

**APPLICATION AND
PRELIMINARY PLAT CHECKLIST**

Date 12-28-92

NAME OF PROPOSED SUBDIVISION The Shores Phase Four

NAME OF SUBDIVIDER Shores Country Club, Inc. % H. L. Evans

ADDRESS P.O. Box 28355 Dallas, Texas 75228 Phone 328-8133

OWNER OF RECORD Masahiko Nishiyama

ADDRESS 2600 Champions Dr. Rockwall 75087 PHONE 771-5827

NAME OF LAND PLANNER/SURVEYOR/ENGINEER Harold L. Evans

ADDRESS P.O. Box 28355, Dallas, Tex. 75228 PHONE 328-8133

TOTAL ACREAGE 10.7 CURRENT ZONING P.D. 3

NO. OF LOTS/UNITS 26

SIGNED 

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.

| | |
|-------------------|-------------------|
| Provided or Shown | Not |
| <u>On Plat</u> | <u>Applicable</u> |

I. General Information

- | | | |
|----------|-------|--|
| <u>✓</u> | _____ | A. Vicinity map |
| <u>✓</u> | _____ | B. Subdivision Name |
| <u>✓</u> | _____ | C. Name of record owner, subdivider, land planner/engineer |
| <u>✓</u> | _____ | D. Date of plat preparation, scale and north point |

ii. Subject Property

| | | |
|-------------------------------------|-------|-------|
| <input checked="" type="checkbox"/> | _____ | _____ |
| <input checked="" type="checkbox"/> | _____ | _____ |
| <input checked="" type="checkbox"/> | _____ | _____ |
| <input checked="" type="checkbox"/> | _____ | _____ |
| <input checked="" type="checkbox"/> | _____ | _____ |
| <input checked="" type="checkbox"/> | _____ | _____ |
| <input checked="" type="checkbox"/> | _____ | _____ |
| <input type="checkbox"/> | _____ | _____ |
| <input checked="" type="checkbox"/> | _____ | _____ |
| <input checked="" type="checkbox"/> | _____ | _____ |

- 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-ways, 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 plat

