

SITE PLAN - Subject to field inspection per approved drainage gradients. Retaining walls and a final grade survey may be required, prior to receiving a final inspection.

CONSTRUCTION CODES - 2005 International Code & 2005 National Electrical Code and local amendments.

CITY OF ROCKWALL APPROVED FOR CONSTRUCTION

SUBJECT TO FIELD INSPECTION AND CODE COMPLIANCE

**1012 RIDGE ROAD
PLOT PLAN**

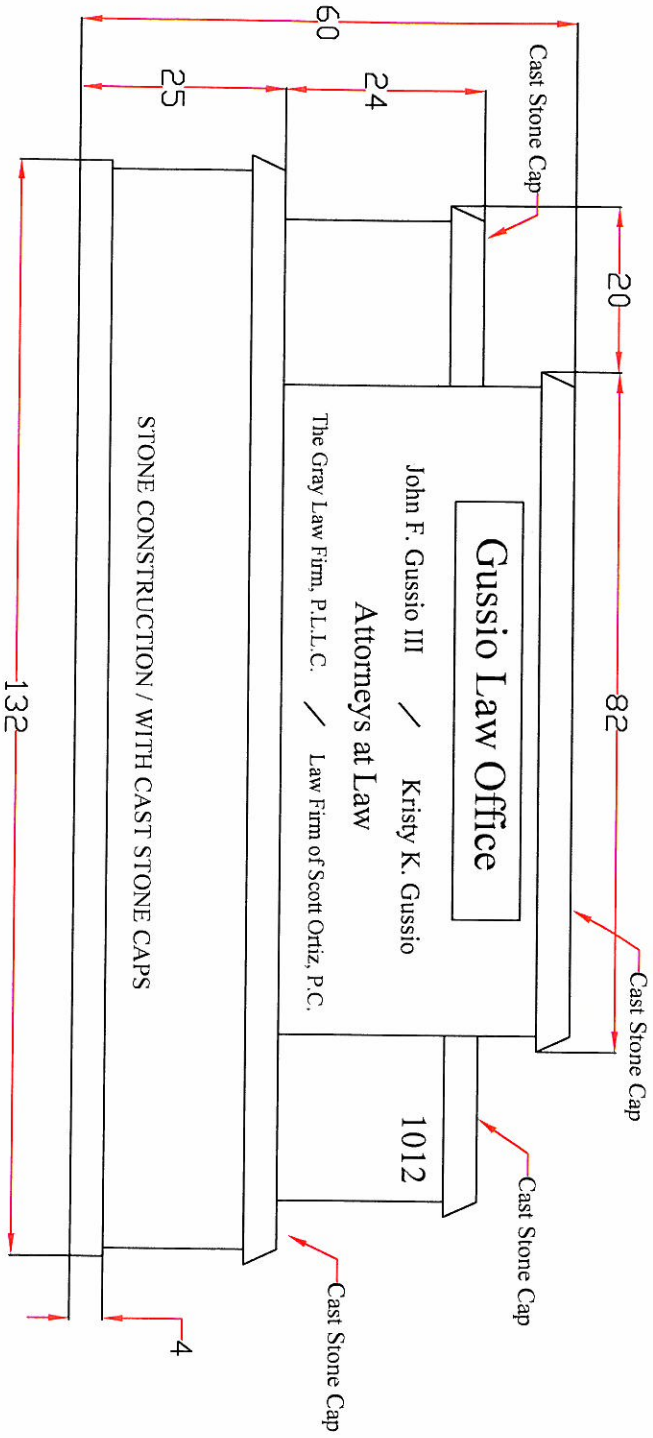
DATE 7.8.10 BY: 

SCALE 1" = 30'-0"

Lot 1 Block 1
GUSSIO Addition
A PART OF THE B.J.T. LEWIS SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL,
ROCKWALL CO., TEXAS

