

Z2020-004- SUP FOR 705 PETERS COLONY
SPECIFIC USE PERMIT - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

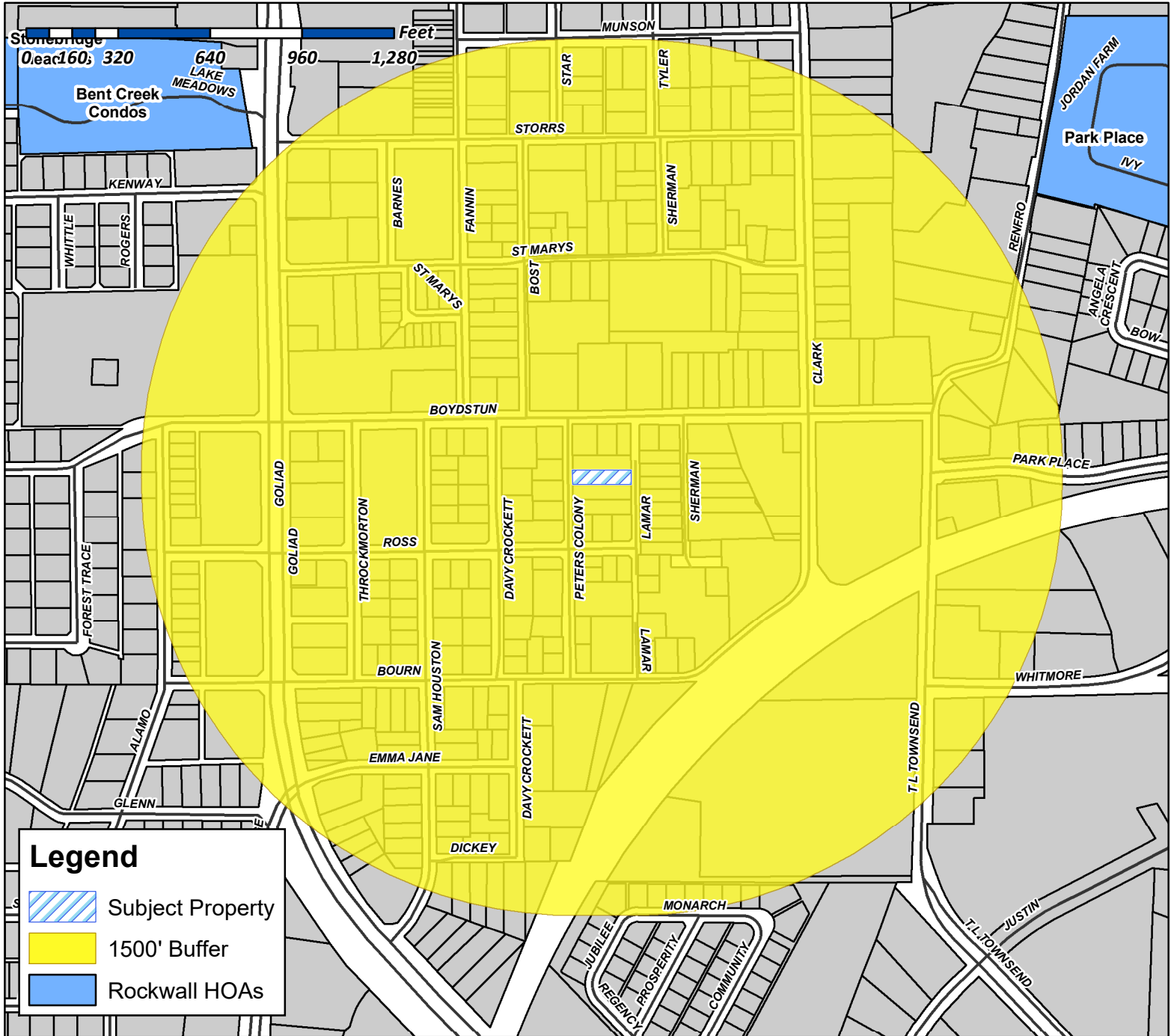




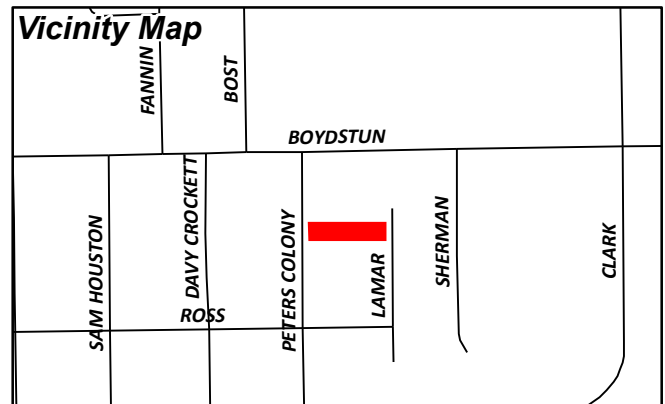
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-004
