



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2} \$215</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>¹: 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.</p> <p>²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 295 Harborview DR. Rockwall TX 75032

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____	CURRENT USE _____
PROPOSED ZONING _____	PROPOSED USE _____
ACREAGE _____	LOTS [CURRENT] _____
	LOTS [PROPOSED] _____

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 type="checkbox"/> OWNER	<u>KISANET GHEBRETSADIK</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Paul Arce</u>
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	<u>297 BLACKHAW DR</u>	ADDRESS	<u>5807 Ranger Dr</u>
CITY, STATE & ZIP	<u>FATE, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall TX 75032</u>
PHONE	<u>206-351-9741</u>	PHONE	<u>(972) 365-6823</u>
E-MAIL	<u>KISANETGHEBRETSADIK@gmail.com</u>	E-MAIL	<u>paularce tx@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

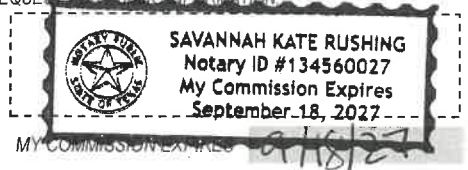
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRAVELDE ABREHAM [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

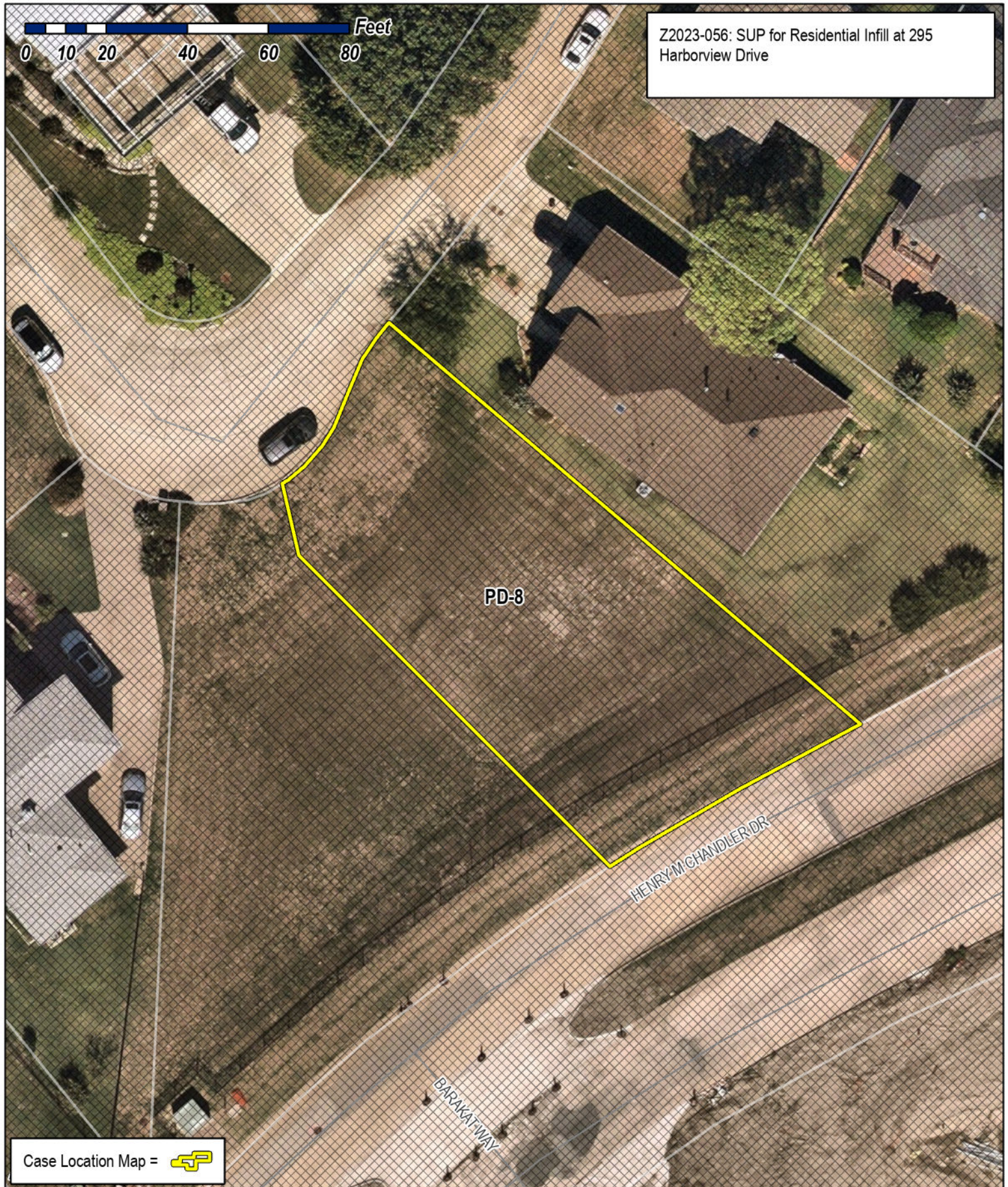
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 10.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF DECEMBER, 2023 BY SIGNING THIS APPLICATION, 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 14 DAY OF 12 2023

OWNER'S SIGNATURE Kisanet

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS SKUS






Z2023-056: SUP for Residential Infill at 295 Harborview Drive

PD-8

HENRY MCHANDLER DR

BARAKATWAY

Case Location Map = 



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.

