


0 10 20 40 60 80 Feet

Z2020-005 - SUP FOR 703 PETERS COLONY
SPECIFIC USE PERMIT - LOCATION MAP = 

PETERS COLONY

LAMAR



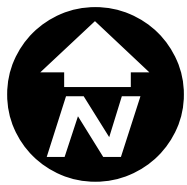
SF-7



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.

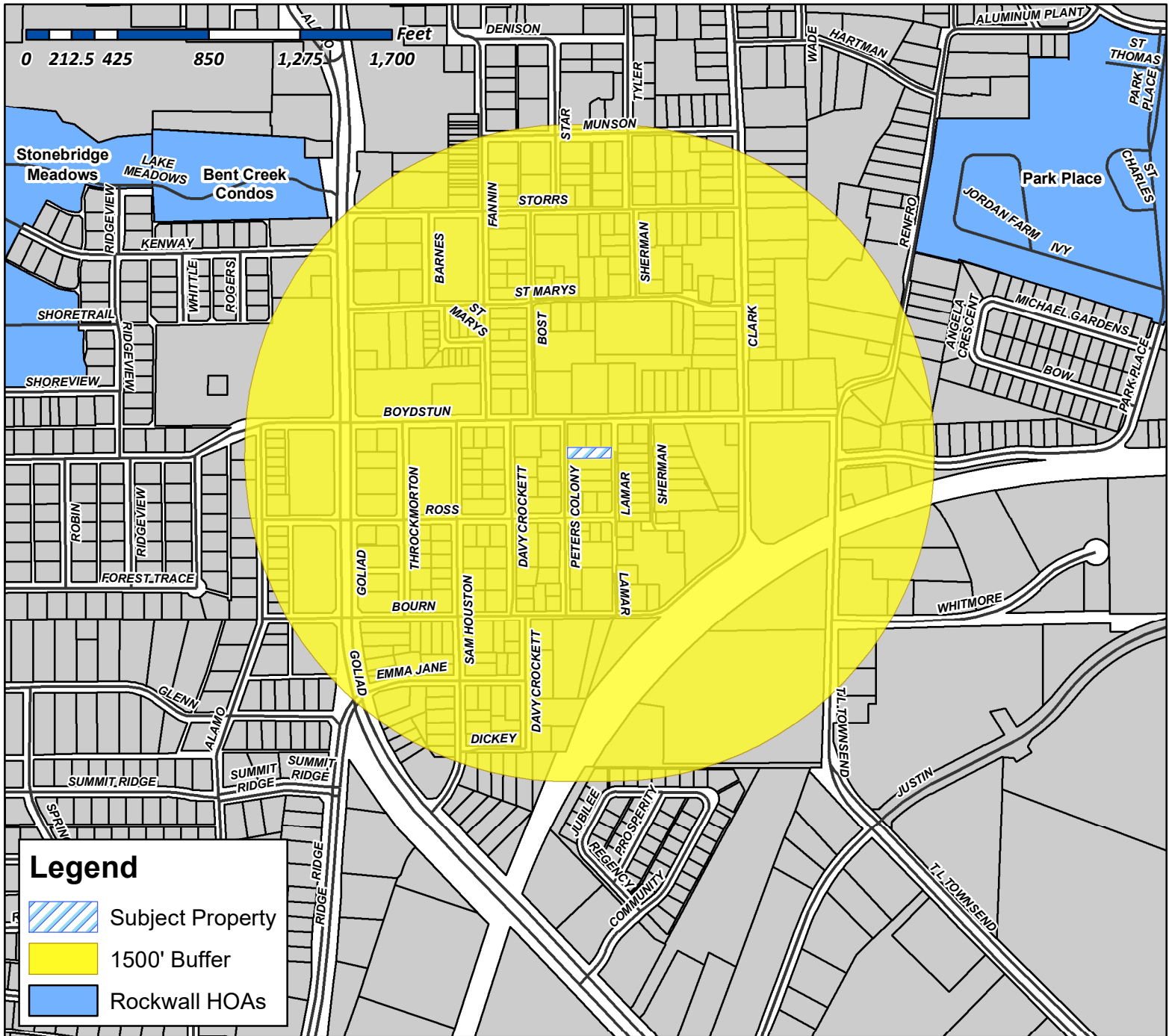




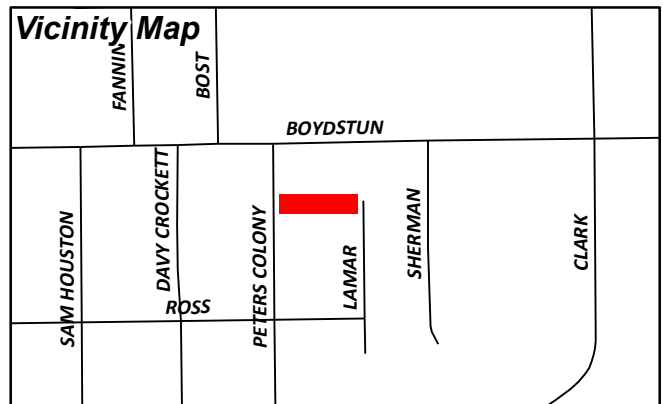
