

City of Rockwall, Texas

Date: October 20, 1983

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision HARLAN PARK

Name of Subdivider JAMES HUDSON

Address 4200 Edmondson, Dallas, Texas, 75205 Phone 521-1666

Owner of Record JAMES HUDSON

Address 4200 Edmondson, Dallas, Texas, 75205 Phone 521-1666

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

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

Total Acreage 55.79 Current Zoning AG - Req. SF-7

No. of Lots/Units 173 Signed James Hudson

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
- 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. 83-65-PP

Date: 10/20/1983

Fee: 544

Receipt: _____

City of Rockwall, Texas

Date: November 17, 1983

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

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Name of Subdivider JAMES HUDSON

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Total Acreage 55.79

Current Zoning AG - Req. SF-7 & SF-10

No. of Lots/Units 173

Signed James Hudson

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INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

X _____

A. Vicinity map

B. Subdivision Name

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

D. Date of plat preparation, scale and north point

II. Subject Property

X _____
X _____

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

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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. _____

Date: _____

Fee: _____

Receipt: _____

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

FACT SHEET

Applicant: James HudsonName of Proposed Development: Harlan ParkAcreage: 55.79Number of Lots: 173Current Zoning: in County, no zoning; applied for SF-7 & GRSurrounding Zoning: in County; no zoning

Description: Rectangular tract north of FM-552 between SH-205 and Heritage Heights; General retail is proposed on 9.1 acres at the corner, 173 single family lots behind. A model home cul-de-sac would open off SH-205. There is no street tie-in with Heritage Heights. The main difficulty in this area is the extension of utilities. Developer will have to extend up SH-205 and improve road along south side of property.

Staff Comments: Technical comments include:

1. Need building setback lines
2. Need 2 ft. contours
3. Need legal description and dedication
4. No block letters, need to be renumbered
5. Southern boundary road not SH-552
6. Remove alley access to SH-205. Need alleys on north and west sides
7. Need ROW dimensions - 50ft
8. Cul-de-sac lots frontages not large enough; some rear widths too small

Planning and Zoning Commission Recommendations:

11/10/83 - Reject

City Council Decision:

COST ESTIMATE
HERITAGE HEIGHTS

6-20-85

I. PAVING:

1. 5" Reinforced Concrete Paving	17,365 S.Y.	@ \$ 16.00	\$277,840.00
2. Lime Stabilized Subgrade	17,964 S.Y.	@ 1.35	24,251.40
3. Hydrated Lime	243 Tons	@ 85.00	20,655.00
4. Excavation	6,000 C.Y.	@ 1.60	9,600.00
5. Barricade	90 L.F.	@ 20.00	1,800.00
6. Concrete Street Header	87 L.F.	@ 6.00	<u>522.00</u>

SUB TOTAL - PAVING \$334,668.40

II. DRAINAGE:

1. 24" Dia. R.C.P.	150 L.F.	@ \$ 30.00	\$ 4,500.00
2. 18" Dia. R.C.P.	108 L.F.	@ 21.00	2,268.00
3. Type "B" Headwall for 24"	3 Each	@ 1,000.00	3,000.00
4. Type "B" Headwall for 18"	6 Each	@ 800.00	<u>4,800.00</u>

SUB TOTAL - DRAINAGE \$ 14,568.00

SUB TOTAL CONSTRUCTION \$349,236.40

Engineering 29,663.60

Contingencies 37,890.00

TOTAL CONSTRUCTION.....\$416,790.00

III. SANITARY SEWER:

1. 6" PVC Sewer	6,835 L.F.	@ \$ 12.00	\$ 82,020.00
2. Manholes	14 Each	@ 1,200.00	16,800.00
3. Std. Cleanouts	9 Each	@ 200.00	1,800.00
4. Services	67 Each	@ 250.00	<u>16,750.00</u>

SUB TOTAL - SANITARY SEWER \$117,370.00

Engineering 11,730.00

Contingencies 12,970.00

TOTAL ESTIMATE.....\$142,070.00

Harold L. Evans, Consulting Engineer
(214) 328-8133

HARLAN PARK
PRO-RATA CALCULATIONS

1. Heritage Heights	-	78 Lots	-	40.8 Acres
2. Harlan Park	-	131 Lots	-	9.0 Acres Retail - 55.8 Acres
3. Harold Chenault	-	4 Estate Lots	-	35.4 Acres
4. 3 Houses - 205	-	3 Estate Lots		
5. Quail Run		<u>11 Houses</u>		
		227 Total		

COST ESTIMATE:

SEGMENT I: from Heritage Heights to F.M. 552

1. 6' Diameter Wet Well		Lump Sum		\$ 3,500.00
2. Lift Station 20 h.p. Submersible		Lump Sum		25,000.00
3. Force Main	3,243 L.F.	@	\$ 10.00	32,430.00
4. Bore & Case Road	40 L.F.	@	65.00	2,600.00
5. Manhole	1 Each	@	1,250.00	1,250.00
6. Air Release Valve	1 Each	@	950.00	950.00
7. 3 Phase Electrical		Lump Sum		<u>12,500.00</u>
SUB TOTAL				\$78,230.00
Contingencies				4,770.00
Engineering				<u>6,000.00</u>
TOTAL ESTIMATE				\$89,000.00

