

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	34.00	20.00	97°23'37"	S27°29'00"E
C2	136.20	1055.45	07°23'37"	N17°31'00"E

LEGAL DESCRIPTION

BLOCK 367 VISTA DEL SOL #80 LOT 1
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 51,487 SQ. FT. OR 1.18 ACRES

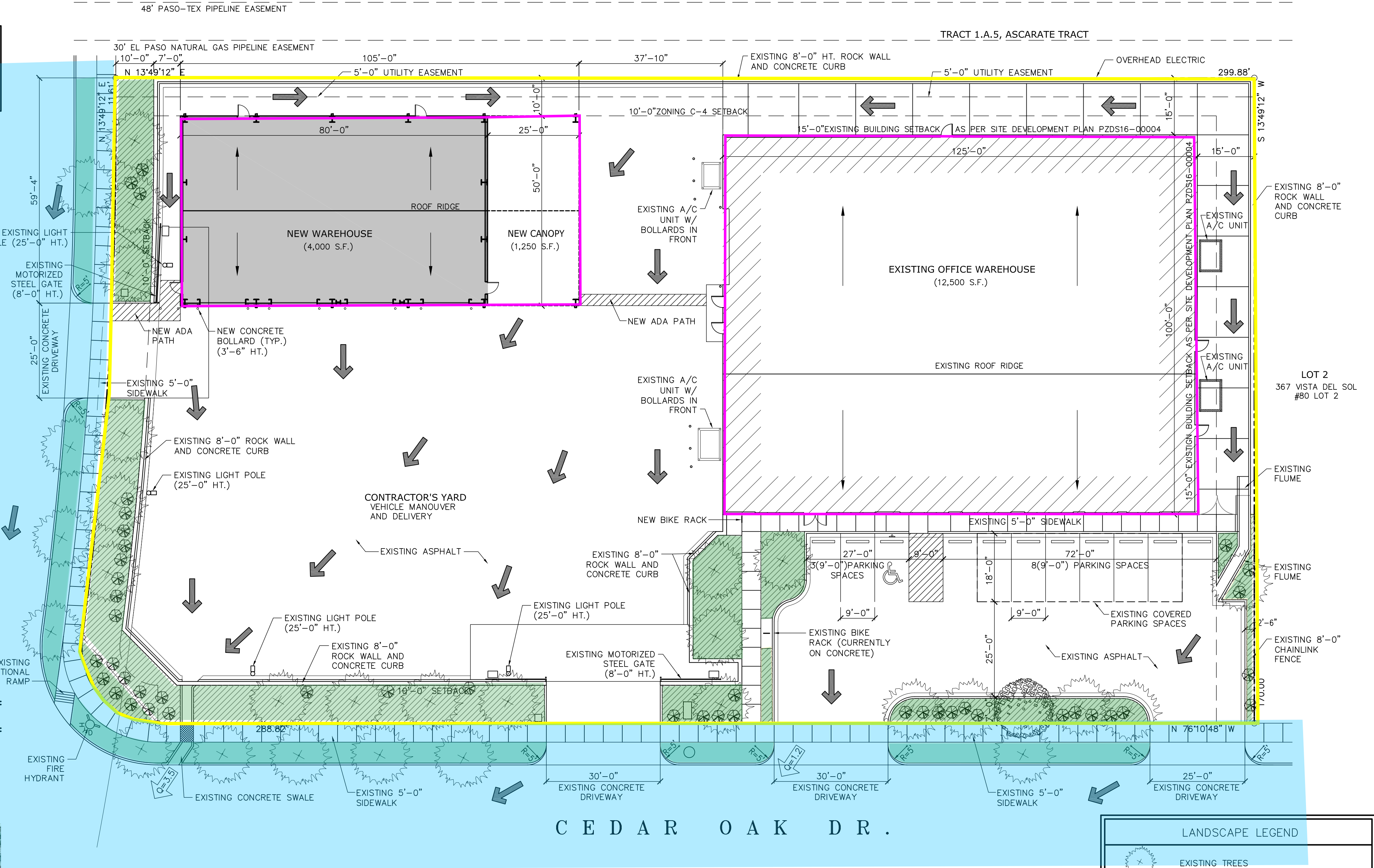


LOCATION MAP
SCALE: N.T.S.

