



Residential New Building Permit Plan Review Comments

Application: PB25-10810

Date Submitted: 07/29/2025

Status: Issued

Date Issued: 08/22/2025

Address: 160 ROCKIN RIVER DR

Parcel: 1317549

Zoning: PD

Subdivision: RANDOL MILL VALLEY ESTATES

Lot/Block: 16/2

Description of Work: New residential single family stand alone home

ADA TDLR:

Energy Code Compliant:

Applicant: Bavly Khalil

Owner: RANDOL-MILL INVESTMENT LLC

305 Dublin Dr

518 SPRINGRANCH DR

Richardson, TX 75080

KELLER,, TX 76248

8178258928

Building Classification:

Occ Class	Const Type	Square Feet	Occ Load	Use Description
R-3	VB	2298	11	living space
U	VB	704	4	garage / patio

Sprinkler Sys Req:

Comment: Signs, Retaining Walls over 4', Fences, Dumpster Enclosures over 6', and Parkway Approaches and Sidewalks require separate permits and reviews.

Required Corrections:

Approval Table:

Task Name	Task Status	Completed Date	Task Rev Name
Application Submittal	Routed for Electronic Review	07/30/2025	Latrica Jelks
Water Development Review	Approved	08/20/2025	Michelle Canright
Transportation Impact Review	Approved	08/01/2025	Lamonica Smith
Urban Forestry Review	Approved	08/14/2025	Cynthia1 Flores-Frausto1
Zoning Review	Approved	08/14/2025	Cynthia1 Flores-Frausto1
PARD Review	Not Required	07/31/2025	Germaine Joseph
Building Plan Review	Approved	08/14/2025	Scott Edwardson

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Issue Permit	Issued	08/22/2025	Camille Henderson
Inspections			
Mechanical Plan Review	Approved	08/07/2025	Scott Edwardson
Plumbing Plan Review	Approved	08/07/2025	Scott Edwardson
Electrical Plan Review	Approved	08/07/2025	Scott Edwardson
TPW Floodplain Review	Approved	08/08/2025	Robin Stevens
Plan Distribution	Routed for Electronic Review	08/19/2025	Scott Edwardson
Plans Coordination	Approved	08/21/2025	Marilyn Hernandez Ayala
Parkway Review	Approved	07/31/2025	Jeffrey Wolff
TPW CFRA Review	Not Required	08/08/2025	Robin Stevens

General Comments and Additional Permit Information:

Reviewer: Scott Edwardson
Email: Scott.Edwardson@fortworthtexas.gov
Phone: (817) 392-6288

1 ***** Residential Code Review Comments *****

City Plans Examiner: Scott Edwardson
Phone # (817) 392-6288
Scott.Edwardson@fortworthtexas.gov
Date 08/07/2025
Development Services
Residential Review Notes
IRC 2021PB25-08578
Permit: PB25-10810
Address: 160 Rockin River Dr.
Legal Desc: Randol Mill Valley Estates Block 2 Lot 16
Contact: Edward Khalil
Construction type: VB
Project Area: 3002
Occupancy & Use: R-3 – 2296; U – 704
Zoning PD-1171 to A-7.5
Lot Size: 10,890
Lot Coverage: 27.52%
Scope of Work: New SFR

Professional engineer
Certified foundation plans: Igor I. Teplitskiy P.E. 94973
Professional engineer who certified structural plans: Igor I. Teplitskiy P.E. 94973
Braced wall plans: Igor I. Teplitskiy P.E. 94973

WINDOWS

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Max U-factor is 0.35

Max SHGC is 0.25

DOORS – U-factor

Uninsulated metal: 1.2

Insulated metal: 0.6

Wood: 0.5

Insulated, nonmetal edge, Max 45% glazing, any glazing double pane 0.35

INSULATION

R-13+5h or R-20 insulation in exterior walls

R-38 insulation in the attic

R-19 insulation in the floor

** General Notes **

NOTE: The general notes listed below are an abbreviated version of the actual notes in the 2021 IRC and CFW Amendment. The builder is responsible for compliance with the full applicable IRC section and/or CFW Amendment.

This Plan is void without City Plan Review Notes.

1. See attached examiner's notes and City handouts as applicable to this permit.
2. See attached site and construction plans as applicable to permit.
3. All work shall conform to City of Fort Worth building code, energy code and zoning requirements.
4. SEPARATE PERMITS ARE REQUIRED for Electrical, Mechanical and Plumbing work.
5. R302.6 Dwelling/garage fire separation.

SEPARATION MATERIAL

From the residence and attics: Not less than 1/2-inch gypsum board or equivalent applied to the garage side from all habitable rooms above the garage: Not less than 5/8-inch Type X gypsum board or equivalent.

6. R302.11 Fireblocking.

In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space.

7. BATHROOMS – R303.3 Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half of which must be operable. Artificial light and mechanical ventilation may be provided.

8. EMERGENCY ESCAPE – R310 – basements, habitable attics and each sleeping room shall have at least one operable emergency and rescue opening.

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R310.2.1 – All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq.ft. Openings on grade shall be a minimum of 5 sq.ft. net clear opening.

R310.2.1 – Minimum opening height is 24"

R310.2.1 – Minimum opening width is 20"

R310.1.1 – Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

9. MEANS OF EGRESS – R311

R311.6 – Minimum hallway width shall not be less than 36"

R311.2 – Each dwelling unit shall have not less than one exit door

10. SECTION R315 CARBON MONOXIDE ALARMS

R315.2.1 Carbon monoxide alarms and R315.3 Location. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

11. WATER HEATERS: M2005.2 – Fuel fired water heaters shall not be installed in a room used as a storage closet.

12. CLOTHES DRYER EXHAUST: 2021 IRC M1502 – Dryer exhaust systems shall be independent of all other systems, and shall terminate on the outside of the building. Exhaust ducts shall be equipped with a backdraft damper.

