

FACT SHEET

Applicant: Peak Investments
Name of Proposed Development: Lakeview Addition
Acreage: 3.9262
Number of Lots: 1
Current Zoning: PD-19
Surrounding Zoning: PD Single and Multifamily

Description: One lot subdivision for condominium development.
Development Plan already approved.

Staff Comments:

1. ~~Graphic scale.~~
2. ~~Volume and page of deed.~~
3. ~~Contours.~~
4. ~~Fire lanes.~~
5. ~~Engineers want revised drawings resubmitted.~~

Planning and Zoning Commission Recommendations:

This is the old 4 acre Davis/Heflin tract located just north of Signal Ridge. This property was zoned and site planned over a year ago when all of this property was annexed and zoned. Their development conforms to the development plan which was originally approved. Approval of the ~~final plat will be subject to the availability of water and sewer, which is standard~~
City Council Decision: on all of our plats.

Provided or Shown
on Site Plan

Not
Applicable

_____ ✓

8. The location and height of each wall, fence and screen planting used as a buffer between uses and from adjacent property owners.

_____ ✓

9. All landscaped areas, including any reserved open space to be retained. Detailed landscaping plans may be required when necessary.

_____ ✓

10. The location, size, height, and orientation of each sign, except signs that are flat on building facades and that do not directly face property in a residential district, or directional signs.

_____ ✓

11. Facilities for waste disposal on other than single family uses.

_____ ✓

12. Proposed street names for all public and private roads.

13. Elevations and/or perspective drawings may be required in order that the relationship of the buildings to adjacent property, open spaces and to other features of the development plan may be determined. This subsection does not apply to single family, duplex and townhouse lots.

14. Any or all of the required features may be incorporated on a single drawing if such drawing is clear and suitable for evaluation by the City Staff and City officials.

15. A legal instrument establishing a plan for permanent care and maintenance of any common areas or communally owned facility must be submitted before the development plan will be approved. All such instruments shall be approved by the City attorney as to legal form, and by the Planning and Zoning Commission and City Council as to suitability for the proposed use of the common area.

16. The title page of each application and set of plans shall be signed

by the applicant's architect, planner, landscape architect, engineer and/or land surveyor if these services are required. In addition to an engineer and a planner, the applicant's submittal may be required to contain the professional services of at least two of the remaining three professionals involved in the design and construction of the environment.

17. See item 10 on the site plan application for any additional requirements.

PRELIMINARY PLAN

An applicant may submit a Preliminary Plan with the application for a Planned Development District if the applicant is not ready to begin development of part or all of the site. The Preliminary Plan shall contain all information that may be necessary to insure that the development complies with all applicable regulations and requirements.

The Preliminary Plan shall be prepared on a site topography map at a scale of 1" = 100', or at a scale to be specified by the City Staff, with no less than 5' contour intervals and shall include:

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
✓ _____	_____	1. A metes and bounds description of the entire Planned Development tract.
✓ _____	_____	2. A drawing locating flood plain areas, water bodies, creeks, drainage areas, and significant natural features such as major tree groupings and important view corridors.
✓ _____	_____	3. Sufficient evidence to establish that the applicants are in fact all the owners or have control of all outstanding interest of the land and structures thereon.
✓ _____	_____	4. A drawing locating all land use areas, showing proposed gross acreages of each use, maximum lot coverages, maximum height, minimum setbacks, residential densities, approximate gross floor area and floor area ratio for all commercial, industrial and office uses.
✓ _____	_____	5. Location of all major access point thoroughfares, and collectors within the development.
✓ _____	_____	6. Identification of all major land use classifications and the approximate acreages within the development as related to current zoning district designations or the specific purpose. The designated usage will not be assumed to establish area requirements as established within the zoning district, but these requirements shall be used as guidelines in the final determination of area requirements.
_____	_____	7. Indication of each phase of development if the proposed Planned Development is to be in separate phases.

Provided or Shown
on Site Plan

Not
Applicable

8. Indication by acreage or percentage of total development all major areas planned for public and private open space.



9. Land area included with the site and the land area of all abutting sites with the zoning classifications thereon, and dimensions and locations of all public and private rights-of-way and easements bounding and intersecting the site.

