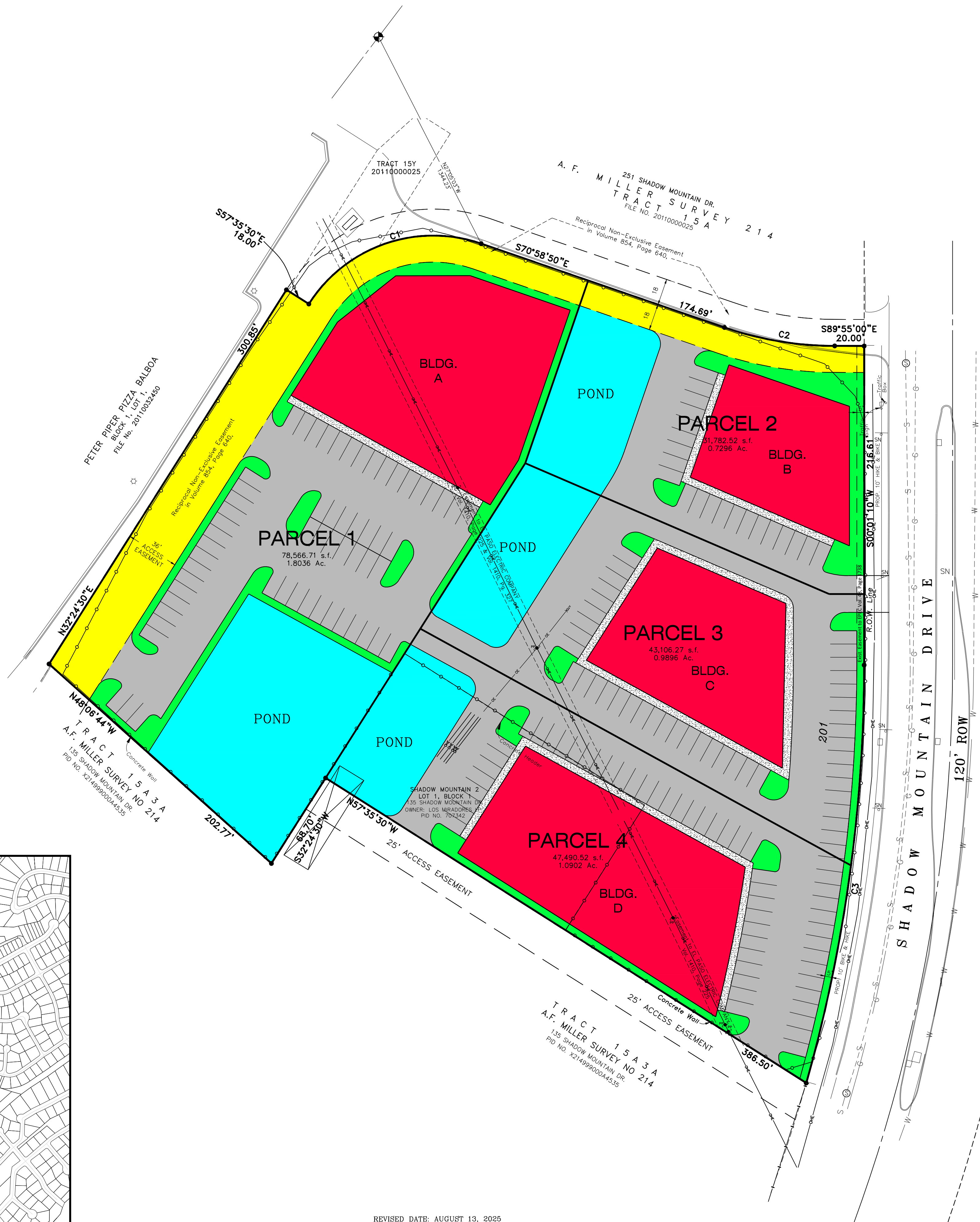
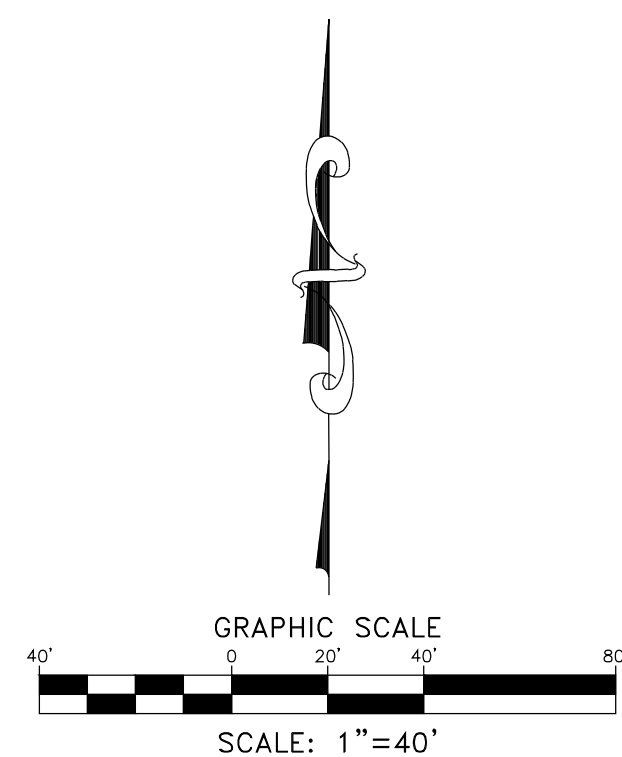


# SHADOW MOUNTAIN MASTER PLAN

BEING ALL OF LOT 1, BLOCK 1, SHADOW MOUNTAIN;  
AND LOT 1, BLOCK 1, SHADOW MOUNTAIN UNIT TWO,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

- PROPOSED BUILDINGS
- ACCESS EASEMENT
- PROPOSED LANDSCAPING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE



**PARCEL 1**  
RETAIL STORE (BLDG. A)  
TOTAL PARCEL: 78,566.71 SQ. FT. ~ 1.8036 Ac.  
TOTAL BUILDING: 18,120.00 SQ. FT.  
PARKING: 59±  
LANDSCAPING: 6,757.00 sf.

