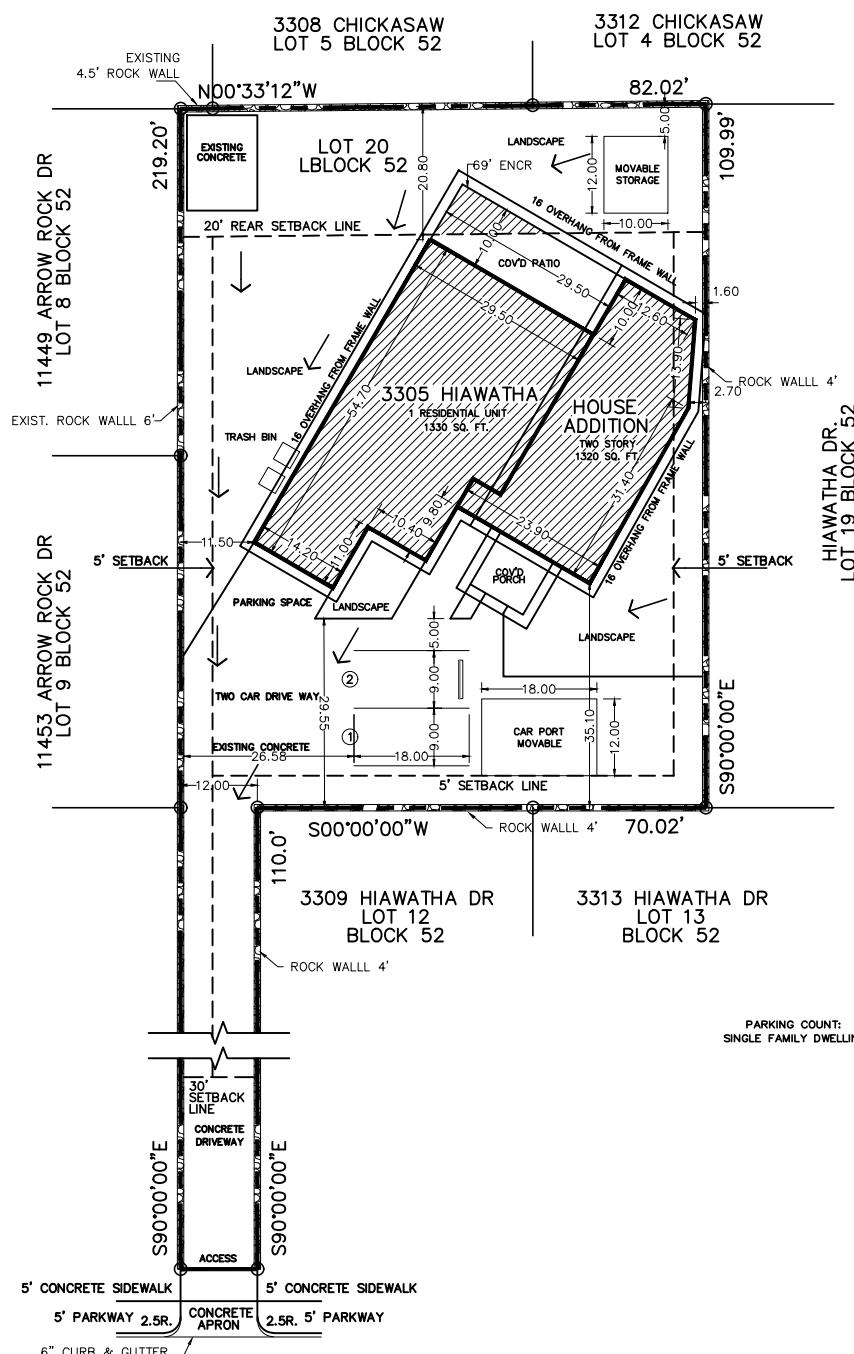


EXHIBIT "A"