10. Estimates of traffic volumes and turning movements may be required.

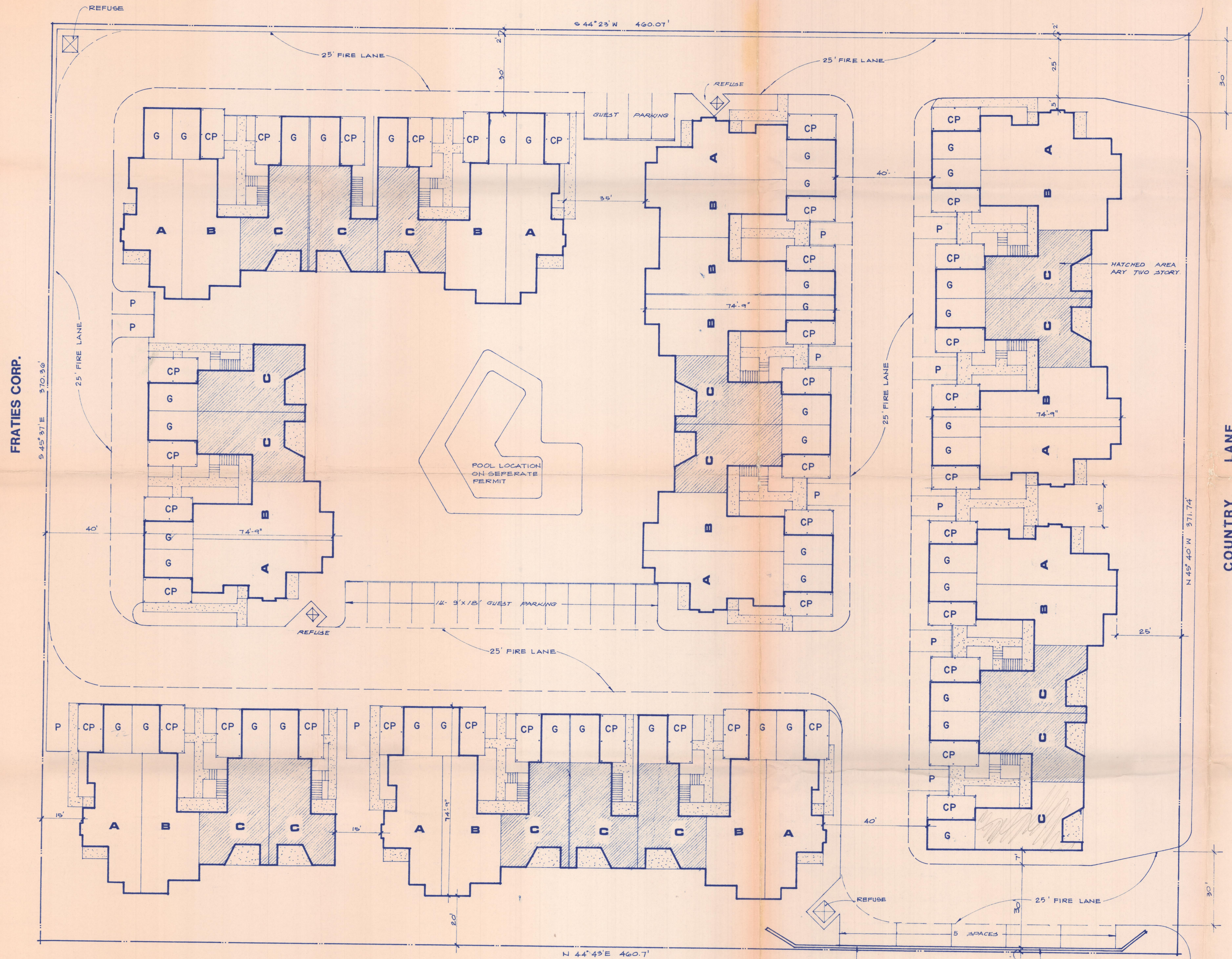
11. The preliminary plan shall be signed by the applicant's engineer and planner. A location map shall accompany the concept plan, showing the relationship of the planned development to adjacent properties and the land uses and thoroughfares shown on the comprehensive plan and intended for the area.