Case Name: SUP for 705 Peters Colony
Case Type: Specific Use Permit
Zoning: SF-7
Case Address: 705 Peters Colony



Date Created: 2/19/2020

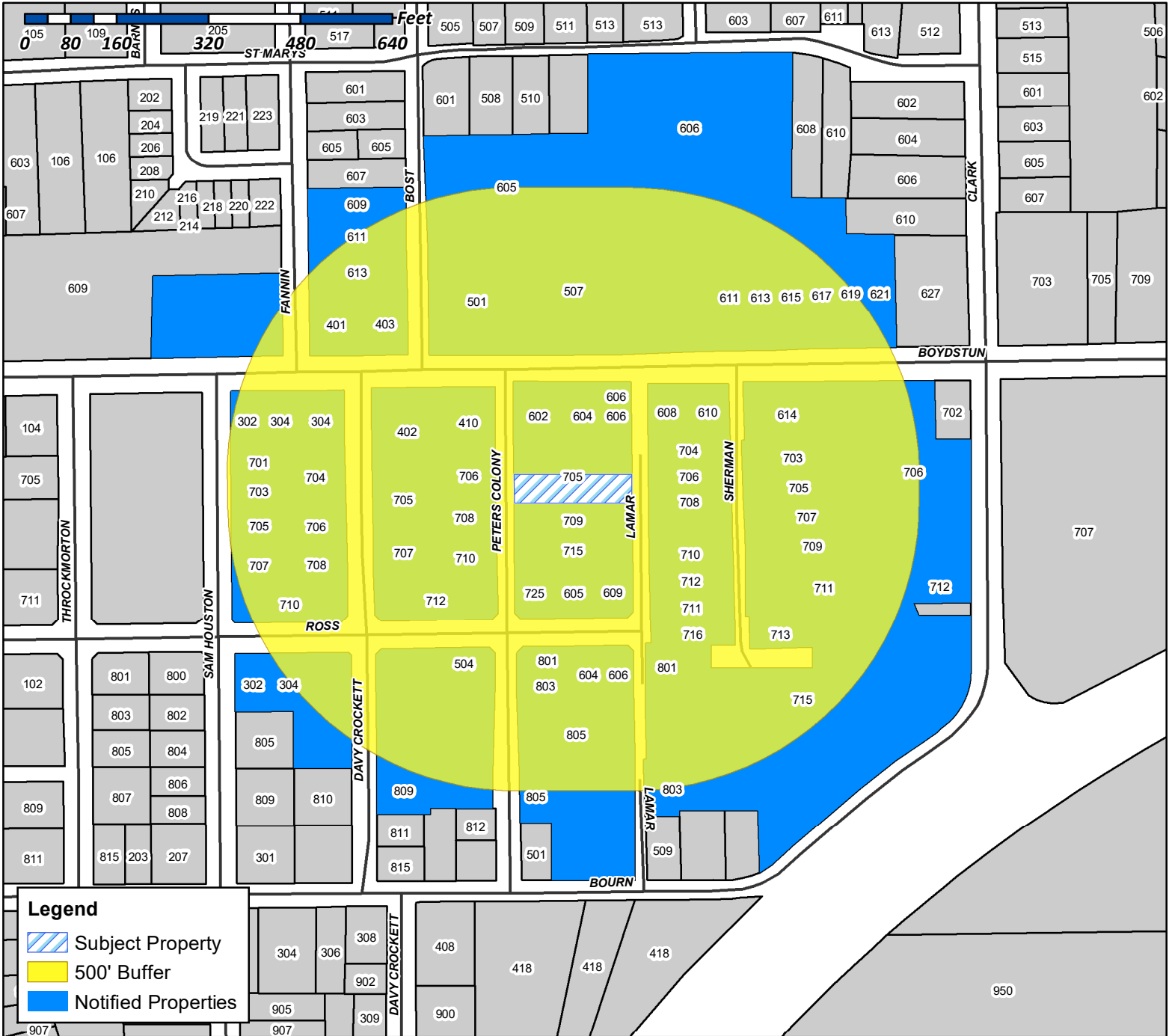
For Questions on this Case Call (972) 771-7745