GENERAL SITE NOTES

- CONCRETE WALKS ARE TO BE SCORED AS INDICATED WITH 1/2" EXPANSION JOINTS INSTALLED AT 20'-0" O.C. BETWEEN INTERSECTING WALKS AND AS DETAILED.
- AREAS INDICATED "LANDSCAPING" SHALL BE CLEARED OF ALL NON-SOIL MATERIALS AND GRADED TO 6" BELOW THE FINISH GRADE INDICATED. TOPSOIL, CHAT AND/OR OTHER MATERIALS FOR LANDSCAPING SHALL BE INTRODUCED UNDER SEPARATE CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR ALL INCIDENTAL WORK REQUIRED WHETHER INDICATED OR NOT TO COMPLETE NEW WORK FOR INTENDED USE.
- REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR CONSTRUCTION INTERFERING WITH INSTALLATION OF NEW CONSTRUCTION. REMOVAL INCLUDES DIGGING OUT STUMPS AND ROOTS.
- CONTRACTOR STAGING AREA SHALL BE LOCATED WITHIN PROJECT SITE LIMITS.

LEGAL DESCRIPTION
LOT. 20, BLK. 52, INDIAN RIDGE UNIT 11
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PROJECT ADDRESS
3305 HIAWATHA DRIVE, EL PASO, TEXAS 79936

EXISTING ZONING
EXISTING ZONING: R3-S

SETBACKS

20'	FRONT
20'	REAR
50'	MINIMUM CUMULATIVE FRONT & REAR YARD
5'	SIDE
10'	SIDE STREET
35'	BUILDING HEIGHT

PROVIDE DENSITY AS FOLLOWS:
LOT AREA SIZE 10,340 SQ. FT.
LOT WIDTH 82.02 FT.
LOT DEPTH 109.99 FT.

MINIMUM CUMULATIVE FRONT & REAR YARD
MINIMUM CUMULATIVE FRONT & REAR YARD = 50' SQ. FT.

BUILDING AREA

EXISTING BUILDING 1: RAMIREZ RESIDENCE TOTAL=1,330 SQ.FT	EXISTING BUILDING 2: ADDITION TOTAL=1,320 SQ.FT
TOTAL : 2620.00 SQ. FT.	

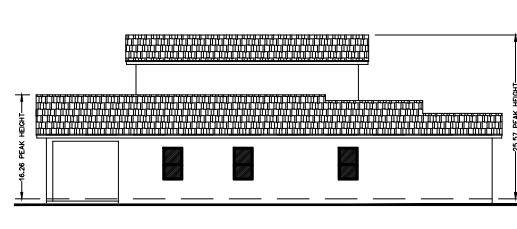
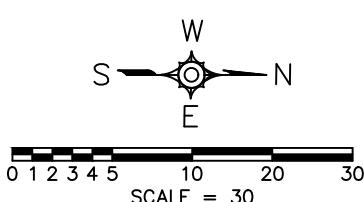
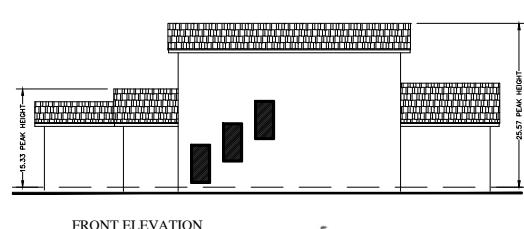
PARKING CALCULATION

PARKING SPACES REQ'D. AS PER CH. 20 APPENDIX "C" OF ZONING ORDINANCE FOR CITY OF EL PASO, TEXAS

PARKING COUNT: SINGLE FAMILY DWELLING REQUIRED SPACES: 2 / PER DWELLING REQUIRED: 2 PROVIDED: 3

3305 HIAWATHA DRIVE

R.O.W. 62 FT



*ASSUME ELEVATIONS

LEGAL DESCRIPTION:

LOT 20, BLK. 52,
INDIAN RIDGE UNIT 11
CITY OF EL PASO, EL PASO COUNTY, TEXAS

DATE:
NOV 2025

SCALE:
1"=30'

TO BE BUILT BY:

