

in Ten 20

APPLICATION AND FINAL PLAT CHECKLIST

Date: 1-21-84

Name of Proposed Subdivision Harrison Subdivision

Name of Subdivider

Address Phone

Owner of Record Robert Harrison

Address Phone

Name of Land Planner/Surveyor/Engineer Fred Cook - architect

Address Rockwall Texas Phone

Total Acreage 2.16 Current Zoning

Number of Lots/Units 1 Signed The Weatherford

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

Provided or Not Shown on Plat Applicable

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

Edwards

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. *File Plat*
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. 1984-19-FP

Date _____

Fee 100 + 35/acre = \$ 205

Receipt _____

CITY OF ROCKWALL OFFICIAL RECEIPT

NAME Phil Weatherford DATE 1/23/91
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Sale Plan</u>		<u>105</u>
<u>Final Plat</u>		<u>205</u>
		<u>310</u>

2301

FORM G-1

Received By _____

~~SITE/PLAN/PRELIMINARY/PLAT~~/FINAL PLAT

FACT SHEET

Applicant: Robert Harrison

Name of Proposed Development: Harrison Subdivision

Acreage: 2.169

Number of Lots: 1

Current Zoning: C

Surrounding Zoning: C

Description: One lot subdivision for motel on I-30 service road east of K-Bob's. Access & utility easement down west side; utility easement with fire hydrant along I-30.

Staff Comments: Need written easements for off site lines
Engineering at Freese & Nichols

Planning and Zoning Commission Recommendations:

3/8/84 - Approval subject to engineering and off site easements.

City Council Decision:

4/2/84 - Approve subject to engineering and off site easements.

FREESE AND NICHOLS, INC.
C O N S U L T I N G E N G I N E E R S
February 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.
OCIE 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 75987

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

Re: Harrison Subdivision
ROK 84026

Gentlemen:

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

GENERAL

1. The owner's certificate states that the streets and alleys are for "public use". If this is the case then all must comply with the cities Standards of Design.
2. There is a 20 foot perpetual access road easement along the southwestern property line that should be taken into consideration.
3. No construction details or design notes were furnished with this set of plans. For a complete review of these subdivision plans these items need to be furnished.

PAVING

1. No review could be made with the absence of paving sheets and construction details.

DRAINAGE

1. Grading of the subdivision appears to be adequate to direct storm-water flow off the property, but design notes were not furnished. For a complete review of the drainage requirements, these design notes need to be furnished.
2. ~~Drainage from the western most property corner is undefined. It appears to drain toward a natural drainage ditch.~~
3. Possible consideration should be given for the use of a culvert drainage pipe under the driveway entrance unless the driveway is the higher elevation along the service road and the drainage flow is diverted in both directions along the service road ditch. Again, design notes were not furnished.

SANITARY SEWER AND WATER SYSTEM

1. There were no design notes furnished, therefore only an estimate could be made as to the demand on the sanitary sewer and water systems. An estimated count of 100 rooms were made based on the parking spaces provided. With the use of these estimated figures, it appears that the proposed 6-inch main would be adequate for the sanitary sewer. However, the city standard of design call for a minimum size of 8-inch for sanitary sewer lines serving commercial, business and industrial areas. Design notes needed to be furnished.
2. The 2-inch service connection from the existing 8-inch water main must be in compliance with the City's Uniform Plumbing Code for commercial areas, and be the proper size based on the number of fixture units and capacity requirements.
3. The proposed fire hydrant should provide proper facilities for fire protection, but this area is very subject to having low maximum hour water pressures (approximately 45 p.s.i.). The effects of a fire at this location during a maximum hour water use condition indicates a pressure reaching the lower allowable pressure limits for fire protection (approximately 20 to 25 p.s.i.). The city should exercise caution in allowing heavy development in this area until further improvements are made to the water distribution system.

GENERAL COMMENT

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.** We ask that the **set of plans which we are returning to you also be returned to use 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.

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.

Jerry L. Fleming
Jerry L. Fleming, P.E.

WAIVER

The undersigned has this date filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned has previously filed with the City of Rockwall a Preliminary Plat which as of this date has not been submitted to and approved (conditionally or otherwise) by the City Council of the City of Rockwall.

