

Pt 2 86-40-FP

CITY OF ROCKWALL, TEXAS

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 5-9-86

Name of Proposed Development ROCKWALL RETAIL STRIP CENTER

Name of Developer HAROLD CHENAULT CO.

Address 12900 PRESTON RD Phone 934-3422

Owner of Record SAME AS ABOVE

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES

Address 2331 GUS THOMASSON RD. Phone 328-8133

Total Acreage 1.0334 Current Zoning CR.

Number of Lots/Units 1 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

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

17. Waiver of drainage liability by the City due to development's design

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

ENGINEERING DRAWINGS CHECKLIST

Date: 5-9-86

Name of Proposed Development ROCKWALL RETAIL STRIP CENTER

Name of Developer HAROLD CHENAULT CO.

Address 12900 PRESTON RD Phone 934-3422

Owner of Record SAME AS ABOVE

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES

Address 2331 GUS THOMASSON RD. Phone 328, 8133

Total Acreage 1.0334 Current Zoning GR

Number of Lots/Units 1 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>	<u>Item</u>
_____	_____	<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>	<u>Item</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.
_____	_____	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.
_____	_____	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.
_____	_____	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.
_____	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
_____	_____	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

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	8. All existing and proposed drainage easements on the project site shall be shown.
_____	_____	9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.
<u>WATER DISTRIBUTION SYSTEM:</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.
_____	_____	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.
_____	_____	3. The plans shall identify the source of water supply.
_____	_____	4. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the approved Water Distribution Plan.
<u>SANITARY SEWER SYSTEM</u>		
_____	_____	1. The plans shall show existing and proposed wastewater collection improvements, including location of manholes, cleanouts, and services.
_____	_____	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 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: _____

