



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-014

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 328 HARBORVIEW DR

Subdivision HARBOR LANDING PHASE 2 Lot 24 Block C

General Location HARBORVIEW DR CURVE

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-8 Current Use N/A (Empty lot)

Proposed Zoning \_\_\_\_\_ Proposed Use RESIDENTIAL

Acreage 0.23 Lots [Current] 1 Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> Owner <u>ALEJANDRO PORTOCARRERO</u>	<input type="checkbox"/> Applicant
Contact Person <u>ALEJANDRO PORTOCARRERO</u>	Contact Person
Address <u>7205 STONE MEADOW CIR</u>	Address
City, State & Zip <u>Rowlett, TX 75088</u>	City, State & Zip
Phone <u>214774 7323</u>	Phone
E-Mail <u>alejandrosportocarrero@hotmail.com</u>	E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

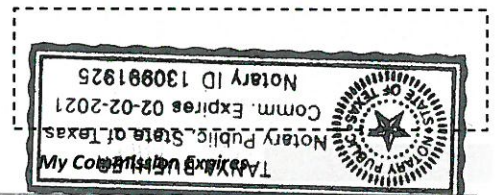
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 20th day of March, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 20th day of March, 20 20

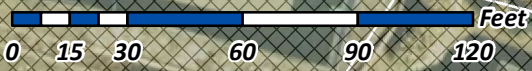
Owner's Signature \_\_\_\_\_

Notary Public in and for the State of Texas

Jay Bue







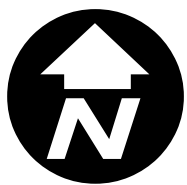
Z2020-014- SUP FOR 328 HARBORVIEW DR.  
ZONING - LOCATION MAP =



# City of Rockwall

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



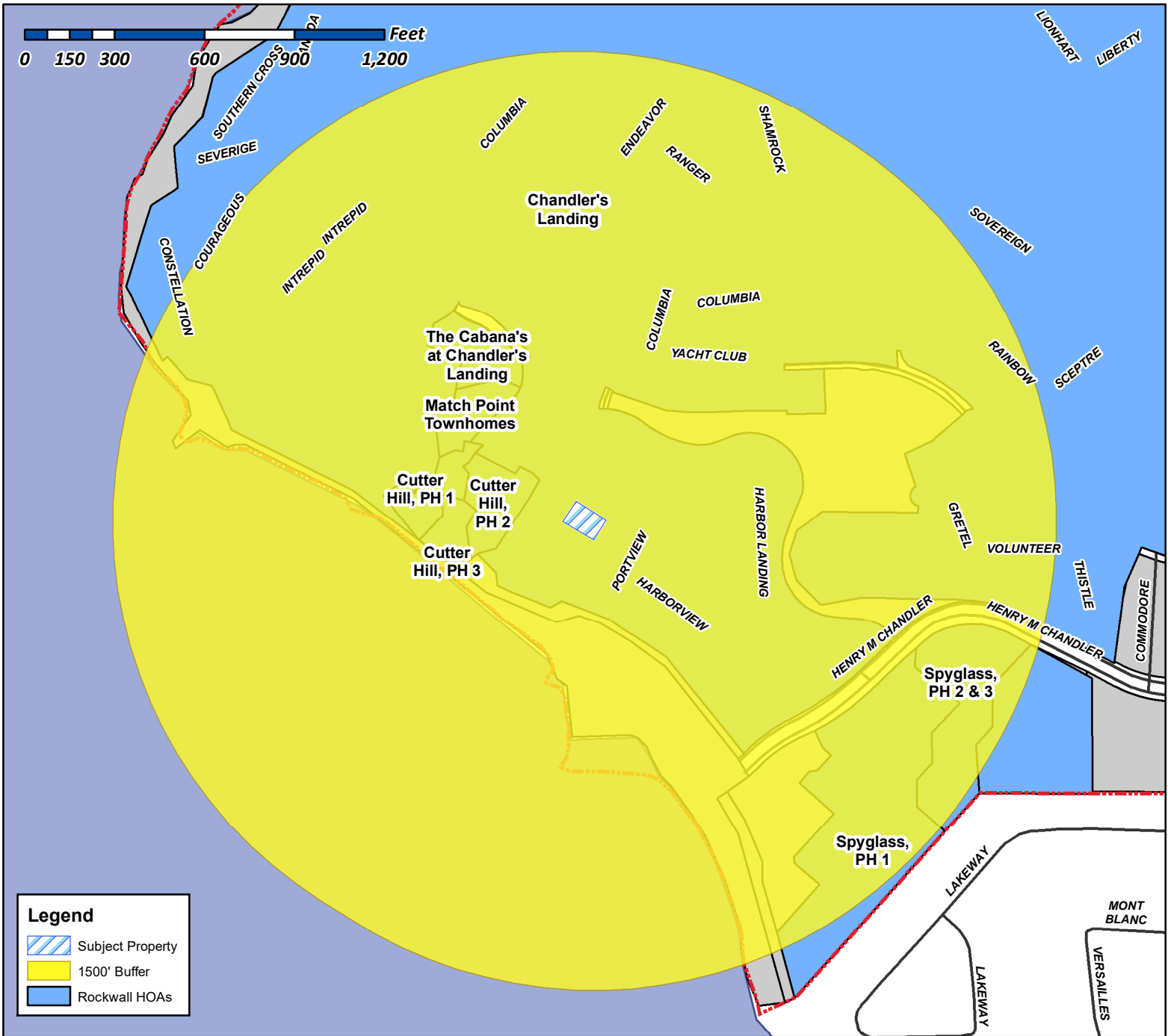
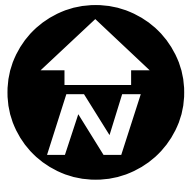




# City of Rockwall

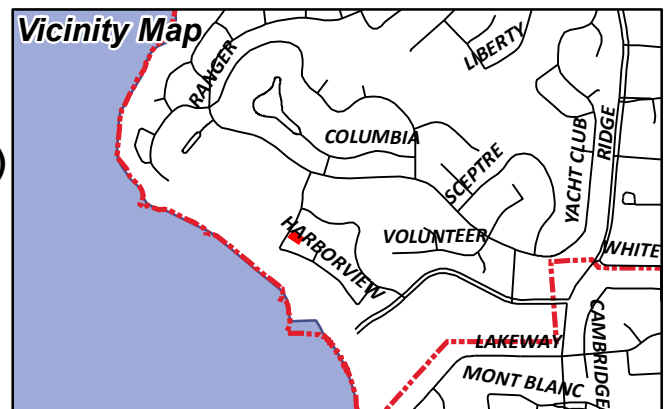
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.