- B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by _____

Date 2/5/93

Receipt No. 027125

File No. 93-3-PP

Fee 205.00

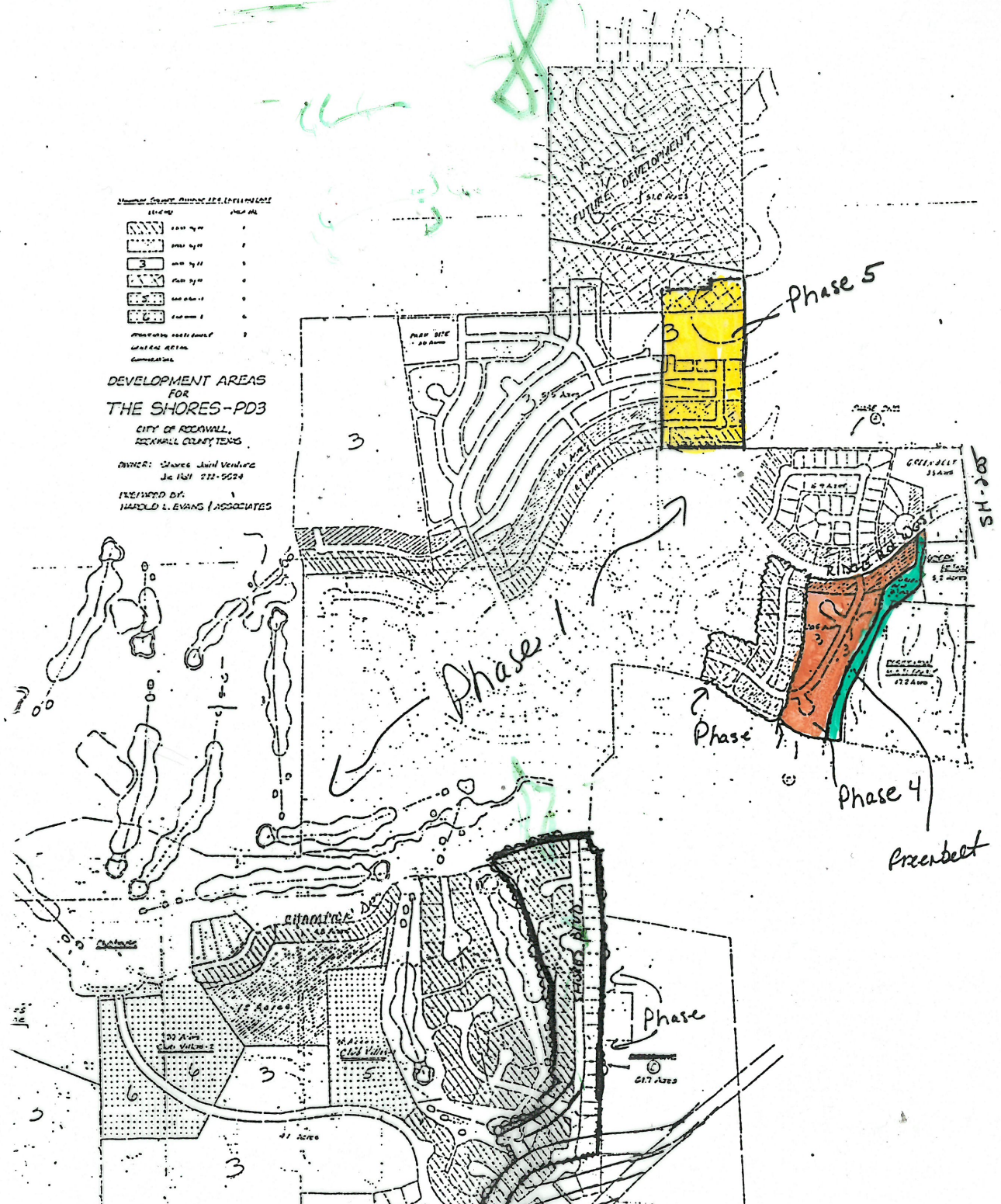
Number County Roadway SEE DEVELOPMENT

| Symbol | Area |
|-------------------------|-------------|
| [Hatched pattern] | 100 Acres |
| [Dotted pattern] | 50 Acres |
| [Stippled pattern] | 25 Acres |
| [Cross-hatched pattern] | 10 Acres |
| [Diagonal lines] | 5 Acres |
| [Horizontal lines] | 2.5 Acres |
| [Vertical lines] | 1.25 Acres |
| [Blank] | 0.625 Acres |

DEVELOPMENT AREAS
FOR
THE SHORES-PD3
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

DIVISION: Shores Joint Venture
JULY 1981 222-5524

DESIGNED BY:
HAROLD L. EVANG, ASSOCIATES

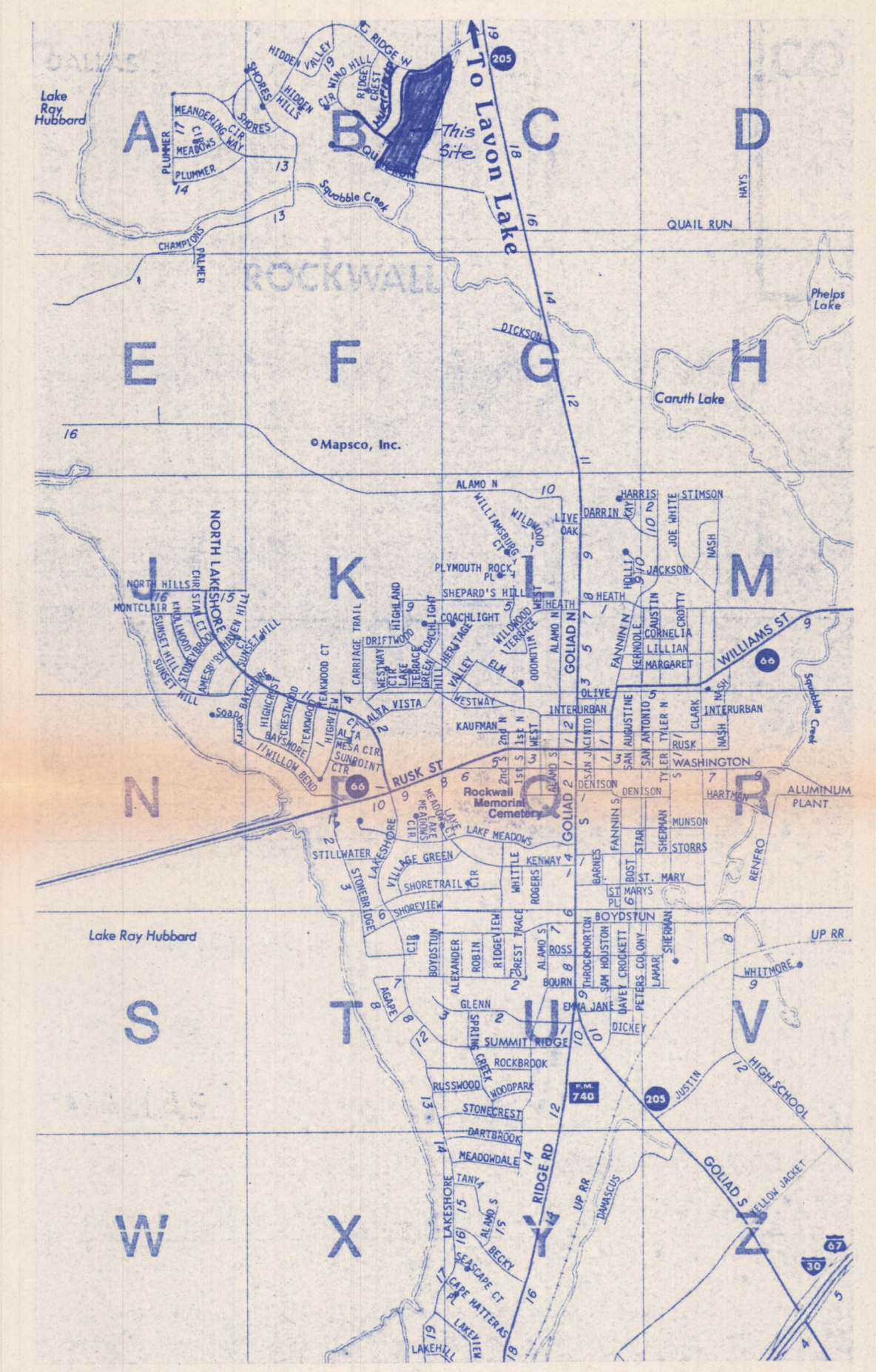
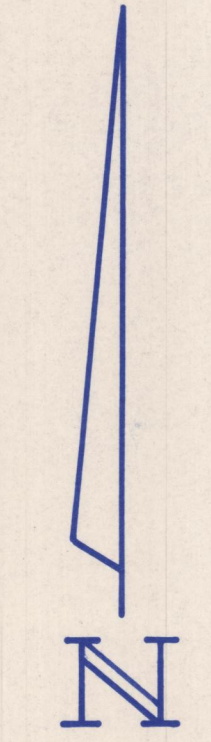


