

APPLICATION AND FINAL PLAT CHECKLIST

Date 4-23-90

Name of Proposed Development Grady Addition

Name of Developer Pat Grady

Address P.O. Box 999 Rockwall 75087 Phone 771-5311

Owner of Record Pat Grady

Address Some Phone _____

Name of Land Planner/Surveyor/Engineer Harold L. Evans

Address P.O. Box 28355 Dallas 75228 Phone 328-8133

Total Acreage 0.8731 Ac. Current Zoning _____

Number of Lots/Units 1

Signed [Signature]

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" x 24".

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 Shown on Plat

Not Applicable

✓

1. Title or name of development, written and graphic scale, north point, date of plat and key map

✓

2. Location of the development by City, County and State

- | | | |
|------------|------------|---|
| _____ | _____ | 3. Location of development 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. If no engineering is provided show contours of 5 ft. intervals |
| ✓
_____ | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| _____ | ✓
_____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| ✓
_____ | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| ✓
_____ | _____ | 9. Identification of each lot or site and block by letter and number and building lines |
| ✓
_____ | _____ | 10. 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 by deed record volume and page |
| ✓
_____ | _____ | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development |
| _____ | ✓
_____ | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording) |

_____ ✓

13. 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 (see wording)

✓

14. Statement of developer responsibility for storm drainage improvements (see wording)

✓

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

✓

16. Space for signatures attesting approval of the plat (see wording)

✓

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

✓

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit Along with plat a calculation sheet indicating the area of each lot.

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

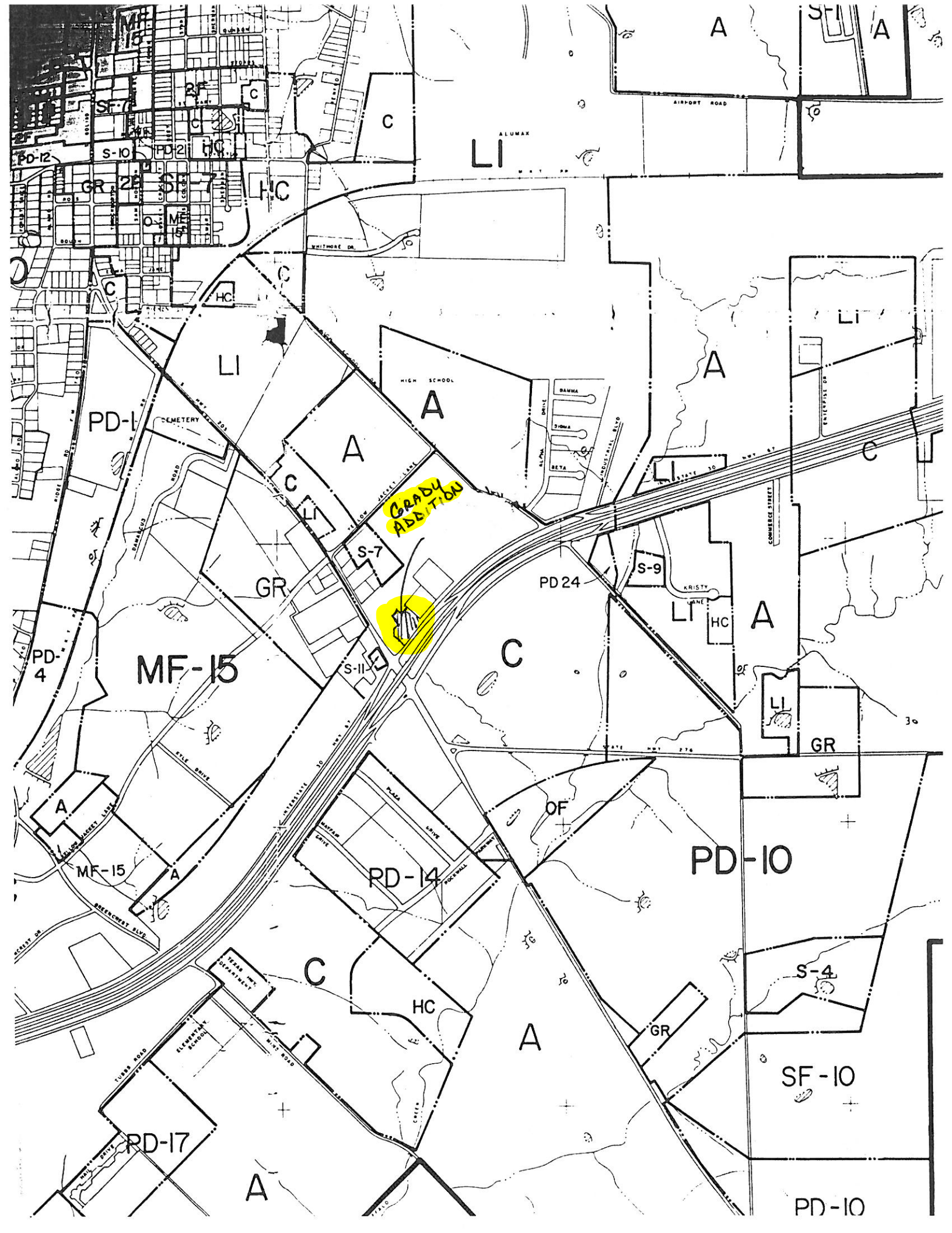
Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____



GRADU
ADDITION



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name Lakeside Chevrolet Date 4-24-90

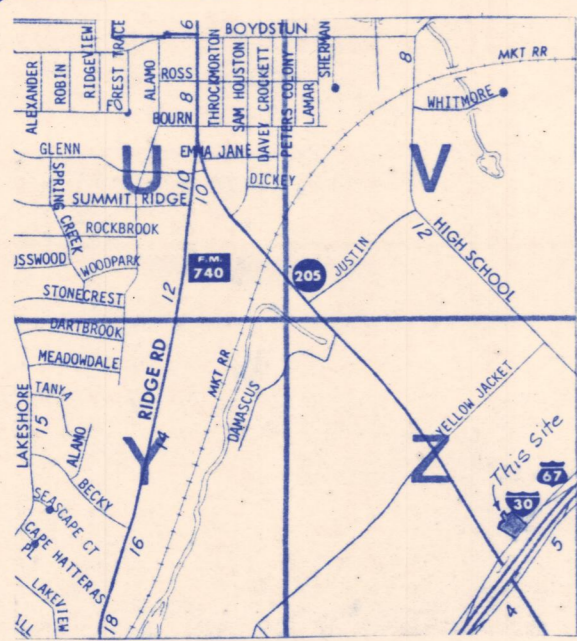
Mailing Address _____

Job Address _____ Permit No. _____

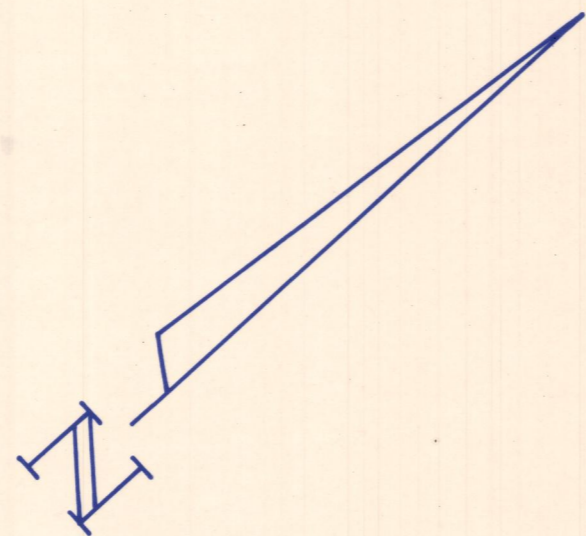
Check Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	135.00	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 135.00 Received by Lisa



LOCATION MAP
Scale: 1"=2,000'



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, PAT GRADY is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, and being a part of that 1.487 acre tract of land described in Deed recorded in Volume 189, Page 423 and a part of that 5.305 acre tract recorded in Volume , Page , both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the Northwest line of I.H. 30 at the South corner of said 1.487 acre tract;
 THENCE: North 58° 39' 54" West a distance of 158.35 feet along the Southwest line of said 1.487 acre tract to a 1/2" iron rod set for a corner;
 THENCE: North 11° 42' 04" East a distance of 47.88 feet to a 1/2" iron rod found for a corner at the South corner of that 2,500 square foot tract of land conveyed to the City of Rockwall by Deed recorded January 10, 1968 in the Deed Records, Rockwall County, Texas;
 THENCE: North 51° 36' 02" East a distance of 50.00 feet to a 1/2" iron rod found at the East corner of said City of Rockwall tract;
 THENCE: North 30° 37' 33" West with the Northeast line of said City of Rockwall tract, passing at 68.09 feet a 1/2" iron rod found at the most Northerly West corner of said 1.487 acre tract and on the South line of said 5.305 acre tract and continuing a total distance of 71.73 feet to a 1/2" iron rod set for a corner;
 THENCE: North 43° 40' 56" East a distance of 39.59 feet to a 1/2" iron rod set for a corner, said iron rod being on a circular curve to the right having a central angle of 12° 01' 27", a radius of 125.84 feet, and a chord that bears South 52° 23' 33" East a distance of 26.36 feet;
 THENCE: Along said curve an arc distance of 26.41 feet to a 1/2" iron rod set for a corner;
 THENCE: South 46° 22' 49" East a distance of 15.28 feet to a 1/2" iron rod set for a corner;
 THENCE: North 43° 37' 11" East a distance of 56.66 feet to a 1/2" iron rod set for a corner;
 THENCE: South 46° 22' 49" East a distance of 194.36 feet to a 1/2" iron rod set for a corner on the Northwest line of I.H. 30;
 THENCE: South 41° 34' 33" West a distance of 175.06 feet with said Northwest line to the Point of Beginning and containing 0.8731 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT PAT GRADY, being owner, does hereby adopt this plat designating the hereinabove described tract as GRADY ADDITION, City of Rockwall, Rockwall County, Texas, and does hereby dedicate for public use forever the street 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 using or desiring to use the 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 to, from, and upon said easement strips for the 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 driveways in the subdivision.

