

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 12-28-92

NAME OF PROPOSED SUBDIVISION The Shores Phase FIVE

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 14.4 CURRENT ZONING P.D. 3

NO. OF LOTS/UNITS 42

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.

Provided or Shown Not On Plat Applicable

I. General Information

[check] \_\_\_\_\_

A. Vicinity map

[check] \_\_\_\_\_

B. Subdivision Name

[check] \_\_\_\_\_

C. Name of record owner, subdivider, land planner/engineer

[check] \_\_\_\_\_

D. Date of plat preparation, scale and north point

II. Subject Property

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	_____
<u>✓</u>	_____
<u>✓</u>	_____

- 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 \_\_\_\_\_

File No. 93-4-PP.

Date 2/5/93

Fee 285.00

Receipt No. 027125



No 027125



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**  
 Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name The Shores Country Club Date 2-5-93

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  2394 Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411		Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412	<u>490.00</u>	Misc. Income	02-3819	
Sign Permits	01-3628		NSF Check	02-1128	
Health Permits	01-3631		Meter Rent	02-3406	
Misc. Permits	01-3625		Marina Lease	08-3810	
Misc. Income	01-3819		Cemetery Receipts	10-3830	
Sale of Supplies	01-3807		PID	13-3828	
Recreation Fees	01-3401		Street	14-3828	
<u>Phase 4</u>	<u>205.00</u>		Assessment-Ph#2	14-3830	
<u>Phase 5</u>	<u>285.00</u>		Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 490.00 Received by [Signature]

THE SHORES  
COUNTRY CLUB, INC.

DETACH AND RETAIN THIS STATEMENT  
 CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.  
 IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.  
 DELUXE FORM WWC-3 V-2

DATE \_\_\_\_\_ DESCRIPTION \_\_\_\_\_ AMOUNT \_\_\_\_\_

Filing Fees for Phase 4  
 " " " " " " 5

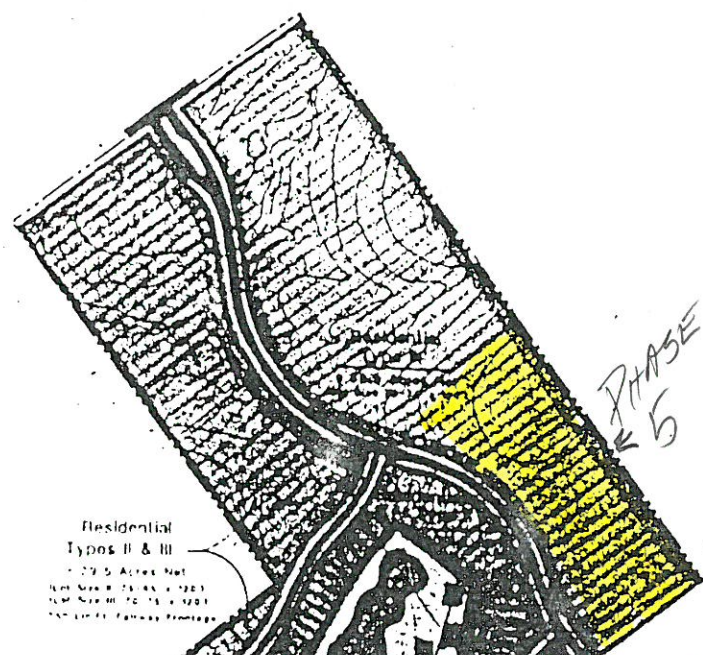
50400  
50400

205.00  
285.00

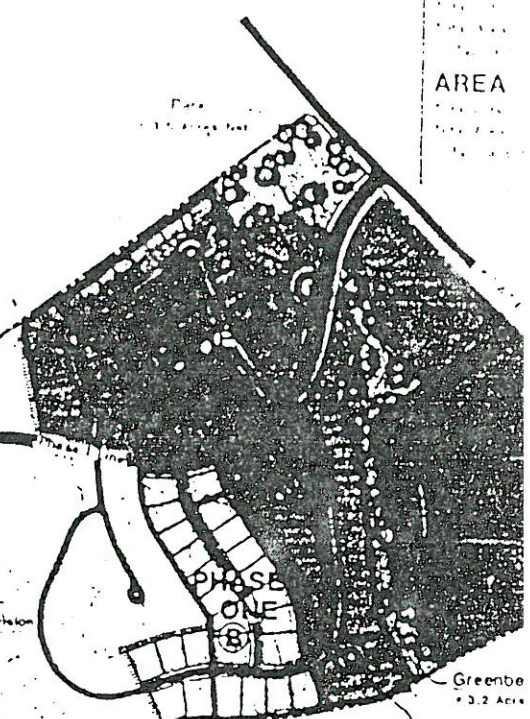


7/11/61

PH  
AREA  
AREA



Residential  
Types II & III  
= 29.5 Acres Net  
(Lot Area 75,000 ± 1200)  
(Lot Area 70,000 ± 1200)  
See 1961 Final Plat