CALL 771-7760 FOR INSPECTION

BUILDER'S COPY
Keep on Job Site At All Times
For Inspector's Use



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Monument Sign

Standards

1. Sign does not exceed 7' in height and total structure sf of 98sf.

Meets requirement Does not meet requirement

2. Maximum size of the sign area is 60sf and maximum height of 5'

Meets requirement Does not meet requirement

3. Sign must have a 1' masonry base measured from grade and a 6" masonry border on each side of the sign.

Meets requirement Does not meet requirement

4. Sign is allowed an additional 6" masonry cap but not required, however if not used the maximum height of the sign is 6'

Meets requirement Does not meet requirement

5. Sign must be setback from all property lines a minimum of 10' and 60' away from all other signs.

Meets requirement Does not meet requirement

Permit Requirements

Layout

1. Provide design and pictures to scale showing the layout, height, size and distance from the ground of the sign.
2. Provide a site plan and/or plat to scale showing all right of way, easements, property lines and lot dimensions.
3. Identify on site plan the proposed location of the pole sign. Showing all distances from property lines.
 - A. All freestanding signs must be 30' from adjoining property lines with 200 feet of frontage.
 - B. 20 feet from adjoining property lines with 100' but less than 200'
 - C. 10 feet from adjoining property lines with 100' or less
 - D. And 60' from any other freestanding sign.
 - E. Lots less than 100' on a two-lane road must utilize a monument sign.
 - F. Only 1 sign allowed unless you have 7 acres or more along IH30 and 5 acres or more along all other roads.

Electrical

1. Provide type of lighting
2. Show disconnect location
3. Show the location of the power supply / transformer
4. Provide wire size
5. Provide circuit ampacity
6. Provide Voltage

An addition: All signs must be provide with the following, they shall have displayed in a conspicuous place. In letters not less than 1" inch in height, the date of erection, the permit number, the voltage of any electrical apparatus used, and the sign erectors name, address, and license number.

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For Inspector's Use**



The Fulton School
FOUNDED 1981

PARKING
DAILY VIP
DAILY



City of Rockwall
The New Horizon

SIGN PERMIT APPLICATION
CITY OF ROCKWALL
CODE ENFORCEMENT DEPARTMENT
972-771-7708

SIGN PERMIT NUMBER - SGN 2010-0071



City of Rockwall
The New Horizon

NAME OF BUSINESS: Cassio Law Office PHONE 972-772-6200 SIGN VALUE \$ 1,500.⁰⁰
BUSINESS ADDRESS: 1012 Ridge Rd. CITY Rockwall STATE Tx ZIP 75087

SIGN CONTRACTOR: Mark Zuber Hornet PHONE # 469-338-6437
CONTRACTOR ADDRESS: X 199 Darrin Dr. CITY Rockwall STATE Tx ZIP 75087

INFORMATION REQUIRED WITH THIS APPLICATION:

2 SITE PLANS AND 2 SETS OF DRAWINGS (to scale, showing exact wording, symbols, logo, etc.) SHOW LOCATION OF ALL EXISTING AND/OR NEW SIGNS (i.e. on property, building etc.), ALL STREETS, INTERSECTIONS AND ADJACENT PROPERTIES

WALL SIGN: NUMBER OF WALL SIGNS REQUESTED _____
SIGN 1: HEIGHT _____ LENGTH _____ TOTAL SQUARE FEET _____
SIGN 2: HEIGHT _____ LENGTH _____ TOTAL SQUARE FEET _____
SIGN 3: HEIGHT _____ LENGTH _____ TOTAL SQUARE FEET _____
(ADDITIONAL WALL SIGNS CAN BE LISTED ON BACK OF PERMIT APPLICATION)

Total Sq. Footage of Bldg Facade where Signs will be attached _____ Façade Height _____ Façade Width _____
Is there any existing signage? Yes _____ No _____ If so, square footage of existing Signage to remain _____

MONUMENT SIGN: NUMBER OF MONUMENT SIGNS REQUESTED 1
X SIGN 1: HEIGHT 5' LENGTH 11' TOTAL SQUARE FEET 55'
SIGN 2: HEIGHT _____ LENGTH _____ TOTAL SQUARE FEET _____
SIGN 3: HEIGHT _____ LENGTH _____ TOTAL SQUARE FEET _____