12. See item 10 on site plan applications for any additional requirements.

HARRIS ALBRIGHT

LANDSCAPE NOTE

1. SEED LAWN WITH BERMUDA GRASS
2. PROVIDE EVERGREEN FOUNDATION PLANTING AT ENTRANCES TO EACH ENTRANCE
3. PROVIDE 4 EACH 2" Ø TREES AT EACH BUILDING GROUND PLACE AT RANDOM LOCATIONS



SIGNAL RIDGE

COUNTRY LANE

UNIT SCHEDULE

- 11 - A TWO BED ROOM @ 975 S.F. = 10,725 S.F.
- 13 B TWO BED ROOM @ 1020 " = 13,260 "
- 34 C ONE BED ROOM @ 825 " = 28,050 "
- 58 TOTAL UNITS WITH TOTAL AREA = 50,035 S.F.

LAND AREA 3.9 ACRES
16 UNITS PER ACRE DENSITY

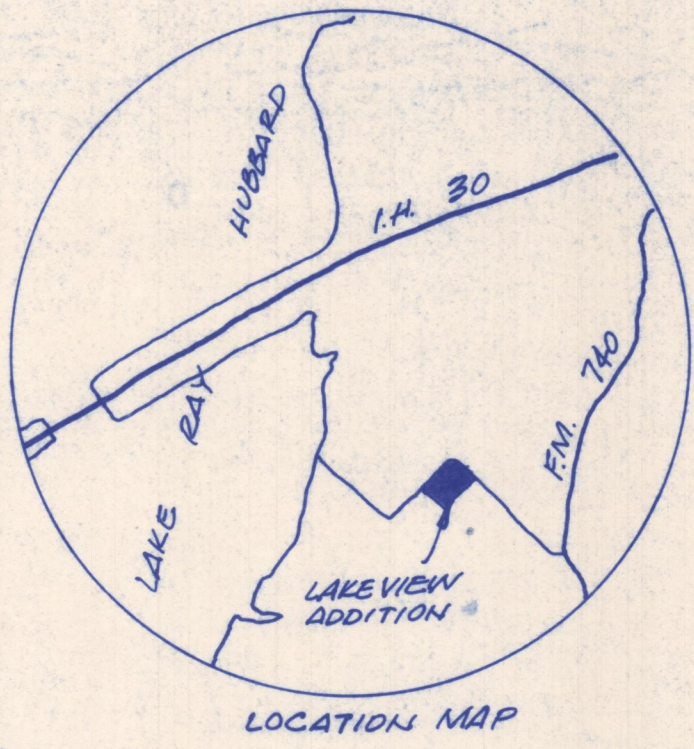
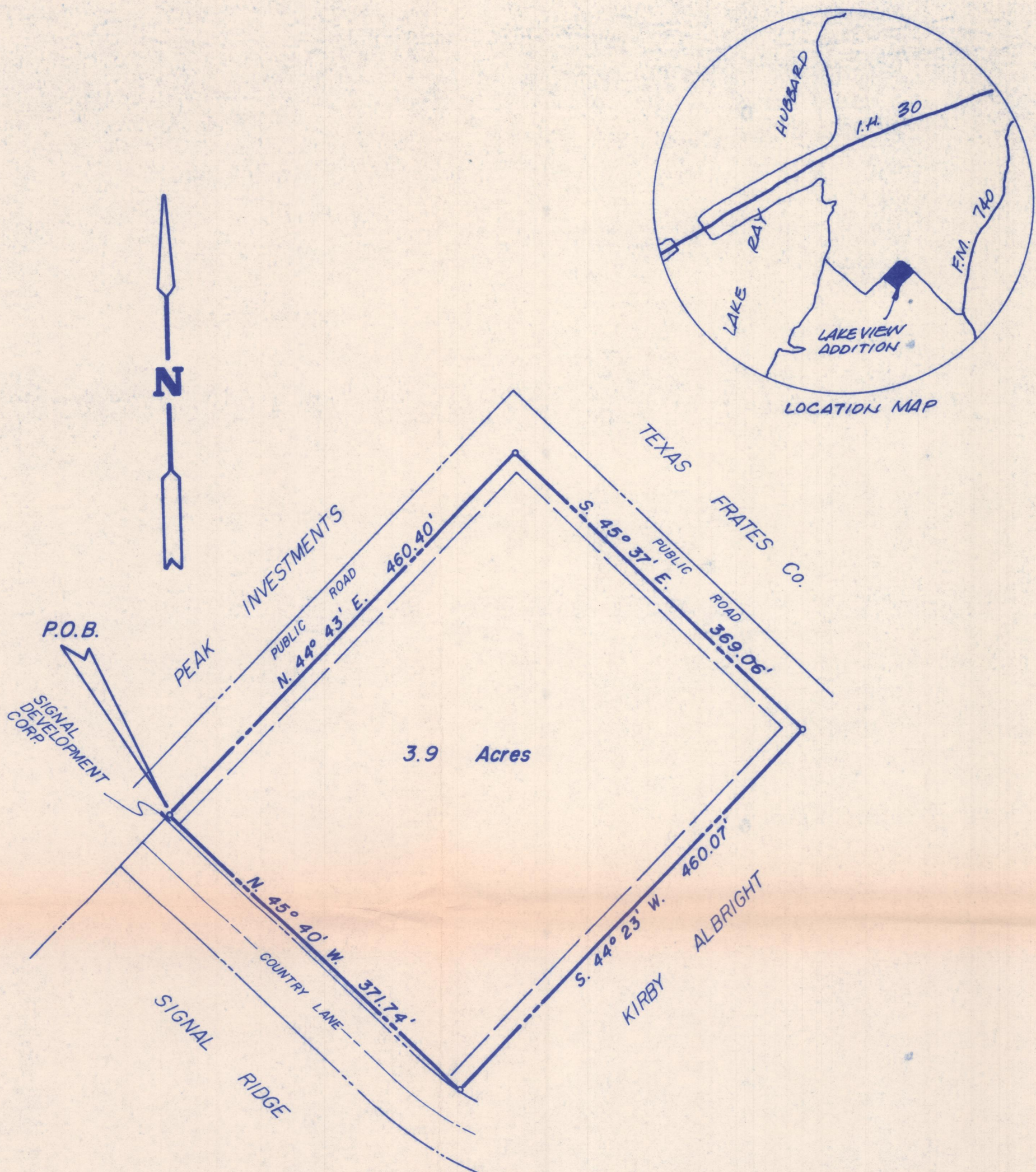
22% LAND COVERAGE
1 & 2 STORY UNITS
60% BRICK
40 CAR PORTS CP
41 GARAGES G
35 OPEN PARKING P
116 TOTAL PARKING

SITE PLAN
SCALE 1" = 20'-0"



PD-19

TONY ROFFINO



*Block, lot?
Sts.?
contiguous?*

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Peak Investments Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of that tract of land conveyed to Peak Investments Corporation by deed recorded in Volume , Page , Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING on the Southeast line of a public road at the North corner of Signal Ridge, an addition to the City of Rockwall, recorded in Slide B, Page 13, Plat Records, Rockwall County, Texas;
 THENCE: North 45° 03' 28" East a distance of 5.00 feet along the Southeast line of said public road to an iron rod at the North corner of that tract of land conveyed to Signal Development Corporation by deed recorded in Volume 160, Page 96, Deed Records, Rockwall County, Texas, and the point of beginning;