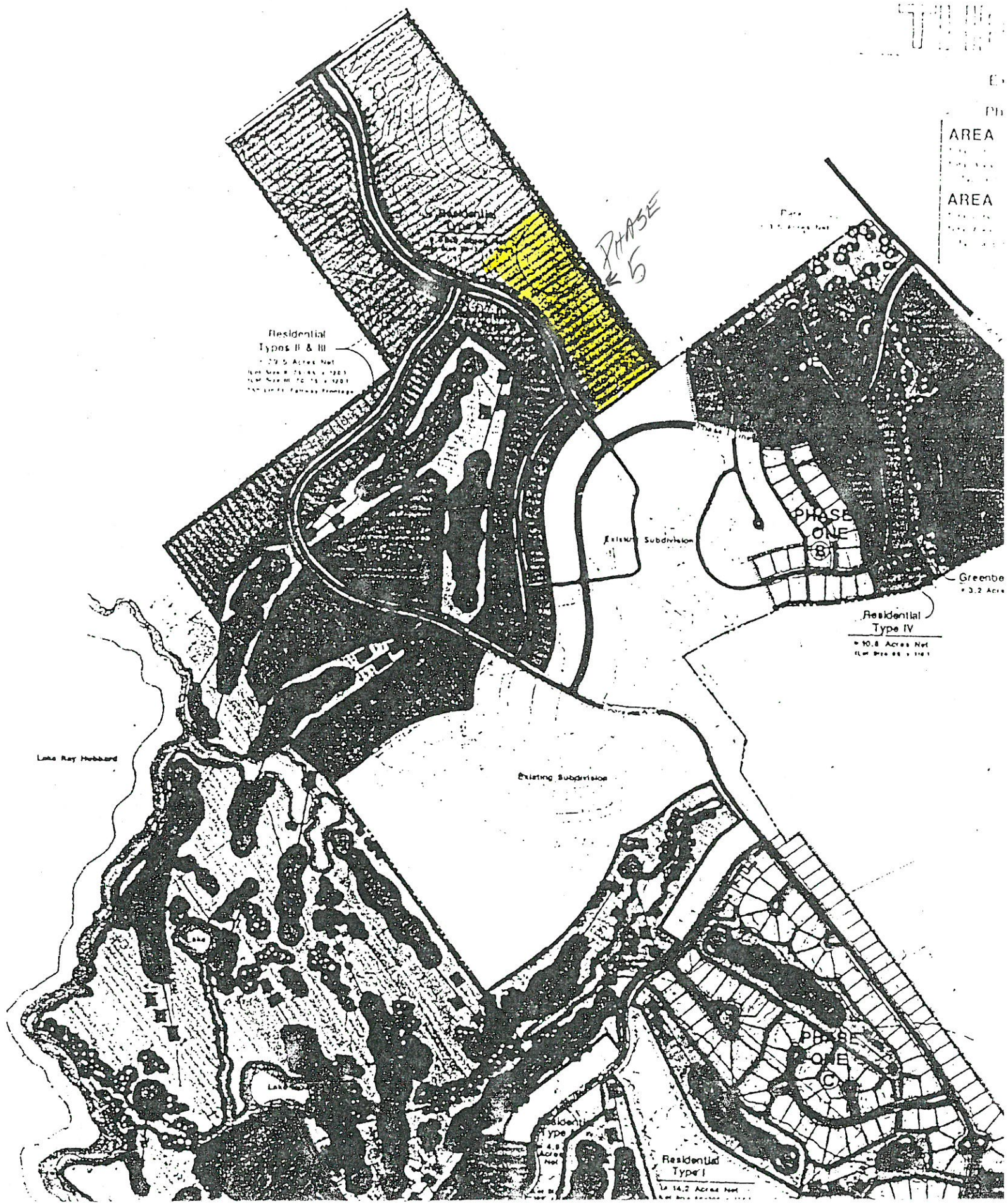
Greenbe  
= 3.2 Acres

Residential  
Type IV  
= 10.8 Acres Net  
(Lot Area 60 ± 1200)