500-115

Present



Handwritten notes and sketches in the upper right quadrant of the map.

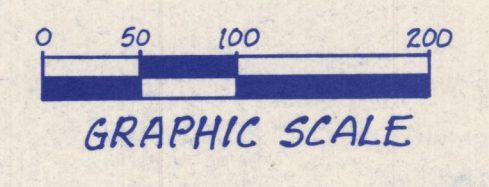


LOCATION MAP
Scale: 1"=2,000'

AREA OF PHASE FOUR = 10.6763 Acres
 EXISTING ZONING = P.D.3 Area No. 142
 PROPOSED 26 LOTS =
 1. LOTS 11-19 BLOCK 'O' & LOTS 38-49 BLOCK 'J'
 ARE IN AREA 2 - MIN. 8,400 SF
 2. LOT 20, BLOCK 'O' & LOTS 50-53 BLOCK 'J'
 ARE IN AREA 1 - MIN. 9,000 SF

PRELIMINARY PLAT

| | | | | | |
|---|----------|---------|---|--|--|
| HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133 | | | THE SHORES - PHASE FOUR SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS Shores Country Club, Inc. (Masahiko Nishiyama) ~ OWNER 2600 Champion Drive - Rockwall, Texas 75087 TEL. No. 771-5827 | | |
| SCALE | DATE | JOB NO. | | | |
| 1"=100' | 12-22-92 | 92140 | | | |





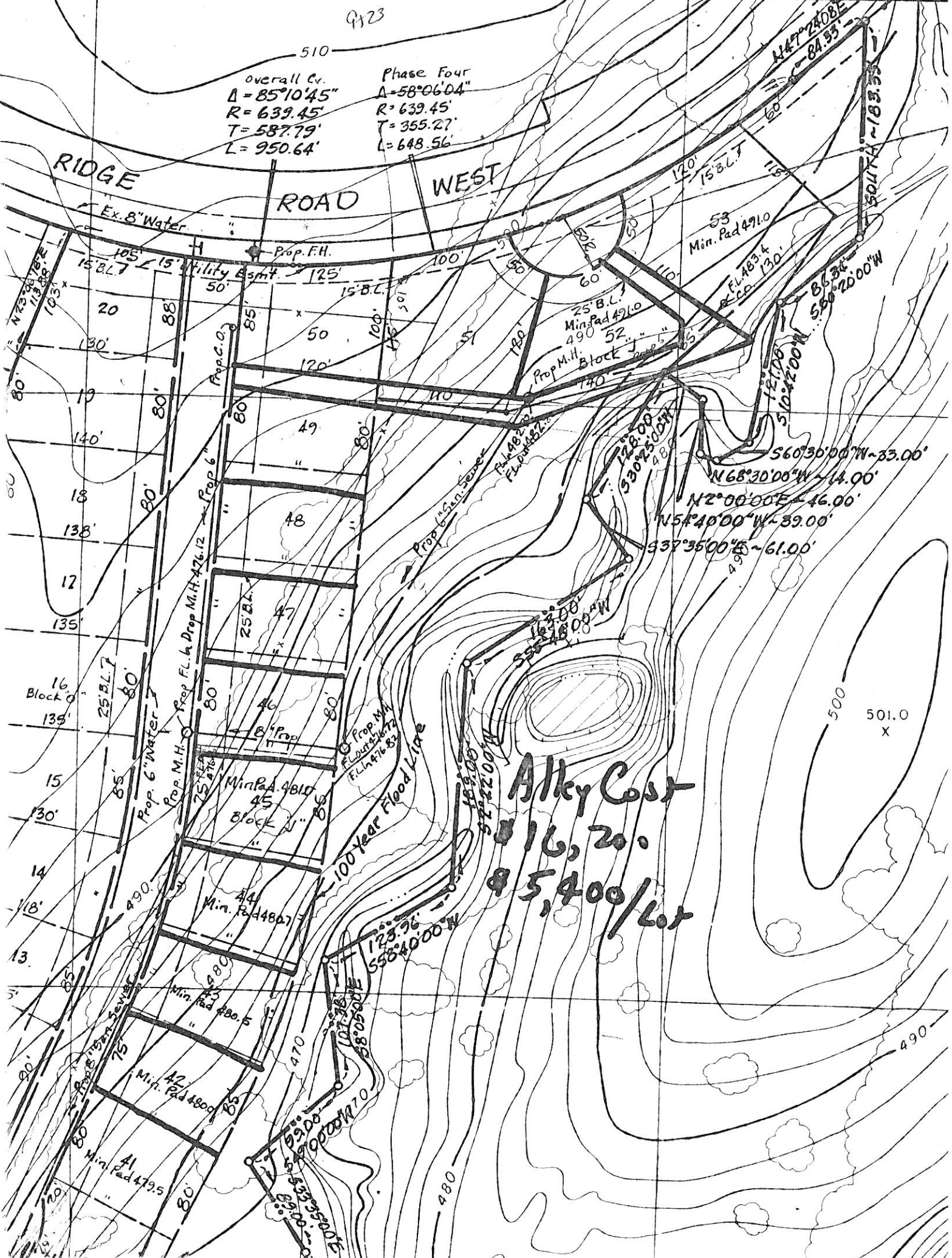
H-C

9123

Overall Cr.
 $\Delta = 85^{\circ}10'45''$
 $R = 639.45'$
 $T = 587.79'$
 $L = 950.64'$

Phase Four
 $\Delta = 58^{\circ}06'04''$
 $R = 639.45'$
 $T = 355.27'$
 $L = 648.56'$

RIDGE ROAD WEST



At Key Cost
 \$16,200
 \$5,400/lot

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: January 14, 1993 **Agenda No:** IV. B.

Agenda Item: **P&Z 93-3-PP** - Discuss and Consider Approval of a Preliminary Plat for Phase 4, Shores, a 26 lot Subdivision South of Ridge Road West

Item Generated By: Applicant, Shores Country Club, Inc.

Action Needed: Discuss and consider recommending approval of the preliminary plat with any recommended conditions.

Background Information:

We have received two more phases for the Shores. Phase 4 is located off of Ridge Road West and is adjacent to Phase 3. This phase is also adjacent to a drainway to the east, which separates this tract from the multifamily tract along SH-205. The lots in this area are zoned for minimum lot sizes of 8,400 and 7,200 sq. ft. All of them equal or exceed 9,000 sq ft. except for one lot, which exceeds 8,400 sq.ft. The layout is in conformance with the site plan and zoning on the property. The issues that we have identified are as follows:

1. Storm Drainage - As mentioned the site is adjacent to a drainway to the east. We do not know at this time if any improvements will be necessary to the drainway and won't until an analysis of the drainway is completed. In addition to possible improvements there is the question of what to do with the drainway and its future maintenance. The PD ordinance provided that the drainway would be maintained by the property owner and would be improved at the time the multifamily tract to the east is developed. This, however, was done when the same developer owned both tracts. The multifamily parcel is now under separate ownership.

The developer does not want to maintain the property permanently and the only options are to a) dedicate the property as open space to a homeowner's association, b) incorporate the drainage channel into the individual lots and establish a drainage easement, c) dedicate the property as drainway right of way to the City, or d) dedicate the property to the City for park property. We do not know at this point what we believe to be the best option for the City. The decision will depend somewhat on the determination of what if any channel improvements might be necessary.

2. Dedication and escrow for Quail Run Road - this plat backs up to Quail Run Road and the developer must dedicate the necessary right of way for the future widening of Quail Run. they must also escrow the cost of widening that portion of Quail Run, just as they did on the previous phase in this area.
3. Waiver of Alleys - They have asked for waivers to the alley requirements along the drainway and Quail Run Road, which are consistent with previous waiver requests. Three of the lots are proposed to face Ridge Road West and have access off of a half cul-de-sac. We have a problem with this design because there is no room for onstreet visitor parking. Harold Evans has developed two alternatives which are in the packet, one which includes an alley and one which lengthens the cul-de-sac. Until the drainage study is completed we do not know which alternative is the best as it relates to the drainway in the rear. The longer cul-de-sac would offer more room for on street visitor parking.

Generally, we would recommend that the preliminary plat be approved subject to completion of a flood study and resolution of the above identified issues prior to submission of the final plat.

Attachments:

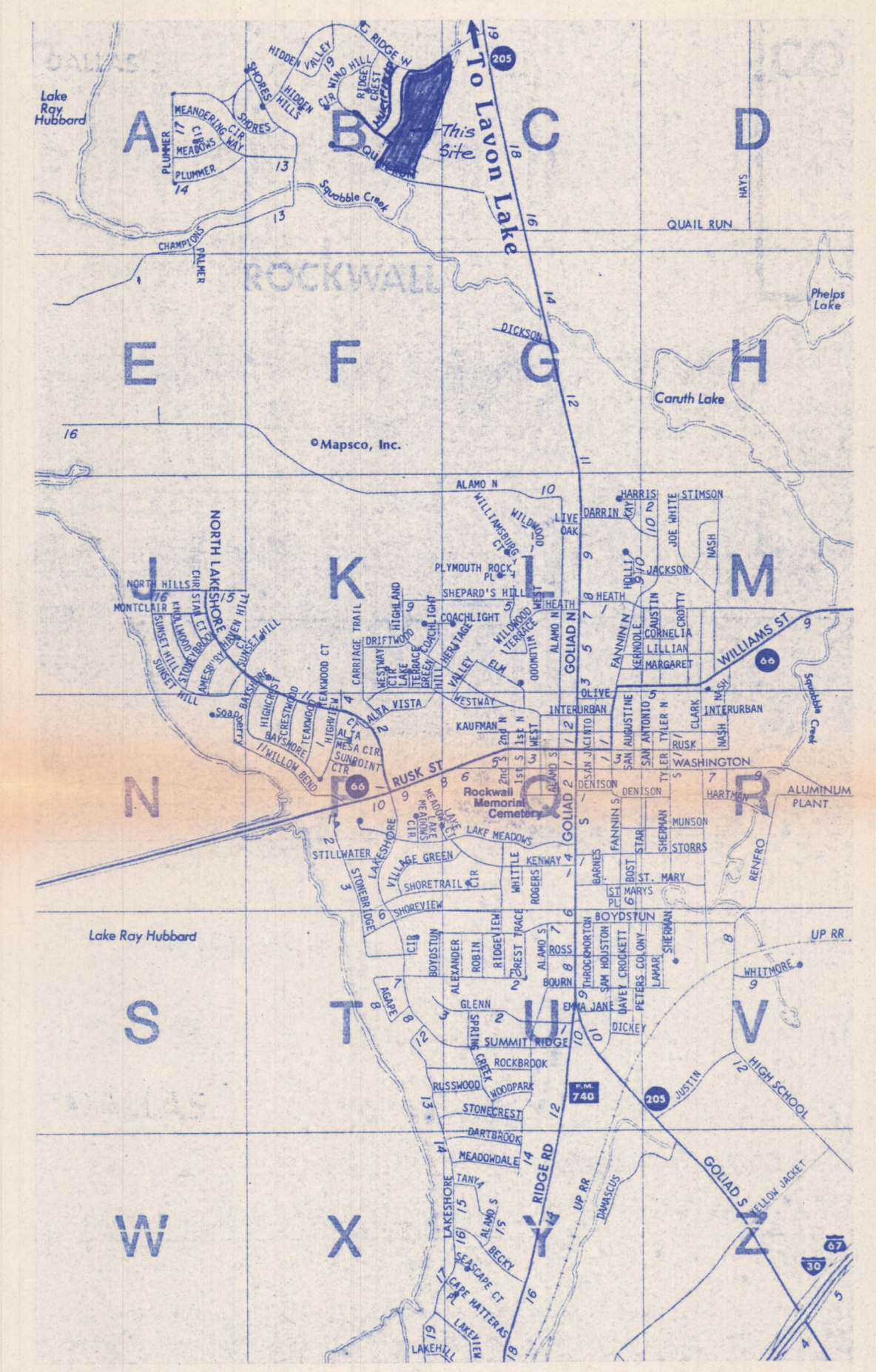
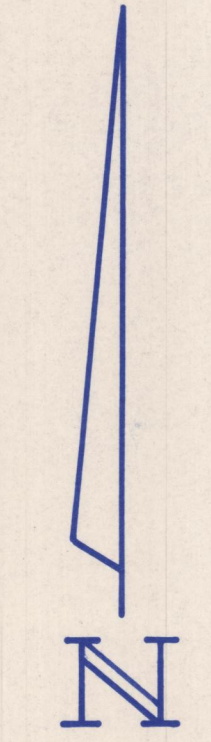
1. Concept Plan for the Shores
2. Preliminary plat
3. Cul-de-sac alternatives

Agenda Item: Preliminary plat for Phase 4 Shores

Item No: IV. B.



Handwritten notes and sketches in the upper right quadrant of the plat.

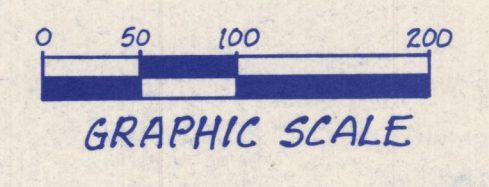


LOCATION MAP
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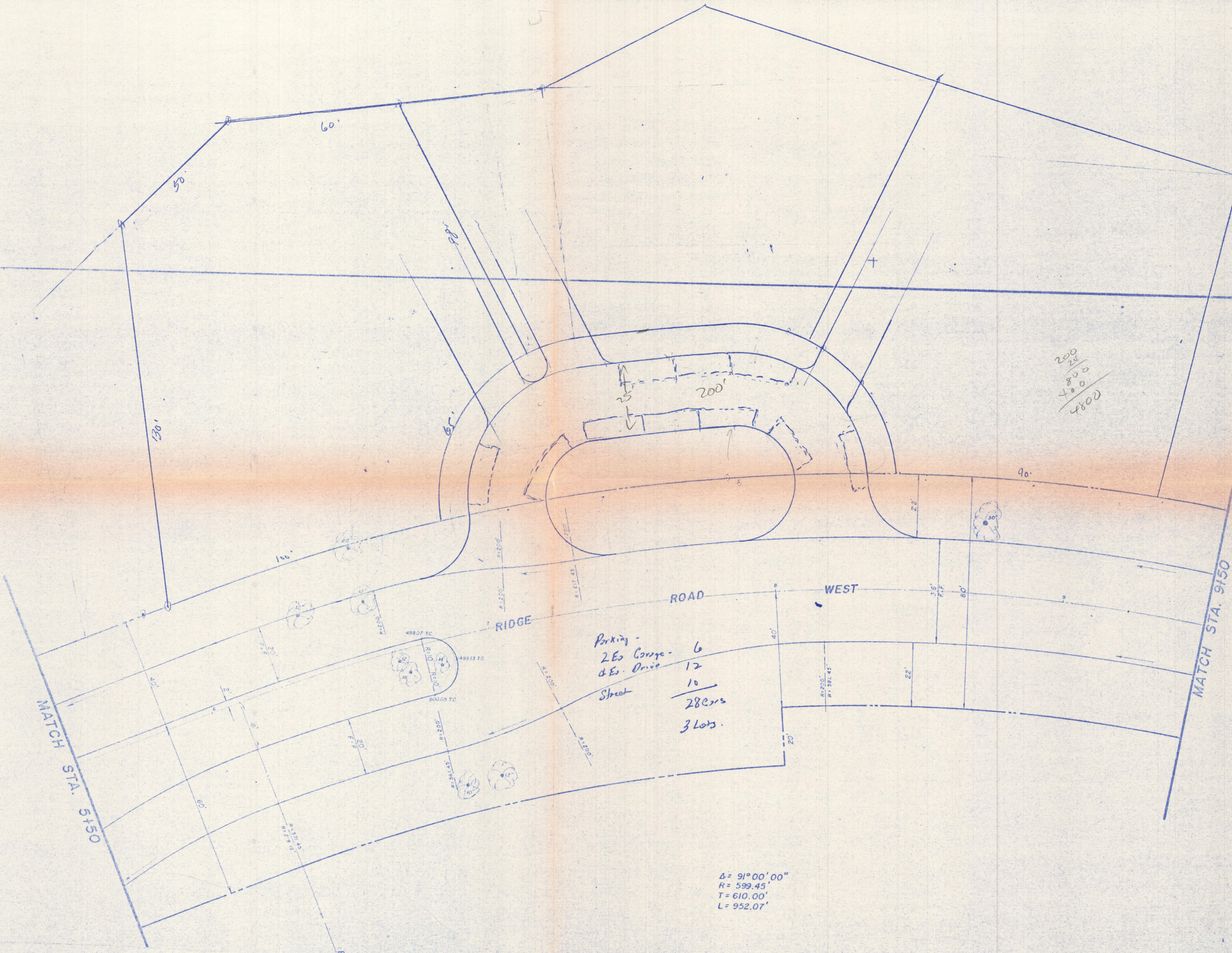
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| SCALE | DATE | JOB NO. | | | |
| 1"=100' | 12-22-92 | 92140 | | | |



11 B



$$\begin{array}{r} 200 \\ 25 \\ \hline 4800 \\ 400 \\ \hline 4800 \end{array}$$

| | |
|----------------|---------|
| Parking - | |
| 2 Es. Garage - | 6 |
| 4 Es. Drive | 12 |
| Street | 10 |
| | <hr/> |
| | 28 Cars |
| | 3 Lots. |

$\Delta = 91^{\circ}00'00''$
 $R = 599.45'$
 $T = 610.00'$
 $L = 952.07'$

MATCH STA. 5150

MATCH STA. 9150

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: January 18, 1993

Agenda No: VI. B.

Agenda Item: **P&Z 93-3-PP** - Discuss and Consider Approval of a Preliminary Plat for Phase 4, Shores, a 26 lot Subdivision South of Ridge Road West

Item Generated By: Applicant, Shores Country Club, Inc.

Action Needed: Discuss and consider recommending approval of the preliminary plat with any recommended conditions.

Background Information:

The Commission considered this item on Thursday night and have recommended to approve the preliminary plat subject to the completion of a drainage study, final resolution of the dedication and improvement of the drainway, the final design for lots 51-53, the dedication of right of way and escrow for Quail Run Road and the restriction that lots 51-53 not be permitted to have front entry garages.

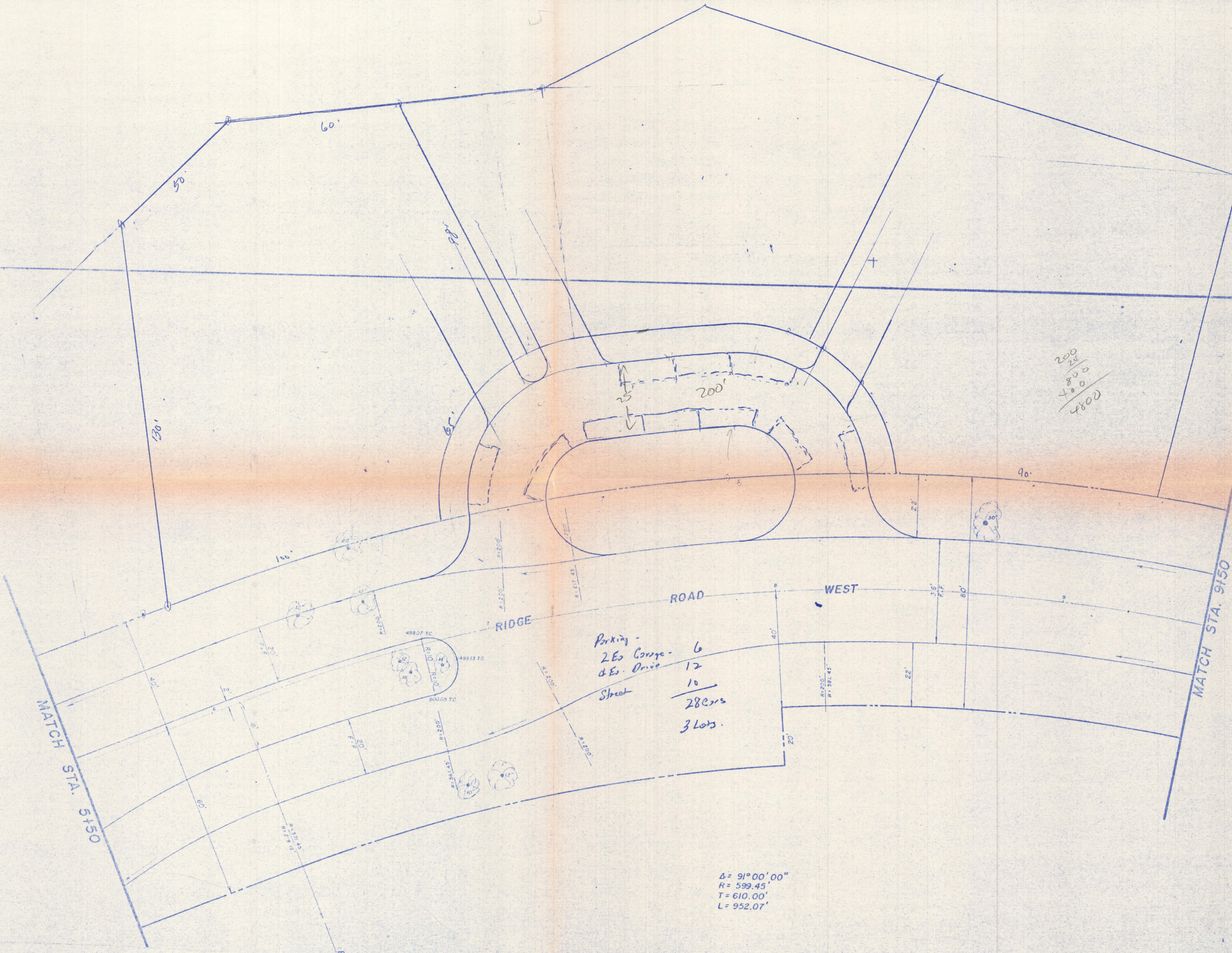
Attachments:

1. Cul-de-sac alternatives

Agenda Item: Preliminary plat for Phase 4 Shores

Item No: VI. B.