**Case Number:** Z2020-014  
**Case Name:** SUP for 328 Harborview Dr.  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 8 (PD-8)  
**Case Address:** 328 Harborview Dr.

**Date Created:** 3/24/2020  
 For Questions on this Case Call (972) 771-7745





# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(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.



**Case Number:** Z2020-014  
**Case Name:** SUP for 328 Harborview Dr.  
**Case Type:** Specific Use Permit  
**Zoning:** Planned Development District 8 (PD-8)  
**Case Address:** 328 Harborview Dr.

**Date Created:** 3/24/2020  
 For Questions on this Case Call (972) 771-7745





GARDNER DAVID L REV LIV TR  
1105 51ST ST W  
BRADENTON, FL 34209

CROUCH FAMILY LIVING TRUST  
JERROLD F AND KATHLEEN A CROUCH TRUSTEES  
134 HENRY M. CHANDLER DR.  
ROCKWALL, TX 75032

BOHORQUEZ DAVID  
1397 GLENWICK DRIVE  
ROCKWALL, TX 75032

SOON HERALD  
14300 CERVANTES AVE  
GERMANTOWN, MD 20874

THE POTTS-REAGIN HOUSE LLC  
1460 E MAIN ST  
BARTOW, FL 33830

D'ALISO CHRISTOPHER J  
1701 HICKORY CHASE CIR  
KELLER, TX 76248

RAY HUBBARD SMI JV LLC  
17330 PRESTON ROAD SUITE 220A  
DALLAS, TX 75252

SLATE CRAIG AND TANYA  
185 S AVENIDA DEL SEMBRADOR  
TUSCAN, AZ 85745

PONDER KENNETH & ELMA  
1850 ASHBOURNE DR  
ROCKWALL, TX 75087

DINKLANG ARTURO A  
1923 NORTH FLOYD RD  
RICHARDSON, TX 75080

VINES AMY  
200 VZCR 3710  
EDGEWOOD, TX 75117

LAZYDALE PARTNERS LLP  
202 N SAN JACINTO  
ROCKWALL, TX 75087

SELZER DEANNA  
202 RAINBOW CIRCLE  
ROCKWALL, TX 75032

COLLICHIO KIMBERLY ANN  
210 RAINBOW CIR  
ROCKWALL, TX 75032

SARA M FRANKEL TRUST  
SARA M FRANKEL - TRUSTEE  
2366 FAYETTEVILLE AVE  
HENDERSON, NV 89052

CROMEENS SHAN  
2720 EGANRIDGE LN  
ROCKWALL, TX 75087

TRAYAH LLC  
2897 S NELSON ST  
LAKEWOOD, CO 80227

JOHNSON DAVID LEO AND  
LINDA J JOHNSON  
3021 RIDGE RD #285  
ROCKWALL, TX 75032

VINES KENT C AND LINA ZHU  
305 HARBOR LANDING DR  
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI  
307 HARBOR LANDING DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
307 HARBORVIEW  
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE  
308 HARBOR LANDING DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
308 HARBORVIEW  
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX  
309 HARBOR LANDING DR  
ROCKWALL, TX 75032

RENTFROW CHRISTOPHER  
309 HARBORVIEW DRIVE  
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA  
310 HARBOR LANDING DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
310 HARBORVIEW  
ROCKWALL, TX 75032

JONES SHERIDAN S  
311 COLUMBIA DR  
ROCKWALL, TX 75032

WIZMANN ERIC & DALE  
311 HARBOR LANDING  
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA  
311 HARBORVIEW DR  
ROCKWALL, TX 75032



CURRENT RESIDENT  
312 HARBOR LANDING  
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L  
312 PORTVIEW PL  
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND  
ROSSITZA I POPOVA  
313 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R  
313 HARBORVIEW DR  
HEATH, TX 75032

PENCE DENNIS AND DIANNA  
314 PORTVIEW PL  
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A  
315 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE  
315 HARBORVIEW DR  
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH  
316 PORTVIEW PL  
ROCKWALL, TX 75032

HENDRICKSON PATSY A  
317 HARBOR LANDING DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
317 HARBORVIEW  
ROCKWALL, TX 75032

REYNOLDS MARVIN C JR & CLARE D  
319 HARBOR LANDING DR  
ROCKWALL, TX 75032

SELF SCOTT & JANET  
319 HARBORVIEW DR  
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P  
320 HARBOR LANDING DR  
ROCKWALL, TX 75032

POTTS JASON AND ANNA  
320 PORTVIEW PLACE  
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY  
321 HARBOR LANDING DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
321 HARBORVIEW  
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN  
322 HARBOR LANDING DR  
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K  
323 HARBOR LANDING DR  
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND  
VANESSA RIZZARI  
324 HARBOR LANDING DRIVE  
ROCKWALL, TX 75032

GRAY RUSSELL LEE  
325 HARBOR LANDING DR  
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C  
325 HARBORVIEW DR  
ROCKWALL, TX 75032

SIVILS LINDA LUDDEN  
325 YACHT CLUB DR  
ROCKWALL, TX 75032

HOWELL ELMIN K & BETTY K  
326 HARBOR LANDING DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
326 HARBORVIEW  
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES  
327 HARBORVIEW DR  
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA  
327 YACHT CLUB DR  
ROCKWALL, TX 75032

WHETSELL BETTY R  
328 HARBOR LANDING DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
328 HARBORVIEW  
ROCKWALL, TX 75032

CURRENT RESIDENT  
329 HARBORVIEW  
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C  
329 YACHT CLUB DR  
ROCKWALL, TX 75032



MATTES JOHN AND TONG  
330 HARBOR LANDING DR  
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA  
HENDLER  
330 HARBORVIEW DR  
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D  
331 HARBORVIEW DR  
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN  
331 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

VOSPER ALAN AND SHIRLEY  
333 HARBORVIEW  
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN  
333 YACHT CLUB DR  
ROCKWALL, TX 75032