Lake Ray Hubbard

Existing Subdivision

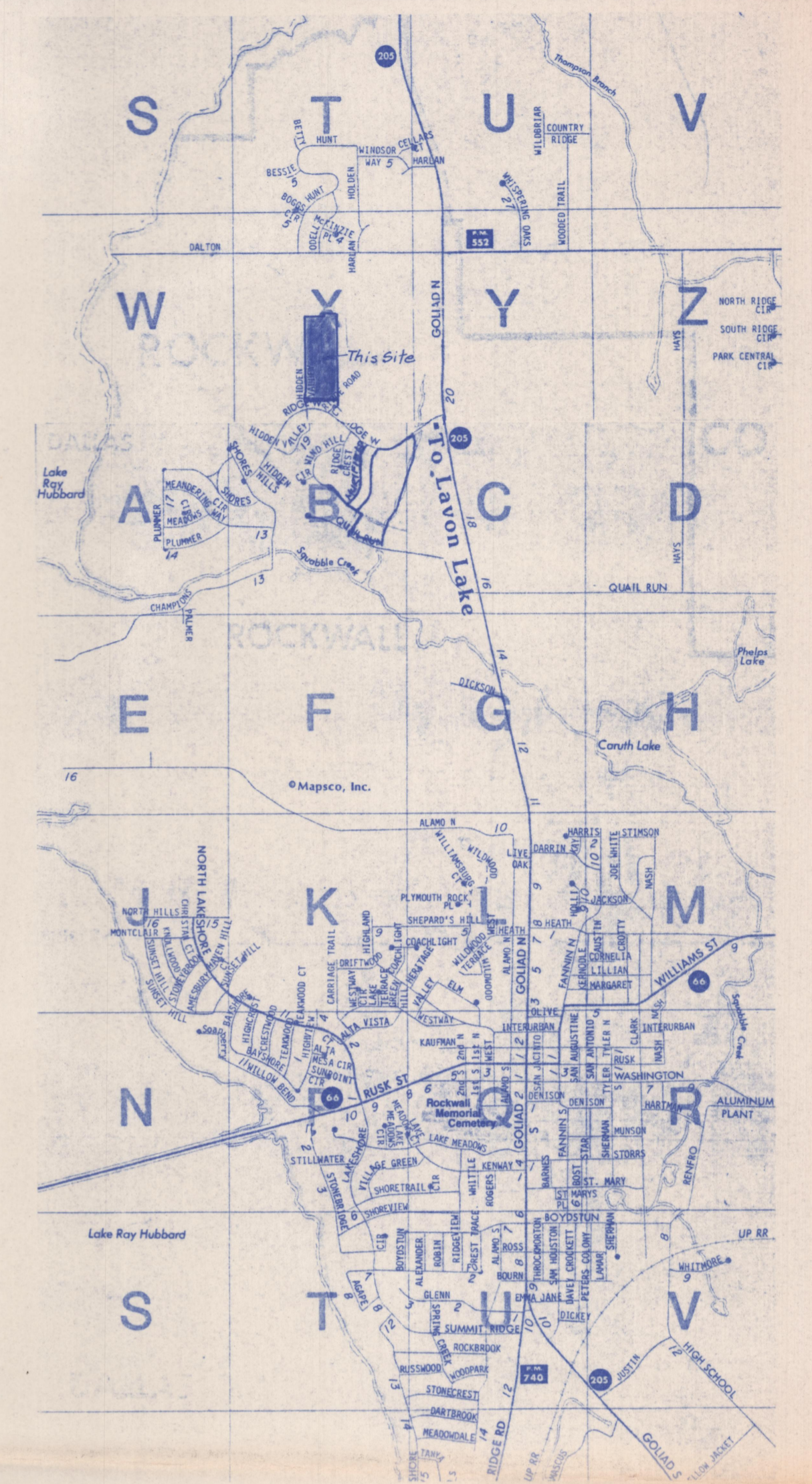
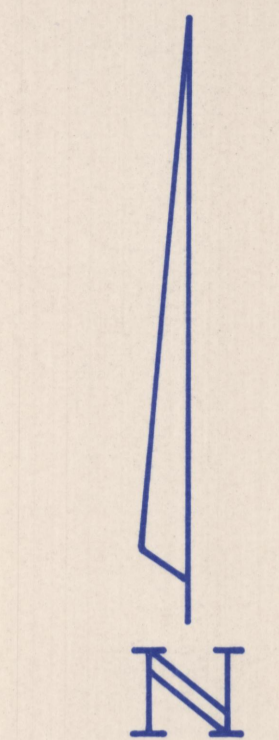
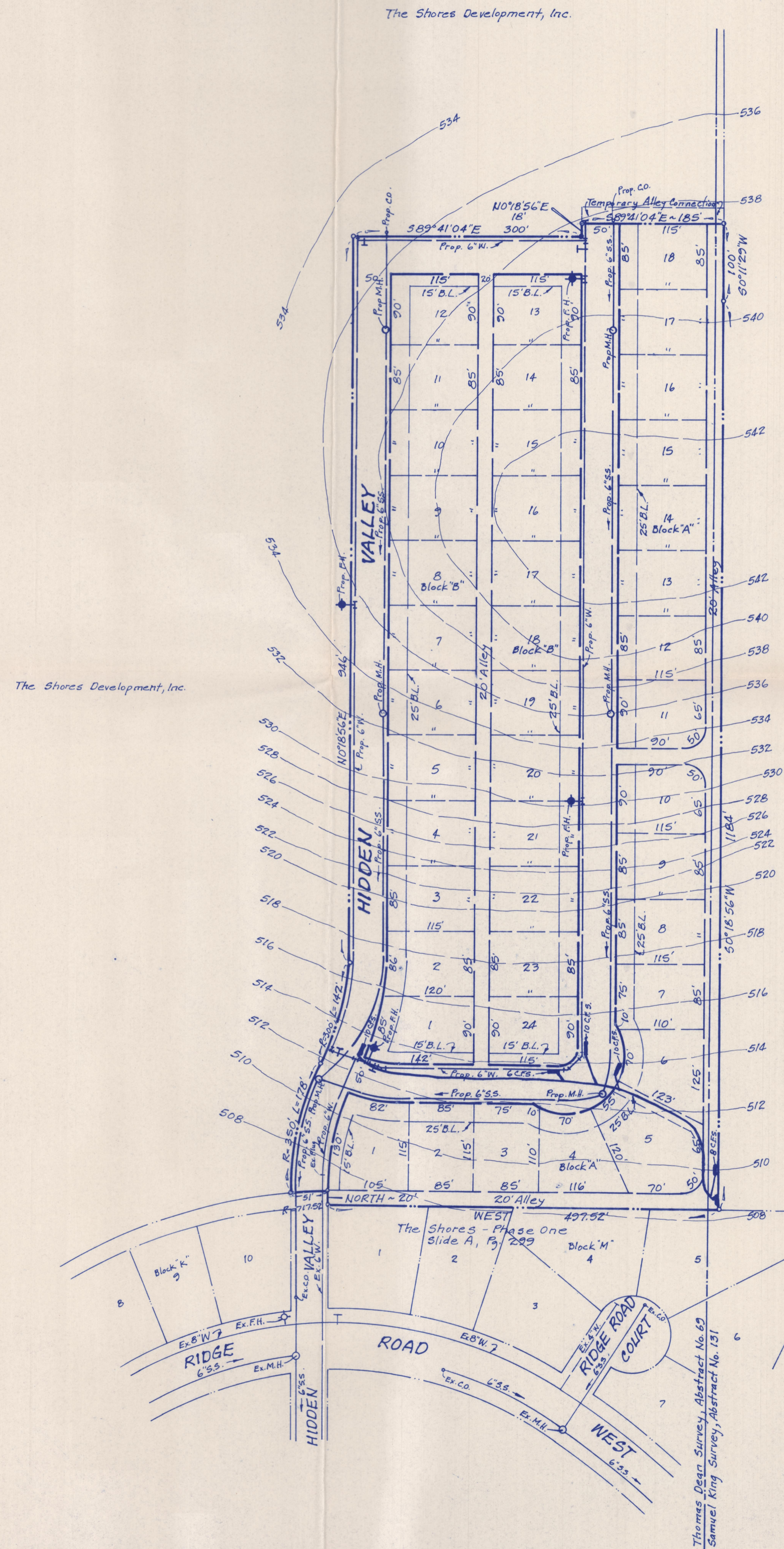
Residential  
Type I  
= 14.2 Acres Net  
(Lot Area 60 ± 1200)





