

GENERAL KEY NOTES

1. EXISTING PROPERTY CORNER AND LAYOUT POINT
2. PROPERTY LINE
3. EXISTING IRRIGATION WATER VALVE
4. EXISTING MAIN WATER LINE
5. EXISTING SANITARY SEWER MANHOLE
6. EXISTING CONCRETE SIDEWALK
7. EXISTING ACCESS AND UTILITY EASEMENT
8. EXISTING PONNY WALL
9. EXISTING ROCK WALL (GC MUST MAINTAIN 6' HT. FROM THE HIGHEST POINT)
10. EXISTING CURB AND GUTTER
11. EXISTING ADA CURB RAMP
12. EXISTING DRIVEWAY
13. EXISTING CURB OPENING
14. EXISTING PONDING AREA
15. EXISTING TRAFFIC SIGN
16. EXISTING TREE
17. EXISTING ELECTRIC BOX
18. EXISTING LIGHT POLE
19. -NOT USED
20. -NOT USED
21. -NOT USED
22. PROPOSED CONCRETE SIDEWALK (5' MIN.), SEE DETAILS SHEET C-03.1 FOR DETAILS.
23. PROPOSED ENTRANCE, MATCH EXISTING ELEVATIONS.
24. PROPOSED CURB AND GUTTER, SEE SHEET C-03.1 FOR DETAILS.
25. PROPOSED HIGH CURB AND GUTTER, SEE SHEET C-03.1 FOR DETAILS.
26. PROPOSED DUMPSTER ENCLOSURE, SEE SHEET C-03.3 FOR DETAILS.
27. PROPOSED 27' HT. LIGHT POLE, SEE ELECTRICAL PLANS FOR DETAILS.
28. PROPOSED BIKE RACK, SEE SHEET C-00.1 FOR DETAILS.
29. PROPOSED ADA CURB RAMPS, SEE SHEET C-03.2 - C-03.3 FOR DETAILS.
30. PROPOSED CONCRETE FLUME, SEE SHEET C-03.2 - C-03.3 FOR DETAILS.
31. PROPOSED WHEEL STOP, SEE SHEET C-00.1 FOR DETAILS.
32. PROPOSED ADA TRAFFIC SIGN, SEE SHEET C-00.1 FOR DETAILS.
33. PROPOSED ADA SIGN, SEE SHEET C-00.1 FOR DETAILS.
34. -NOT USED
35. -NOT USED
36. PROPOSED DROP INLET, SEE SHEET C-02.2 FOR DETAILS.
37. PROPOSED OUTFALL STRUCTURE, SEE SHEET C-02.5 FOR DETAILS.
38. PROPOSED PONDING AREA, SEE SHEET C-02.XX FOR DETAILS.
39. PROPOSED ELECTRICAL MAIN LINE IS APPROX. AND SUBJECT TO CHANGE BASED ON FINAL EL PASO ELECTRIC COMPANY DESIGN.
40. PROPOSED ELECTRICAL TRANSFORMER, SEE DETAILS ELECTRICAL PLANS.
41. PROPOSED ELECTRICAL EASEMENT, SUBJECT TO CHANGE PENDING FINAL ELECTRICAL DESIGN BY EL PASO ELECTRIC.
42. PROPOSED GAS MAIN LINE IS APPROX. AND SUBJECT TO CHANGE BASED ON FINAL TEXAS GAS COMPANY DESIGN.
43. PROPOSED GAS EASEMENT, SUBJECT TO CHANGE PENDING FINAL TEXAS GAS DESIGN.
44. PROPOSED 6" PVC SANITARY SEWER LINE, SEE SHEET C-05.0 FOR DETAILS.
45. PROPOSED 6" FIRE LINE, SEE SHEET C-05.0 FOR DETAILS.
46. PROPOSED 3" DOMESTIC WATER LINE, SEE SHEET C-05.0 FOR DETAILS.
47. PROPOSED 3" METER, SEE SHEET C-05.0 FOR DETAILS.
48. PROPOSED 1 1/2" YARD METER, SEE SHEET C-05.0 FOR DETAILS.
49. PROPOSED BACK FLOW PREVENTER.
50. PROPOSED 18" ROP, SEE SHEET C-02.1 FOR DETAILS.
51. PROPOSED 15" ROP, SEE SHEET C-02.1 FOR DETAILS.
52. PROPOSED 24" ROP, SEE SHEET C-02.1 FOR DETAILS.
53. PROPOSED 1' RAISE TO EXISTING ROCKWALL, SEE SHEET C-06.1 FOR DETAILS.
54. PROPOSED RETAINING ROCKWALL, SEE SHEET C-06.1 FOR DETAILS.
55. PROPOSED 6' HT. STD. ROCKWALL, SEE SHEET C-06.1 FOR DETAILS.
56. PROPOSED 2' HT. GARDEN WALL, SEE SHEET C-06.1 FOR DETAILS.
57. PROPOSED SANITARY SEWER MANHOLE.
58. PROPOSED 8" PVC SANITARY SEWER LINE, SEE SHEET C-05.0 FOR DETAILS.
59. AS PER ORDINANCE 017916, PROPOSED HIGH PROFILE NATIVE TREES OF AT LEAST TWO (2) INCH CALIPER AND FIFTEEN (15) FEET IN HEIGHT, PLACED AT TEN (10) FEET ON CENTER ALONG THE PROPERTY LINE.
60. AS PER ORDINANCE 017916, PROPOSED 20-FOOT WIDE LANDSCAPE BUFFER OUTSIDE THE EAST BOUNDARY LINE OF THIS PROJECT FOR FUTURE DEVELOPMENT. TREES AND LANDSCAPE WILL BE DESIGN AND PLACE IT WHEN FUTURE DEVELOPMENT WILL BE DESIGNED.