MANASCO MARTIN E AND LISA M  
335 HARBORVIEW DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
337 HARBORVIEW  
ROCKWALL, TX 75032

MOHAN KENNETH  
3415 WATERVIEW TRL  
ROCKWALL, TX 75087

KORTEMIER WILLIAM F  
401 YACHT CLUB DR  
ROCKWALL, TX 75032

KENTOPP RICHARD J & MELODY  
403 YACHT CLUB DR  
ROCKWALL, TX 75032

CENSULLO TERESA ANN  
405 COLUMBIA DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
405 YACHT CLUB  
ROCKWALL, TX 75032

MALLARD DAVID S & SHERRY A  
407 COLUMBIA DR  
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S  
4109 DESERT GARDEN DR  
PLANO, TX 75093

O'BOYLE MICHAEL  
426 YACHT CLUB DR  
ROCKWALL, TX 75032

STENBERG BARBARA JANE  
426 YACHT CLUB DR APT C  
ROCKWALL, TX 75032

CONINE CHRISTOPHER T  
426 YACHT CLUB DR UNIT B  
ROCKWALL, TX 75032

WEEKLEY PATRICIA H  
426 YACHT CLUB DRIVE #G UNIT C-3  
ROCKWALL, TX 75032

FORSYTHE LESLEY K AND  
PETER J HOLLY  
426 YACHT CLUB DRIVE #H  
ROCKWALL, TX 75032

WRIGHT RHONDA  
428C YACHT CLUB DR  
ROCKWALL, TX 75032

BECK JOAN K  
436 YACHT CLUB DR APT A  
ROCKWALL, TX 75032

DAVIS KERRI  
436 YACHT CLUB DR #G  
ROCKWALL, TX 75032

HALL DEREK  
436C YACHT CLUB DRIVE  
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH  
438 YACHT CLUB #E  
ROCKWALL, TX 75032

PATRICK ASHLEY NICOLE  
438 YACHT CLUB DR #G  
ROCKWALL, TX 75032

BRUNS BEVERLY LYNN  
440B YACHT CLUB DR  
ROCKWALL, TX 75032

VREELAND DENISE AND  
DAN CALNON  
442 YACHT CLUB DRIVE #B  
ROCKWALL, TX 75032

CARRIGAN DOROTHY  
450 YACHT CLUB DR APT B  
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA  
450 YACHT CLUB DRIVE UNIT # A  
ROCKWALL, TX 75032



HARRIS CHAD M  
452 YACHT CLUB DRIVE A  
ROCKWALL, TX 75032

POWELL COQUEACE  
454 S YACHT CLUB DRIVE A  
ROCKWALL, TX 75032

POWELL COQUEACE  
454 S YACHT CLUB DRIVE A  
ROCKWALL, TX 75032

MCCALISTER SHAWN D & RUSS W WILLIAMSON  
&  
ELIZABETH R WILLIAMSON  
456A YACHT CLUB DR  
ROCKWALL, TX 75032

KNEEDLER BRADLEY HARRISON  
456C YACHT CLUB DRIVE UNIT 302  
ROCKWALL, TX 75032

GREEN JOHN W JR  
458 YACHT CLUB DR APT A  
ROCKWALL, TX 75032

TUCKER JOHN  
4748 SECRET CV  
ROCKWALL, TX 75032

CURRENT RESIDENT  
501 YACHT CLUB  
ROCKWALL, TX 75032

OIWA TAKAAKI  
C/O OPEN HOUSE CO LTD  
5050 QUORUM DRIVE SUITE 610  
DALLAS, TX 75254

BARBEE NATHAN DAVID  
517 SKELTON ST  
ROYSE CITY, TX 75189

HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND TRUSTEES  
519 E I-30 #704  
ROCKWALL, TX 75087

HAMMOND JANE AND  
EUGENE WESLEY HUDDLE  
519 E INTERSTATE 30 #704  
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C  
519 E INTERSTATE 30 PMB 212  
ROCKWALL, TX 75087

COWAN AMY  
DAVID SPOENEMAN  
5203 SCARBOROUGH LN  
DALLAS, TX 75287

GUNTER MARGIE ANN  
524 YACHT CLUB DR  
ROCKWALL, TX 75032

HUNT DIANE DOLORES  
534 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

PEARMAN JANICE  
536 YACHT CLUB DR  
ROCKWALL, TX 75032

FULLER JULIE  
5425 BYERS AVE  
FORT WORTH, TX 76107

CURRENT RESIDENT  
544 YACHT CLUB  
ROCKWALL, TX 75032

GILL ATLANTA PROPERTIES LLC  
545 KIRNWOOD DRIVE  
DALLAS, TX 75232

CURRENT RESIDENT  
546 YACHT CLUB  
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC  
5601 RANGER DR  
ROCKWALL, TX 75032

STROUD SUZETTE AND  
LINA NIKOLE SWIZE  
581 LOUDER WAY  
FATE, TX 75087

2016 BLUM REVOCABLE TRUST  
JENNIFER REBECCA BLUM- TRUSTEE  
5814 CONSTELLATION CIRCLE  
ROCKWALL, TX 75032

ULMEN PEGGY SUE  
5909 VOLUNTEER PLACE  
ROCKWALL, TX 75032

CONSOLIDATED SYSTEMS INC  
6220 GASTON AVE STE 700  
DALLAS, TX 75214

CURRENT RESIDENT  
7 GREENBELT  
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L  
7 MAGNOLIA DR  
MEXICO BEACH, FL 32456

VELASCO ALEJANDRO PORTOCARRERO AND  
STEPHANIE G ARAMAYO  
7205 STONE MEADOW CIR  
ROWLETT, TX 75088

OYHARCABAL HENRY A  
783 17TH AVE  
SAN FRANCISCO, CA 94121

PROSEK SHERI  
803 VILLAGE GREEN DR  
ROCKWALL, TX 75087

ARMSTRONG JOHN D  
804 EAGLE PASS  
HEATH, TX 75032

KAPRANTZAS ENTERPRISES LLC  
904 E DAVIS ST. 400  
MESQUITE, TX 75149

ROCKWALL HOMES LLC  
C/O SAUNDRA HOLLAND  
909 CULLINS RD  
ROCKWALL, TX 75032

SELF BILLY & KATIE  
C/O PRO SOAP 1830 E I30  
ROCKWALL, TX 75087

LUCIA LODEMA S TRUSTEE  
LUCIA REVOCABLE INTER-VIVOS TRUST  
PO BOX 1600  
ROCKWALL, TX 75087

MASULA II LIVING TRUST  
DURELL D AGHA TRUSTEE  
PO BOX 221337  
CARMEL, CA 93922




CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087



MATERIALS LEYEND	
	• STUCOO 1283 SQF SMOOTH FINISH
	• BRICK VENEER 953 SQF VALENTINO WHITE SPLITFACE
	• WOOD SIDING 363 SQF CUMARU SHIPLAP 6" SIDING

