

City of Rockwall, Texas

Date: MAR 11, 1986

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision HARBOR LANDING

Name of Subdivider ROCKWALL SOUTH JOINT VENTURE

Address Box 1234, GREENVILLE TX. Phone 455-3082

Owner of Record SAMS

Address SAMS Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS CONSULT. ENGR.

Address 2331 GUS THOMASSON DALLAS Phone 328-8133

Total Acreage 9.7

Current Zoning SF.10 + S.F.7

No. of Lots/Units 38

Signed [Signature]
Rockwall South JV Venture

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

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

- 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

9.7
✓
✓

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: J. Garrett File No. _____
Date: 3-11-86 Fee: _____
Receipt: _____

HARBOR LANDING - AREA REQUIREMENTS

Product: (S.F.-7) Single Family Residential District
Minimum 7,000 Square Foot Lot Size

1. Minimum lot size - 7,000 square feet
2. Maximum number of detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,000 square feet
4. Minimum lot frontage on public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum depth of side setback -
 - a) Internal lot - 6 feet
 - b) Side yard abutting street - 15 feet
9. Minimum distance between buildings on same parcel of land - 10 feet
10. Minimum length of driveway pavement from right-of-way for rear or side yards - 20 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Minimum number of off street parking spaces - 2 each

HARBOR LANDING - AREA REQUIREMENTS

Product: (S.F.-10) Single Family Residential District
Minimum 10,000 Square Foot Lot Size

1. Minimum lot size - 10,000 square feet
2. Maximum number of detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a) Internal lot - 6 feet
 - b) Side yard abutting street - 15 feet
9. Minimum distance between separate buildings on same parcel of land - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear or side yards - 20 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structure - 30 feet
13. Minimum number of off street parking spaces - 2 each

PLAT REVIEW

Preliminary Plat
 Final Plat

Name of Proposed Subdivision Harbor Landing Revised Phase I
Location of Proposed Subdivision Chandlers Landing
Name of Subdivider Rockwall South Joint Venture
Date Submitted March 11, 1986 Date of Review 3-25-86
Total Acreage 9.7 Number of Lots 38

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different <u>1" = 60'</u>)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use? Single Family
2. What is the proposed density? conforms to zoning as approved.
3. What is existing zoning? PD need to verify zoning line location
4. Is the plan zoned properly?
5. Does the use conform to the Land Use Plan?
6. Is this project subject to the provisions of the Concept Plan Ordinance?
7. Has a Concept Plan been provided and approved?
8. Does the plan conform to the Master Park Plan?

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|--|--|--------------------------|--------------------------|
| g. Do proposed streets and alleys align with adjacent right-of-way? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Do the streets and alleys conform to City regulations and specifications? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Comments | Proposing to continue private streets. | | |

2. Utilities

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| a. Does the Plan conform to the Master Utility Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Are all lines sized adequately to handle development? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1. Water | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Sewer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Is additional line size needed to handle future development? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1. Water | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Sewer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Are all necessary easements provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Do all easements have adequate access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Are any offsite easements required? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Have all appropriate agencies reviewed and approved plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 1. Electric | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Gas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Telephone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Does the drainage conform to City regulations and specifications? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Do the water and sewer plans conform to City regulations and specifications? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Yes No N/A

k. Comments:

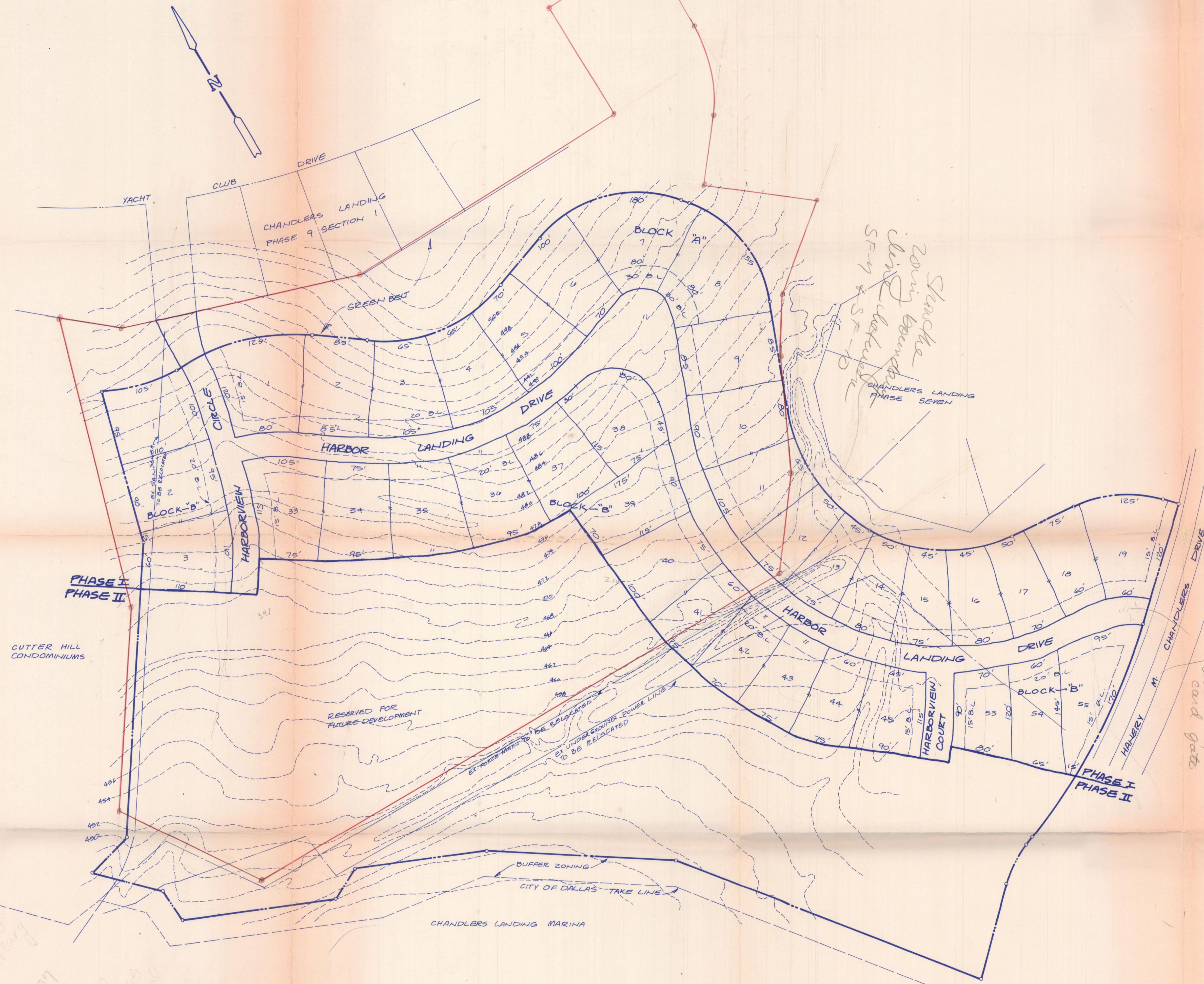
