

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

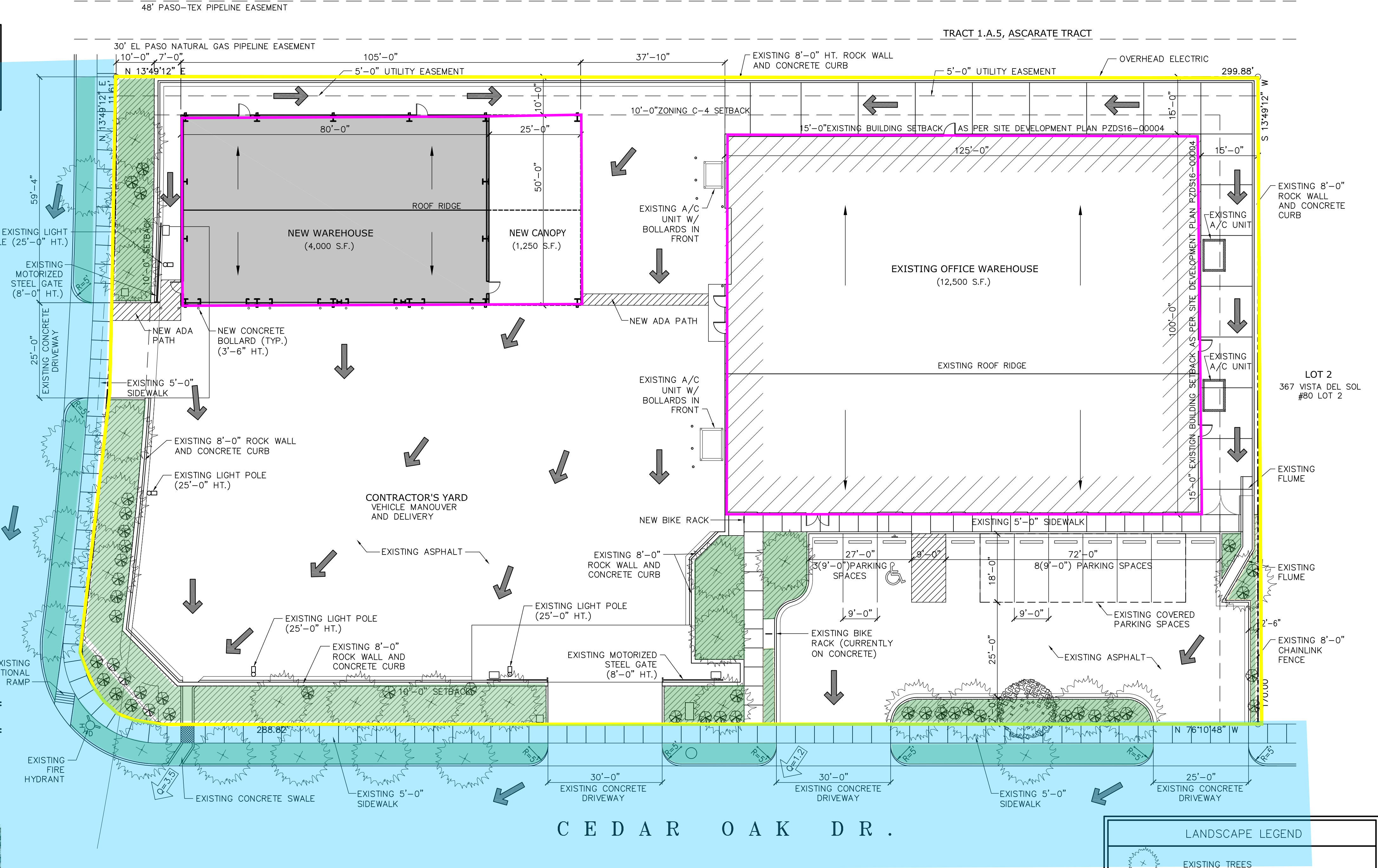


LOCATION MAP
SCALE: N.T.S.