DRAINAGE CALCULATIONS				
DRAINAGE AREA (ACRES)	RUNOFF COEFF. Co.	Tc (MIN.)	I (IN/HR)	Q ₁₀₀ (CFS)
1.18	0.95	10.0	4.3	4.8

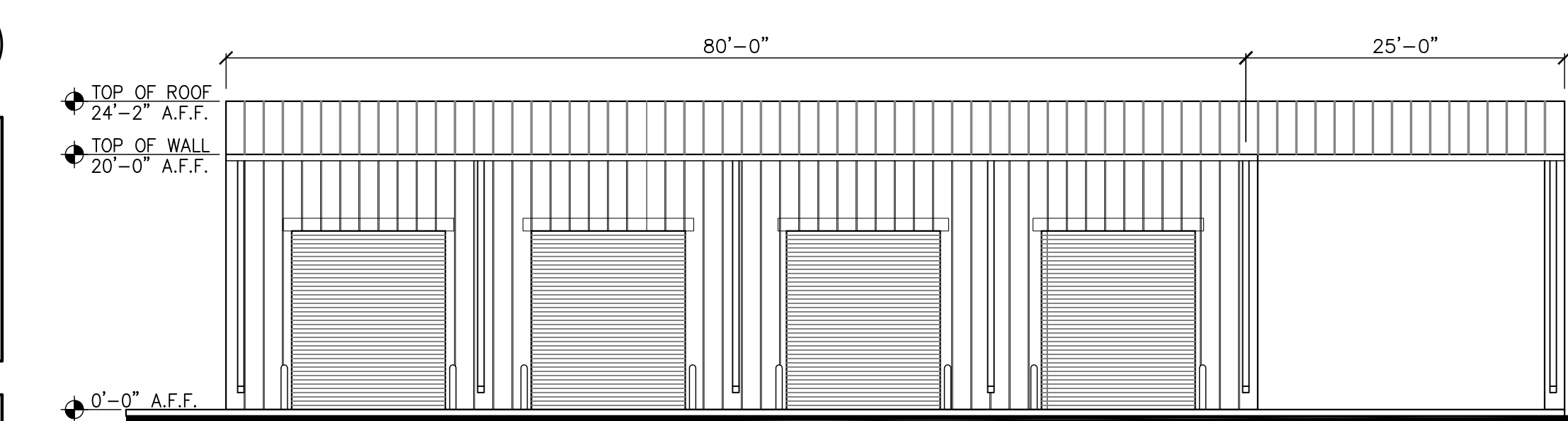
FLOOD ZONE DESIGNATION

FLOOD ZONE "X" AREA OF MINIMAL FLOOR HAZARD; AS PER FEMA MAP 480214-0042 C DATED FEBRUARY 16, 2006

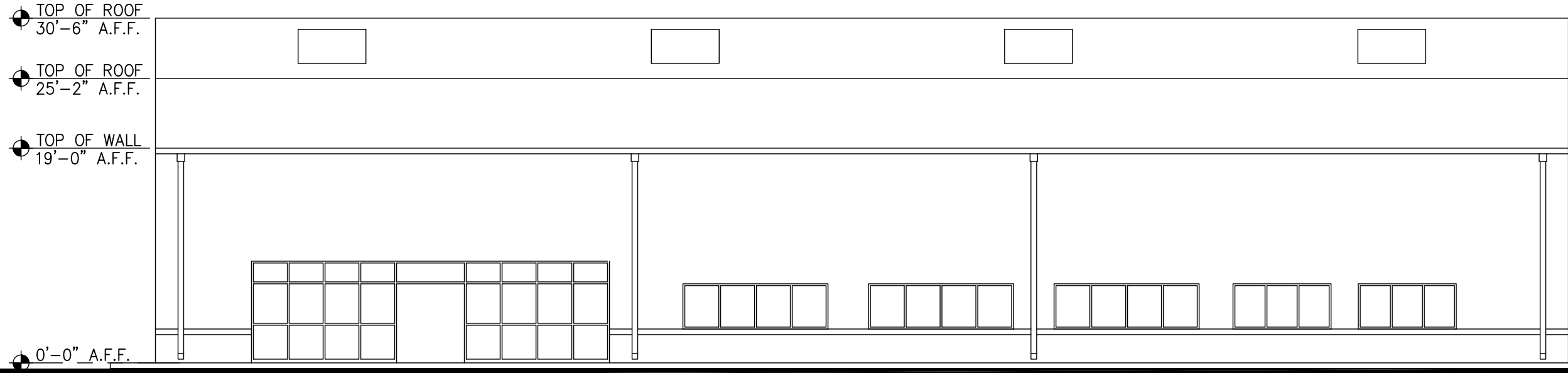


DETAILED SITE DEVELOPMENT PLAN
SCALE: 1/16" = 1'-0"

LANDSCAPE LEGEND	
	EXISTING TREES
	NEW TREES (1)
	NEW SHRUBS (45)
	STORMWATER DRAINAGE
	EXISTING LANDSCAPED AREA



PROPOSED BUILDING FRONT ELEVATION
SCALE: 3/32" = 1'-0"

