 LARGE VEHICLE SPACE
BIKE SPACES = 3

NOTE:
ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, ACCESSIBLE PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE A.D.A, T.A.S. AND CITY OF EL PASO REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

DATE	REVISIONS	BY

PHASE

BENCHMARK

SCALE: AS INDICATED
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DESIGNED BY: ET
CHECKED BY:
DATE: AUGUST 29, 2024

PROJECT NAME
ZARAGOZA CENTENNIAL STORAGE

A 2.1676 acre portion, more or less, out of Lot 1, Block 1, SWQ RICH BEEM SUBDIVISION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded on June 6, 2023 under Clerk's file no. 20230040666, Real Property Records, El Paso County, Texas.

3251 N. ZARAGOZA ROAD
EL PASO, TEXAS 79938

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457

SLI ENGINEERING, INC.

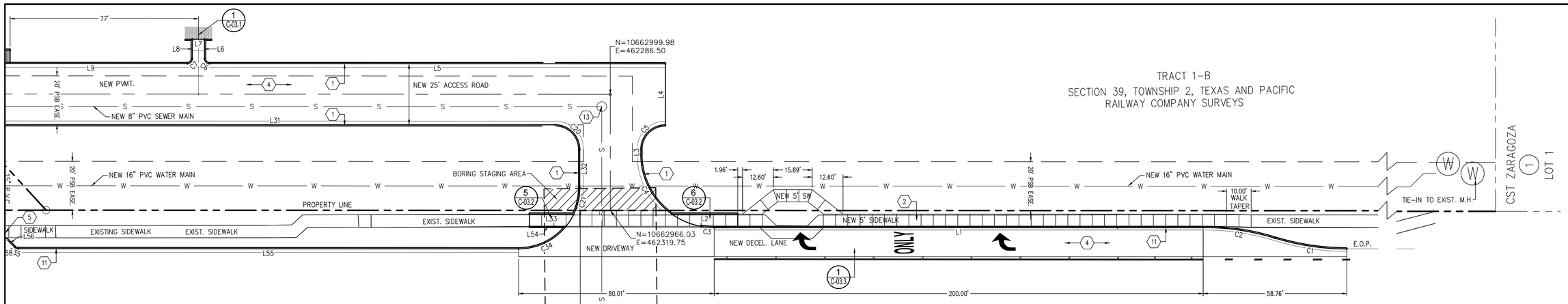
SLI LICENSE NO. F-1902