 THENCE: North 44° 43' 00" East a distance of 460.40 feet continuing along the Southeast line of said public road and the North-west line of said Peak tract to an iron rod at the North corner of said Peak tract and on the Southwest line of said public road;
 THENCE: South 45° 37' 00" East a distance of 369.06 feet along the Southwest line of said public road and the Northeast line of said Peak tract to an iron rod at the East corner of said tract;
 THENCE: South 44° 23' 00" West a distance of 460.07 feet along the Southeast line of said Peak tract to an iron rod at the South corner of said tract and on the Northeast line of that tract of land conveyed to Texas Frates Co. (formerly Clarke-Frates Co.) by deed recorded in Volume 103, Page 255, Deed Records, Rockwall County, Texas;
 THENCE: North 45° 40' 00" West passing at 18.92 feet the East corner of said Signal Development Corporation tract and continuing along the Northeast line of said tract a total distance of 371.74 feet to the Point of Beginning and Containing 3.9 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Peak Investments Corporation does hereby adopt this plat, designating the hereinabove described property as Lakeview Addition, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the Peak Investments Corporation, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Peak Investments Corporation, its successors and assigns. Provided however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Additional easement area is also conveyed for the installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meter boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed. The Peak Investments Corporation, its successors or assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS OUR HANDS at _____, this _____ day of _____, 1983.