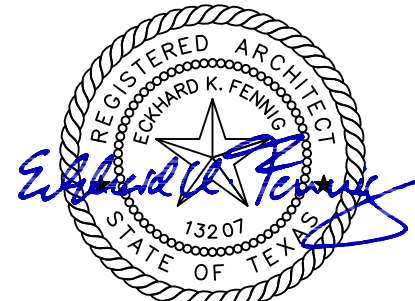


EXISTING BUILDING FRONT ELEVATION
SCALE: 3/32" = 1'-0"

PROJECT:
AMPTX ELECTRIC, LP - NEW METAL BUILDING
11409 CEDAR OAK DR.
EL PASO TEXAS, 79936

CODE REQUIREMENTS		
ZONING C-4 C SETBACKS FOR ZONING C-4: FRONT YARD = 0 FT. REAR YARD = 10 FT. SIDE YARD = 0 FT. (10 FT. WHEN ABUTTING RESIDENTIAL OR APARTMENT DISTRICT) SIDE STREET = 10 FT. HEIGHT LIMIT FOR C-4 = 60 FT. - SETBACKS FOR ZONING C-4 AS PER PLANNING & INSPECTIONS SITE DEVELOPMENT PLAN PZDS16-0004 REAR AND SIDE BACK EXPANDED TO 15 FT.		
REQUIRED NUMBER OF PARKING SPACES (PER EL PASO ZONING ORDINANCE - OFFICE WAREHOUSE)		
EXISTING OFFICE/WAREHOUSE (12,500 SF.)	OFFICE	=1@ 576 SF. MIN. (4,614 SF. TOTAL) 4,614 SF./ 576 SF. = 8 REQUIRED MIN.
	OFFICE	=1@ 400 SF. MAX. (4,614 SF. TOTAL) 4,614 SF./ 400 SF. =12 REQUIRED MAX.
	WAREHOUSE	=1@ 7,200 SF. MIN. (7,886 SF. TOTAL) 7,886 SF./7,200 SF.= 1 REQUIRED MIN.
	WAREHOUSE	=1@ 5,000 SF. MAX.(7,886 SF. TOTAL) 7,886 SF./5,000 SF.= 2 REQUIRED MAX.
NEW WAREHOUSE (4,000 SF.)	WAREHOUSE	=1@ 7,200 SF. MIN. (4,000 SF. TOTAL) 4,000 SF./7,200 SF.= 1 REQUIRED MIN.
	WAREHOUSE	=1@ 5,000 SF. MAX.(4,000 SF. TOTAL) 4,000 SF./5,000 SF.= 1 REQUIRED MAX.
10 SPACES MINIMUM/ 15 SPACES MAXIMUM REQUIRED/ 11 SPACES PROVIDED		
BIKE RACK REQUIRED = 3 SPACES REQUIRED MINIMUM / 3 PROVIDED		
ACCESSIBLE PARKING SPACES AS PER TAS 208.2.2		
1 ACCESSIBLE SPACE REQUIRED/ 1 ACCESSIBLE SPACE PROVIDED		

LANDSCAPE ORDINANCE		
LANDSCAPED AREA REQUIRED = 15% OF LOT AREA LESS BUILDING AREA		
LANDSCAPE AREA REQUIRED: 51,487 SF. - 12,500 SF (EXIST). = 38,987 SF.		
38,987 SF x 15% = 5,848 SQ. FT. REQUIRED		
TOTAL PROVIDED LANDSCAPE:	6,354 SQ. FT.	
(7 UNITS)		
PLANT QUANTITIES	REQUIRED	PROVIDED
QTY. OF PROJECT TREES	6	7
QTY. OF CANOPY TREES	2	2
QTY. OF STREET TREES	11	11
QTY. OF FRONTAGE TREES	11	11
QTY. OF 5 GAL. SHRUBS	263	265
TOTAL AMOUNT OF TREES	30	31
LANDSCAPED AREA REQUIRED FOR EXPANSION: = 15% OF NEW BUILDING AREA		
LANDSCAPE AREA REQUIRED: 4,000 x 15% = 600 SF. REQUIRED (1 UNIT)		
PLANT QUANTITIES	REQUIRED	PROVIDED
QTY. OF PROJECT TREES	1	1
QTY. OF CANOPY TREES	0	0
QTY. OF STREET TREES	0	0
QTY. OF FRONTAGE TREES	0	0
QTY. OF 5 GAL. SHRUBS	45	45
TOTAL AMOUNT OF TREES	1	1



04 / 07 / 2025
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