

DATE	REV	DATE	BY	DESCRIPTION

DETAILED SITE DEVELOPMENT PLAN

1 RHINO OFFICE PARK 2 (EXC SLY & SELY PT) (39509.35 SQ. FT.)
 1 RHINO OFFICE PARK SLY PT OF 2 BEG 196.12 FT W OF SEC (168.48 ON S- 179.0 FT ON W- 170.47 FT ON N- 178.99 FT ON E) (30333.83 SQ. FT.)
 LOT 2 PARCEL 2 AND 3 DEVELOPMENT
 1641 JOE BATTLE BLVD. CITY OF EL PASO, EL PASO COUNTY, TEXAS.
 69,843.18 SQ. FT
 1.60 ACRES +

- LEGEND**
- EXISTING OVERHEAD POWER LINE
 - EXISTING POWER POLE
 - EXISTING SANITARY SEWER LINE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATERLINE
 - EXISTING WATER VALVE
 - EXISTING FENCE
 - EASEMENT
 - PROPERTY BOUNDARY
 - CONCRETE
 - ASPHALT
 - LANDSCAPE
 - FLOW DIRECTION

ZONING C4 C

SETBACKS
 C4 C
 FRONT YARD = 0'
 SIDE YARD = 10'
 REAR YARD = 10'
 SIDE STREET YARD = 10'

LAND AREA

LOT 2 PARCEL 2	30,333.83 SQ. FT.
LOT 2 PARCEL 3	39,509.35 SQ. FT.
BUILDING AREA	
MEDICAL OFFICE	4,583.58 SQ. FT.
MEDICAL OFFICE IV	2,465.25 SQ. FT.
SHELL SPACES	3,900.00 SQ. FT.
TOTAL AREA	10,948.83 SQ. FT.

PARKING REQUIREMENTS

SHELL SPACES: 3,900.00 SQ. FT.
 (EL PASO, TEXAS - CODE OF ORDINANCES / TITLE 20 - ZONING / APPENDIX C - TABLE OF PARKING REQUIREMENTS AND STANDARDS.)

14.25 - OTHER RETAIL ESTABLISHMENT (HIGH - LOW VOLUME)
 1/250 SF GFA
 3,900/250 = 15.60 (16) PARKING SPACES REQUIRED

MEDICAL OFFICE: 4,583.58 SQ. FT.
 (EL PASO, TEXAS - CODE OF ORDINANCES / TITLE 20 - ZONING / APPENDIX C - TABLE OF PARKING REQUIREMENTS AND STANDARDS.)

4.10 - OFFICE, MEDICAL
 1/200 SF GFA
 4,583.58/200 = 22.91 (23) PARKING SPACES REQUIRED

MEDICAL OFFICE IV: 2,465.25 SQ. FT.
 (EL PASO, TEXAS - CODE OF ORDINANCES / TITLE 20 - ZONING / APPENDIX C - TABLE OF PARKING REQUIREMENTS AND STANDARDS.)

4.10 - OFFICE, MEDICAL
 1/200 SF GFA
 2,465.25/200 = 12.32 (13) PARKING SPACES REQUIRED

2015 IBC - TABLE 1106.1
 ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8

TOTAL PARKING REQUIRED = 52
 TOTAL PARKING PROVIDED = 82
 4 OF WHICH ARE H.C

LANDSCAPE REQUIREMENTS

TOTAL LAND AREA: 69,843.18 SF.
 BUILDING FOOTPRINT AREA: 10,948.83 SF.

69,843.18 sf - 10,948.83 SF = 58,894.35 sf
 58,894.35 sf x 0.15 = 8,834.15 sf

REQUIRED LANDSCAPE AREA = 8,834.15 SF
 PROVIDED LANDSCAPE AREA = 8,912.58 SF

PER 20.14.050.E, 1 TREE IS REQUIRED FOR 5 SPACES IN EXCESS OVER THE MAXIMUM. SINCE 33 SPACES ARE OVER THE MAXIMUM, 6 PARKING TREES ARE REQUIRED.

EXTRA PROJECT TREES SUBSTITUTED FOR 5 GALLON SHRUBS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME
	5	Cercis canadensis texensis
	10	Fraxinus velutina 'Fan-Tex'
	4	Fraxinus x 'Fan-West'
	13	Quercus virginiana
SHRUBS	QTY	BOTANICAL NAME
	8	Hesperaloe funifera
	21	Hesperaloe parviflora
	50	Lantana x 'New Gold'
	109	Muhlenbergia capillaris 'Regal Mist' TM
	52	Nerium oleander 'Hardy Red'
	24	Nerium oleander 'Little Red' TM
	88	Teucrium chamaedrys 'Nanum'

PLANT QUANTITIES	REQUIRED	PROPOSED
PROJECT TREES	9	19
CANOPY TREES	13	13
FRONTAGE TREES	0	0
BUFFER TREES	0	0
5 GAL. SHRUBS	398	352

