

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 1-14-86

Name of Proposed Development NORTHSHORE PHASE 2-B

Name of Developer FIRST TEXAS SAVING ASSOC.

Address 14951 DALLAS N. PKWY. SUITE 130 Phone 980-0806
~~980-4683~~

Owner of Record SAME AS ABOVE

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS - CONSULTING ENGINEER

Address 2331 GUS THOMASSON DALLAS, TEX Phone 308-8133

Total Acreage 25.0551 Current Zoning SF10

Number of Lots/Units 76 Signed Pete Nelson

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 on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

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 Shown on Plat</u>	<u>Not Applicable</u>	
<u>✓</u>	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
<u>✓</u>	_____	2. Location of the development by City, County and State
<u>✓</u>	_____	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

Provided or Shown on Plat	Not Applicable	
✓		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 development
✓		7. Locations, dimensions and purposes of any easements or other rights-of-way
✓		8. Identification of each lot or site and block by letter and building lines or residential lots
✓		9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by 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 development
✓		11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
✓		12. 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
✓		13. Instrument of dedication or adoption signed by the owner or owners
✓		14. Space for signatures attesting approval of the plat
✓		15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
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<u>✓</u>	<u> </u>
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16. Compliance with all special requirements developed in preliminary plat review

<u>✓</u>	<u> </u>
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17. Waiver of drainage liability by the City due to development's design

<u>✓</u>	<u> </u>
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18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

ENGINEERING DRAWINGS CHECKLISTDate: 1-14-86Name of Proposed Development NORTH SHORE PHASE 2-BName of Developer FIRST TEXAS SAVING ASSOC.Address 14951 DALLAS N. PKWY SUITE 130 Phone 980-4683
DALLAS, TEXASOwner of Record SAME AS ABOVE

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS - CONSULTING ENGINEERAddress 2331 GUS THOMASSON DALLAS, TEX. Phone 328-8133Total Acreage 25.05511 Current Zoning SF10Number of Lots/Units 76 Signed Pete Nelson

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City will be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	Item
✓		<u>UTILITY PLAN:</u>
✓		1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
		2. Plan view shall also include all existing and proposed easements and rights-of-ways.
✓		3. Plan view shall show street lighting.
✓		<u>STREETS SYSTEM:</u>
✓		1. Paving plan shall show plan of existing and proposed street improvements.
✓		2. Paving plan shall show paving width and street classification with standard curve data.
✓		3. Paving profile shall show existing ground grade and the proposed grade of the right and left curb and the existing and proposed utilities.
✓		4. Paving details shall comply with the Standard Details for the City of Rockwall.
✓		<u>STORM DRAINAGE SYSTEM:</u>
✓		1. A map showing the entire watershed on which the project is located shall be included on the drainage map as an insert. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	Item
<u>✓</u>	_____	2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
<u>✓</u>	_____	3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
<u>✓</u>	_____	4. The direction of storm water flow on the site shall be shown on the drainage area map, with a "Q" shown at locations where flow enters inlets, channels or other structures.
<u>✓</u>	_____	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
<u>✓</u>	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
<u>✓</u>	_____	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.

FOR CITY USE ONLY

Information Included on Plans	Information Sufficient for Review	Item
<u>✓</u>	_____	8. All existing and proposed drainage easements on the project site shall be shown.
<u>✓</u>	_____	9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.
<u>✓</u>	_____	<u>WATER DISTRIBUTION SYSTEM:</u>
<u>✓</u>	_____	1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves (gate and flush) and location of fire hydrants and services.
<u>✓</u>	_____	2. Summary calculations pertaining to the water demand of the development, including appropriate fire flows, shall be shown in tabular form on the water plan sheet.
<u>✓</u>	_____	3. The plans shall identify the source of water supply.
<u>✓</u>	_____	4. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the approved Water Distribution Plan.
<u>✓</u>	_____	<u>SANITARY SEWER SYSTEM</u>
<u>✓</u>	_____	1. The plans shall show existing and proposed wastewater collection improvements, including location of manholes, cleanouts, and services.
<u>✓</u>	_____	2. The calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
✓ _____	_____	3. Where proposed facilities tie into existing facilities, the plans shall show the flowline of the existing facilities and how the proposed facilities affect the system.
✓ _____	_____	4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined.
✓ _____	_____	5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.
✓ _____	_____	6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated.

FOR CITY USE ONLY

Date Submitted: _____

Sent to Engineer: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

As Built Submitted: _____

Case No.: _____

Fee Paid: _____

Availability Paid: _____

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Do the streets and alleys conform to City regulations and specifications?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Comments			

2. Utilities

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

Yes No N/A

k. Comments:

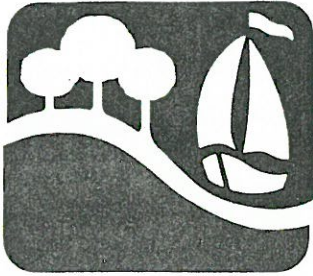
General Requirements

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:

✓	_____	_____
✓	_____	_____
✓	_____	_____

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>July Cook</u>	<u>2-5-84</u>	<u>30</u> <u>min</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



