

APPLICATION AND
FINAL PLAT CHECKLIST

Date: 1/20/84

Name of Proposed Subdivision Kenway Hill Addition

Name of Subdivider John R. Redden

Address _____ Phone _____

Owner of Record _____

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer Harold L. Evans

Address _____ Phone _____

Total Acreage 0.8758 Current Zoning GR

Number of Lots/Units 1 Signed _____

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

- | | | |
|----------|-----------------|--|
| <u>✓</u> | <u> </u> | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map |
| <u>✓</u> | <u> </u> | 2. Location of the subdivision by City, County and State |
| <u>✓</u> | <u> </u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark |
| <u>✓</u> | <u> </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| <u>✓</u> | <u> </u> | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |

_____	✓	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
_____	✓	_____
✓	_____	_____
✓	_____	_____
_____	✓	_____
✓	_____	_____
✓	_____	_____
_____	_____	_____
_____	_____	_____

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. Contours at a minimum of 2 ft. intervals
12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
13. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades
14. An instrument of dedication or adoption signed by the owner or owners
15. Space for signatures attesting approval of the plat
16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
17. Complies with all special requirements developed in preliminary plat review

18. Plan profiles for streets and
utilities

Taken by _____

File No. 1984-15-FP

Date 1/20/1984

Fee \$ 135

Receipt _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 1/20/84
NAME John R Redden
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Kenway Hill</u>		
<u>final plat</u>		<u>135 00</u>

Received By

2298

FORM G-1

FACT SHEET

Applicant: John Reddin

Name of Proposed Development: Kenway Hills Addition

Acreage: .8758

Number of Lots: 1

Current Zoning: GR

Surrounding Zoning: GR to north, east and south, SF-7 to west

Description: One lot retail shopping center on northwest corner of South Goliad and Kenway.

Staff Comments: Engineering submitted to Freese and Nichols. They have asked for more construction details and movement of the entrances.

1. Needs point of beginning
2. Typo in legal description.
3. City release from responsibility over grades.

Planning and Zoning Commission Recommendations: 2/9/84 - Approval with technical changes

City Council Decision:

3/5/84 - Approve with technical changes and subject to engineering.

F R E E S E A N D N I C H O L S , I N C .
C O N S U L T I N G E N G I N E E R S

January 27, 1984

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OGIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: **Kenway Hill Addition**
ROK 84017

Gentlemen:

We have reviewed the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practice:

If the streets and alleys are dedicated to public use, as indicated in the Owner's Certificate, all must conform to Rockwall's Standard of Design. If public or private, all requirements of the subdivision must also conform to Rockwall's Comprehensive Zoning Ordinances.

STREET SYSTEM

1. **Construction details** need to be included for the following:
 - a) Driveway entrances;
 - b) Asphalt street replacement;
 - c) Curb and gutter installation and/or replacement.

2. We recommend that the **western most drive entrance curb** be no closer than 10 feet to the property line. Also, if the existing alleyway has curbing, then the proposed drive entrance must be moved further to the east. The Rockwall Zoning Ordinance requires a minimum commercial driveway width of 24 feet and a maximum of 45 feet. It also requires a minimum of 30 feet distance to a commercial driveway from a street corner radius point. This regulation will affect the **eastern driveway entrance** and in doing so, also will reduce the number of parking spaces. Parking space quantity is above the minimum required even if a few are removed.

3. We recommend that handicapped facilities be added to the parking lot and to the curbing in front of the commercial building. Details of construction should be included.
4. The drive area of the parking lot should probably be marked for a "Fire Lane."
5. Loading area space is okay.

STORM DRAINAGE

1. Surface drainage seems to be okay. The velocity of the slope drainage on the east side will be increased over the existing condition, but the volume will be decreased because of the flow diversion in the opposite direction in the parking lot.

WATER SYSTEM

1. Service meter should be located 18" from back of curb, unless approved by the City. Size of line should be in accordance with the Uniform Plumbing Code.
2. A street boring detail for the water line crossing would be helpful.
3. Fire protection from the two existing fire hydrants is sufficient. This area is one of the higher areas of the City, but because of the existing 16" line along Goliad Street the volume and the available water pressure is sufficient. A fire flow of 1500 gpm at the fire hydrant on Goliad Street would result in a pressure above the minimum of 20 p.s.i.

SANITARY SEWER

1. City Standards of Design call for a minimum sanitary sewer line size of 8" to service a commercial area and as such the existing 6" sewer line may not have adequate capacity.
2. The service lateral must extend two joints inside the property line.
3. The service line should be constructed on a minimum slope of 1.0%.

GENERAL COMMENT

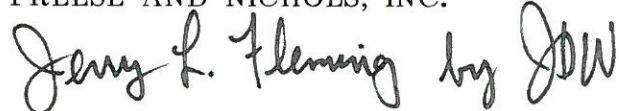
We ask that the set of plans which we are returning to you be returned to us with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning one to the City.

City of Rockwall
January 27, 1984
Page Three

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and two copies of the revised plans be resubmitted for review. Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.

A handwritten signature in cursive script that reads "Jerry L. Fleming by JOW". The signature is written in dark ink and is positioned above the typed name.

Jerry L. Fleming, P.E.

JLF:mg
Enclosure

FREESE AND NICHOLS, INC.
C O N S U L T I N G E N G I N E E R S

March 7, 1984

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
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ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

City of Rockwall
102 East Washington Street
Rockwall, Texas 75087

Attention: Mr. Jesse E. Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Kenway Hill Addition
ROK 84017

Gentlemen:

We have reviewed the changes in the plans for the Kenway Hill Addition as submitted by Mr. Harold L. Evens, Consulting Engineer. These changes were a result of our initial review made January 27, 1984.

All of the recommended corrections and/or changes as stated in our letter to the City of January 27, 1984, have been fulfilled with the possible exceptions of the suggested details for the handicapped parking ramp and the detail showing the requirements for the water service line boring beneath Kenway Drive. Please also note the other minor comments on the Grading and Utility plan sheet. We are returning with this letter the plans sheets from which this final review was made.

GENERAL COMMENTS

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted.

Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's standards of design and good engineering practice.

Please contact us if you have any questions or if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.


Jerry L. Fleming, P.E.

JLF:cg
Enclosure