Cost Per User - $\$89,000.00/209 = \425.84

Recoverable - $78 \times \$425.84 = \$33,215.31$

SEGMENT II: F.M. 552 - S.H. 205 to Lift Station No. 2

1. 8" PVC Sewer	5,250 L.F.	@	\$ 11.10	\$58,275.00
2. 4' Diameter Manholes	14 Each	@	1,200.00	16,800.00
3. 12" Bore & Case	100 L.F.	@	65.00	<u>6,500.00</u>
SUB TOTAL				\$81,575.00
Contingencies				4,025.00
Engineering				<u>8,250.00</u>
TOTAL ESTIMATE				\$93,850.00

Area Served - Estimated

Harlan Park	131
Heritage Heights	78
Harold Chenault	4
Houses on 205	<u>3</u>
Total	216

Cost Per User - $\$93,850.00/216 = \434.49

Recoverable - $\$434.49 \times 85 = \$36,931.71$

SEGMENT III: from Quail Run to Existing Sewer Line

1. Wet Well		Lump Sum		\$ 2,500.00
2. Lift Station (Rework Existing Station)		Lump Sum		23,500.00
3. Force Main	2,326 L.F.	@	\$ 10.00	23,260.00
4. Air Release	1 Each	@	950.00	950.00
5. Connection to Existing Manhole		Lump Sum		400.00
6. Concrete Encasement	80 L.F.	@	50.00	<u>4,000.00</u>
SUB TOTAL				\$54,610.00
Contingencies				2,890.00
Engineering				<u>5,000.00</u>
TOTAL ESTIMATE				\$62,500.00

Area Served No. of Users = 227

Cost Per User - \$275.33

Recoverable - $96 \times \$275.33 = \$26,431.32$

Total Recoverable - \$96,575.74

Harlan Park Pro-Rata Calculations
Page 3

Heritage Heights Users:	\$ 425.84			
	434.49			
	<u>275.33</u>			
Total	\$1,135.66	x	78	= \$88,581.48
Harold Chenault & 3 Houses	\$ 434.49			
	<u>275.33</u>			
Total	\$ 709.82	x	7	= \$ 4,968.74
Quail Run Users:	\$ 275.33	x	11	= <u>\$ 3,028.63</u>
TOTAL				\$96,578.85

COST:	SEGMENT I	\$ 89,000.00
	SEGMENT II	93,850.00
	SEGMENT III	<u>62,500.00</u>
	TOTAL	\$245,350.00
	HARLAN PARK	\$148,771.15
	HERITAGE HEIGHTS	88,581.48
	CHENAULT & 3 HOUSES	4,968.74
	QUAIL RUN USERS	<u>3,028.63</u>
	TOTAL	\$245,350.00

Harold L. Evans, Consulting Engineer

October 11, 1985

Harlan Park Estates Escrow

A. FM 552 (Dalton Rd) 2 lane - 24' width, curb & gutter
& sidewalk, no storm sewer

1. 8" Conc. Pavement $24' \times 625' \times \frac{1}{9} \times \$20/\text{sf} = \$33,333$

2. 6" Lime Stabilized Subgrade
 $25' \times 625' \times \frac{1}{9} \times \$1.50 = \$2604$

3. Hydrated Lime
 $25' \times 625' \times .06 \times 110 \frac{\text{lb}}{\text{sf}} \times \frac{1}{2000} \times \$80 = \$4125$

4. 6" Curb & 24" Gutter
 $625' \times \$10/\text{ft} = \6250

5. 4' wide sidewalk
 $4' \times 470' \times 2.50/\text{sf} = \underline{\$4700}$

Subtotal \$ 51,012

B. Hwy 205 1 - 12' lane, curb & gutter, sidewalk
& storm sewer

1. 8" Conc. Pavement
 $12' \times 480' \times \frac{1}{9} \times \$20/\text{sf} = \$12,800$

2. 6" Lime Stabilized Subgrade
 $12' \times 480' \times \frac{1}{9} \times \$1.50/\text{sf} = \$960$

