

City of Rockwall, Texas

Date: July 24, 1984

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision QUAIL RIDGE ADDITION

Name of Subdivider BOB COATES

Address 202 Glenn, Rockwall, Texas 75087 Phone 722-6388

Owner of Record SAME AS ABOVE

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 76.7298 Current Zoning SF-~~2~~ 10

No. of Lots/Units 212 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

Check where C come in

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

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME Richard Harris DATE 7-25-84
ADDRESS _____

<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check <u>10'</u>	<input type="checkbox"/> Other
GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Plat</u>		<u>305.00</u>
<u>Dulles on the Lake</u>		

Received By [Signature] 2706
FORM G-1

Harold Evans
P. O. Box 28355
Dallas, Tx. 75228

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT: Quail Ridge Addition Comments DATE: 7/27/84

MESSAGE:

- 1. Area contains some land zoned Commercial which must be rezoned.
- 75 2. All lots must be 10,000 sq. ft.
- 3. City must have access to sewer plant.
- 4. 16" water line on Alamo must be activated.
- 5. Dove Lake stub unuseable - existing lots.
- 6. Alamo Road must be improved.
- 7. Access to SH-205 must meet City design standards, not too steep.
- 8. Flood plain study needed.
- 9. Route survey for proposed extension of Lakeshore Drive needed.
- 10. Quail Ridge Drive too similar to Quail Run Road; Mallard Drive, rename N-S Thrush Lane; Partridge Street, Bobwhite Loop.

CC: Bob Coats

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen
Karen Martin

REPLY

DATE: _____ SIGNED: _____

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM 858-3

RETURN TO ORIGINATOR



**PAWA-Winkelmann
& Associates, Inc.**

CIVIL / TRANSPORTATION ENGINEERS • PLANNERS • SURVEYORS

August 22, 1984

Ms. Karen Martin
City of Rockwall
205 W. Rusk
Rockwall, Texas 75088

Re: Quail Ridge Addition

Dear Karen:

In response to your letter regarding the Quail Ridge Addition preliminary plat (July 27, 1984), the applicant should be requested to complete a route study of the North Lakeshore Drive extension at the present time. This study is necessary, since a portion of the subject tract may be directly affected by the final alignment of North Lakeshore Drive.

In addition, based on trip generation, site access and the layout of the proposed development, Alamo Road should be improved and straightened into S.H.-205 concurrent with construction of the southern half of the subdivision. These roadway improvements should correspond to the roadway classifications and alignments reflected in the Rockwall Thoroughfare Plan.

If you have any further questions regarding this matter, please do not hesitate to contact me.

