

#610.00

610.00

City of Rockwall, Texas

Date: September 26, 1983

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Northshore Phase II-A

Name of Subdivider First Texas Savings Association

Address First Texas Tower, 14951 Dallas North Parkway, Phone 960-4679
Suite 800, Dallas, Texas 75240

Owner of Record SAME

Address _____ Phone _____

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

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

Total Acreage 55± Current Zoning S.F. 2

No. of Lots/Units 195 Signed _____

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

A. Vicinity map

B. Subdivision Name

C. Name of record owner, subdivider, land planner/engineer

9/26/83 _____

D. Date of plat preparation, scale and north point

II. Subject Property

A. Subdivision boundary lines

B. Identification of each lot and block by number or letter

- _____ C. Dimensions, names and description of all 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
- _____ D. Proposed land uses, and existing and proposed zoning categories
- _____ E. Approximate acreage
- _____ F. Typical lot size; lot layout; smallest lot area; number of lots
- _____ G. Building set-back lines adjacent to street
- _____ H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- _____ I. Location of City limit lines, contiguous or within plat area
- _____ J. Location and sizes of existing utilities
- _____ K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

- _____ A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.
- _____ B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____

File No. **83-53-PP**

Date: **Sept. 26, 1983**

Fee: **\$610.00**

Receipt: _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 9-26-83
NAME Harold E. Crum
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>Preliminary Plat Filing Fee</i>		<i>610.00</i>

Received By _____

2076

FORM G-1

~~SITE PLAN~~/PRELIMINARY PLAT/~~FINAL PLAT~~

FACT SHEET

V. I.

Applicant: First Texas Savings AssociationName of Proposed Development: Northshore, Phase II-AAcreage: 55Number of Lots: 195Current Zoning: SF-10Surrounding Zoning: SF-10

Description: Single Family detached development adjacent to existing single family homes off an extension of Lakeshore Drive.

Staff Comments: Engineer has been advised to add street names and data, redraw some lots, and consider realigning a street. We have some questions concerning circulation in this area. Harold Evans is working on this.

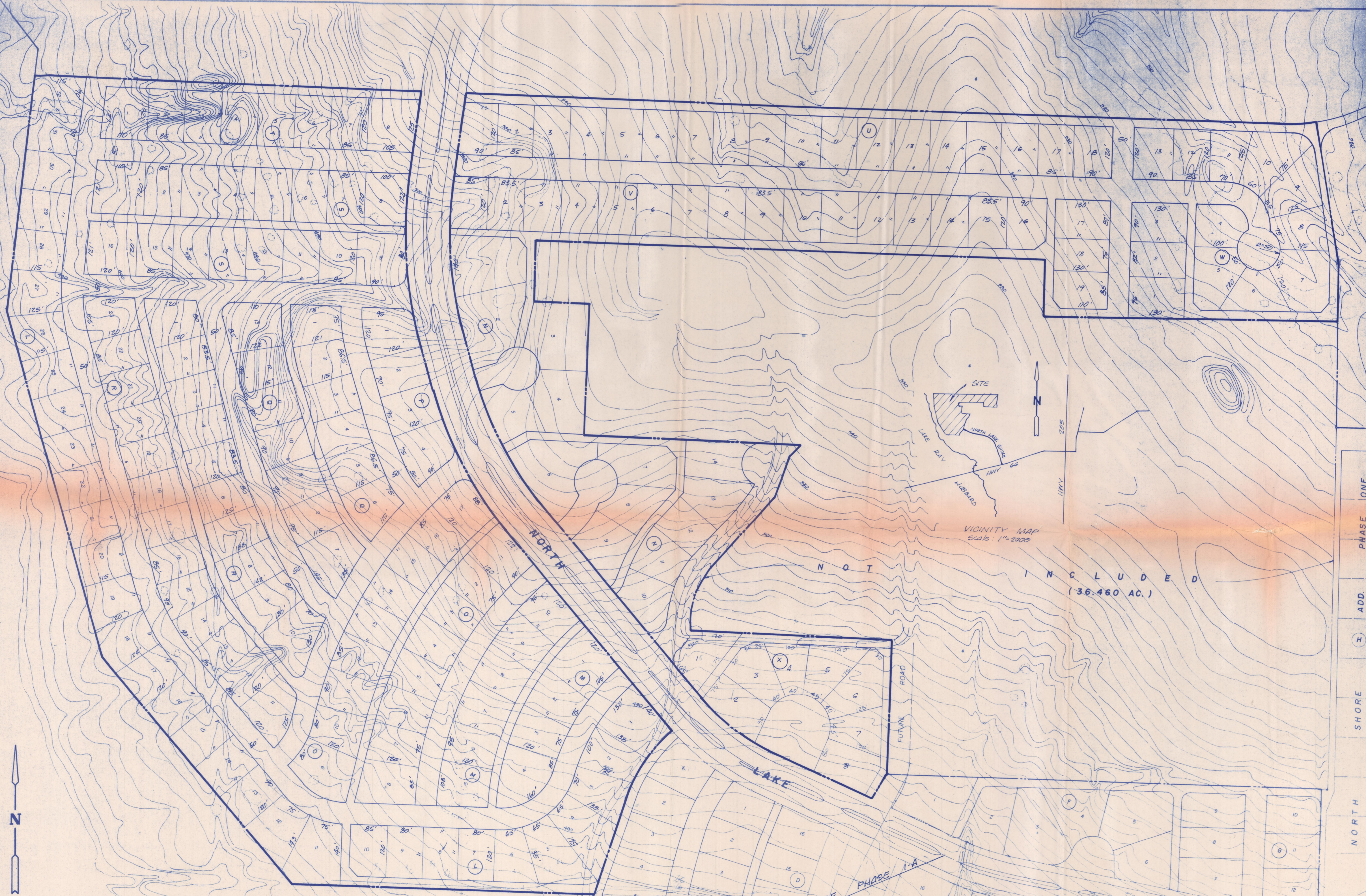
There is an existing Phase II which will have to be vacated at the time this tract is approved for a final plat.

Planning and Zoning Commission Recommendations:

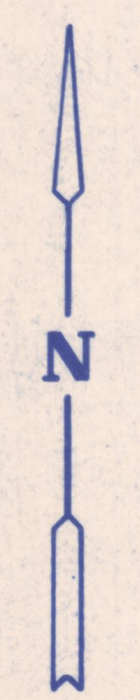
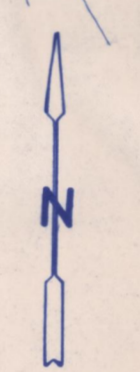
Approval

City Council Decision:

11/7/83 Approval



VICINITY MAP
Scale: 1"=2000



PHASE ONE
PHASE TWO
ADD
SHORE
CARRIAGE TRAIL

1. Reviewed for Preliminary Approval:
City Administrator _____ Date _____
2. Approved for Preparation of Final Plat
Chairman, Planning & Zoning Commission Date _____

PRELIMINARY PLAT
NORTH SHORE PHASE - 2A
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
HAROLD L. EVANS ~ CONSULTING ENGINEERS
DALLAS, TEXAS ~ PHONE 328-8133
DATE: SEPT. 26, 1983

195 TOTAL LOTS

SCALE: 1"=100'