3. Hydrated Lime
 $12' \times 480' \times .06 \times 110 \times \frac{1}{2000} = 19 \text{ tons}$

$19 \text{ tons} \times \$80/\text{ton} = \1520

4. 6" Curb & 24" Gutter
430' x \$10/sf = \$4,300

5. 18" Storm Sewer
240' x \$22/sf = \$5,280

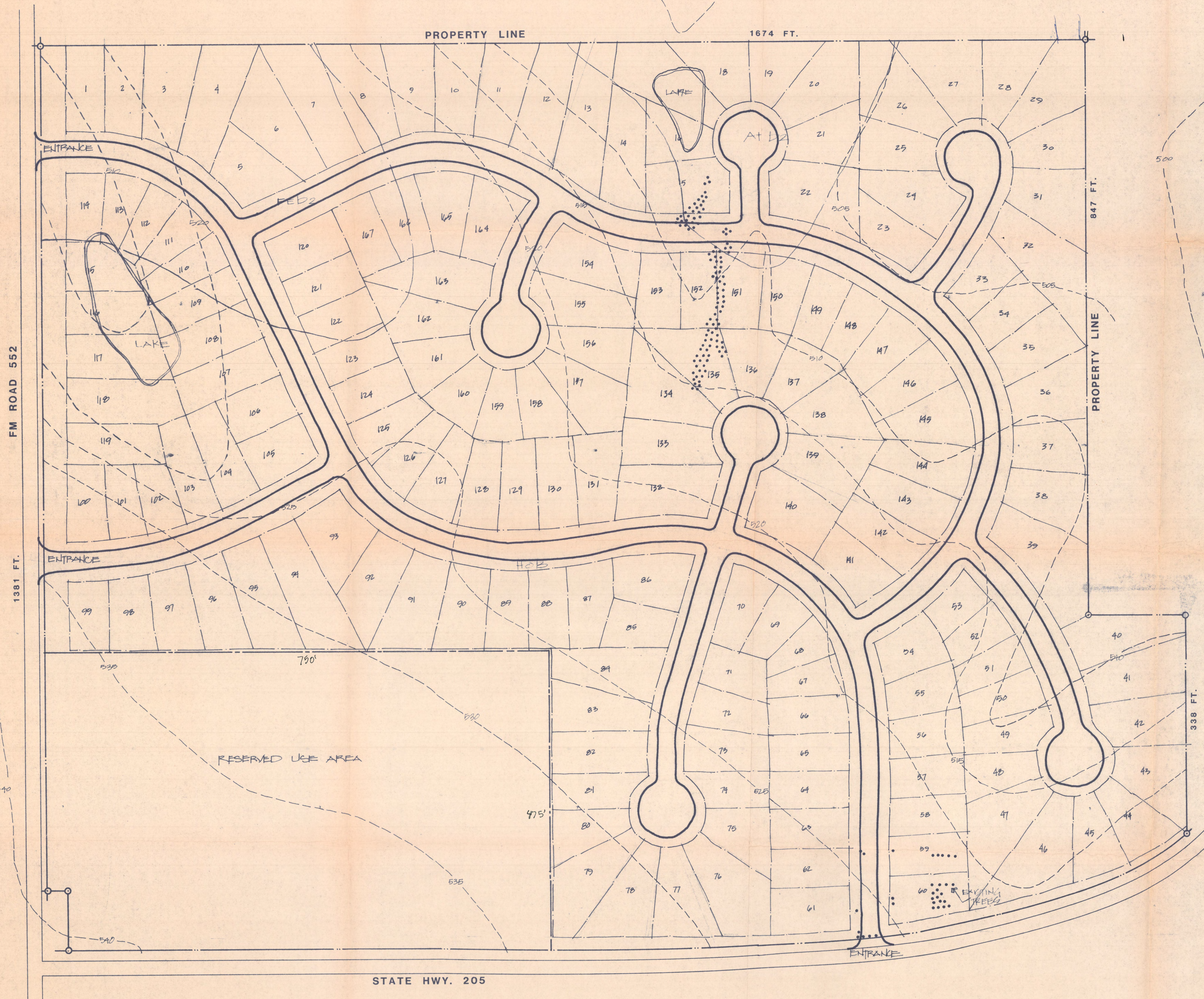
6. Sidewalk
430' x 4' x \$2.50/sf = \$4,300

Subtotal \$29,160

$51,012 + 29,160 = \$80,172$

$1.15 \times \$80,172 = 92,198$

Total \approx 92,200



NOTES:

TOTAL SITE ACREAGE	55.79 AC
TOTAL ACRES - LOTS	37.31
TOTAL NUMBER OF LOTS - 167	
AVERAGE LOT SIZE - 9257 SQ. FT.	
TOTAL ACRES - RESERVED USE AREA	2.90
TOTAL ACRES - RIGHT OF WAY	1.0
TOTAL LENGTH OF STREET - 5570 LF	

DENSITY PER NET ACRE 4.5 UNITS/ACRE
 DENSITY PER GROSS ACRE 3.0 UNITS/ACRE

8/16/21
 James Hudson

SITE PLAN

SCALE 1"=60'-0"



SHEET TITLE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

A LANDSCAPE PLAN FOR:
 PRELIMINARY SUBDIVISION LAYOUT B
 TEXAS
 ROCKWALL
 JAMES HUDSON OWNER

george r. hunt associates
 LANDSCAPE ARCHITECTS
 1008 STONEMALL SUITE 101
 GARLAND, TEXAS 75043 972-940-0888