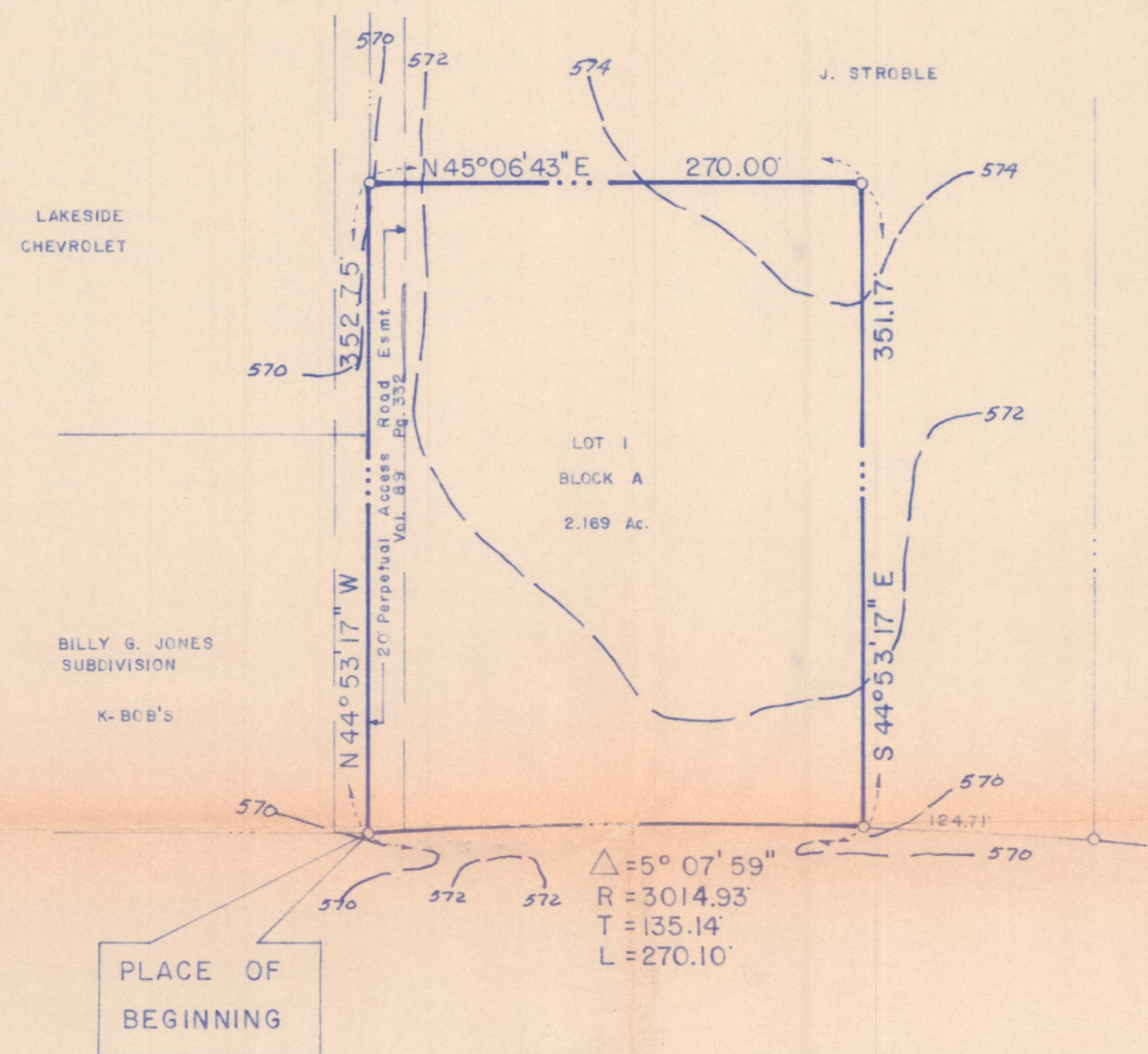
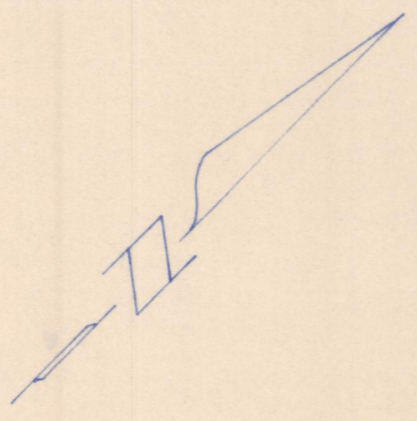
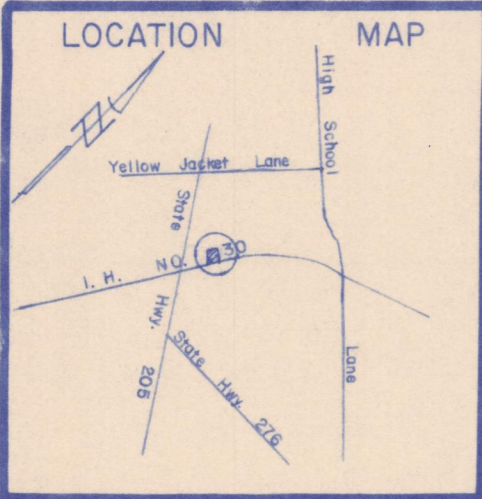
In consideration for the acceptance of this final plat for filing prior to the approval of the Preliminary Plat by the governing body, the undersigned does hereby WAIVE any statutory or other requirement that the governing body consider and act upon this final plat within thirty (30) days from the filing date thereof.