PROJECT EL= 20'-8"  
MAX ROOF EL= 479'-0"  
PROJECT EL= 19'-0"  
ROOF EL= 477'-4"



PROJECT EL= 19'-10"  
ROOF EL= 478'-2"

PROJECT EL= 9'-10"  
EL= 468'-2"

PROJECT EL= 0'-0"  
EL= 458'-4" PAD ELEVATION  
GRADE EL= 457'-0"

### ELEVATION 1/A.04

SCALE 1/8"=1'-0"

PROJECT EL= 19'-10"  
ROOF EL= 478'-2"

PROJECT EL= 9'-10"  
EL= 468'-2"



PROJECT EL= 18'-4"  
ROOF EL= 476'-8"

PROJECT EL= 16'-4"  
ROOF EL= 474'-8"

PROJECT EL= 9'-10"  
EL= 468'-2"

PROJECT EL= 0'-0"  
GRADE EL= 458'-4"

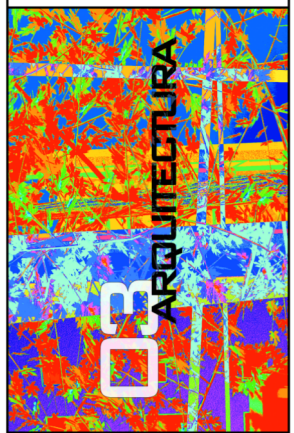
PAD ELEVATION  
GRADE EL= 457'-0"

### ELEVATION 2/A.04

SCALE 1/8"=1'-0"

ISSUED FOR CONSTRUCTION

BUILDER:  
Owner Built Custom Homes Inc.  
5327 FM 1488 Rd, Suite F2  
Magnolia Texas 77354



PROJECT:  
328 HARBOR VIEW DR  
HARBOR LANDING PHASE 2  
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY	RO
1	06/10/2019	REVISIONS		

DRAWING TITLE:

PROJECT NO.
ISSUE DATE 12/14/2019
DRAWN BY /CHECKED BY
APPROVED BY

DRAWING NO.  
OF  
**A0.4**

ISSUED FOR CONSTRUCTION

BUILDER:  
Owner Built Custom Homes Inc.  
5327 FM 1488 Rd, Suite F2  
Magnolia Texas 77354



PROJECT:  
328 HARBOR VIEW DR  
HARBOR LANDING PHASE 2  
ROCKWALL TX

BY

RO

DESCRIPTION

DATE

06/10/2019

NO.

1

REVISIONS

DRAWING TITLE:

PROJECT NO.

ISSUE DATE

12/14/2019

DRAWN BY /CHECKED BY

APPROVED BY

DRAWING NO.  
OF

A0.5

PROJECT EL= 20'-8"  
MAX ROOF EL= 479'-0"

PROJECT EL= 19'-0"  
ROOF EL= 477'-4"

PROJECT EL= 19'-10"  
ROOF EL= 478'-2"

PROJECT EL= 9'-10"  
EL= 468'-2"

PROJECT EL= 0'-0"  
EL= 458'-4"

PAD ELEVATION  
GRADE EL= 457'-0"

FUTURE EXPANSION

### ELEVATION 1/A.05

SCALE 1/8"=1'-0"

FUTURE EXPANSION

PROJECT EL= 19'-10"  
ROOF EL= 478'-2"

PROJECT EL= 19'-4"  
ROOF EL= 477'-8"

PROJECT EL= 18'-4"  
ROOF EL= 476'-8"

PROJECT EL= 16'-4"  
ROOF EL= 474'-8"

PROJECT EL= 9'-10"  
EL= 468'-2"

PROJECT EL= 20'-8"  
MAX ROOF EL= 479'-0"

PROJECT EL= 19'-0"  
ROOF EL= 477'-4"

PROJECT EL= 0'-0"  
EL= 458'-4"

PAD ELEVATION  
GRADE EL= 457'-0"

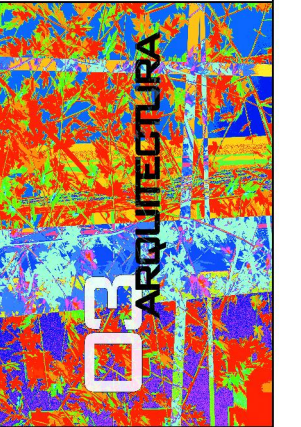
### ELEVATION 2/A.05

SCALE 1/8"=1'-0"



ISSUED FOR CONSTRUCTION

BUILDER:  
Owner Built Custom Homes Inc.  
5327 FM 1488 Rd. Suite F2  
Magnolia, Texas 77354



