

P-21-0023

MINOR SUBDIVISION PLAT APPLICATION

SECTION 1. APPLICANT/OWNER INFORMATION
Please Print or Type

Applicant/Developer: Bryan Connally
Street Address: 12025 Shiloh Road, Ste 230
City: Dallas State: TX Zip: 75228
Telephone: 214-349-9485 Fax: _____ E-mail: Jacob@rise-dfw.com
Applicant's Status: (Check One) Surveyor NA Owner Tenant Prospective Buyer

Property Owner must sign the application or submit a notarized letter of authorization.

Owner: Rise Realty DFW, LLC
Street Address: 435 N. Central Expressway
City: Richardson State: TX Zip: 75080
Telephone: 972-479-1937 Fax: _____ E-mail: Jacob@RiseDFW.com

Bryan Connally Signature of Applicant
Date: _____
Jacob Davenport Signature of Owner
Date: 5/4/2021 Printed Name of Owner

Surveyor: Bryan Connally Contact Name: Bryan Connally
Street Address: 12025 Shiloh Road Ste 230
City: Dallas State: TX Zip: 75228
Telephone: 214-349-9485 Fax: _____ E-mail: Bryan@cityplanner.com

Engineering Firm: Monk Consulting Engineers Contact Name: Jerry Monk
Street Address: 1200 W state street
City: Cowtown State: TX Zip: 75040
Telephone: 972-272-1763 Fax: _____ E-mail: Jerry@monkconsulting.com

SECTION 2: GENERAL SITE INFORMATION

Name of Proposed Subdivision: Rise Realty Addition
Land Area/Acres: 0.79 Number of Lots: 1 Current Zoning: SF-30
Electricity: Check either - Oncor Tri-County Gas: Oncor
Approved: _____ Approved: _____
Telephone: Check either - Verizon SWB Cable: Check either - OneSource Other
Approved: _____ Approved: _____

MINOR SUBDIVISION PLAT APPLICATION

SECTION 3. CHECKLIST

(Please provide each of the items below & initial next to each item)

<input type="checkbox"/>	The application fee
<input type="checkbox"/>	Seven (7) 24" x 36" copies are needed, collated and folded to 9" x 12" paper size; electronic copy is recommended upon submittal date.
Plat sheet at 24" by 36" and containing the following information:	
<input checked="" type="checkbox"/>	Title Block (see Article Nine - Title Blocks Formats) in lower right hand corner of plat to include: <ul style="list-style-type: none"> • Project's name. • Address and/or legal description of the project, total number of lots and/or phases, total acreage and zoning. • Name, address, and telephone number of the applicant. • Name, address, and telephone number of contact person of the developer. • Name, address, and telephone number of the preparer (Surveyor). • Date of preparation and dates of revisions, if any (As plats are revised, add dates of revision to each submittal).
<input checked="" type="checkbox"/>	For all single-family residential subdivisions, a plan summary table to include: <ul style="list-style-type: none"> • Total number of lots. • Number of lots per zoning category. • Total acreage per phase. • Number of lots per phase. • Minimum lot size. • Minimum dwelling unit size. • Density per acre.
<input checked="" type="checkbox"/>	Graphic Scale labeled with scale used.
<input checked="" type="checkbox"/>	North arrow oriented to the top or right of the sheet.
<input checked="" type="checkbox"/>	Map of the City Base Map with scale of 1"=1000' with site location shaded
<input checked="" type="checkbox"/>	Length and bearing of all straight lines; radii, arc length, tangent length, and central angles of all curves, indicated along the lines of each lot or in tables.
<input type="checkbox"/> NA	Diagram of a typical corner clip and visibility easement.
<input type="checkbox"/> NA	Park Dedication requirements.
<input type="checkbox"/> NA	A list of variances from development requirements, if applicable.
<input checked="" type="checkbox"/>	Signature block labeled: "Approved by the City of Keller Community Development Department" or if variance is requested "Approved by the City of Keller City Council" (see Article Nine - Signature Blocks for Plats).
<input type="checkbox"/> NA	The following statement when City sewer will not be utilized: "This subdivision is subject to all of the terms and conditions of Tarrant County Commissioner Court Order Number 42703 (Sewage Regulations). Prior to the issuance of a building permit, a license must be obtained by the owner for any private sewage facility (septic tank or aerobic system) to be constructed in the subdivision. A sewage disposal plan will be filed with Tarrant County and areas suitable for septic tanks or aerobic systems will be defined."