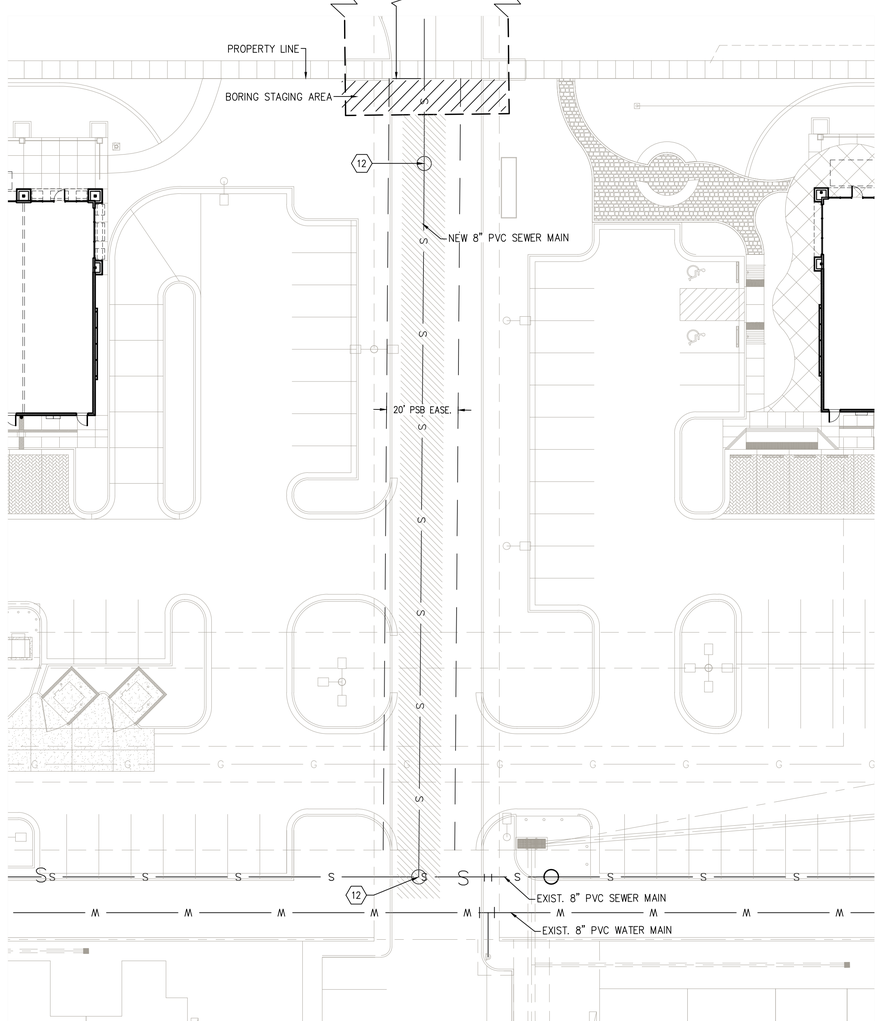
STATE OF TEXAS
GEORGES S. HALLOUL
92105
LICENSED
PROFESSIONAL ENGINEER
02/21/25

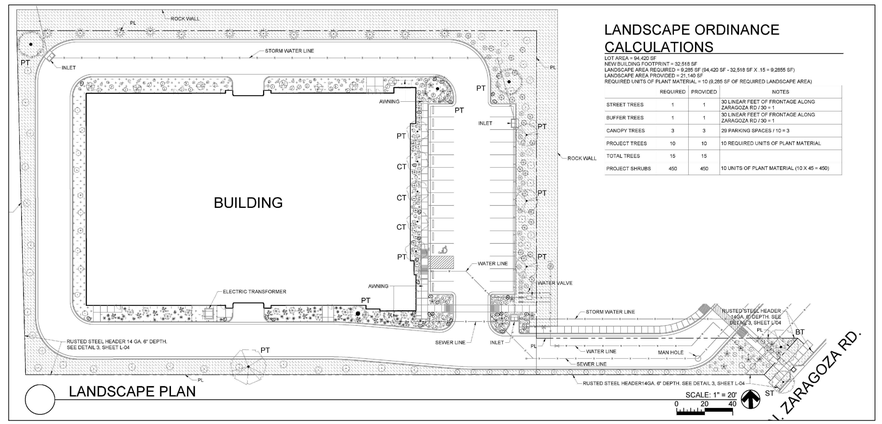
SHEET TITLE

DETAILED SITE PLAN

SP-01







LANDSCAPE PLAN

LANDSCAPE ORDINANCE CALCULATIONS

LOT AREA = 94,420 SF
NEW BUILDING FOOTPRINT = 32,519 SF
LANDSCAPE AREA REQUIRED = 9,286 SF (94,420 SF - 32,519 SF X .15 = 9,2855 SF)
LANDSCAPE AREA PROVIDED = 9,740 SF
REQUIRED UNITS OF PLANT MATERIAL = 10 (9,285 SF OF REQUIRED LANDSCAPE AREA)

	REQUIRED	PROVIDED	NOTES
STREET TREES	1	1	30 LINEAR FEET OF FRONTAGE ALONG ZARAGOZA RD / 30 = 1
BUFFER TREES	1	1	30 LINEAR FEET OF FRONTAGE ALONG ZARAGOZA RD / 30 = 1
CANOPY TREES	3	3	29 PARKING SPACES / 10 = 3
PROJECT TREES	10	10	10 REQUIRED UNITS OF PLANT MATERIAL
TOTAL TREES	15	15	
PROJECT SHRUBS	450	450	10 UNITS OF PLANT MATERIAL (10 X 45 = 450)

SCALE: 1"=20'

NOTE:
ALL DATA SHOWN IS TAKEN ALONG FACE OF CURB.

