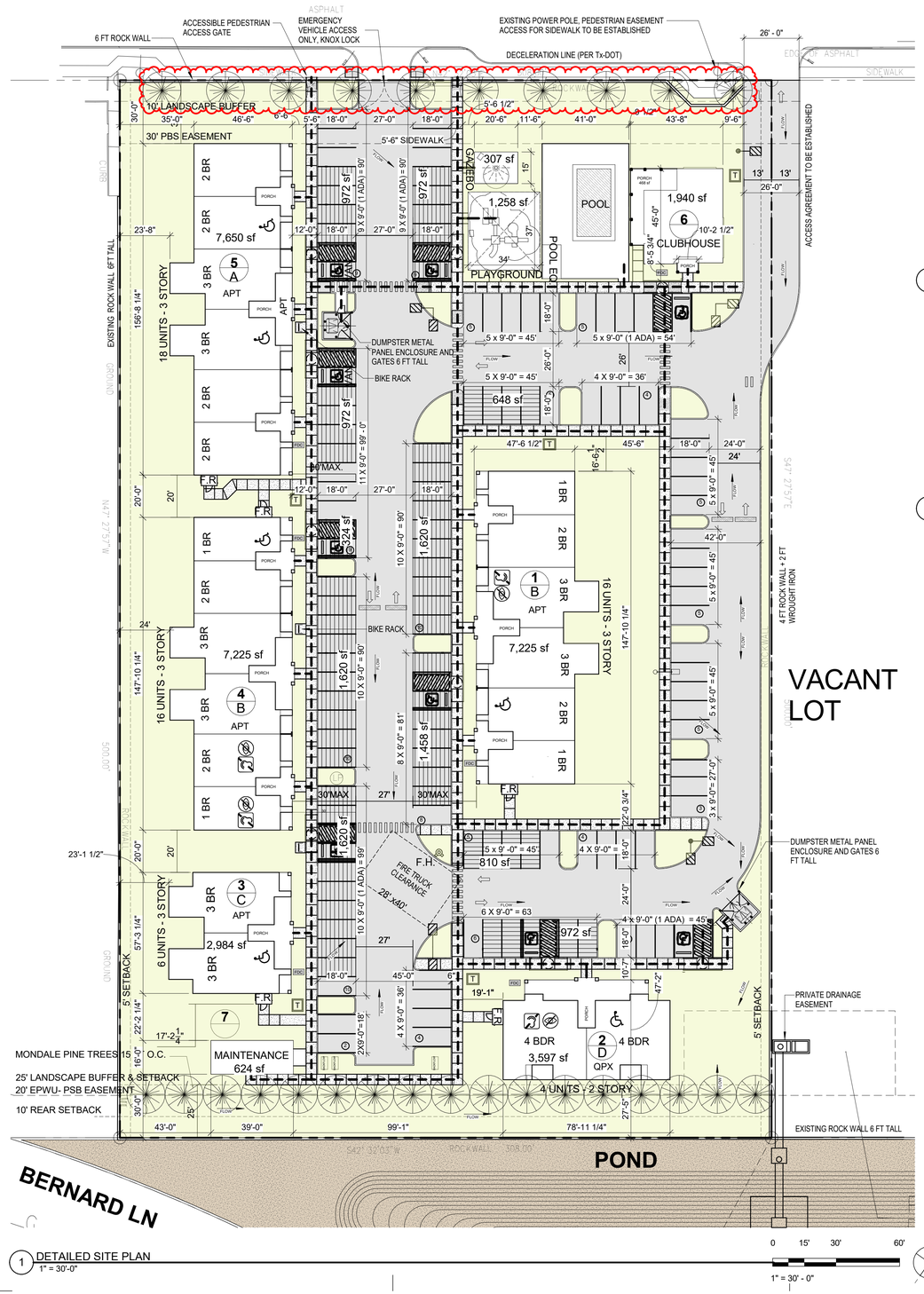
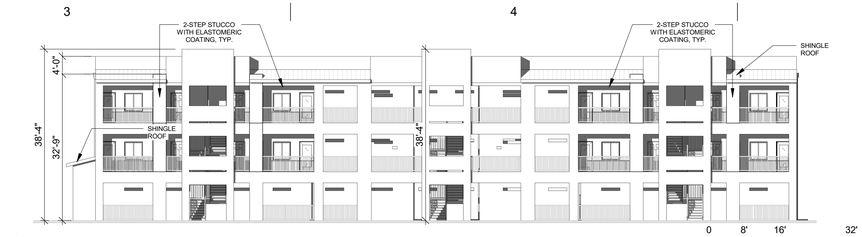


1 DETAILED SITE PLAN
1" = 30'-0"

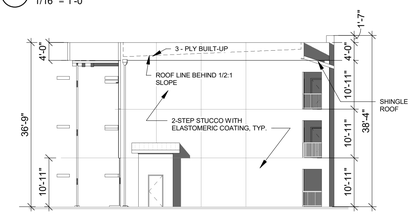
1" = 30' - 0"



2 BLDG. A - SOUTH ELEVATION
1/16" = 1'-0"

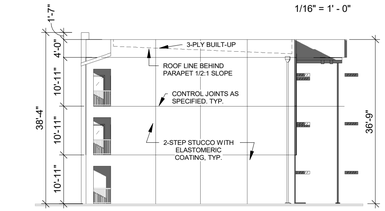
3 BLDG. A - NORTH ELEVATION
1/16" = 1'-0"

1/16" = 1' - 0"



5 BLDG. A - WEST ELEVATION
1/16" = 1'-0"

1/16" = 1' - 0"



4 BLDG. A - EAST ELEVATION
1/16" = 1'-0"

1/16" = 1' - 0"

ZONING CODE
APENDIX B TABLE OF DENSITY AND DIMENSIONAL STANDARDS

	ZONING	APARTMENTS	C-4C	COMERCIAL SPECIAL CONDITION 016386
BUILDING SEATBACKS (FEET)	MINIMUM FRONT YARD		0	25' LANDSCAPE BUFFER - (SPECIAL CONDITION)
	MINIMUM REAR YARD		10	WHEN ABUTTING TO RESIDENTIAL
	MINIMUM CUMULATIVE FRONT & REAR YARD TOTAL		NA	
	MINIMUM SIDE YARD		5	
	MINIMUM SIDE STREET YARD		10	
	MINIMUM CUMULATIVE SIDE & SIDE STREET YARD TOTAL		NA	
	OTHER STANDARDS SUPLEMENTAL REGULATIONS 20.10.350		MULTI-FAMILY: MAXIMUM OF 145 UNITS PER ACRE	
	MINIMUM HEIGHT LIMITATION IN FEET		60; MAY EXCEED 60' WHEN AN ADDITIONAL SETBACK OF ONE FOOT IS PROVIDED FROM ALL ADJACENT YARDLINES FOR EACH FOOT OF HEIGHT IN EXCESS OF 60.	

LANDSCAPE CALCULATIONS

LANDSCAPE AREA REQUIRED

TOTAL LOT AREA	153,997.67 SQ FT	**REQUIRED LANSDSCAPE AREA** RE: 18.46.090 -A.7 (TOTAL LOT - BLDG AREA) x 0.15	23,099 SQ FT
TOTAL BUILDING AREA	31,255 SQ FT		
WE ARE PROVIDING PLANT MATERIAL AND PROVIDING ENOUGH LANSDCAPE AREA		**PROVIDED TOTAL LANDSCAPE**	**55,870 SQ FT**

ZONING CODE
APENDIX C TABLE OF PARKING RQUIREMENTS AND STANDARDS

13.00	RESIDENTIAL	AUTOMOBILE & LIGHT TRUCK MINIMUM	AUTOMOBILE & LIGHT TRUCK MAXIMUM	BICYCLE	HEAVY TRUCK TRAILER	GRAVEL SCREEN PARKING MINIMUM	GRAVEL SCREEN PARKING MAXIMUM
13.02	APARTMENTS	1/RESIDENTIAL UNIT		NOTE 3	NONE	ALLOWED	2C
	31,258 SQ FT	REQUIRED 60 for 60 apartments		REQUIRED 4 SPACES	NA		
		PROVIDED 125 (13 trees required, 1 per 5 spaces in excess)		PROVIDED 10 SPACES (5 PER RACK)	NA		PROVIDED ASPHALT & CONCRETE

2

LEGEND

- LIGHTING POLE - 16 FT
- PROPERTY LINE
- SEATBACK LINE
- SCREENING FENCE
- ROCK WALL
- EXISTING EASTMENT
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT
- LANDSCAPE AREA
- POND (LOT 2)

PROPERTY DATA

LEGAL DESCRIPTION

ZARAGOZA RD. EL PASO TX, 79938

BLK 23 LOMAS DEL ESTE NLY PT OF 1 (1138.66' ON N- 732.21' ON E- 603.74' ON S- 500.00' ON W) (10.00 AC)

PIDN: L62099020300125
PROPERTY ID: 718510

BUILDING AREAS

AREA	SQ. FT.		
TOTAL LAND AREA	**153,997.67**		
	FOOT PRINT	PORCH	
CLUB HOUSE (BUSINESS "B")	1,940	468	
MAINTENANCE BUILDING (STORAGE "S-1")	624	0	
BUILDING A	7,650	406	
BUILDING B	7,225	344	
BUILDING B	7,225	344	
BUILDING C	2,984	102	
BUILDING D (Residential "R-2")	3,597	120	
	31,255		
PLAYGROUND	1,258		
GAZEBO	307.5		
LIGHT ASPHALT	53,160		
CONCRETE	10,278		
6' ROCK WALL	1,300 LF		

ACREAGE TABULATION

AREA	SQ. FT.	ACRES	%
TOTAL LAND AREA	**153,997**	**3.5353**	**100**
BUILDING FOOT PRINT	31,255	0.72	20
PAVED CONCRETE AREA	10,375	0.24	07
LIGHT ASPHALT AREA	53,160	1.22	35
OPEN AREA	59,207	1.36	38

BLDG #	TYPE	# OF UNITS	# OF STORIES
1	B	16	3
2	D	4	2
3	C	6	3
4	B	16	3
5	A	18	3
TOTAL		60	

2

WDA Wright & Dalbin
Planning · Architecture · Construction
2112 Murchison Dr, El Paso, TX 79930
PH: (915) 533-3777

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REGISTERED ARCHITECT ANGEL BATALLER 28661 STATE OF TEXAS

MAY 29, 2026

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VILLAS AT AUGUSTA

3690 N. ZARAGOZA RD.
EL PASO, TX, 79938

OWNER

INVESTMENT IBI BUILDERS INC.

ibitoday.com
7400 Viscount Blvd. Suite 109,
El Paso, Texas 79925

FOR PERMIT

MARK	DATE	DESCRIPTION
2	05/26/2026	CITYCOMMENTS

241057

04/24/2026

MA/EM

FD

SHEET TITLE

DETAILED SITE PLAN

AS-100

C:\Users\AngelBataller\Documents\26-0603 Villas at Augusta_Central_R24_abataller3WBKX.rvt
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