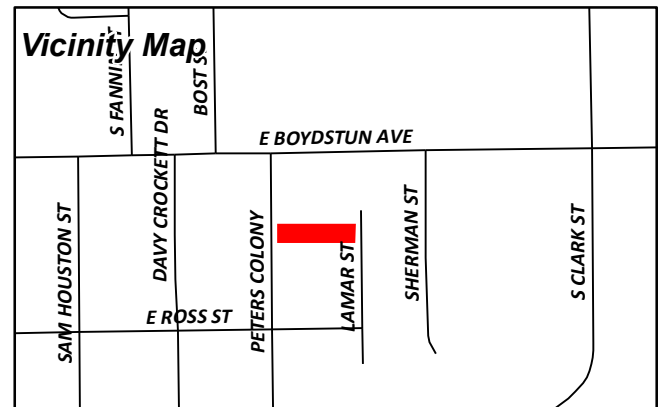
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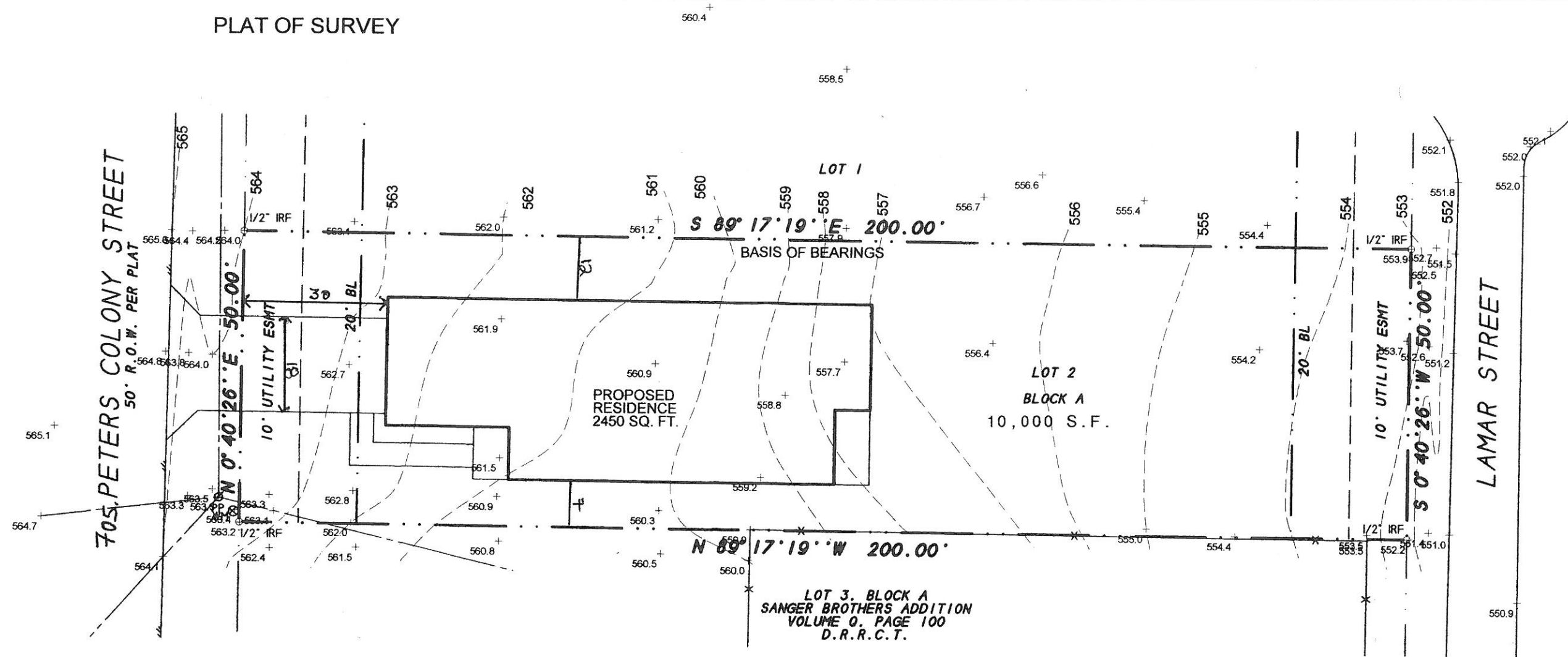