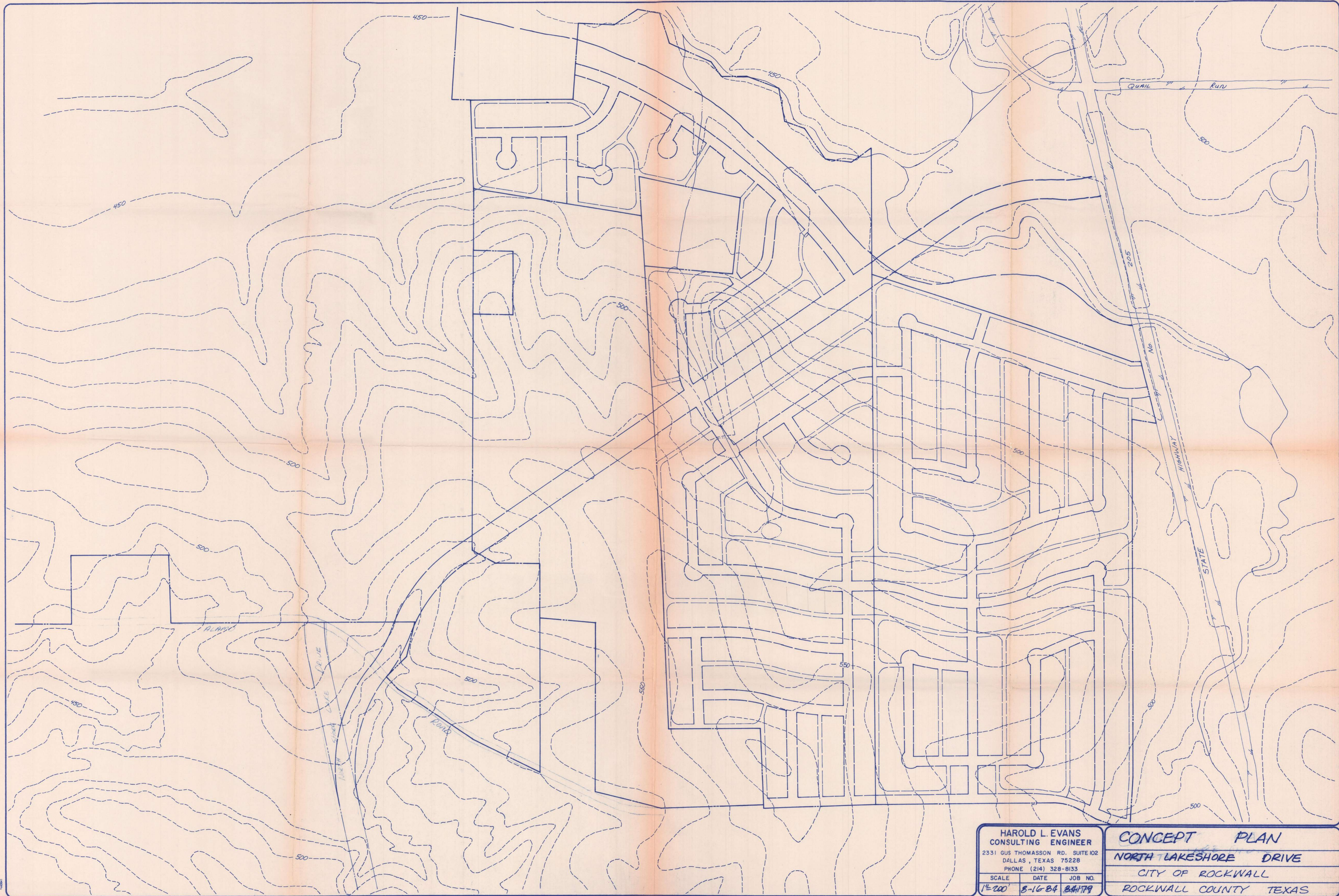
Sincerely,

PAWA-Winkelmann & Associates, Inc.



John F. Reglin, P.E.

