

- | | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|--|------------|-----------|------------|
| f. Do proposed streets and alleys align with adjacent right-of-way? | _____ | _____ | _____ |
| g. Do the streets and alleys conform to City regulations and specifications? | _____ | _____ | _____ |
| h. Comments: | | | |

2. Utilities

- | | | | |
|---|-------|-------|-------|
| a. Does the Plan conform to the Master Utility Plan? | _____ | _____ | _____ |
| b. Are all lines sized adequately to handle development? | | | |
| 1. Water | _____ | _____ | _____ |
| 2. Sewer | _____ | _____ | _____ |
| c. Is additional line size needed to handle future development? | | | |
| 1. Water | _____ | _____ | _____ |
| 2. Sewer | _____ | _____ | _____ |
| d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? | _____ | _____ | _____ |
| e. Are all necessary easements provided? | _____ | _____ | _____ |
| f. Do all easements have adequate access? | _____ | _____ | _____ |
| g. Are any offsite easements required? | _____ | _____ | _____ |
| h. Have all appropriate agencies reviewed and approved plans? | | | |
| 1. Electric | _____ | _____ | _____ |
| 2. Gas | _____ | _____ | _____ |
| 3. Telephone | _____ | _____ | _____ |
| i. Does the drainage conform to City regulations and specifications? | _____ | _____ | _____ |
| j. Do the water and sewer plans conform to City regulations and specifications? | _____ | _____ | _____ |

Yes No N/A

k. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan? _____
2. Does the final plat conform to the City's Flood Plain Regulations? _____
3. Does the final plat conform to the preliminary plat as approved? _____
4. Staff Comments:

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 2/16/84

NAME Bob Brown

ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Preliminary Plat</u>		
<u>Receipt No. 5</u>		<u>35.00</u>

Received By _____

2368

FORM G 1

FACT SHEET

Applicant: Billy Peoples

Name of Proposed Development: Peoples No. 5

Acreage: 1.78

Number of Lots: 6

Current Zoning: GR

Surrounding Zoning: GR; 2-F SF-7

Description: Northeast corner of Goliad and Boydston where Peoples is currently raising house. Would like to plat into six General Retail lots.

Staff Comments:

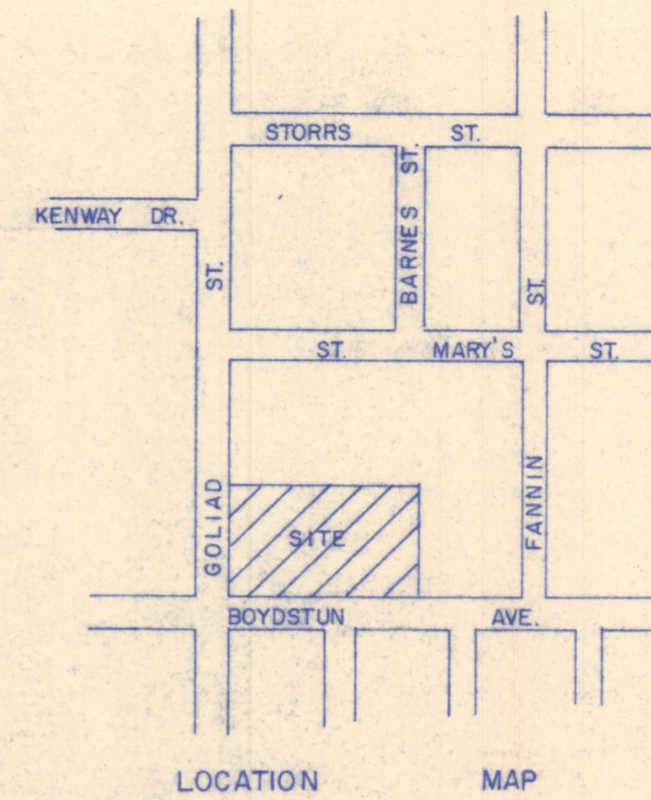
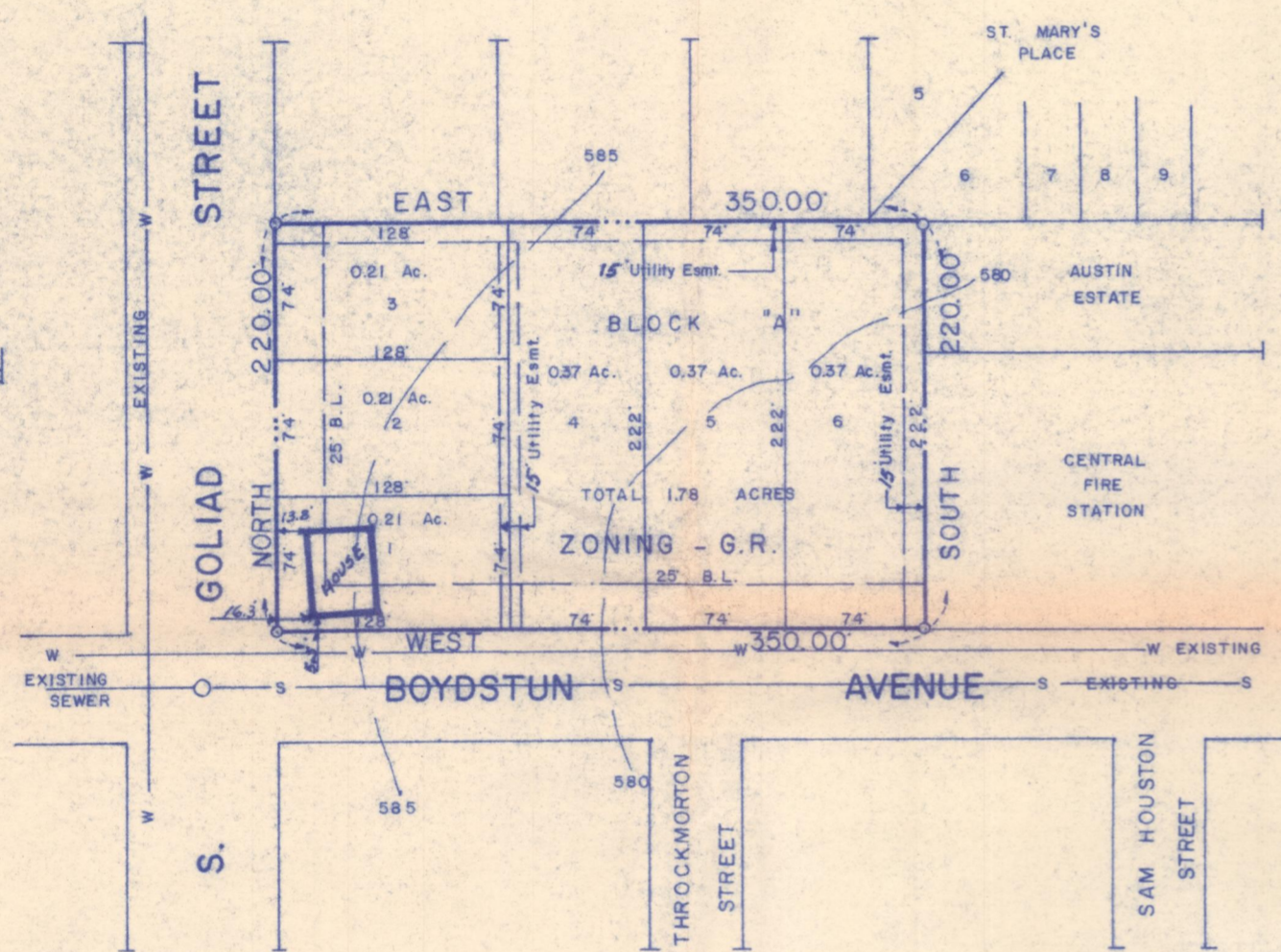
1. Need right-of-way on Boydston shown
2. Need dedication of 10 ft. of right-of-way on Goliad
3. Utility easements 15 ft. wide.

Planning and Zoning Commission Recommendations:

3/8/84 - Approve with Right-of Way subject to thoroughfare plan.

City Council Decision:

4/2/84 Approve with 10 ft. ROW dedicated on Goliad to be removed from final plat if new Thoroughfare Plan approved.



PRELIMINARY PLAT

PEOPLES NO. 5 ADDITION

CITY OF ROCKWALL

B.J.I. LEWIS SURVEY ABSTRACT NO. 225

ROCKWALL COUNTY, TEXAS

BILLY W. PEOPLES OWNER

703 S. GOLIAD ST. ROCKWALL, TEXAS 75087

BROWN LAND SURVEYORS

304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087

SCALE 1" = 100' FEBRUARY 1, 1984