DATED this 16 day of January, 1984.

APPLICANT:

By: 

Title: _____




INTERSTATE HIGHWAY NO. 30

FINAL PLAT

HARRISON SUBDIVISION

CITY OF ROCKWALL

JOSEPH CADLE SURVEY - ABSTRACT NO. 65
 COUNTY OF ROCKWALL

OWNERS

ROBERT G. & RITA L. HARRISON
 P.O. BOX 1415 GREENVILLE, TEXAS 75401

BROWN LAND SURVEYORS

304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087
 SCALE 1" = 100' DECEMBER 19, 1983

1st
submitted

Br

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Robert G. and Rita L. Harrison being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, and being that tract as recorded in Volume 172, Page 183, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the Northwest line of Interstate Highway No. 30, said point being the South corner of said tract recorded in Volume 172, Page 183, a 1/2" iron stake found for corner;

THENCE, N. 44° 53' 17" W., leaving the said Northwest line of Interstate Highway No. 30, a distance of 352.75 feet to a 1/2" iron stake set for corner;

THENCE, N. 45° 06' 43" E., a distance of 270.00 feet to a point on the Northwest line of Interstate Highway No. 30, a 1/2" iron stake set for corner;

THENCE, S. 44° 53' 17" E., a distance of 351.17 feet to a point on the Northwest line of Interstate Highway No. 30, a 1/2" iron stake set for corner;

THENCE, along the Northwest line of Interstate Highway No. 30, and around a curve in a Southwest direction, having a central angle of 5° 07' 59", a radius of 3014.93 feet, a distance of 270.10 feet to the PLACE OF BEGINNING and containing 2.169 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Robert G. and Rita L. Harrison, being owners, does hereby adopt this plat designating the herein above described property as Harrison Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS our hand at Rockwall, Texas this _____ day of _____ A.D. 1983.

BY _____ Robert G. Harrison Owner BY _____ Rita L. Harrison Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Robert G. and Rita L. Harrison, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1983.

Notary Public in and for the State of Texas
My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1983.

Notary Public in and for the State of Texas
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ Date _____

APPROVED:

Chairman Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of the Harrison Subdivision, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

