

City of Rockwall, Texas

Date: 9-25-90

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision The Pinnacle

Name of Subdivider Mr. Joe Holt

Address P.O. Box 536, Rockwall, Texas Phone 771-9318

Owner of Record NON & Joe Smart - Juliana Bond

Address 603 So. Goliad Rockwall, Texas Phone 771-5359

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

Address P.O. Box 28255 Dallas, Texas 75228 Phone 328-8138

Total Acreage 17.1 Current Zoning SF-10

No. of Lots/Units 45 Signed [Signature]

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 Shown on Plat      Not 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: \_\_\_\_\_

File No. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt: \_\_\_\_\_

MANDATORY PARKLAND DEDICATION  
NEIGHBORHOOD PARKLAND  
CALCULATION SHEET

P&Z Case No. 90-37FP Submitted by The Pinnacle Joint Venture

Description The Pinnacle NP District NP13

Calculation Information

I. Total number of residential units which NP13 is projected to have when fully developed.

.Total projected population NP13 (Park Plan): 1,933

.Mean Household Size (1990 Census): 2.63

Calculation

$$1,933 / 2.63 = \underline{734.98}$$

II. Pro rata share of required dedication for The Pinnacle

.Total number of residential units which NP13 is projected to have when fully developed: 734.98

.Total number of units proposed for The Pinnacle = 45

Calculation

45 units is 6.1 % of 734.98

6.1 of 2.5 acres (total Neighborhood Park requirement  
of NP13 from Park Plan) = .1525

=====  
Staff Recommendation

Developer pro rate share: .1525

Contribution: Cash (by Ordinance)

Per Acre Amount: 11,000/acre (by previous acquisition)

Contribution: \$11,000/acre x .1525 = 1,677.50 + 865.22 = 2,542.72 (see attached)

CITY ENGINEER'S CERTIFICATION

I, W. L. "Dub" Douphrate II, P.E., City Engineer for the City of Rockwall, Texas hereby certify that the following represent cost estimates for Northshore, Phase 4 associated with the City of Rockwall Ordinance No. 87-1, Mandatory Parkland Dedication Ordinance.