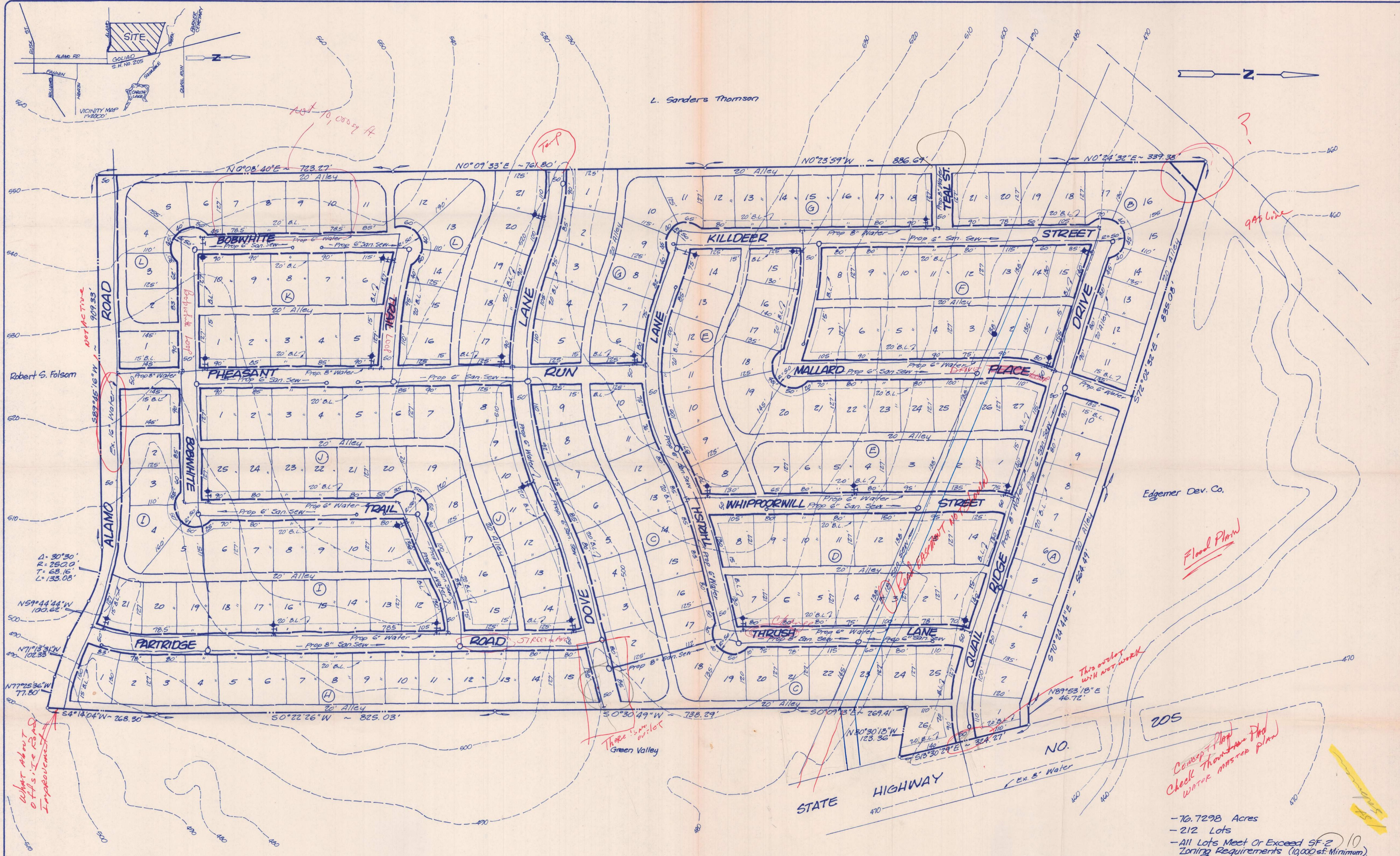
JFR/pgw



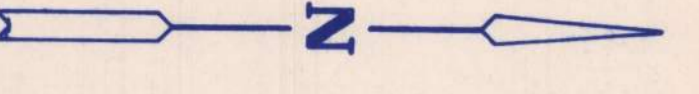
HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=200'	8-16-84	BAH179

CONCEPT PLAN
NORTH LAKESHORE DRIVE
 CITY OF ROCKWALL
 ROCKWALL COUNTY TEXAS



L. Sanders Thomson



Robert S. Folsom

Edgemoor Dev. Co.

$\Delta = 30^{\circ}30'$
 $R = 282.0'$
 $T = 63.16'$
 $L = 133.08'$

Flood Plain

This overlay will not work

There is an outlet Green Valley

What about off-site Road Improvement?