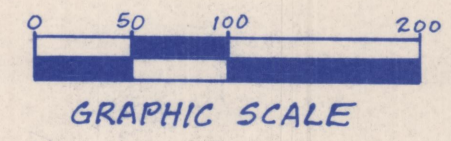






LOCATION MAP  
Scale: 1"=2,000'

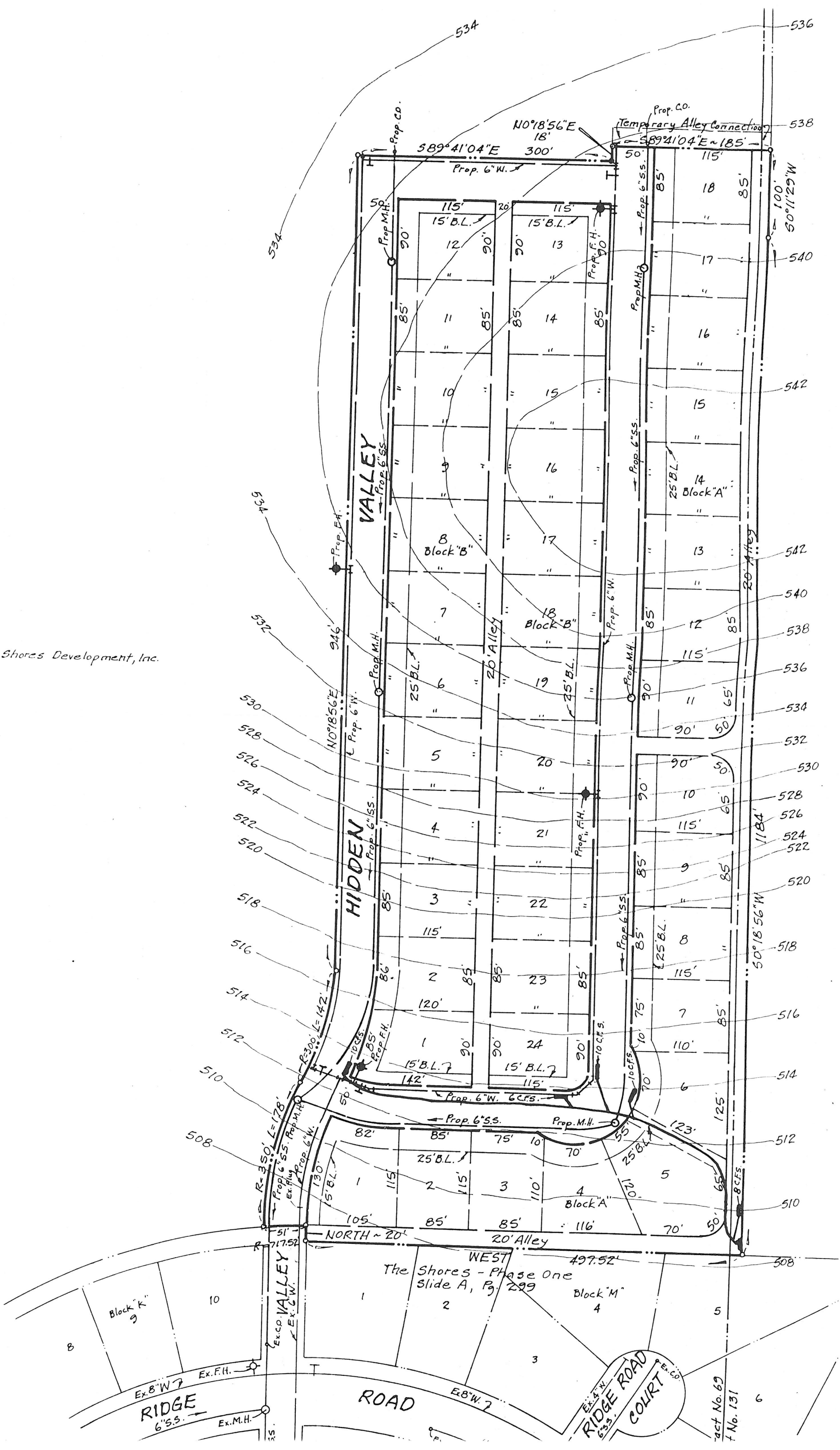
AREA OF PHASE FIVE = 14.4 Acres  
EXISTING ZONING = P.D.3  
42 PROPOSED LOTS



<b>HAROLD L EVANS</b> CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>PRELIMINARY PLAT</b> <b>THE