

City of Rockwall, Texas

Date: 1-28-85

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Hidden Ridge Addition

Name of Subdivider Douglas Morris

Address 302 S. Goliad, P.O. Box 35, Rockwall, Texas 75087 Phone 722-8481

Owner of Record Same as above

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer B.L.S. & Associates, Inc.

Address 304 W. Rusk, P.O. Box 65, Rockwall, Texas 75087 Phone 722-3036

Total Acreage 3.070 Current Zoning S.F. - 10

No. of Lots/Units 8 Signed Bob O. Brown

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: _____
Date: 1/28/85
Receipt: _____

File No. 85-14-PP
Fee: \$49.00

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME Bob Brown DATE 1-28-85
ADDRESS Hidden Ridge

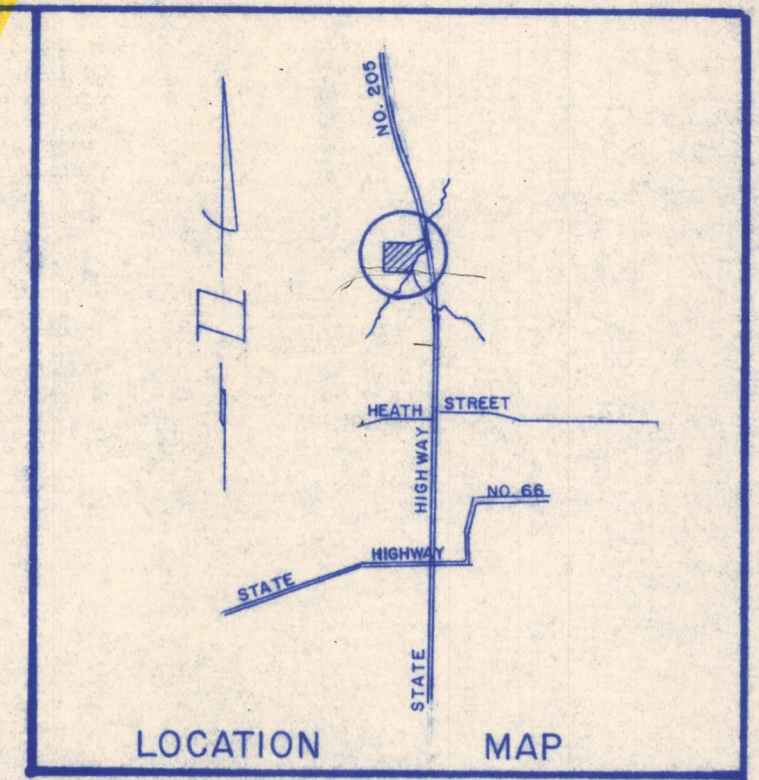
Cash Check Other

GARBAGE	
LAND FILL PERMIT	
GARAGE SALES	
SOLICITORS PERMIT	
RENT	
MISCELLANEOUS WATER SALES	
<u>PLAT</u>	<u>4900</u>
	<u>4900</u>

