

TIERRA DEL ESTE III PHASE VI COUNTY VARIANCE MASTER

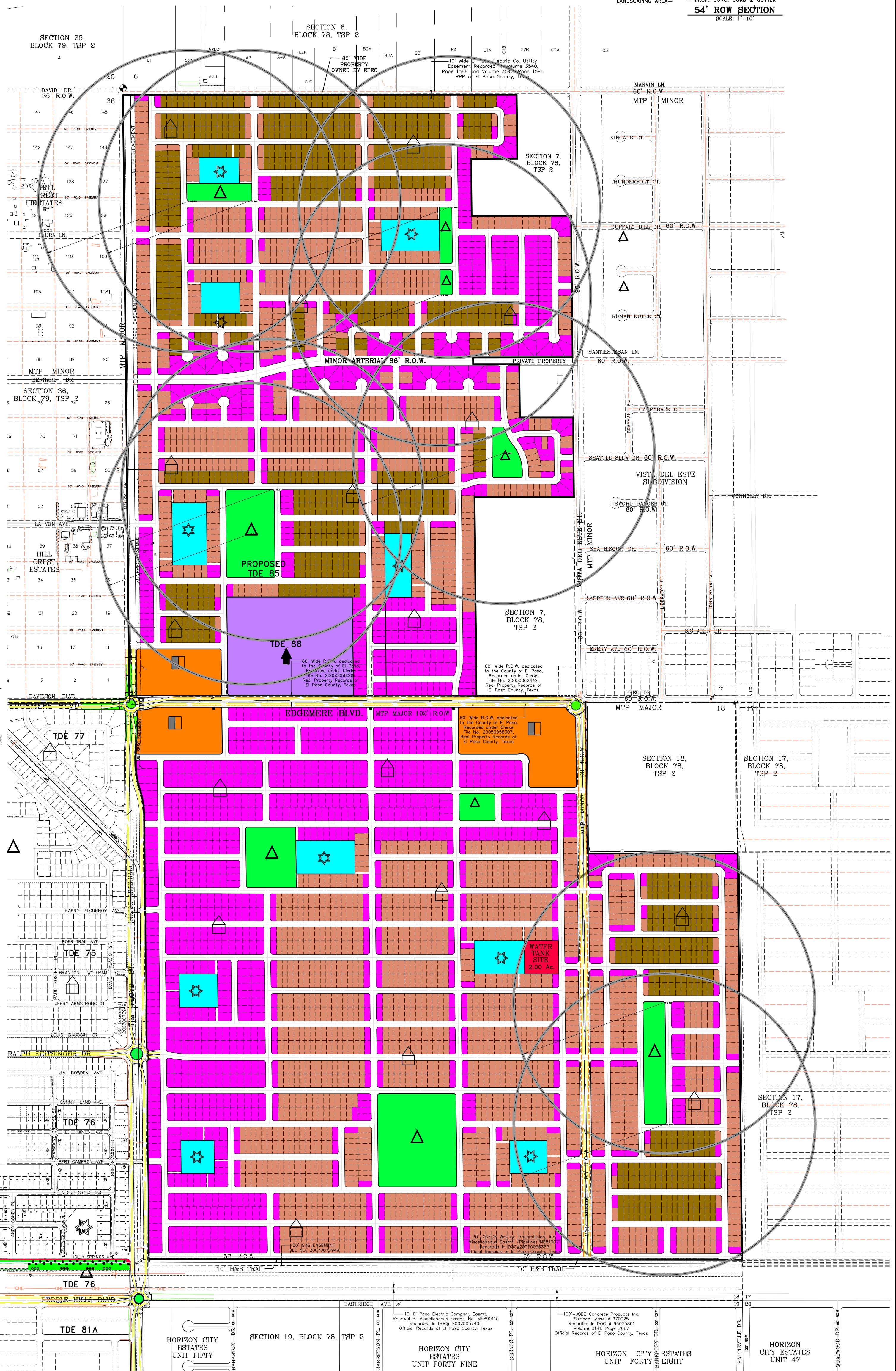
BEING PORTION OF SECTIONS 7 AND 18, BLOCK 78 TOWNSHIP 2,
TEXAS AND PACIFIC RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING: 955.486± ACRES

- COMMERCIAL
- PARK
- POND
- SCHOOL
- WATER TANK

LEGEND			
SYMBOL	LAND USE	*AREA ac. (INCLUDING STREETS)	
	RESIDENTIAL	* 849.521	3,225 TO 4,307 UNITS
	COMMERCIAL	26.459	
	PARK	32.00 to 44.00	9 PARKS
	POND	25.656	
	SCHOOL	21.850	
	TOTAL AREA	955.486	

4,331 Lots

COUNTY OF EL PASO SUBDIVISION REGULATIONS ALTERNATIVE SUBDIVISION DESIGN STANDARD (REVISED, MARCH 2014)			
	REQUIRED	PROPOSED	
A STANDARD R.O.W.	60' (36' PAVEMENT)	54' (34' PAVEMENT)	
B MIN. LOT WIDTH	60'	47' to 65'	
C MIN. LOT DEPTH	100'	105' to 120'	
a) 35% of the lots may be within 4,700 s.f. to 4,999 s.f.	35%	0.0%	
b) 30% of the lots may be within 5,000 s.f. to 5,499 s.f.	30%	18.93% (820 Lots)	
c) 20% of the lots may be within 5,500 s.f. to 5,999 s.f.	20%	49.06% (2,125 Lots)	
d) 10% of the lots may be within 6,000 s.f. or greater	15%	32.0% (1,386 Lots)	
D Every nonstandard lot will require 0.01 ac. of parkland	2.32 ac.	7.5 ac.	



LOCATION MAP

