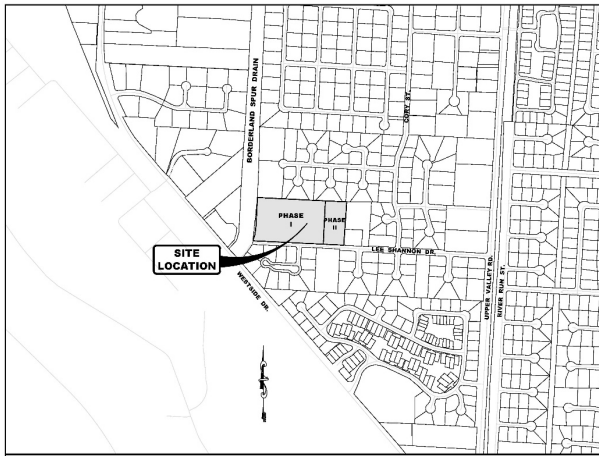
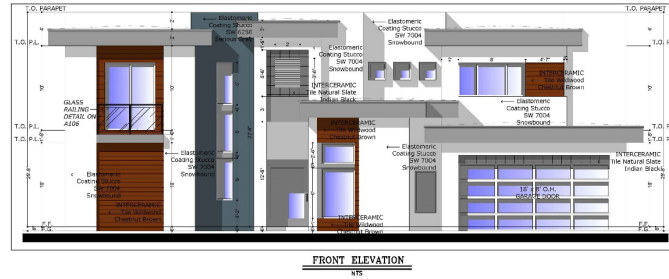


# HORIZONTE RESIDENTIAL AND HORIZONTE RESIDENTIAL PHASE II DETAILED SITE DEVELOPMENT PLAN

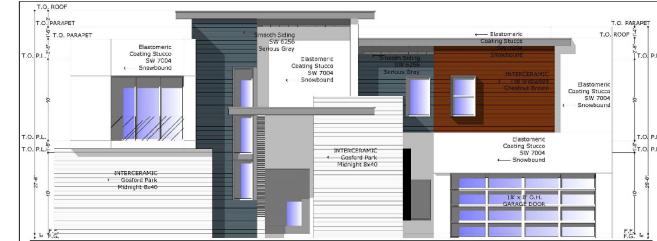
PHASE I: BEING HORIZONTE RESIDENTIAL AND LESS THE 5 FEET ADDITIONAL R.O.W.,  
 PHASE II: PORTION OF TRACT 5A, BLOCK 8, UPPER VALLEY SURVEYS,  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CONTAINING: 9.013 ACRES ±



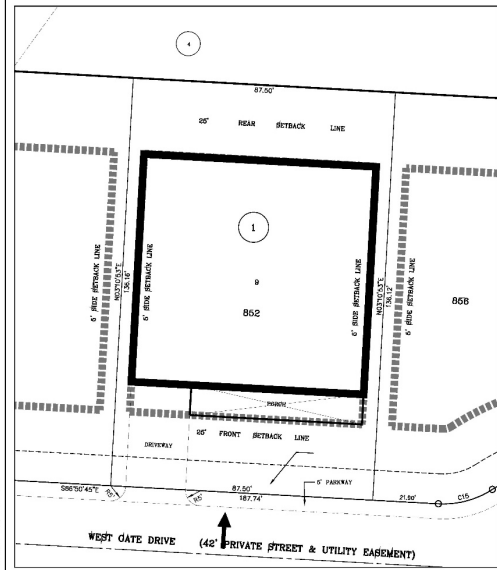
LOCATION MAP 1" = 600'