Concept Plan Check Thomson Flood Water Master Plan

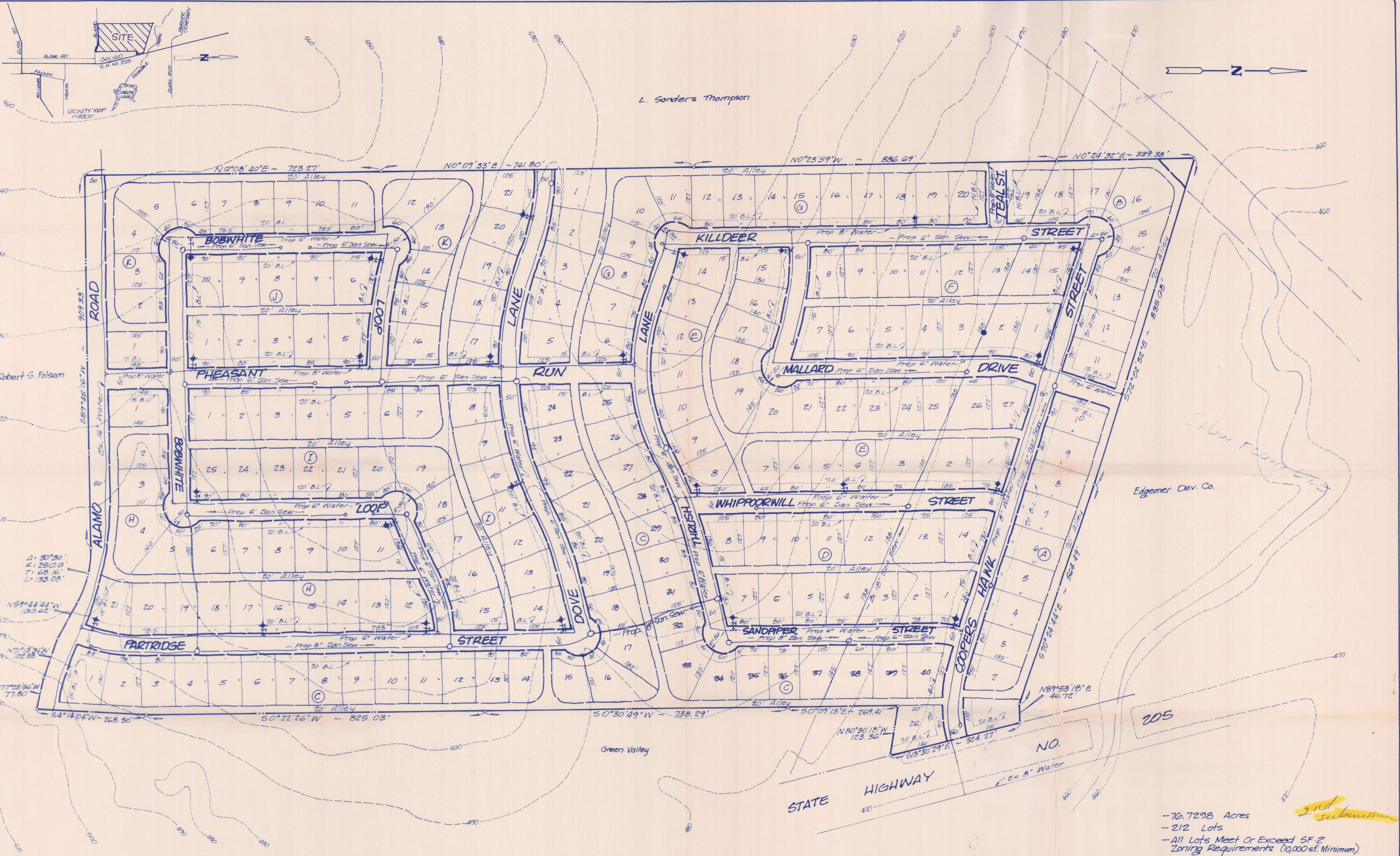
- 70.7298 Acres
- 212 Lots
- All Lots Meet Or Exceed SF 2/10 Zoning Requirements (10,000sf. Minimum)

BOB COATES
202 GLENN
ROCKWALL, TEXAS 75087
PHONE (214) 722-6388

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD., SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

PRELIMINARY PLAT
QUAIL RIDGE ADDITION
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SCALE 1" = 100'
DATE 7-4-84
JOB NO. 84102



L. Sanders Thompson

Edgemoor Dev. Co.

