

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	16.69	20.00	47°49'21"	N63°24'35"W	16.21
C2	83.47	50.00	95°38'43"	N87°19'16"W	74.11
C3	16.69	20.00	47°49'21"	S85°46'03"W	16.21
C7	19.22	50.00	22°01'12"	N50°30'31"W	19.10
C8	25.01	50.00	28°39'38"	N75°50'56"W	24.75
C9	25.05	50.00	28°42'38"	S75°27'56"W	24.79
C10	14.18	50.00	16°15'14"	S52°59'00"W	14.14

LINE	LENGTH	BEARING
LI	216.14	N00°00'00"W

• CURRENT ZONING: PR-II
• 24' MIN. LOT AVERAGE WIDTH
• 134.00' MIN. LOT DEPTH
• LOT AREA: 3267.65 MIN.
• SIDE SETBACK:
• 0' SETBACK BETWEEN ADJOINING STRUCTURES
• 5' BUILDING SETBACK
• FRONT SETBACK: 20' MIN.
• REAR SETBACK: 15' MIN.
• MIN. DISTANCE BETWEEN BUILDINGS: 10'
• MAXIMUM BUILDING HEIGHT: 35'
• MIN. OFF-STREET PARKING: 2- VEHICLES (DRIVEWAY)

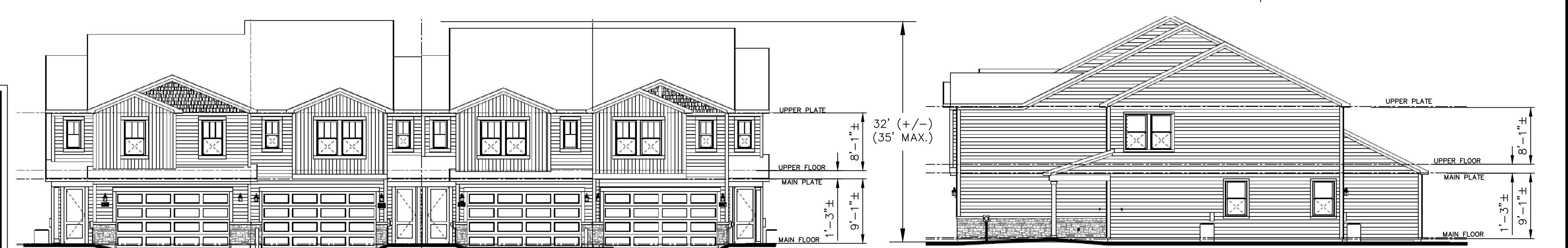
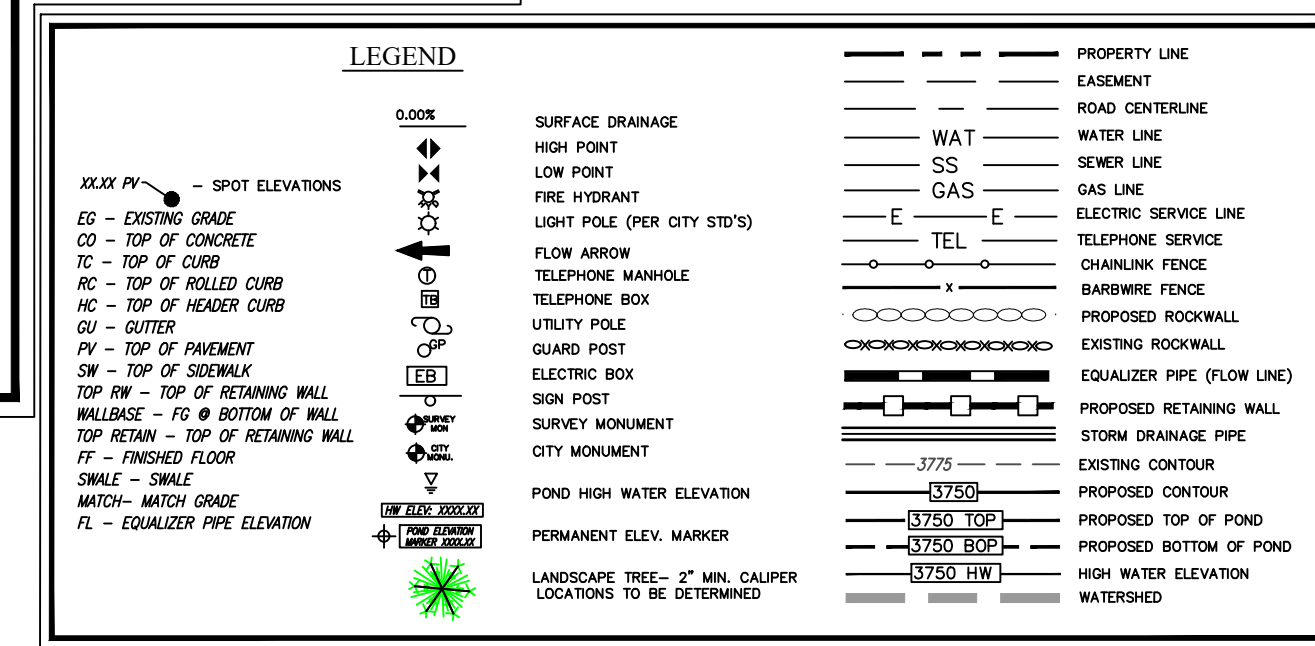
Parcel #	Area (SF)
LOT 1 BLK 1	4449.02
LOT 2 BLK 1	3267.65
LOT 3 BLK 1	3294.60
LOT 4 BLK 1	4016.93
LOT 5 BLK 1	4618.86
LOT 6 BLK 1	3391.17
LOT 7 BLK 1	3418.12
LOT 8 BLK 1	4166.19
LOT 9 BLK 1	4788.70
LOT 10 BLK 1	3514.69
LOT 11 BLK 1	3541.64
LOT 12 BLK 1	4315.44
LOT 13 BLK 1	4958.54
LOT 14 BLK 1	3638.21
LOT 15 BLK 1	3665.16
LOT 16 BLK 1	4464.69
LOT 17 BLK 1	5128.38
LOT 18 BLK 1	3761.73
LOT 19 BLK 1	3788.68
LOT 20 BLK 1	4613.95
LOT 21 BLK 1	5298.22
LOT 22 BLK 1	3885.25