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PLAT OF SURVEY



DESCRIPTION

BEING Lot 2, Block A, of N.E. & J.O. Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document No. 20190000015067, of the Official Property Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Jeaniffer Osornio and Nohema Estrada at Peters Colony Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 14th day of November, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND					
⊙	⊗	⊠	⊕	⊖	⊚
TELEVISION CABLE RISER	GAS METER	TEL. PHONE RISER	FIRE HYDRANT	PP POWER POLE	
⊠	⊠	⊠	⊠	⊠	⊠
ELEC. METER	ELEC. BOX	WM. WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)	
⊠	⊠	⊠	⊠	⊠	⊠
FENCE	EASEMENT LINE	PROPERTY LINES	A/C UNIT	PROPANE TANK	

SURVEY DATE NOVEMBER 14, 2019
 SCALE 1" = 20' FILE # 20190047-2
 CLIENT OSORNIO GF # NONE

SURVEY ACCEPTED BY:

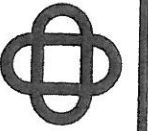
DATE _____

DATE _____

PLAT PLAN

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



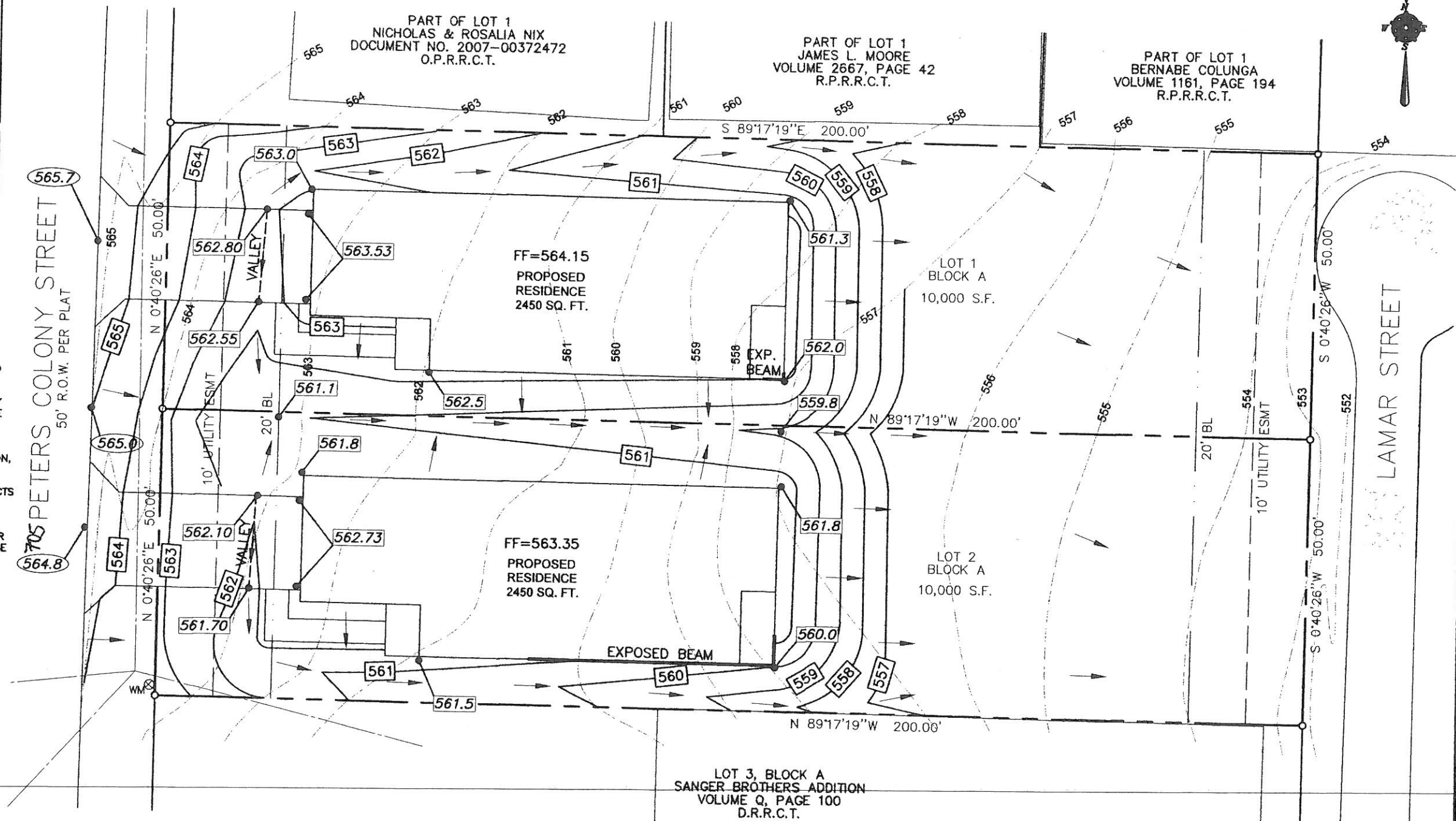
ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 EAST MAIN STREET
Forsyth, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail erldavis@eldengineering.com