11 B



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Parking -
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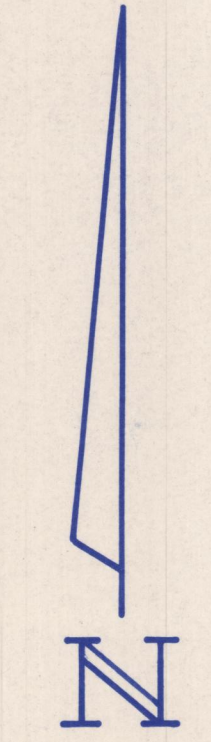
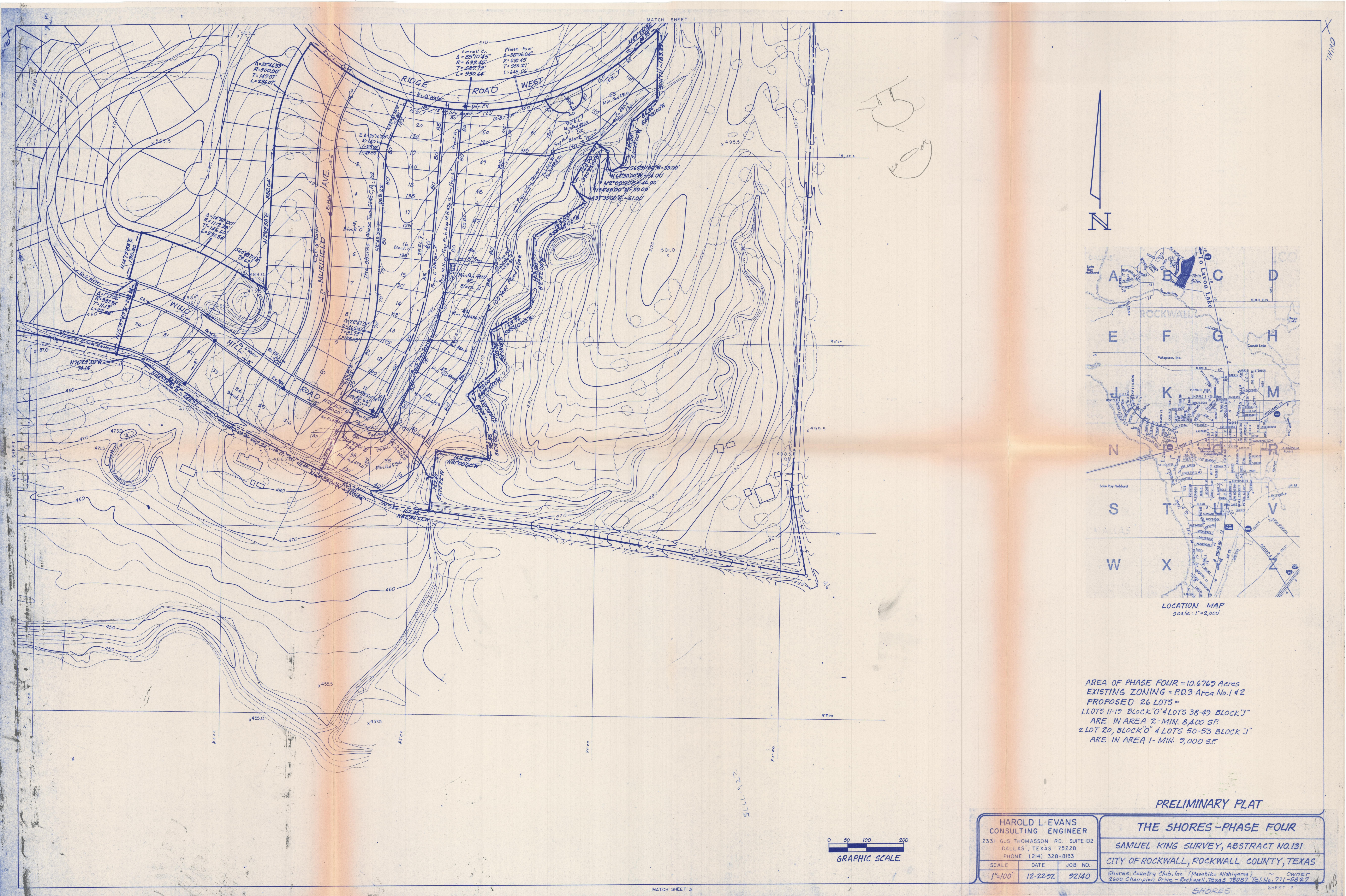
The Commission will consider this item at the meeting on Thursday night.

Attachments:

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2. Preliminary plat
3. Cul-de-sac alternatives

Agenda Item: Preliminary plat for Phase 4 Shores

Item No: VI. B.

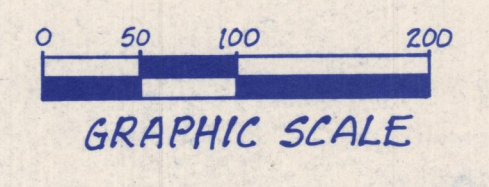


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Phase 4

1. Need utility fee
2. Need lot sizes
3. Greenbelt area specified around 89-4 as owner maintained & to be developed w/ mt fact
4. Alley behind lots 51-53 / alternative
5. Options on drainage area use
 1. owner maintained / common area
 2. Inoperator into lots
 3. City maintained -
use as city property - ~~that~~
 - a. drainage only
 - b. access to trail system
 - c. develop as a trail system
6. Need to do a flood study on drainage area
7. Dedication of Quail Run Rd.
8. Easement for Quail Run Rd.
9. Does continuation as a end hill Road work for street addressing
10. Width of alleys behind drainage area.
11. Adequate access for drainage purposes