

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>	
<hr/>	✓	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
<hr/>	✓	6. Approved name and right-of-way width of each street, both within and adjacent to the development
<hr/>	✓	7. Locations, dimensions and purposes of any easements or other rights-of-way
<hr/>	✓	8. Identification of each lot or site and block by letter and building lines or residential lots
<hr/>	✓	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
<hr/>	✓	10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
<hr/>	✓	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
<hr/>	✓	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
<hr/>	✓	13. Instrument of dedication or adoption signed by the owner or owners
<hr/>	✓	14. Space for signatures attesting approval of the plat
<hr/>	✓	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>
--------------------------------------	---------------------------

_____	_____ ✓
-------	---------

_____	_____ ✓
-------	---------

_____	_____ ✓
-------	---------

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>	Item
_____	_____	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: \_\_\_\_\_

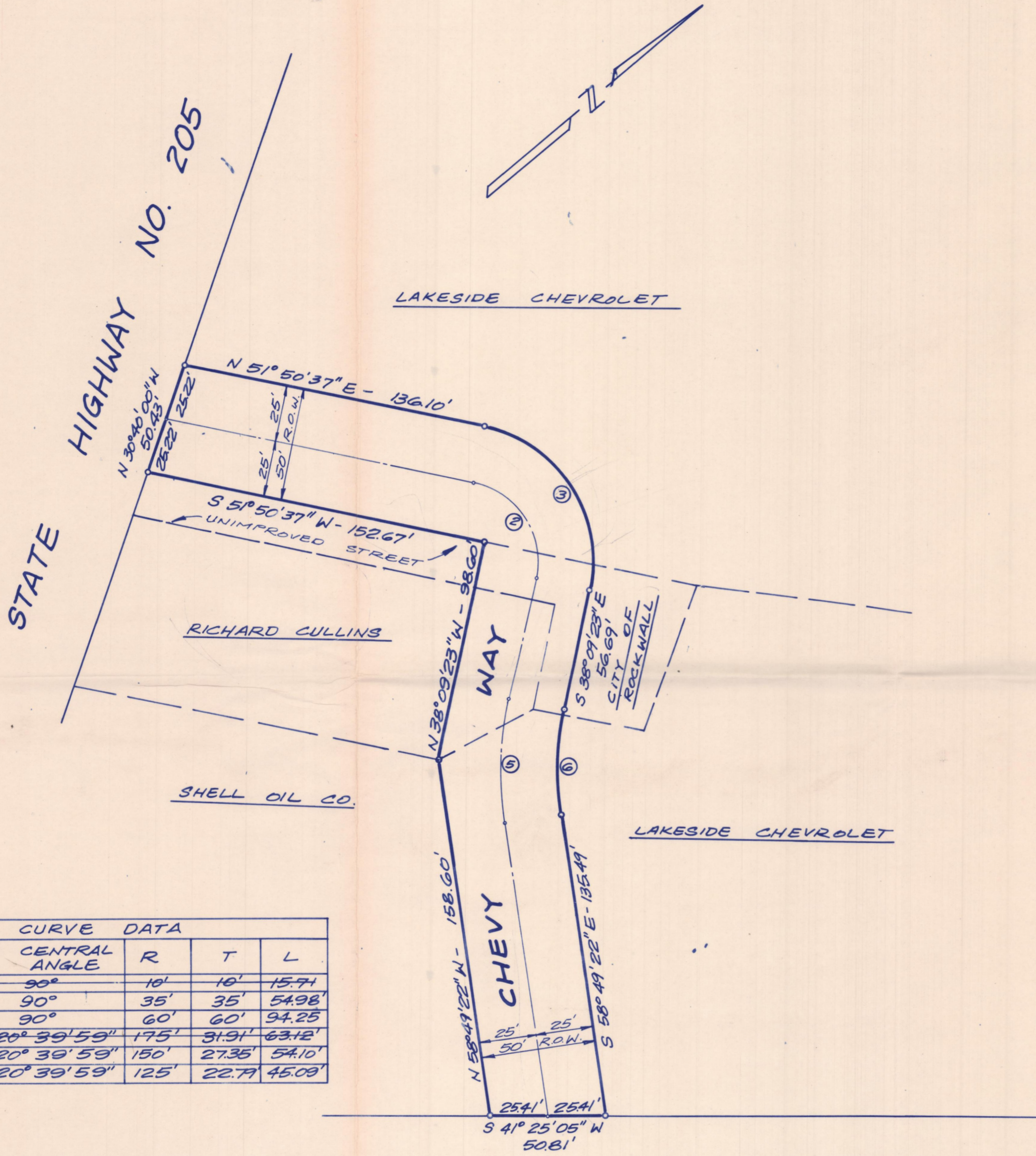
Case No.: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