SHORES - PHASE FIVE</b> THOMAS DEAN SURVEY, ABSTRACT NO. 69 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. 771-5827		
SCALE	DATE	JOB NO.			
1"=100'	12-28-92	92140			



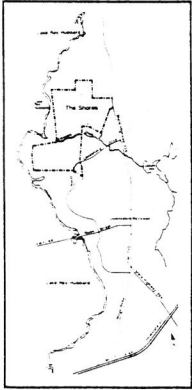
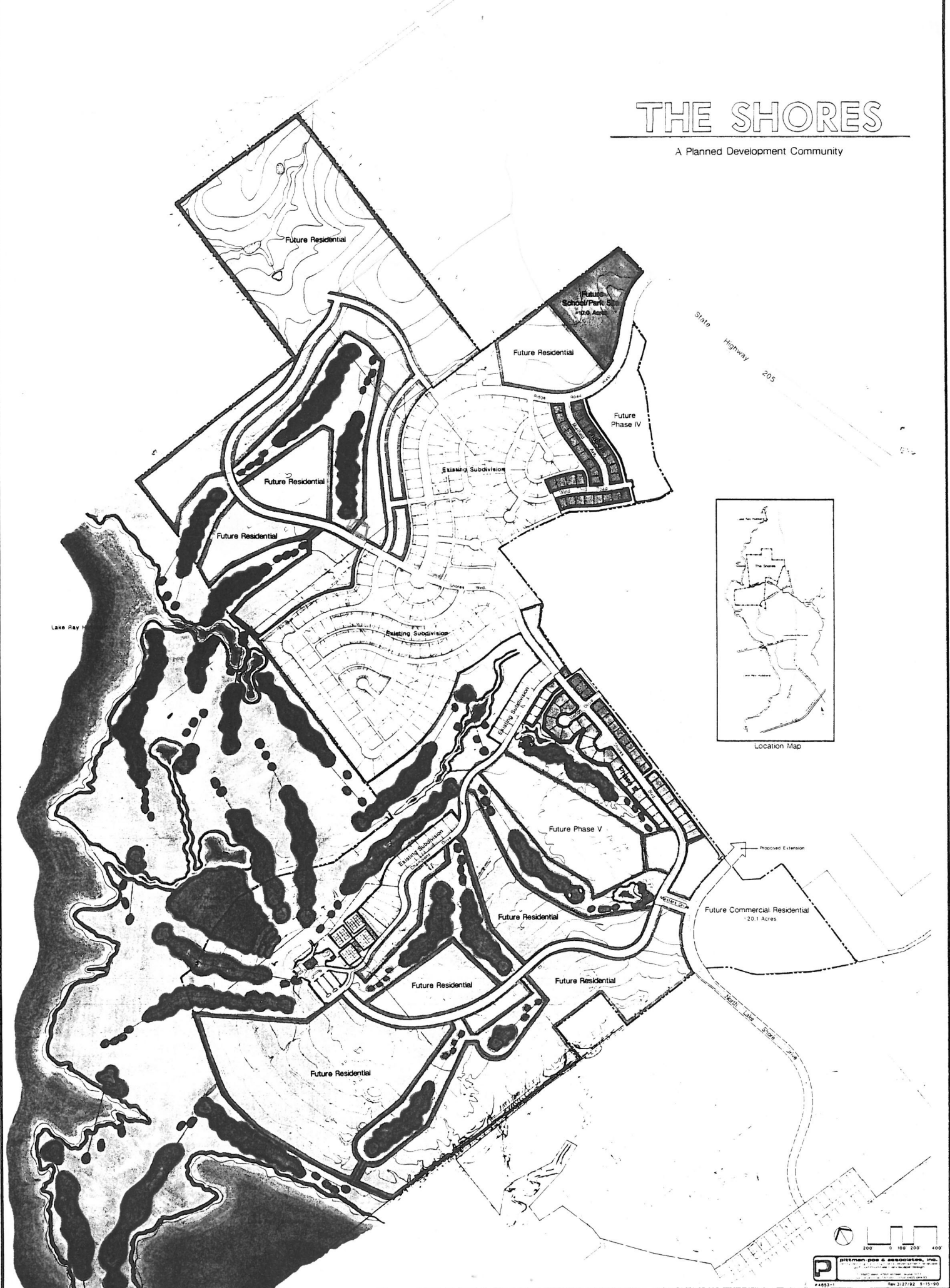
The Shores Development, Inc.