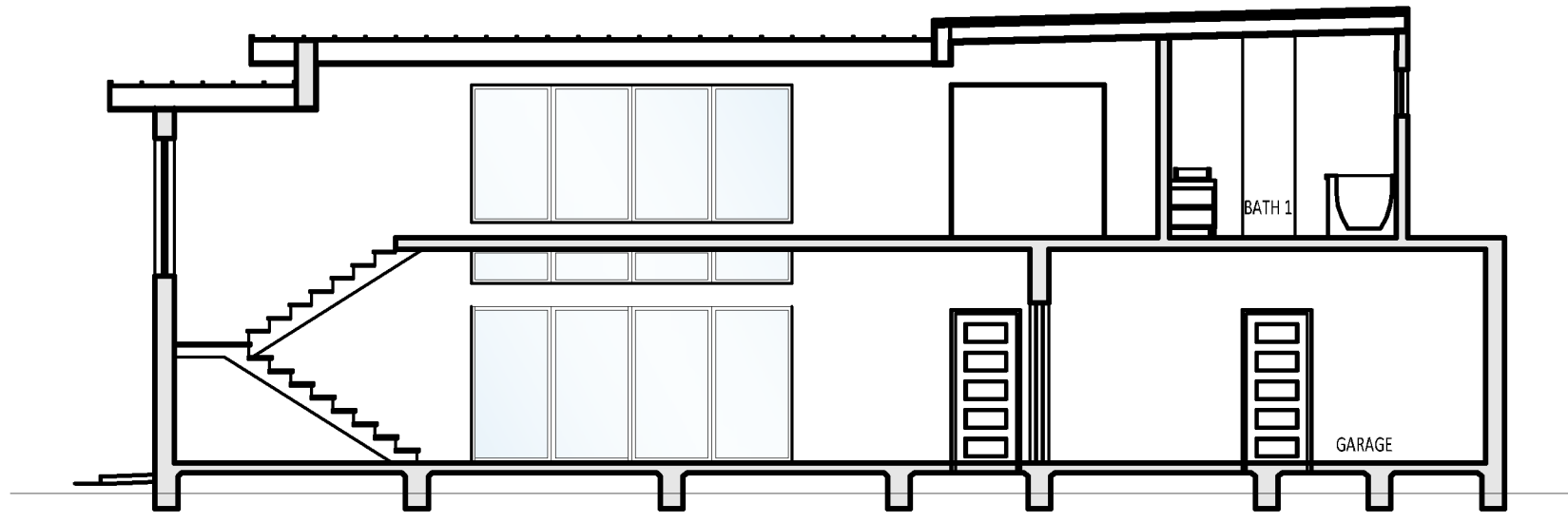
PROJECT:  
328 HARBOR VIEW DR  
HARBOR LANDING PHASE 2  
ROCKWALL TX

NO.	DATE	DESCRIPTION	BY	RO
1	06/10/2019	REVISIONS		

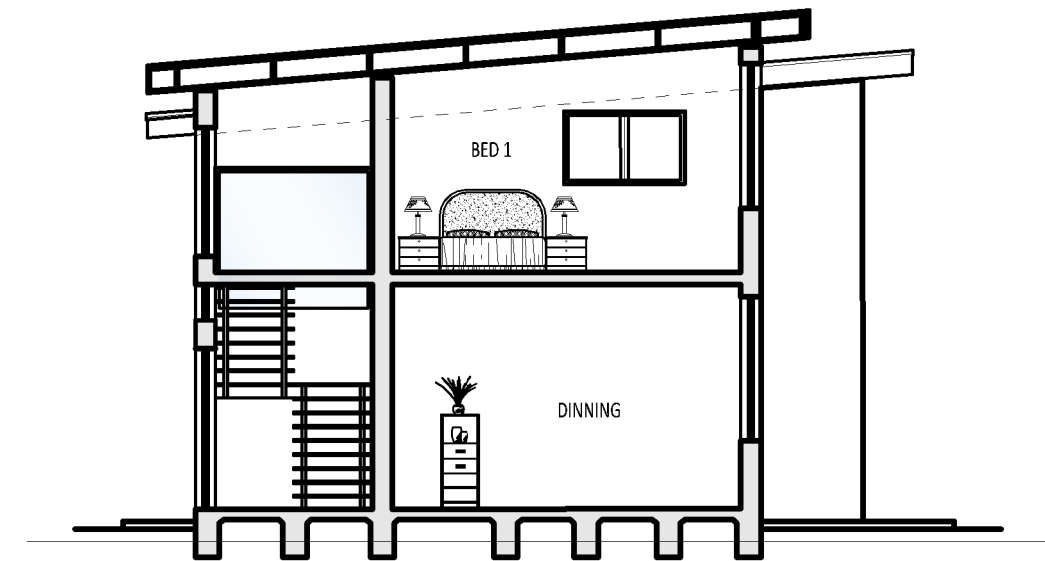
DRAWING TITLE:

PROJECT NO.  
ISSUE DATE  
12/14/2019  
DRAWN BY /CHECKED BY  
APPROVED BY

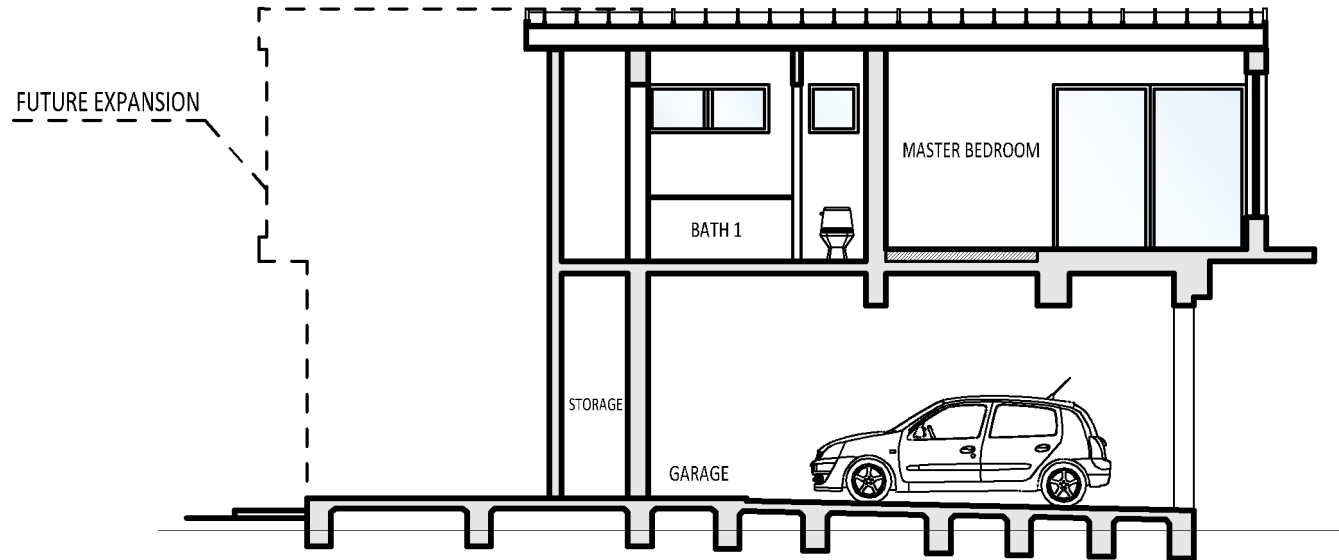
DRAWING NO. OF  
A0.6



SECTION 1/A.06  
SCALE 1/8"=1'-0"



