

Date: 9-21-87

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision THE SHORES PHASE THREE

Name of Subdivider JOE HOLT

Address 1213 W. AVE "A" GARLAND TEXAS Phone _____

Owner of Record SAME AS SUBDIVIDER

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES

Address 2831 GUS THOMASSON RD. DALLAS TEXAS Phone 328 8133

Total Acreage 40.41 Current Zoning P.D. - 3

No. of Lots/Units 150 Signed Leta Nelson

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VI 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 pattern 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.

Drawn by: _____

File No. _____

Date: _____

Fee: _____

Receipt: _____

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Shores III

* Location of Proposed Subdivision PD3

* Name of Subdivider Jae Aalt

* Date Submitted 9/21 Date of Review _____

* Total Acreage 40.41 * No. of Lots 150

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)			
* 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) Scale = <u>1" = 200'</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
* 4. Is the subdivision name acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Comments:			

*Blocks need to be looked at
boundary dimensions*

Planning and Zoning

1. What is the proposed use?	SF		
2. What is the proposed density?	N/A		
3. What is the existing zoning?	R(DS-F-1) - (SF-24)		
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is this tract taken out of a larger tract	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the development landlock another property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has a Concept Plan been been Provided and Approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does plan conform to the Comprehensive Zoning Ordinance of 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. 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"/>

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

14. Comments:

a receipt for collector location
Shows no lot dimensions need adjacent landowners what about odd shape of land

Yes

No

N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

collector location

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

c. Is any additional 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?

f. Will escrowing of funds or construction of sub-standard roads be required?

g. Do proposed streets and alleys align with adjacent right-of-way?

h. Do the streets and alleys conform to City regulations and specifications?

- * i. Are the street names acceptable? *need street names* P/A _____
- j. Is a traffic analysis needed? _____
- k. Comments: *Shows blue - 60' ROW & collection location*

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 off site easements required? _____
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric _____
 - 2. Gas _____
 - 3. Telephone _____
 - 4. Cable _____

i. Does the drainage conform to City regulations and specifications?

j. Do the water and sewer plans conform to City regulations and specifications?

k. Is there adequate fire protection existing or planned?

l. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?

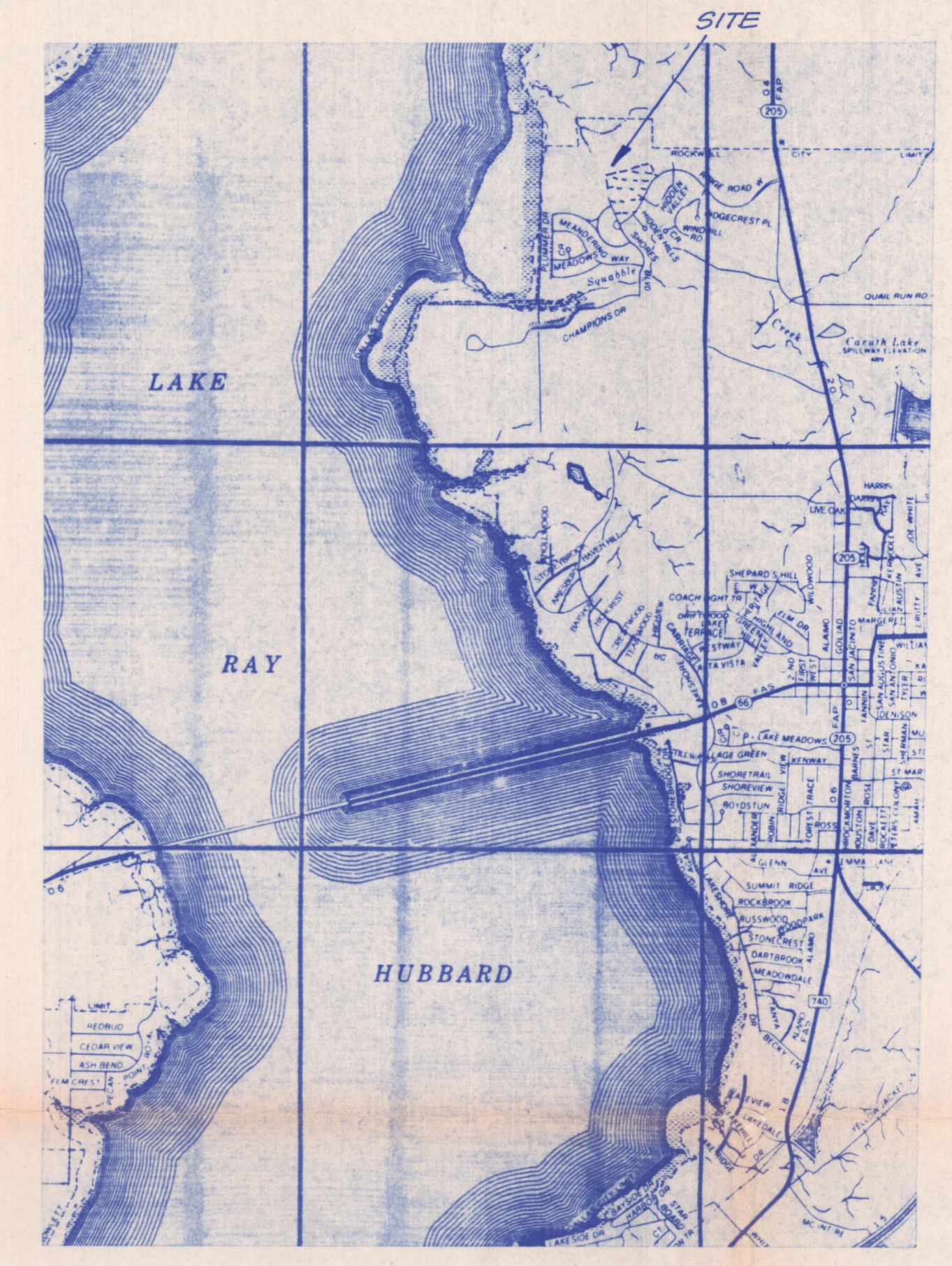
2. Does the final plat conform to the City's Flood Plain Regulations?

3. Does the final plat conform to the preliminary plat as approved?

4. Staff Comments:

Time Spent on Review

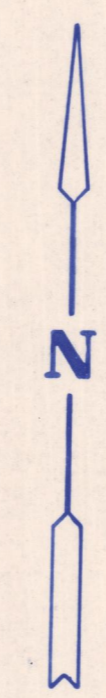
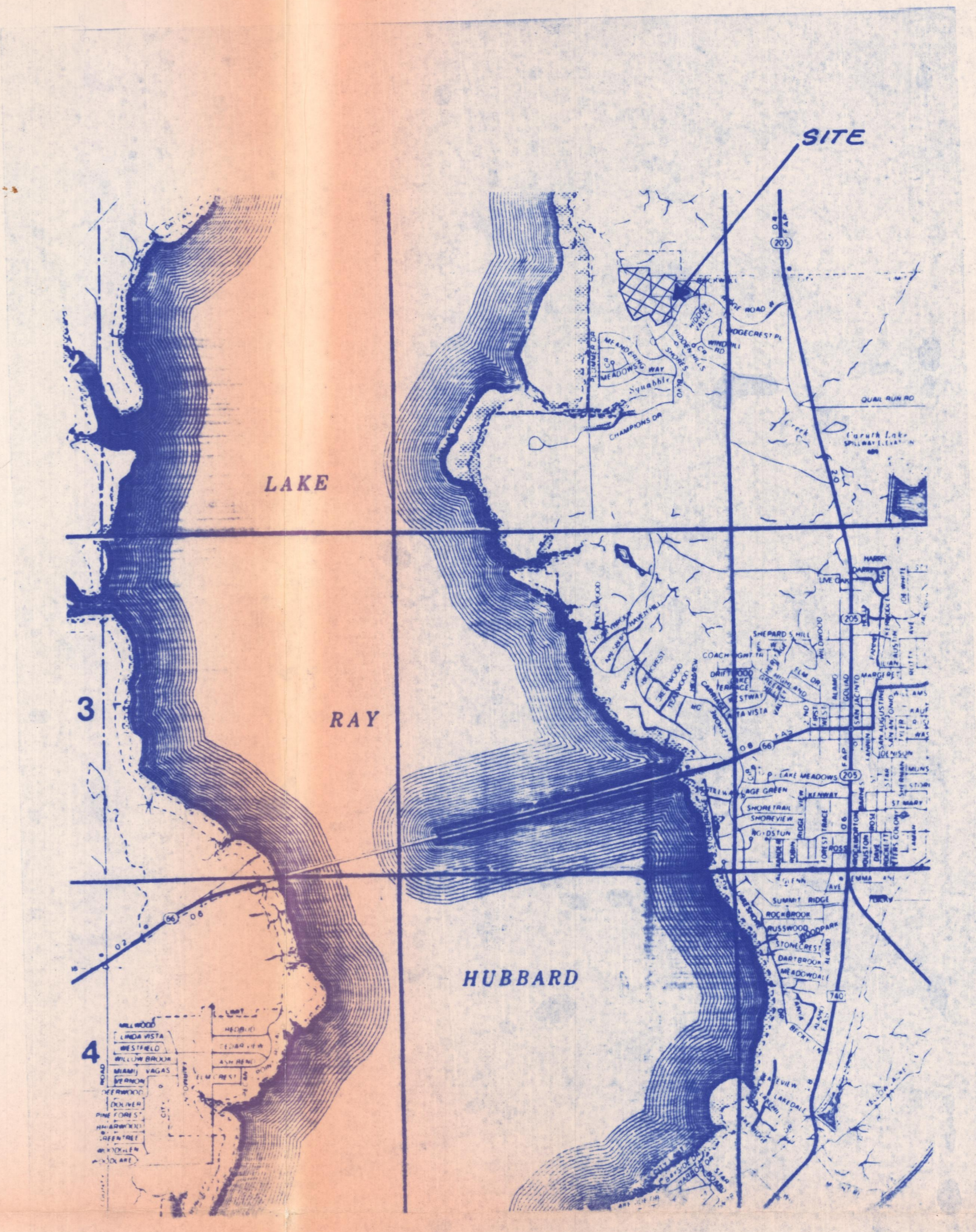
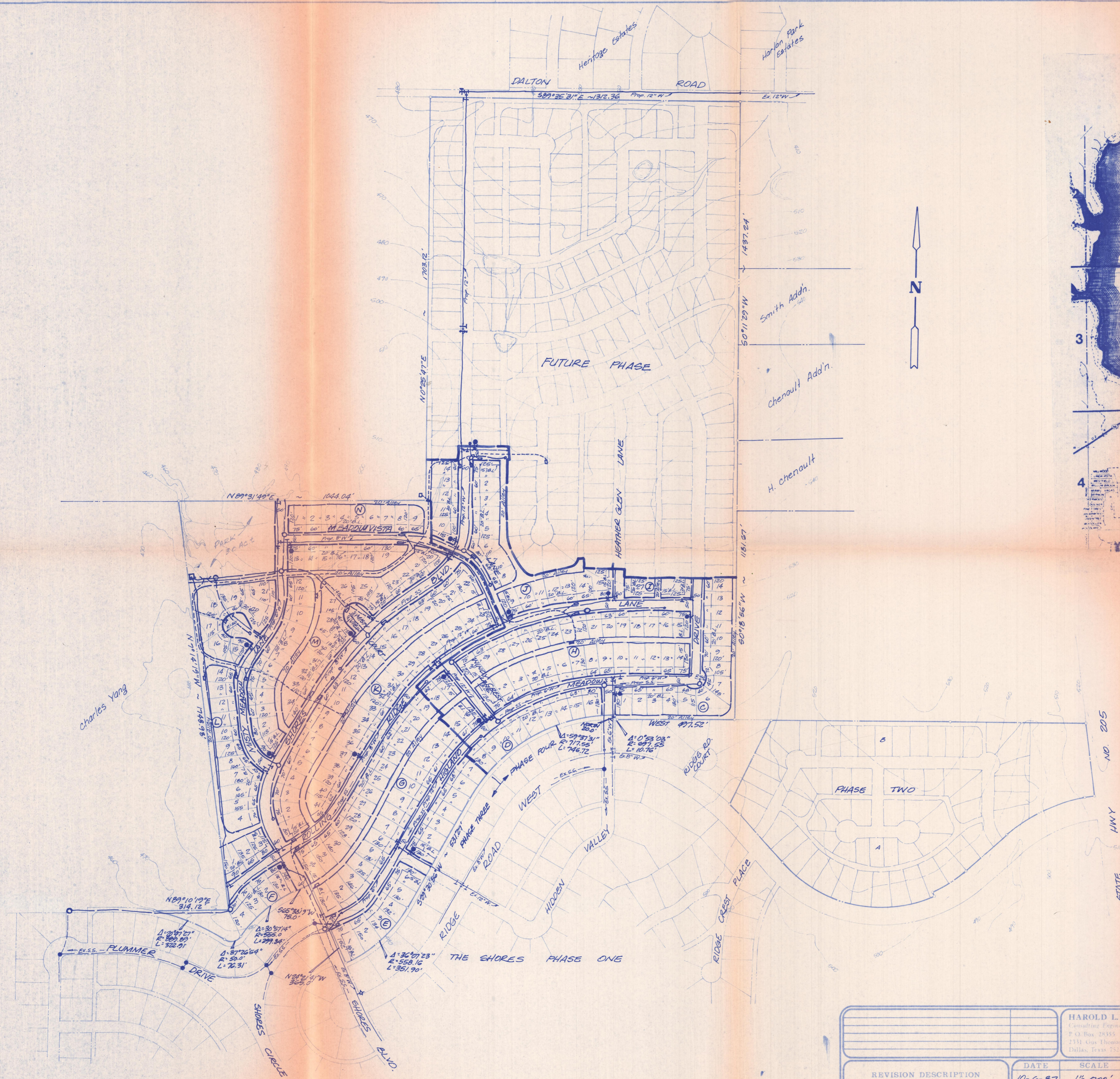
<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Jane Doe</u>	<u>9/23/87</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>