KEY NOTES:

1. NEW CURB AND GUTTER. SEE SHEET C-03.1 FOR DETAILS.
2. NEW CONCRETE SIDEWALK. SEE SHEET C-03.1 FOR DETAILS.
3. NEW 4" WIDE WHITE TRAFFIC PAINT PARKING STRIPING (TYP).
4. NEW ASPHALT PAVEMENT. SEE SHEET C-03.0 FOR DETAILS.
5. NEW STORM DRAIN INLET. SEE SHEET C-02.3 FOR DETAILS.
6. NEW STORM DRAIN MANHOLE. SEE SHEET C-02.4 FOR DETAILS.
7. NEW CONCRETE WHEEL STOP. SEE SHEET C-00.2 FOR DETAILS.
8. NEW ACCESSIBLE PARKING. SEE SHEET C-00.2 FOR DETAILS.
9. NEW TRANSFORMER LOCATION. REFER TO ELECTRICAL PLANS FOR DETAILS.
10. NEW BIKE RACK. SEE SHEET C-00.2 FOR DETAILS.
11. NEW TYPE II CURB AND GUTTER. SEE SHEET C-03.4 FOR DETAILS.
12. NEW SANITARY SEWER MANHOLE. SEE SHEET C-05.1 FOR DETAILS.

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REVISIONS | DATE | BY

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3251 N. ZARAGOZA ROAD
EL PASO, TEXAS 79938

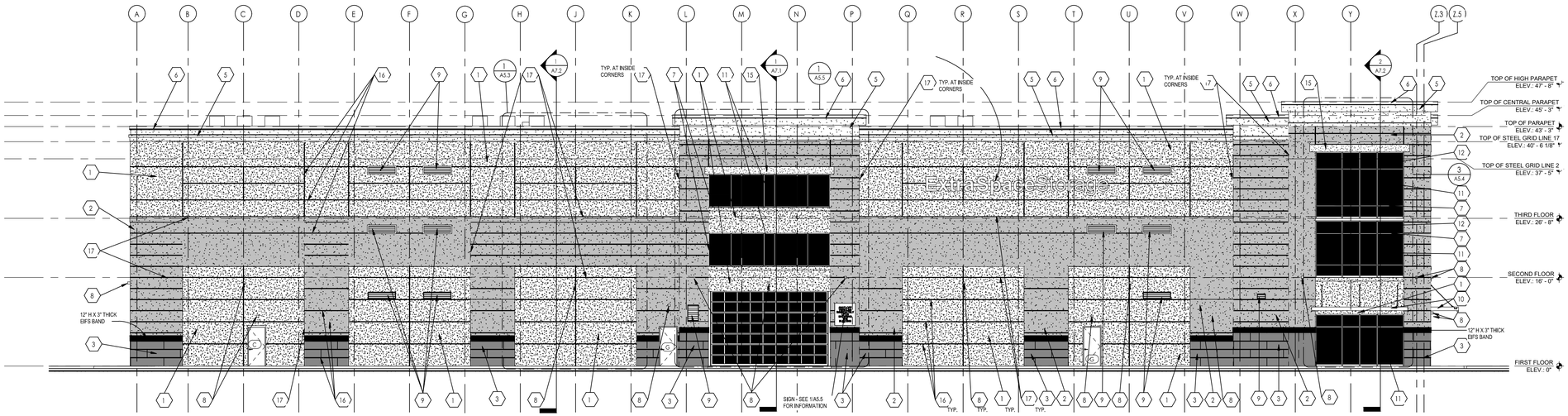
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6500 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4437
SLI ENGINEERING, INC.
SLI LICENSE NO. F-1902