PEAK INVESTMENTS CORPORATION

By: _____ Attest By: _____

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

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Administrator _____ Date _____

APPROVED: _____

Chairman, Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of Lakeview Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1983.

Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS MY HAND this _____ day of _____, 1983.

Mayor, City of Rockwall _____ City Secretary, City of Rockwall _____

FILE PLAT				CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
LAKEVIEW ADDITION				
G.C.W.	NAM.	1"=100'	10-10-83	HAROLD L. EVANS - CONSULTING ENGINEERS

WHEREAS, Peak Investments Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of that tract of land conveyed to Peak Investments Corporation by deeds recorded in Volume _____, Page _____, and Volume _____, Page _____, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Southeast line of a Public Road at the North corner of Signal Ridge, an addition to the City of Rockwall, recorded in Slide B, Page 13, Plat Records, Rockwall County, Texas;
THENCE: North 45° 03' 28" East a distance of 462.20 feet along said Southeast line to an iron rod for a corner;
THENCE: South 45° 46' 52" East a distance of 369.10 feet along the Southwest line of said Public Road to an iron rod for a corner at the East corner of said tracts;
THENCE: South 44° 43' 38" West a distance of 456.84 feet to an iron rod for a corner at the South corner of said tracts;
THENCE: North 45° 49' 52" West a distance of 18.92 feet to an iron rod for a corner;
THENCE: South 44° 55' 13" West a distance of 3.62 feet to an iron rod for a corner on the Northeast line of Country Lane, a 60 foot right-of-way, said iron rod being on a circular curve to the right having a central angle of 5° 47' 36", a radius of 270.00 feet, and a chord that bears North 48° 43' 40" West a distance of 27.29 feet;
THENCE: Along said curve an arc distance of 27.30 feet to an iron rod for a corner;
THENCE: North 45° 49' 52" West a distance of 325.60 feet along the Northeast line of Country Lane to the Point of Beginning and Containing 3.9262 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Peak Investments Corporation does hereby adopt this plat designating the hereinabove described property as Lakeview Addition, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the Peak Investments Corporation, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Peak Investments Corporation, its successors and assigns. Provided however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Additional easement area is also conveyed for the installation and maintenance of manholes, cleanouts, fire hydrants, water services from the main to and including the meter boxes, sewer laterals from the main to the curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed. The Peak Investments Corporation, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS OUR HANDS at _____, this _____ day of _____, 1983.

PEAK INVESTMENTS CORPORATION

BY: _____

ATTEST BY: _____

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

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1983.

TEXAS
FRATES
Co.

