



Recommendation | Public Input

1

Planning Division and DCC recommendation:

Approval

CPC Vote:

Approval (7-0)

Public Input:

- The Planning Division received a phone call in support for the special permit request.

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

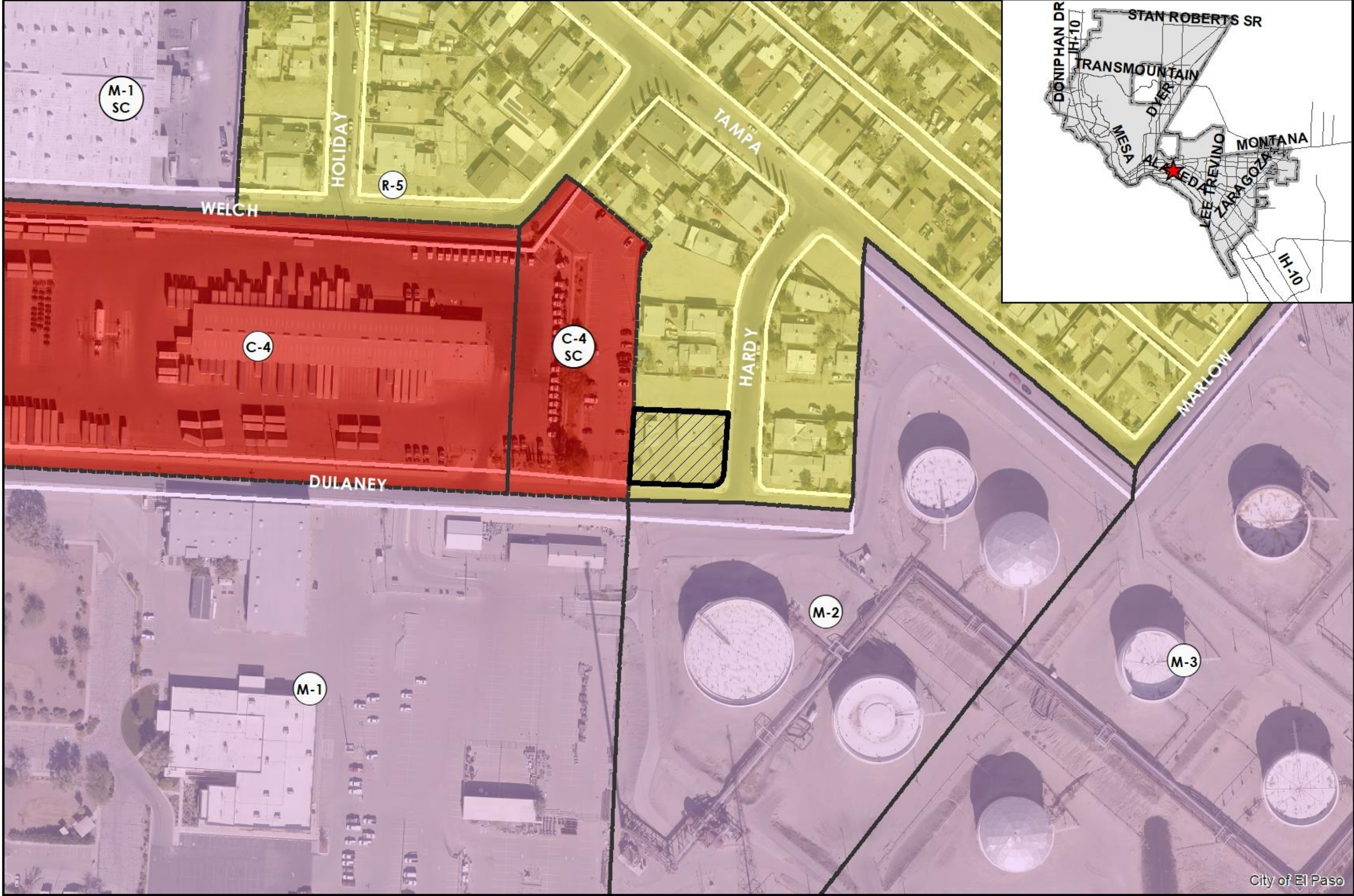
I T E M

401 & 405 Hardy Circle

Special Permit

PZST20-00003

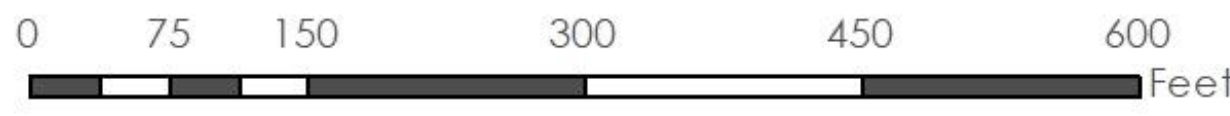




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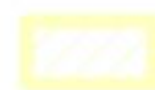
 Subject Property





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 Subject Property

0 75 150 300 450 600 Feet



INSTALL 2" TALL WROUGHT IRON SECURITY FENCE PER C&P STD DWG 4-4 (MODIFIED), THIS SHEET.

ROCKWALL
ADJACENT TO RESIDENTIAL LOTS

NOTES:

1. STONE FOR ROCKWALL SHALL BE AS NEARLY UNIFORM IN SECTIONS AS IS PRACTICABLE. THE STONE SHALL BE DENSE AND RESISTANT TO AIR AND WATER.
2. MORTAR SHALL BE TYPE "M" 1800 P.S.I. AS PER ASTM C270.
3. MASONRY WALLS OVER SIX (6) FEET IN HEIGHT AND THOSE USED FOR EARTH RETENTION OVER TWO (2) FEET SHALL BE DESIGNED AS STRUCTURAL WALLS.