* PLANNED DEVELOPMENT 40.41 AC. ±
 LOTS @ 8400 S.F. ~ 50
 LOTS @ 7200 S.F. ~ 100
 TOTAL LOTS 150

REVISION DESCRIPTION		DATE	SCALE	DESIGN	DRAWN	HAROLD L. EVANS & ASSOCIATES Consulting Engineers P. O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133	PRELIMINARY PLAT THE SHORES - PHASE THREE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS JOE HOLT 1213 WEST AVENUE A GARLAND, TEXAS 75046	SHEET NO. 1/1 JOB NO. 57184
		9-21-87	1" = 200'	H.L.E.#A.	H.L.E.#A.			

TELETYPE CODE



JND (SUBMISSION)

PLANNED DEVELOPMENT 60 AGI
 LOTS @ 8400 # ~ 68
 LOTS @ 7800 # ~ 161
 TOTAL LOTS 229

REVISION DESCRIPTION		DATE	SCALE	DESIGN	DRAWN	HAROLD L. EVANS & ASSOCIATES Consulting Engineers P.O. Box 24355 2531 Cox Thomas Road, Suite 100 Dallas, Texas 75225 (214) 528-8131	PRELIMINARY PLAT THE SHORES - PHASE THREE & FOUR CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS JOE HOLT OWNER 1213 WEST AVENUE A GARLAND TEXAS 75046	SHEET NO. 1 / 1 JOB NO. 87184
		10-6-87	1" = 200'	APU	APU			

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Spous III

Case No.: 87-64-PP

Application Reviewed.....

File Created..... N

Fee paid/receipt in file.....

Issued receipt for application.....

Review Form prepared/initial review completed.....

Circulated review through:

Staff Review.....

Assistant City Manager.....

Community Services.....

Engineering.....

Scheduled for P&Z meeting..... 10/8

Prepared notes & supporting documents for P&Z.....

Notified applicant of results of P&Z meeting and date of Council meeting..... 10/19

If Approved:

Scheduled for City Council.....

Prepared notes and supporting information for council.....

Notified applicant of results.....

If final plat approved:

Changes required made to plat.....

Copies of plat signed by:

Owner.....

Surveyor.....

Notary.....

Approval dates for P&Z & Council on plats.....

Plats signed by:

P&Z Chairman.....

Mayor.....

City Secretary.....

Mylar filed with County.....

Slide No. recorded on all others.....

Listed in Plat Indexes.....

Added ~~to~~ Plat to plat map

Copy files with:

Permanent Plat File (Mylar).....

Map update file.....

RISD (residential).....

Inspection Department..... *(3 - 1 for Finance and 1 for Post Office after address assigned)*

Street Department.....

~~(3 - 1 for Finance after addresses and 1 for Post Office after addresses)~~

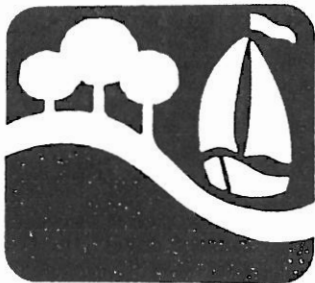
Water and Sewer Department.....

Case File.....

Beta Cable.....

Southwestern Bell.....

Lone Star Gas.....



CITY OF ROCKWALL
"THE NEW HORIZON"

Dear Applicant:

Your request to appear before the City of Rockwall _____

Planning & Zoning Commission

has been set for 7:30 P.M. on October 8, 1987.

The meeting will be held at City Hall, 205 W Rusk
Rockwall, Texas.

If you have any questions concerning your Agenda request,
call City Hall at 722-1111.


Julie Couch
Assistant City Manager

PLANNING AND ZONING ACTION SHEET

Applicant Joe Halt Case No. 87-64-PP
Property Description Shores III
Case Subject Matter peel plat

CASE ACTION

Date to P&Z 10/8 ✓ _____ _____
Conditions _____

Date to City Council 10/19 ✓ _____ _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- ___ Application
- ___ Site Plan
- ___ Filing Fee
- ___ Notice to Paper
- ___ Notice to Residents
- ___ List of Residents Notified
- ___ Residents' Responses
- ___ Consultant's Review
- ___ Agenda Notes
- ___ Minutes
- ___ Ordinance
- ___ Correspondence
- ___ Applicant Receipts

Plat/Site Plan Cases

- ✓ Application
- ✓ Filing Fee
- ✓ Plat/Plan
- ___ Engineer's Review
- ___ Consultant's Review
- ✓ Agenda Notes
- ✓ Minutes
- ✓ Correspondence
- ___ County File Number
- ___ Applicant Receipts