act No. 69  
F No. 131

# THE SHORES

A Planned Development Community



Location Map



The  
SHORES COUNTRY CLUB, INC.

February 18, 1993

Julie Couch  
City of Rockwall  
205 West Rusk  
Rockwall, Texas 75087

Dear Julie,

During the recent tour that you, Rick Crowley, and I made of possible temporary park sites in The Shores, we proposed for consideration the following locations:

1. Near the temporary storage area used by residents at the north end of Shores Boulevard near the Shores Circle intersection.
2. An area on Champions on the south side.
3. A location on the corner of Alamo and Lake Shore.
4. A location off Dalton Road near the intersection of Dalton Road and Odell.
5. A location across the alley running north of Ridge Road West in the vicinity of Proposed Phase V.

As we discussed these are possible locations for a temporary site, but they are all in areas that we presently feel will not be developed in the near future.

Regards,

D. K. Kunkel  
General Manager



**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

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

**Agenda Item:** **P&Z 93-4-PP** - Discuss and Consider Recommending Approval of a Preliminary Plat for the Shores, Phase 5, a 42 Lot Subdivision Located north of Hidden Valley

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

**Action Needed:** Discuss and consider recommending approval of the preliminary plat.

**Background Information:**

Phase 5 of the Shores is located north of the existing Phase 1 and would be accessed by the extension of Hidden Valley to the north. This phase is approved for lots of 7,200, 8,400, and 9,000 sq. ft. All of the proposed lots exceed 9,000 sq. ft. Our comments regarding the plat are as follows:

1. Park Dedication - Under the provisions of the parkland dedication ordinance the developer is required to provide 3-5 acres for a neighborhood park site. During the last revision to the PD master plan a park site was designated in the area north of Phase 1. This phase is generally in the area in which the future park site is located but it is not, however, in the area of this plat. We have not required dedication of the park site up to this point because once the land is dedicated for park use the use cannot change unless an election is held. We do not have the specific location surveyed at this point and there would be no access to it if it were dedicated at this time. We have however, received a number of requests from residents in the Shores asking about park facilities. It is our recommendation that we look at the designation of a temporary park location that would be accessible until the permanent site is dedicated.
2. Future access - this phase will only have one way in and out until the next phase in this area is constructed. We have asked the developer's engineer to provide us with a revised concept plan for the area should they construct a golf hole next to this phase. A copy of the current concept plan is attached.
3. When the last two phases of the Shores were constructed the developer extended Lakeshore Blvd. into the Shores to provide a second access into the development. At that time the developer was not required to install street lights along Lakeshore Drive because there is no development in that area. There is a problem however, at the intersection of Lakeshore and Masters's Drive because it is not lit. Although this is in another area of the Shores, this phase and phase 4 will add additional traffic in Lakeshore into the subdivision and we believe that the intersection should be lit with the construction of these two phases.

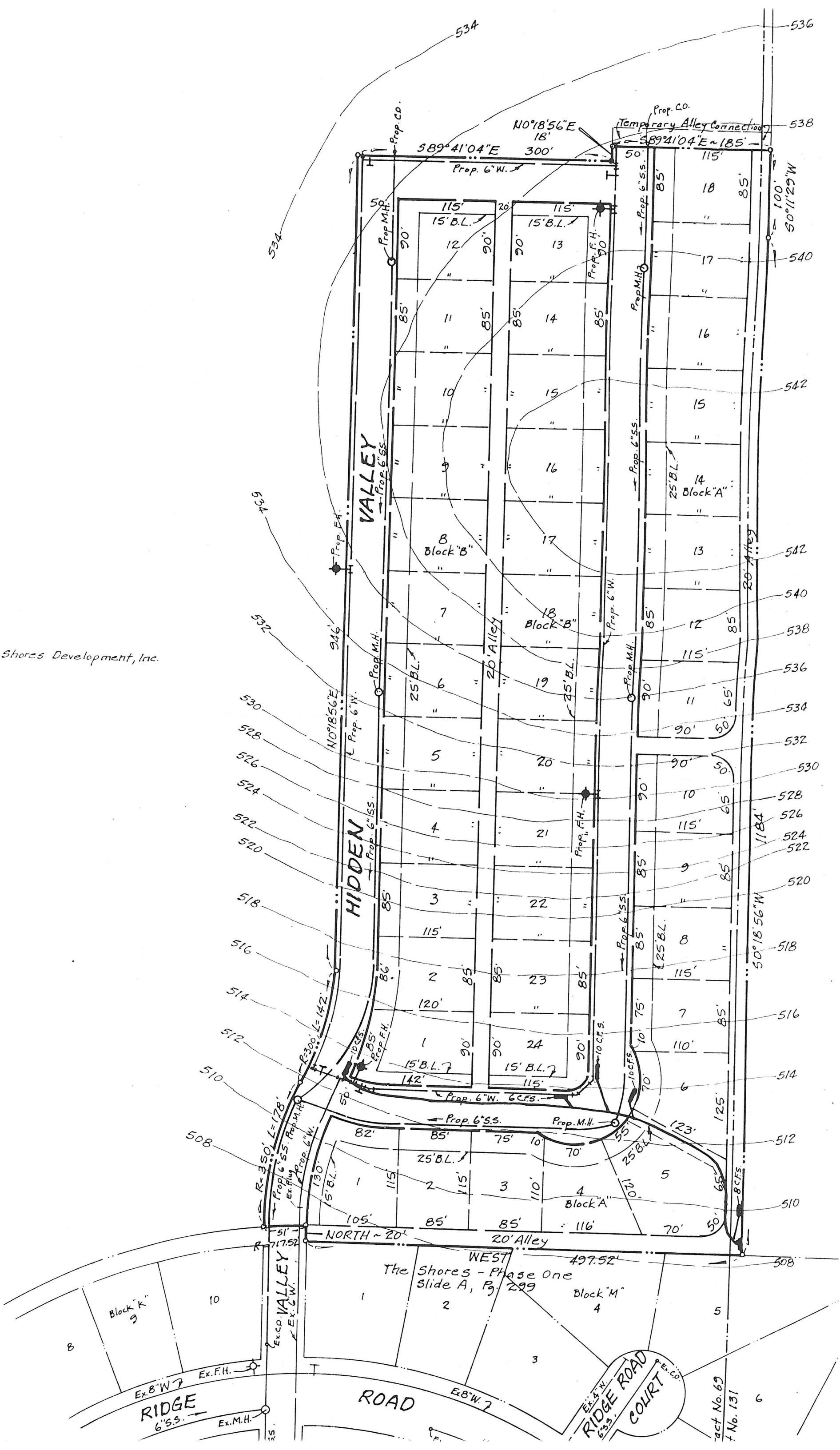
**Attachments:**

1. Preliminary Plat

**Agenda Item:** Final Plat for Phase 5 Shores

**Item No:** IV. C.

The Shores Development, Inc.



PLAT No. 69  
F No. 131



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** January 18, 1993

**Agenda No:** VI. C.

**Agenda Item:** **P&Z 93-4-PP** - Discuss and Consider Approval of a Preliminary Plat for the Shores, Phase 5, a 42 Lot Subdivision Located north of Hidden Valley

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

**Action Needed:** Discuss and consider recommending approval of the preliminary plat.

**Background Information:**

Phase 5 of the Shores is located north of the existing Phase 1 and would be accessed by the extension of Hidden Valley to the north. This phase is approved for lots of 7,200, 8,400, and 9,000 sq. ft. All of the proposed lots exceed 9,000 sq. ft. Our comments regarding the plat are as follows:

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The Commission will consider this item at their meeting on Thursday night.

**Attachments:**

1. Preliminary Plat

**Agenda Item:** Final Plat for Phase 5 Shores

**Item No:** VI. C.



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** January 18, 1993

**Agenda No:** VI. C.

**Agenda Item:** **P&Z 93-4-PP** - Discuss and Consider Approval of a Preliminary Plat for the Shores, Phase 5, a 42 Lot Subdivision Located north of Hidden Valley

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

**Action Needed:** Discuss and consider recommending approval of the preliminary plat.

**Background Information:**

The Commission has recommended that the preliminary plat be approved with the conditions that a temporary park site within the Shores be identified and submitted to the City prior to submission of the final plat, that the concept plan for the area be revised to address future road circulation in the area, and that street lights be installed by the developer at the intersection of Lakeshore Drive and Masters Drive.

The Developer provided the Commission with a concept drawing of how the street system might function if a golf hole is added north of the existing phase 1. A copy of the concept plan is attached.

**Attachments:**

1. Concept plan

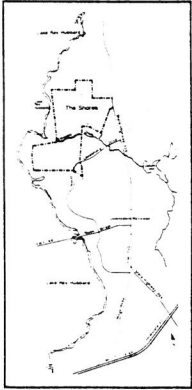
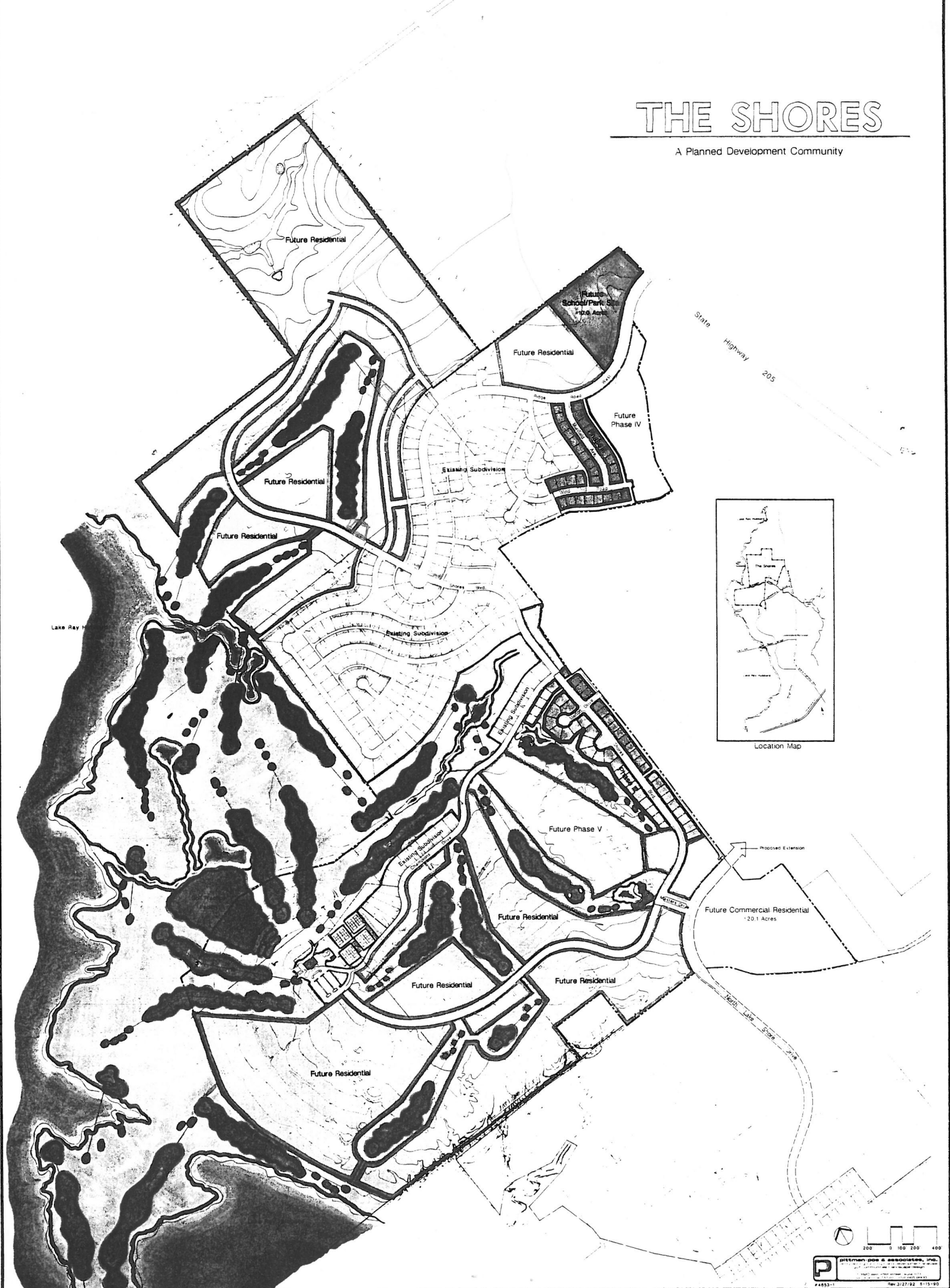
**Agenda Item:** Final Plat for Phase 5 Shores

**Item No:** VI. C.



# THE SHORES

A Planned Development Community



Location Map