**PROPOSED BUILDING
ELDERLY APARTMENT COMPLEX
4 STORIES, 70 UNITS
20,640.00 SQ. FT. (FOOTPRINT)**

AMENITY AREA

PROPOSED PONDING AREA

**PARKING CALCULATIONS
ELDERLY APARTMENTS
13.02**

APARTMENT COMPLEX (4 FLOORS)
ELDERLY APARTMENT 70 UNITS
(1 PARKING PER UNIT)
70 X 1 = 70
REQUIRED SPACES: 70 SPACES
KITCHEN AND MEETINGS, CLUB 4,181.00 SQ. FT.
4,181/960 = 5 SPACES
OVERALL REQUIRED SPACES : 75 SPACES
PROVIDED SPACES : 92 SPACES

ALL PARKING STALLS SHALL BE 9'X18' MIN.
H.C PROVIDED= 5 PARKING SPACES
H.C PROVIDED= 16 PARKING SPACES

BIKE RACK:
1 BIKE RACK (3 PARKING SPACES)

TOTAL PROVIDED : 2 RACK (6 SPACES)

LANDSCAPING CALCULATIONS

LAND AREA
3.5035 ACRES OR 152,611.84 SQ. FT.

BUILDING AREA
20,640.00 SF (APARTMENTS FOOT PRINT)

152,611.84 - 20,640.00 = 131,971.84 SF
131,971.84 X 0.15 = 19,795.78 SF
REQUIRED LANDSCAPE AREA
19,795.78 SQ. FT.
PROPOSED LANDSCAPE AREA
42,921.99 SQ. FT.

OPEN AREA CALCULATIONS

LAND AREA
3.5035 ACRES OR 152,611.84 SQ. FT.

OPEN AREA
40% OF 3.5035 ACRES
3.5035 X 0.40 = 1.4014 ACRES

REQUIRED OPEN AREA
1.4014 ACRES
PROPOSED OPEN AREA
1.5476 ACRES

**PRELIMINARY PONDING
CALCULATIONS**

LAND AREA
3.5035 ACRES OR 152,611.84 SQ. FT.

OPEN AREA
1.5476 ACRES

REQUIRED PONDING VOLUME
38,799.51 CF

PROPOSED PONDING VOLUME @ 6.0 FT DEPTH
50,712.55 CF

- NOTES CORRESPONDING TO ZONING**
- CLASSIFICATION:
•PROPERTY IS CURRENTLY ZONED _____A-3 C
- MINIMUM SET BACKS REQUIRED FOR A-3
- FRONT YARD.....0'
 - REAR YARD.....20'
 - CUMULATIVE FRONT & REAR YARD.....N/A
 - SIDE YARD.....4'
 - SIDE STREET.....5'
 - MAXIMUM HEIGHT.....35'

FLOOD PLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0175B, DATED SEPTEMBER 04, 1991, THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

1 SITE DEVELOPMENT PLAN
SCALE: 1"=20'-0"

VERTICAL AND HORIZONTAL DATUM:
VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (NAVD88).

BENCHMARK:
CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF PEBBLE HILLS AVE. AND TIERRA MINA ST. ELEVATION 4007.818 NAVD 88 DATUM.