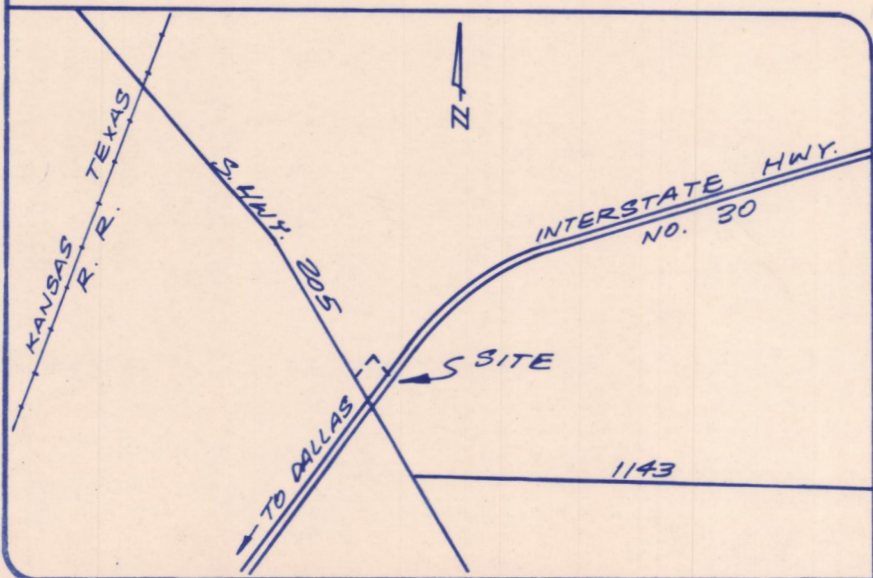
Availability Paid: \_\_\_\_\_





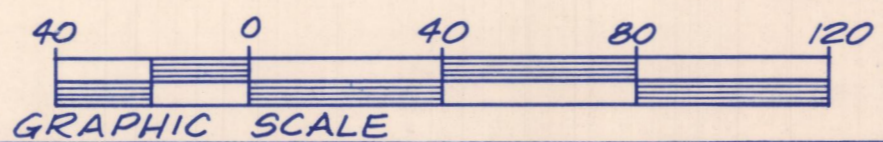


CURVE DATA				
CURVE NO.	CENTRAL ANGLE	R	T	L
1	90°	10'	10'	15.71'
2	90°	35'	35'	54.98'
3	90°	60'	60'	94.25'
4	20° 39' 59"	175'	31.91'	63.12'
5	20° 39' 59"	150'	27.35'	54.10'
6	20° 39' 59"	125'	22.71'	45.09'



INTERSTATE HIGHWAY NO. 30

OWNERS :  
 LAKESIDE CHEVROLET/PAT GRADY - RICHARD CULLINS  
 P.O. BOX B  
 ROCKWALL, TEXAS 75087



RIGHT-OF-WAY DEDICATION 0.5015 ACRE

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

SCALE	DATE	JOB NO.
1" = 40'	5-12-86	85107

**CHEVY WAY**  
 JOSEPH CADLE SURVEY-ABST. 65  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS



STATE OF TEXAS  
CITY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Lakeside Chevrolet, Pat Grady and Richard Cullins are the owners of a tract of land situated in the Joseph Cadle Survey- Abstract No. 65, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:-

BEGINNING at the Southwest corner of the Lakeside Chevrolet 5.3 acre tract, on the Easterly right-of-way line of State Highway No. 205;  
THENCE: North 30° 40' 00" West, a distance of 50.43 feet along the Easterly right-of-way line of State Highway 205 to an iron rod for corner;  
THENCE: North 51° 50' 37" East, a distance of 136.10 feet to an iron rod at the beginning of a curve to the right having a central angle of 90° 00' 00", and a radius of 60.0 feet;  
THENCE: In a Southeasterly direction along said curve an arc distance of 94.25 feet to a point of tangency;  
THENCE: South 38° 09' 23" East, a distance of 56.69 feet to an iron rod at the beginning of a curve to the left having a central angle of 20° 39' 59", and a radius of 125.00 feet;  
THENCE: In a Southeasterly direction along said curve an arc distance to an iron rod for a point of tangency;  
THENCE: South 58° 49' 22" East, a distance of 135.49 feet to an iron rod in the Northerly right-of-way line of Interstate Highway No. 30;  
THENCE: South 41° 25' 05" West, a distance of 50.81 feet along the Northerly right-of-way line of Interstate Highway No. 30 to an iron rod;  
THENCE: North 58° 49' 22" West, a distance of 158.60 feet to an iron rod;  
THENCE: North 38° 09' 23" West, a distance of 98.60 feet to an iron rod;  
THENCE: South 51° 50' 37" West, a distance of 152.67 feet to an iron rod and the Point of Beginning and Containing 21,845.7 Square Feet or 0.5015 Acres of Land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT Lakeside Chevrolet, Pat Grady and Richard Cullins, does hereby adopt this plat and dedicates to the public use forever the road right-of-way and utility easement shown hereon.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