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
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Case Number: Z2020-005
Case Name: SUP for 703 Peters Colony
Case Type: Specific Use Permit
Zoning: SF-7
Case Address: 703 Peters Colony



Date Created: 2/19/2020

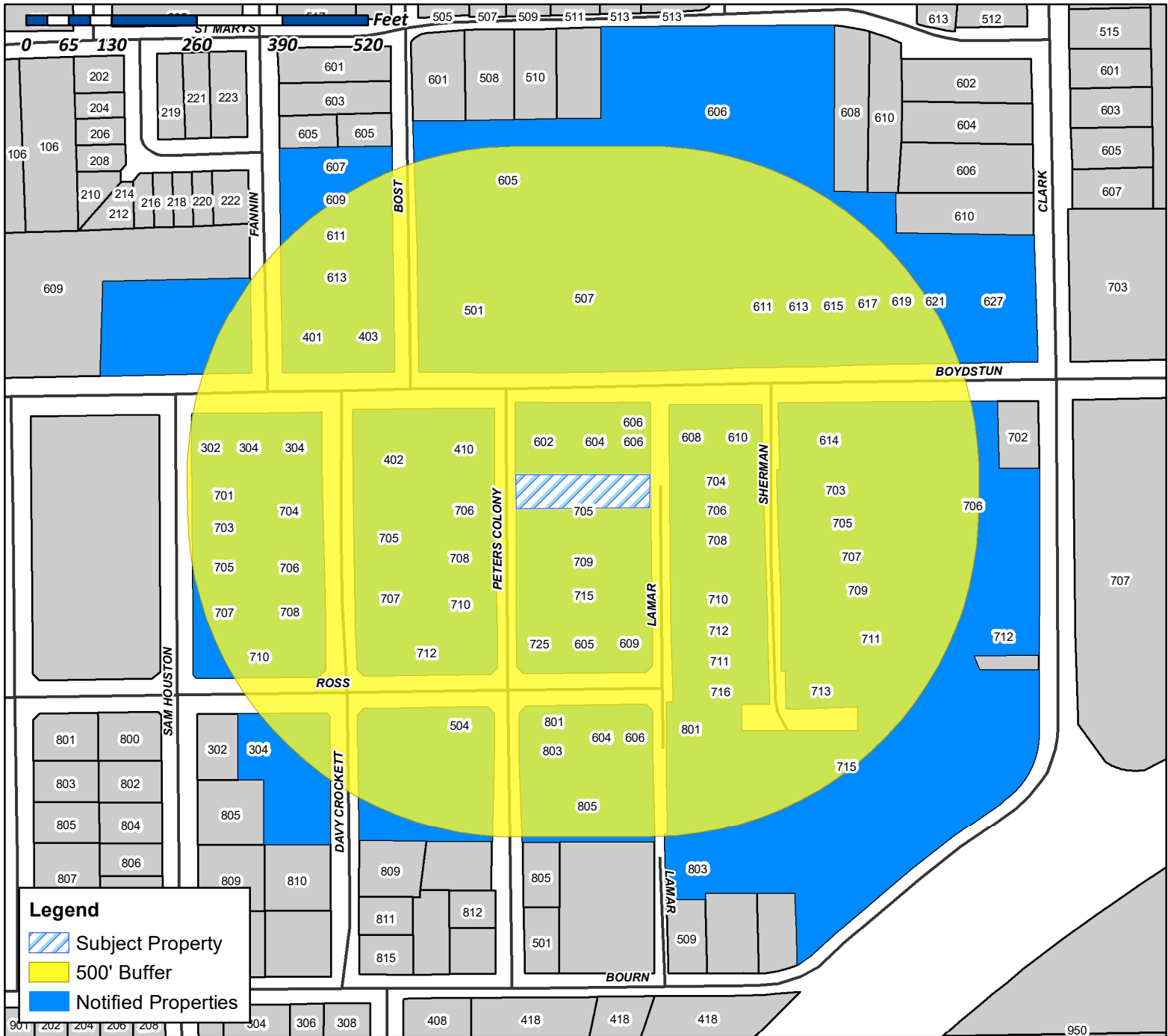
For Questions on this Case Call (972) 771-7745



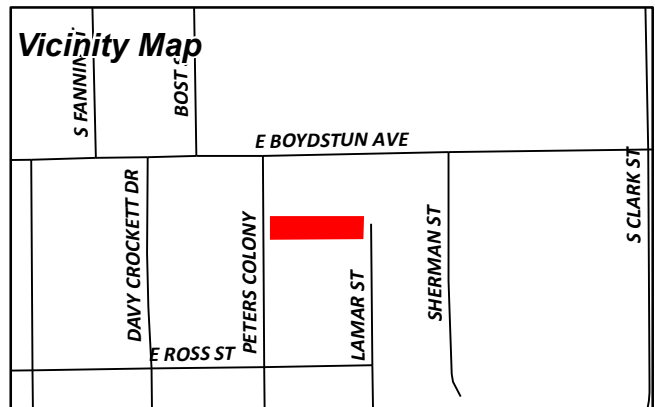
City of Rockwall

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Case Number: Z2020-005
Case Name: SUP for 703 Peters Colony
Case Type: Zoning
Zoning: SUP
Case Address: 703 Peters Colony



Date Created: 2/19/2020
For Questions on this Case Call (972) 771-7745

November 15, 2019

To whom it may concern:

The foundation plan, accompanied by this letter, for used only upon property described below:

Address: 703 Peters Colony St
 Rockwall Tx

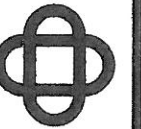
Foundation design criteria was formulated based on modifications of recommendations as set forth in criteria for selection and design of slab-on-ground (BRAB REPORT), WRI-CRSI-96, ACI 318-99, the 2006,2009,2012, and 2015 IRC, 2006, 2009,2012, and 2015 IBC, ACI 318, ASTM C94 and recognized engineering practices.

Sincerely,



J.S Barton, P.E.
(F-10832)





ERIC L. DAVIS ENGINEERING, INC.
 P-3987
 120 EAST MAIN STREET
 Forney, Texas 75126
 972/564-0592 Fax 972/564-6523
 E-Mail ericdavis@eidengineering.com

GRADING PLAN
 ENGINEERED FOR

KEVIN OSORNIO

BUILDER: KEVIN OSORNIO
 ADDITION: N.E. & J.O. ADDITION
 ADDRESS: 703 & 705 PETERS COLONY
 LOT: 1 & 2 BLOCK: A
 CITY: ROCKWALL, TX

PLAN: GRADING
 ELD JOB NO: DIF19-1527 & 1530
 DRAWN BY: BW
 CHECKED BY: ML

SCALE: 1" = 20'

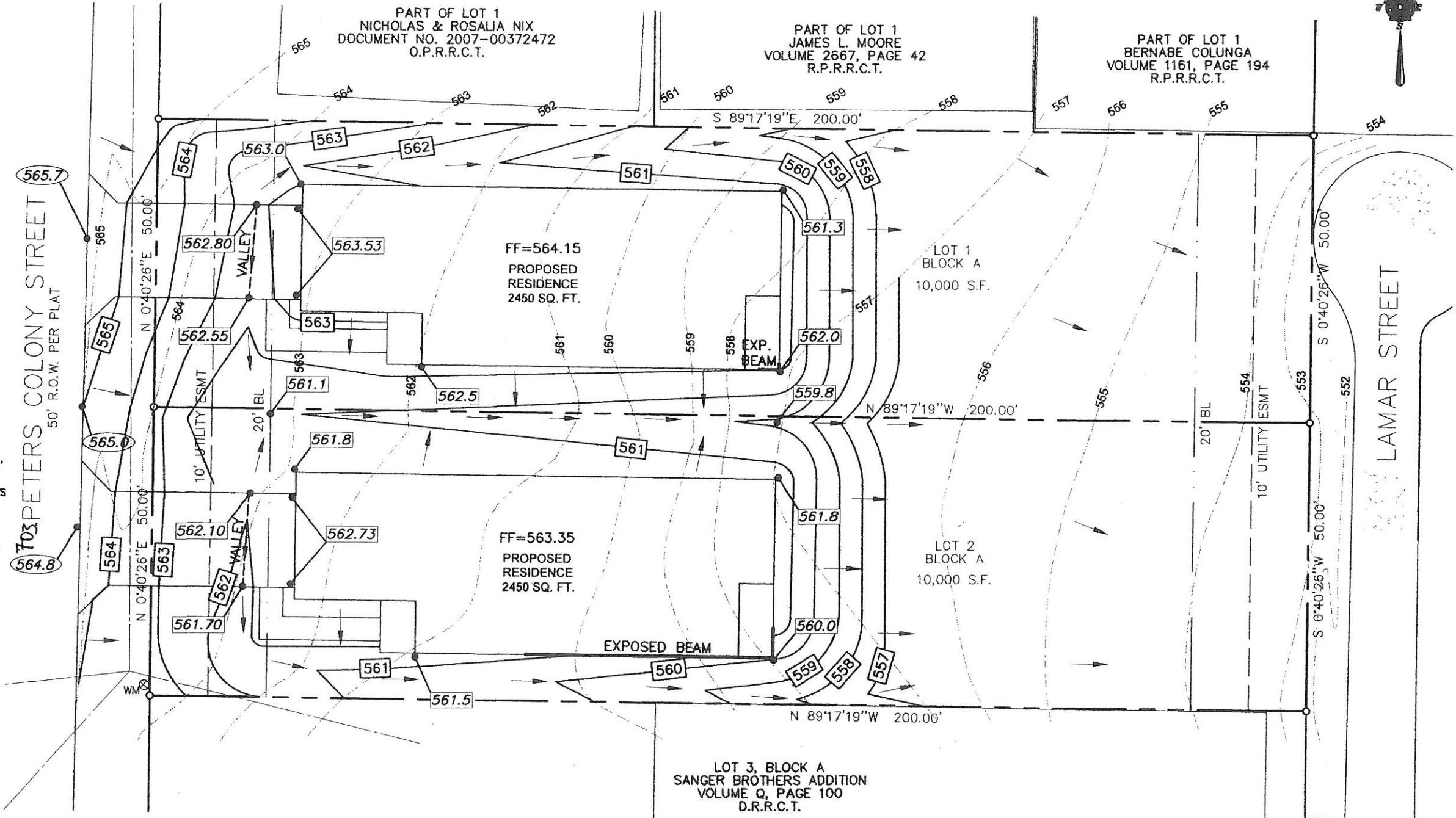
SHEET 01

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

III CAUTION III
 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.

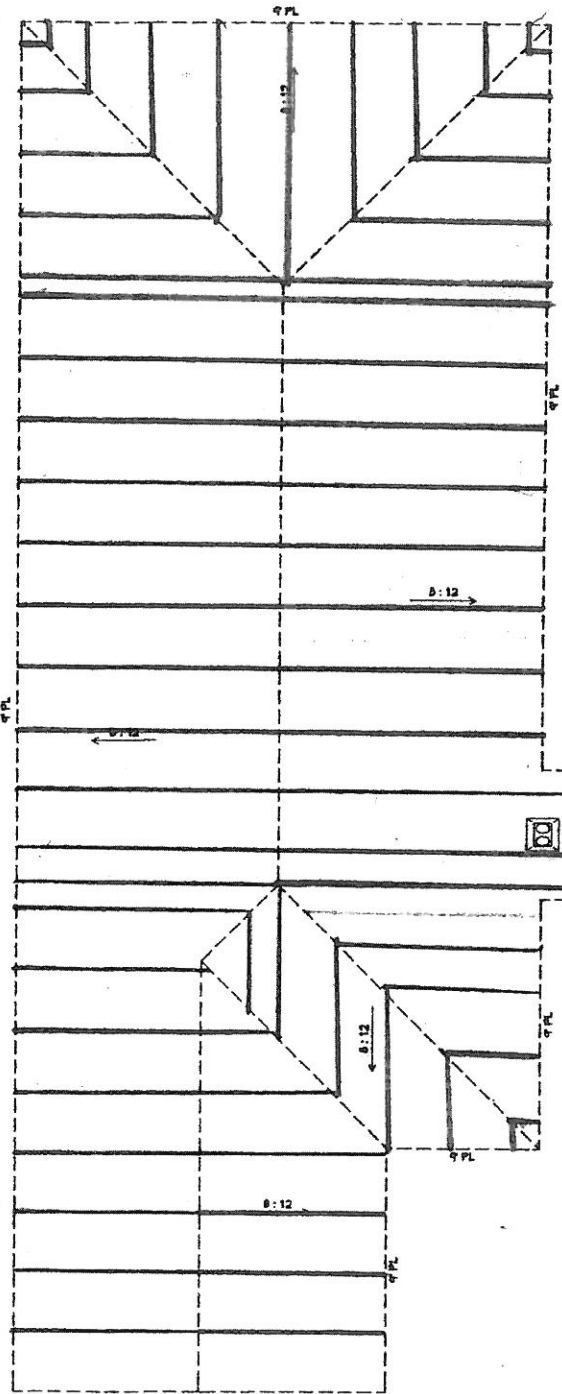


LEGEND

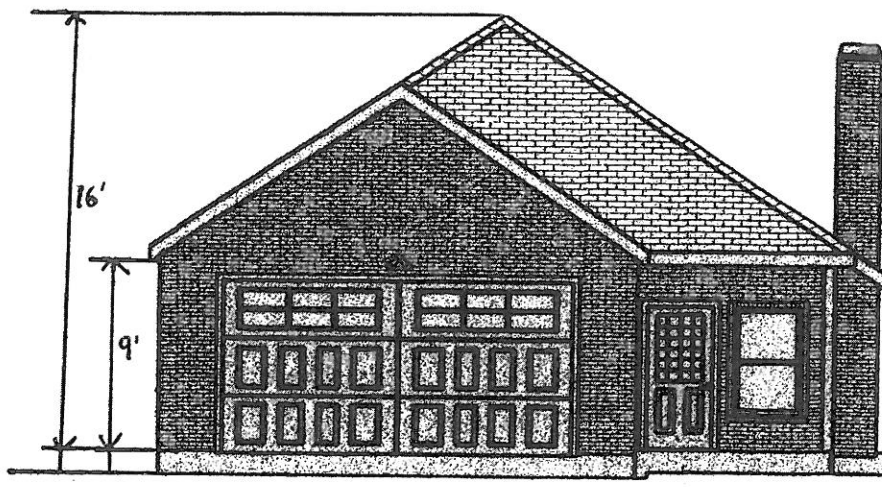
---	EASEMENT
(XXX)	EXISTING SPOT ELEVATION
[XXX]	PROPOSED SPOT ELEVATION
---	PROPERTY LINE
[XXX]	PROPOSED CONTOURS
---	EXISTING CONTOURS
→	PROPOSED FLOW DIRECTION
⊠	12" x 12" AREA DRAIN



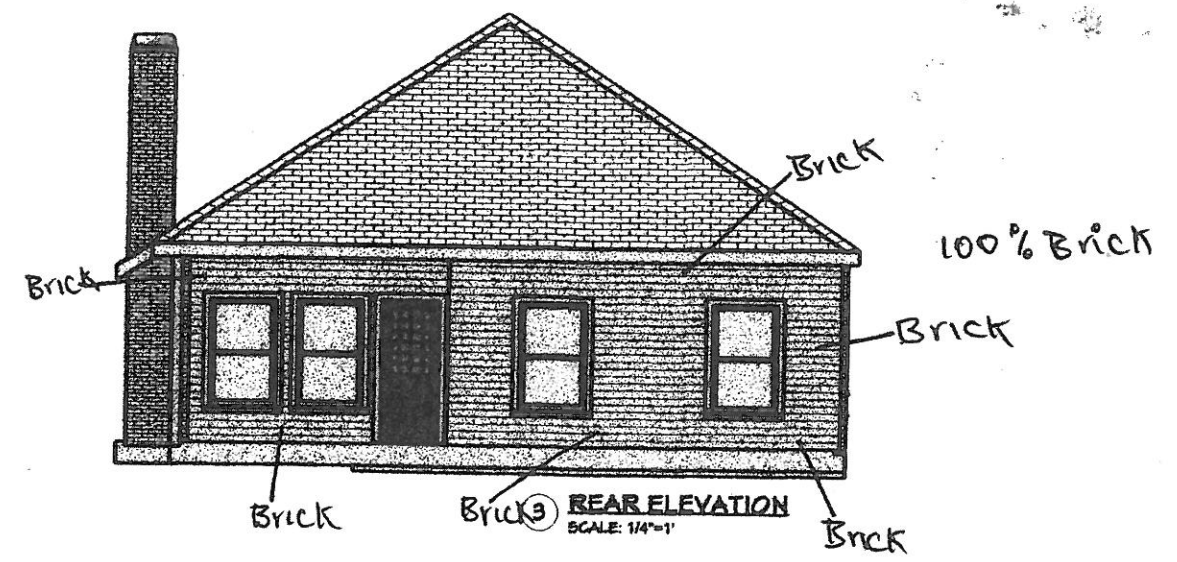
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MITCHELL K. LENAMOND, P.E. 92714 ON 1/8/2020



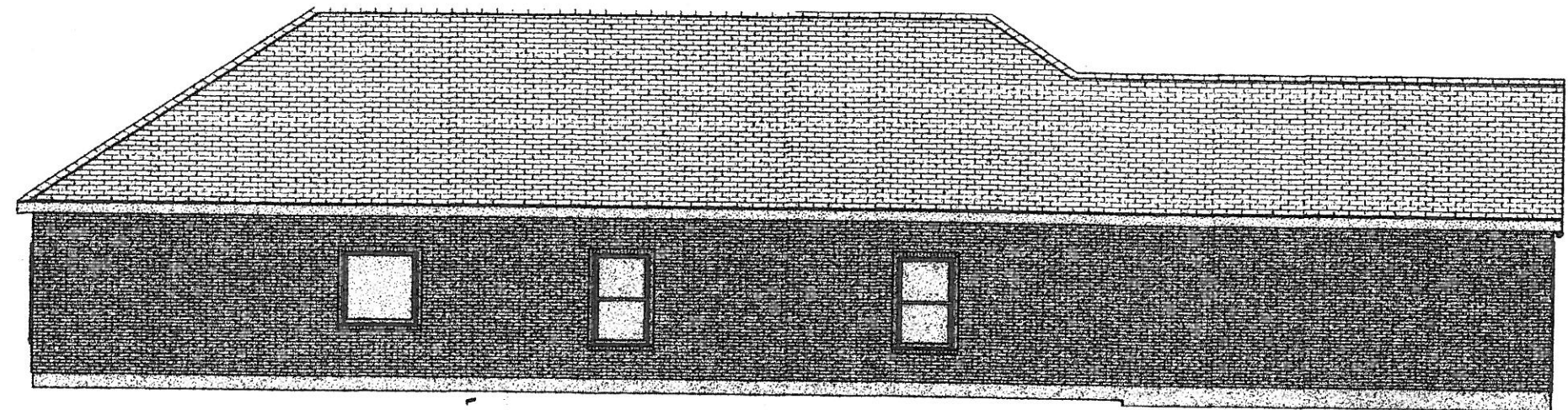
1 ROOF PLAN
SCALE: 3/8"=1'



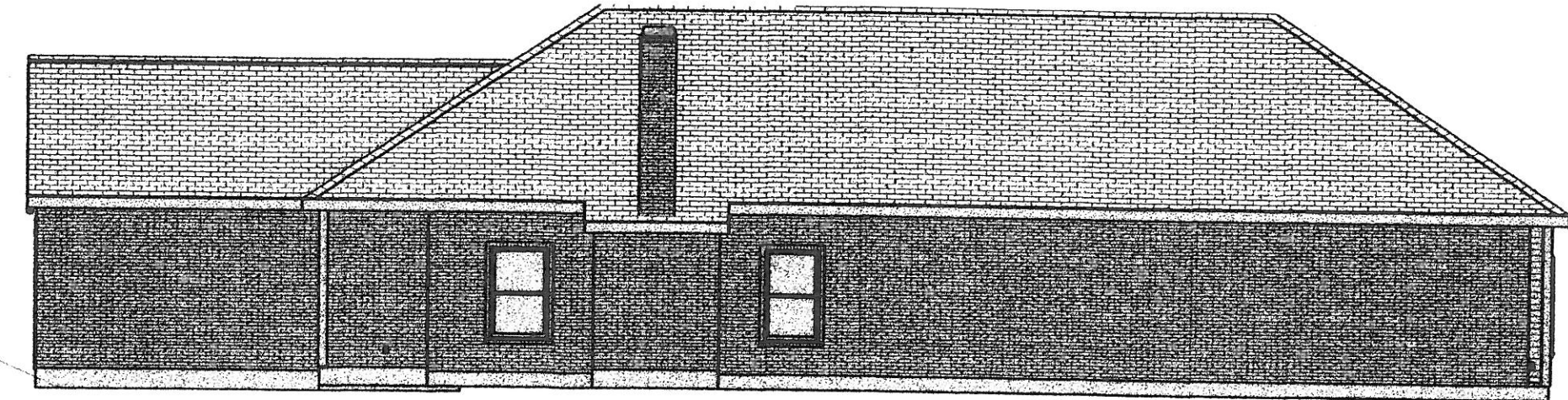
2 FRONT ELEVATION
SCALE: 1/4"=1'



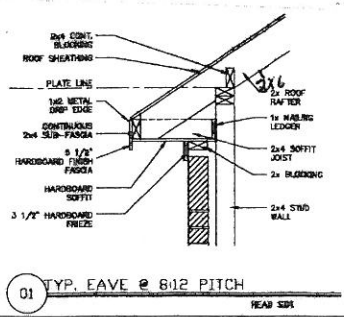
3 REAR ELEVATION
SCALE: 1/4"=1'



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



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



01 TYP. EAVE @ 9:12 PITCH

PLANS FOR:
703 Peters Colony St
Rockwall Tx

TITLE:
ROOF PLAN / ELEVATIONS

SHAWN NIXON MARK NIXON
GADAZIGN
5104 CR 2522
ROUSE CITY, TEXAS 75119
469-936-9999

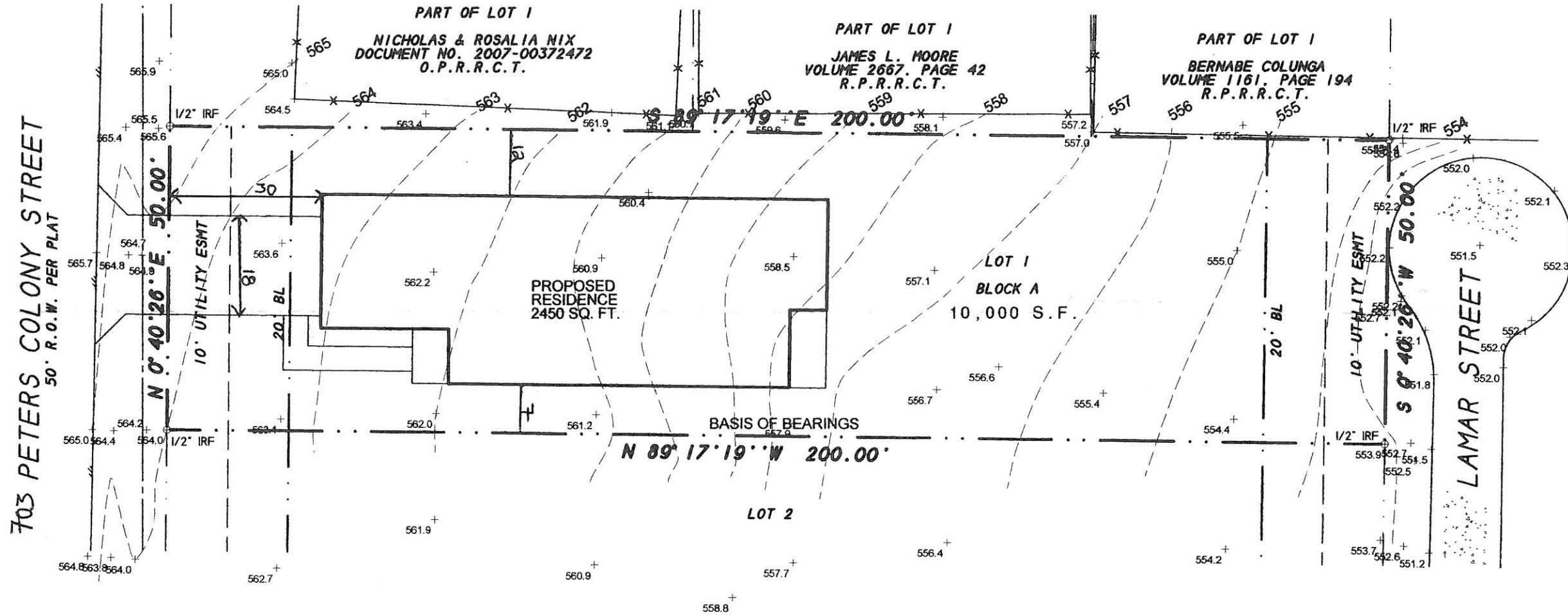
DATE:
5/1/2019

SCALE:
AS SHOWN

SHEET:

A-1

PLAT OF SURVEY



DESCRIPTION

BEING Lot 1, 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. 2019000015067, 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."

SURVEY ACCEPTED BY:

_____	DATE _____
_____	DATE _____

PLAT PLAN

22020-004

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



H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND					
⊙	⊗	⊕	⊖	⊚	⊛
TELEVISION CABLE RISER	GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE	⊚
⊕	⊗	⊕	⊖	⊚	⊚
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WH WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)	⊚
—	—	—	—	A/C AIR COND. UNIT	⊚
—	—	—	—	PROFANE TANK	⊚
EASEMENT LINE					
PROPERTY LINES					

SURVEY DATE NOVEMBER 14, 2019
 SCALE 1" = 20' FILE # 2Q190047-1
 CLIENT OSORNIO GF # NONE