Notary Public in and for the State of Texas
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Administrator _____ Date: _____
APPROVED
Chairman, Planning and Zoning Commission _____ Date: _____

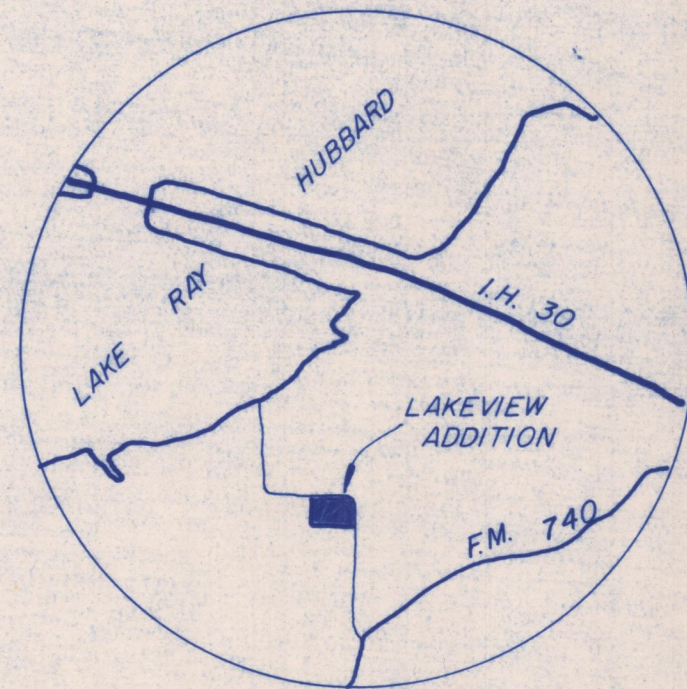
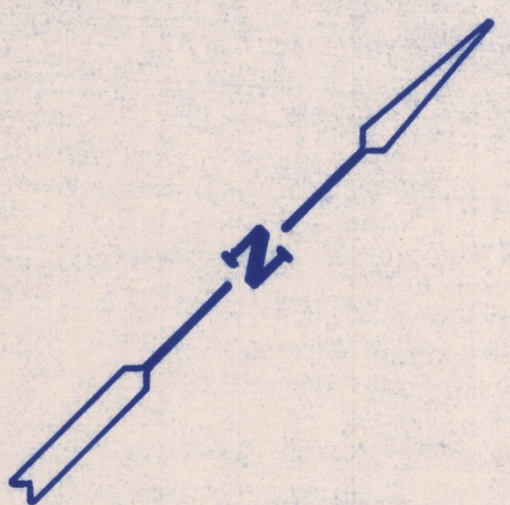
I hereby certify that the above and foregoing plat of Lakeview Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1983.

Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS MY HAND this _____ day of _____, 1983.