Green Valley

- 76.7298 Acres
- 212 Lots
- All Lots Meet Or Exceed SF-2 Zoning Requirements (10,000sf. Minimum)

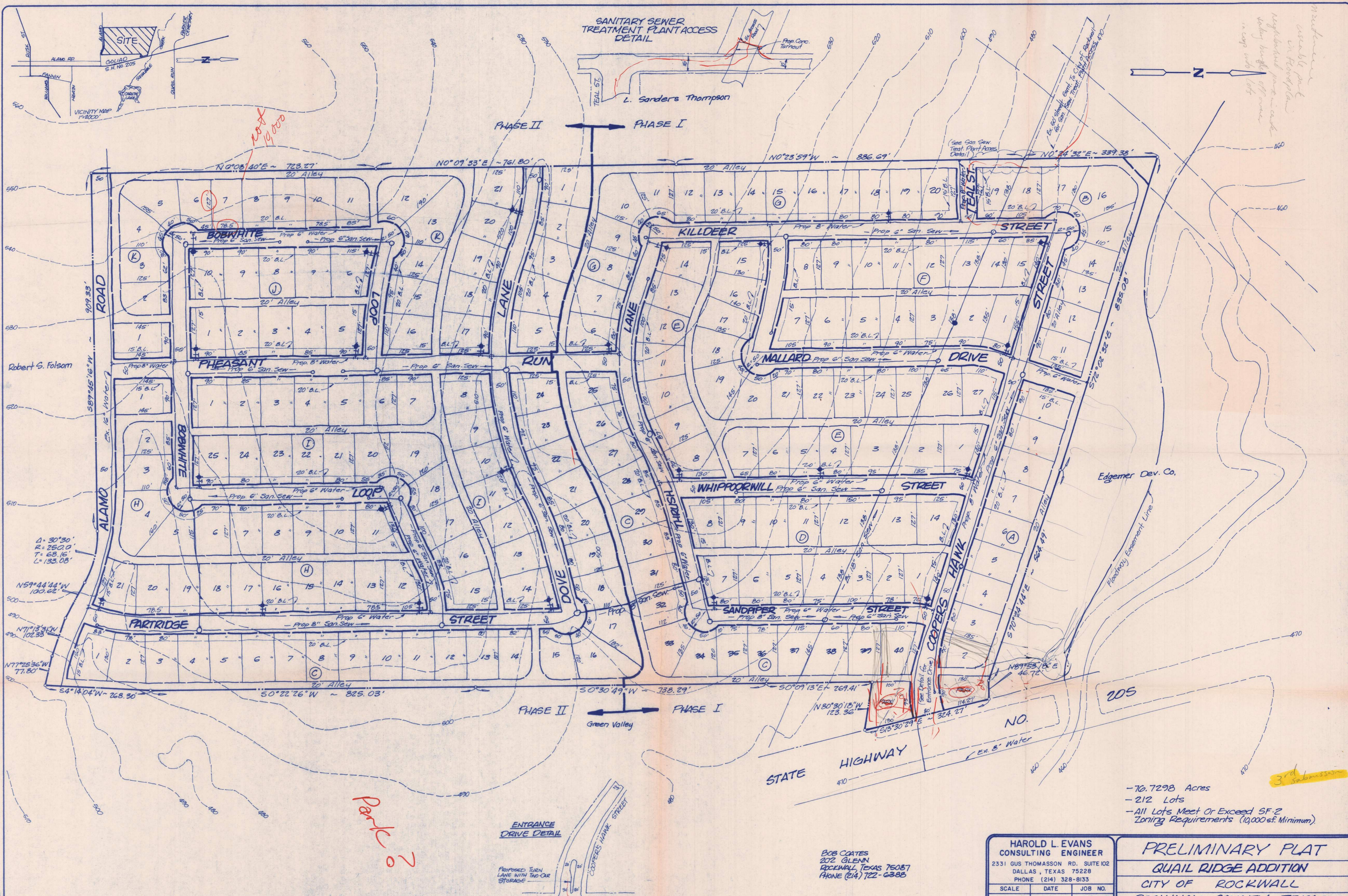
2nd submission

BOB COATES
202 GLENN
ROCKWALL, TEXAS 75087
PHONE (214) 722-6388

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD., SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 100'	7-4-84	84102