\_\_\_\_\_  
LAKESIDE CHEVROLET - Pat Grady

\_\_\_\_\_  
Richard Cullins

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, by Pat Grady.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, by Richard Cullins.

\_\_\_\_\_  
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 \_\_\_\_\_, 1986, by Harold L. Evans.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager

DATE: \_\_\_\_\_

APPROVED

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

DATE: \_\_\_\_\_

I hereby certify that the above and foregoing plat of Commerce Street, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

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

2  
6

OWNERS :

LAKESIDE CHEVROLET/PAT GRADY - RICHARD CULLINS  
P.O. BOX B  
ROCKWALL, TEXAS 75087

RIGHT - OF - WAY DEDICATION

0.5015 ACRE

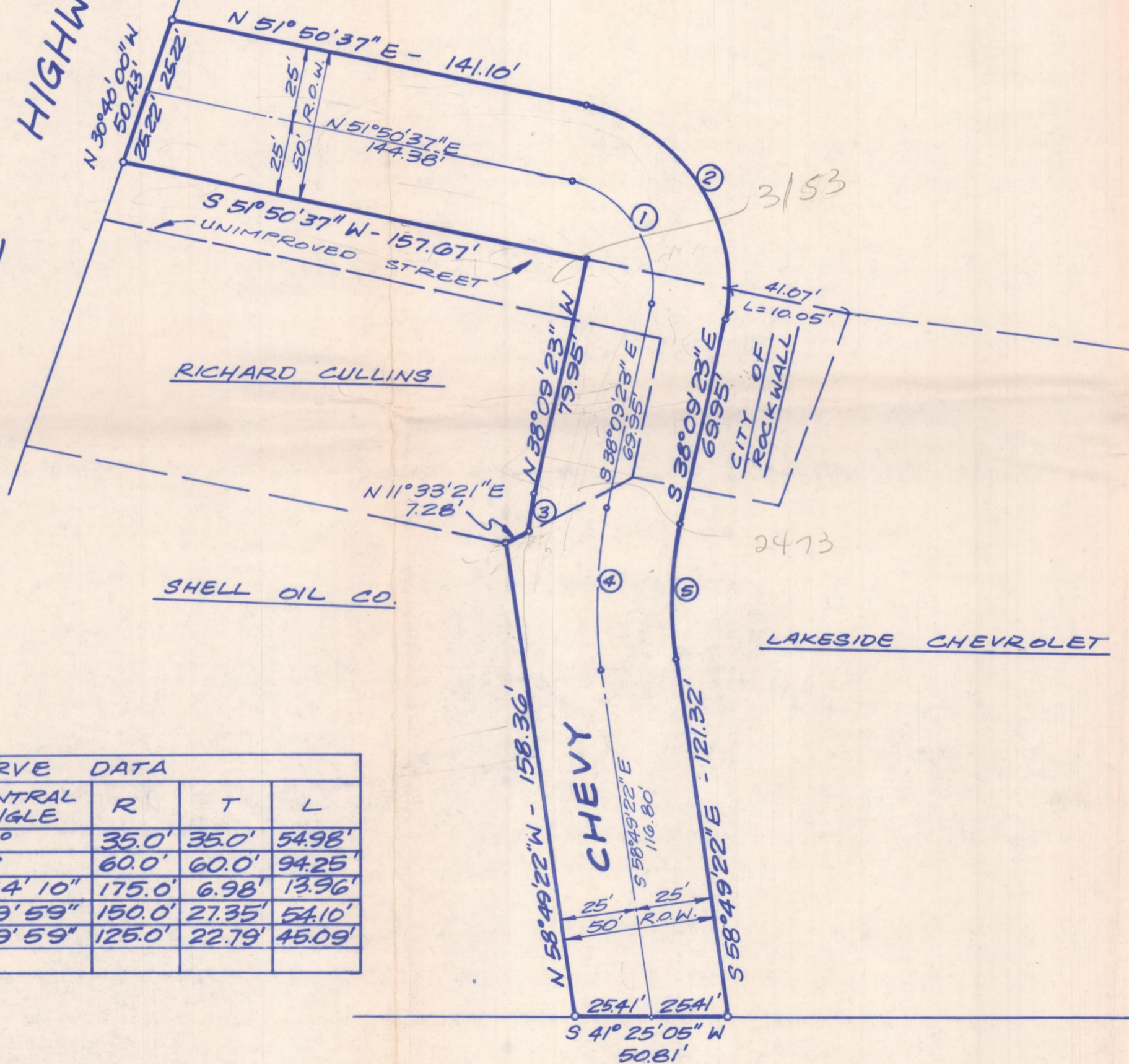
HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133  
SCALE DATE JOB NO.  
5-12-86 85107