No house, dwelling unit, or other structure shall be constructed 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 which the property abuts, including water and sanitary sewer facilities in accordance with the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold building permits until the water and sewer systems have been accepted by the City. The approval of the plat by the City does not constitute any representation, assurance or 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 MY HAND at _____, Texas, this _____ day of _____, 1990.

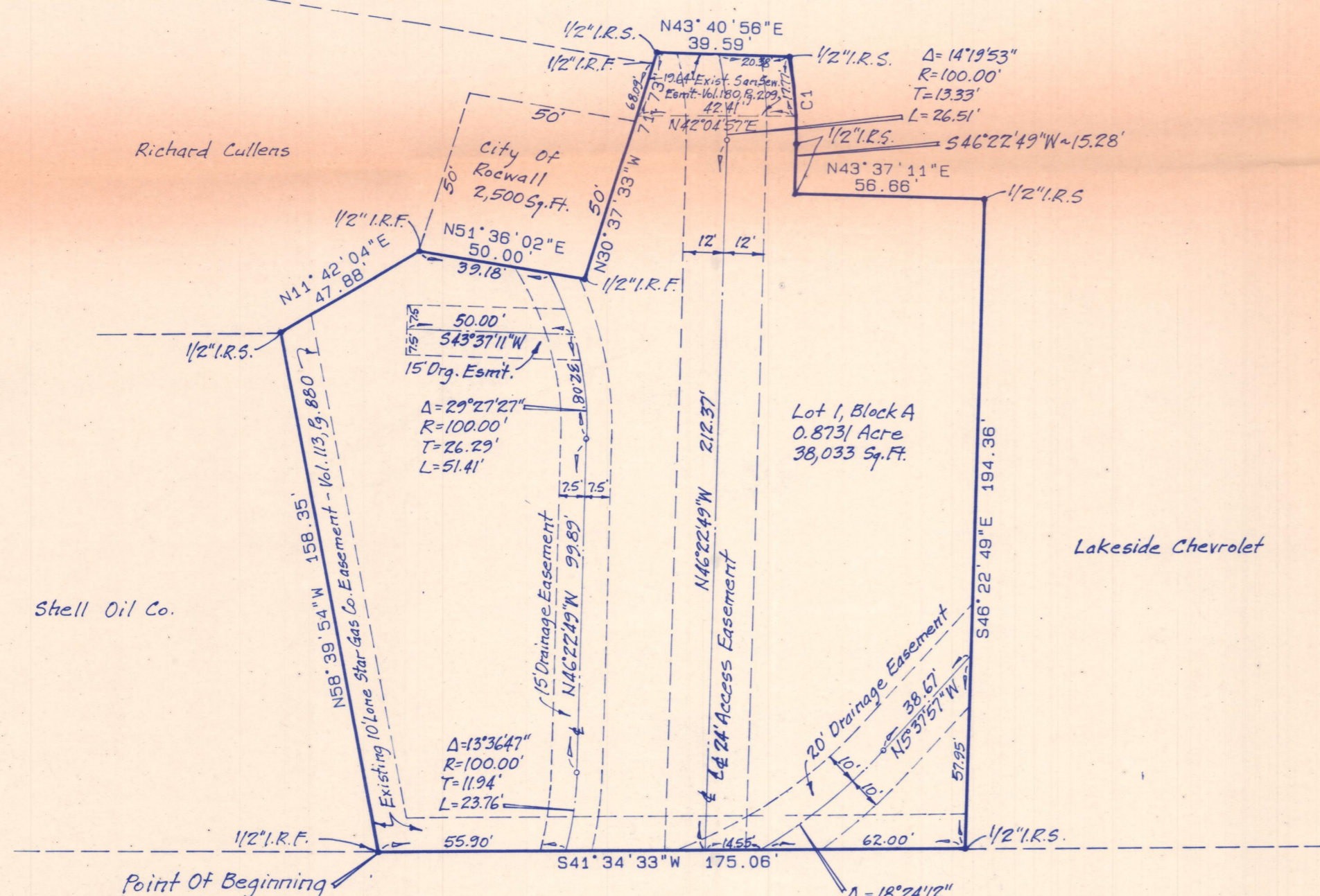
PAT GRADY

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1990, by Pat Grady.

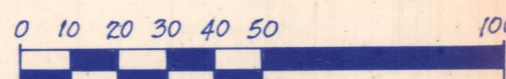
Notary Public _____

1
5



INTERSTATE HIGHWAY NO. 30 SERVICE ROAD

CURVE DATA						
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S52° 23' 33" E	26.36	12° 01' 27"	125.84	26.41	13.25



GRAPHIC SCALE
Scale: 1"=40'

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

SCALE	DATE	JOB NO.
1"=40'	4-23-90	85107

GRADY ADDITION
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Pat Grady ~ Owner
P.O. Box 299 Rockwall, Texas, 75087 Tel. 771-5311

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 made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., R.P.S. No. 2146

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1990,
by Harold L. Evans.

Notary Public _____

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission _____

Date _____

APPROVED

Chairman, Planning and Zoning Commission _____

Date _____

I hereby certify that the above and foregoing plat of GRADY ADDITION, an addition to the City of Rockwall, Texas, was approved by the City of Rockwall on the _____ day of _____, 1990.

This approval shall be invalid unless the approved 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 _____, 1990.

Mayor, City of Rockwall _____

City Secretary, City of Rockwall _____

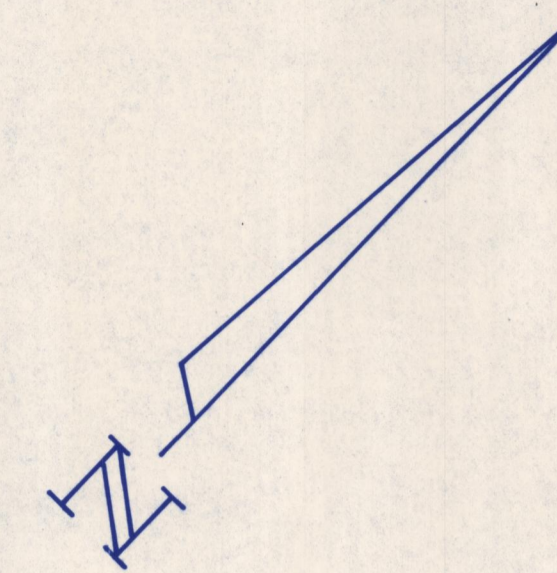
2
5

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

SCALE	DATE	JOB NO.
	4-23-90	85107

GRADY ADDITION
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Pat Grady ~ Owner
P.O. Box 999 Rockwall, Texas 75087 Tel. 771-5311

STATE HIGHWAY NO. 205
Asphalt Pavement



BUILDING:

Showroom	4,400 S.F.
Office - Loading	880 S.F.
Warehouse	5,280 S.F.

CONSTRUCTION:

- Exterior - Exposed Aggregate
- Tilt Up Construction
- Flat Roof

LANDSCAPE NOTES

- Total Lot Area = 38,032 Sq. Ft.
- Required Landscaped Area = 3,803 Sq. Ft.
 - Area "A" = 990 Sq. Ft.
 - Area "B" = 1,700 Sq. Ft.
 - Area "C" = 1,200 Sq. Ft.
 - Area "D" = 1,350 Sq. Ft.
 - Area "E" = 330 Sq. Ft.
- Total Provided = 5,570 Sq. Ft.