(Monument signs require 1' masonry base, 6" masonry sides and 6" masonry cap...masonry must match building)
Maximum allowable height - 7' Maximum width of 14' Maximum square footage - 98 square feet
Total sign area cannot exceed 60 square feet.
(ADDITIONAL MONUMENT SIGNS CAN BE LISTED ON BACK OF PERMIT APPLICATION)

POLE SIGN: NUMBER OF POLE SIGNS REQUESTED _____
SIGN 1: OVERALL HEIGHT _____ (Max height 40' for gas, food or lodging on I-30, 30' max height for other I-30 signs) (Max height 20' for all other areas as allowed)

SIGN FACE HEIGHT (INCLUDING FRAME) _____ SIGN FACE WIDTH _____ SIGN FACE SQUARE FOOTAGE _____

We require Engineer's Sealed drawings on all pole signs. All easements, right-of-way and sign locations must be staked and identified by applicant before permit can be issued. To ensure that easements and right-of-way are not being encroached, the City of Rockwall Engineering Department will inspect and approve locations before any installation of pole signs can occur.

SIGN MATERIALS: _____

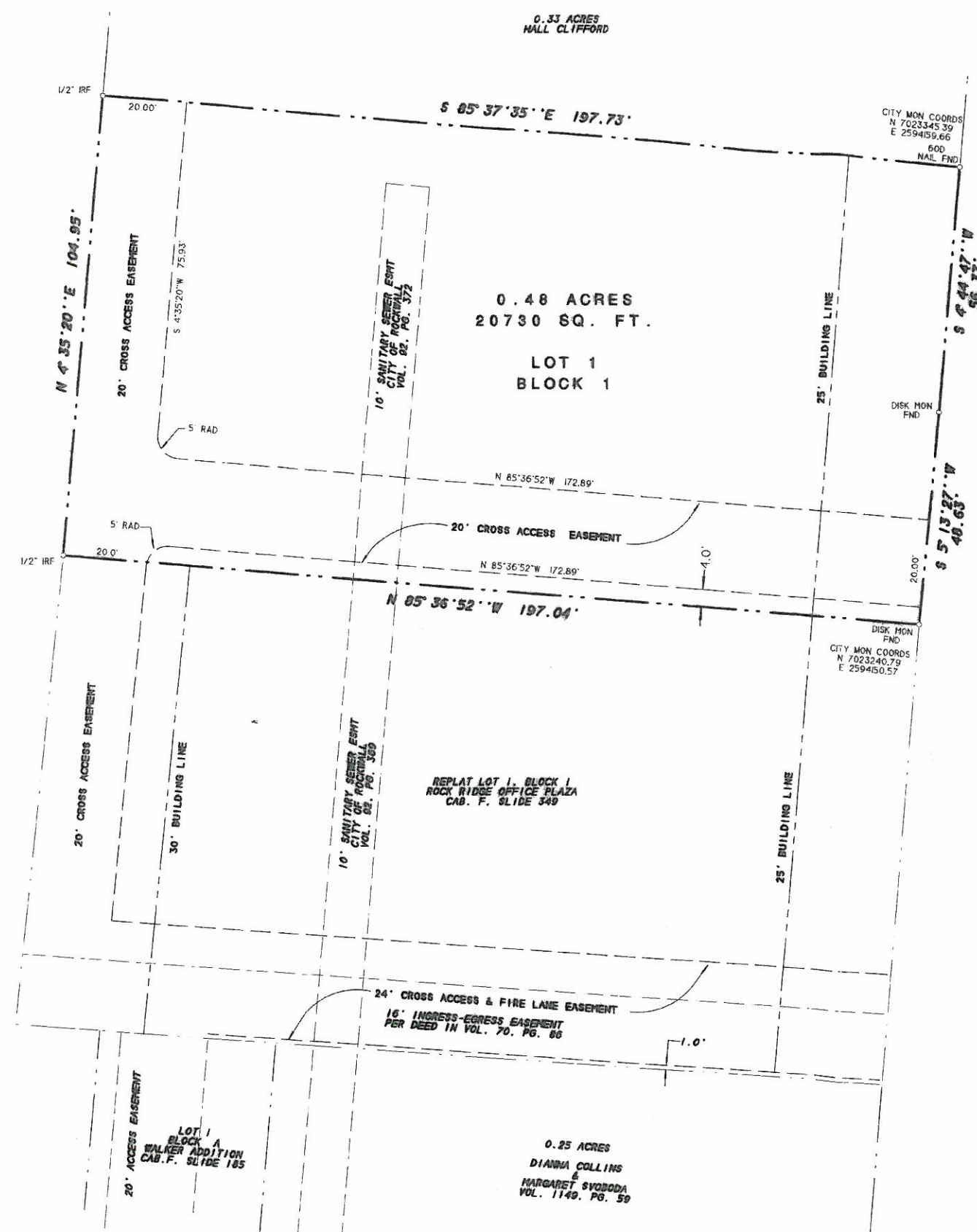
I HEREBY CERTIFY THE FOREGOING TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO AGREE THE SAID WORK WILL BE DONE IN COMPLIANCE WITH THE INFORMATION HEREIN SET FORTH AND IN COMPLIANCE WITH THE CITY OF ROCKWALL CODES REGULATING SIGN REQUIREMENTS. I FURTHER UNDERSTAND IF THE SIGN IS INSTALLED INCORRECTLY I SHALL BE REQUIRED TO REMOVE AND REPLACE IT OR A CITATION WILL BE ISSUED.