JOB NUMBER: _____
 SHEET: _____
 OF _____

PHASE 1 PHASE 2

HARLAN PARK ESTATES

DEVELOPER: JAMES HUDSON
4200 EDMONDSON - DALLAS, TX. 75205

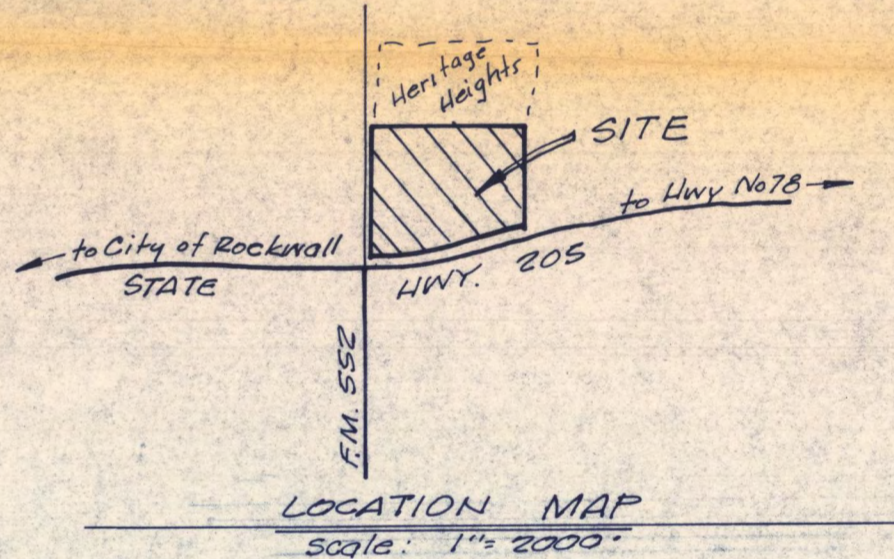
ENGINEER: HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON DALLAS, TX. 75228

SCALE: 1" = 60' DATE: 10-24-83