02/21/25

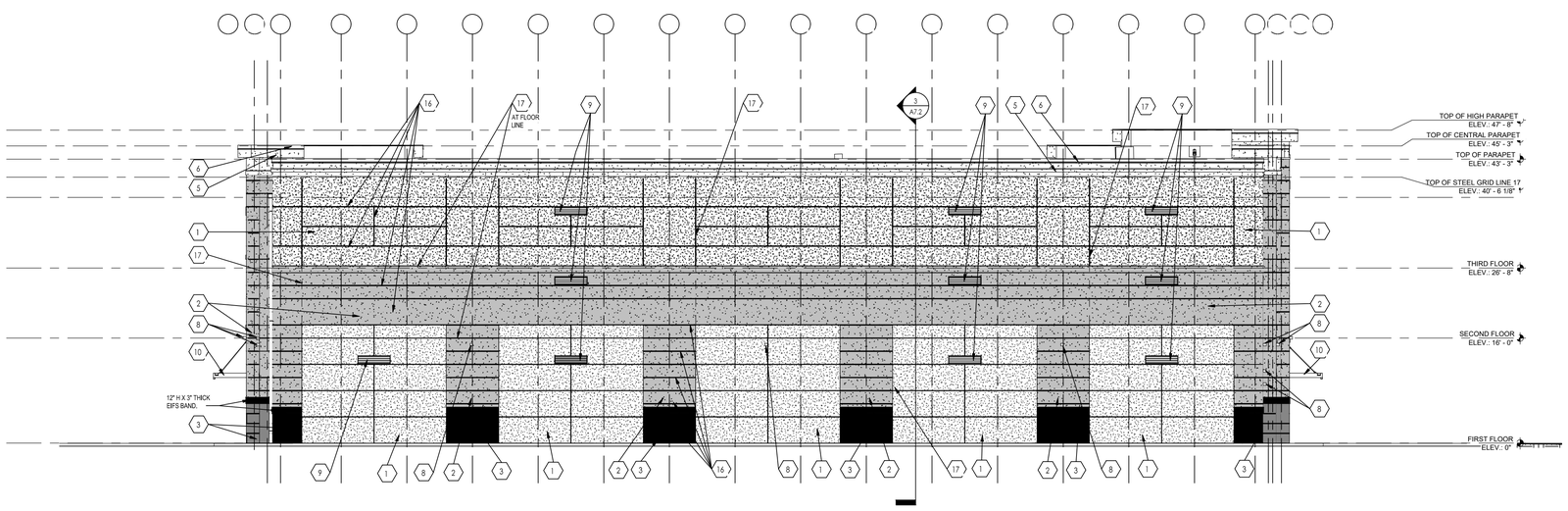
SHEET TITLE

DETAILED SITE PLAN

SP-02



NORTH ELEVATION



EAST ELEVATION

KEYED NOTES

1. EIFS #1 MATCH BENJAMIN MOORE "BARREN PLAIN" #2111-60
2. EIFS #2 MATCH BENJAMIN MOORE "STONE HARBOR" #2111-50
3. EIFS #3 MATCH BENJAMIN MOORE "TAOS TAUPE" #2111-40 [redacted]
4. NOT USED.
5. EIFS CORNICE MATCH DRYVIT COLOR "SUPER WHITE" #102
6. PREFORMED METAL COPING
7. ALUMINUM STOREFRONT SYSTEM, SEE ENLARGED ELEVATION DETAILS, SHEETS A5.3, A5.4 AND A5.5 FOR FRAME DIMENSIONS.
8. WALL MOUNTED LIGHTING SCONCE, SEE ELECTRICAL
9. OUTSIDE AIR INTAKE LOUVER, SEE MECHANICAL PAINT TO MATCH ADJACENT MATERIAL COLOR.
10. PRE-ENGINEERED METAL ARCHITECTURAL CANOPY
11. STANDARD GLAZING [redacted]
12. SPANDREL GLAZING [redacted]
13. 8"X8" PREFORMED, PRE-FINISHED GUTTER, FASTENED PER GUTTER MANUFACTURER'S WRITTEN INSTRUCTIONS.
14. POST BUILDING ADDRESS WITH 8" (MIN.) HT. NUMBERS ON CONTRASTING BACKGROUND, VISIBLE FROM STREET. COORDINATE LOCATION WITH FIRE DEPARTMENT.
15. EIFS "WINDOW HEADER", 18" HT., EXTEND 12" BEYOND EDGE OF STOREFRONT FRAMING EACH SIDE. MATCH BENJAMIN MOORE "BARREN PLAIN" #2111-60 (EIFS#1)
16. 1" EIFS REVEALS - DRAWINGS SHOW TYPICAL PATTERN, OTHER SIMILAR AREAS TO MATCH. SEE SHEETS A5.3, A5.4 AND A5.5 FOR ADDITIONAL INFORMATION.
17. 3/4" CONTROL JOINT WITH EIFS COMPATIBLE SEALANT. PROVIDE HORIZONTAL CONTROL JOINTS AT OR NEAR EACH FLOOR LINE AS SHOWN AND VERTICAL CONTROL JOINTS NO MORE THAN 70' APART AS SHOWN OR AS CALLED OUT IN EIFS MANUFACTURER'S WRITTEN INSTRUCTIONS, WHICHEVER IS MORE STRINGENT. SEE DETAIL 6/A8.4 FOR DETAIL AT HORIZONTAL CONTROL JOINTS.
18. 6"X6" PREFORMED, PRE-FINISHED METAL DOWNSPOUT. FASTENED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

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02/21/25

SHEET TITLE
DETAILED SITE PLAN

SP-03