SECTION 2/A.06  
SCALE 1/8"=1'-0"



SECTION 3/A.06  
SCALE 1/8"=1'-0"

HARBORVIEW DRIVE

75'-5"

20' BL & UTILITY EASEMENT

25' FRONT SETBACK

28'-7"

CONCRETE DRIVEWAY

29'-10"

STONE WALL

HOUSE

EAVES LINE

LINE OF WALL

GUTTER

DRAIN AND DOWNSPOUT

WALKWAY

LATERAL SETBACK

LATERAL SETBACK

EXISTING STONE RETAINING WALL

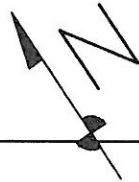
10' BACK SETBACK

5' UTILITY EASEMENT

53'-1"

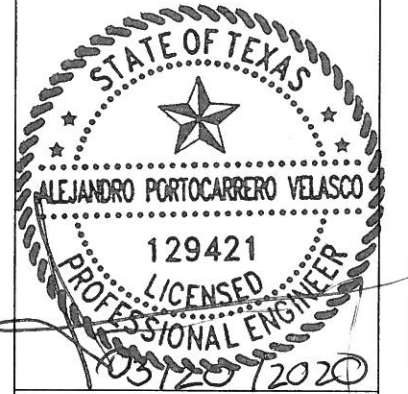
EXISTING FENCING

124'-9"



**SITE PLAN**  
SCALE 3/32" = 1'-0"

ISSUED FOR CONSTRUCTION



PROJECT:  
328 HARBOR VIEW DR  
HARBOR LANDING PHASE 2  
ROCKWALL TX



NO.	DATE	DESCRIPTION	BY	RD
1	06/10/2019	REVISIONS		

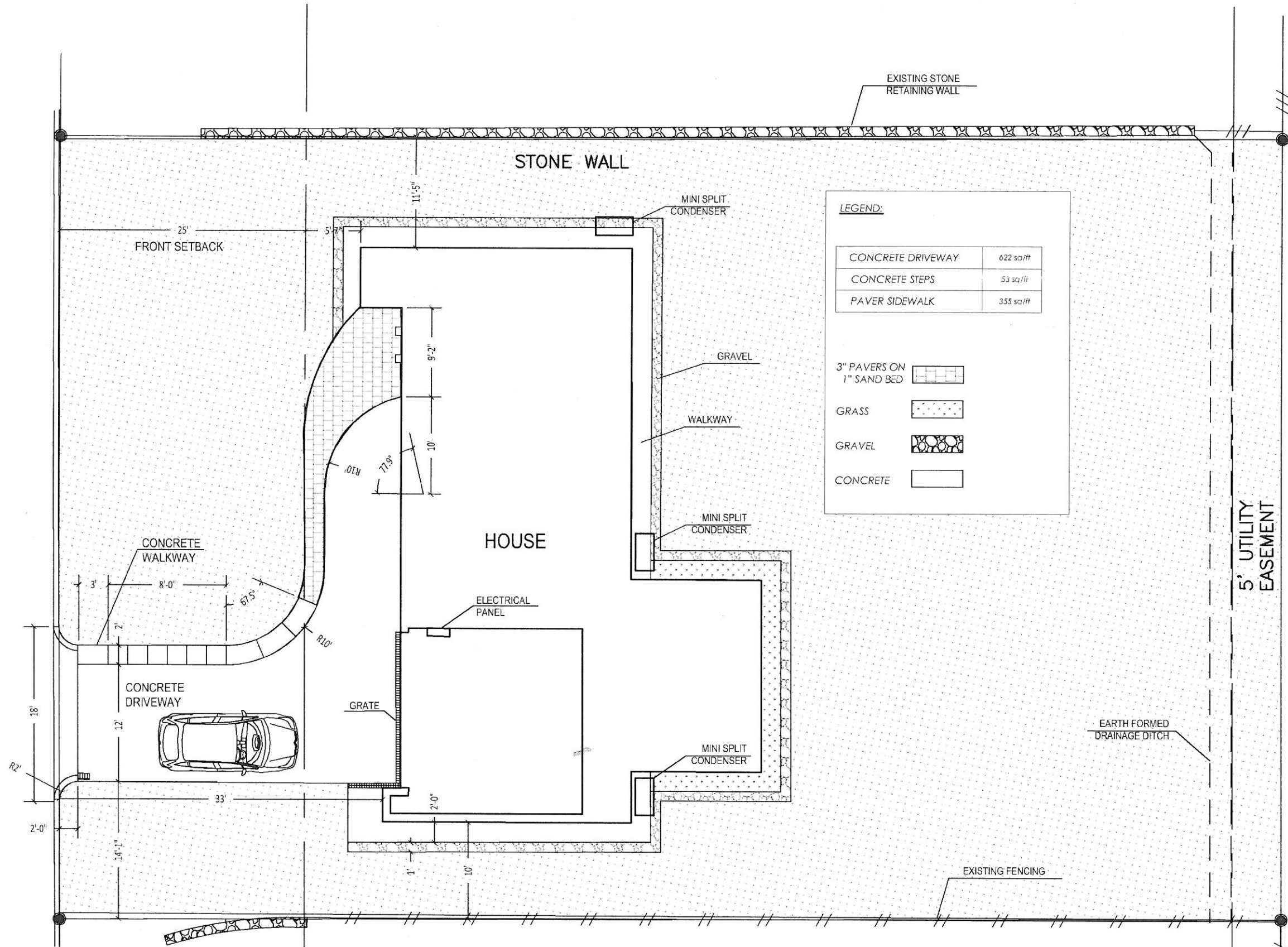
DRAWING TITLE:

PROJECT NO.  
 ISSUE DATE  
 12/14/2019  
 DRAWN BY RO /CHECKED BY AP  
 APPROVED BY AP

DRAWING NO.  
 OF  
 L0.1



HARBORVIEW DRIVE



**LEGEND:**

CONCRETE DRIVEWAY	622 sq/ft
CONCRETE STEPS	53 sq/ft
PAVER SIDEWALK	355 sq/ft

3" PAVERS ON 1" SAND BED

GRASS

GRAVEL

CONCRETE

ISSUED FOR CONSTRUCTION



PROJECT:  
328 HARBOR VIEW DR  
HARBOR LANDING PHASE 2  
ROCKWALL TX



NO.	DATE	DESCRIPTION	BY
1	06/10/2019	REVISIONS	RO

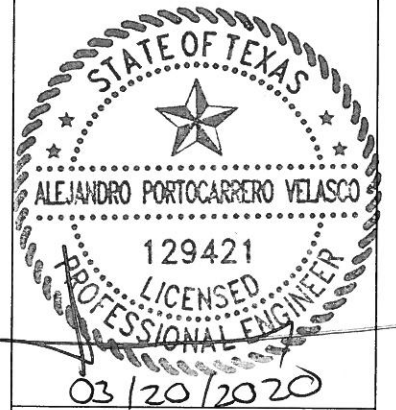
DRAWING TITLE:

PROJECT NO.  
ISSUE DATE  
12/14/2019  
DRAWN BY RO /CHECKED BY AP  
APPROVED BY AP

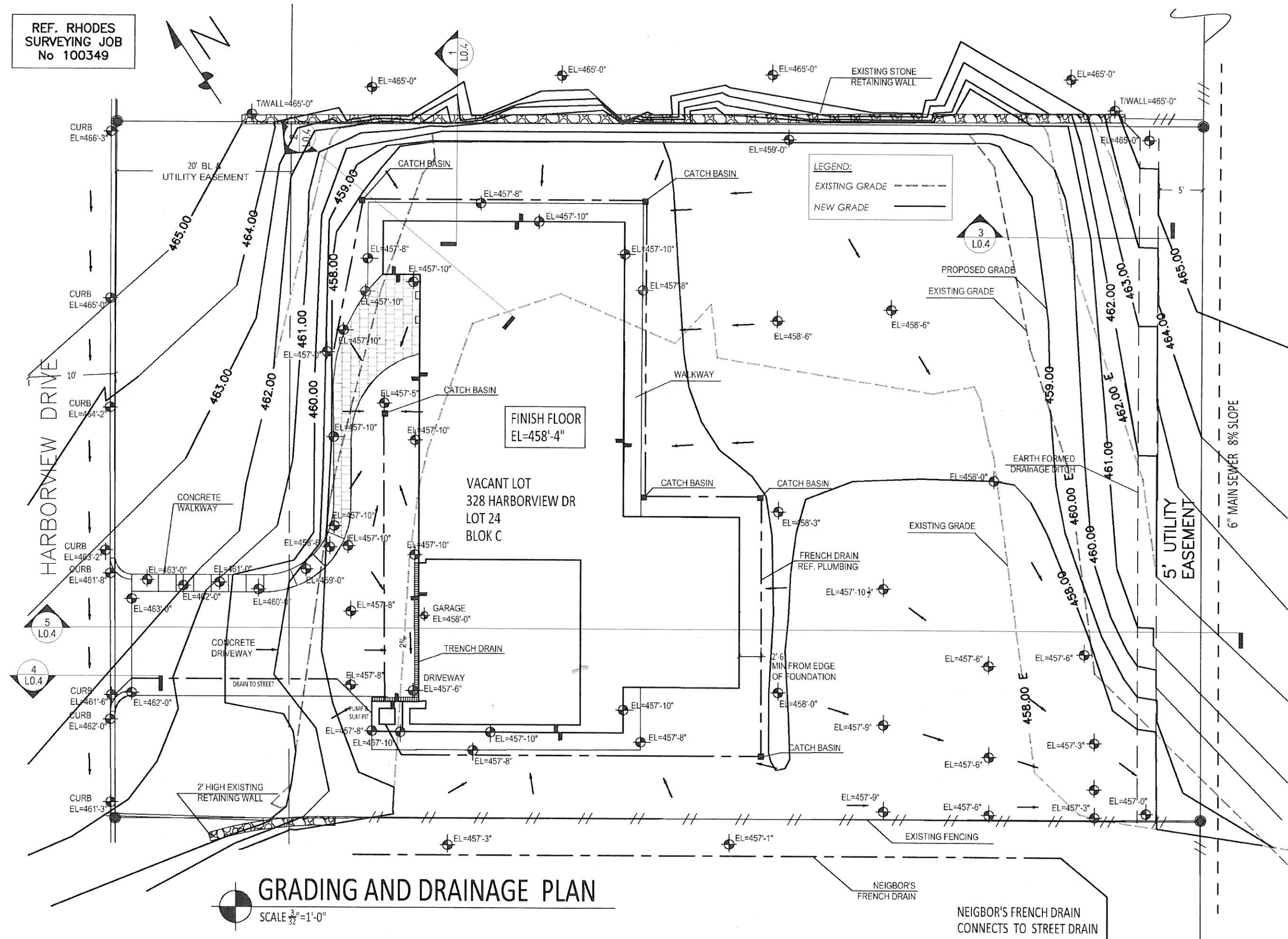
DRAWING NO.  
OF  
**L0.2**

REF. RHODES  
SURVEYING JOB  
No 100349

ISSUED FOR CONSTRUCTION



PROJECT:  
328 HARBOR VIEW DR  
HARBOR LANDING PHASE 2  
ROCKWALL TX



NO.	DATE	DESCRIPTION	BY	RO
1	06/10/2019	REVISIONS		

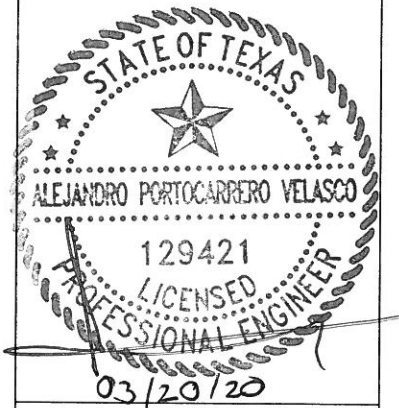
DRAWING TITLE:

PROJECT NO.  
ISSUE DATE  
12/14/2019  
DRAWN BY RO /CHECKED BY AP  
APPROVED BY AP

DRAWING NO.  
OF  
L0.3



ISSUED FOR CONSTRUCTION



PROJECT:  
328 HARBOR VIEW DR  
HARBOR LANDING PHASE 2  
ROCKWALL TX

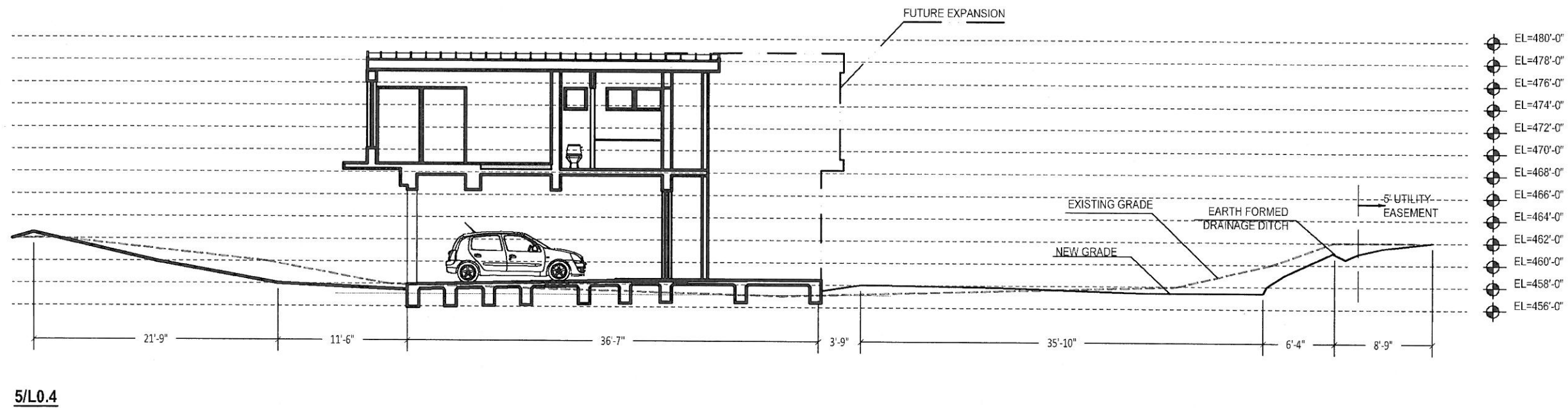
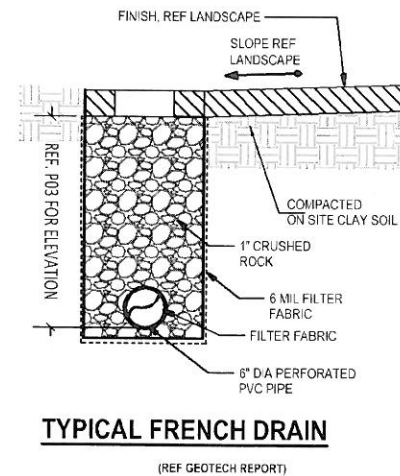
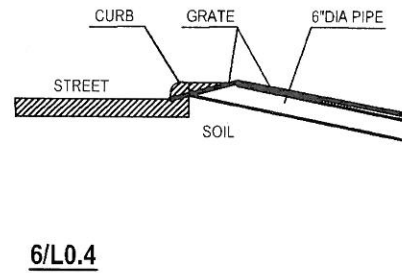
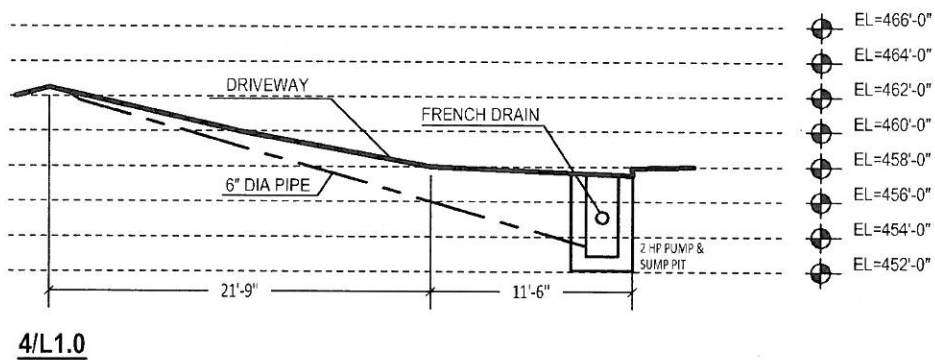
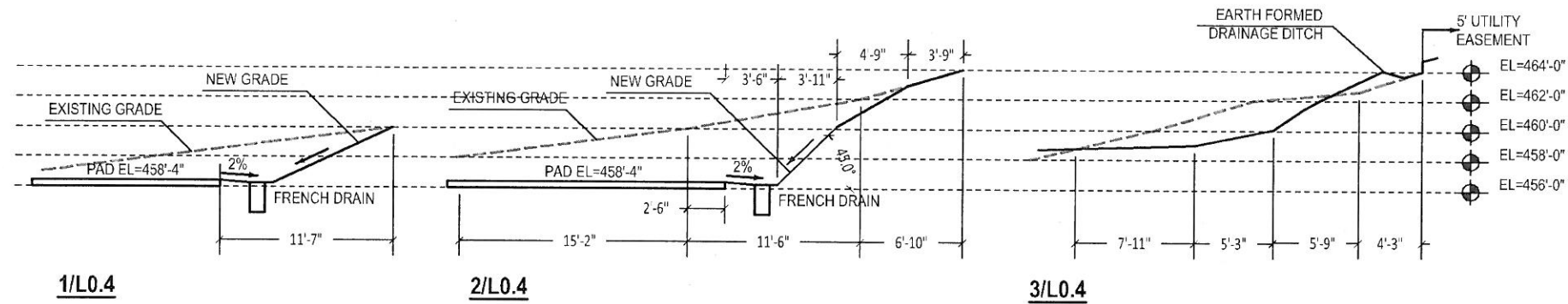


NO.	DATE	DESCRIPTION	BY	RO
1	06/10/2019	REVISIONS		

DRAWING TITLE:

PROJECT NO.  
ISSUE DATE  
12/14/2019  
DRAWN BY RO /CHECKED BY AP  
APPROVED BY AP

DRAWING NO.  
OF  
L0.5



- EL=480'-0"
- EL=478'-0"
- EL=476'-0"
- EL=474'-0"
- EL=472'-0"
- EL=470'-0"
- EL=468'-0"
- EL=466'-0"
- EL=464'-0"
- EL=462'-0"
- EL=460'-0"
- EL=458'-0"
- EL=456'-0"

DETAILS  
SCALE 3/32" = 1'-0"