GRADING PLAN
ENGINEERED FOR
KEVIN OSORNIO

PLAN: GRADING
ELD JOB NO: DIF19-1927 & 1530
DRAWN BY: BW
CHECKED BY: ML
BUILDER: KEVIN OSORNIO
ADDITION: N.E. & J.O. ADDITION
ADDRESS: 703 & 705 PETERS COLONY
LOT: 1 & 2
BLOCK: A
CITY: ROCKWALL, TX

SCALE: 1" = 20'

SHEET 01



- NOTE:
1. SITE PREPARATION MUST COMPLY WITH PROJECT GEOTECHNICAL REPORT SPECIFICATIONS.
 2. REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED
 3. SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
 4. BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
 5. ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
 6. PAVING AND STRUCTURAL DESIGN BY OTHERS.

ALL ELEVATIONS ARE BASED ON SURVEY DATA PROVIDED BY THE OWNER AND/OR SURVEYOR. DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES RESULTING FROM SURVEY DATA.

CAUTION!!!
CALL: TEXAS ONE CALL @
1-800-245-4545
48 HRS PRIOR TO CONSTRUCTION

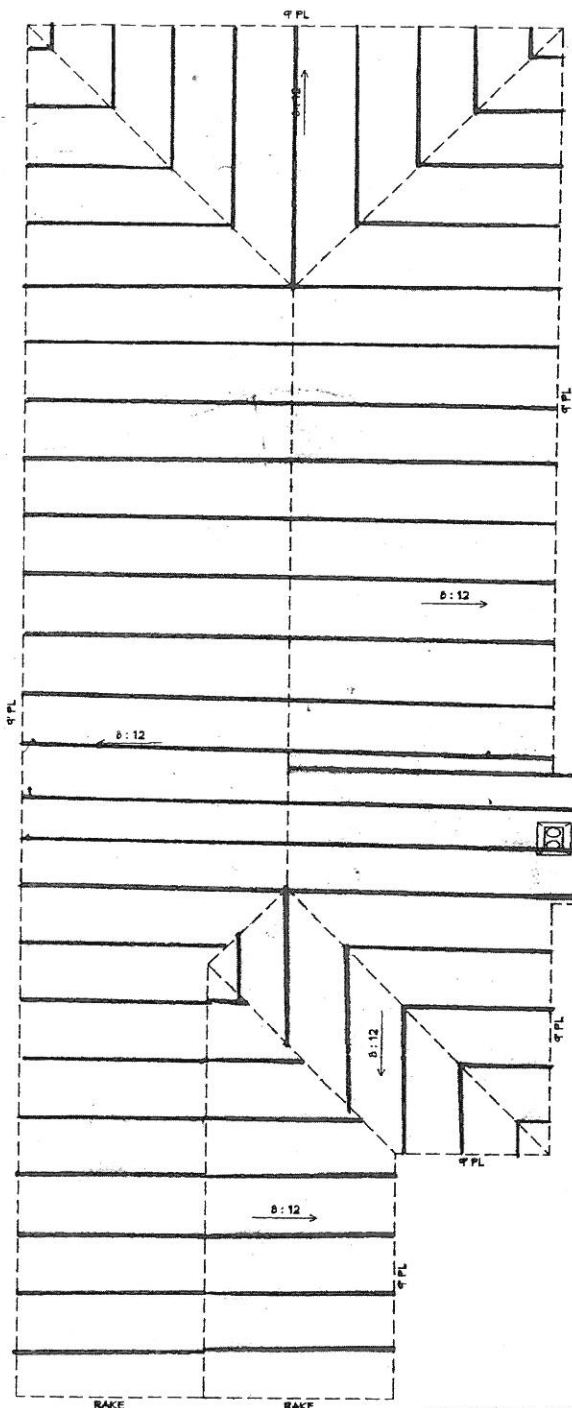
!!! CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

LEGEND

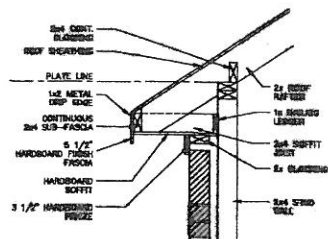
---	EASEMENT
XXX	EXISTING SPOT ELEVATION
XXX	PROPOSED SPOT ELEVATION
---	PROPERTY LINE
XXX	PROPOSED CONTOURS
XXX	EXISTING CONTOURS
→	PROPOSED FLOW DIRECTION
⊠	12" x 12" AREA DRAIN



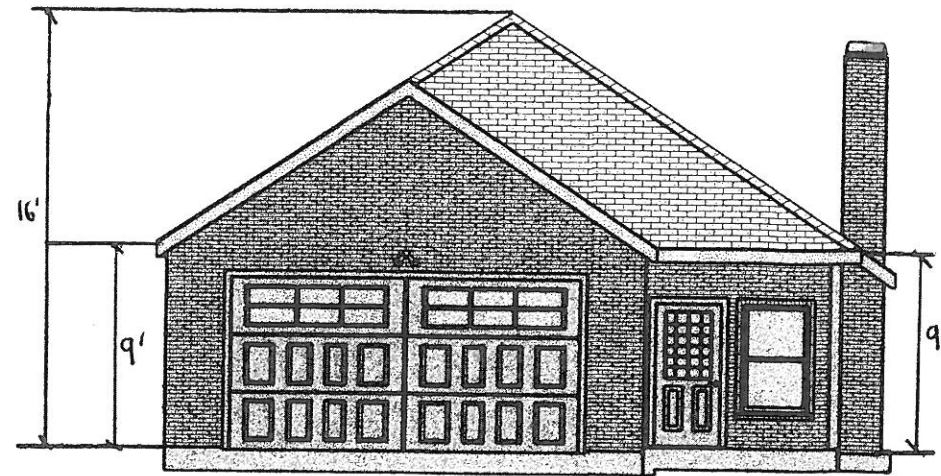
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAHOND, P.E. 92714 ON 1/8/2020