CHEVY WAY  
JOSEPH CADLE SURVEY-ABST.65  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



STATE HIGHWAY NO. 205

LAKESIDE CHEVROLET



3153

2473

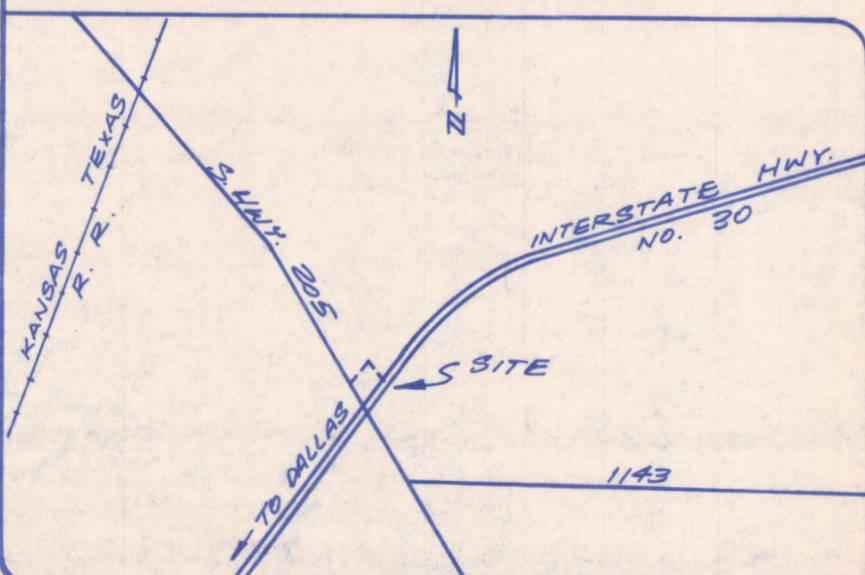
RICHARD CULLINS

SHELL OIL CO.

LAKESIDE CHEVROLET

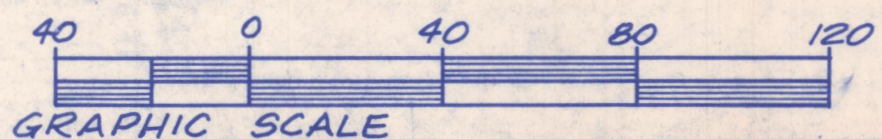
CHEVY

CURVE DATA				
CURVE NO.	CENTRAL ANGLE	R	T	L
1	90°	35.0'	35.0'	54.98'
2	90°	60.0'	60.0'	94.25'
3	04° 34' 10"	175.0'	6.98'	13.96'
4	20° 39' 59"	150.0'	27.35'	54.10'
5	20° 39' 59"	125.0'	22.79'	45.09'
6				



INTERSTATE HIGHWAY NO. 30

OWNERS :  
 LAKESIDE CHEVROLET/PAT GRADY - RICHARD CULLINS  
 P.O. BOX B  
 ROCKWALL, TEXAS 75087  
 1304 RIDGE ROAD  
 ROCKWALL, TEXAS 75087



RIGHT-OF-WAY DEDICATION

0.50714 ACRE

HAROLD L. EVANS  
 CONSULTING ENGINEER  
 2331 GUS THOMASSON RD. SUITE 102  
 DALLAS, TEXAS 75228  
 PHONE (214) 328-8133  
 SCALE DATE JOB NO.  
 1" = 40' 5-12-86 85107

**CHEVY WAY**  
 JOSEPH CADLE SURVEY-ABST. 65  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS



REV. 7-17-86



STATE OF TEXAS  
CITY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Lakeside Chevrolet, Pat Grady and Richard Cullins are the owners of a tract of land situated in the Joseph Cadle Survey - Abstract No. 65, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Lakeside Chevrolet 5.3 acre tract, on the Easterly right-of-way line of State Highway No. 205;  
THENCE: North 30° 40' 00" West, a distance of 50.43 feet along the Easterly right-of-way line of State Highway 205 to an iron rod for corner;  
THENCE: North 51° 50' 37" East, a distance of 141.10 feet to an iron rod at the beginning of a curve to the right having central angle of 90° 00' 00", and a radius of 60.0 feet;  
THENCE: In a Southeasterly direction along said curve an arc distance of 94.25 feet to a point of tangency;  
THENCE: South 38° 09' 23" East, a distance of 69.95 feet to an iron rod at the beginning of a curve to the left having a central angle of 20° 39' 59", and a radius of 125.00 feet;  
THENCE: In a Southeasterly direction along said curve an arc distance 45.09 feet to an iron rod for a point of tangency;  
THENCE: South 58° 49' 22" East, a distance of 121.32 feet to an iron rod in the Northerly right-of-way line of Interstate Highway No. 30;  
THENCE: South 41° 25' 05" West, a distance of 50.81 feet along the Northerly right-of-way line of Interstate Highway No. 30 to an iron rod;  
THENCE: North 58° 49' 22" West, a distance of 158.36 feet to an iron rod;  
THENCE: North 11° 33' 21" East, a distance of 7.28 feet to a point on a curve to the right having a central angle of 04° 34' 10" and a radius of 175.00 feet;  
THENCE: In a Northwesterly direction along said curve an arc distance of 13.96 feet to a point;  
THENCE: North 38° 09' 23" West, a distance of 79.95 feet to an iron rod;  
THENCE: South 51° 50' 37" West, a distance of 157.67 feet to the point of beginning and containing 22,091.156 square feet or 0.50714 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT Lakeside Chevrolet, Pat Grady and Richard Cullins, does hereby adopt this plat and dedicates to the public use forever the road right-of-way and utility easement shown hereon.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

LAKESIDE CHEVROLET - Pat Grady

Richard Cullins

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, by Pat Grady.

Notary Public  
My Commission Expires \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, by Richard Cullins.

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 \_\_\_\_\_, 1986, by Harold L. Evans.

Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

City Manager

DATE: \_\_\_\_\_

APPROVED

Chairman, Planning & Zoning Commission

DATE: \_\_\_\_\_

I hereby certify that the above and foregoing plat of Commerce Street, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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

2  
6

RIGHT-OF-WAY DEDICATION

0.50714 ACRE

OWNERS :

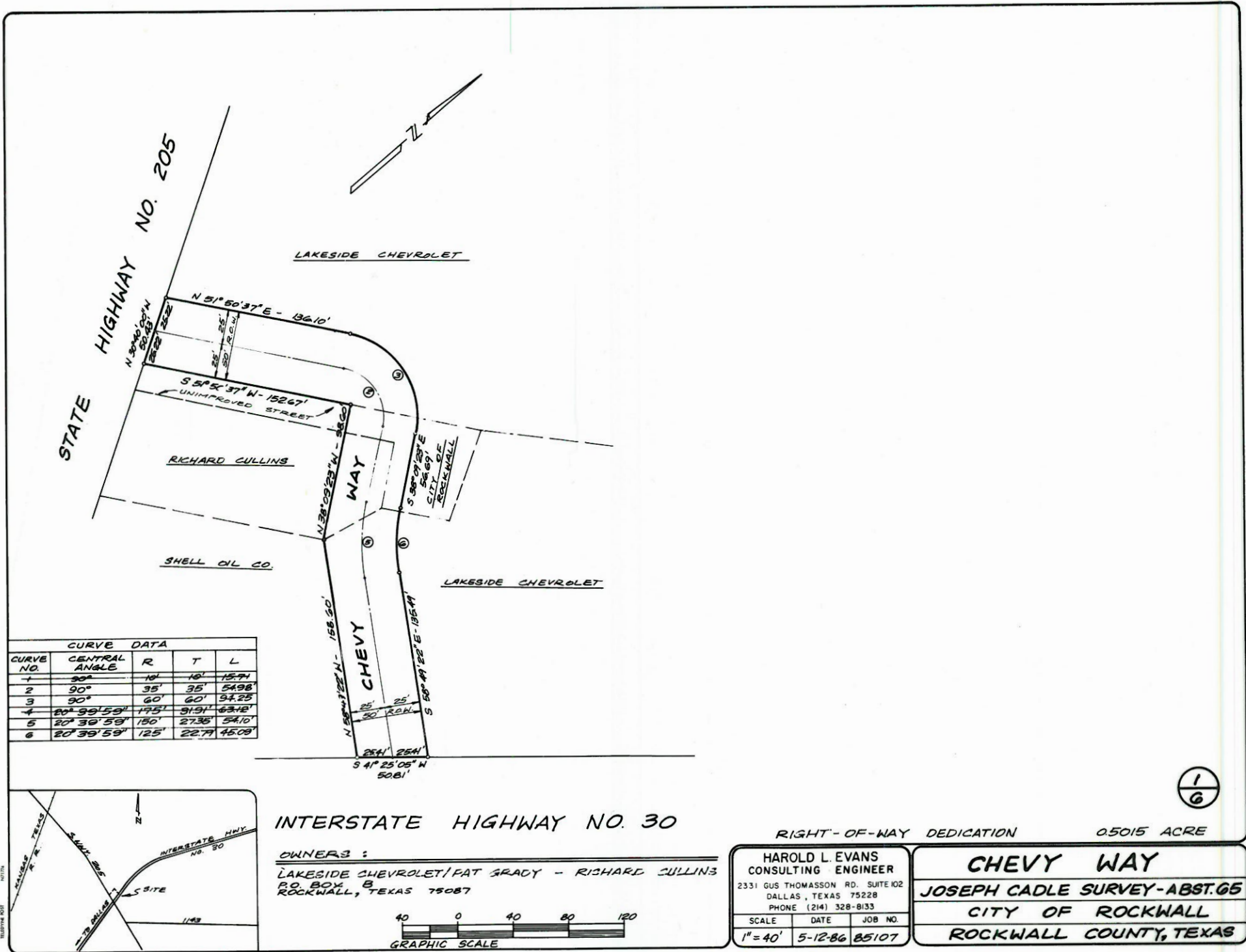
LAKESIDE CHEVROLET/PAT GRADY - RICHARD CULLINS  
P.O. Box B  
ROCKWALL, TEXAS 75087  
1304 RIDGE ROAD  
ROCKWALL, TEXAS 75087

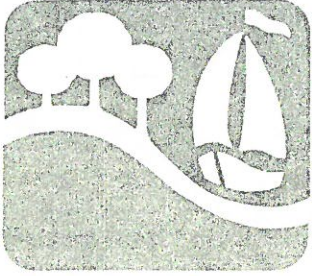
HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133  
SCALE DATE JOB NO.  
5-12-86 85107

CHEVY WAY  
JOSEPH CADLE SURVEY-ABST.65  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REV. 7-17-86







CITY OF ROCKWALL  
"THE NEW HORIZON"

June 13, 1986

Mr. Pat Grady  
Lakeside Chevrolet  
P O Box B  
Rockwall, TX. 75087

Re: P&Z Case No. 86-41-FP

Dear Mr. Grady:

On 6-12-86 the Rockwall Planning and Zoning Commission recommended approval of your request for a Final Plat/ROW dedication on 0.5015 acres of land located at the intersection of SH-205 & I-30.

The Rockwall City Council will consider approval of your request on 7-7-86 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,

  
Jennifer Jarrett  
Administrative Aide

Agenda Notes  
P&Z - 6/12/86

IV. B. P&Z 86-41-FP - Consider approval of a request from Lakeside Chevrolet for a Final PlatRow dedication on 0.5015 acres of land located at the intersection of SH-205 & I-30.

Pat Grady is proposing drainage a short tract of the street that will tie the I-30 Service Road to SH-205, wrapping around the existing Shell Station and Collins Window Store. The initial reason for wanting to put the road in was to provide for some fairly extensive storm work that was going to be required to solve some drainage problems on his overall. It would also provide access on a public street to undeveloped property owned by Pat Grady south of the Chevrolet house and provide better access into his existing car dealership from 205. We have had the proposed road reviewed by our traffic planner and he had no real problems with the road. It does not meet our current curb requirements but the short length of the road and the flat surface in this location, he did not see that it would generate a tremendous problem.

Attached you will find a copy of the Proposed Plat for the road.