Received By A Hamilton

3109

FORM G-1



PRELIMINARY PLAT

HIDDEN RIDGE ADDITION

CITY OF ROCKWALL

J.H.B. JONES SURVEY - ABSTRACT NO. 124
 S.S. McCURRY SURVEY - ABSTRACT NO. 146

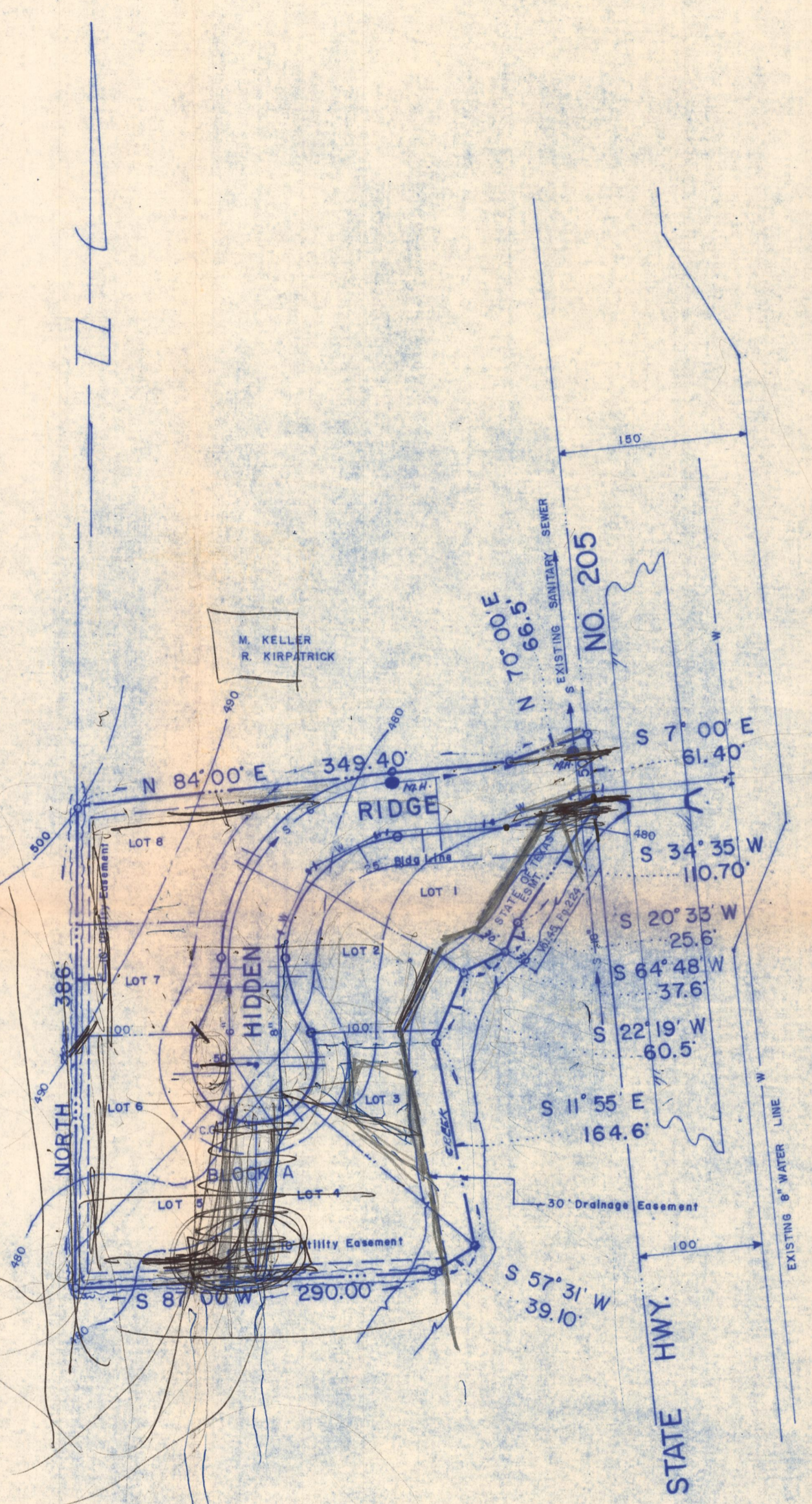
ROCKWALL COUNTY, TEXAS

DOUGLAS MORRIS OWNER & DEVELOPER
 302 S. GOLIAD, P.O. BOX 35 ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
 304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087
 SCALE = 1" = 100' JANUARY 25, 1985

TOTAL-3.070 AC. - 8 LOTS

(PRELIMINARY PLAT - FOR REVIEW PURPOSES ONLY)