PRELIMINARY PLAT
QUAIL RIDGE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



Max 10,000

Park 02

3rd Submission

Robert S. Folsom

$\Delta = 30^{\circ}30'$
 $R = 250.0'$
 $T = 63.16'$
 $L = 133.08'$

$N59^{\circ}44'44''W$ 100.62'
 $N71^{\circ}13'31''W$ 102.33'
 $N77^{\circ}25'36''W$ 77.80'

Edgemoor Dev. Co.

- 76.7298 Acres
- 212 Lots
- All Lots Meet Or Exceed SF-2 Zoning Requirements (10,000sf. Minimum)

BOB COATES
 202 GLENN
 ROCKWALL, TEXAS 75087
 PHONE (214) 722-6385

HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

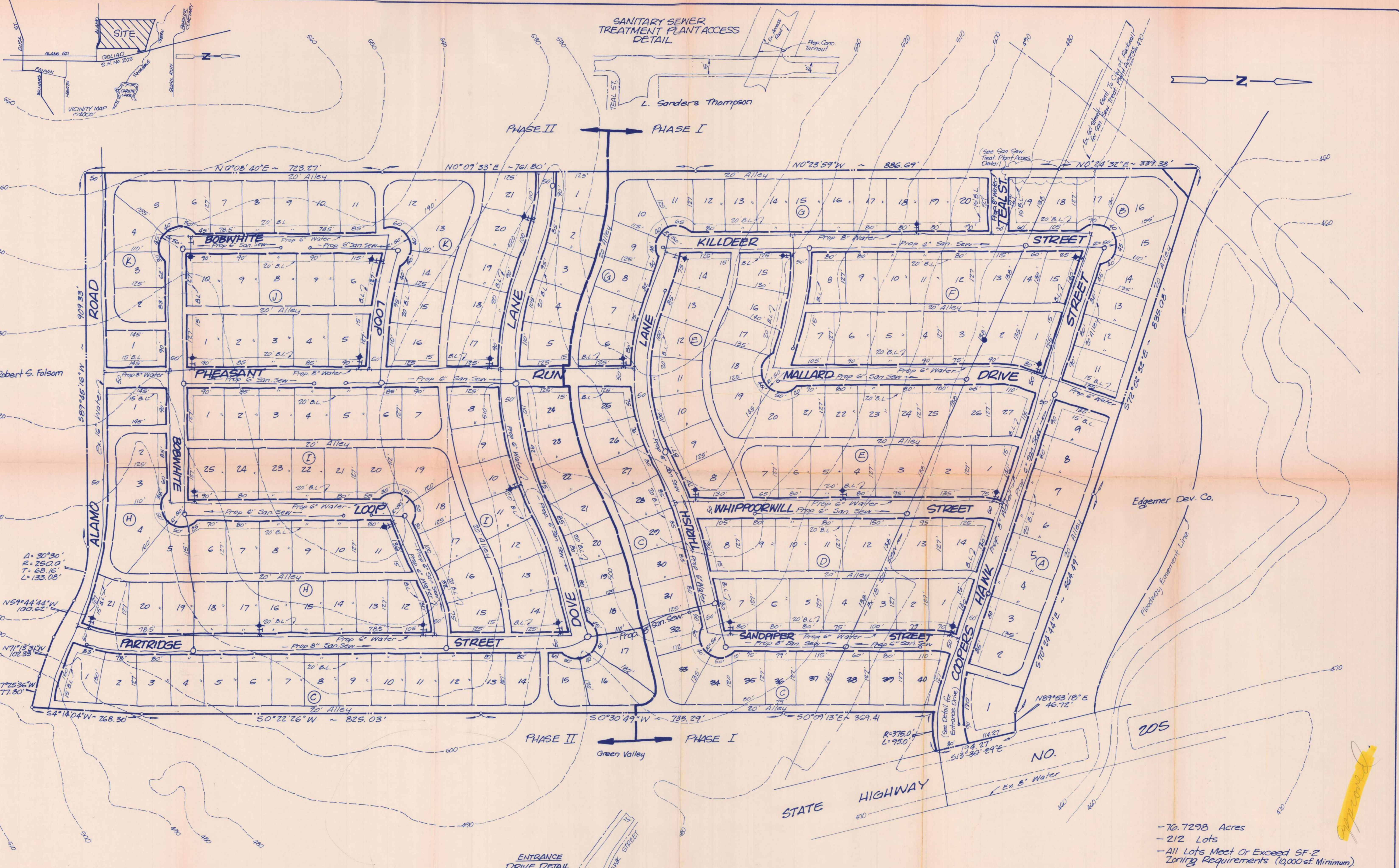
SCALE	DATE	JOB NO.
1" = 100'	7-4-84	84102