Parcel #	Area (SF)
LOT 23 BLK 1	3912.20
LOT 24 BLK 1	4763.20
LOT 25 BLK 1	5468.06
LOT 26 BLK 1	4008.77
LOT 27 BLK 1	4035.72
LOT 28 BLK 1	4912.46
LOT 29 BLK 1	5637.90
LOT 30 BLK 1	4132.29
LOT 31 BLK 1	4159.24
LOT 32 BLK 1	5061.71
LOT 33 BLK 1	5807.74
LOT 34 BLK 1	4255.81
LOT 35 BLK 1	4282.76
LOT 36 BLK 1	5210.96
LOT 37 BLK 1	5977.58
LOT 38 BLK 1	4379.33
LOT 39 BLK 1	4406.28
LOT 40 BLK 1	5360.05
LOT 41 BLK 1	5816.38
LOT 42 BLK 1	3958.12
LOT 43 BLK 1	4062.68
LOT 44 BLK 1	5457.37
LOT 1 BLK 2	34908.72

NOTE:

Pursuant to El Paso Street Design Manual, 6.1.3 Length of A Block or Street Segment, we are requesting to waive the street length requirement and block face requirement based on the 6.1.4.E. We are proposing a cul-de-sac turn around to allow the ability for emergency vehicles to turn around.

According to the El Paso Street Design Manual (SDM) guidelines for construction Section 4.9.2 Local-Driveable Suburban Street Cross Section, the owner is asking for the reduction in parkway and is proposing additional pavement width to 36' face of curb to face of curb to match the existing Dewberry 54' ROW and road profile. The reduction of parkway will be offset by the open private space that the owner is proposing to the south of the property.



Release Dates:
Revisions:

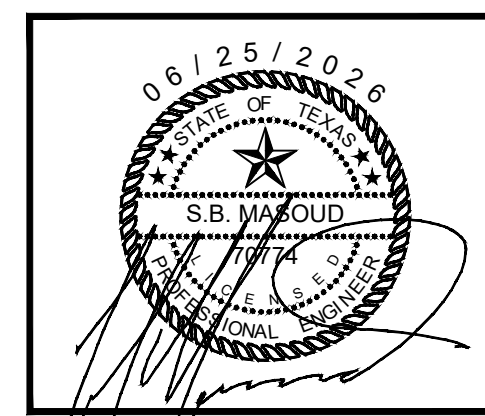
All drawings submitted in relation to this project, Architectural, Civil, Mechanical, Structural, Electrical, Landscaping, etc., are interrelated. The Contractor and Subcontractors shall review and coordinate the Entire Set of drawings and project specifications. The Contractor shall be responsible for verifying all data shown on the plans. If discrepancies are found, the Contractor shall notify the owner or Engineer immediately so that proper corrections can be made.

Scale:
PLAN VIEW
SCALE: AS NOTED
PROFILE VIEW
SCALE: HORIZONTAL: AS NOTED
VERTICAL: AS NOTED

DRE Del Rio Engineering, Inc.
DRE@delrioengineering.net
P.O. Box 220251 El Paso, Texas 79913 915/833-2400 TBPE Firm #: F-1093

This document, whether in hard copy or machine readable format, is copyrighted and an instrument of services in respect to the project for which it was prepared. This document is not intended or authorized for reuse by any party an extension of such project or any other project. Any reuse, including copying and/or modifying the document, without written permission from DEL RIO ENGINEERING, INC. for the specific purpose intended is a violation of federal copyright law. Unauthorized use of this material may result in civil and/or criminal penalties.

DETAILED SITE DEVELOPMENT PLAN
DEWBERRY SPRINGS SUBDIVISION
PORTION OF TRACT 1B, NELLIE D. MUNDY SURVEY NO. 243
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 298,263 SQ. FT. OR 6.8472 ACRES



Project #:	J25-059	Design By:	AF
Plot Date:	06/25/2026	Drawn By:	AF
SHEET:	1"=40'	SHEET:	C-01