4. WALLS ADJACENT TO PONDING AREAS OR DRAINAGE DITCHES MAY BE CONSTRUCTED OF BRICK OR CONCRETE BLOCK AND SHALL NOT BE LESS THAN SIX (6) FEET HIGH.
5. ROCKWALL MORTAR JOINTS SHALL NOT EXCEED TWO (2) INCHES.
6. PROVIDE ONE (1) INCH EXPANSION JOINTS AT EVERY 100 FEET.
7. ALL STONE SHALL BE THOROUGHLY SEARED BEFORE BEING PLACED.
8. NO RIVER ROCK SHALL BE ALLOWED FOR ROCKWALLS.

TITLE 19 - SUBDIVISION ORDINANCE
ENGINEERING DEPARTMENT
DESIGN STANDARDS
FOR CONSTRUCTION

ROCKWALL DESIGN
(MODIFIED VERSION)
4-3

Approved By: S.A. WOOTEN
Date: 03/03/2008
Designed By: S.M.S.
Drawn By: DCL/L.R.

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H20 USE
Trees			
3	2" cal	Chinese Parasol <i>Parasol chinensis</i>	1225 2450 W+
2	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	2025 6075 W
3	4 - 8"	Avocado Pine <i>Pinus nigra</i>	35425 625 2500 W
5	2" cal	Old-World Redbud <i>Cercis reniformis</i>	15412 146 288 W

Trees shall be minimum 2" Cal. and minimum ht. of 10-12'

PARKING CALCULATIONS

BUILDING AREA:	AREA (SQUARE FEET)
NO NEW BUILDING AREAS	N/A

PARKING REQUIREMENTS:	REQUIRED	PROVIDED
NO NEW BUILDING AREAS	0 spaces	38 spaces
OLD DOMINION EMPLOYEE PARKING LOT	0 spaces	74 spaces
TOTAL	0 spaces	100 spaces