LEGAL DESCRIPTION
A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 3.5035 ACRES ±

- LEGEND**
- ① NUMBER OF PARKING SPACES
 - LAYOUT POINT
 - CONCRETE CURB
 - CONCRETE CURB & GUTTER
 - EXISTING CONCRETE CURB & GUTTER
 - ⊕ 27' HT LIGHT POLE
 - ⊕ TRUNCATED DOME SURFACE
 - ⊕ LANDSCAPING
 - ⊕ EXISTING ROCK WALL
 - ⊕ NEW TREE
 - ACCESSIBLE ROUTE
 - WATER FLOW DRAINAGE
 - PARKING STALL

USEFUL NUMBERS

TXDOT:	915-790-4200
STORM WATER UTILITIES:	915-594-5687
EL PASO WATER UTILITIES:	1154 HAWKINS, 79961-0511
SEWER SERVICE:	915-594-5330
WATER SERVICE:	915-594-5330
CITY OF EL PASO:	300 N. CAMPBELL, 79901
	915-212-0000
E.P.E. COMPANY	915-543-5711

NOTE:

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

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PROJ ECT NAME
PEBBLE HILLS SENIOR RESIDENCES

SCALE: 1"=20'
JOB NO.: 09-25-5273
FIELD BOOK: **/**/**
DRAWN BY: F.E.
CHECKED BY: F.E.
DATE: 02-26-2026

PROPERTY DESCRIPTION
BEING A PORTION OF TRACT 2C, SECTION 46, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

SLI ENGINEERING, INC.
CIVIL ENGINEERS
LAND PLANNERS
SURVEYORS
6808 PACIFIC BLVD., SUITE 100
EL PASO, TEXAS 79907
(915) 544-1467

SLI LICENSE No. F-1902

STATE OF TEXAS
GEORGE S. HALL, JR.
REGISTERED PROFESSIONAL SURVEYOR
NO. 92105

FEBRUARY 26, 2026
SHEET TITLE

SITE DEVELOPMENT PLAN

SD-01
SHEET 1 OF 3



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"

DATE	REVISIONS	BY

GREEN MILLS GROUP
BUILDING COMMUNITIES

SCALE: 1"=20'
JOB NO.: 09-25-5273
FIELD BY: **/**/11
FIELD BOOK: ***
DRAWN BY: F.E.
CHECKED BY: F.E.
DATE: 02-26-2026

PROJECT NAME
PEBBLE HILLS SENIOR RESIDENCES
PROPERTY DESCRIPTION
BEING A PORTION OF TRACT 2-C, SECTION 16, BLOCK 70, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6808 W. HAWTHORNE
EL PASO, TEXAS
(915) 544-1467

SLI ENGINEERING, INC.

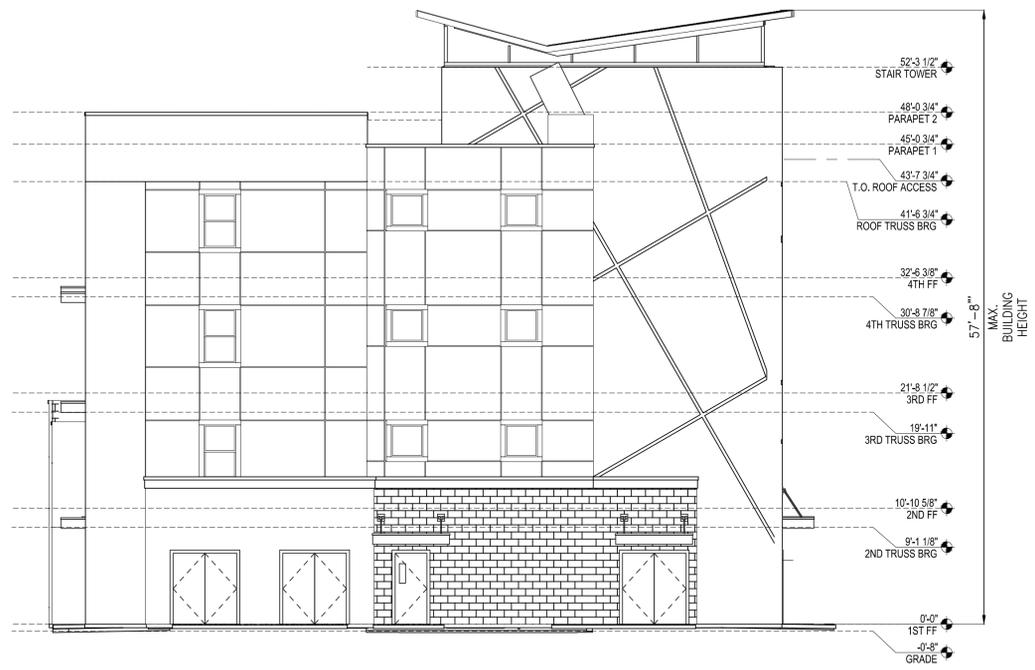
SLI LICENSE No. F-1902

FEBRUARY 26, 2026
SHEET TITLE

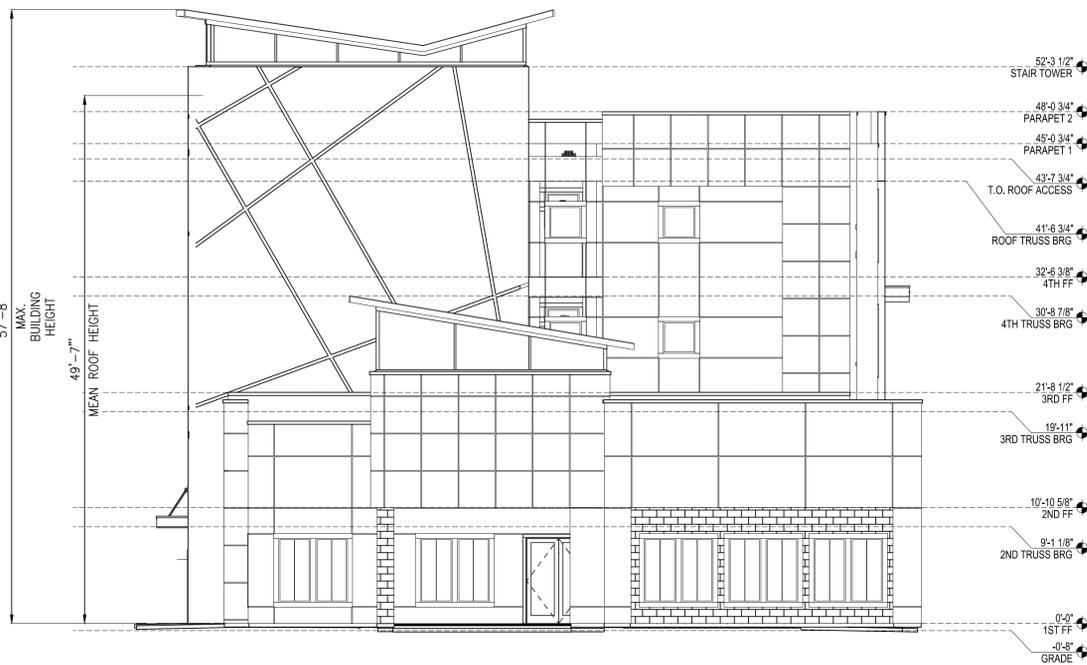
SITE DEVELOPMENT ELEVATIONS

SD-02
SHEET 2 OF 3

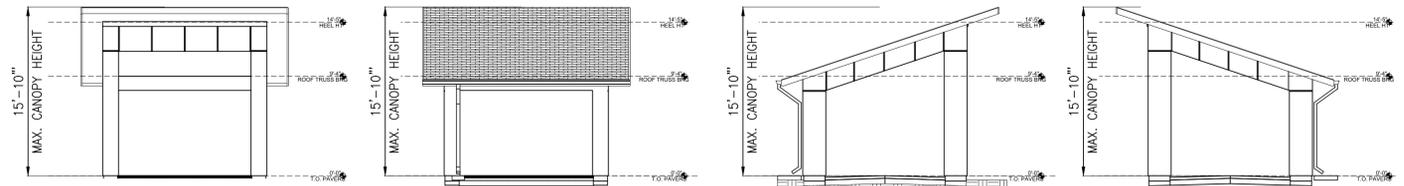
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3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



5 EAST ELEVATION
SCALE: 1/8"=1'-0"

6 WEST ELEVATION
SCALE: 1/8"=1'-0"

7 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

8 NORTH ELEVATION
SCALE: 1/8"=1'-0"

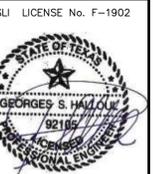
CANOPY ELEVATIONS

DATE	REVISIONS	BY



SCALE: 1"=20'
JOB NO.: 09-25-5273
FIELD BY: **/**/**
FIELD BOOK: ***
DRAWN BY: F.E.
CHECKED BY: F.E.
DATE: 02-26-2026

PROJECT NAME
PEBBLE HILLS SENIOR RESIDENCES
PROPERTY DESCRIPTION
BEING A PORTION OF TRACT 2-C, SECTION 16, BLOCK 10, TOWNSHIP 12, TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS.



FEBRUARY 26, 2026
SHEET TITLE

SITE DEVELOPMENT ELEVATIONS

SD-03
SHEET 3 OF 3



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