Mayor, City of Rockwall

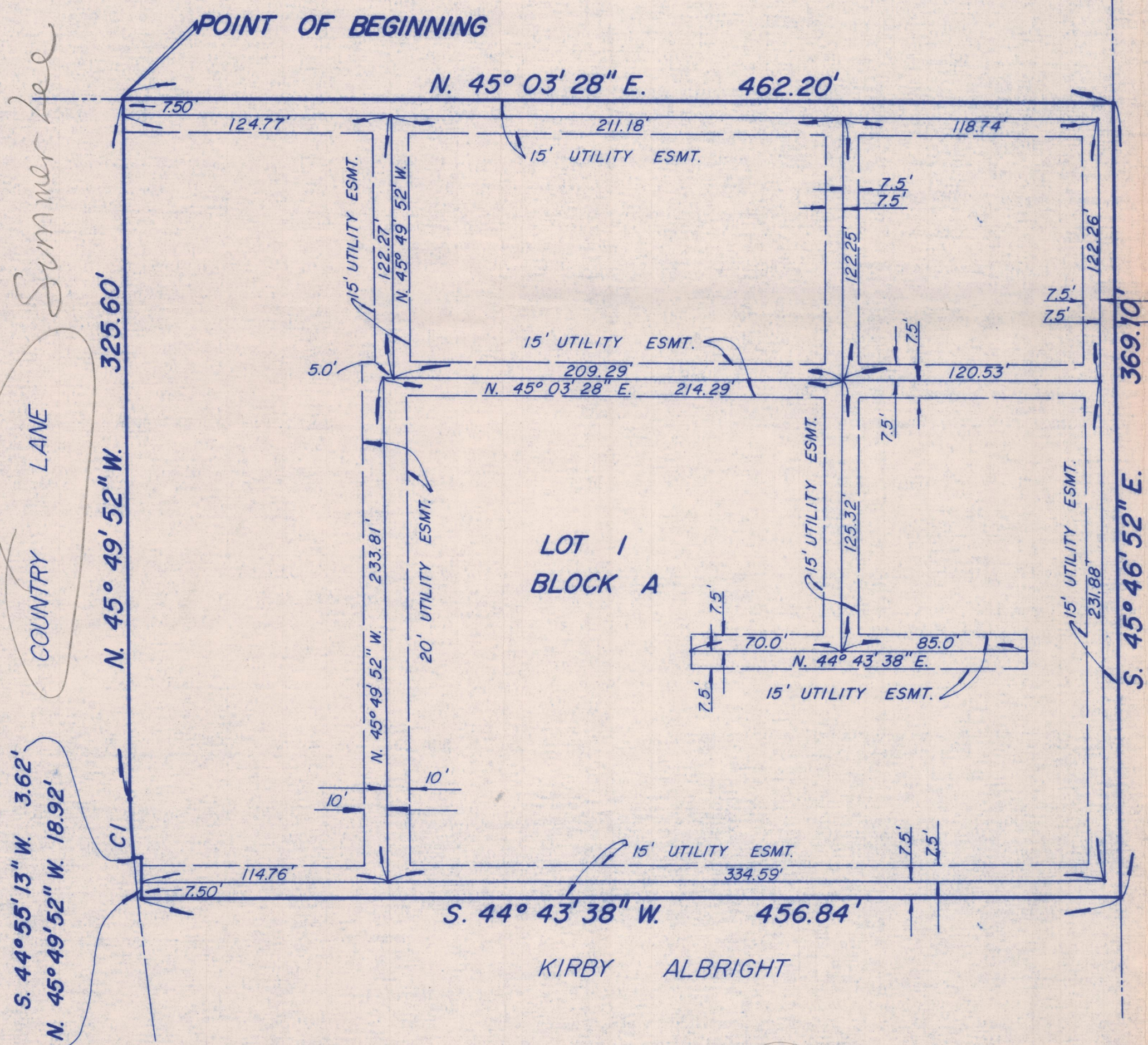
City Secretary, City of Rockwall



LOCATION MAP

PEAK INVESTMENTS

POINT OF BEGINNING



LOT 1
BLOCK A

KIRBY ALBRIGHT

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N48° 43' 40" W	27.29	5° 47' 36"	270.00	27.30	13.66

FILE PLAT

LAKEVIEW ADDITION

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

P.N.

WAM

1" = 50'

11-5-83

HAROLD L. EVANS CONSULTING ENGINEER

F R E E S E A N D N I C H O L S , I N C .
C O N S U L T I N G E N G I N E E R S

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

November 25, 1983

City of Rockwall
102 E. Washington
Rockwall, Texas 75087

Attention: Mr. Jess Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Lakeview Subdivision
(ROK 83184)

Gentlemen:

We have reviewed the Plans for the above referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design:

Paving

1. The driveways are private and should have fire lanes clearly marked.

Storm Drainage

1. Onsite drainage appears to be adequately designed, but it would be desirable to receive offsite drainage information.

Water System

1. The water system in general appears to be designed in accordance with City Standards.

Sanitary Sewer

1. The onsite system should be adequate, and it is probable that the offsite lines are also adequate, however, design notes are needed to confirm this.
2. The engineer should provide confirmation of the capacity of the sanitary sewer lift station to serve the Lakeview addition as well as other existing developments.

City of Rockwall
November 25, 1983
Page Two

Detail Pages

1. The City of Sachse is mentioned. This should be corrected to Rockwall.

Upon the City of Rockwall's review and acceptance of the comments offered herein we recommend that the Developer provide corrections and additions to the plans as noted.

It is not necessary for the Developer to submit revised plans for our review; however, we request one corrected set be submitted for our files. We would like to see storm drainage design notes which deal with offsite contribution, as well as confirmation of the capacity of the sanitary sewer lift station.

Our recommendations do not in any way relieve the Developer or his agent of responsibility for compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.


Jerry L. Fleming, P.E.

JLF:ce