HANDICAP PARKING (SEEING OLD DOMINION)	REQUIRED	PROVIDED
	0 spaces	4 spaces

NOTE: ALL LANDSCAPE AREAS SHALL BE TREATED WITH LANDSCAPE GRAVEL, CRUSHED PINE, AND/OR RP-RAP.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, HAVING POSSIBLE IMPROVEMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONDUCT DIS-TOGS OR TUGS #11 AT LEAST 48 HOURS BEFORE ANY INFORMATION TO PROCEED. EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

WONBLE MAP
Scale: 1"=500'

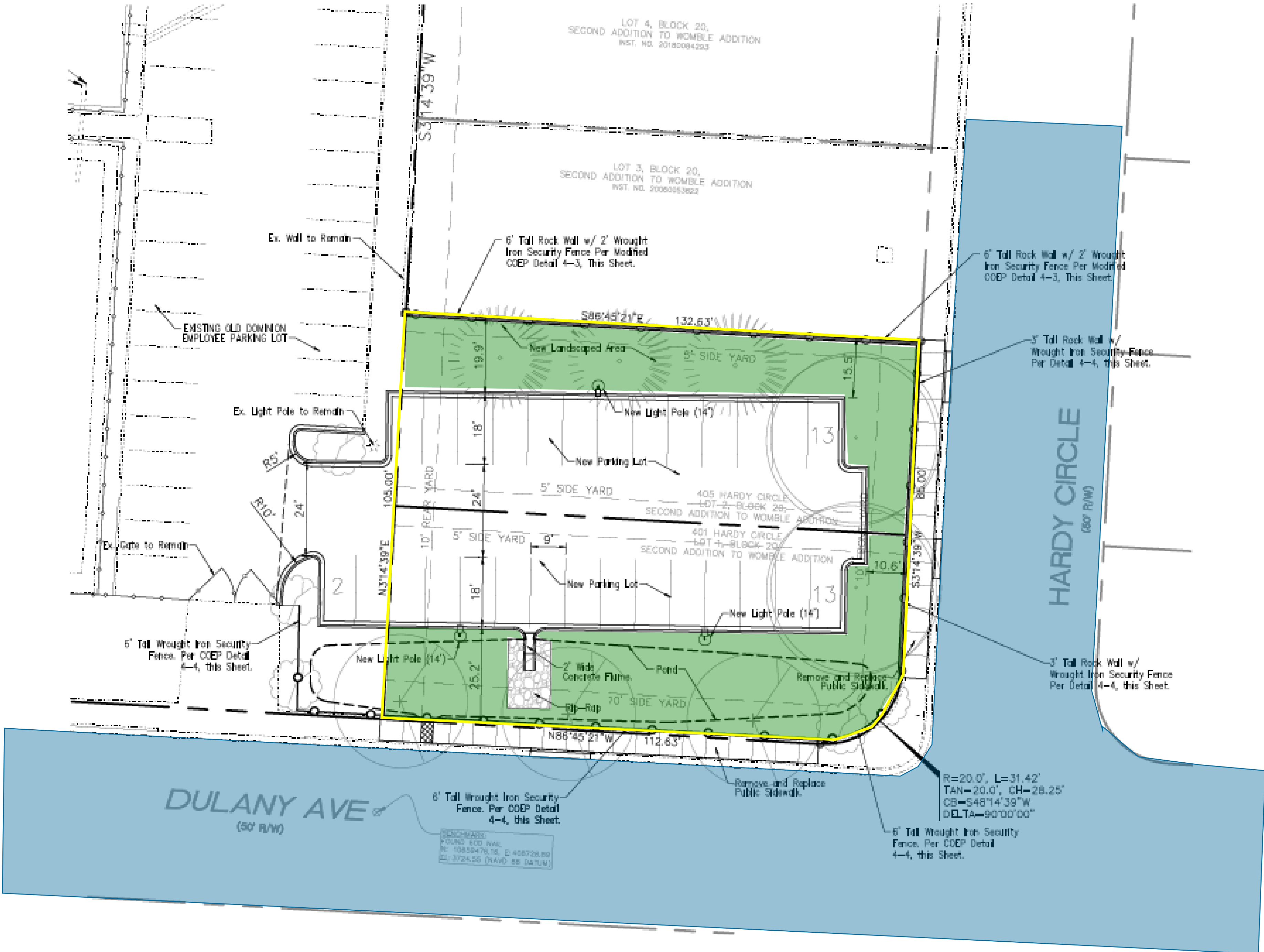
LEGAL DESCRIPTION
LOTS 1 & 2, BLOCK 20, WONBLE ADDITION (SECOND ADDITION).