TREE LEGEND

- = Live Oak - 6' High
- = Proteas 3' High solid

NOTES

- All dimensions in parking areas are to face of curb or paving. Some areas do not have curbs and will be labeled as no curb.
- Bench Mark: Top of existing wet well 60 feet, more or less, Northwest of proposed building.
ELEV.: 558.75

LEGEND

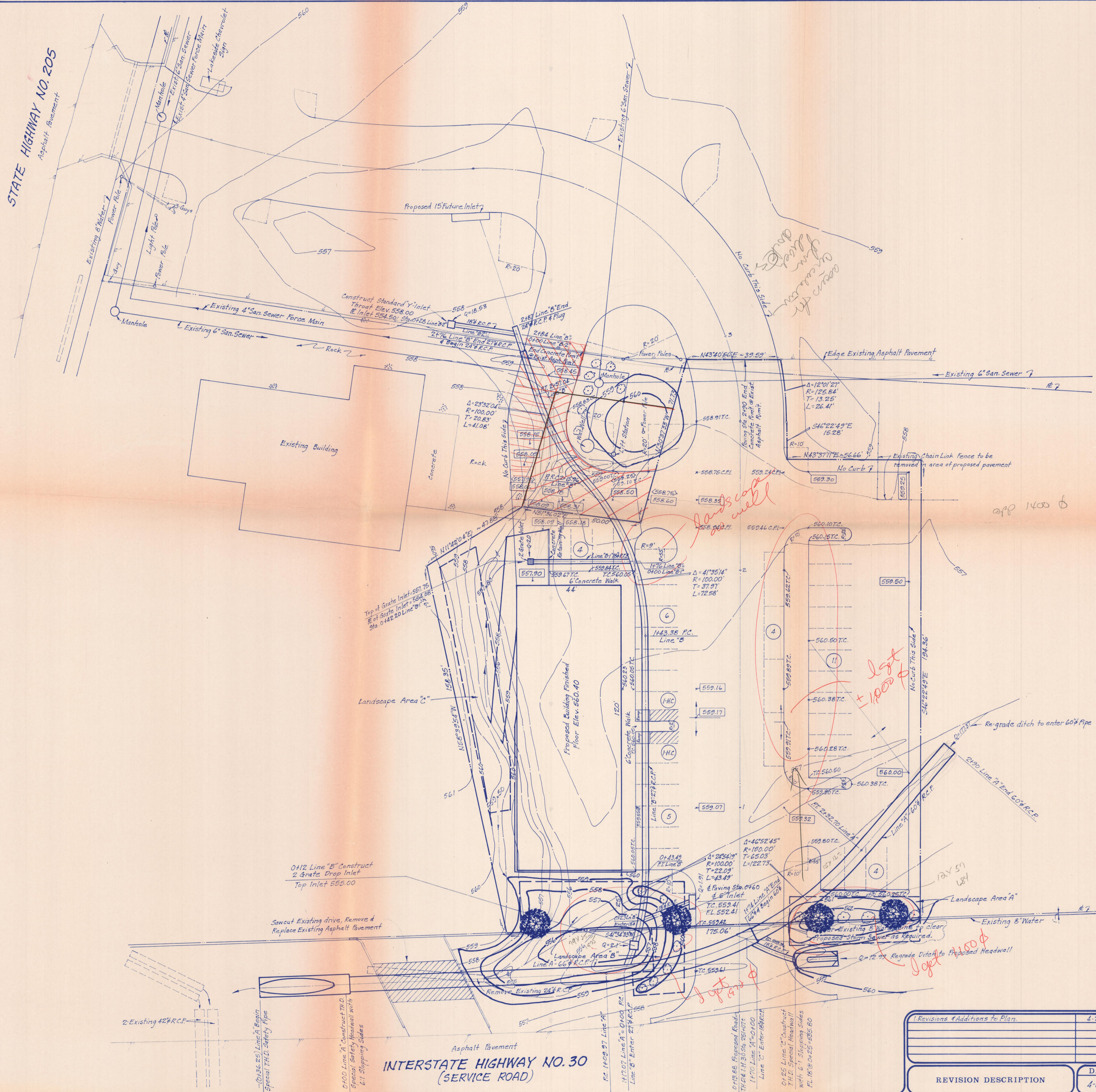
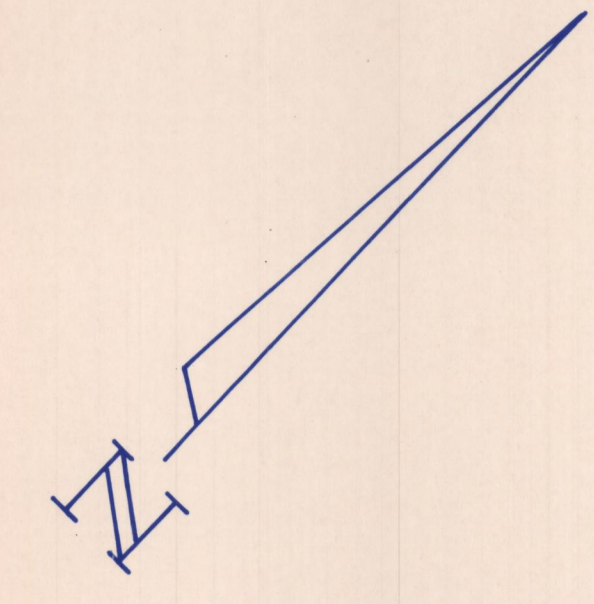
- Elevations of Proposed Finished Paving Grades
- Proposed Striped Parking Spaces
- Proposed Striped Handicap Parking Spaces

INTERSTATE HIGHWAY NO. 30
(SERVICE ROAD)

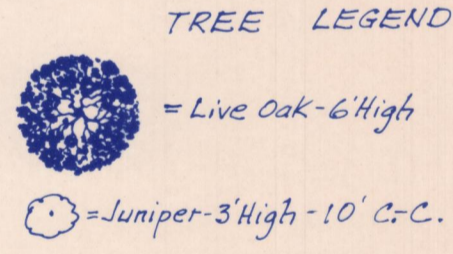
1. Revisions & Additions to Plan.	4-20-90	HAROLD L. EVANS Consulting Engineer P. O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133		
2. Revisions & Additions to Plan.	5-10-90			
REVISION DESCRIPTION	DATE	SCALE	DESIGN	DRAWN
	4-13-90	1" = 20'	H.L.E.	L.G.

SITE PLAN AND GRADING PLAN GRADY ADDITION	SHEET NO.
	3 / 5
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	JOB NO.
	85107

STATE HIGHWAY NO. 205
Asphalt Pavement



LANDSCAPE NOTES
 1. Total Lot Area = 38,032 Sq. Ft.
 2. Required Landscaped Area = 3,803 Sq. Ft.
 Area A = 290 Sq. Ft.
 Area B = 1,700 Sq. Ft.
 Area C = 1,200 Sq. Ft.
 Total Provided = 3,890 Sq. Ft.



NOTES

- All dimensions in parking areas are to face of curb or paving. Some areas do not have curbs and will be labeled as no curb.
- Bench Mark: Top of existing wet well 60 feet, more or less, Northwest of proposed building. ELEV. 558.75



REVISION DESCRIPTION	DATE	SCALE	DESIGN	DRAWN
1. Revisions & Additions to Plan	4-20-90			
	4-13-90	1" = 20'	H.L.E.	L.G.

HAROLD L. EVANS
 Consulting Engineer
 P.O. Box 28355
 2331 Guiz Thomasson Road, Suite 102
 Dallas, Texas 75228 (214) 328-8133

DRAINAGE IMPROVEMENTS AND GRADING PLAN
GRADY ADDITION

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET NO. 3/5
JOB NO. 85107

TULLOCH BOX

PLAT REVIEW

* Preliminary Plat

Final Plat

Name of Proposed Subdivision Grady Cood.

Location of Proposed Subdivision J-30

Name of Subdivider Pat Grady

Date Submitted 4/23/90 Date of Review 4/25/90

* Total Acreage .8731 No. of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checklist? (attach copy)			
2. Were the proper number of copies submitted?	<u>✓</u>	<u> </u>	<u> </u>
3. Is scale 1" = 100' (Specify scale if different) Scale = <u>1" = 40'</u>	<u> </u>	<u>✓</u>	<u> </u>
4. Is the subdivision name acceptable? <u>need to check</u>	<u> </u>	<u> </u>	<u> </u>
5. Comments:			

Planning and Zoning

1. What is the proposed use? commercial
2. What is the proposed density? N/A
3. What is the existing zoning? C

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<u>✓</u>	<u> </u>	<u> </u>
5. Does the use conform to the Land Use Plan?	<u>✓</u>	<u> </u>	<u> </u>
6. Is this tract taken out of a larger tract	<u>✓</u>	<u> </u>	<u> </u>
7. Will the development landlock another property?	<u> </u>	<u>✓</u>	<u> </u>
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<u> </u>	<u>✓</u>	<u> </u>
9. Has a Concept Plan been been Provided and Approved	<u> </u>	<u>✓</u>	<u> </u>
10. Does the plan conform to the Master Park Plan?	<u> </u>	<u> </u>	<u>✓</u>
11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?			
a. Lot Size <u>needs to be bigger</u>	<u> </u>	<u>✓</u>	<u> </u>
b. Building Line	<u>✓</u>	<u> </u>	<u> </u>
c. Parking <u>needs 1 add space</u> <u>Based on V, Behind & V, Storage</u>	<u> </u>	<u>✓</u>	<u> </u>
d. Buffering	<u> </u>	<u>✓</u>	<u>✓</u>
e. Site Plan	<u>✓</u>	<u> </u>	<u> </u>
f. Other	<u> </u>	<u> </u>	<u> </u>
12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)	<u> </u>	<u>✓</u>	<u> </u>

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

 ✓

14. Comments:

need to know what will happen for access until to through drive is connected

Yes No N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

 ✓

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

 ✓

c. Is any additional right-of-way provided for all streets and alleys?

 ✓

d. Is any additional right-of-way required?

 ✓

e. Is there adequate road access to the proposed project?

 ✓

f. Will escrowing of funds or construction of sub-standard roads be required?

 ✓

g. Do proposed streets and alleys align with adjacent right-of-way?

 ✓

h. Do the streets and alleys conform to City regulations and specifications?

 ✓

- i. Are the street names acceptable? _____ ✓
- j. Is a traffic analysis needed? _____ ✓
- k. Comments: *the drive is too wide*

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 off site easements required? _____
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric _____
 - 2. Gas _____
 - 3. Telephone _____
 - 4. Cable _____

i. Does the drainage conform to City regulations and specifications?

j. Do the water and sewer plans conform to City regulations and specifications?

k. Is there adequate fire protection existing or planned?

l. Comments:

*where is water service?
fire hydrants*

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>Jake Cook</u>	<u>4/25/20</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

SITE PLAN REVIEW

✓ Date Submitted 4/23/90
 ✓ Scheduled for P&Z 5/10/90
 ✓ Scheduled for Council 5/21/90
 ✓ Applicant/Owner Pat Grady
 ✓ Name of Proposed Development Grady Commercial
 ✓ Location I-30 Legal Description Beis Platted
 ✓ Total Acreage .8731 ac No. Lots/Units -
 ✓ Current Zoning C
 Special Restrictions -
 ✓ Surrounding Zoning C

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is this project in compliance with the provisions of a Concept Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ 4. Is the property platted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
✓ 5. Is plat filed of record at Courthouse? File No. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
✓ 6. If not, is this site plan serving as a preliminary plat?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are buildings on same lot adequately separated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

- c. Is the lot the proper size? *needs to be increased*
- d. Does the lot have proper dimensions? *needs to be increased*
- e. Are exterior materials correct? *need to know*
- f. Are structural materials correct? *need to know*
- g. Is coverage correct?
- h. Is adequate area in landscaping shown? *need to check*
- i. Is it irrigated?
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated? *need more info*
- l. Is floor area ratio correct?
- m. Is building height correct? *don't know need to check*
- n. Are correct number of parking spaces provided? *need to add spaces (opening on use of edge)*
- o. Are driving lanes adequate in width? *too wide*
- p. Are parking spaces dimensioned properly
- q. Does the parking lot meet City specifications
- r. Is a fire lane provided? *needs to be identified*
- s. Is it adequate in width?
- t. Are drive entrances properly spaced?
- u. Are drive entrances properly dimensioned? *needs to be reduced*
-Do drive entrances line up with planned median breaks?
- v. Is lighting provided and correctly directed?
- w. Are sidewalks required?
- x. Are sidewalks provided?
- y. Is a screen or buffer required?
-Is it sized properly?
-Is it designed properly?
-Is it of correct materials?

- ✓ 7. Does the site plan contain all required information from the application checklist? _____
- 8. Is there adequate access and circulation? *only if 2 adjacent prop owners agree* ✓ _____
- 9. Is trash service located and screened? *need to show* _____ ✓ _____
- ✓ 10. Are street names acceptable? _____ ✓ _____
- 11. Was the plan reviewed by a consultant? (If so, attach copy of review.) _____ ✓ _____
- 12. Does the plan conform to the Master Park Plan? _____ ✓ _____
- 13. Are there any existing land features to be maintained? (ie, topography, trees, ponds, etc.) _____ ✓ _____

Comments:

Building Codes

- 1. Do buildings meet fire codes? *un known* _____
- 2. Do signs conform to Sign Ordinance? *what about sign location* _____

Comments:

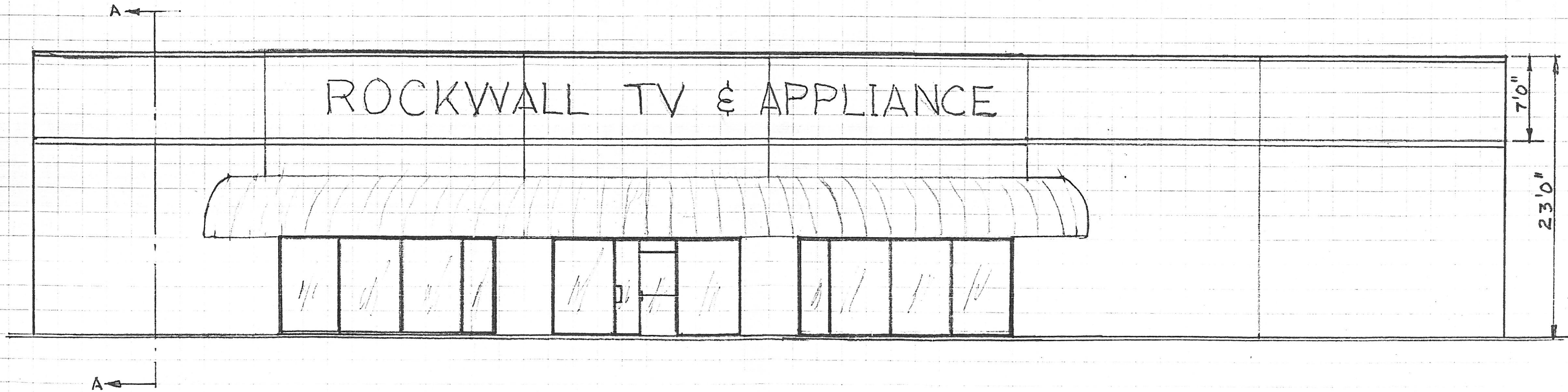
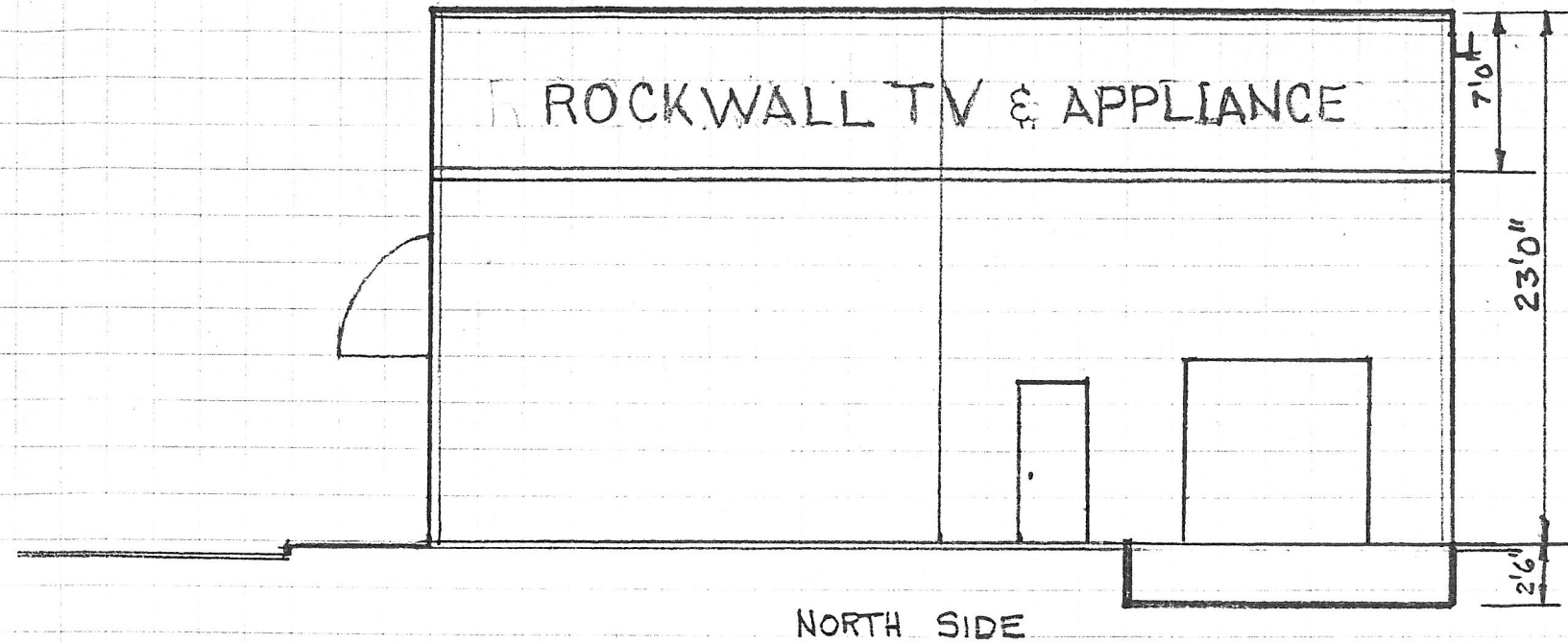
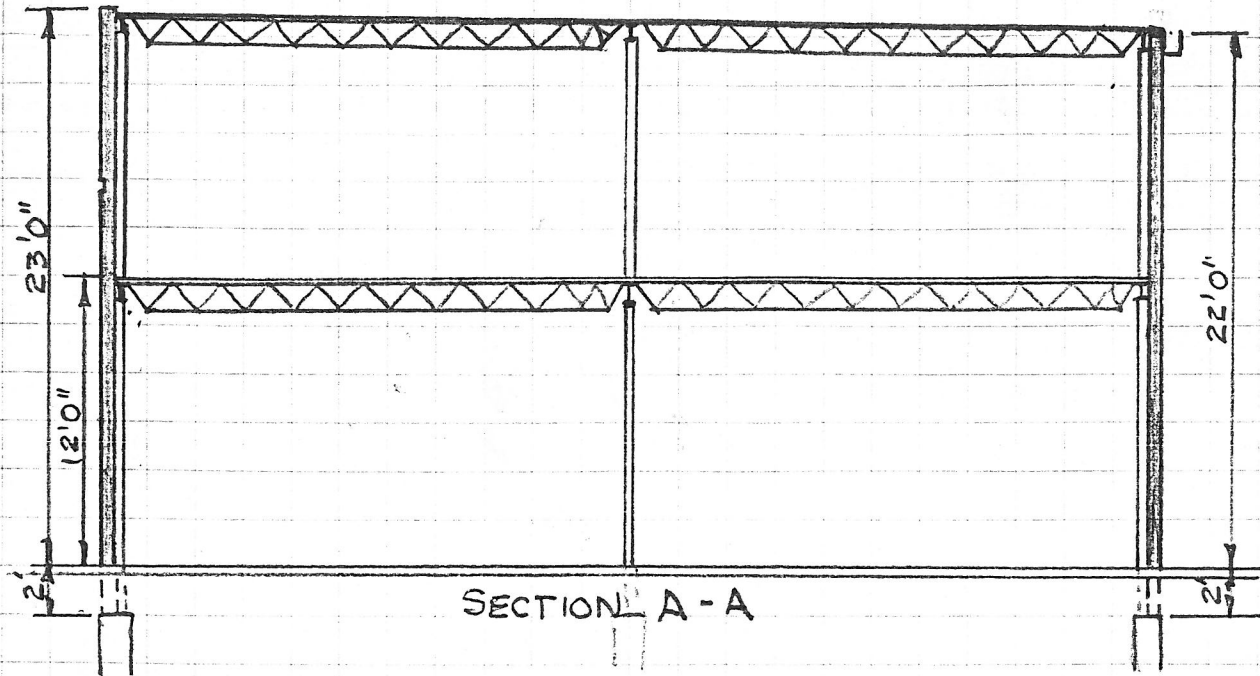
Engineering

- 1. Does plan conform to Thoroughfare Plan? _____ ✓
- 2. Do points of access align with adjacent ROW? _____ ✓
- 3. Are the points of access properly spaced? _____ ✓
- 4. Are street improvements required? _____ ✓
- 5. Will escrowing of funds or construction of substandard roads be required? _____ ✓
- 6. Does plan conform with Flood Plain Regulations? *unknown* _____
- 7. Is adequate fire protection present? *need to know* _____
- 8. Are all utilities adequate? *need to know about water* _____
- 9. Are adequate drainage facilities present? *no - but needs extensive work* _____
- 10. Is there a facilities agreement on this site? *no - but needs to be* _____

- 11. Are existing roads adequate for additional traffic to be generated? _____
- 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? *from storm sewer along standpoint* _____
- 13. Are access easements necessary? *they need to be provided* _____
- 14. Are street and drive radii adequate? *what are drive radii* _____
- 15. Have all required conditions been met? *into from I-30* _____
- 16. Is there a pro rata agreement on this site? *no* _____
- 17. Have all charges been paid? _____

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Jules Cook</i>	<i>4/25/90</i>	<i>45 min.</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



Grady addition

1. Execute facilities agreement
2. Prepare Pro rata agreement on Storm sewer
3. ~~Prepare~~ Obtain filed copies of offsite access easements (2)
4. Review conditions of facilities agreement w/ Inspector
5. Record facilities agreement at Courthouse

Grady Additoni

Plot:

1. Drainage - Dub
2. Grads - Dub
3. need 1 am + 200' of frontage for plot
4. May need off site drainage easement
5. what about water + fire protection
6. Take out plot wording on dedication
7. Off site access easement for drive

Site Plan:

- ✓ 1. need a contract on use of property + ground to lease
- ✓ 2. why is drive 36' wide
- ✓ 3. How does tie in work at cul lot
- ✓ 4. need access easement from Collins
- ✓ 5. May need easement from Dudley
- ✓ 6. need to fence around existg well + left station ^{20x20 w/ wood gate}
- ✓ 7. identify height, style square footage + use of ^{const materials} _{hedge}. ^{elevation type} _{parapet design}
- ✓ 8. Trash dumpster - wheel - access
- ✓ 9. identify body area
10. ^{signage} ~~dimension~~ drive + party spaces, read in

Landscaping:

1. ~~need plan to show~~ Junipers are not allowed - need a 3' ^{5'} evergreen screen along frontage
- ✓ 2. need to landscape + irrigate island ~~along~~ drive + islands to up nice appearance
3. are you using a berm in front for 3 ft.
- ✓ 4. Reflectors in landscape - to 10%
 1. party lot scenery - 7' 3' hedge or berm + plant
 - 2.

check w Pete on easements

Site Plan -

- ✓ 1. How will paving tie into existing on car lot and how will access work when lot is closed?
- ✓ 2. Reduce the drive to 24'
- ✓ 3. What is square footage of bldg
- ✓ 4. need to landscape island and plant 2 large trees in landscaping
- ✓ 5. What about trash
- ✓ 6. are you proposing a berm in front?
what slope what height -
needs to be identified



CITY OF ROCKWALL
"THE NEW HORIZON"

February 15, 1989

Mr. Harold Evans, P.E.
Harold evans Consulting Engineers
P.O. Box 28355
Dallas, Texas 75228

Re: Lakeside Chevrolet Drainage Improvements

Dear Harold:

We have received the plans for the referenced project and have completed the first review. We offer the following comments regarding compliance with the City of Rockwall's Standards of Design and good engineering practice.

General Comments

1. Is the street going to be privately maintained or dedicated?
2. All plans are to be sealed, signed, and dated before final acceptance.
3. Submit a copy of the proposed utility easement description for review.

Please revise plans as noted above.

Our comments do not in any way relieve the owner or his engineer from responsibility and compliance with the City of Rockwall's Standards of Design and good engineering practice.

Sincerely,

A handwritten signature in black ink, appearing to read "W. L. Douphrate II".

W. L. Douphrate II, P.E.
City Engineer

WLD/mmp

APPROVAL

To: Lakeside Chevrolet
c/o Harold L. Evans, P.E.
Post Office Box 28355
Dallas, Texas 75228

Control 9 Section 12
Hwy. No. IH 30
ROCKWALL County
Date 3/20/85

The State Department of Highways and Public Transportation offers no objection to the location on the right-of-way of your proposed Storm Sewer line as shown by accompanying drawings and notice dated 12-15-88 except as noted below.

Your attention is directed to governing laws, especially to Article 6674w-1, Vernon's Annotated Civil Statutes of Texas, pertaining to Control of Access. Access for servicing this installation shall be limited to access via (a) frontage roads where provided (b) nearby or adjacent public roads or streets, or (c) trails along or near the highway right-of-way lines, connecting only to an intersecting road; from any one or all of which entry may be made to the outer portion of the highway right-of-way for normal service and maintenance operations. The Utility Owner's rights of access to the through-traffic roadways and ramps shall be subject to the same rules and regulations as apply to the general public except, however, if an emergency situation occurs and usual means of access for normal service operations will not permit the immediate action required by the Utility Owner in making emergency repairs as required for the safety and welfare of the public, the Utility Owner shall have a temporary right of access to and from the through-traffic roadways and ramps as necessary to accomplish the required emergency repairs, provided the State Department of Highways and Public Transportation is immediately notified by the Utility Owner when such repairs are initiated and adequate provision is made by the Utility Owner for convenience and safety of highway traffic.

It is expressly understood that the State Department of Highways and Public Transportation does not purport, hereby, to grant any right, claim, title, or easement in or upon this highway; and it is further understood that the State Department of Highways and Public Transportation may require the owner to relocate this line, subject to provisions of governing laws, by giving thirty (30) days written notice.