PRELIMINARY PLAT
QUAIL RIDGE ADDITION
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

ENTRANCE DRIVE DETAIL

PROPOSED TURN LANE WITH TWO-CAR STORAGE

S.H. No. 205



-70.7298 Acres
 -212 Lots
 -All Lots Meet Or Exceed SF-2 Zoning Requirements (10,000sf Minimum)

BOB COATES
 202 GLENN
 ROCKWALL, TEXAS 75087
 PHONE (214) 722-6388

HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 100'	7-4-84	84102

PRELIMINARY PLAT
QUAIL RIDGE ADDITION
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

ENTRANCE DRIVE DETAIL

PROPOSED TURN LANE WITH TWO-CAR STORAGE

S.H. No. 205

TO
Harold Evans
P. O. Box 28355
Dallas, Tx. 75228

FROM
CITY OF ROCKWALL
05 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT
Quail Ridge Addition Comments

DATE
7/27/84

MESSAGE:

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CC: Bob Coats

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

Karen
Karen Martin

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO
Bbb Coats
202 Glenn
Rockwall, Tx. 75087

FROM

CITY OF ROCKWALL
05 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT
Quail Ridge Addition

DATE
8/13/84

MESSAGE:

On August 9, 1984, the Planning and Zoning Commission voted to table your preliminary plat until access to the sewer plant is resolved, the project is divided into two phases, and the entrance to SH-025 is designed and it is determined whether the two lots adjacent to the road are useable. All Staff comments provided earlier also apply. To appear before the Planning and Zoning Commission again on September 13th, please submit 8 copies of the revised plat by August 27th.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

Karen Martin

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Bob Coats
202 Glenn
Rockwall, Tx. 75087

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT: Quail Ridge Addition DATE: 9/17/84

MESSAGE:
- On September 13, 1984, the P&Z approved your preliminary plat subject to:
1) all lots enlarged to minimum 10,000 sq. ft.
2) commercial areas rezoned to SF-10
3) final plat of Phase 2 subject to route study and improvements to Alamo Rd.
4) Lot 1, Block A incorporate park area with alley relocated and large side setback
5) Park area on south side of Coopers Hawk Street removed from plat

Please submit 7 copies of the revised plat by September 24th. you will go before Council on October 1st.

CC: Harold Evans

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

Karen Martin

REPLY

DATE SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO: Bob Coats
202 Glenn
Rockwall, Texas

FROM: CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT: Quail Ridge Addition DATE: 10/3/84

MESSAGE:
- On October 1, 1984, the City Council approved your preliminary plat subject to the Commercial area being rezoned to "SF-10" and the final plat of Phase 2 subject to a route study and improvements to Alamo Road. You still must bring all lots up to 10,000 sq. ft.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

Karen Martin

REPLY

DATE SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP