

APPLICATION AND  
FINAL PLAT CHECKLIST

DATE: April 14, 1987

Name of Proposed Development Harbor Landing Phase Two

Name of Developer Jerry W. Biesel

Address 970 North Tower Dallas, Tex. 75228 Phone 357-5674

Owner of Record Same

Address \_\_\_\_\_ Phone \_\_\_\_\_

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

Address 2331 Gus Thomas Blvd #102 Dallas, Texas 75228 Phone 328-8133

Total Acreage 8.0454 Current Zoning S.F. 10 & S.F. 7

Number of Lots/Units 32 Signed Danny E. Osteen

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
_____	_____	2. Location of the development by City, County and State
_____	_____	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
_____	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
_____	_____	6. Approved name and right-of-way width of each street, both within and adjacent to the development
_____	_____	7. Locations, dimensions and purposes of any easements or other rights-of-way
_____	_____	8. Identification of each lot or site and block by letter and building lines or residential lots
_____	_____	9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
_____	_____	10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
_____	_____	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
_____	_____	12. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades
_____	_____	13. Instrument of dedication or adoption signed by the owner or owners
_____	_____	14. Space for signatures attesting approval of the plat
_____	_____	15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
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_____	_____
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16. Compliance with all special requirements developed in preliminary plat review

_____	_____
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17. Waiver of drainage liability by the City due to development's design

_____	_____
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18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

PLAT REVIEW

\_\_\_\_\_ Preliminary Plat

✓ Final Plat

Name of Proposed Subdivision Harbor Landing Phase II

Location of Proposed Subdivision Chandler's Landing

Name of Subdivider Gary Biesel

Date Submitted 4/14/87 Date of Review 5/8/87

Total Acreage 8.0456 Number of Lots 32

Review Checklist

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

Planning and Zoning

1. What is the proposed land use? SF-7- SF-10
2. What is the proposed density? 3.98
3. What is existing zoning? PD
4. Is the plan zoned properly? ✓
5. Is this project subject to the provisions of the Concept Plan Ordinance? ✓
6. Has a Concept Plan been provided and approved? ✓

Yes      No      N/A

7. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?

- a. Lot size - *need clot calculation*
- b. Building line
- c. Parking
- d. Buffering
- e. Site plan
- f. Other ? *don't know about buidly height*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. 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"/>
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9. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

*the buidly lines need to be more consistent*

10. Comments:

*need to verify the applicability of the 12' and 30' rule on these lots*

Engineering

1. Streets and Traffic

- a. Does the plan conform to the Master Thoroughfare Plan?
- b. Is adequate right-of-way provided for any major thoroughfares or collectors?
- c. Is the proper right-of-way provided for all streets and alleys?
- d. Is any additional right-of-way required?
- e. Is there adequate road access to the proposed project?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Yes      No      N/A

- f. Do proposed streets and alleys align with adjacent right-of-way?   ✓        \_\_\_\_\_      \_\_\_\_\_
- g. Do the streets and alleys conform to City regulations and specifications?   ✓        \_\_\_\_\_      \_\_\_\_\_
- h. Comments:  
*these are private streets*

2. Utilities

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

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:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<u>Staff</u>	<u>Date</u>	<u>Time</u>
<u>Staffin</u>		
<u>Queen Conde</u>	<u>5-11</u>	<u>1/2 hr.</u>
<u>Dub Douphrate</u>		





**City of Rockwall  
Planning and Zoning Applicant Receipt**

Date 4/14/87  
Applicant Henry Bussell Phone 257-5176  
Address 410 North Tower  
Development Harbor Landing Phase II

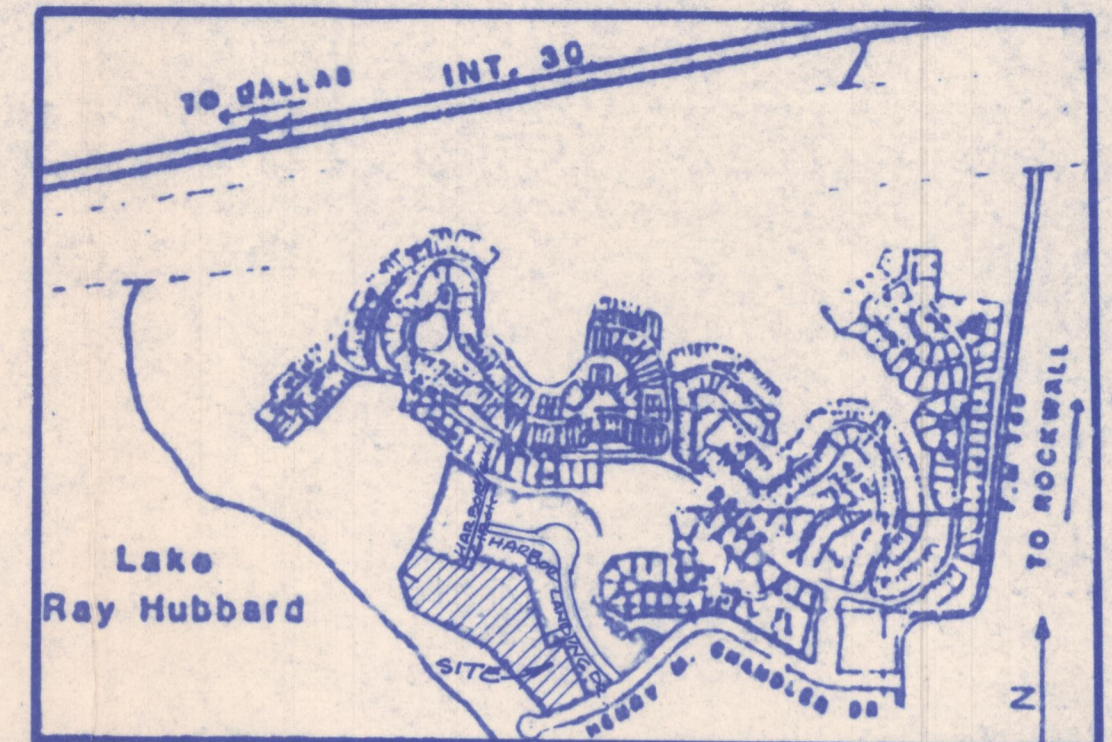
The following items have been received on this date by the City of Rockwall Administrative Office:

- Site Plan Application
- Prel. Plat Application
- Final Plat Application
- Zone Change Application
- Sign Board Application
- Board of Adj. Application
- Front Yard Fence Application
- CUP Application
- ( ) sets/site plans - Submission # \_\_\_\_\_
- ( ) sets/prel. plats - Submission # 1
- ( 10 ) sets/final plats - Submission # \_\_\_\_\_
- ( ) sets/executed final plats/mylars
- ( 3 ) sets/engineer drawings - Submission # \_\_\_\_\_
- Filing fee \$ \_\_\_\_\_
- Other \_\_\_\_\_

With this application, you are scheduled to appear before the

on May 14, 1987, \_\_\_\_\_  
at 2:00 P.M. at City Hall, 205 W. Rusk, Rockwall,  
Texas.

Received By: Mary Nichols



LOCATION MAP

Flood Plain Certification

This is to certify that no portion of the subject property lies within a 100-year floodway or in an identified "Flood Prone Area" as defined by the National Flood Insurance Program, U. S. Dept. of Housing and Urban Development, Federal Insurance Administration.



POINT OF BEGINNING  
CUTTER HILL PHASE THREE  
N74°47'07" E 14.70'  
N54°39'29" E 54.0'

POINT OF COMMENCING  
N3°55'02" W 42.77'

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S71°38'47"E	243.54	31°03'58"	454.72	246.55	126.39
C2	S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
C3	N38°10'41"E	19.95	6°54'33"	165.50	19.96	9.99
C4	S85°00'53"W	89.93	7°19'03"	782.99	100.00	50.07
C5	S57°04'47"W	54.86	23°11'15"	136.48	55.23	28.00
C6	S44°26'48"E	81.21	156°08'53"	41.50	113.10	198.49
C7	N85°06'14"E	17.61	55°13'57"	19.00	18.32	9.94
C8	S59°43'56"E	206.09	15°05'43"	784.50	206.69	103.94
C9	S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
C10	S30°08'35"E	47.26	16°25'00"	165.50	47.42	23.87
C11	S26°37'21"E	7.72	23°27'27"	19.00	7.78	3.94
C12	N88°28'11"E	80.75	153°16'23"	41.50	111.02	174.69
C13	N26°43'58"E	9.77	29°47'59"	19.00	9.88	5.06
C14	S16°48'20"E	29.30	100°54'56"	19.00	33.46	23.01
C15	S85°31'13"E	50.08	3°31'09"	815.50	50.09	25.05
C16	N68°10'29"E	29.14	100°07'45"	19.00	33.20	22.70
C17	N03°34'58"E	38.39	25°03'16"	88.50	38.70	19.68
C18	S81°20'46"E	65.76	255°11'48"	41.50	184.84	53.89
C19	S53°43'30"W	38.39	25°03'16"	88.50	38.70	19.68
C20	S08°52'04"E	29.14	100°07'45"	19.00	33.20	22.70
C21	S55°33'29"E	95.97	8°44'48"	815.50	96.03	48.07
C22	S37°03'35"E	88.37	30°15'00"	165.50	87.38	44.73
C23	S30°08'35"E	38.41	16°25'00"	134.50	38.54	19.40
C24	S88°21'34"E	29.11	100°00'57"	19.00	33.17	22.65
C25	S59°43'56"E	210.16	15°05'43"	800.00	210.77	106.00
C26	S84°18'47"E	82.81	5°58'02"	800.00	82.85	41.46
C27	S56°45'55"E	127.78	9°09'41"	800.00	127.92	64.10
C28	S37°03'35"E	78.28	30°15'00"	150.00	79.19	40.54
C29	S30°08'35"E	42.83	16°25'00"	150.00	42.98	21.64

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

**HARBOR LANDING PHASE TWO**  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS  
JERRY W. BIESEL OWNER (ph. 357-5676)  
970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201

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OWNERS CERTIFICATE

WHEREAS, Jerry W. Biesel is the owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Frutes Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly Southeast corner of Cutter Hill, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas, said commencing point being on the City of Dallas Take Line for Lake Ray Hubbard and also being North 46° 18' 55" West a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6;  
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East a distance of 54 feet to an iron rod for a corner;  
THENCE: North 74° 47' 07" East a distance of 14.70 feet to an iron rod for a corner and the Point of Beginning of this tract;  
THENCE: North 74° 47' 07" East along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 61.24 feet to an iron rod for a corner;  
THENCE: North 33° 38' 08" East continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 294.16 feet to an iron rod for a corner at the Southwest corner of Harbor Landing, Phase One, an addition to the City of Rockwall, recorded in Slide B, Page 362, Plat Records of Rockwall County, Texas;  
THENCE: South 56° 21' 52" East along said addition line a distance of 141.00 feet to an iron rod for a corner;  
THENCE: North 33° 38' 08" East along said addition line a distance of 64.77 feet to an iron rod for a corner;  
THENCE: South 56° 06' 18" East along said addition line a distance of 124.73 feet to an iron rod at the point of curvature of a circular curve to the left;  
THENCE: Around said curve in a Southeasterly direction and along said addition line having a central angle of 31° 03' 58", a radius of 454.72 feet, a tangent of 126.39 feet and an arc distance of 246.55 feet to an iron rod for a corner;  
THENCE: South 11° 07' 13" East along said addition line a distance of 246.13 feet to an iron rod for a corner;  
THENCE: South 25° 07' 51" East along said addition line a distance of 107.73 feet to an iron rod at the point of curvature of a circular curve to the left;  
THENCE: Around said curve in a Southeasterly direction and along said addition line having a central angle of 26° 14' 58", a radius of 450.75 feet, a tangent of 105.10 feet and an arc distance of 206.51 feet to an iron rod at the point of tangency of said curve;  
THENCE: South 48° 22' 02" East along said addition line a distance of 31.00 feet to an iron rod for a corner on a circular curve to the left;  
THENCE: Around said curve in a Northeasterly direction and along said addition line having a central angle of 6° 54' 33", a radius of 165.50 feet, a tangent of 9.99 feet, an arc distance of 19.96 feet and a chord that bears North 38° 10' 41" East a distance of 19.95 feet to an iron rod for a corner;  
THENCE: South 53° 18' 40" East along said addition line a distance of 164.37 feet to an iron rod for a corner on the Northwest right-of-way line of Henry M. Chandler Drive; said point also being on a circular curve to the right;  
THENCE: Around said curve in a Southwesterly direction along said right-of-way line having a central angle of 7° 19' 03", a radius of 782.99 feet, a tangent of 50.07 feet, an arc distance of 100.00 feet, and a chord that bears South 65° 00' 53" West a distance of 99.93 feet to an iron rod at the point of tangency of said curve;  
THENCE: South 68° 40' 25" West a distance of 11.91 feet to an iron rod at the point of curvature of a circular curve to the left;  
THENCE: Around said curve in a Southwesterly direction having a central angle of 23° 11' 15", a radius of 136.48 feet, a tangent of 28.00 feet and an arc distance of 55.23 feet to an iron rod at the point of tangency of said curve;  
THENCE: South 45° 29' 10" West a distance of 120.24 feet to an iron rod for a corner;  
THENCE: North 38° 21' 05" West a distance of 402.14 feet to an iron rod for a corner;  
THENCE: North 56° 39' 37" West a distance of 232.26 feet to an iron rod for a corner;  
THENCE: North 67° 16' 48" West a distance of 162.79 feet to an iron rod for a corner;  
THENCE: South 62° 44' 42" West a distance of 43.88 feet to an iron rod for a corner;  
THENCE: North 67° 27' 32" West a distance of 189.78 feet to an iron rod for a corner;  
THENCE: North 3° 55' 02" West a distance of 42.77 feet to an iron rod for a corner;  
THENCE: North 44° 59' 06" West a distance of 89.31 feet to the Point of Beginning and Containing 350,468 Square Feet or 8.0456 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT Jerry W. Biesel, being owner, does hereby adopt this plat designating the hereinabove described property as Harbor Landing Phase Two, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein reserving such rights to Jerry W. Biesel, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Jerry W. Biesel, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance and efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Jerry W. Biesel, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storms sewers, all according to the specifications of the City of Rockwall;

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storms drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

JERRY W. BIESEL

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Jerry W. Biesel.

Notary Public  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Danny E. Osteen, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Danny E. Osteen, Registered Public Surveyor No. 4169

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Danny E. Osteen.

Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager  
Date \_\_\_\_\_  
APPROVED  
\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of Harbor Landing Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1987.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_  
Mayor, City of Rockwall  
\_\_\_\_\_  
City Secretary, City of Rockwall

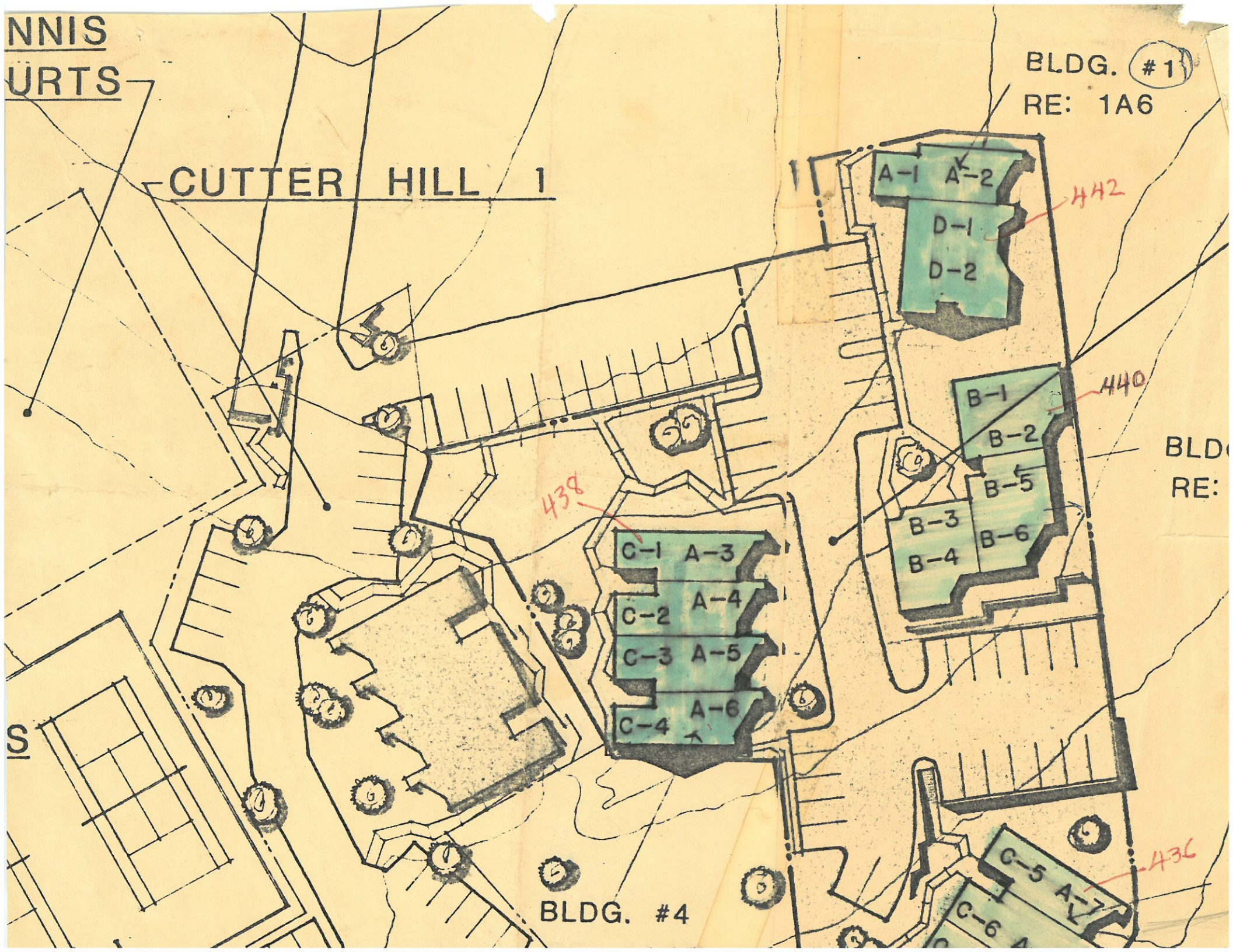
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<b>HAROLD L. EVANS</b> CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>HARBOR LANDING PHASE TWO</b> EDWARD TEAL SURVEY ABSTRACT NO. 207 CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS JERRY W. BIESEL OWNER (ph. 357-5676) 970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201		
SCALE	DATE	JOB NO.			
NONE	4-14-87	8755			

NNIS  
URTS

BLDG. #1  
RE: 1A6

CUTTER HILL 1



BLDG.  
RE:

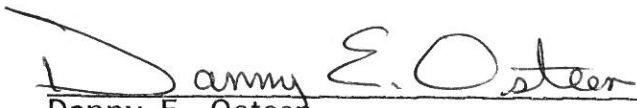
BLDG. #4

CERTIFICATE OF CORRECTION OF ERROR

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING Harbor Landing Phase One, an addition to the City of Rockwall, Rockwall County, Texas, as recorded by Final Plat in Slide B, Page 362 of the Plat Records of Rockwall County, Texas, said plat indicated the following street names; Harborview Circle and Marina Court which is in error, and both streets are hereby corrected to be Harborview Drive. All other dimensions and bearings remain as indicated on the plat.

I hereby certify that this instrument is to correct street names and in no way changes the size and location of the said Harbor Landing Phase One.

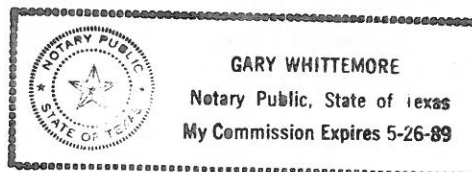
  
\_\_\_\_\_  
Danny E. Osteen,  
Registered Public Surveyor No. 4169

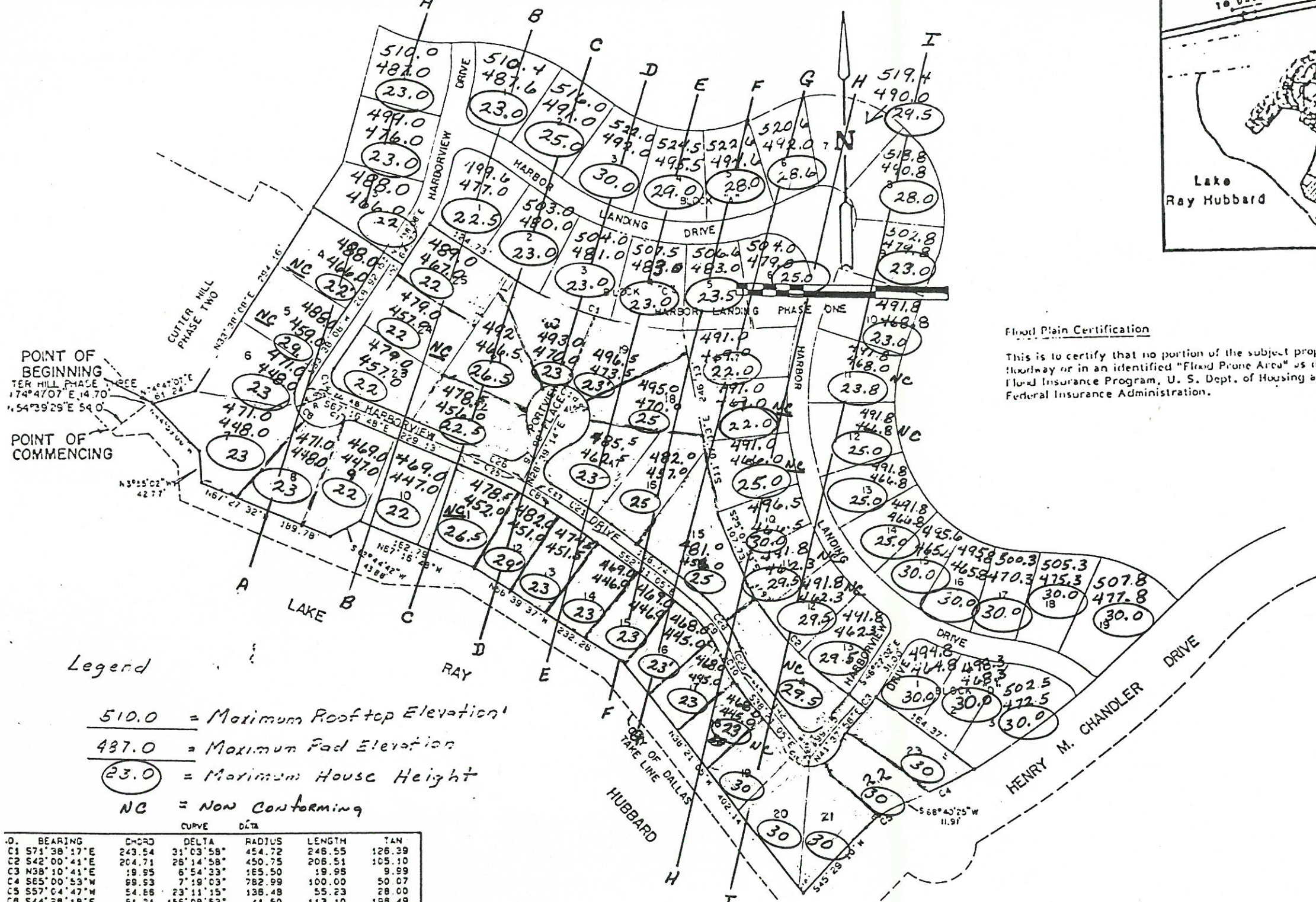
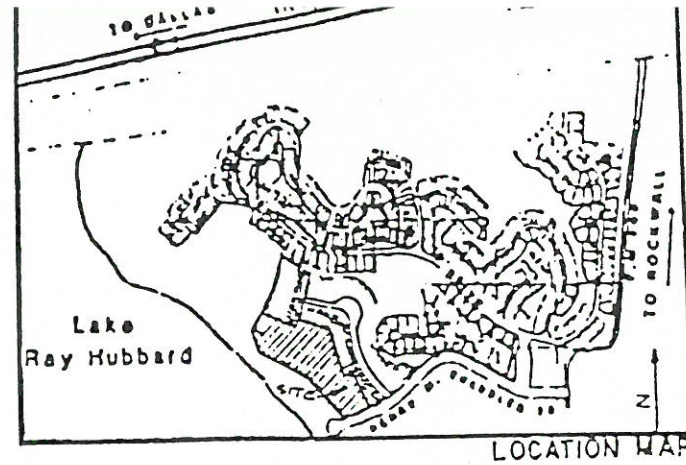


STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 27 day of May, 1987, by Danny E. Osteen.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires 5-26-89





**Flood Plain Certification**

This is to certify that no portion of the subject property lies within a 100 year floodway or in an identified "Flood Prone Area" as defined by the National Flood Insurance Program, U. S. Dept. of Housing and Urban Development, Federal Insurance Administration.

**AREA CALCULATIONS**

LOT NO.	BLOCK	AREA (SQ. FT.)
4	B	10,000
5	B	10,000
6	B	10,013
7	B	15,377
8	B	10,001
9	B	10,000
10	B	10,001
11	B	10,416
12	B	7,168
13	B	7,210
14	B	7,000
15	B	7,000
16	B	7,281
17	B	7,000
18	B	7,000
19	B	7,000
20	B	8,721
21	B	9,379
22	B	7,161
23	B	9,064
14	C	12,151
15	C	16,033
16	C	10,000
17	C	10,000
18	C	10,000
19	C	10,000
20	C	10,000
21	C	10,000
22	C	10,000
23	C	10,142
24	C	10,000
25	C	10,000

**Legend**

- 510.0 = Maximum Rooftop Elevation
- 487.0 = Maximum Pad Elevation
- 23.0 = Maximum House Height
- NC = Non Conforming

NO.	BEARING	CHORD	CURVE DELTA	RADIUS	LENGTH	TAN
01	S71°38'17"E	243.54	31°03'58"	454.72	246.55	126.39
02	S42°00'41"E	204.71	26°14'58"	450.75	206.51	105.10
03	N38°10'41"E	19.95	6°54'33"	165.50	19.95	9.99
04	S65°00'53"W	69.53	7°19'03"	782.99	100.00	50.07
05	S57°04'47"W	54.65	23°11'15"	136.48	55.23	28.00
06	S44°28'18"E	61.21	156°08'53"	41.50	113.10	196.49
07	N85°08'14"E	17.61	65°13'57"	19.00	18.32	9.54
08	S59°43'56"E	206.09	15°05'23"	764.50	206.09	103.54
09	S37°03'35"E	70.19	30°15'00"	134.50	71.01	36.35
10	S30°08'35"E	47.26	16°25'00"	165.50	47.42	23.87
11	S28°37'21"E	7.72	23°27'27"	19.00	7.78	3.54
12	N88°28'11"E	80.75	153°18'23"	41.50	111.02	174.69
13	N28°43'58"E	9.77	29°47'59"	19.00	9.88	5.06
14	S18°49'58"E	29.30	100°54'56"	19.00	33.48	23.05
15	S65°31'13"E	50.08	3°31'09"	615.50	50.09	22.70
16	N88°10'29"E	29.14	100°07'45"	19.00	33.20	22.70
17	N03°34'58"E	38.29	25°03'16"	68.50	38.70	19.68
18	S61°20'46"E	65.78	255°11'48"	41.50	164.84	53.89
19	S53°43'30"W	38.29	25°03'16"	68.50	38.70	19.68
20	S08°52'01"E	29.14	100°07'45"	19.00	33.20	22.70
21	S55°35'29"E	65.67	8°44'48"	615.50	66.03	48.07
22	S37°03'35"E	69.37	30°15'00"	165.50	67.38	44.73
23	S30°08'35"E	38.41	16°25'00"	134.50	38.54	19.40
24	S88°21'34"E	29.13	100°00'57"	19.00	33.17	22.65
25	S59°43'56"E	210.18	15°05'23"	800.00	210.77	108.00
26	S84°18'47"E	82.81	5°58'02"	800.00	82.85	41.48
27	S58°45'55"E	127.78	8°09'41"	800.00	127.82	64.10
28	S37°03'35"E	78.28	30°15'00"	150.00	79.19	40.54
29	S30°08'35"E	42.83	16°25'00"	150.00	42.88	21.64

Revised Jan. 3, 1987  
Revised June 10, 1987

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

**HARBOR LANDING PHASE TWO**  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS  
OWNER (PH 357-5676)  
JERRY W. BIESEL 970 NORTH TOWER 700 NORTH PEARL DALLAS, TEXAS 75201

WAIVER

On April 14, 1987 the undersigned filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned does hereby WAIVE any statutory or other requirement that the Planning and Zoning Commission and City Council consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this 11<sup>TH</sup> day of MAY, 1987.

APPLICANT:

Jerry Biesel

By: Van R. Hall

Title CONSULT. ENGINEER

6/12/47

Harbor handling II has been reviewed and approved based upon minor utility revisions and lift station modifications of which Harold Evans and I both estimate should be \$35,000 for improvement.

MD



928 Signal Ridge  
Rockwall, TX 75087  
May 14, 1987

Planning and Zoning Commission  
City of Rockwall  
Rockwall, TX 75087

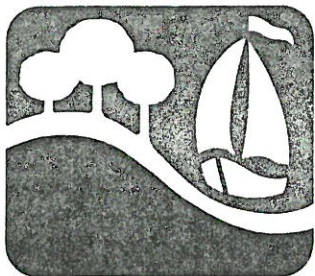
The Board of Directors of Cutter Hill Phase II objects to the approval of Phase II of Harbor Landing Project.

Most Cutter Hill Phase II property owners purchased their homes based on the expectation of the development of 1-A tract according to the original plat of 28 single family house lots filed with Planning and Zoning and shown on all Chandler's Landing development maps. Recently, the 1-A tract being developed as the Harbor Landing Project has been altered without public hearings to expand the number of house lots and cluster lots toward the waterfront away from residents on Yacht Club Drive, who objected by the threat of lawsuits. This has increased the housing density adjacent to Cutter Hill Phase II and will have a negative impact on home values at Cutter Hill Phase II.

Also, the Board specifically objects to designated Lot #7, which is built on a greenbelt area shown on all Chandler's Landing sales maps, including those currently available from their sales office. Building #436 of Cutter Hill Phase II is directly on the property line, as currently staked out, and under present zoning, could allow the owner of Lot #7 to build within 6 feet of the front of this building.

I would appreciate your addressing these concerns at your meeting this evening.