BENCHMARK:
City of El Paso - Road 600 N.W. N 10,659,476.16 E 438,738.89
Elevation: 5,724.55 (NAVD 83 Datum).

REQUIRED INFORMATION

- A. LEGAL DESCRIPTION OF THE PROPERTY: LOTS 1 & 2, BLOCK 20, WONBLE ADDITION (SECOND ADDITION)
- B. LOCATION AND ARRANGEMENT OF STRUCTURES: EXISTING STRUCTURES (HOME AND GARAGE) ARE TO BE REMOVED. NO NEW STRUCTURES WILL BE ADDED.
- C. SIZE AND USE OF STRUCTURES, INCLUDING NUMBER OF DWELLING UNITS: N/A
- D. LOT LINES WITH DIMENSIONS OF THE AREAS: LOT LINES WITH DIMENSIONS SHOWN ON PLAN.
- E. REQUIRED YARDS AND SETBACKS: YARDS AND SETBACKS SHOWN ON PLAN.
- F. LANDSCAPED PLANTED AREAS, WHERE APPLICABLE: PROPOSED LANDSCAPING IS SHOWN ON PLAN.
- G. OPEN SPACES, WHERE APPLICABLE: N/A
- H. CURB CUTS AND DRIVEWAYS: EXISTING DRIVEWAYS TO BE REMOVED. NEW ACCESS WILL BE INTERNAL TO THE EXISTING OLD DOMINION EMPLOYEE PARKING LOT.
- I. PEDESTRIAN WAYS AND SIDEWALKS: EXISTING PUBLIC SIDEWALKS ALONG DULANEY AVE AND HARDY CIRCLE TO BE REMOVED AND REPLACED DUE TO CONDITION OF EXISTING CONCRETE.
- J. PARKING CALCULATION TABLE: SEE TABLE THIS SHEET.
- K. ON-SITE PARKING AREAS, LOADING/UNLOADING BERTHS WHERE APPLICABLE: NUMBER AND SIZE OF ON-SITE PARKING SPACES (INCLUDING ADA SPACES, LIGHTING OF PARKING AREAS AND BIKE PARKING): SEE PLAN. NO NEW LOADING AREAS OR ADA PARKING SPACES ARE BEING PROVIDED.
- L. STORM WATER DRAINAGE: PONDING AREA IS SHOWN ON PLAN. THE 100-YEAR STORM WILL BE CONTAINED ENTIRELY ON SITE AND WILL INFILTRATE INTO UNDERLYING SOILS.
- M. RETAINING WALLS, WHERE APPLICABLE: N/A
- N. SCREENING WALLS OR FENCES, WHERE REQUIRED: NEW WALLS AND FENCES ARE SHOWN ON PLAN.
- O. UTILITY RIGHT-OF-WAY AND EASEMENTS: 10' UTILITY EASEMENT ALONG WEST PROPERTY LINE IS SHOWN ON PLAN.