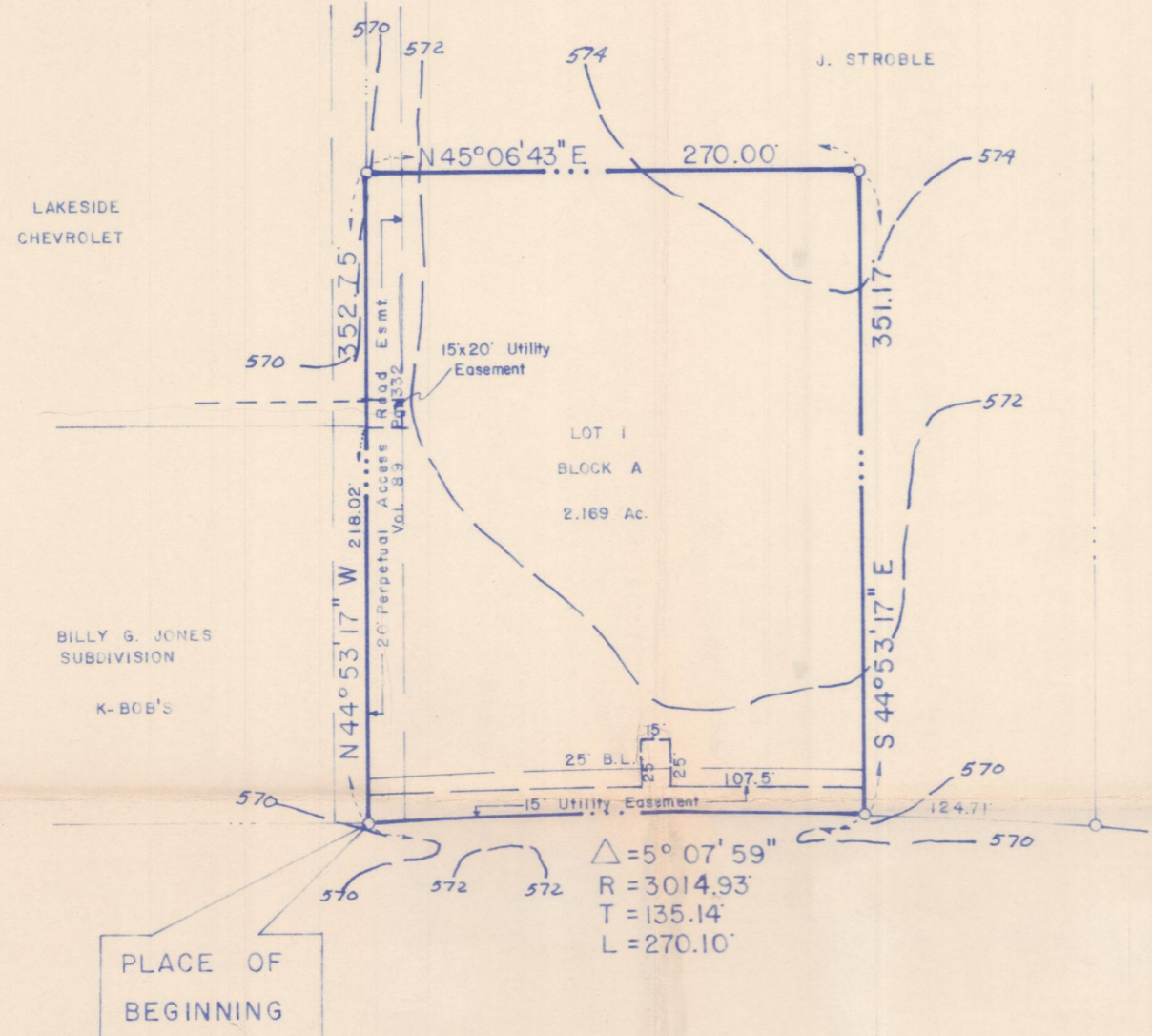
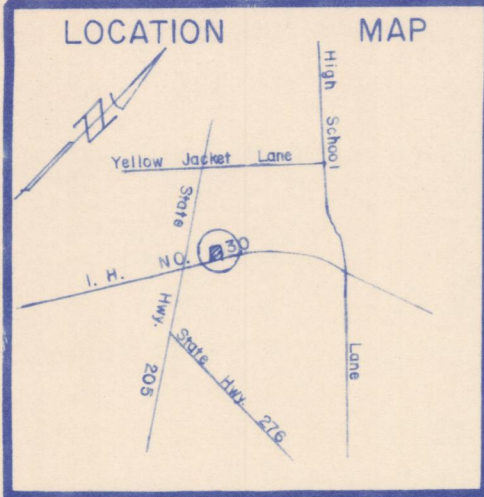
_____ day of _____ A.D. 1983.

WITNESS our hand this

_____ day of _____ A.D. 1983.

Mayor

City Secretary



INTERSTATE HIGHWAY NO. 30

FINAL PLAT

HARRISON SUBDIVISION

CITY OF ROCKWALL

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304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087
SCALE 1" = 100' DECEMBER 19, 1983

2nd Submission

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COUNTY OF ROCKWALL

WHEREAS, Robert G. and Rita L. Harrison being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

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BY _____ Robert G. Harrison Owner BY _____ Rita L. Harrison Owner

STATE OF TEXAS
COUNTY OF ROCKWALL
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GIVEN under my hand and seal of office this _____ day of _____ A.D. 1983.

Notary Public in and for the State of Texas
My Commission Expires _____

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Notary Public in and for the State of Texas
My Commission Expires _____

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City Administrator _____ Date _____

APPROVED:
Chairman Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of the Harrison Subdivision, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

_____ day of _____ A.D. 1983.

WITNESS our hand this _____ day of _____ A.D. 1983.

Mayor City Secretary