All work on the highway right-of-way shall be performed in accordance with State Department of Highways and Public Transportation instructions. The installation shall not damage any part of the highway and adequate provisions must be made to cause minimum inconvenience to traffic and adjacent property owners. In the event the Owner fails to comply with the requirements as set forth herein, the State may take such action as it deems appropriate to compel compliance.

Please notify FRANCOIS LEE 214/826-5360 forty-eight (48) hours prior to starting construction of the line in order that we may have a representative present.

STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION

By: [Signature]
District Engineer - Dist. No. 18

APPROVAL

To: Lakeside Chevrolet
c/o Harold L. Evans, P.E.
Post Office Box 28355
Dallas, Texas 75228

Control 9 Section 12
Hwy. No. IH 30
Rockwall County
Date 3/20/88

The State Department of Highways and Public Transportation offers no objection to the location on the right-of-way of your proposed Storm Sewer line as shown by accompanying drawings and notice dated 12-15-88 except as noted below.

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All work on the highway right-of-way shall be performed in accordance with State Department of Highways and Public Transportation instructions. The installation shall not damage any part of the highway and adequate provisions must be made to cause minimum inconvenience to traffic and adjacent property owners. In the event the Owner fails to comply with the requirements as set forth herein, the State may take such action as it deems appropriate to compel compliance.

Please notify FRANCOIS LEE 214/826-5360 forty-eight (48) hours prior to starting construction of the line in order that we may have a representative present.

STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION

By: [Signature]
District Engineer - Dist. No. 18

Permit to Construct Access Driveway Facilities on Highway Right of Way

To: Lakeside Chevrolet
c/o Harold L. Evans
P. O. Box 28355
Dallas, Texas 75228

Hwy. 7430 Permit No. _____
Control 9 Section 12

The State Department of Highways and Public Transportation, hereinafter called the State, hereby authorizes Lakeside Chevrolet, hereinafter called the grantee, to (re) construct an access driveway on the highway right of way abutting highway no. IH-30 in Rockwall County, located at THD Chaining Station 251 + 07

Subject to the following:

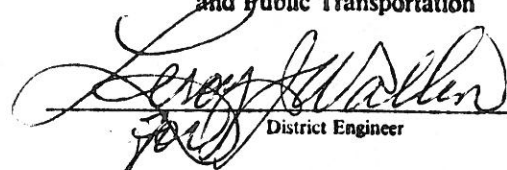
1. The grantee is responsible for all costs associated with the construction of this access driveway.
2. Design of facilities shall be as follows and/or as shown on sketch:

Plans dated 12-15-88 37' DE.

All construction and materials shall be subject to inspection and approval by the State.

3. Maintenance of facilities constructed hereunder shall be the responsibility of the grantee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.
4. The Grantee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
5. The Grantee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as service pumps, vender stands, or tanks shall be located at least twelve (12) feet from the right-of-way line to ensure that any vehicle services from these fixtures will be off the highway.
6. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.
7. The Grantee will contact the State's representative FREDDIE LEE telephone (214) 876-5360 at least twenty-four (24) hours prior to beginning the work authorized by this permit.

State Department of Highways
and Public Transportation


District Engineer

Date of Issuance 2-14-89

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction of an access driveway on the highway right of way.

Lakeside Chevrolet

Signed: 

Date: 2-8-89

A COPY OF THIS PERMIT SHALL BE KEPT ON THE JOB SITE AT ALL TIMES DURING THE PROPOSED WORK.

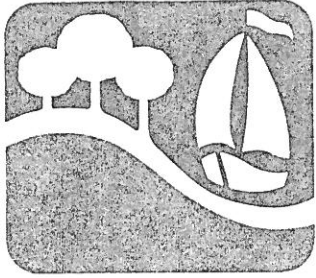
ALL TRAFFIC CONTROL AND TRAFFIC CONTROL DEVICES USED MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

Access Driveway Regulations

The State Highway and Public Transportation Commission, in recognition of its responsibility for the safety and utility of public highways under its jurisdiction, has directed the adoption of rules and regulations to accomplish a coordinated development between highways and abutting property. For this purpose, the booklet entitled "Regulations for Access Driveways to State Highways" was published and adopted, setting out departmental policies to regulate construction and maintenance of access driveway facilities.

Sketch of Installation

See Plans Attached



CITY OF ROCKWALL
"THE NEW HORIZON"

April 26, 1990

Mr. Pat Grady
P.O. Box 999
Rockwall, Tx 75087

Dear Mr. Grady:

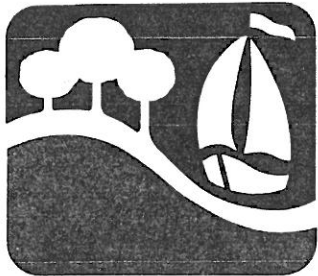
Your application for a site plan and final plat for the Grady Addition has been received and is scheduled for consideration by the Planning and Zoning Commission at a public hearing on Thursday, May 10, 1990, at 7:30 P.M. in City Hall, 205 W. Rusk. The Rockwall City Council will hold a public hearing and consider the request on Monday, May 21, 1990, at 7:00 P.M. in City Hall.

You as your representative should be at both of these hearings. Failure to appear could delay consideration of your request. Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant



CITY OF ROCKWALL
"THE NEW HORIZON"

May 16, 1990

Mr. Pat Grady
P.O. Box 999
Rockwall, TX 75087

Dear Mr. Grady:

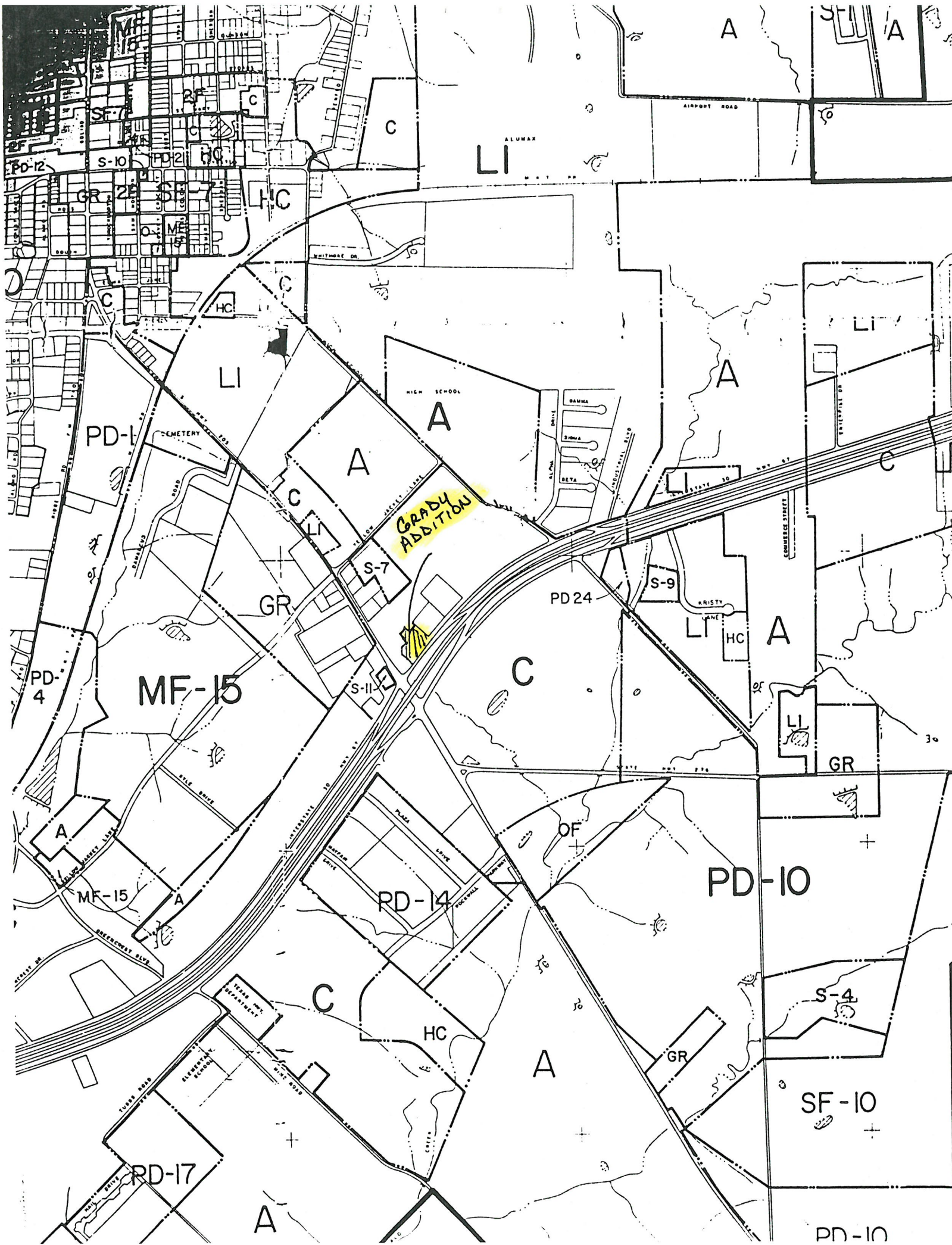
On May 10, 1990, the Rockwall Planning and Zoning Commission recommended approval of your request for a site plan and final plat for the Grady Addition to be located on I-30. The Rockwall City Council will consider approval of your request on Monday, May 21, 1990, in the Rockwall City Hall at 7:00 P.M. As the applicant, it is very important that your interests be represented at this meeting. Lack of representation could delay the approval process.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant



Proposed 15' Future Inlet 7

O.F.S.I.T.E.
ACCESS
EASEMENT

No Curb This Side

24' Access Easement

San. Sewer Force Main

Rock

No Curb This Side

O.F.S.I.T.E.
ACCESS
EASEMENT
Rock

Existing Building

Concrete

Landscape Area "E"

Concrete
Retaining Wall
Grate Inlet

Concrete
Retaining Wall
Grate Inlet

Concrete
Retaining Wall
Grate Inlet

Concrete
Retaining Wall
Grate Inlet

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Grate Inlet

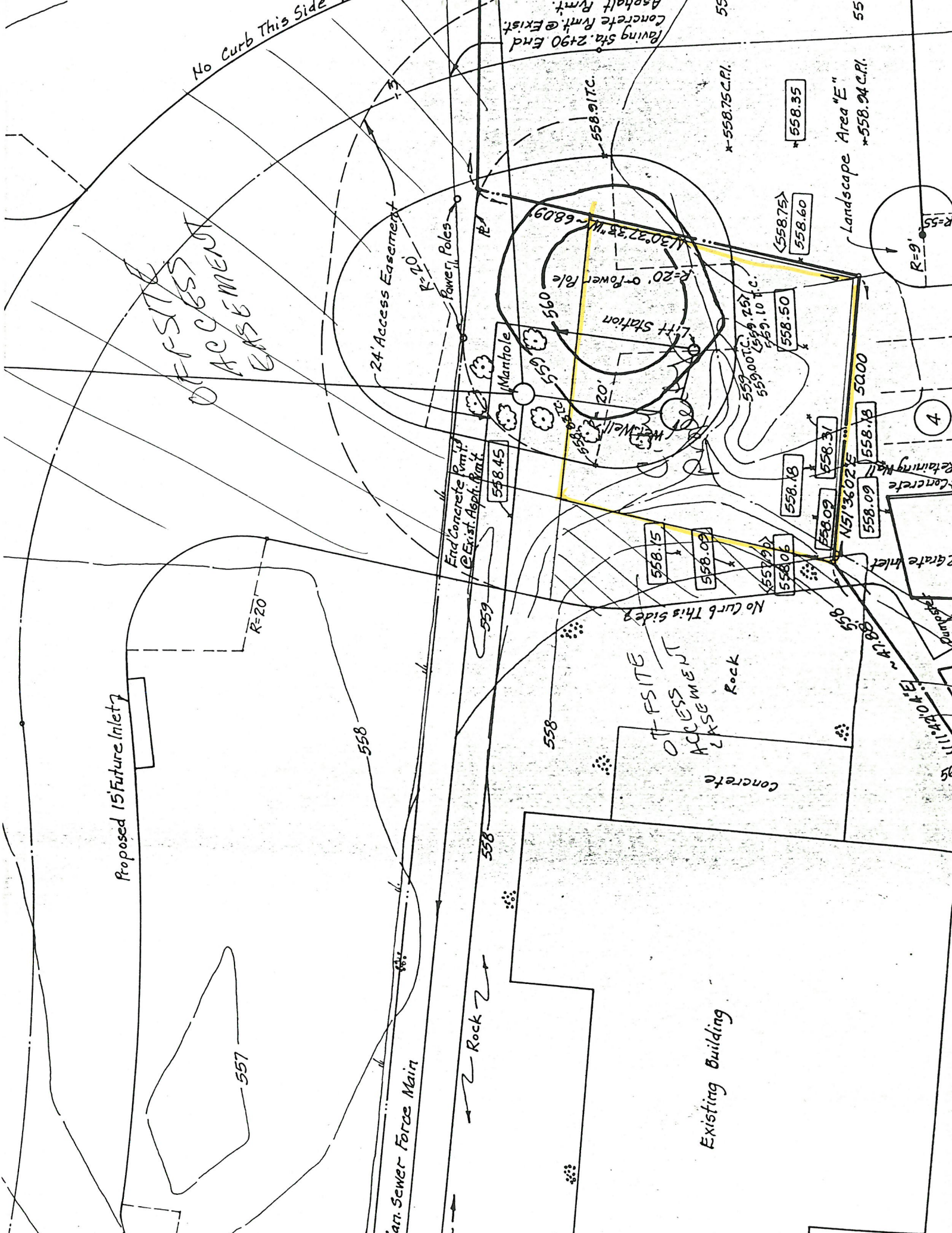
Concrete
Retaining Wall
Grate Inlet

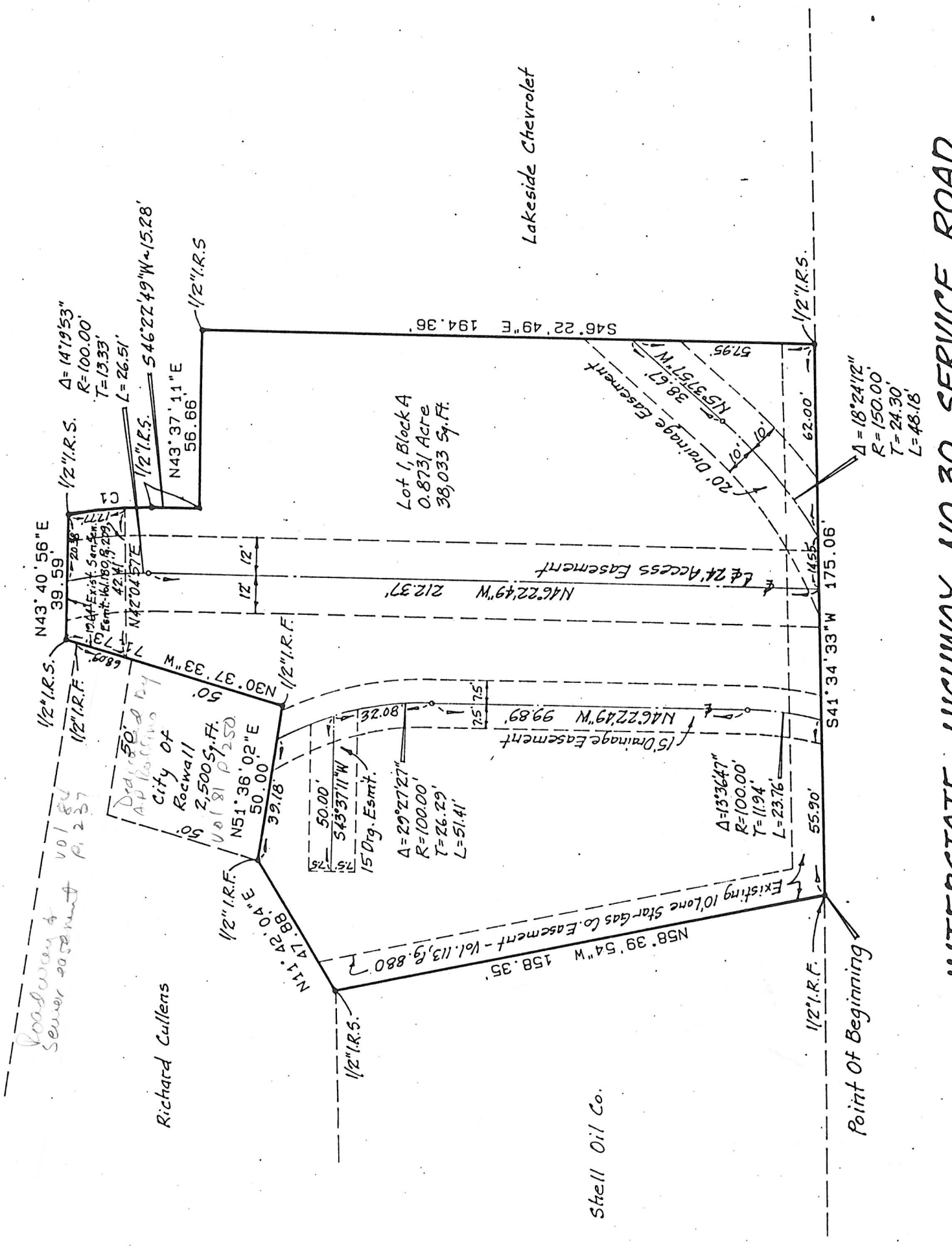
Concrete
Retaining Wall
Grate Inlet

Concrete
Retaining Wall
Grate Inlet

Concrete
Retaining Wall
Grate Inlet

Concrete
Retaining Wall
Grate Inlet





$N43^{\circ}40'56''E$
 $39.59'$
 $1/2''$ I.R.S.