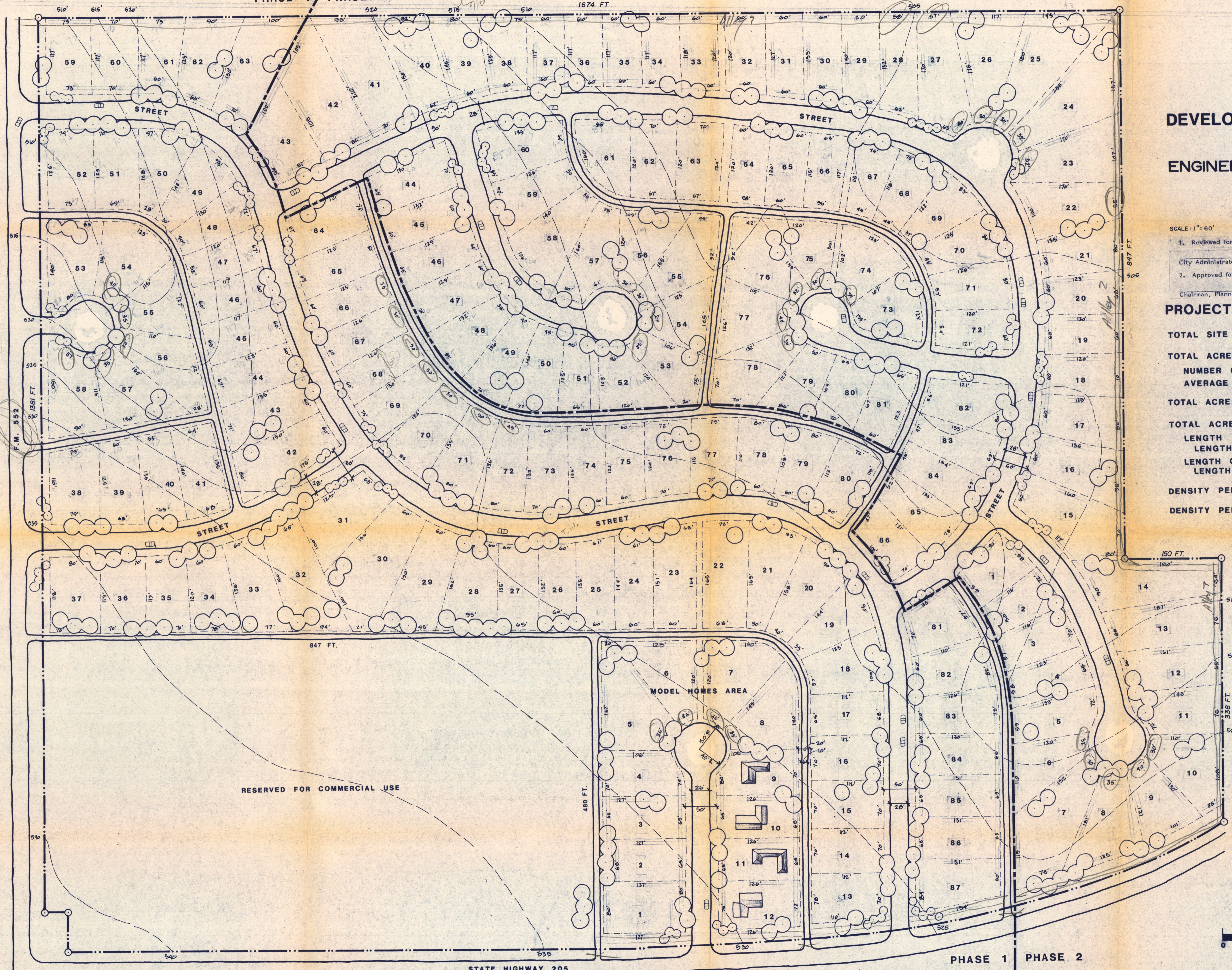
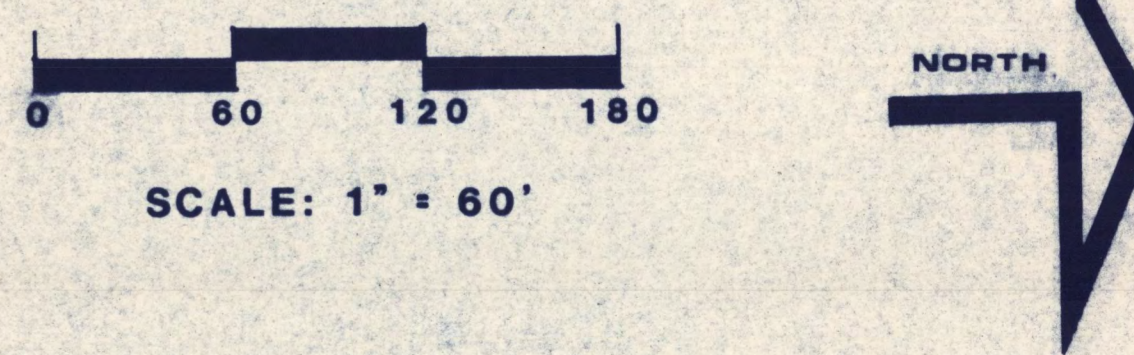
- 1. Reviewed for Preliminary Approval: _____ Date _____
- City Administrator _____
- 2. Approved for Preparation of Final Plat: _____ Date _____
- Chairman, Planning & Zoning Commission _____