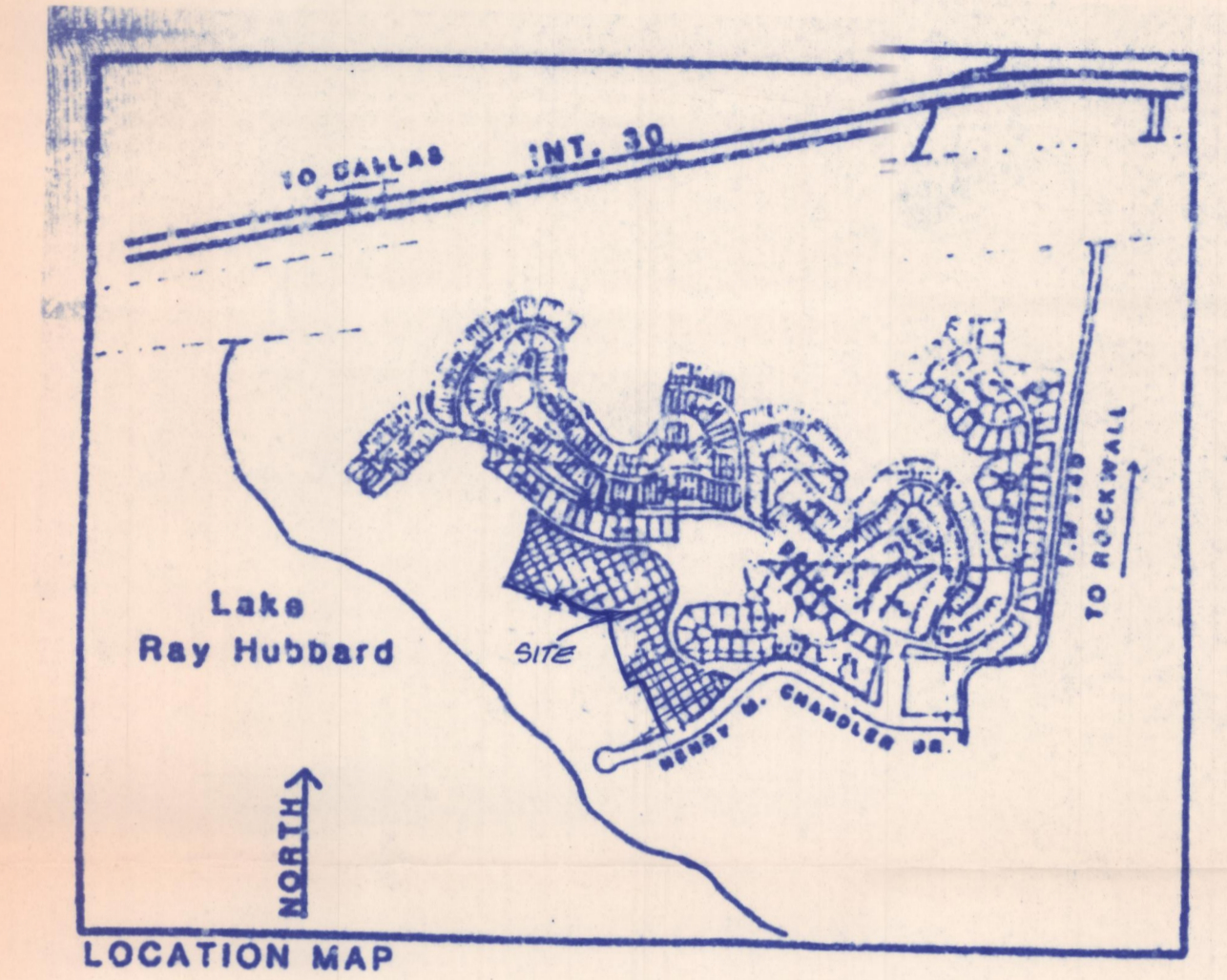
General Requirements