CITY OF ROCKWALL
"THE NEW HORIZON"

March 21, 1986

Harold Evans
Consulting Engineer
Box 28355
Dallas, Texas 75228

Re: Northshore, Phase 2-B Final Plat

Dear Mr. Evans:

On March 3, 1986, the Rockwall City Council approved the final plat for Northshore, Phase 2-B. This letter will serve as notification that you have 100 days from the date of approval to return the signed final plats to this office for recording at the County Courthouse.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett
Administrative Aide

CC: Building Inspection
JJ/mmp

Agenda Notes
P&Z - 2/13/86

II. B. P&Z 86-7-FP - Consider Approval of a Final Plat for Northshore, Phase 2-B, Located on Lakeshore Drive North of SH-66

First Texas has submitted a final plat for the next phase of Northshore, 2-B, which will contain 76 lots. The final plat is in conformance with the preliminary plan as it was approved a number of years ago. They will not be extending Lakeshore Drive any further north with this addition. This will utilize all of the existing Lakeshore Drive.

Our engineers have given it a preliminary review and don't find any major problems. They would recommend approval. A copy of the final plat is included in the packet.

MINUTES OF THE PLANNING AND ZONING COMMISSION

February 13, 1986

The meeting was called to order at approximately 7:35 P.M. by Chairman Tom Quinn. Other members present were J. D. Jacobs, Teddy Carlaw, Don Smith, Hank Crumbley, Leigh Plagens and Norm Seligman.

The first item considered was the Consent Agenda consisting of the following:

1. Approval of minutes dated January 16, 1986
2. Approval of final plat for Northshore, Phase II-B.

Carlaw made a motion to approve the Consent Agenda with the following name corrections on the minutes of January 16, 1986: 1) Vernie Miller, 2) Rex Reavis, 3) George Lubke. The motion was seconded by Jacobs, the same was voted on and passed unanimously.

Next the Commission held a public hearing and considered approval of a request from Whittle Development for a change in the preliminary plan for "PD-9" to include the land uses of General Retail, "SF-7", "SF-22.5", "SF-15", and "MF-14", with area requirements on approximately 288 acres of land located between FM-740 and FM-3097. Staff briefly detailed the case. The public hearing was opened. The developer, Rob Whittle, then approached the Commission stating the details of his request and offering to answer any questions that the Commission or others might have. Next, Mr. Jim Seglee, an adjacent property owner, approached the Commission requesting to ask Mr. Whittle various questions and stated his concerns regarding the request. As there was no further discussion, the public hearing was closed. The Commission then discussed the following items: 1) Office/Warehouse versus Office/Showroom; 2) the breaking up of large tracts into small sections; 3) the timetable for the development plan; 4) the land that is to be developed in the City of Heath; 5) the ownership of land; 6) the timetable for developing the property; 7) utilities; 8) the sewer treatment plant. A motion was made by Seligman to approve the request for the "PD-9" to include the land uses of General Retail, "SF-22.5", "SF-12.5", "SF-10" with the area requirements, amenities, and guidelines as submitted on the plan to the Commission. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Madolyn Anderson/Randy Sparks for a Conditional Use Permit and a site plan for a day care and learning center to be located on Lots 1 - 6 of the Foree Addition. Staff detailed the case. The public hearing was opened. Mr. John Lindsey, representing Anderson/Sparks, then approached the Commission, outlining the request. The following residents of the Foree Addition approached the Commission with their opposition to this request: Sue Roan, Alvin Hunter, Pete Nelson, Craig Fox, Sherry Eperson, Henry Dryer, Joe Niel, David Dorotik. Mrs. Anderson, the applicant, then approached the Commission explaining her request. After Mrs. Anderson's statements, the following residents again came before the Commission opposing the request: W. B. Lowe, Bob Speights, Rick Lemley, Mary Tarvin. The public hearing was then closed. The Commission then discussed at length the following


With no other business to come before the Commission, the meeting was adjourned.

APPROVED:

A large, stylized handwritten signature in cursive script, appearing to read "Ron Smith".

Chairman

ATTEST:

A handwritten signature in cursive script, appearing to read "Ollie Cook".
City Secretary

Agenda Notes
City Council - 3/3/86

III. C. P&Z 86-7-FP - Consider Approval of a Final Plat for Northshore, Phase 2-B, Located on Lakeshore Drive North of SH-66

First Texas has submitted a final plat for the next phase of Northshore, 2-B, which will contain 76 lots. The final plat is in conformance with the preliminary plan as it was approved a number of years ago. They will not be extending Lakeshore Drive any further north with this addition. This will utilize all of the existing Lakeshore Drive.

The engineering has been reviewed and approved. A copy of the final plat is included in the packet.

The Planning and Zoning Commission has recommended approval.

PLANNING AND ZONING ACTION SHEET

Applicant FIRST TEXAS SAVINGS ASSOC. Case No. 86-7-FP
Property Description Northshore - Phase 2-B
Case Subject Matter Final Plat

CASE ACTION

Date to P&Z 2-13-86 Approved Disapproved Tabled
Conditions _____

Date to City Council _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number