**PARCEL 2**  
RETAIL STORE (BLDG. B)  
TOTAL PARCEL: 31,782.52 SQ. FT. ~ 0.7296 Ac.  
TOTAL BUILDING: 8,614.00 SQ. FT.  
PARKING: 21±  
LANDSCAPING: 3,212.00 sf.

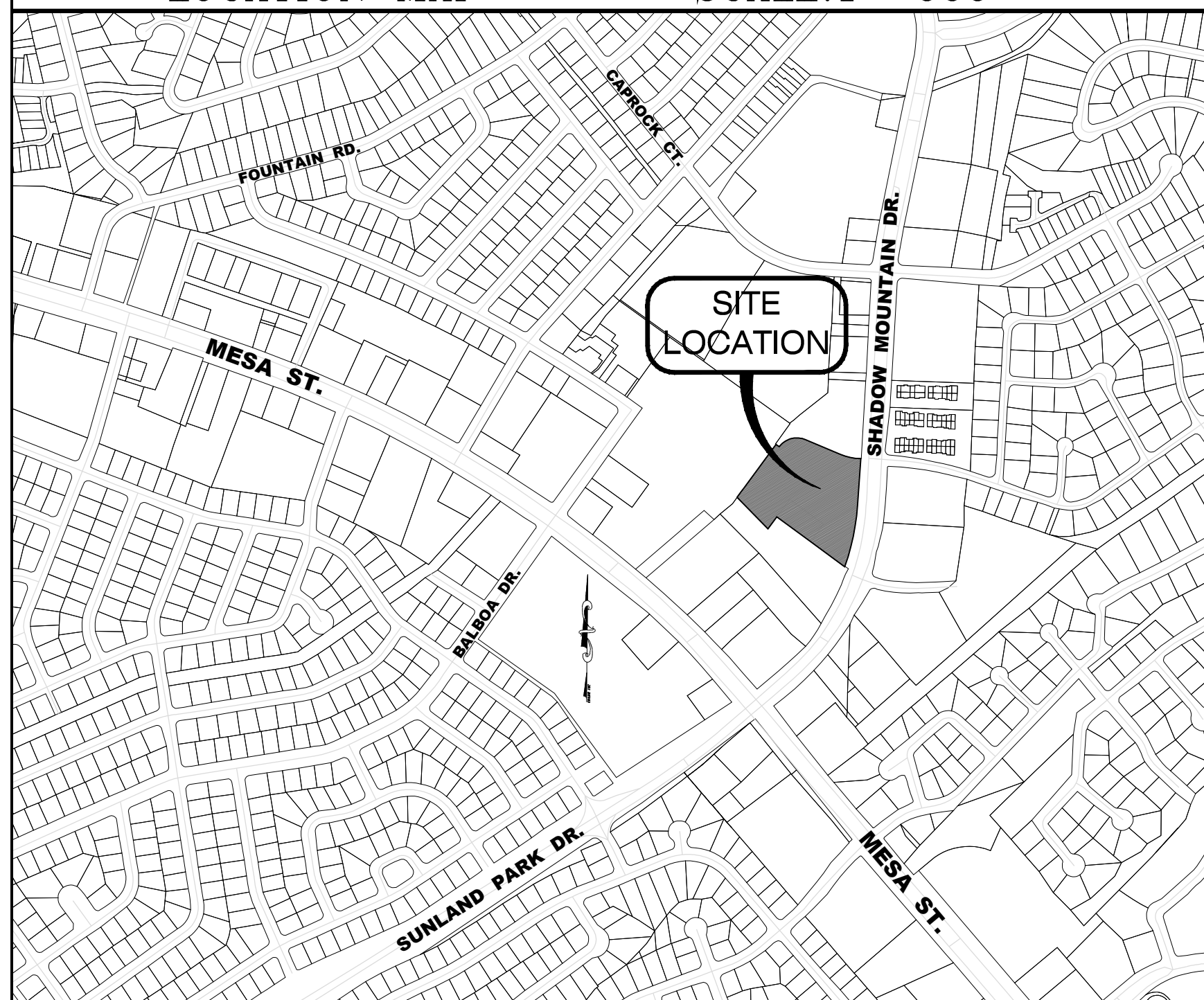
**PARCEL 3**  
RETAIL STORE (BLDG. C)  
TOTAL PARCEL: 43,106.27 SQ. FT. ~ 0.9896 Ac.  
TOTAL BUILDING: 11,760.00 SQ. FT.  
PARKING: 42±  
LANDSCAPING: 1,900.00 sf.

**PARCEL 4**  
RETAIL STORE (BLDG. D)  
TOTAL PARCEL: 47,490.52 SQ. FT. ~ 1.0902 Ac.  
TOTAL BUILDING: 17,417.00 SQ. FT.  
PARKING: 55±  
LANDSCAPING: 3,291.00 sf.

**TYPICAL PARKING DIMENSIONS:**  
STALLS : 9 FT. BY 18 FT.  
BICYCLE: 24" BY 75"

**REQUIRED LANDSCAPING**  
TOTAL SITE: 181,677.46 SQ. FT. ~ 4.1707 Ac.  
TOTAL SITE REQUIRED: 18,865.00 sf.  
TOTAL SITE PROPOSED: 15,160.00 sf.

LOCATION MAP SCALE: 1" = 600'



REVISED DATE: AUGUST 13, 2025