PRINT NAME: Mark Bowen
APPLICANT SIGNATURE: [Signature] DATE: 7-1-10

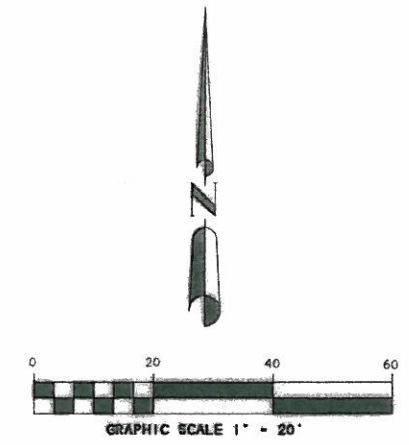
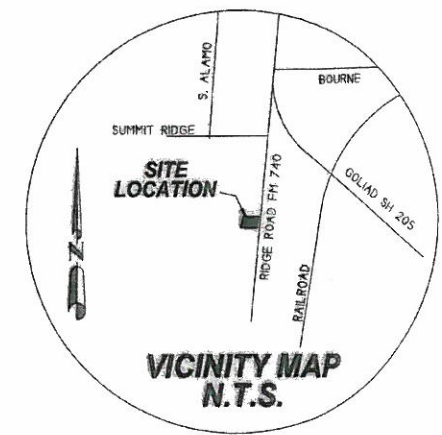
APPROVED _____ DISAPPROVED _____ BY: _____ DATE: _____
PLANNING DEPT. APPROVAL BY: _____ DATE: _____ VARIANCE REQUIRED: YES _____ NO _____

COMMENTS: _____

RIDGE ROAD VILLAGE ADDITION
CAB. F. SLIDE 35 & 36



RIDGE ROAD
F.M. HIGHWAY 740
VARIABLE WIDTH R.O.W.



FILED FOR RECORD
COUNTY CLERK
DEPUTY

FINAL PLAT
GUSSIO ADDITION
LOT 1, BLOCK 1

A PART OF THE B.J.T. LEWIS
SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

BUILDER'S COPY

Keep on Job Site At All Times
For Inspectors Use

SHEET 1 OF 2
SURVEY DATE AUGUST 29, 2007
SCALE 1" = 20' FILE # 20071264FP
CLIENT GUSSIO, GF # NONE

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

OWNER:
JOHN F. GUSSIO
3131 MCKINNEY AVE, SUITE 800
DALLAS, TEXAS 75204
(214) 219-9202

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PER DEED IN VOL. 899, PG. 90 D.R.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

0.25 ACRES
DIANNA COLLINS
&
MARGARET SVOBODA
VOL. 1149, PG. 59

LOT 1
BLOCK A
WALKER ADDITION
CAB. F. SLIDE 185

G-217