Development: Northshore, Phase 4

Remainder of Curb and Gutter at Northshore Park

294 feet @ \$12.00/l.f. = \$ 3,528.00

Remainder of Street (1 lane) at Northshore Park

294 feet @ \$36.00/l.f. = \$10,584.00


Water Tap

1 water tap @ \$71.91 = \$ 71.91

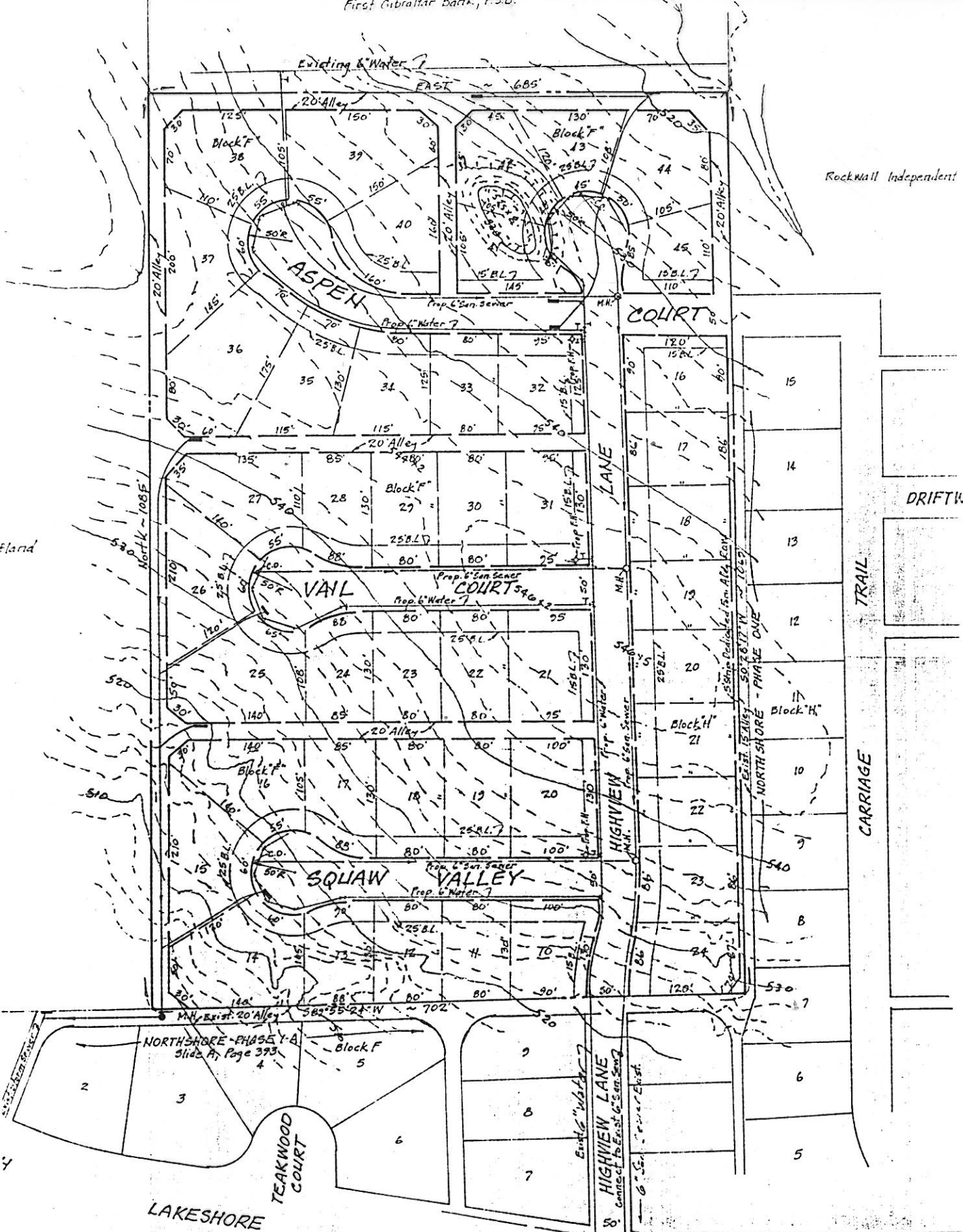
Total Estimate \$14,183.91

Pro Rata Share for Northshore, Phase 4A for this Development

$$\frac{\$14,183.91}{\text{Total Estimate}} \times \frac{6.1\%}{\text{Pro Rata for Developer}} = \underline{\underline{\$ 865.22}}$$

  
\_\_\_\_\_  
W. L. "Dub" Douphrate II, P.E.

Date 11/1/90



Rockwall Independent

DRIFTW

TRAIL

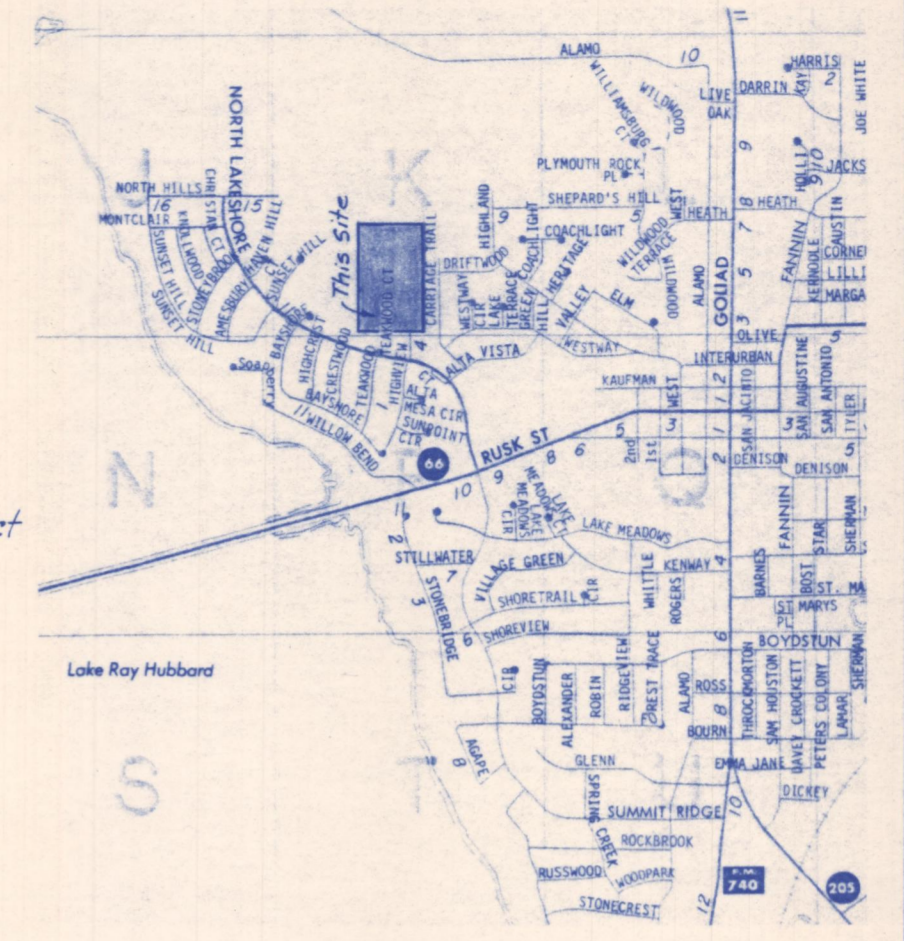
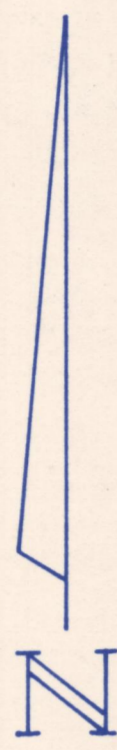
CARRIAGE

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

SCALE	DATE	JOB NO.
1"=100'	9-25-90	90115

11  
 12





LOCATION MAP  
Scale: 1" = 3,000'

DRIFTWOOD DRIVE

TRAIL

CARRIAGE

LAND USE

1. The proposed Land Use and the existing zoning are the same SF-10 (10,000 Sq. Ft. Minimum).
2. Typical Lot size = 80' x 125'.
3. 45 Proposed Lots.
4. 17.1+ Acres

PRELIMINARY PLAT

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

SCALE	DATE	JOB NO.
1"=100'	9-25-90	90115

**THE PINNACLE**  
W.B. BOWLES SURVEY, ABSTRACT NO. 12  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Joe Holt ~ Owner  
P.O. Box 536, Rockwall, Texas 75087 Telephone No. 214-771-9318

Bill Lofland

First Gibraltar Bank, F.S.B.

Rockwall Independent School District

Lake Ray Hubbard

NORTH

LAKESHORE DRIVE

DRIVE

HIGHVIEW LANE

TEAKWOOD COURT

NORTHSHORE-PHASE 1-A

Slide A, Page 393

Block F

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

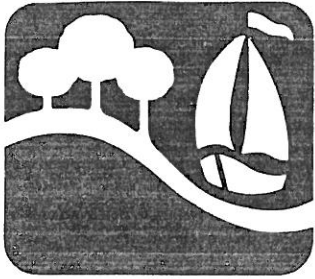
Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>

Prop. 6\"/>





**CITY OF ROCKWALL**  
"THE NEW HORIZON"

October 4, 1990

Mr. Harold Evans  
Consulting Engineers  
P. O. Box 28355  
Dallas, Texas 75228

RE: The Pinnacle Preliminary Plat

Dear Harold:

I am still in the process of reviewing this plat but one item that I need you to respond to is the potential for tying into a future street to the north of this property. As you will recall, when we looked at the last phase of Northshore the issue of additional circulation and tying this area together was discussed. We need to look at this issue in conjunction with this plat.

I will let you know Monday if there are any other issues in regard to the plat.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch/hcc".

Julie Couch  
Assistant City Manager

hcc

90-32

CITY OF ROCKWALL  
Planning and Zoning Agenda

**Agenda Date:** October 11, 1990 **Agenda No:** IV. B.  
**Agenda Item:** P&Z 90-33-SP - Discuss and Consider Recommending Approval of a Preliminary Plat for the Pinnacle located in Northshore  
**Item Generated By:** Applicant, Joe Holt  
**Action Needed:** Consider approval of the preliminary plat.

**Background Information:**

We have received a preliminary plat for a subdivision located within Northshore. The plat conforms to our subdivision requirements and the current zoning on the property. The only question that we are currently reviewing is the possible need to provide for the future extension of Highview Lane to the north. The approval of the preliminary plat should be subject to a determination of this issue.

**Attachments:**

1. Location Map
2. Plat

**Agenda Item:** The Pinnacle Plat

**Item No:** IV. A.



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** October 15, 1990

**Agenda No:** VI. B.

**Agenda Item:** P&Z 90-33-SP - Discuss and Consider Recommending Approval of a Preliminary Plat for the Pinnacle located in Northshore

**Item Generated By:** Applicant, Joe Holt

**Action Needed:** Consider approval of the preliminary plat.

**Background Information:**

The Commission has recommended approval of the preliminary plat with the condition that a determination be made on the extension of Highview Lane.

**Attachments:**



CITY OF ROCKWALL  
City Council Agenda

**Agenda Date:** October 15, 1990

**Agenda No:** VI. B.

**Agenda Item:** P&Z 90-33-SP - Discuss and Consider Recommending Approval of a Preliminary Plat for the Pinnacle located in Northshore

**Item Generated By:** Applicant, Joe Holt

**Action Needed:** Consider approval of the preliminary plat.

**Background Information:**

We have received a preliminary plat for a subdivision located within Northshore. The plat conforms to our subdivision requirements and the current zoning on the property. The only question that we are currently reviewing is the possible need to provide for the future extension of Highview Lane to the north. The approval of the preliminary plat should be subject to a determination of this issue prior to the submission of the final plat.

The Planning and Zoning Commission will consider this item at their meeting on Thursday night. We will forward their recommendation to you on Friday.

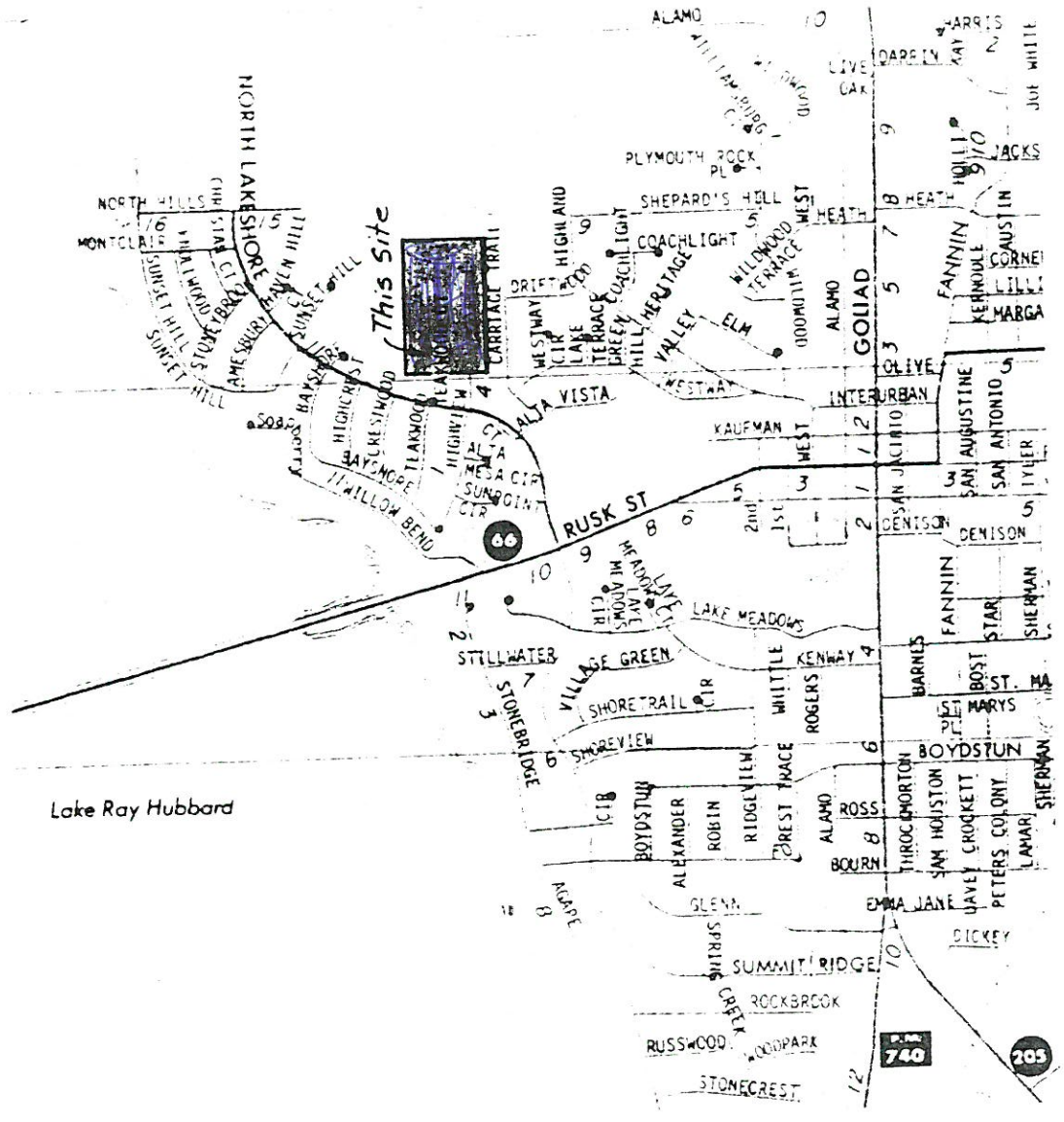
**Attachments:**

1. Location Map
2. Plat

**Agenda Item:** The Pinnacle Plat

**Item No:** VI B.





ment School District

Lake Ray Hubbard

LOCATION MAP  
Scale: 1" = 3000'

FTWOOD DRIVE