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



<input checked="" type="checkbox"/>	An Owner's Certificate, see section 4.07 of the UDC for language.
<input checked="" type="checkbox"/>	Notary Public's Certificate with a signature line, see section 4.07 of the UDC for language.
<input checked="" type="checkbox"/>	Surveyor's Certificate with a signature line, see section 4.07 of the UDC for language.
<input checked="" type="checkbox"/>	Names and boundary lines of abstracts and surveys of the land being platted.
<input type="checkbox"/> NA	Lines delineating the proposed phases of development, if applicable.
<input checked="" type="checkbox"/>	The layout and exact dimensions of proposed lots and blocks, with: <ul style="list-style-type: none"> • Front building setback lines and a note that reads, "All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code." • Lot number and block letter designations. • Acreage or square footage of each lot and minimum finished floor elevation (minimum finished floor elevation is required only if lot is located within 100-year floodplain or near natural drainage feature).
<input type="checkbox"/> NA	Land proposed for dedication to public use or for reservation for the common use of property owners, labeled with a separate lot and block designation. Also include a list of the conditions of or limitations on the use of this land.
<input checked="" type="checkbox"/>	Deed restrictions or other encumbrances that impact development of the property.
<input type="checkbox"/> NA	Rights-of-way and public property to be abandoned should be identified on the plat, but information is to be provided separately for the creation of an abandonment certificate (see Section 4.11).
<input checked="" type="checkbox"/>	Existing and/or proposed streets and alleys, showing street names and the widths of rights-of-way and pavement. Where a development abuts a street shown on the City's Thoroughfare Plan, the Final Plat must include the dedication of rights-of-way in accordance with the requirements of the Thoroughfare Plan.
<input checked="" type="checkbox"/>	Location and size of all existing and proposed utility, access, and/or drainage easements for electric, telephone, gas, cable, and solid waste disposal, with a note regarding responsibility for maintenance.
<input type="checkbox"/> NA	Delineation of the 100-year floodplain, if applicable.
<input checked="" type="checkbox"/>	Names and recording information of adjoining subdivisions, municipalities, counties, special districts, and parcels of unsubdivided land, including: <ul style="list-style-type: none"> • Names of owners of record. • Boundary lines. • Zoning designations. • Names and accurate location of all adjacent streets. • Dimensions of all abutting lots. • Reference ties to courses and distances of at least one recognized land corner.

ARTICLE NINE
Unified Development Code

Adopted: July 7, 2015



Other Documents



- Exhibit of Existing Conditions sheet showing existing and proposed systems, including:
- Location of all existing above-ground structures, driveways, sheds, fences, etc., if applicable.
 - Location and size of all existing and proposed utility, access, and/or drainage easements, with a note regarding responsibility for maintenance.
 - Location and size of all other utilities existing and/or proposed, underground or overhead, including private transmission lines.
 - Location and size of all public and private service lines and meters for water and sanitary sewer or septic tanks, if applicable.
 - Location and distance of nearest existing fire hydrant.
 - Proposed grading, and a description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of the proposed development.
 - Delineation of the 100-year floodplain, if applicable.



A drainage study shall be provided for each development in accordance with Article Five - Design and Technical Construction Standards (DTCS). The study shall be provided to ensure that all upstream and downstream watershed components are accounted for and will not be adversely impacted. The study shall include a pre-development versus post development runoff analysis and a storm water runoff routing analysis designed to predict the post development runoff rate and the downstream drainage system ability to accommodate post development runoff.



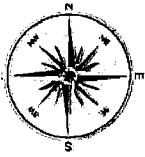
Tree survey and aerial photo with overlay of plan in accordance with Article Eight - Tree Preservation, as applicable.



UDC Variance Request as described in Section 2.08 - Procedures for Variances from the Regulations of the Code, if applicable



The Planning Manager, Planning and Zoning Commission, or City Council may require additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies.



CBG Surveying Texas, LLC.

12025 Shiloh Road • Suite 240
Dallas, TX 75228
Main Office: 214.349.9485
www.cbgdw.com
Dallas • Houston • Sulphur Springs

Invoice

Client: RISE REALTY DFW LLC
435 N CENTRAL EXPRESSWAY
RICHARDSON, TEXAS 75080
972-979-1937

Date:
Spoke: CBG SURVEYING TEXAS,
LLC- DALLAS-PLATTING

Invoice No: 2020531-01
Client Order: NTS
Bill To:

RISE REALTY DFW LLC

Ordered By: JACOB DAVENPORT

Services Rendered

PLAT PROPERTY

Property Address

1490 RANDOL MILL AVENUE

CITY: KELLER, TEXAS 76262

Property Legal

JOSIAH WALKER SURVEY, ABST. NO. 1604 0.911 ACRES

Misc Notes:

RCVD REMG BAL \$1363.75 LR
V0380
DEPOSIT OF \$3075.00 RCVD 1/26 LR
V0380
PAID IN FULL 05/04 VISA 0380 -BB

Sub-total	\$ 4,100.00
Discount	
Misc. Amount	
Tax	\$ 338.25
TOTAL DUE	0.00

Received By: _____ Date: _____ Time: _____

**PLEASE REMIT PAYMENT TO: CBG SURVEYING TEXAS, LLC
12025 SHILOH RD. SUITE 240
DALLAS, TX 75228**

PLEASE INDICATE CBG JOB NUMBER WITH PAYMENT

THANK YOU