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

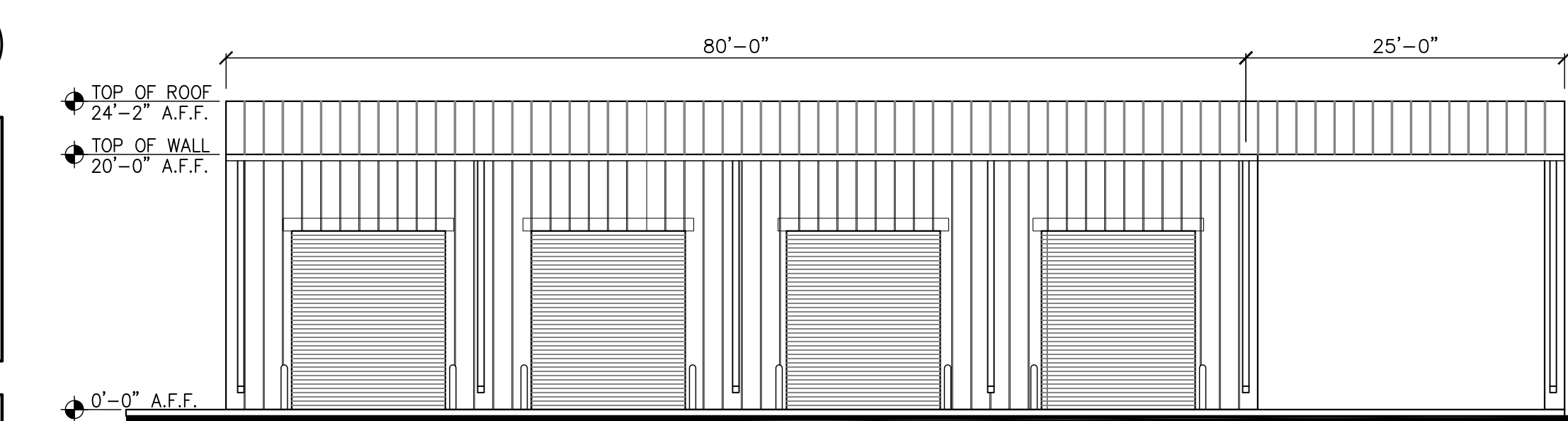
FLOOD ZONE DESIGNATION

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

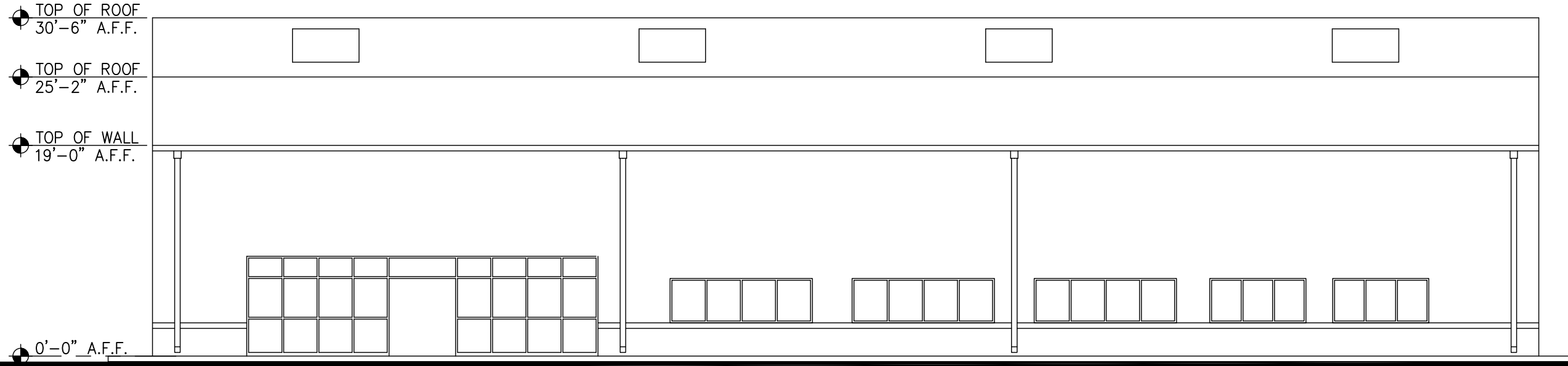


DETAILED SITE DEVELOPMENT PLAN
SCALE: 1/16" = 1'-0"

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



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



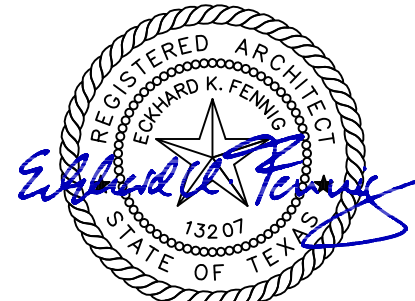
EXISTING BUILDING FRONT ELEVATION
SCALE: 3/32" = 1'-0"

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.
EXISTING OFFICE/WAREHOUSE (12,500 SF.)	WAREHOUSE	=1@ 7,200 SF. MIN. (7,886 SF. TOTAL)
		7,886 SF./7,200 SF.= 1 REQUIRED MIN.
NEW WAREHOUSE (4,000 SF.)	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.
NEW WAREHOUSE (4,000 SF.)	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

THE PROFESSIONAL ARCHITECT SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO THE MATERIAL AND ITEMS SHOWN ON THIS SHEET. ALL DRAWINGS, INSTRUMENTS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY THE ARCHITECT, AND THIS ARCHITECT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH PLANS, DRAWINGS OR DOCUMENTS NOT EXHIBITING THIS SEAL.

ORIGINAL DATE : 09-18-24
RESUBMISSION DATE : 04-07-25
PROJECT No. 2335