PLAT REVIEW

		<u>x</u> Preli	minary Plat
		Final	Plat
Name of	Proposed Subdivision PEOPLE	ES NO. 5 ADDITION	
Location	of Proposed Subdivision N.E. (Corner of Boydston &	Goliad
Name of	Subdivider Billy Peoples		
Date Sub	mitted 2-6-84	Date of Revie	W
Total Ac	reage 1.78	Number of Lot	56
Review C	hecklist	Ye	s No N/A
<u> </u>	Was the proper application s and checked ? (attach copy)		
2.	Were the proper number of co submitted?	pies	
3.	Is scale 1" = 100' (Specify scale if different_		PRO SERVICE FAMILY FAMI
4.	Comments		
	· 2		
Planning	and Zoning		
1.	What is the proposed land use	e?	
2.	What is the proposed density	?	
3.	What is existing zoning?		
4.	Is the plan zoned properly?	·	
5.	Is this project subject to the sions of the Concept Plan Ord	he provi- dinance?	
6.	Has a Concept Plan been provi	ided	

Receipt:

Date:		Fee: \$35.00
Taken by:		File No. 1984-35-PP
	III.	extraterritorial jurisdiction Surrounding Area
		J. Location and sizes of existing utilitiesK. Intended water source and sewage disposal method whether inside city limits or in
	ā	I. Location of City limit lines, contiguous or within plat area
	r i	features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
		G. Building set-back lines adjacent to streetH. Topographical information and physical
		F. Typical lot size; lot layout; smallest lot area; number of lots
		E. Approximate acreage
		D. Proposed land uses, and existing and proposed zoning categories
	*	public rights-of-way, improvements, easements, parks and open spaces both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
		C. Dimensions, names and description of all

ro ro fr					
Plat Review Page 3	•		<u>Yes</u>	No_	N/A
	£.	Do proposed streets and alleys align with adjacent might-of-way?		***************************************	
*	Ģ.	Do the streets and alleys conform to City regulations and specifications?			
	h.	Comments:	The second secon	Material Process Congress Senganger	Millerthick years of a diplot on antianteness and
2.	Uti	lities			
	а.	Does the Plan conform to the Master Utility Plan?	NO OFFICE OF THE PARTY OF THE P	And the same time of the same and	
	b.	Are all lines sized adequately to handle development?			
		l. Water			
		2. (Sewer	TOTAL THE STATE THE THREE SETS AND SETS ASSESSED.	and desperant the second specific and projections.	Married Remains and programmes a continuous programmes
	С.	Is additional line size needed to handle future development?	emilikhingai ungan makhingan gangga	polici di militare di santane ser	Sharm you employed the
		l. 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?			
		provided:			**********
	f	Do all easements have adequate access?			
	g.	Are any offsite easements required?	-		
	h.	Have all appropriate agencies reviewed and approved plans?			
		1. Electric			
		2. Gas			
		3. Telephone			Management of the Property of Plant & Management of the State of the S
	i.	Does the drainage conform to City regulations and specifications?		The service section and the se	
	j.	Do the water and sewer plans conform to City regulations and specifications?			

		Yes	No	N/A
	k. Comments:			
General	Requirements			
1.	Has the City Engineer reviewed and approved the plan?	dedicated to the section of		
2.	Does the final plat conform to the City's Flood Plain Regulations?	Production control of the control of		
3.	Does the final plat conform to the preliminary plat as approved?	Japanese de Marie de		
4.	Staff Comments:			

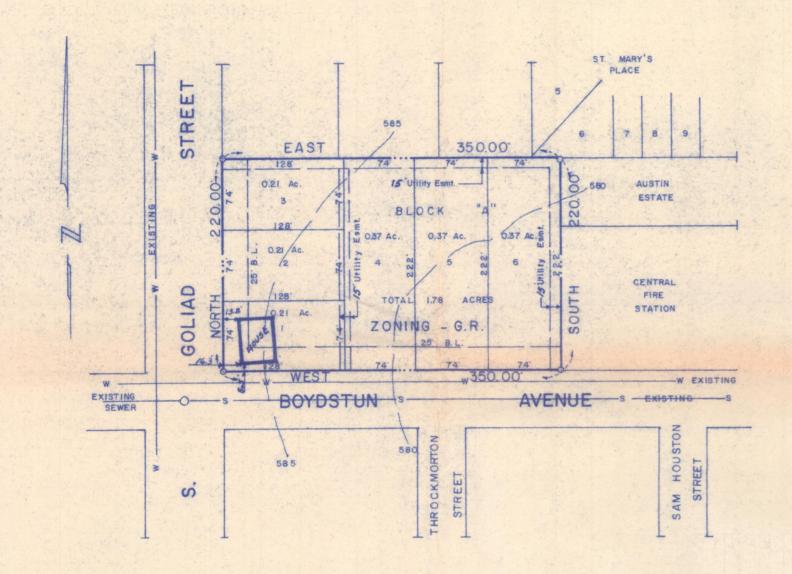
CITY OF ROCKWALL OFFICIAL RECEIPT

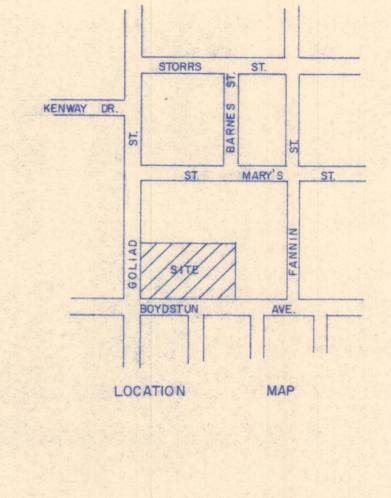
DATE 2/	16/84
NAME_BED Brown	
ADDRESS	
☐ Cash	
GARBAGE	
LAND FILL PERMIT	
GARAGE SALES	
SOLICATORS PERMIT	
RENT	
MISCELLANEOUS WATER SALES	
Prelimina Plat	3500
Received By	2368 FORM G 1

SYTE / PLAY PRELIMINARY PLAT / FAMAL / PLAY FACT SHEET

Applicant: Billy Peoples
Name of Proposed Development: Peoples No. 5
Acreage: 1.78
Number of Lots: 6
Current Zoning: GR
Surrounding Zoning: GR; 2-F SF-7
Description: Northeast corner of Goliad and Boydstun where Peoples is currently raising house. Would like to plat into six General Retail lots.
Staff Comments:
 Need right-of-way on Boydstun shown Need dedication of 10 ft. of right-of-way on Goliad Utility easements 15 ft. wide.
Planning and Zoning Commission Recommendations:
3/8/84 - Approve with Right-of Way subject to thoroughfare plan.
City Council Decision:

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





PEOPLES NO. 5

CITY OF ROCKWALL

B. J. T LEWIS SURVEY

ROCKWALL COUNTY, TEXAS

BILLY W. PEOPLES

703 S. GOLIAD ST

BROWN LAND SURVEYORS

304 W. RUSK, P.O. BOX 65

SCALE L" = 100'

PLAT

ADDITION

ADDITION

ABSTRACT NO. 225

ROCKWALL, TEXAS 75087