FRONT ELEVATION

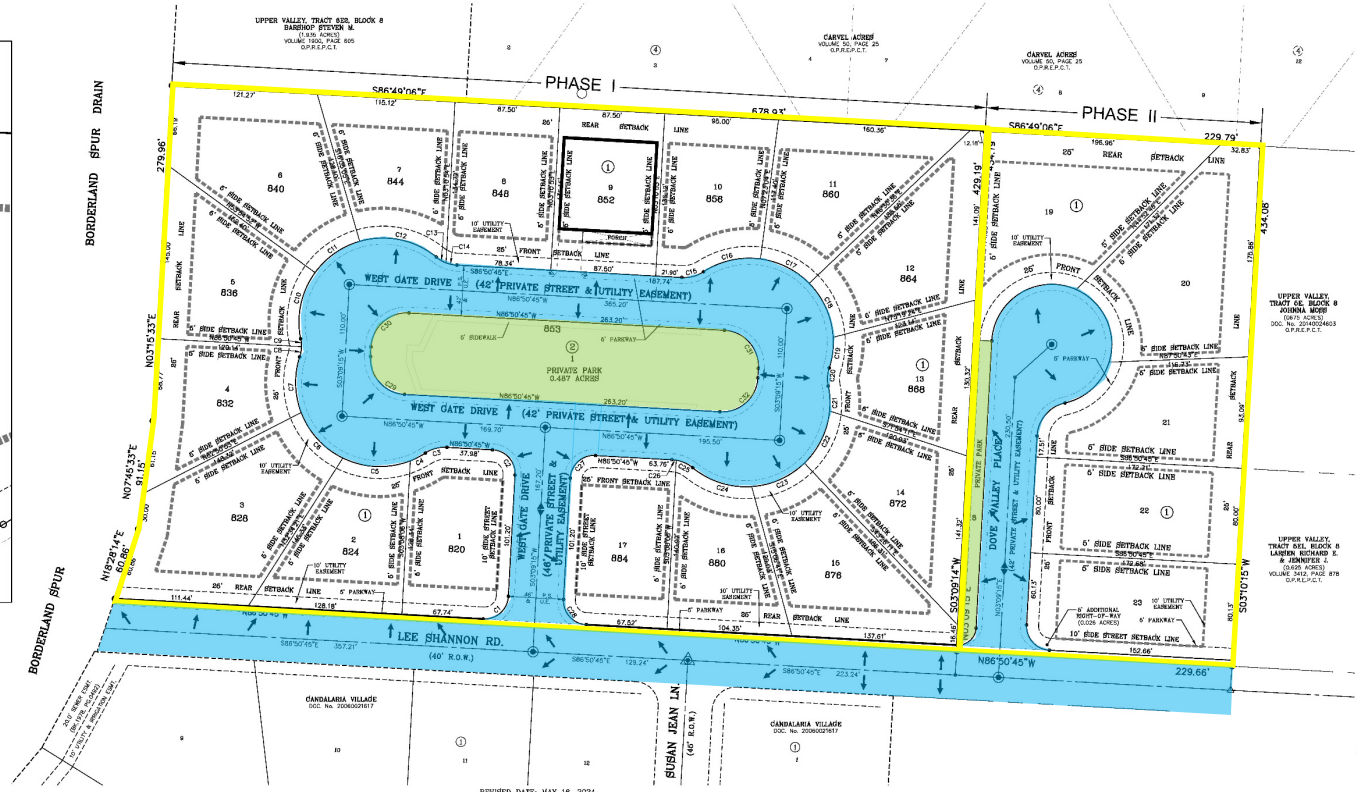


FRONT ELEVATION



TYPICAL LOT NTS

<ul style="list-style-type: none"> <li>① SUBDIVISION BOUNDARY LINE</li> <li>— STREET CENTERLINE</li> <li>① BLOCK NUMBER</li> <li>② LOT NUMBER</li> <li>⊙ EXISTING FRONT OF WAY</li> <li>⊙ EXISTING CITY MONUMENT</li> <li>⊙ PROPOSED CITY MONUMENT</li> <li>● SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "24"</li> <li>● SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "24"</li> <li>● 5/8 INCH IRON ROD FOUND UNLESS NOTED</li> <li>△ CALCULATED POINT</li> </ul>	<ul style="list-style-type: none"> <li>( ) RECORD INFORMATION</li> <li>EPWU EL PASO WATER UTILITIES</li> <li>PSB PUBLIC SERVICE BOARD</li> <li>P.S. PRIVATE STREET</li> <li>U.E. UTILITY EASEMENT</li> <li>P.P.R.P.C.T. PLAT RECORDS</li> <li>O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS</li> <li>EL PASO COUNTY, TEXAS</li> <li>EL PASO COUNTY, TEXAS</li> <li>⊙ BENCH MARK</li> <li>→ DRAINAGE FLOW</li> </ul>
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DESCRIPTION	PHASE I		PHASE II	
	ACRES	SQ. FT.	ACRES	SQ. FT.
RESIDENTIAL	4.441	194,848	1.706	73,006
PRIVATE PARK	0.487	21,313	0.066	2,795
RIGHT-OF-WAY	1.767	78,180	—	—
DOVE VALLEY PLACE	—	—	0.036	17,844
R.O.W. TAKES	—	—	0.038	1,648

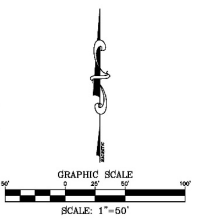
STREET NAME	LINEAR FEET
WEST GATE DRIVE	1,119 FEET
DOVE VALLEY PLACE	875.25 FEET

SPECIAL PERMIT FOR SETBACK REDUCTION		
	R-2	SPECIAL PERMIT
FRONT	10'	10'
REAR	10'	10'
CUMULATIVE	10'	0'
SIDE	6'	0'
SIDE STREET	15'	10'
CUMULATIVE	10'	0'

PROPOSED LAND USE		
DESCRIPTION	PHASE I	PHASE II
RESIDENTIAL LOT	17	5
PRIVATE PARK	1	1

PHASES I & II LOT SIZE	
R-2 REQUIRED	10,000 SF.
PROVIDE	MULTIPLE LOTS 66' x 140.00' AT

SCHOOL DISTRICT  
 EL PASO INDEPENDENT SCHOOL DISTRICT  
 6531 BOILING DRIVE  
 EL PASO, TEXAS 79925



REVISED DATE: MAY 16, 2024

20240516.DWG: HORIZONTE RESIDENTIAL PHASE II DETAILED SITE DEVELOPMENT PLAN