WROUGHT IRON FENCE

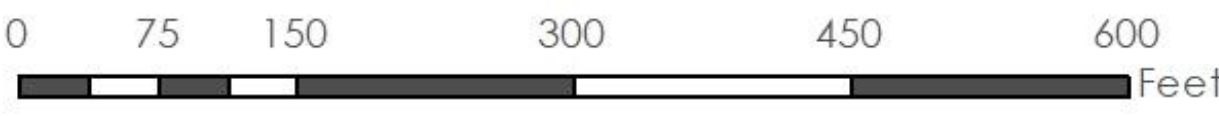




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 Subject Property







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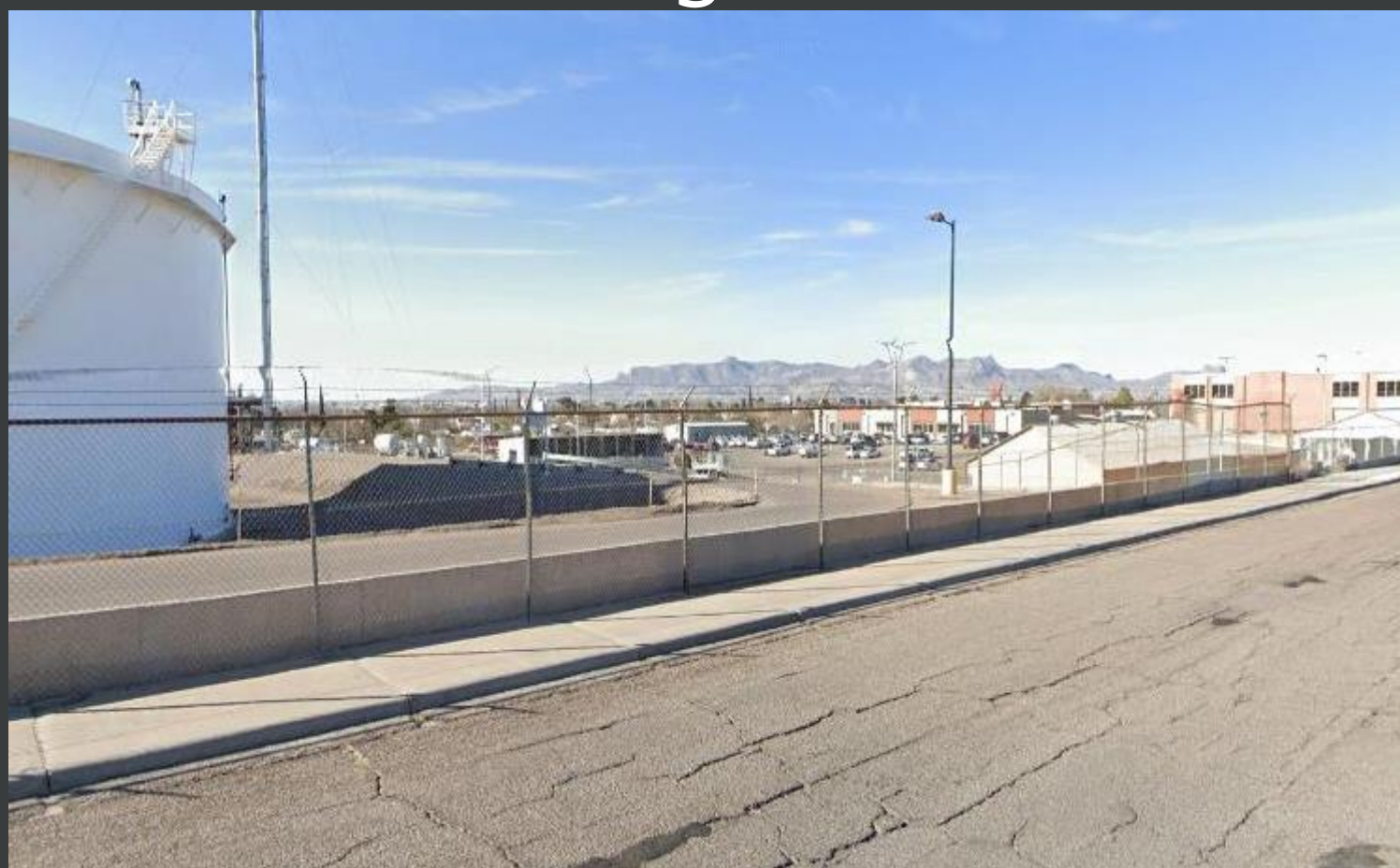


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THANK YOU