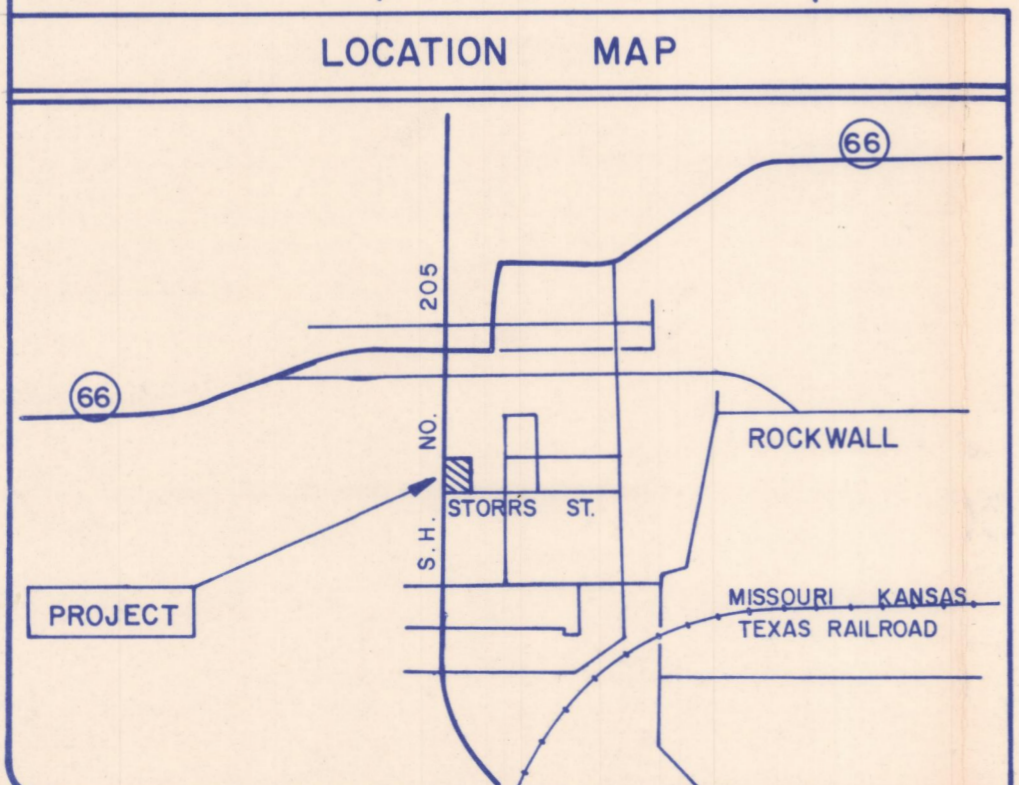
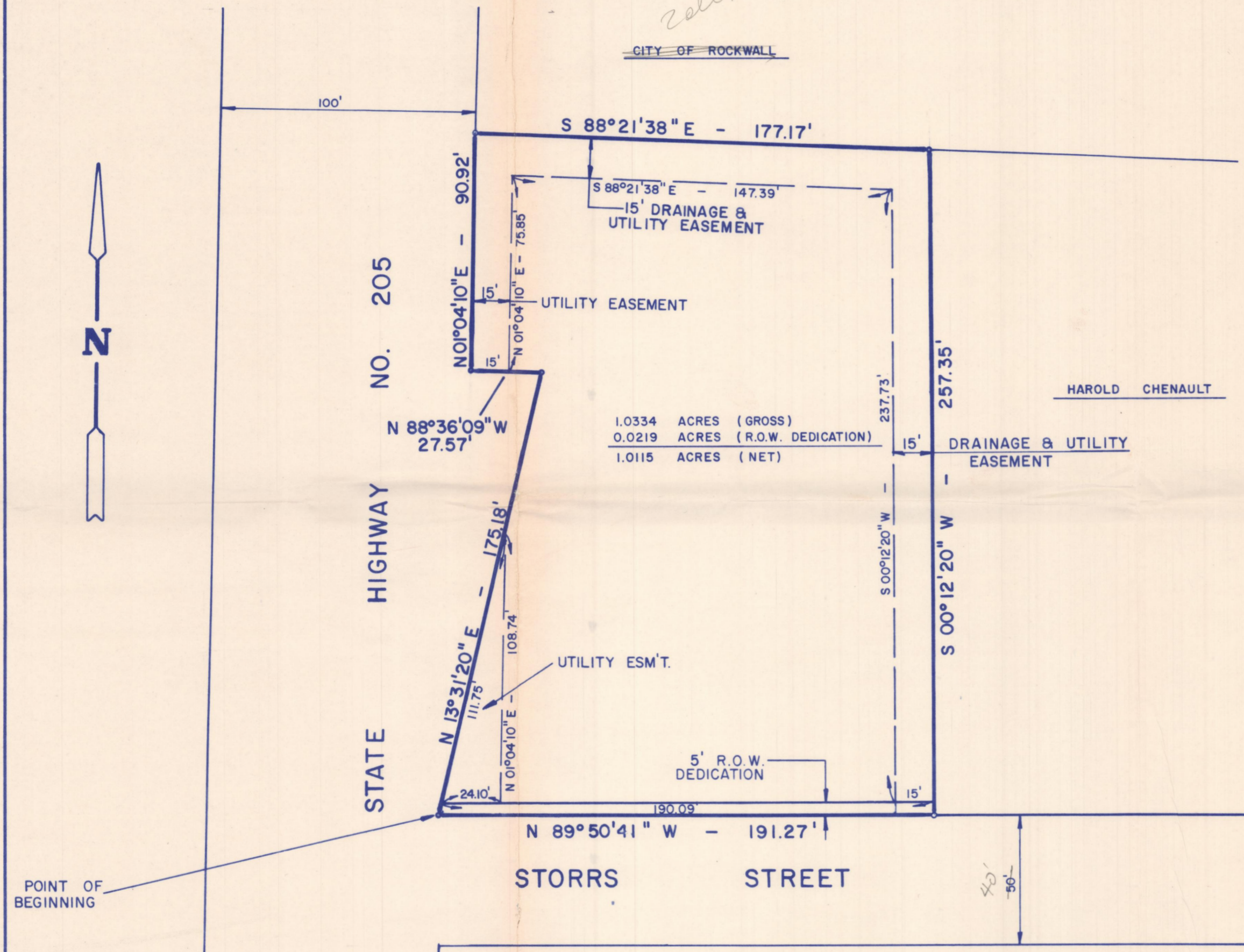
Case No.: _____

Fee Paid: _____

Availability Paid: _____



Callner
CITY OF ROCKWALL



OWNER
HAROLD CHENAULT COMPANY
 12900 PRESTON ROAD SUITE 1212
 DALLAS, TEXAS 75230
 PHONE 934 - 3422



FINAL PLAT
FOR

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HAROLD L. EVANS
CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 40'	5-8-86	85193

ROCKWALL RETAIL STRIP CENTER
1.0334 ACRES
B.F. BOYDSTUN SURVEY - ABSTRACT 14
CITY OF ROCKWALL, ROCKWALL CO, TEXAS

WHEREAS, Harold Chenault Company is the owner of a tract of land situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the intersection of the East line of State Highway No. 205 with the North Line of Storrs Street:

THENCE: North 88° 36' 09" West, a distance of 27.57 feet along said West line to an iron rod;
THENCE: North 01° 04' 10" East, a distance of 90.92 feet along said West line to an iron rod;
THENCE: South 88° 21' 38" East, a distance of 177.17 feet to an iron rod;
THENCE: South 00° 12' 20" West, a distance of 257.35 feet to an iron rod in the North line of Storrs Street;
THENCE: North 89° 50' 41" West, a distance of 191.27 feet along said North line to the Point of Beginning and Containing 45,016 Square Feet or 1.0334 Acres of Land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Harold Chenault Company is the owner of said tract, and do hereby adopt this plat designating the hereinabove described property as Rockwall Retail Strip Center Addition, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use and 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 system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity at any time of 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 grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance of guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HAND, at _____, Texas, this the _____ day of _____, 19____.

HAROLD CHENAULT

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold Chenault.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: _____

APPROVED

Chairman, Planning and Zoning Commission

Date: _____

I hereby certify that the above and forgoing plat of Rockwall Retail Strip Center, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 1986.

This approval shall be invalid unless the approval plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

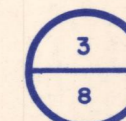
Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

FINAL PLAT
FOR

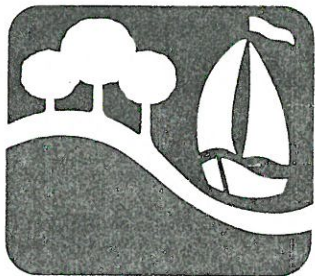


OWNER

HAROLD CHENAULT COMPANY
12900 PRESTON ROAD SUITE 1212
DALLAS, TEXAS 75230
PHONE 934-3422

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1" = 40'	5-8-86	85193

ROCKWALL RETAIL STRIP CENTER
1.0334 ACRES
B.F. BOYDSTON SURVEY - ABSTRACT 14
CITY OF ROCKWALL, ROCKWALL CO, TEXAS



CITY OF ROCKWALL
"THE NEW HORIZON"

June 6, 1986

Mr. Richard Slaughter
Ed-Rich Development
202 E. Rusk
Rockwall, TX 75087

RE: P&Z Case No. 86-40-FP

Dear Mr. Slaughter,

On 5-29-86, the Rockwall Planning and Zoning Commission recommended approval of your request for a Final Plat on The Chenault Retail Center located on Storrs Street.

The Rockwall City Council will consider approval of your request on 6-9-86 beginning at 7:30 P.M. at the City Hall, 205 West Rusk.

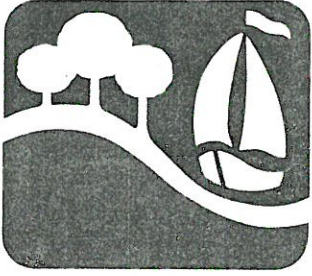
If you should have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Sincerely,

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

Jennifer Jarrett
Administrative Aide

JJ/ss



CITY OF ROCKWALL
"THE NEW HORIZON"

June 11, 1986

Mr. Richard Slaughter
Ed-Rich Development
202 E. Rusk
Rockwall, TX 75087

Re: Chenault Retail Center - Final Plat

Dear Mr. Slaughter:

On June 9, 1986, the Rockwall City Council approved the final plat on the Chenault Retail Center located on Storrs Street. 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 should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

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

Jennifer L. Jarrett
Administrative Aide

JJ/ss

cc: Bldg. Insp.
File