

DESERT PASS UNIT SIX DETAILED SITE PLAN

BEING LOT 3, BLOCK 2, DESERT PASS UNIT SIX,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

PARKING INFORMATION

TOTAL SITE: 546,121.18 SQ. FT. ~ 12.537 Ac.
TOTAL BUILDING: 129,050.00 SQ. FT.

APARTMENTS

TOTAL BUILDINGS PROPOSED: 22
TOTAL UNITS PROPOSED: 212
TOTAL 1 BEDROOM UNITS PROPOSED: 92
PARKING REQUIRED BY CITY CODE: 138

TOTAL 2 BEDROOM UNITS PROPOSED: 88
PARKING REQUIRED BY CITY CODE: 176
TOTAL 3 BEDROOM UNITS PROPOSED: 32
PARKING REQUIRED BY CITY CODE: 64

TOTAL PARKING REQUIRED BY CITY CODE: 378
HANDICAP PARKING REQUIRED: 8
BICYCLE PARKING REQUIRED: 19

PARKING PROVIDED

SURFACE PARKING: 446
SURFACE ACCESSIBLE: 11
TOTAL PARKING PROVIDED: 457
TOTAL BICYCLE PARKING PROVIDED: 24

TYPICAL PARKING DIMENSIONS:

STALLS : 9 FT. BY 18 FT.
BICYCLE: 24" BY 75"

REQUIRED LANDSCAPING

LANDSCAPING SHALL COMPLY WITH EL PASO CITY CODE 18.16

TOTAL SITE: 546,121.18 SQ. FT. ~ 12.537 Ac.

TOTAL SITE REQUIRED: 62,561 S.F.

(SQ.FT. OF SITE LESS BLDG. SQ.FT. X 15%) = 196,800 S.F.

TOTAL SITE PROPOSED: 196,800 S.F.

DECIDUOUS OR CANOPY TREES 63 - 2" CALIPER

STREET TREES EXISTING 6

SHRUBS 1,251 - 5 gal. (1'x1')

GROUND COVER 6,256 s.f. MIN.

ONE DECIDUOUS OR EVERGREEN TREE HAVING A MINIMUM TWO INCH

CALIPER AND 10' AT THE TIME OF PLANTING.

SHADING SHALL BE REQUIRED FOR PARKING LOTS AND

VEHICULAR USE AREAS THAT ARE LOCATED WITHIN THE PROJECT.

WITH TEN PARKING SPACES OR MORE SHALL BE PROVIDED WITH AT

LEAST ONE PARKING LOT TREE FOR EVERY TEN PARKING SPACES.

CANOPY TREES REQUIRED BY CITY CODE: 46

SUBSTITUTION AS PER EL PASO MUNICIPAL ORDINANCE

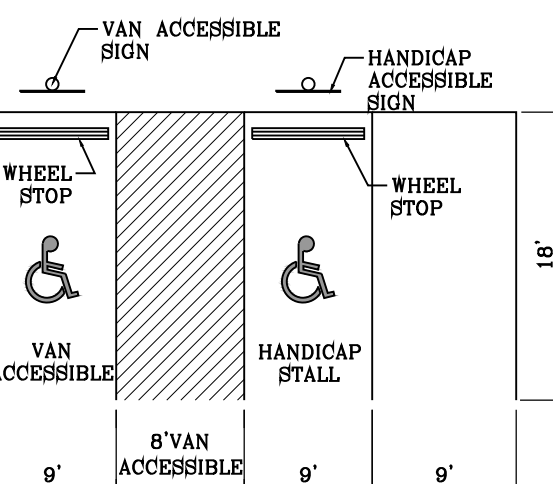
18.46.000 SECTION 1

TREES AS PER "RECOMMENDED TREES FOR EL PASO"

WEST TEXAS URBAN FORESTRY COUNCIL

KEY NOTES

- 1 PROPOSED SIDEWALK W/
STANDARD CURB
- 2 PROPOSED SIDEWALK (5'W)
- 3 PROPOSED RETAINING WALL (6'H)
- 4 PROPOSED ADA RAMP
- 5 PROPOSED PAVEMENT
- 6 PROPOSED LANDSCAPE
- 7 EXISTING CURB & GUTTER
- 8 WHEEL STOPS
- 9 PROPOSED CONCRETE DRIVEWAY
- 10 EXISTING SIDEWALK (5'W)
- 11 PROPOSED GATE (6'H)
- 12 EXISTING ROCK WALL (6'H)
- 13 PROPOSED DUMPSTER ENCLOSURE
(12'W x 12'L x 6.7'H)
- 14 EXISTING LIGHT POLE
- 15 EXISTING FIRE HYDRANT
- 16 PROPOSED SWALE
- 17 EXISTING MANHOLE
- 18 PROPOSED CONCRETE DRIVEWAY
- 19 PROPOSED WROUGHT IRON FENCE
- 20 EXISTING CURB AND GUTTER
TO BE REMOVED
- 21 PROPOSED CURB AND GUTTER
- 22 EXISTING ROCKWALL TO BE REMOVED
- 23 PROPOSED FLUME WITH TREAD PLATE
- 24 PROPOSED STEPS
- 25 EXISTING WING WALL
- 26 EXISTING 36"Ø PIPE
- 27 EXISTING HEAD WALL



TYPICAL HANDICAP PARKING
SCALE: 1"=4'



Typical Front Elevation
NTS



Typical Rear Elevation
NTS

DESERT PASS SUBDIVISION
UNIT FIVE
File No. 20220095093

DESERT PASS
SUBDIVISION
UNIT FOUR
File No. 20210096242

LEGEND

- BOUNDARY LINE
- PROPOSED BUILDING
- PROPOSED CLUBHOUSE
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- PROPOSED CHAT AND WALKING PATH
- CURB AND GUTTER
- PROPOSED ROCKWALL
- KEY NOTE
- RAMP
- DRAINAGE ARROWS

C3 SETBACKS

FRONT YARD 0 ft.
REAR YARD 25 ft.
SIDE YARD 5 ft.
SIDE BUTTING STREET 10 ft.
BUILDING MAX. HEIGHT 35 ft.

AREA SCHEDULE

BUILDING TYPE	S.F.	No. UNITS	DIMENSIONS WIDTH (W) - DEPTH (D)
I	4,280	56	W 63.6'± Max. - 51.9'± Min. D 70'± Max. - 80.2'± Min.
II-A	6,568	40	W 69.9'± Max. - 45.4'± Min. D 109.5'± Max. - 98.3'± Min.
II-B	6,564	84	W 69.9'± Max. - 45.4'± Min. D 109.5'± Max. - 98.3'± Min.
III	6,028	32	W 69.9'± Max. - 50.4'± Min. D 98.4'± Max. - 80.9'± Min.

NOTE:
ACCORDING TO THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO. 48214 0027 D,
DATED JANUARY 3, 1997 THIS
PROPERTY IS IN FLOOD ZONE: C

NOTE:
ALL EXISTING AND PROPOSED SIDEWALKS,
BARRIERS, FREE RAMPS, HANDICAP
PARKING, 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.