David L. Gardner  
Chairman,  
Cutter Hill Phase II



# CITY OF ROCKWALL

## "THE NEW HORIZON"

June 17, 1987

Mr. Jerry W. Biesel  
970 North Tower  
700 North Pearl  
Dallas, TX 75201

Dear Mr. Biesel,

On June 15, 1987, the Rockwall City Council approved a final plat for Harbor Landing Phase II subject to the following conditions:

1. more consistent building setbacks on the cul de sac
2. developer will pro rate for necessary lift station improvements estimated by the City Engineer at \$35,000

Please provide eleven blue line copies and two mylars of the executed final plat within 100 days of the approval date to this office for filing. Should you miss the file deadline with the County, the plat approval will become void. No building permits will be issued until these plats are filed.

Please contact me, if you have any questions.

Sincerely,

Mary Nichols  
Assistant City Secretary

MN/ss

cc:Harold Evans & Associates

Agenda Notes

P&Z - 6/11/87

IV. C. P&Z 87-30-FP - Discuss and Consider Approval of a Final Plat for Harbor Landing Phase II

We have finally received the information necessary to determine if the proposed subdivision meets the zoning requirements on the property. Technically, the plat meets all of our requirements. They have changed the street names as required. We have also asked them to make the building setbacks on the cul de sac lots more consistent. A copy of the plat is attached.

If you wish to review the building heights, we will be prepared to discuss this Thursday.

MINUTES OF THE PLANNING AND ZONING COMMISSION  
June 11, 1987

Chairman Don Smith called the meeting to order with the following members present: Leigh Plagens, Norm Seligman, Bill Sinclair and Hank Crumbley. The Commission first considered approval of the minutes of May 14th and May 28th. Sinclair pointed out a correction in the May 28th minutes. Seligman made a motion to approve both minutes with the name correction in the minutes of May 28th. Plagens seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered amending, modifying or removing SUP-7, a specific use permit issued for miniwarehouses at SH-205 and Yellowjacket Lane. Assistant City Manager, Julie Couch explained the location of the property, the original approved site plan, and the development since the permit was approved. Bob Harper addressed the Commission and explained that he owned one section of the property and that Lee Mitchell owned the other portion. He stated that the economy had prevented expansion of the miniwarehouses and that the only access was from SH-205. He added that he bought the property three years ago as a result of a foreclosure. Lee Mitchell addressed the Commission and explained that miniwarehouses were the only choice in a landlocked situation. He also stated that a concrete drain had been and was slowly being filled with dirt to allow settlement for eventual development. Smith pointed out that the property would revert to the underlying commercial zoning if the permit were removed and that under the current zoning ordinance there wasn't a mechanism for allowing miniwarehouses in commercial zoning. The Commission discussed the apparent landlock situation, the two sources of access controlled by two separate owners and the necessity for the property to be platted prior to expansion. Seligman made a motion to limit the permit to undeveloped areas, to limit the permit to three years at which time it will be reviewed again by P&Z, and requiring a site plan at the time of development. Crumbley seconded the motion. Seligman clarified that the motion was to review the permit in three years, not automatically remove it. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Scott Bowman for a change in zoning from "C" Commercial to "LI" Light Industrial on a 5.7 acre tract of land located on I-30 west of FM-549 and approval of a site plan. Couch outlined the applicants request, proposed uses and planned improvements on the existing metal building. She added that the drives as proposed were only 127 feet apart and that the applicants were requesting a waiver to the 200 foot separation requirement. She also stated that the applicant proposed a future joint drive on the west side with the adjacent property. The drive as proposed would not, therefore meet the required 10 foot setback. Chuck Hodges, representing the applicant, explained additional

improvements including bricking the front, bricking 1/3 up on sides, adding a canopy and a security fence. Smith confirmed that parking met requirements and requested an earth tone baked enamel be painted over the blue. The Commission discussed permitted uses in light industrial, the joint drive and the non conforming status of the metal building. Seligman made a motion to approve the change in zoning and the site plan waiving the 200 ft. drive separation requirement and waiving the 10 ft. drive setback requirement on the west property line subject to this becoming a future joint drive and requiring an access easement. Sinclair seconded the motion. Seligman restated his motion to include a minimum 127 foot separation between drives. Sinclair seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan/preliminary plat for Hubbard Car Wash located on Washington at SH-66. Couch reviewed the background of the application and the permit under which the car wash was permitted. She outlined improvements made on the site plan at Council's request including a six foot masonry screen, photinias along the rear and additional landscaping. Mike Belt addressed the Commission and explained that the masonry wall would be at least 20 feet off the front property line to allow visibility for traffic exiting the cemetery. He added that insulated vacuums would reduce noise by 90 percent and that the equipment room would be on the opposite side from the cemetery. David Cook, co-applicant, added that the manufacturer of the vacuums had stated that the noise wouldn't carry more than 20 feet. Cook and Belt explained the bricked in trash and vacuum areas, the roof materials, the color of brick and the landscaping which was 10% more than required. The Commission discussed the height of stalls, florescent lighting and the berm in the rear. Seligman made a motion to approve the site plan/preliminary plat as presented with bricked in trash and vacuum areas, insulated vacuums, the masonry screen to begin 20 feet off the front property line and no waiver of escrow requirements. Plagens seconded the motion. The motion was voted on and passed unanimously.

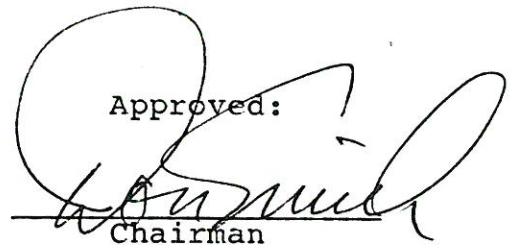
Couch told the Commission that the next item, a site plan within the Bodin Industrial Addition had been withdrawn. The Commission then considered approval of a final plat for Harbor Landing Phase II. Couch stated that all necessary topographical information necessary had been received and that all changes had been made that were required on the preliminary plat. Smith explained that the additional document addressed heights as prescribed by an ordinance governing tract 1A in Chandlers Landing. Couch explained that staff had worked on the graph in conjunction with property owners to establish guidelines for future development. Van Hall, consulting engineer, stated that all requirements and recommendations by Council and P&Z had been met. Sinclair then made a motion to approve the final plat having reviewed the additional data supplied with regard to heights. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then reviewed the proposed scenic overlay district, discussed changes in text and discussed the public hearing scheduled for the Planning and Zoning Commission on June 25th. Couch pointed out Council's recommended changes and Smith asked the staff to make copies of the district available at the hearing.

The Commission then discussed a revision to the Comprehensive Zoning Ordinance as it pertained to accessory buildings in residential areas. Couch explained some suggestions of Council which included tying down the accessory structure to the size of the main structure, putting one maximum size on portable and/or storage buildings and another maximum size on detached garages, placing a maximum size on all accessory buildings with a Conditional Use Permit provision for applicants who propose a structure in excess of the maximum size. The Commission discussed these options and also the possibility of limiting materials in accessory structures to the same percentage of materials in the main structure. Couch pointed out that with such a requirement greenhouses and certain other buildings wouldn't be allowed at all.


As there was no further business to come before the Commission, the meeting was adjourned.

Approved:



Chairman

Attest:



Secretary

## MINUTES OF THE ROCKWALL CITY COUNCIL

June 15, 1987

Mayor Frank Miller called the meeting to order with the following members present: Nell Welborn, Jean Holt, John Bullock, Bill Fox, Pat Luby, and Ken Jones.

The Council first considered approval of the Consent Agenda which consisted of (a) the minutes of June 1, 1987, (b) an ordinance authorizing taxation of telecommunication services on second reading, (c) a resolution naming the ballfield park, and (d) an amendment to the contract with the Rockwall Baseball Association. Assistant City Manager Julie Couch read the ordinance caption. Bullock made a motion to approve the Consent Agenda. Welborn seconded the motion. The motion was voted on and passed unanimously.

Don Smith then gave the Planning and Zoning Commission Chairman's report in which he addressed items which had previously been considered by the Planning and Zoning Commission including public hearings on PD-19 and PD-20, the site plan for Hubbard Car Wash, and a final plat for Harbor Landing Phase 2. Fox questioned the densities that the Commission recommended approving for PD-19 and PD-20. Smith explained that these densities were submitted by the applicants as a result of the PD review process. Fox stated that he would prefer a lower density in both of these Planned Developments. Miller stated that the density had obviously been based on adjacent development.

Couch explained that the next item, an appointment with Robert Hart to discuss Ordinance 86-51 governing satellite dishes and radio transmitters, had been pulled at the applicant's request and would be rescheduled.

Council then held a public hearing and considered amending the zoning or modifying the preliminary plan for PD-19 on Summer Lea Drive. Couch explained that based on adjacent development, the applicant had submitted some revised area requirements. She added that although he did have a lot layout to present, only land use and area requirements were being considered. Richard Waldorsky of the Nelson Corporation, representing Robert Greenberg, addressed the Council and outlined the lot layout and explained that the basic Townhouse requirements from the Zoning Ordinance had been used as a guideline. Bullock stated that he would abstain from voting due to a conflict of interest and left the room. Lee Wilson addressed the Council. He stated that he lived on 4.2 acres surrounded with property zoned for higher density. He urged Council to consider zoning this tract a lower density. Fox stated

that he would favor zoning this tract to meet current standards for Zero Lot Line. Brian Marcus of the Nelson Corporation stated that the plan had been submitted as proposed to allow this tract to fit in with the adjacent property and work alone also if necessary. Welborn stated favor for standard Zero Lot Line requirements, retaining a 1,200 square foot minimum building size. After further discussion with regard to setbacks and densities Welborn made a motion to deny without prejudice the plan as submitted. Jones seconded the motion. City Manager Eisen pointed out that in a Planned Development Council did have the ability to revise the land use and area requirements at this time. Welborn then withdrew her motion and made another motion to amend the preliminary plan for PD-19 to revise land uses and area requirements to conform with standard Zero Lot Line requirements as currently adopted in the Comprehensive Zoning Ordinance. Jones seconded the motion. The motion was voted on and passed with all in favor except Bullock, who abstained.

Council then held a public hearing and considered amending the zoning or modifying the preliminary plan for PD-20 located on Summer Lea Drive. Couch explained that the owners did not at this time know how they wanted to develop the property and, although they wished the zoning to be left as is, would like to retain a density of seven units per acre if the density was reduced. She pointed out that the lower portion of this tract of land was already being developed as Orleans on the Lake at seven units per acre. As there was no one wishing to address the Council on this matter, the public hearing was closed. Holt then made a motion to amend the preliminary plan for PD-20 to conform with Zero Lot Line standards as currently adopted in the Comprehensive Zoning Ordinance. Fox seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of a site plan for Hubbard Car Wash located on Washington at SH-66. Couch stated that the site plan was the same site plan as originally submitted to the Planning and Zoning Commission with additions that were requested by Council. She added that the applicants also planned to construct brick enclosures around the trash cans and vacuum areas and that the six foot masonry screen would be set back 20 ft. from the front property line. David Belt addressed the Council and explained the proposed changes and also outlined the original changes made by the applicants at the time of their first application. Miller confirmed that the rear vacuum area would be covered. Jones confirmed with the applicant that landscaping would still be provided on both sides of the masonry screen. After further discussion, Bullock made a motion to approve the site plan/preliminary plat for Hubbard Car Wash as submitted and including all



the requirements placed on the original submission. Holt seconded the motion. The motion was voted on and passed four to three, with Miller, Fox, and Luby voting against the motion.

Council then considered approval of a final plat for Harbor Landing, Phase 2. Couch pointed out that changes which had been requested at the preliminary plat stage had been met and with these changes the application met all requirements as submitted. Van Hall, Consulting Engineer, explained that the drawings Council had received regarding elevations represented several weeks of work and was generally agreed upon by homeowners and all parties involved. Holt pointed out that several lots were nonconforming with regard to the 12 ft. rule. Ed Heath, Director of Community Services, explained that there were several lots that could not meet the 12 ft. rule, but that the conflict was internal to Phase 1 and Phase 2 of Harbor Landing and not with existing homes on Yacht Club Drive. City Manager Bill Eisen pointed out that some lots were geographically unable to comply and that the drawing provided to Council was approved by homeowners. Fox stated preference to an empty lot or greenbelt area instead of a residence blocking another residence's view. Holt pointed out that the residences whose view would be blocked were unbuilt homes and that the buyer would know at the time the home was purchased that they would not have a view. Luby stated that he had been in contact with some of the homeowners who had earlier been in opposition and that he felt this was the best possible solution. After extensive discussion, Bullock made a motion to approve the final plat for Harbor Landing Phase 2. Jones seconded the motion. Eisen pointed out that the developer would need to provide funding on a pro rata basis for necessary lift station improvements as estimated by the City Engineer. Bullock restated his motion to include the requirement for pro rata participation in lift station improvements. Jones seconded the motion. After further discussion the motion was voted on and passed unanimously.

Mike Phemister, Director of Finance, addressed the Council to explain the 1986 Annual Audit and a management letter submitted by Arthur Andersen. He pointed out progress being made in areas where improvements had been recommended by Arthur Andersen and also pointed out areas where the recommended improvements were not feasible or were financially impossible. Council discussed the 1986 Annual Audit as well as the 1986 Budget status. After extensive discussion with regard to problems encountered during the audit process, Miller asked Staff to provide Council with monthly expenditure reports.

Council then considered approval of an ordinance declaring the necessity of street improvements and providing for assessment for these improvements on first reading. Couch read the ordinance caption. Eisen explained the ordinance and outlined the process for estimating assessment for commercial and residential areas. Welborn made a motion to approve the ordinance. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an agreement with Precision Cable as permitted by the Property Reinvestment and Tax Abatement Act. Eisen explained the agreement for tax abatement approved for Buffalo Creek Office Park. Fox made a motion to approve the agreement. Holt seconded the motion. The motion was voted on and passed unanimously.

Regarding the next item, an ordinance amending the Code of Ordinances as it relates to animal control, Eisen stated that he had noted some areas for revision and for discussion and requested Council to delay action on this item until the next meeting.

Council then considered approval of an ordinance amending Ordinance No. 85-2 prescribing conditions for the issuance of private club permits on first reading. Couch read the ordinance caption. Eisen outlined two possible revisions: 1. allowing private clubs in restaurants up to 1,000 ft. from the Interstate or in centers with access to or frontage on I-30 not exceeding 1,000 ft. from Interstate 30; or 2. allowing private clubs within 500 ft. of the Interstate, in centers with frontage and access to I-30, or in restaurants with frontage on SH-205 from the first lot fronting Yellowjacket on the north to SH-276, or frontage on FM-740 from the first lot on the north of White Hills Drive and Turtle Cove to FM-3097. Fox confirmed that the second option did not include areas located near residences. Council discussed the two options and the ordinance as it presently existed. Jones stated opposition to either Plan 1 or Plan 2, although he stated he would agree to 530 ft. for the applicant who came in at the previous meeting. After further discussion, Fox made a motion to approve an amendment to the ordinance to include the second option as outlined by the City Manger. Couch read the ordinance caption. Bullock seconded the motion. The motion was voted on and passed six to one, with all in favor except Jones, who voted against the motion.

Council then discussed the annual Budget Retreat and a possible revision in the location for the Retreat. Council discussed holding the Retreat in Arlington, in Greenville, in San Antonio, and in Rockwall. Fox stated that in light of the current Budget situation he would

prefer that Council remain in Rockwall. After extensive discussion, Bullock made a motion to hold the Budget Retreat in the Council Chambers. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then discussed funding for Councilmembers' expenses for the annual Municipal Convention for the Institute of Mayors and Councilmembers. Fox stated that based on a tight budget he had asked this item to be placed on the Agenda so that Council could reach an agreement regarding the curbing of expenditures. He recommended that the City either pay registration only for each member who attended or pay complete expenses for the Mayor and one member who attended. There was extensive discussion with regard to the amount of funding by the City, the number of members who should attend, and whether or not the members attending should pay for any portion of their own expenses. Bullock recommended several motions although no final action was taken on this item and several members had decided not to attend.

Council then adjourned into Executive Session under Article 6252-17 V.A.C.S. to discuss (1) litigation regarding Harbor Landing, Inc., versus the City of Rockwall, and (2) land acquisition regarding water projects. Upon reconvening into Regular Session, City Attorney Pete Eckert explained that there were two items for action by Council, a resolution authorizing the City Manager to enter into a settlement agreement with property owners and a resolution clarifying the interpretation of the ordinance adopting elevation standards for Tract 1-A in Chandlers Landing. Welborn made a motion to approve both resolutions and the settlement agreement. Luby seconded the motion. The motion was voted on and passed unanimously.

Eisen then briefly updated the Council on recent action taken by himself and also Mayor Miller with regard to a decision by Southwestern Bell to remove Rockwall and the City of Allen from the 214 Area Code. He explained that in the year 1989 Southwestern Bell intended for areas outside of Dallas County to have new area codes, and although Extended Area Service would still be in effect, Rockwall would have ten digit dialing. He explained that he would update the Council on any further developments as a result of the letter sent by Mayor Miller and Mayor Rodenbaugh of the City of Allen.

As there was no further business to come before Council for consideration, Jones made a motion to adjourn. Bullock seconded the motion. The motion was voted on, passed unanimously, and the meeting was adjourned.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

By \_\_\_\_\_

. PLANNING AND ZONING ACTION SHEET

Applicant Jerry W Biesel Case No. P+Z 87-30-FP  
 Property Description Harbor Landing Phase II  
 Case Subject Matter Final Plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z	<u>May 14 June 11</u> X	_____	_____
Conditions	_____		

Date to City Council June 15 ✓  
 Conditions recognizing homeowners agreement  
more consistent setbacks on cell de sac  
providing pro rata for lift station improvements  
 Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

- |                                   |                             |
|-----------------------------------|-----------------------------|
| <u>Zoning Cases</u>               | <u>Plat/Site Plan Cases</u> |
| <u>Application</u>                | ✓ <u>Application</u>        |
| <u>Site Plan</u>                  | ✓ <u>Filing Fee</u>         |
| <u>Filing Fee</u>                 | ✓ <u>Plat/Plan</u>          |
| <u>Notice to Paper</u>            | <u>Engineer's Review</u>    |
| <u>Notice to Residents</u>        | <u>Consultant's Review</u>  |
| <u>List of Residents Notified</u> | ✓ <u>Agenda Notes</u>       |
| <u>Residents' Responses</u>       | ✓ <u>Minutes</u>            |
| <u>Consultant's Review</u>        | ✓ <u>Correspondence</u>     |
| <u>Agenda Notes</u>               | <u>County File Number</u>   |
| <u>Minutes</u>                    | <u>Applicant Receipts</u>   |
| <u>Ordinance</u>                  |                             |
| <u>Correspondence</u>             |                             |
| <u>Applicant Receipts</u>         |                             |