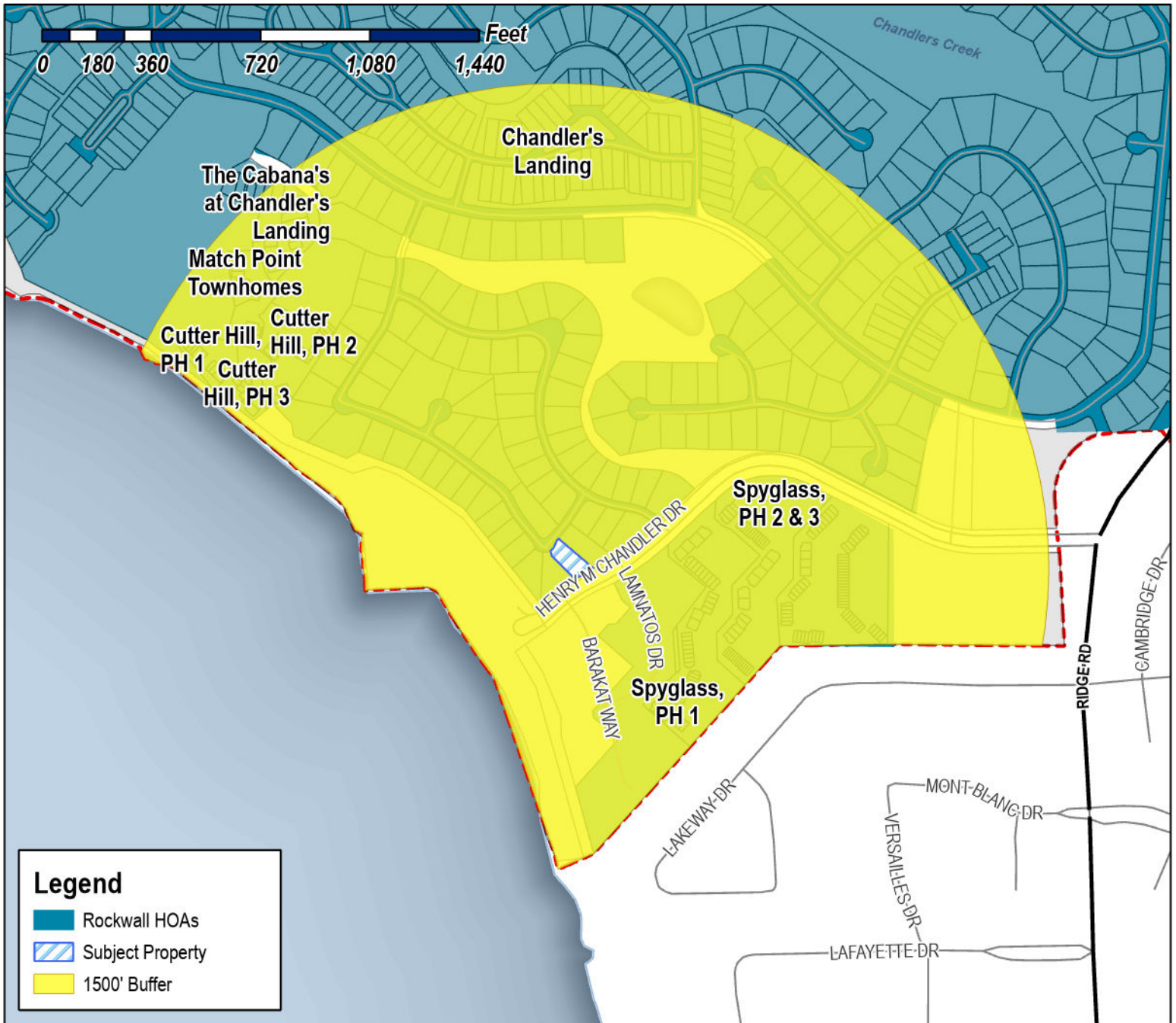




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Case Number: Z2023-056
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Harborview Drive

Date Saved: 12/15/2023
 For Questions on this Case Call (972) 771-7745

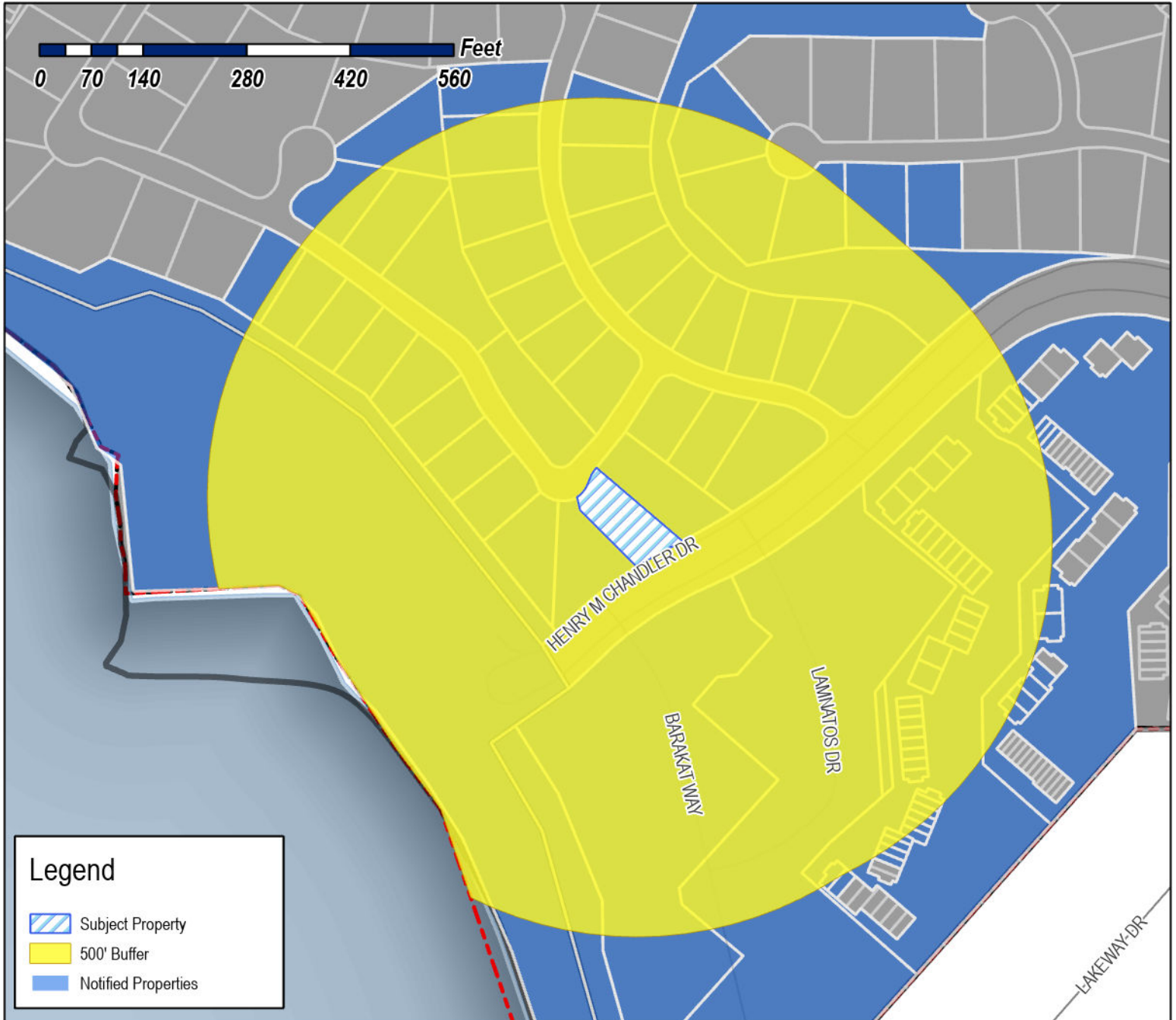




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Zoning: Planned Development District 8 (PD-8)
Case Address: 295 Harborview Drive