$\Delta = 141^{\circ}53'$
 $R = 100.00'$
 $T = 13.33'$
 $L = 26.51'$

$1/2''$ I.R.S.

$N43^{\circ}37'11''E$
 $56.66'$
 $1/2''$ I.R.S.

$S46^{\circ}22'49''E$ 194.36'

Lot 1, Block A
 0.8731 Acre
 38,033 Sq. Ft.

$N53^{\circ}57'17''W$
 $38.67'$
 20' Drainage Easement

$\Delta = 18^{\circ}24'12''$
 $R = 150.00'$
 $T = 24.30'$
 $L = 48.18'$

$N43^{\circ}40'56''E$
 $39.59'$
 $1/2''$ I.R.S.

124' Existing Sewer Easement
 1277'
 42' W
 124' Existing Sewer Easement
 1277'
 42' W

$N42^{\circ}04'57''E$
 $71.77'$
 $1/2''$ I.R.F.

$N30^{\circ}37'33''W$
 $50.00'$
 $1/2''$ I.R.F.

$N46^{\circ}22'49''W$ 212.37'
 24' Access Easement

$N46^{\circ}22'49''W$ 99.89'
 15' Drainage Easement

$\Delta = 13^{\circ}36'47''$
 $R = 100.00'$
 $T = 11.94'$
 $L = 23.76'$

$1/2''$ I.R.S.
 $1/2''$ I.R.F.

Drainage 50' AP Right-of-Way
 City of
 Recwall
 2,500 Sq. Ft.
 $N51^{\circ}36'02''E$
 $50.00'$
 $1/2''$ I.R.F.

$54^{\circ}37'11''W$
 $50.00'$
 15' Drg. Easmt.

$\Delta = 29^{\circ}27'27''$
 $R = 100.00'$
 $T = 26.29'$
 $L = 51.41'$

$N58^{\circ}39'54''W$ 158.35'
 Existing 10' Lone Star Gas Co. Easement - Vol. 113, Pg. 880

Roadway &
 Sewer easement
 Vol. 84
 Pg. 237

Richard Cullens

$1/2''$ I.R.S.

Stell Oil Co.

$55.90'$
 $1/2''$ I.R.F.

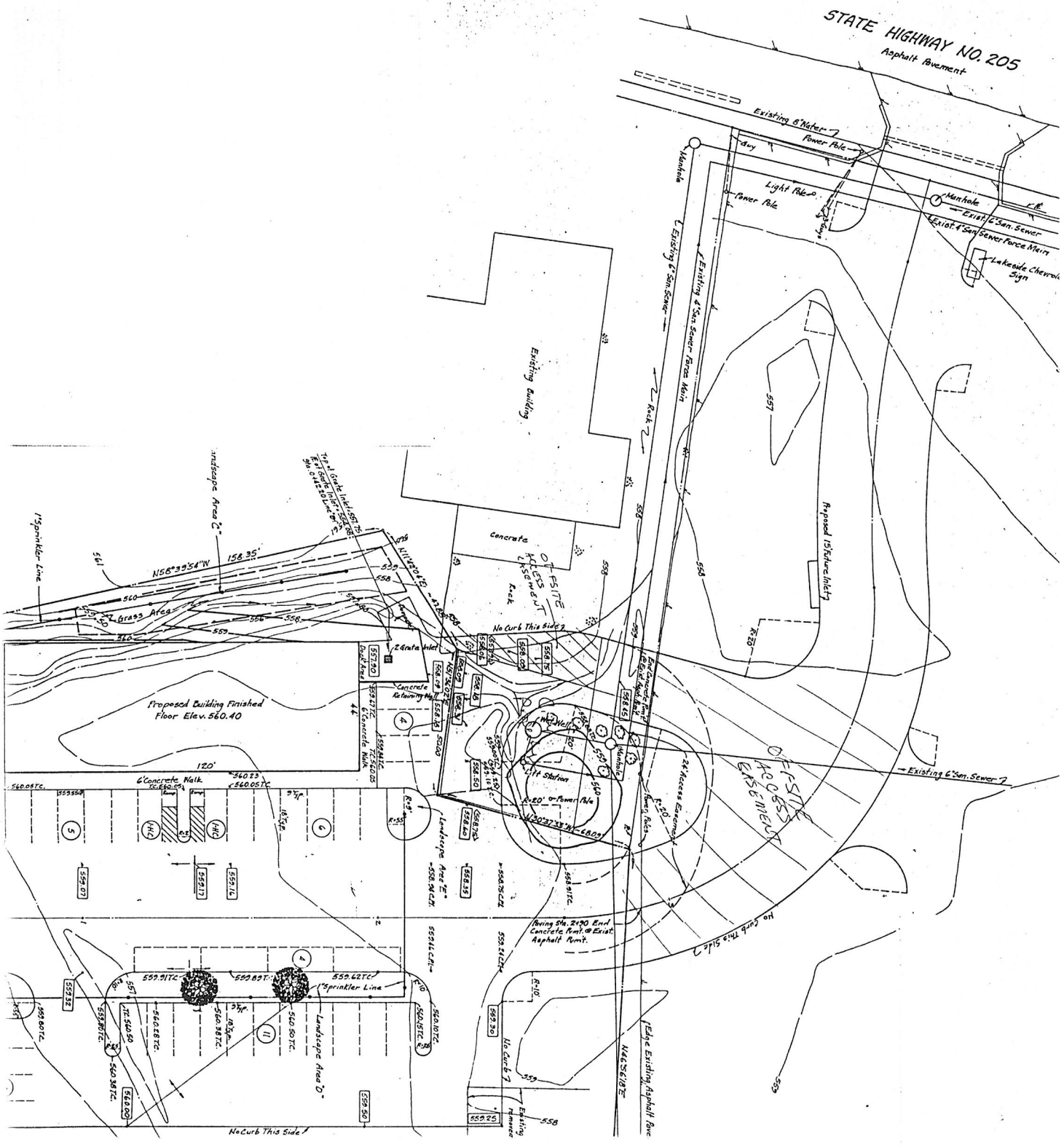
Point of Beginning

$S41^{\circ}34'33''W$ 175.06'
 $1/2''$ I.R.S.

Lakeside Chevrolet

INTERSTATE HIGHWAY NO. 30 SERVICE ROAD

STATE HIGHWAY NO. 205
Asphalt Pavement



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 10, 1990

Agenda No: IV. A.

Agenda Item: P&Z 90-13-FP - Discuss and Consider Approval of a Site Plan and Final Plat for the Grady Addition

Item Generated By: Applicant

Action Needed: Consider approval of the request.

Background Information:

We have received a request for site plan and plat approval from Pat Grady for a proposed building site off of I-30. Our comments are as follows:

Site Plan -

1. Joint use of Property - The applicant proposes to use property owned by the city and by a adjacent rproperty owner for the north access into the site. We are recommending that a ground lease be entered into with the city for use of our property. Approval should be subject to an access easement being granted by the adjacent property owner. An access easement also needs to be granted on the car lot property to ensure adequate future access if one of the tracts is sold off at a later date.
2. Building - The building to be built is a two story structure for an appliance and electronics store. The first floor will be the showroom and office area and the second floor will be storage for inventory. A copy of an elevation is attached.
3. Landscaping - The plan meets our landscaping requirements.

Plat -

1. Approval of the plat needs to be subject to approval of the drainage plan by the City Engineer.
2. The plat is going to be increased to include all of the property owned by the applicant in this location in order to meet the minimum site size requirements. We will forward a copy of the revised plat tomorrow.

Attachments:

1. Site Plan
2. Plat

Agenda Item: Grady Plat

Item No: IV. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 21, 1990

Agenda No: VII. A.

Agenda Item: P&Z 90-13-FP - Discuss and Consider Approval of a Site Plan and Final Plat for the Grady Addition Located on I-30

Item Generated By: Applicant

Action Needed: Consider approval of the request.

Background Information:

We have received a request for site plan and plat approval from Pat Grady for a proposed building site off of I-30. Our comments are as follows:

Site Plan -

1. Joint use of Property - The applicant proposes to use property owned by the city and by a adjacent property owner for the north access into the site. The City's property is used for a lift station and wet well. We have no problem allowing Mr. Grady to utilize part of our property as long as it does not interfere with our use of the property. We are drafting an agreement which we will forward to you under separate cover. Approval should be subject to an access easement being granted by the adjacent property owner. An access easement also needs to be granted on the car lot property to ensure adequate future access if one of the tracts is sold off at a later date.
2. Building - The building to be built is a two story structure for an appliance and electronics store. The first floor will be the showroom and office area and the second floor will be storage for inventory. A copy of an elevation is attached.
3. Landscaping - The plan meets our landscaping requirements.

Plat -

1. Approval of the plat needs to be subject to approval of the drainage plan by the City Engineer.

The Commission has recommended approval with the conditions as stated above.

Attachments:

1. Site Plan
2. Plat

Agenda Item: Grady Plat

Item No: VII. A.