PROJECT DATA

TOTAL SITE ACREAGE	55.79
TOTAL ACRES - LOTS	35.19
NUMBER OF LOTS - 173	
AVERAGE LOT SIZE - 8860 S.F.	
TOTAL ACRES - COMMERCIAL USE	9.1
TOTAL ACRES - R.O.W.	11.5
LENGTH OF STREET - 5865 FT.	
LENGTH OF STREET/LOT - 34 FT.	
LENGTH OF ALLEY - 5660 FT.	
LENGTH OF ALLEY/LOT - 33 FT.	
DENSITY PER NET ACRE	4.9 DU/AC
DENSITY PER GROSS ACRE	3.1 DU/AC




george r. hunt
associates
 LANDSCAPE ARCHITECTS
 1008 STONEWALL SUITE-B
 GARLAND, TX. 75043 214-840-0888



SAVINGS OF AMERICA

CAMBRIDGE CO.

SITE PLAN

Job # 83213

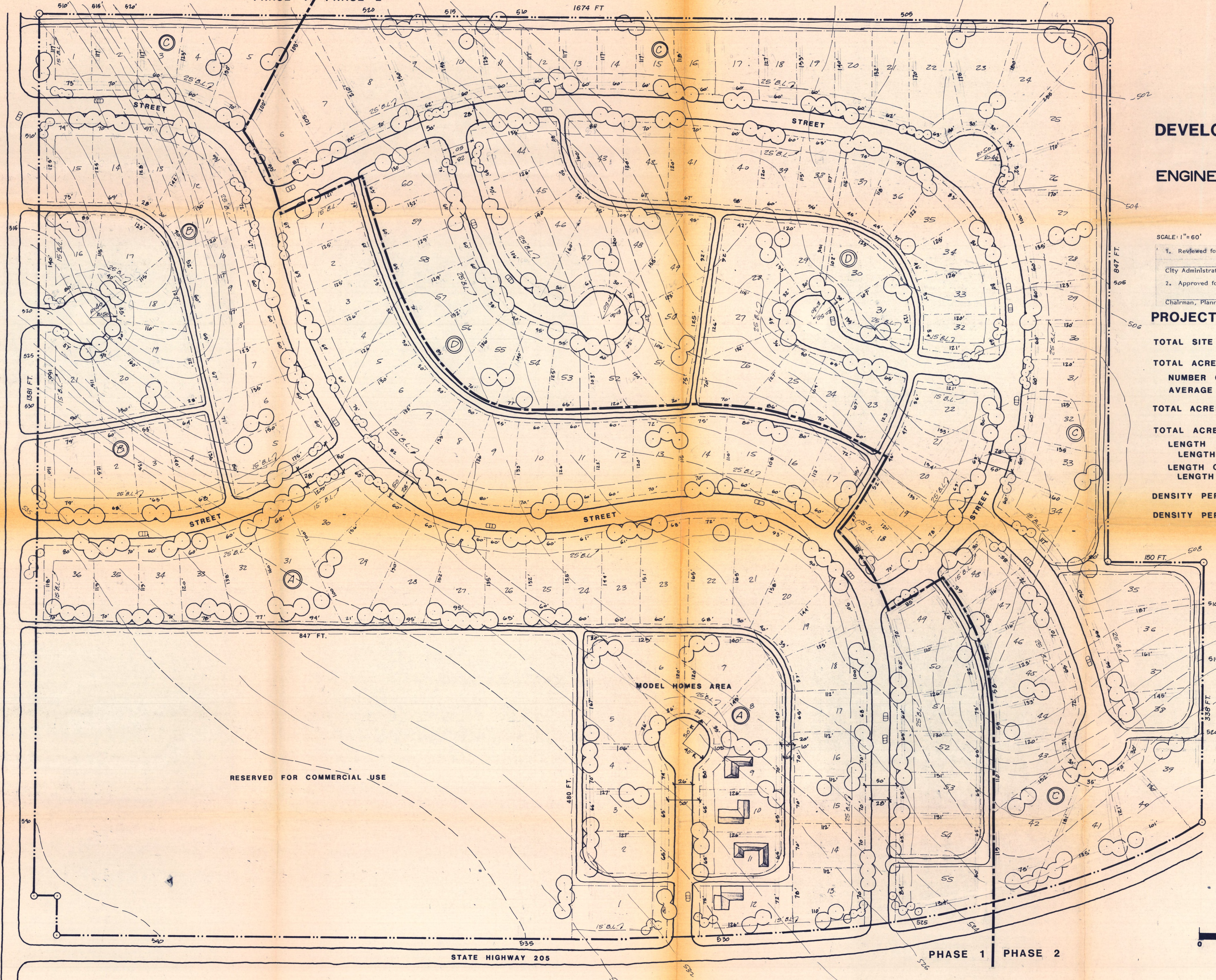
3rd submission

SAVINGS OF AMERICA

PHASE 1 PHASE 2

HERITAGE HEIGHTS

1674 FT



HARLAN PARK ESTATES

DEVELOPER: JAMES HUDSON
4200 EDMONDSON - DALLAS, TX. 75205

ENGINEER: HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON DALLAS, TX. 75228

SCALE: 1" = 60'

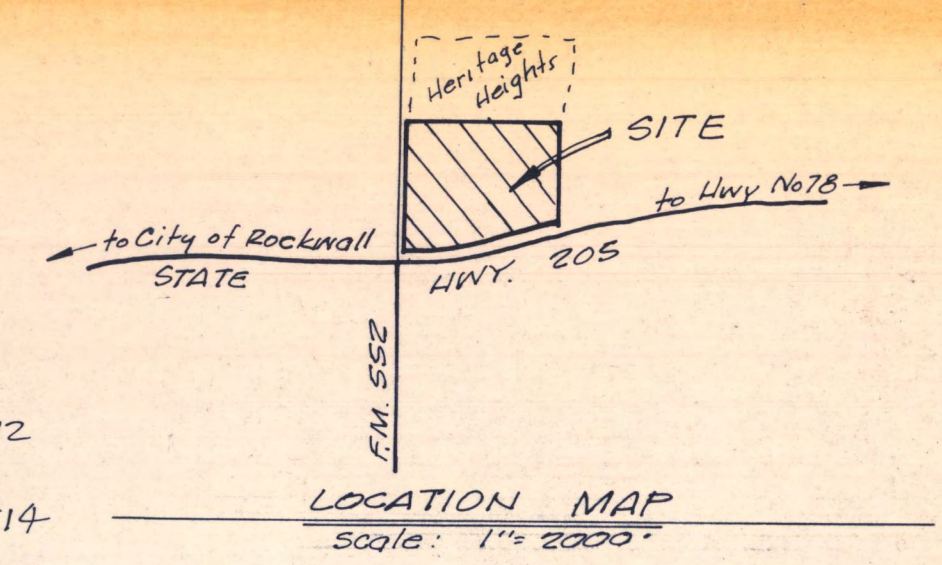
DATE: 10-24-83

- Reviewed for Preliminary Approval:

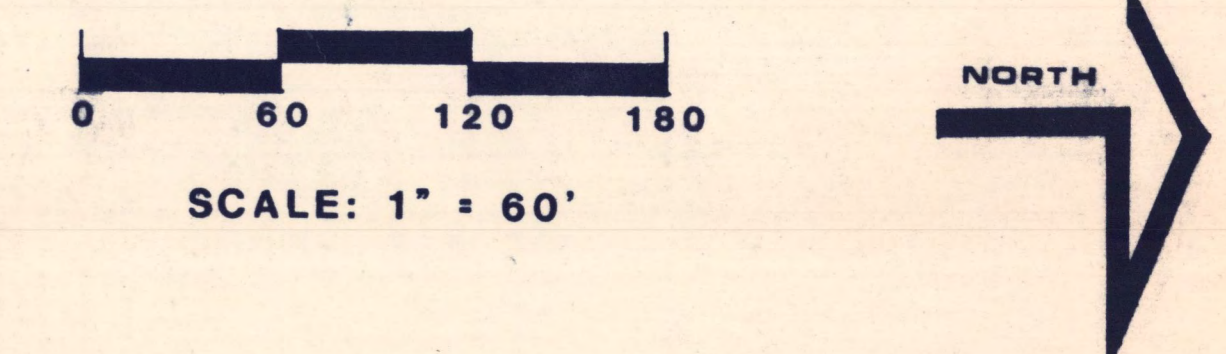
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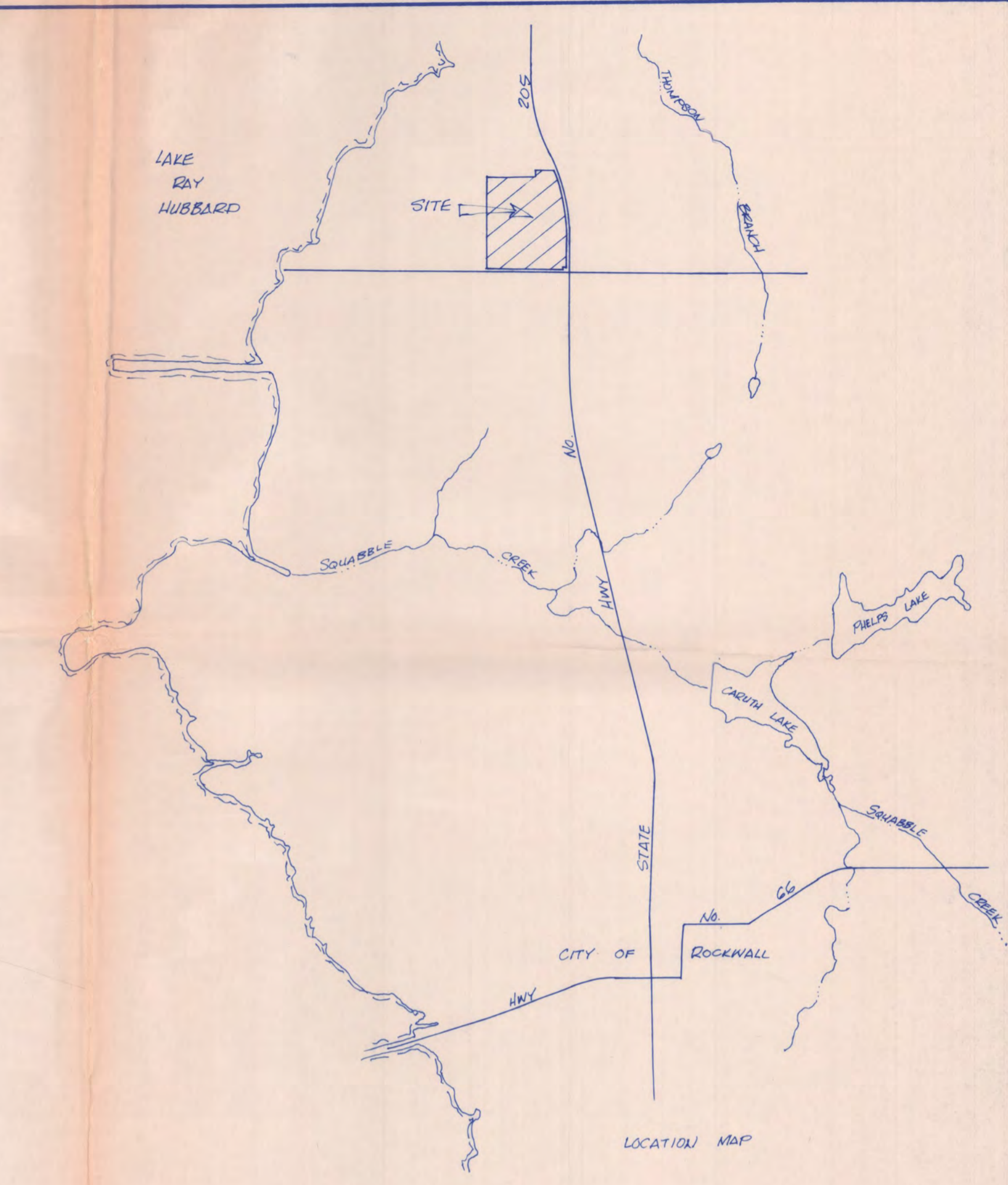
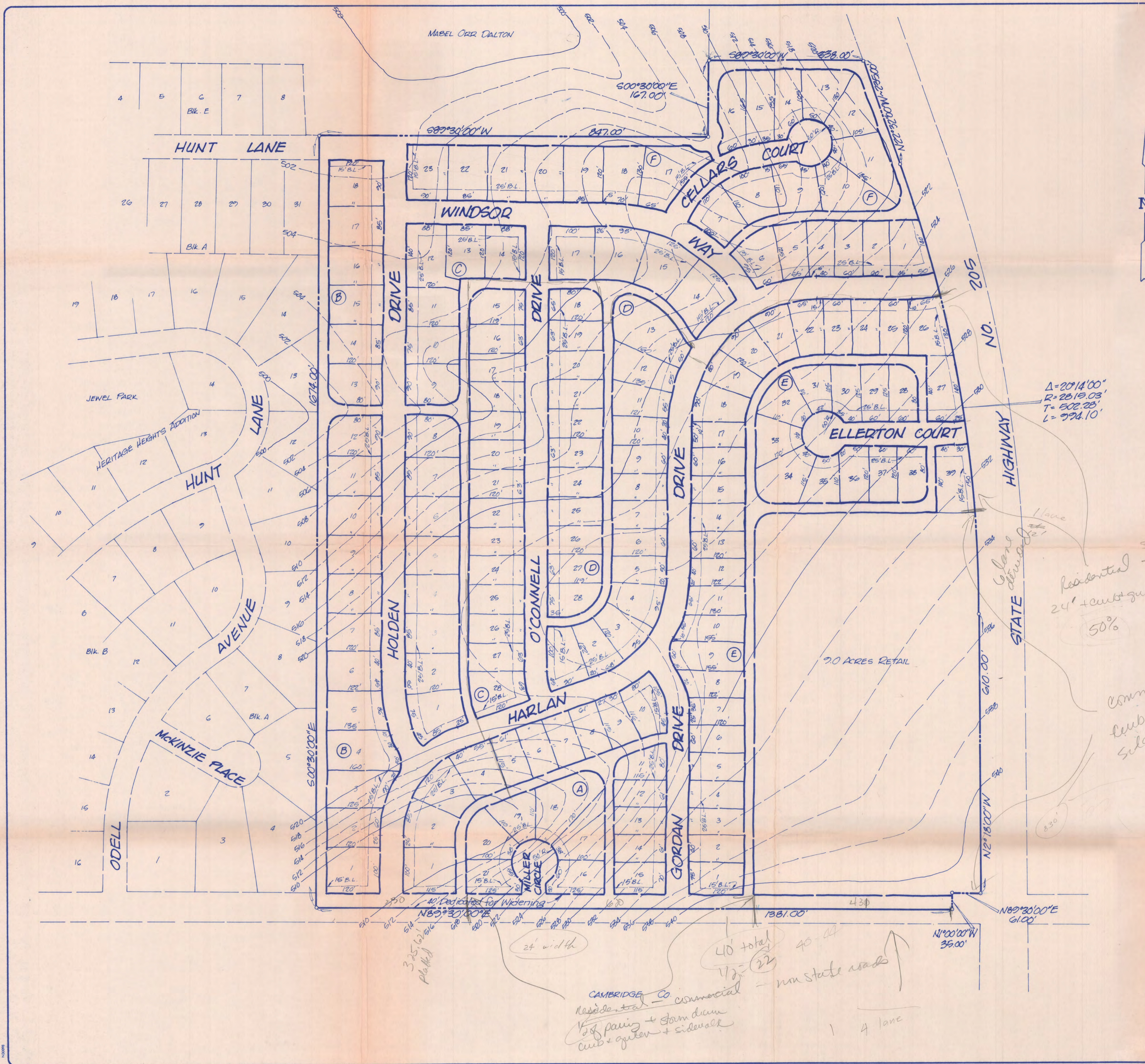
george r. hunt associates
 LANDSCAPE ARCHITECTS
 1008 STONEWALL SUITE #E
 GARLAND, TX. 75043 814-640-0888



SITE PLAN

CAMBRIDGE CO

John # 10-24-83



$\Delta = 20'14.00"$
 $R = 25'19.03"$
 $T = 502.28'$
 $L = 994.10'$

Residential - 25%
 24' + curb gutter
 50%

57 LOTS ~ 10,000 sq. ft. MINIMUM
 100 LOTS ~ 7,000 sq. ft. MINIMUM
 157 LOTS ~ TOTAL

Commercial - 25%
 curb gutter, storm sewer,
 sidewalk

40' Dedicated for Widening
 40' total
 1/2" = 22' - run state roads
 4 lane
 CAMBRIDGE Co. commercial
 residential - commercial
 1/2" paving + form drum
 curb + gutter + sidewalk

4/28 submit

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PRELIMINARY PLAT HARLAN PARK ESTATES OWNER: JAMES HUDSON ~ 4200 EDMONSON - DALLAS TX 75205 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
SCALE	DATE	JOB NO.			
1"=100'	11-16-88	83213			
Revised 12-6-83					