Reviewer: Lamonica Smith

Email: Lamonica.Smith@fortworthtexas.gov

Phone:

2 ****Transportation Impact Fees****

2025 rate with no adequate facilities discount.

Reviewer: Cynthia1 Flores-Frausto1

Email: Cynthia.Flores-Frausto@fortworthtexas.gov

Phone:

3 Zoning Plan Review Performed on: 8/14/2025

By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.Flores-Frausto@fortworthtexas.gov

Permit #: PB25-10810

Physical Address: 160 Rockin River Dr

Legal Description: Randol Mill Valley Estates, Block 2, Lot 16

Scope of project: New single-family residence

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Residential New Building Permit Plan Review Comments

HOLD NOTES: All items labeled "HOLD" must be addressed. Additional HOLDS may be placed upon review of revisions.

Zoning district: A-7.5 - Type of layout: Single family

Overlays: NA

Building Square Footage: 3,002 SF

Height: 35' maximum – Provided: 26' 3"

Lot Width: 55' minimum at building line 56' 10 ½"

Lot Coverage: 45% maximum – Provided: 27.52%

Front yard driveway coverage: 50% maximum – Provided: 28.22%

Setback restrictions: (The front yard setback in residential districts shall be the greatest of: The platted building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment)

Front: 20' – Provided: 24' 4 ¼"

Rear Yard: 5' – Provided: 96' 5 ¼"

Interior Side Yard: 5' – Provided: L) 6' R) 5'

Monotony: Custom House

Infill Trees: 2

No attached garage facing a public or private street may project greater than eight (8) feet in front of the front wall of the house in all Single-Family Districts.

No. of bedrooms: 4

Parking spaces required: 3

Parking spaces provided: 3

4.705.D.2 Single Family Home: Two (2) spaces located behind the front building wall for dwelling units with three (3) or fewer bedrooms, plus one (1) space located behind the front building wall or in the driveway for each bedroom above three (3). Required parking spaces must be hard surface and dust free (asphalt or concrete). All maneuvering space must be located off of the public right of way.

Additional Comments:

SINGLE FAMILY HOME: DWELLING UNIT: A building, or any portion thereof, containing a complete set of independent living facilities for occupancy and use by one family, including permanent provisions for living, sleeping, eating, sanitation and cooking within a kitchen for the exclusive use of the occupants whose intent is to inhabit the dwelling unit.

Sec. 22-176. Curb cuts and laid-down curb permit procedures.

The location of ingress and egress driveways shall be subject to approval of the city traffic engineer under curb cut or laid-down curb permit procedures. Driveways shall not exceed sixty-five (65) per cent of the property frontage. There shall be a minimum of twenty (20) feet of curb along the street between driveways where there is more than one driveway on

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Residential New Building Permit Plan Review Comments

property under unified ownership or control and used as one premise. The decision of the city traffic engineer may be appealed to the city council.

(Code 1964, § 26-102.3; Ord. No. 8288, § 1, 3-10-81)

COOKING EQUIPMENT: A stove, range or other such appliances, which requires a 220V or gas connection that is used, designed, or intended to be used for the cook and preparing of food.

Any detached single family residential dwelling constructed after the effective date of this ordinance April 26, 2007 shall be required to conform to the following architectural and tree planting requirements:

The same elevation shall not be permitted within a six lot pattern, on an adjacent lot or on a lot directly across the street as depicted in the diagram below.

No attached garage facing a public or private street may project greater than eight (8) feet in front of the front wall of the house in all Single-Family Districts.

An infill house shall be required to have a minimum 3" caliper front yard tree of choice, and one minimum 3" caliper street parkway tree as approved by the City Forester. In all instances, a minimum of 40% canopy cover per lot must be achieved in accordance with Section 6.302.D.

"A permit will not be issued until the Urban Forestry installation." Please contact the Urban Forestry Compliance staff to get the requirements to submit a UFC plan for review or to provide the UFC number for the Urban Forestry release of the building permit. These may be submitted to <http://fortworthtexas.gov/planninganddevelopment/urbanforestry/>

If your construction project includes alley access or paving in public right of way please email or call WPD@fortworthtexas.gov, 817-392-8428, so that the Water Department can determine if any public water or sewer mains will be paved over. Any identified public mains that the Water Department determines need to be replaced will be scheduled for rehab by the Water Dept. before paving activity can commence. This time line varies so it is critical that the assessment occurs as soon as possible to avoid delaying your project. Any paving over public water or sewer mains will require a review by the Water Department to identify conflicts or encroachments. Exhibits must be drawn to scale, show cross streets, lot boundaries, address and legal description, easements, dimensioning and profile.

Alley will need to be paved from the farthest property line to the nearest street or existing alley paving.

A parkway permit is required for all new construction projects for sidewalk(s) if not currently existing.

Zoning Plan Review Performed on: 7/31/2025

By: Cynthia Flores-Frausto – 817 392 7867 – Cynthia.Flores-Frausto@fortworthtexas.gov

Permit #: PB25-10810

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Legal Description: Randol Mill Valley Estates, Block 2, Lot 16

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Monotony: Custom House

Infill Trees: Missing

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