1. Has the City Engineer reviewed and approved the plan?
2. Does the final plat conform to the City's Flood Plain Regulations?
3. Does the final plat conform to the preliminary plat as approved?
4. Staff Comments:

_____	_____ ✓	_____
_____	_____	_____
_____	_____	_____ ✓

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Terri</u>	<u>3-25-86</u>	<u>45min.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



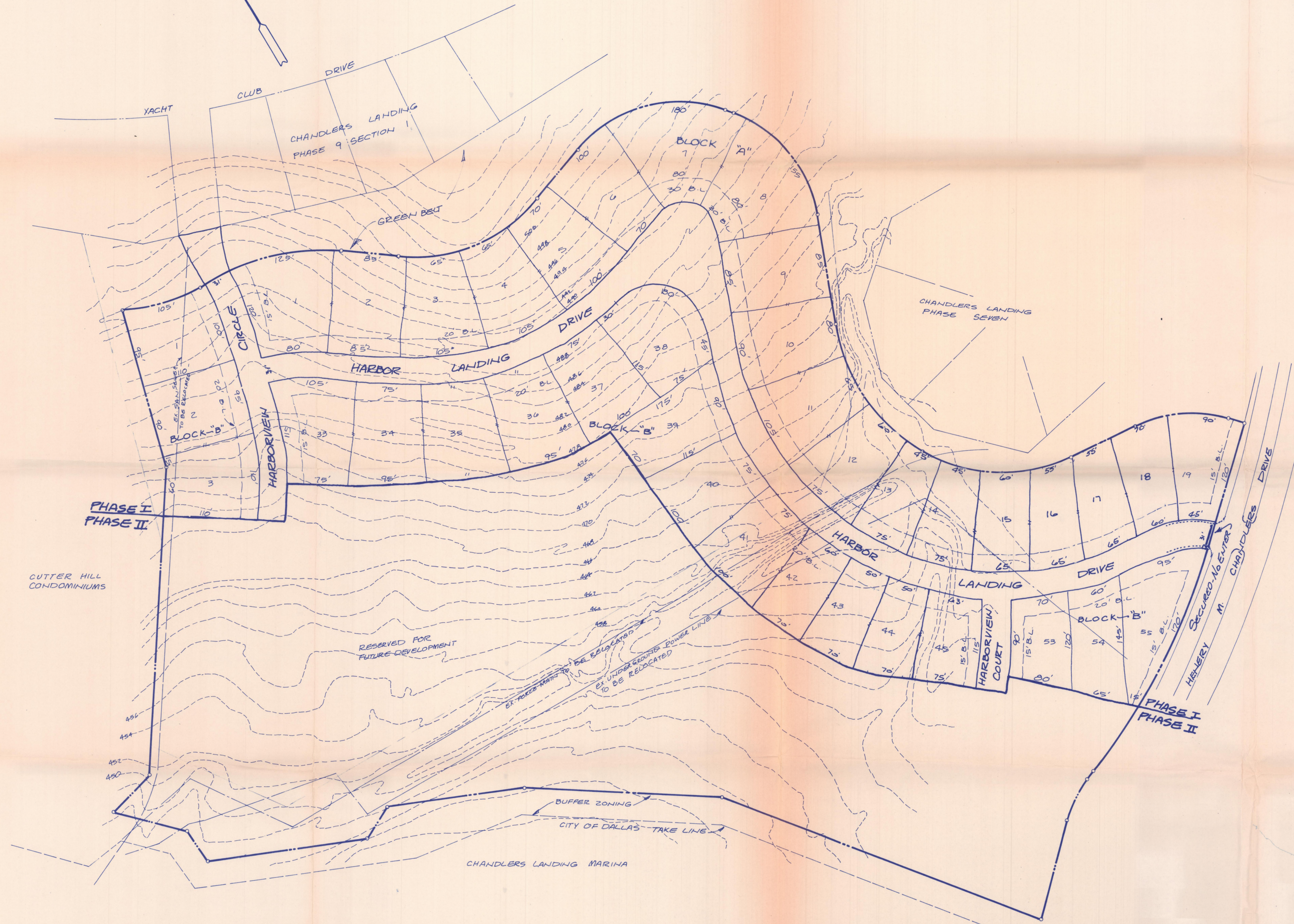
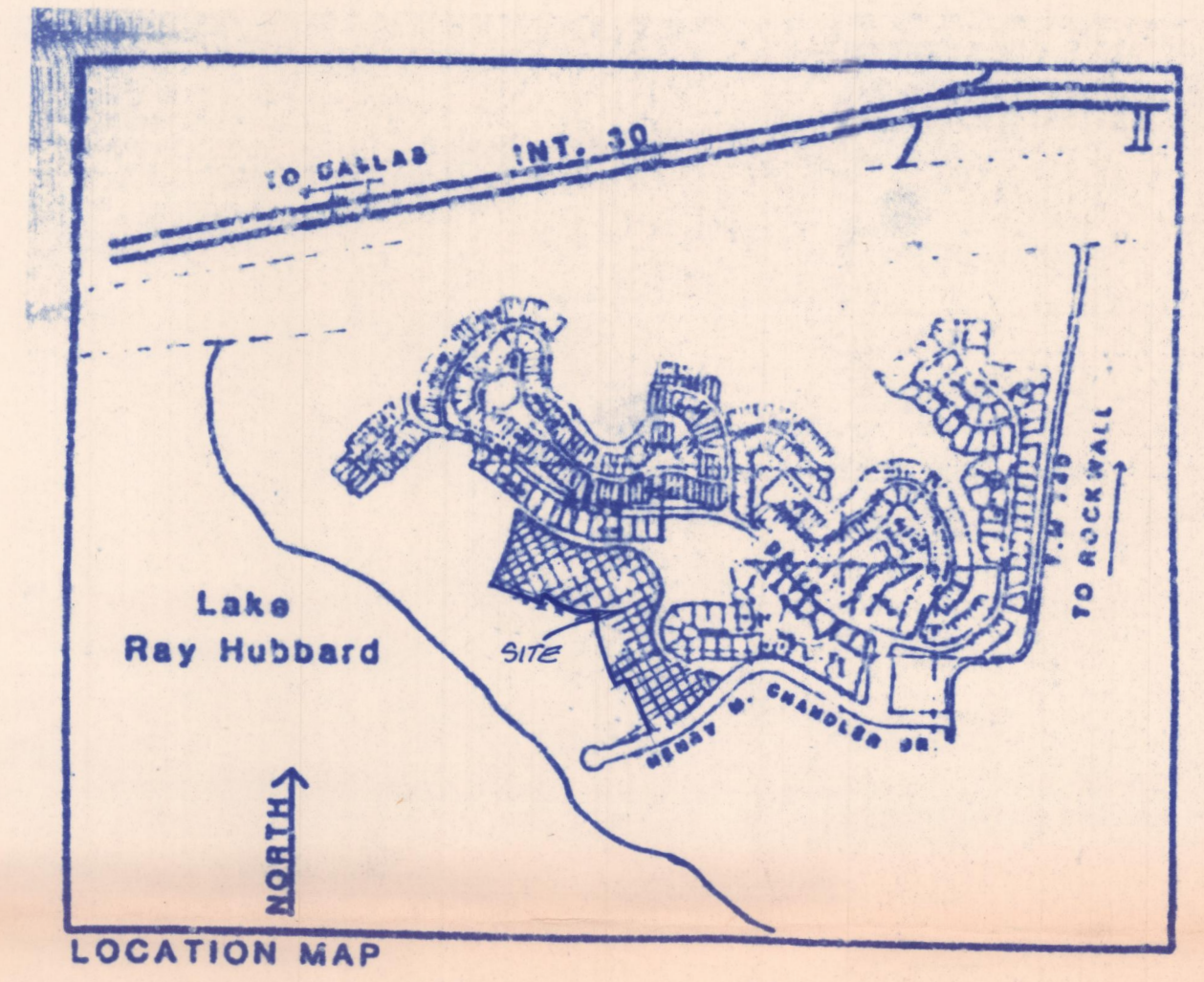
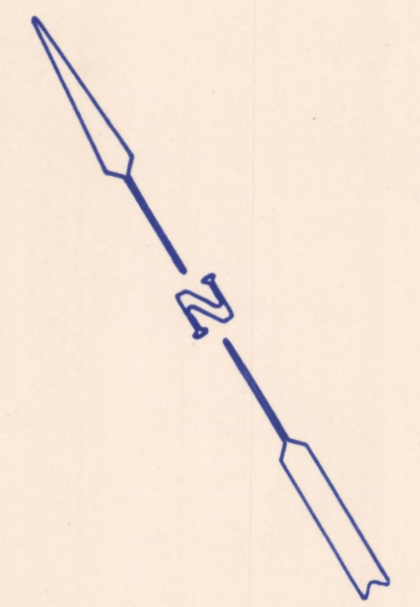
*Shackle
Zoning boundary
line located
SF-7 & SF-10*