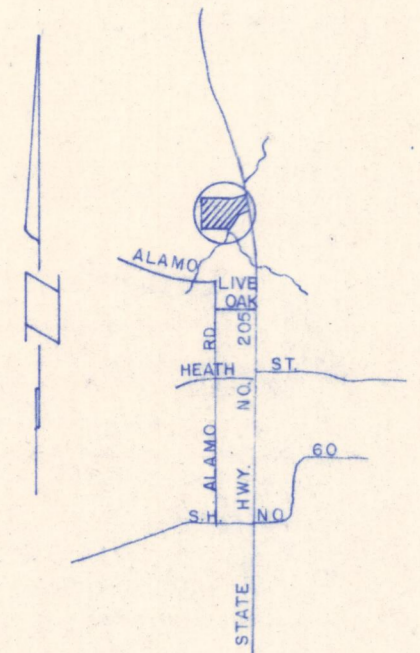
CRP '81

D.P.R. & LUEUKE

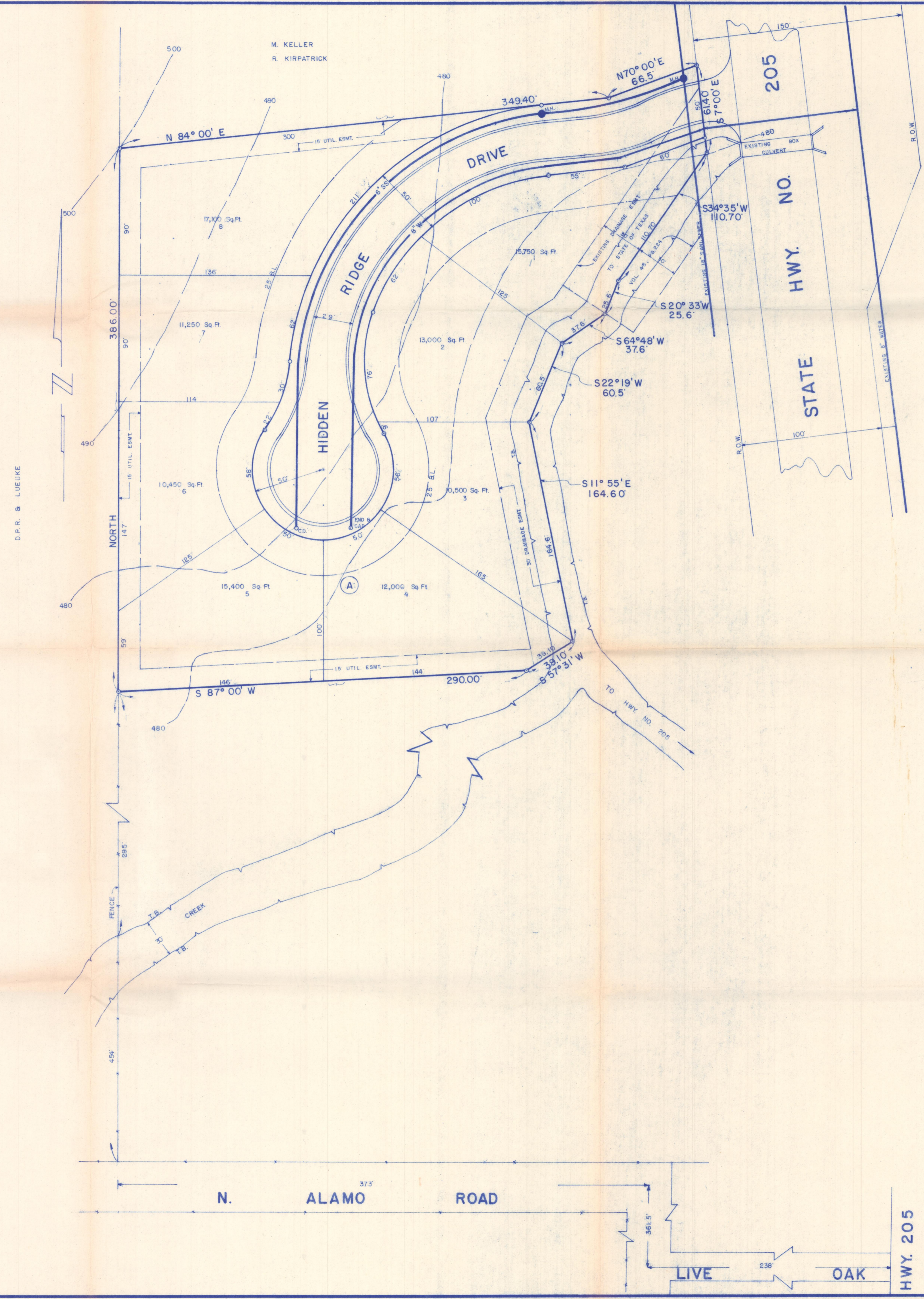
85-14-PP

PROJECT TITLE Preliminary Plat J.H.B. Jones Survey, Abst. #124 S.S. McCurry Survey, Abst. #146 Rockwall County, Texas		PROJECT NO. 85017
PROJECT 3.070 Ac. more or less		SCALE 1"=100' DATE 1-25-85
DRAWN BY M.B. CHECKED BY NOTES B.B.		DRAWING NO.
B.L.S. & ASSOCIATES, INC. 304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522		
		OF _____ SHTS

50



LOCATION MAP



Did approved

PRELIMINARY PLAT

HIDDEN RIDGE ADDITION

CITY OF ROCKWALL

J.H.B. JONES SURVEY - ABSTRACT NO. 124

S.S. McCURRY SURVEY - ABSTRACT NO. 146

ROCKWALL COUNTY, TEXAS

DOUGLAS MORRIS OWNER & DEVELOPER

302 S. GOLIAD, P.O. BOX 35 ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS

304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087

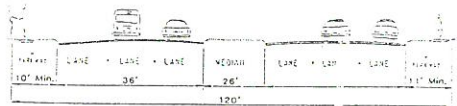
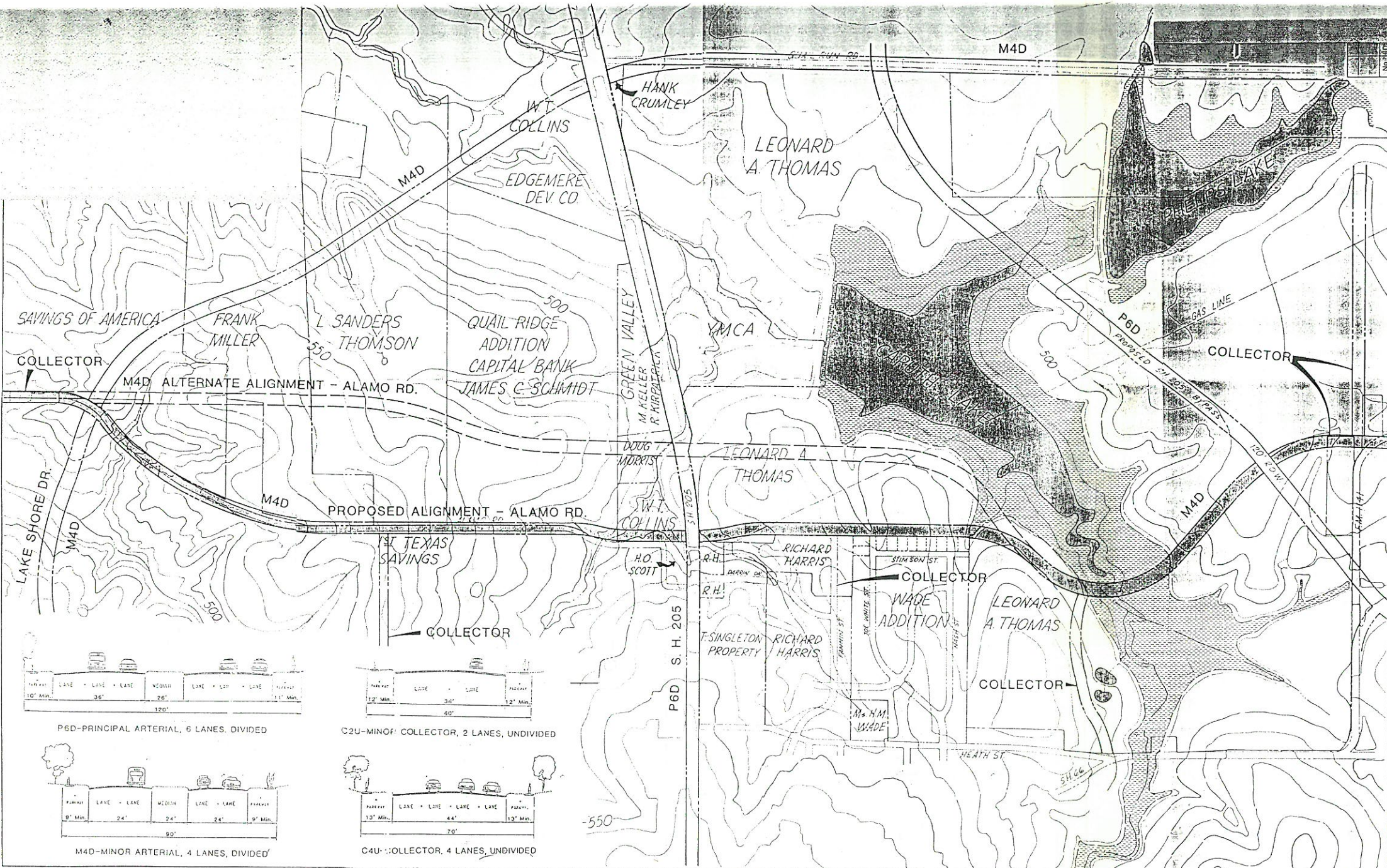
SCALE - 1" = 40' FEBRUARY 20, 1985

TOTAL-3.070 AC. - 8 LOTS

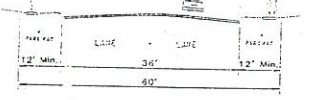
(PRELIMINARY PLAT - FOR REVIEW PURPOSES ONLY)

BRUNING 40-21 14837

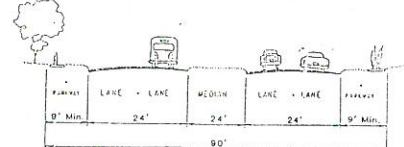
SHEET TITLE	PROJECT NO.
PROJECT	8 5017
	SCALE
	1" = 40'
	DATE
	2-20-85
	DRAWN BY
	B.S.
	CHECKED BY
	DRAWING NO.
B.L.S. & ASSOCIATES, INC.	
304 W. Rusk P. O. Box 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522	
	OF _____ SHTS



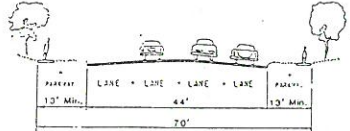
P6D-PRINCIPAL ARTERIAL, 6 LANES, DIVIDED



C2U-MINOR COLLECTOR, 2 LANES, UNDIVIDED



M4D-MINOR ARTERIAL, 4 LANES, DIVIDED



C4U-COLLECTOR, 4 LANES, UNDIVIDED



PROPOSED ROUTE ALIGNMENT
ALAMO RD. (M4D) - CITY OF ROCKWALL, TEXAS

Scale: 1" = 400' Date: 4/18/05
 Designed by: RPL
 Drawn by: TK
 Checked by: RG
 Approved by: RG
 Project No.: 08510.1403

SHEET
OF



CITY OF ROCKWALL
"THE NEW HORIZON"

February 1, 1985

Doug Morris
P.O. Box 35
Rockwall, Texas 75087

Subject: Hidden Ridge Plat

Staff comments: (P&Z work session is delayed to Feb.5)

1. Need location tied down in relation to Alamo Rd.
2. Install storm sewer so street can intersect SH-205 at 90° angle
3. Lots 4-8 need alley
4. Utility easement should be 15ft. wide
5. Need flood study - Lot elevation in relation to 100 yr. flood plain
6. Extend street to south end of property for future extension to Alamo

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin
Administrative Assistant

cc: Bob Brown

KM/sle



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

CIVIL / TRANSPORTATION ENGINEERS • PLANNERS • SURVEYORS

February 28, 1985

Ms Julie Couch
City of Rockwall
205 West Rusk
Rockwall, TX 75087

**ENGINEERING SERVICES AGREEMENT
ALAMO DRIVE ROUTE STUDY**

In accordance with our discussions, February 22, 1985, PAWA-Winkelmann & Associates, Inc. is pleased to submit our estimate for preliminary engineering services relative to the above study in Rockwall, Texas.

This study will include: (1) existing zoning overview, (2) potential development areas (planned/proposed) in the vicinity of the proposed roadway, (3) drainage structure considerations, (4) two alternative alignments from North Lake Shore Drive to a proposed collector south of Caruth Lake, and (5) a recommended route alignment for the minor four-lane arterial.

We propose to furnish the services outlined above on an hourly reimbursable fee basis, within an estimated budget of \$4,500.

To authorize our work, please return one signed copy of this letter or some other form of written authorization. Thank you, again, for the opportunity to be of service to the City of Rockwall.

Sincerely,

PAWA-Winkelmann & Associates, Inc.

Rick Grochoske, P.E.

ACCEPTED BY:

City of Rockwall

Date

dah



TO City of Rockwall 205 West Rusk Street Rockwall, Texas 75087 - 3628		DATE April 8, 1985
ATTENTION Julie Couch		CLIENT City of Rockwall
RE Alamo Rd. Route Study		PROJECT Alamo Rd. Route Study
WE ARE SENDING YOU:		PROJECT NUMBER
<input type="checkbox"/> ORIGINAL DRAWINGS	THESE ARE TRANSMITTED:	ROUTING
<input type="checkbox"/> PRINTS	<input checked="" type="checkbox"/> AS REQUESTED	
<input type="checkbox"/> SPECIFICATIONS	<input checked="" type="checkbox"/> FOR YOUR USE	
<input checked="" type="checkbox"/> REPORTS	<input type="checkbox"/> FOR REVIEW AND COMMENT	

NUMBER	DESCRIPTION
2	Technical Memorandum - Alamo Rd. Route Study ; City of Rockwall, Texas
1	Flood Insurance Rate Map

REMARKS

If you have any questions, please call.

DISTRIBUTION	PREPARED BY Richard R. Larkin
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TECHNICAL MEMORANDUM

TO: Mrs. Julie Couch
Assistant City Administrator
City of Rockwall, Texas

FROM: Mr. Richard R. Larkins, P.E.
PAWA-Winkelmann & Associates, Inc.

SUBJECT: Alamo Road Route Study
City of Rockwall, Texas

DATE: April 8, 1985

We are pleased to submit to you the findings of our traffic analysis for the proposed alignment of Alamo Road from Lake Shore Drive to FM 1141. This memorandum investigates the merit of two alternative route alignments based upon their service to proposed land developments and roadway geometrics.

THOROUGHFARE DEVELOPMENT PLAN

Alamo Road is presently a two lane asphaltic concrete east-west arterial with 50 feet of right-of-way in the northeast portion of Rockwall. The thoroughfare is slightly over one mile in length beginning in "The Shores" subdivision and ending at S.H. 205. The roadway is presently closed to traffic just west to S.H. 205 due to underground springs.

The thoroughfare plan adopted by the City of Rockwall in 1984 lists Alamo Road as a four lane divided minor arterial with 90 feet of right-of-way. When constructed, Alamo Road will connect the northwest portion of Rockwall with the proposed S.H. 205 By-pass. This connection will allow traffic to by-pass the congested downtown area as they travel to I.H. 30.

ROUTE SELECTION

The existing and future land use along Alamo Road is predicated upon the zoning districts established by the City of Rockwall. In the vicinity of "The Shores" subdivision, just east of Lake Ray Hubbard, planned development districts (PD-3 and PD-11) are established. Between Lake Shore Drive and S.H. 205 single family dwelling districts (SF-10) have been established. East of S.H. 205 a planned development district (PD-5) has been established in the vicinity of Caruth and Phelps Lakes bound by a single family dwelling district (SF-7) to the south.

The southern route alignment for Alamo Road is shown in the attached figure. This alignment basically follows the existing Alamo roadway alignment. Some of the advantages of this alignment are as follows:

1. Additional right-of-way acquisition (40 feet) can be shared by property owners on both sides of the existing Alamo Road west of S.H. 205.
2. Utilization of the existing roadway alignment should require less earthwork due to use of existing grades.
3. A larger number of properties would be provided access to Alamo Road.

Some of the disadvantages of this alignment are as follows:

1. The majority of the 90 feet of right-of-way would fall on the southern portion of the W.T. Collins tract. This right-of-way acquisition in conjunction with the drainage channel easements may make this property difficult to develop.
2. The alignment creates a small triangular tract (approximately 90' x 400' x 450') on the southwest corner of the Leonard A. Thomas tract east of S.H. 205. Due to the size of the tract created it is unlikely that it could be used for anything but open space. It is possible however, that an addition lot could be created within Harris Heights, thus providing the opportunity to sell the tract to Mr. Richard Harris.

The northern route alignment analyzed lies approximately 600 feet north of the existing Alamo Road alignment. Some of the advantages of this alignment are as follows:

1. Provides a straighter alignment.
2. Roadway could be constructed within the Caruth Lake flood plain thus providing a more scenic route.
3. Alignment would allow loading of traffic on both sides of the roadway for individual properties.

Some of the disadvantages of this alignment are as follows:

1. The alignment would require 90 feet of right-of-way acquisition from individual property owners on the west side of S.H. 205.
2. The roadway would not serve as many developments.
3. The alignment would split the Doug Morris tract requiring the elimination of two or three residential tracts. This loss of area may make the cost to develop this property prohibitive.

RECOMMENDATIONS

Based on the above analysis, PAWA-Winkelmann & Associates, Inc. recommends the adoption of the southern route as the alignment of Alamo Road. The southern route appears to provide the greatest amount of benefit due to its' proximity to several undeveloped tracts. The southern route also matches the alignment of several concept plans developed for residential communities west of S.H. 205. Prior to commencement of roadway construction a detailed soils and drainage analysis should be performed to insure correction of the drainage problems related to the underground springs west of S.H. 205.

TO
Doug Morris
P. O. Box 35
Rockwall, Tx. 75087

FROM
CITY OF ROCKWALL
05 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 • Dallas 226-7885

SUBJECT
Hidden Ridge

DATE
2/15/85

MESSAGE:
On February 14, 1985, the Planning and Zoning Commission tabled your preliminary plat until you can present a drawing to the Staff showing the relationship of your property to the proposed realignment of Alamo Road. If we receive this map by February 25th, the Planning and Zoning Commission can reconsider your plat on March 14th.

CC: Bob Brown

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

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: ■
■ Doug Morris
■ P. O. Box 35
■ Rockwall, Tx. 75087

■ April 16, 1985
■

Re: Hidden Ridge Preliminary Plat

>
On April 11, 1985, the Planning and Zoning Commission recommended approval of your preliminary plat subject to a flood study and engineering approval. Your plat will be considered by the City Council on May 6, 1985. Please submit three additional copies of the plat drawing by April 26th.

CC: Bob Brown

Karen Martin
Karen Martin

DUPLICATE

TO

FROM

Doug Morris

P.O. Box 35

Rockwall, Tx. 75088

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 • Dallas 226-7885

SUBJECT

Hidden Ridge

DATE

5-9-85

MESSAGE:

On May 6, 1985, the City Council approved your preliminary plat subject to the staff reviewing possible dedication of one-half of an alley and restricting all lots to side or rear entry garages.

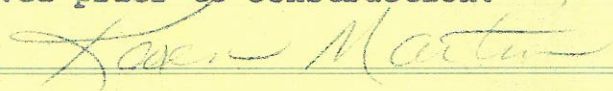
A final plat with engineering must be approved prior to construction.

cc: Bob Brown

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



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