Date Saved: 12/15/2023

For Questions on this Case Call: (972) 771-7746



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

SESSUMS BILLY A
10 CLARKSVILLE ST
PARIS, TX 75460

NGUYEN ANGELINA
1025 LAKE RIDGE DR
RICHARDSON, TX 75081

L T L FAMILY HOLDINGS LLC
106 SAWGRASS DR
ROCKWALL, TX 75032

L T L FAMILY HOLDINGS LLC
106 SAWGRASS DR
ROCKWALL, TX 75032

STRANN MICHAEL RAY
112 OLD GLORY LN
FORNEY, TX 75126

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

WEBSTER PROPERTIES LTD
115 DEFENDER C
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
DALLAS, TX 75216

RESIDENT
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEDE' HOWARD G AND ANNETTE M
1360 GOLD COAST DRIVE
ROCKWALL, TX 75087

RESIDENT
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
147 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MACLEOD LYNN
149 HENRY CHANDLER DR
ROCKWALL, TX 75032

PARNES ALEXANDRA
15 KESTREL CT
ROCKWALL, TX 75032

RESIDENT
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
156 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
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ROCKWALL, TX 75032

RESIDENT
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COUGHLIN DIANE AND BRIAN FOULKS
162 HENRY M CHANDLER DRIVE UNIT 162
ROCKWALL, TX 75032

RESIDENT
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LB QUALITY HOMES LLC
1651 N COLLINS BLVD STE 260
RICHARDSON, TX 75080

RESIDENT
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KUPERMAN IGOR
166 HENRY M CHANDLER
ROCKWALL, TX 75032

RESIDENT
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BURNETT JAMES AND ELIZABETH
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
173 HENRY M CHANDLER DR
ROCKWALL, TX 75032

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

RESIDENT
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ALLEN, TX 75013

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROMER ENTERPRISES, LLC
2101 BRISBON STREET
FATE, TX 75189

HUYNH ANN LE
2206 STONE HOLLOW DRIVE
ROWLETT, TX 75088

RESIDENT
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
237 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

POWELL ALEAH D
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NANCE LAYLA SHALON
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FERRIS BETH ANN
269 HENRY M CHANDLER DRIVE UNIT 269
ROCKWALL, TX 75032

RESIDENT
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEMONS BRADLEY & SHARON
2706 WHISPERING OAKS
ROCKWALL, TX 75087

RESIDENT
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
HOUSTON, TX 77027

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

GHEBRETSADIK KISANET
295 BLACKHAW DR
FATE, TX 75087

RESIDENT
297 HARBORVIEW DR
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

SERRANO CHRISTIAN
301 VILLAGE DR APT 307
KING OF PRUSSIA, PA 19406

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

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

CROMEENS SHAN
307 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

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

RESIDENT
309 HARBORVIEW DR
ROCKWALL, TX 75032

LARK KENNETH LAWRENCE & MAURITA NICOLE
309 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
310 HARBORVIEW DR
ROCKWALL, TX 75032

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

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
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

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KEITH BENJAMIN AND
SHERYL KEITH
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
410 COLUMBIA DRIVE
ROCKWALL, TX 75032

FRONTERA JOSE ANTONIO & CAROLINE
4241 BUENA VISTA #18
DALLAS, TX 75205

MCHALE JOHN D JR
457 LAURENCE DRIVE SUTIE 168
HEATH, TX 75032

SCHARF ALLEN J
501 VILLAGE DR APT 307
KING OF PRUSSA, PA 19406

SCHARF ALLEN J
501 VILLAGE DR APT 307
KING OF PRUSSA, PA 19406

M & H PROPERTIES INC
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

BRENDA BEJARANO REVOCABLE TRUST
BRENDA BEJARANO- TRUSTEE
6105 VOLUNTEER PLACE
ROCKWALL, TX 75032

BRYNE PATRICK AND LAURA KRUSE
6107 VOLUNTEER PLACE
ROCKWALL, TX 75032

P&P PAINTING REPAIRS AND REMODELING
6109 PLANTATION LN
FLOWER MOUND, TX 75022

P&P PAINTING REPAIRS AND REMODELING
6109 PLANTATION LN
FLOWER MOUND, TX 75022

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
DALLAS, TX 75214

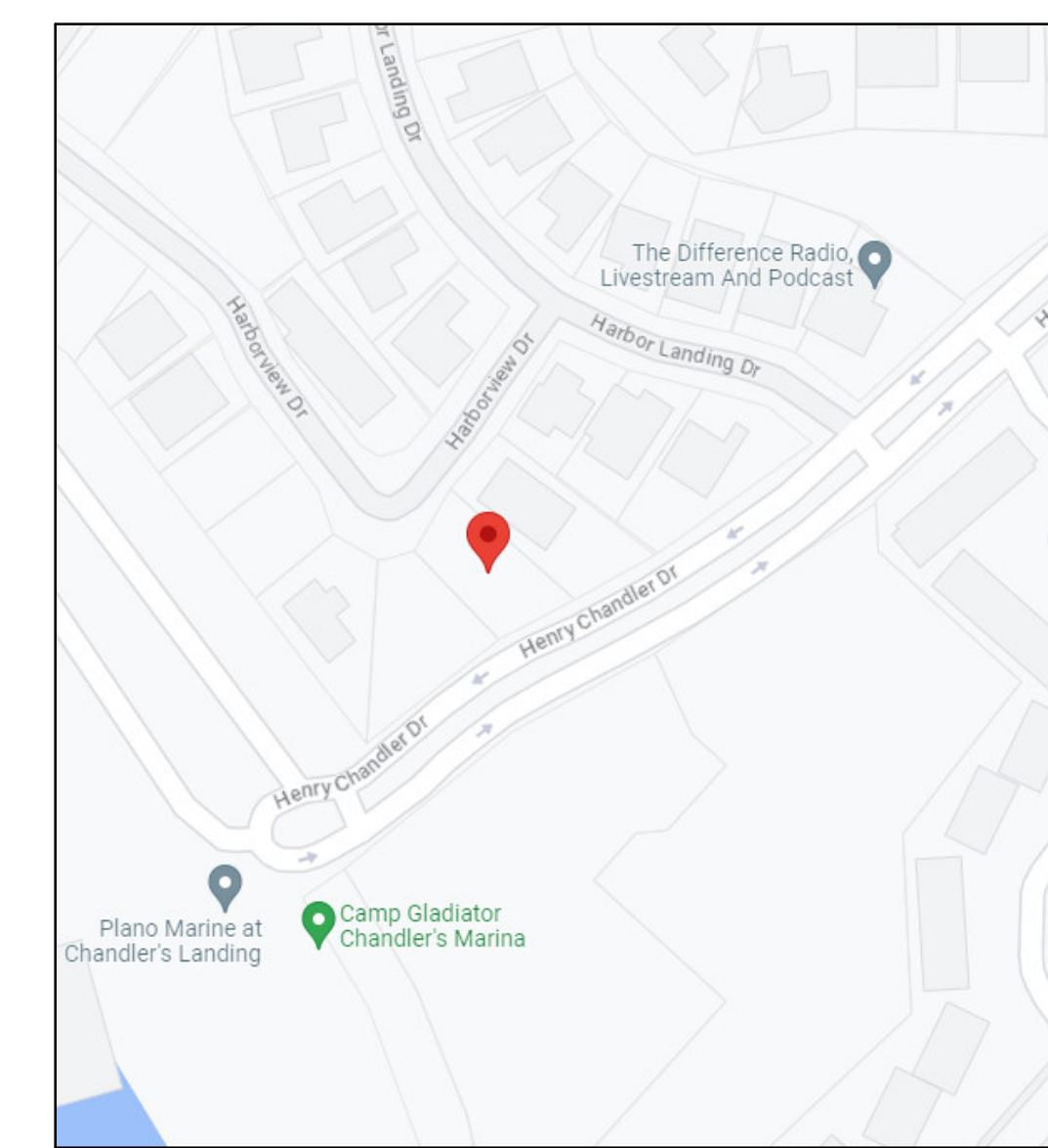
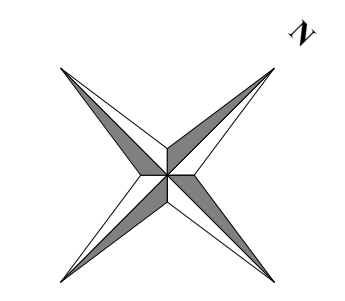
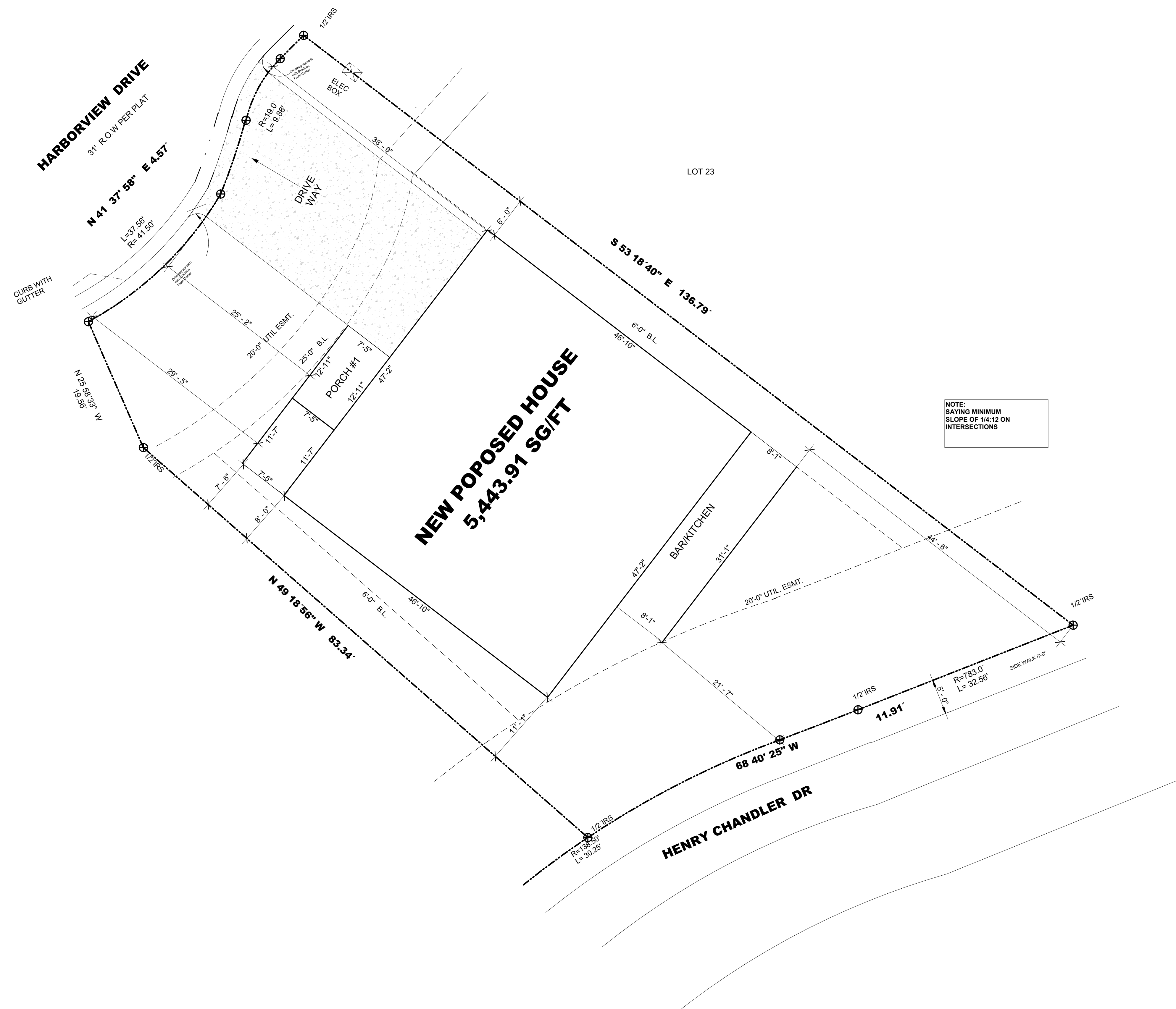
JOHNSON FAMILY TRUST
628 SHADOW WOOD LN
HEATH, TX 75032

RESIDENT
7 GREENBELT
ROCKWALL, TX 75032

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

KLINE LINDA ANN MULLANE
8090 FRANKFORD RD APT 119
DALLAS, TX 75252

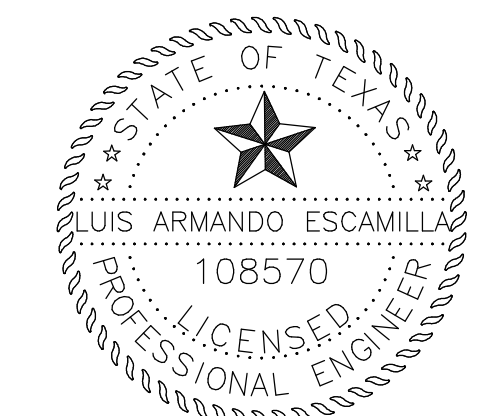
ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087



VICINITY MAP

**295 HARBORVIEW DR,
ROCKWALL, TX 75032**

Proposed First Floor Plan	1,740 SG/FT
Proposed Second Floor Plan	1,640 SG/FT
Proposed Third Floor Plan	468 SG/FT
Total New Construction	3,848 SG/FT
Proposed Garage	564 SG/FT
Proposed Porch #1	96 SG/FT
Proposed Bar/ Kitchen	251.91 SG/FT
Proposed Balcony #1	120 SG/FT
Proposed Balcony #2	108 SG/FT
Proposed Porch #2	48 SG/FT
Proposed Terrace	408 SG/FT
Total New Construction	5,443.91 SG/FT
Lot	22
Country	Rockwall
City	Rockwall
Lot Area	0.14 Acres
Max Lot Coverage	35%
Lot Coverage	65%



10/07/2023
FIRM# 18123

L. Escamilla



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032

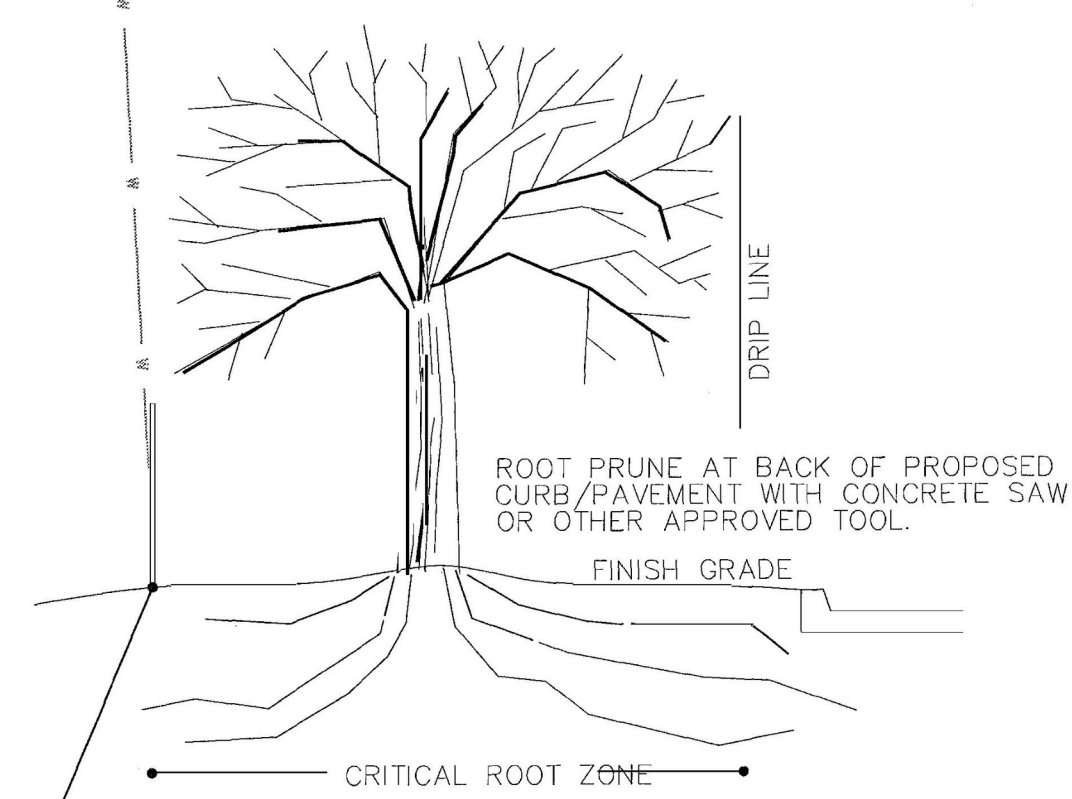
Legal Description
LOT 22, BLOCK B

SITE PLAN

Date: 9/29/2023 Scale: 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

DETAIL

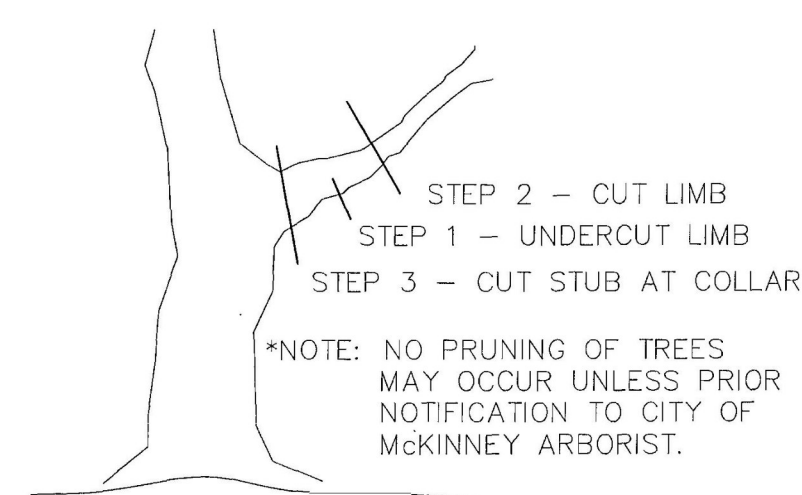


INSTALL 6 FT ORANGE VINYL PROTECTIVE FENCE AT DRIP LINE - ALL PROTECTED TREES.
DO NOT PARK OR DRIVE VEHICLES OR CONSTRUCTION EQUIPMENT BENEATH DRIP LINE.

DO NOT MODIFY GRADE BENEATH DRIP LINE UNLESS APPROVED BY CITY ARBORIST.
DO NOT WASH OUT CONCRETE TRUCKS OR STORE ANY CONSTRUCTION MATERIALS BENEATH DRIP LINE.

TREE PROTECTION FENCING/PRUNING

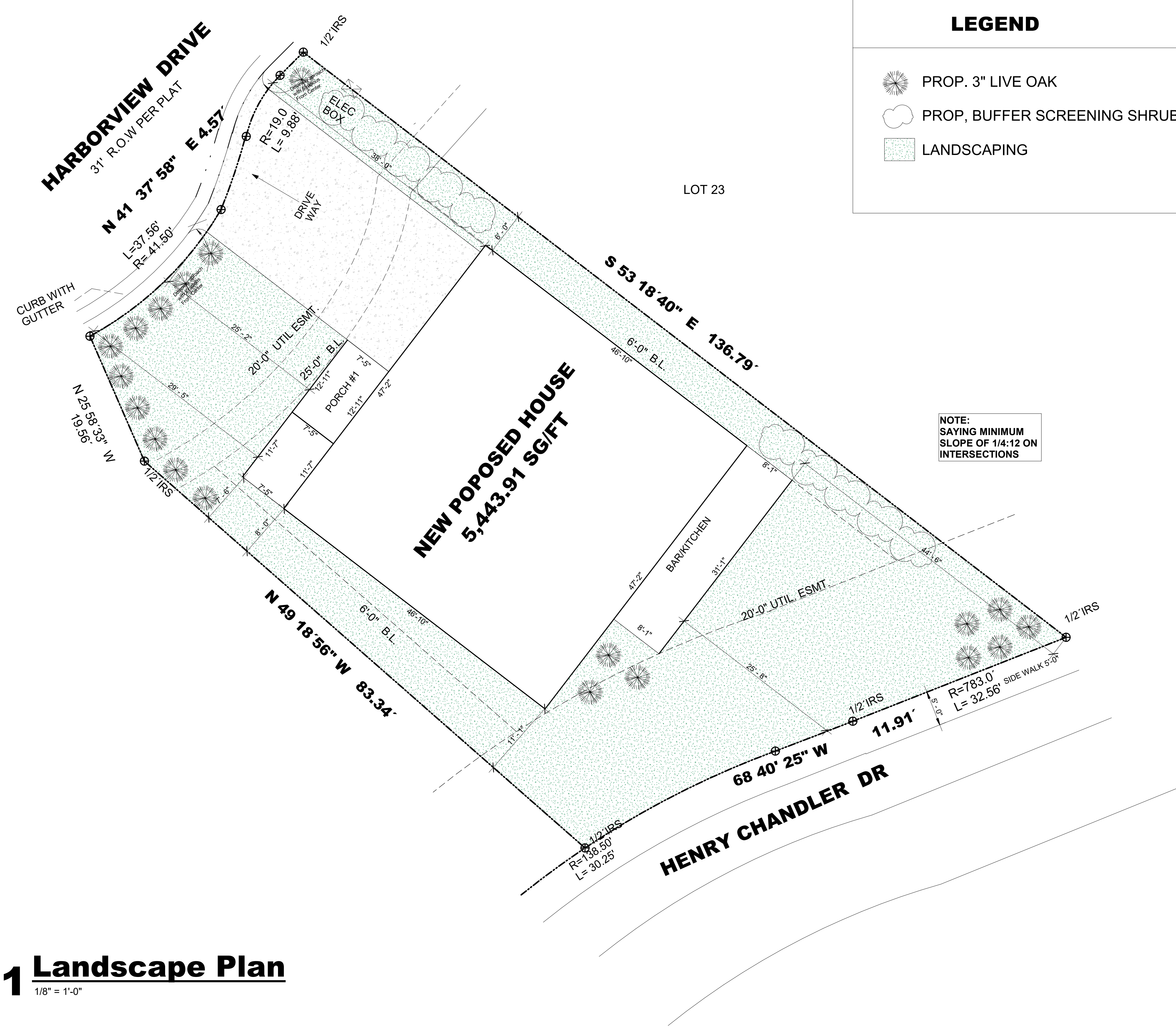
SCALE: NONE



TREE PRUNING

SCALE: NONE

HARBORVIEW DRIVE
31' ROW PER PLAT



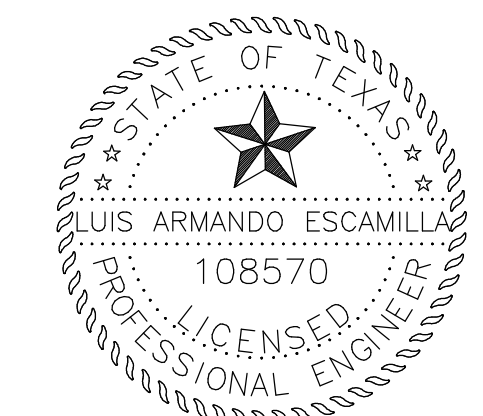
LOT 23

NOTE:
SAYING MINIMUM
SLOPE OF 1/4:12 ON
INTERSECTIONS

LEGEND	
	PROP. 3" LIVE OAK
	PROP. BUFFER SCREENING SHRUBS
	LANDSCAPING

1 Landscape Plan

1/8" = 1'-0"



10/07/2023
FIRM# 18123

L. Escamilla



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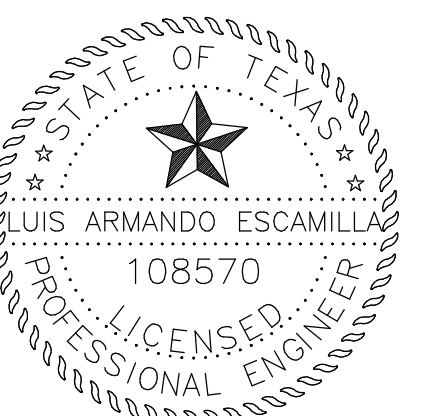
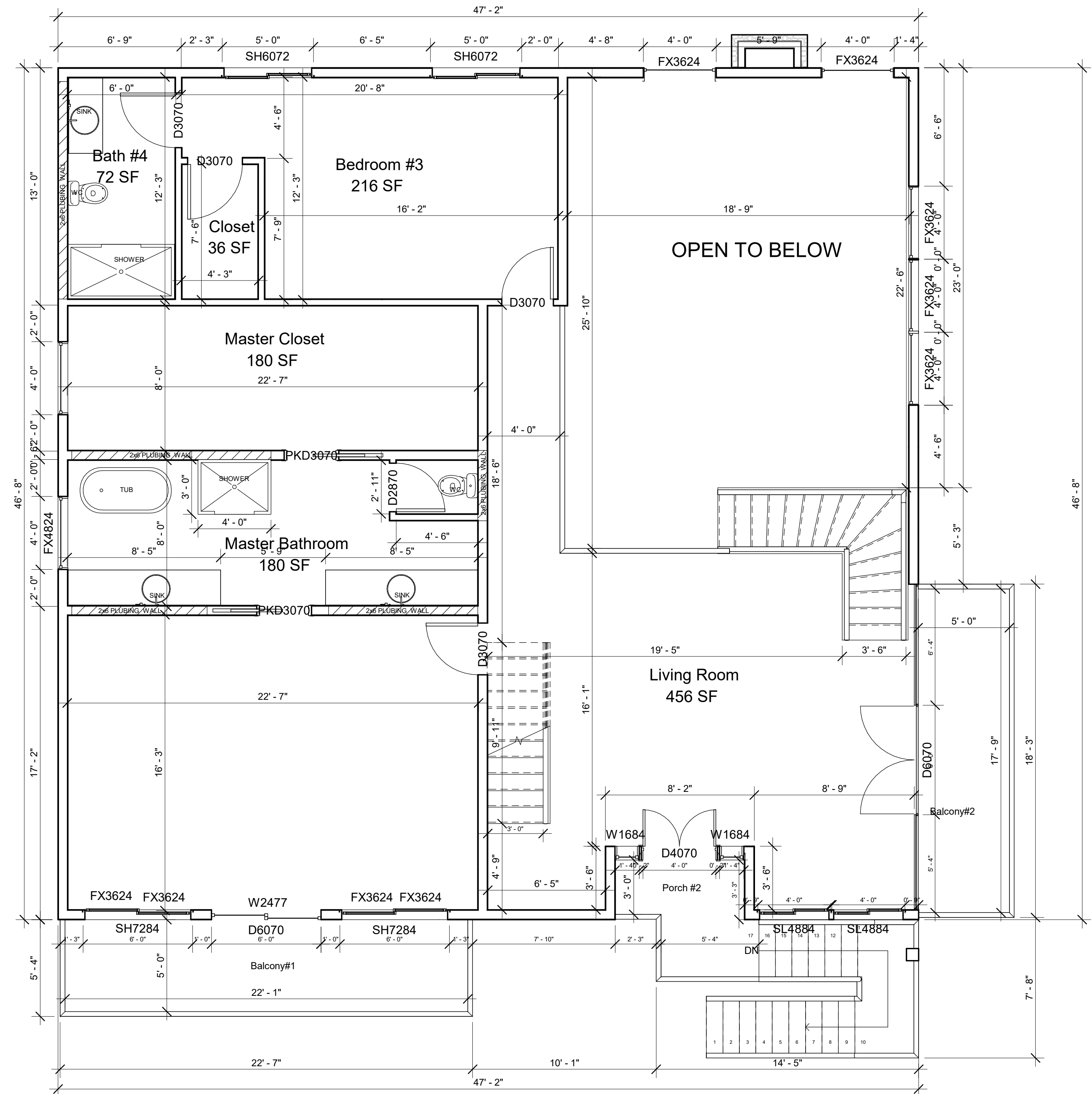
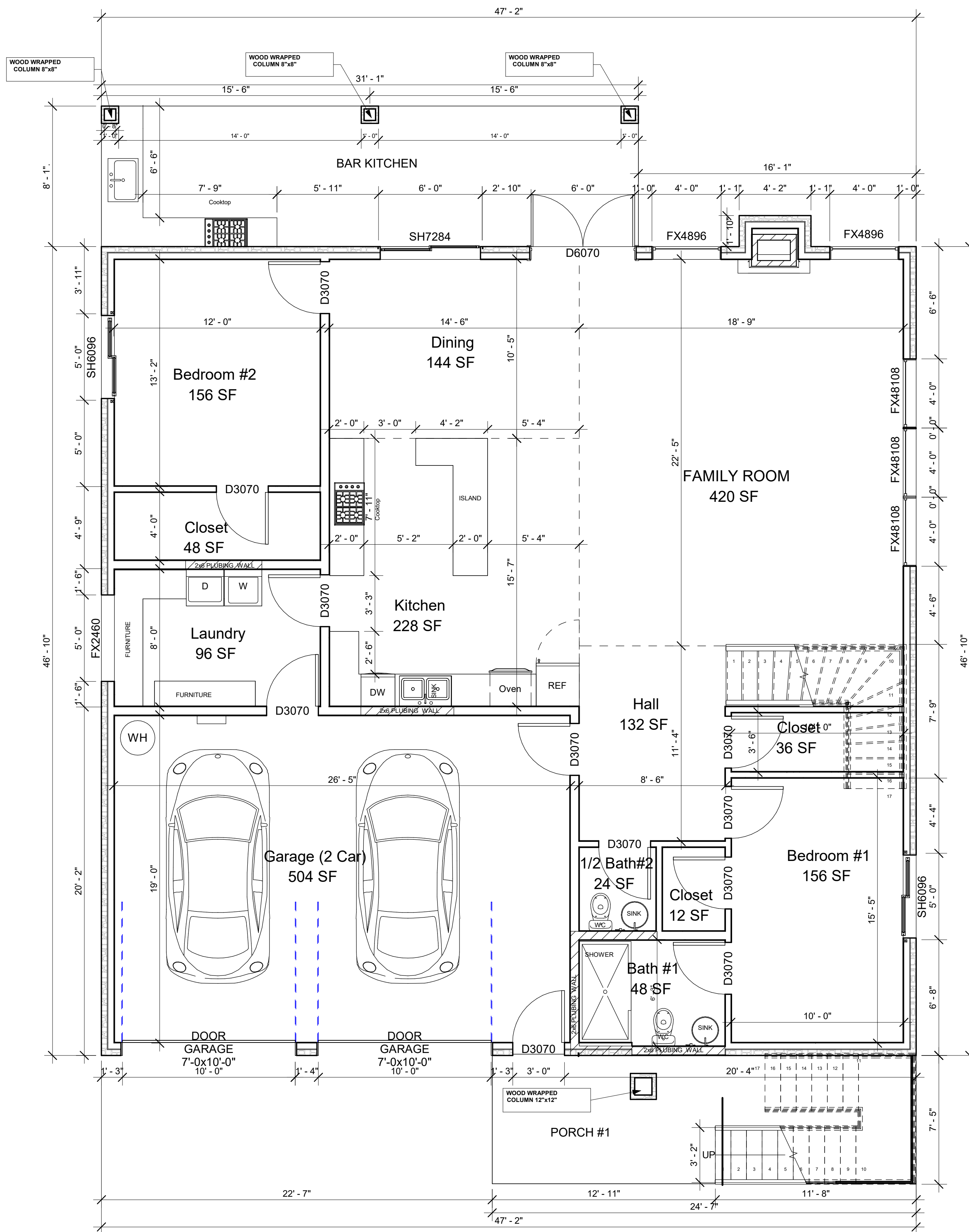
Project Name & Address
295 HARBORVIEW DR,
ROCKWALL, TX 75032

Legal Description
LOT 22, BLOCK B

LANDSCAPE PLAN

Date: 9/29/2023 Scale: 1/8" = 1'-0"

Drawn by: Projects & Construction Araque



10/07/2023
FIRM# 18123

L. Escamilla



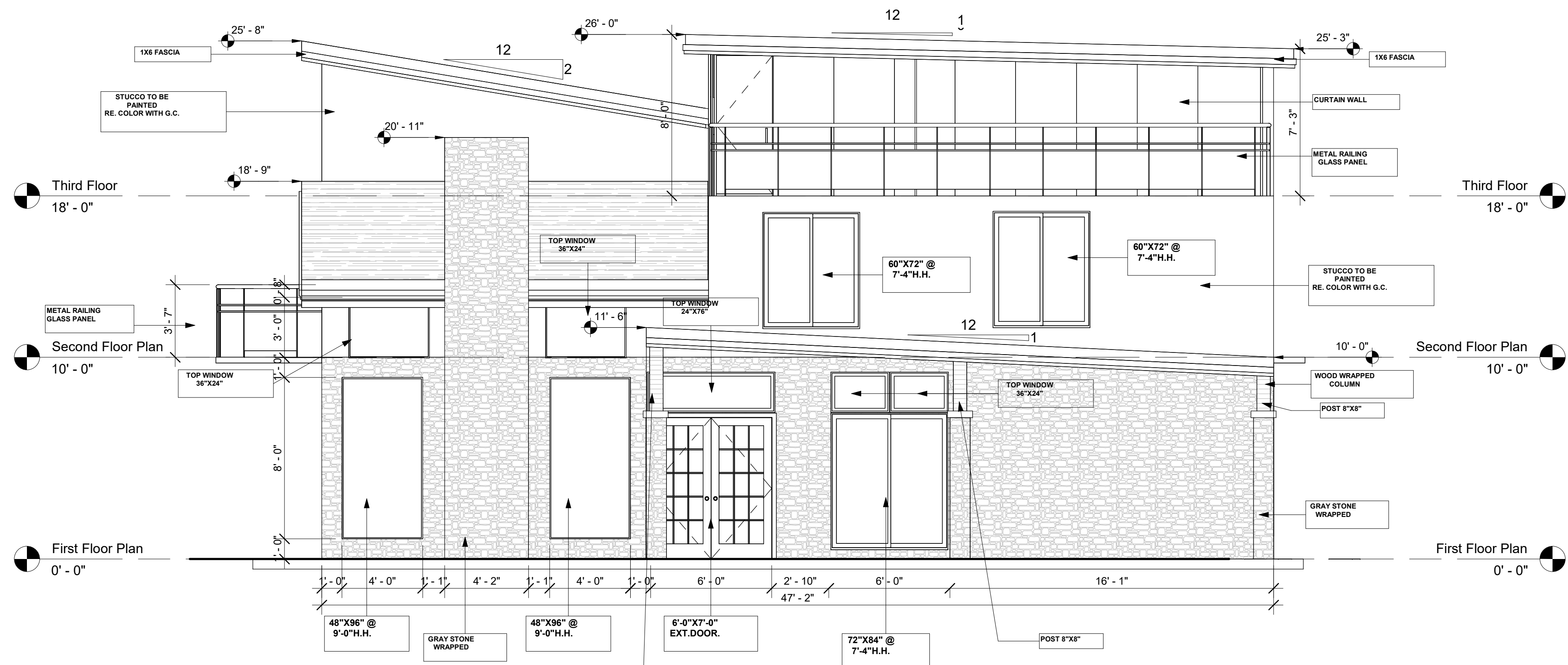
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Legal Description
LOT 22, BLOCK B

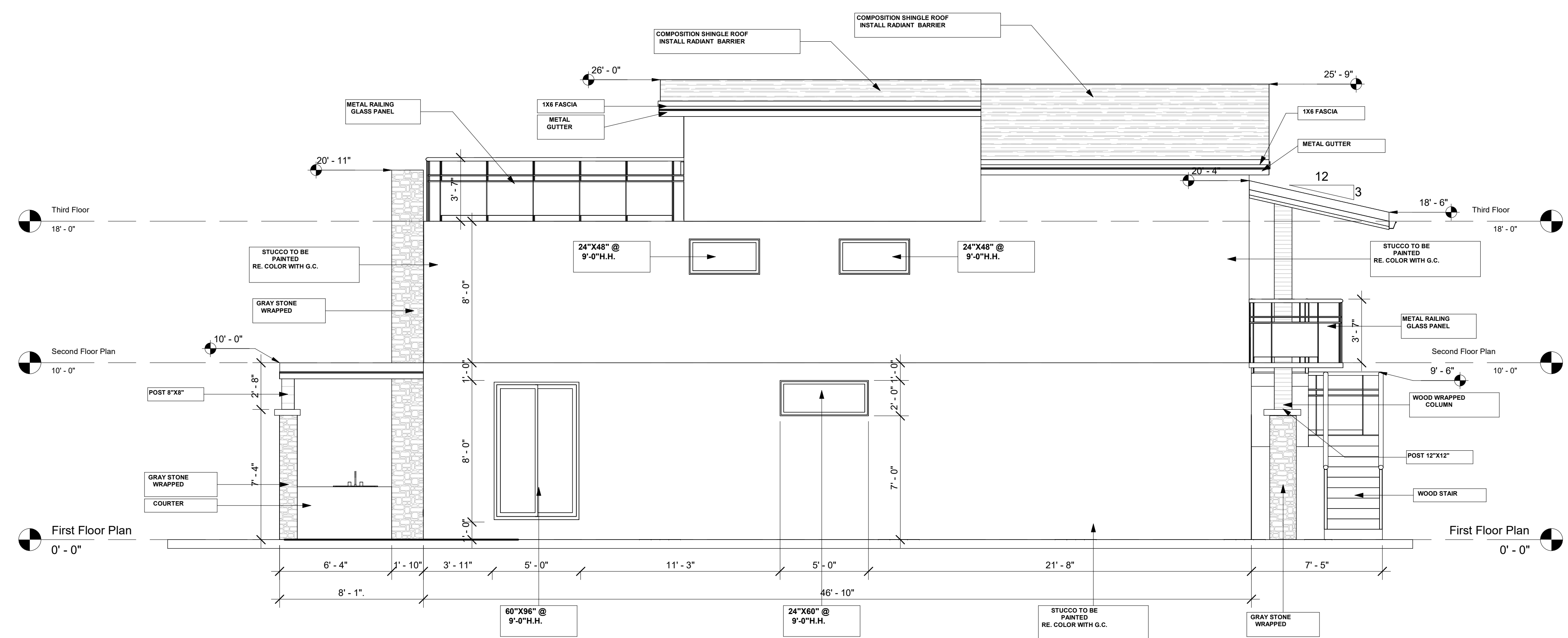
FLOOR PLAN

Date: 9/29/2023 Scale: 1/4" = 1'-0"
Drawn by: Projects & Construction Araque



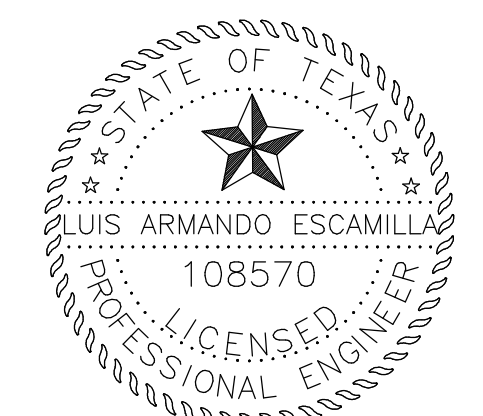
1 REAR ELEVATION

1/4" = 1'-0"



2 LEFT ELEVATION

1/4" = 1'-0"



10/07/2023
FIRM# 18123

L. Escamilla



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Legal Description
LOT 22, BLOCK B

ELEVATIONS

Date:	9/29/2023	Scale	1/4" = 1'-0"
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Legal Description
 LOT 22, BLOCK B

RENDER_FRONT

Date: 9/29/2023 Scale
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THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

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Project Name & Address
 295 HARBORVIEW DR,
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Legal Description
 LOT 22, BLOCK B

RENDER_RIGHT

Date: 9/29/2023 Scale
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12.1



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

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 LOT 22, BLOCK B

RENDER_REAR

Date: 9/29/2023 Scale
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12.2



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

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Project Name & Address
 295 HARBORVIEW DR,
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Legal Description
 LOT 22, BLOCK B

RENDER_LEFT

Date: 9/29/2023 Scale
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12.3



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

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Project Name & Address
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Legal Description
 LOT 22, BLOCK B

RENDER

Date: 9/29/2023 Scale
 Drawn by: Projects & Construction Araque

12.4