*unchanged
areas w/
and gate*

PHASE I
 LOT 1 TO LOT 11 BLOCK "A" SF-10
 LOT 1 TO LOT 3 BLOCK "B" SF-10
 LOT 33 TO LOT 40 BLOCK "B" SF-10
 LOT 12 TO LOT 19 BLOCK "A" SF-7
 LOT 41 TO LOT 48 BLOCK "B" SF-7
 LOT 53 TO LOT 55 BLOCK "B" SF-7
 TOTAL SF-10 AREA 6.2 AC = 22 LOTS
 TOTAL SF-7 AREA 3.5 AC = 16 LOTS
 TOTAL AREA PHASE I = 9.7 ACRES

*Shackles
Marked on map
2/2/86
847-9907
151-0160
Play beyond
Harbor Landing
City of Rockwall
9/1/86*

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			REVISED PRELIMINARY PLAT HARBOR LANDING CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
SCALE	DATE	JOB NO.	ROCKWALL SOUTH JOINT VENTURE OWNER P.O. BOX 1234 GREENVILLE, TEXAS PH. 455-3082		
1" = 60'	3-10-86	84186			



PHASE I
 LOT 1 TO LOT 12 BLOCK "A" SF-10
 LOT 1 TO LOT 3 BLOCK "B" SF-10
 LOT 33 TO LOT 41 BLOCK "B" SF-10
 LOT 13 TO LOT 19 BLOCK "A" SF-7
 LOT 41 TO LOT 45 BLOCK "B" SF-7
 LOT 53 TO LOT 55 BLOCK "B" SF-7
 TOTAL SF-10 AREA 6.6 AC = 24 LOTS
 TOTAL SF-7 AREA 3.2 AC = 14 LOTS
 TOTAL AREA PHASE I = 9.7 ACRES

2nd Submission

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			REVISED PRELIMINARY PLAT HARBOR LANDING CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ROCKWALL SOUTH JOINT VENTURE OWNER P.O. BOX 1234 GREENVILLE, TEXAS PH. 455-3082		
SCALE	DATE	JOB NO.			
1" = 60'	3-10-86	84186			

REV. 4-9-86: LOT 1, 2, 41, 75, 81, 82

Harold L. Evans

Consulting Engineer

2331 Gus Thomasson Road — P.O. Box 28355 — Dallas, Texas 75228 — 214-328-8133

February 28, 1986

City of Rockwall
205 West Rusk St.
Rockwall, Texas 75087

Attention: Julie Couch

Dear Julie:

I have contacted Mr. Peters with Rockwall South Joint Venture concerning the review of Harbor Landing at the next scheduled time.

We have been instructed to pull all phases from P & Z and City Council consideration until further notice.

Please acknowledge receipt of this notice in order that I may send Rockwall South Joint Venture a copy.

Sincerely,



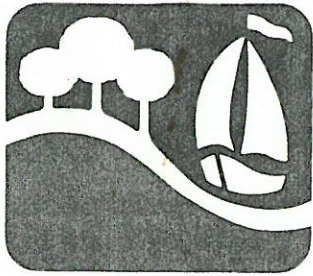
Van R. Hall

dp

Acknowledged: City of Rockwall

By: J. Garrett

Date: 2/28/86



CITY OF ROCKWALL
"THE NEW HORIZON"

May 28, 1986

Mr. Jim Peters
Rockwall South Joint Venture
Box 1234
Greenville, Texas 75401

Dear Mr. Peters:

On May 5, 1986, the Rockwall City Council voted to approve your request for a revised preliminary plat/development plan on Harbor Landing, Phase I located in Chandlers Landing, with the following stipulations:

1. That a treadle controlled exit only be provided on Henry M. Chandler Drive;
2. That Harbor View Court be changed to Marina Court;
3. That all lots totally or partially designated as "SF-10" be developed in accordance with the "SF-10" zoning classification requirements.

If you should have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett
Administrative Aide

CC: Bldg. Insp.
JJ/mmp