1 ROOF PLAN
SCALE: 3/16"=1'



01 TYP. EAVE @ 8:12 PITCH

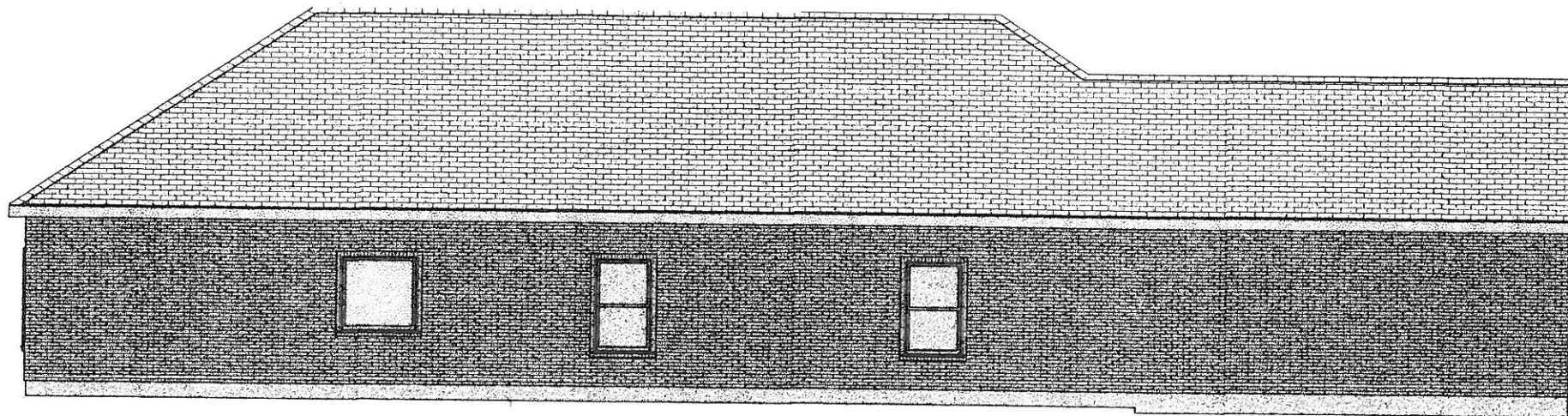


2 FRONT ELEVATION
SCALE: 1/4"=1'

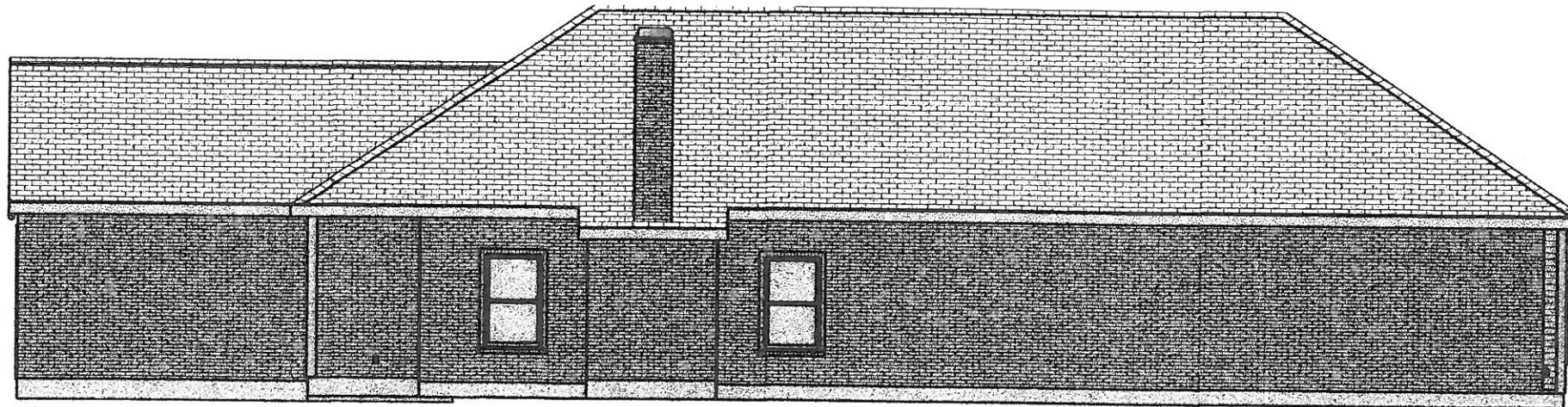


3 REAR ELEVATION
SCALE: 1/4"=1'

NOTE
100% Brick House



4 LEFT ELEVATION
SCALE: 1/4"=1'



5 RIGHT ELEVATION
SCALE: 1/4"=1'

PLANS FOR: 705 Peters Colony St

Rockwall Tx

TITLE:
ROOF PLAN / ELEVATIONS

SHARON NEMSON MARK NEMSON
CADAZIGN
3704 CR 2822
ROYSE CITY, TEXAS 75176
481-930-8645

DATE:
5/7/2019

SCALE:
AS SHOWN

SHEET:

A-1