

Fee
\$ 230.00

APPLICATION AND FINAL PLAT CHECKLIST

Date 4-5-93

Name of Proposed Development The Shores - Phase Four

Name of Developer Shores Country Club, Inc.

Address 2600 Champions Drive. Phone 771-5827

Owner of Record Same

Address _____ Phone _____

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

Address P.O. Box 28355 Dallas Tx 75228 Phone 328-8133

Total Acreage 10.7 Current Zoning PD3

Number of Lots/Units 26

Signed [Signature]

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" x 24".

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

Provided of
Shown on Plat

Not
Applicable

✓

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 lined indicated by heavy lines

_____ ✓

5. If no engineering is provided show contours of 5 ft. intervals

✓ _____

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

✓ _____

7. Approved name and right-of-way width of each street, both within an adjacent to the development

✓ _____

8. Locations, dimensions and purposes of any easements or other rights-of-way

✓ _____

9. Identification of each lot or site and block by letter and number and building lines

✓ _____

10. Record owners of contiguous parcels of un subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

✓ _____

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

✓ _____

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

_____ ✓

13. 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 graded (see wording)

✓ _____

14. Statement of developer responsibility for storm drainage improvements (see wording)

✓ _____

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

✓ _____

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

✓ _____

18. Compliance with all special requirements developed in preliminary plat review

✓ _____

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit along with plat a calculation sheet indicating the area of each lot

21. Attach copy of any proposed deed restrictions for proposed subdivision

Taken by: _____

Date: 4/5/93

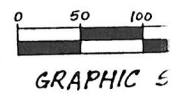
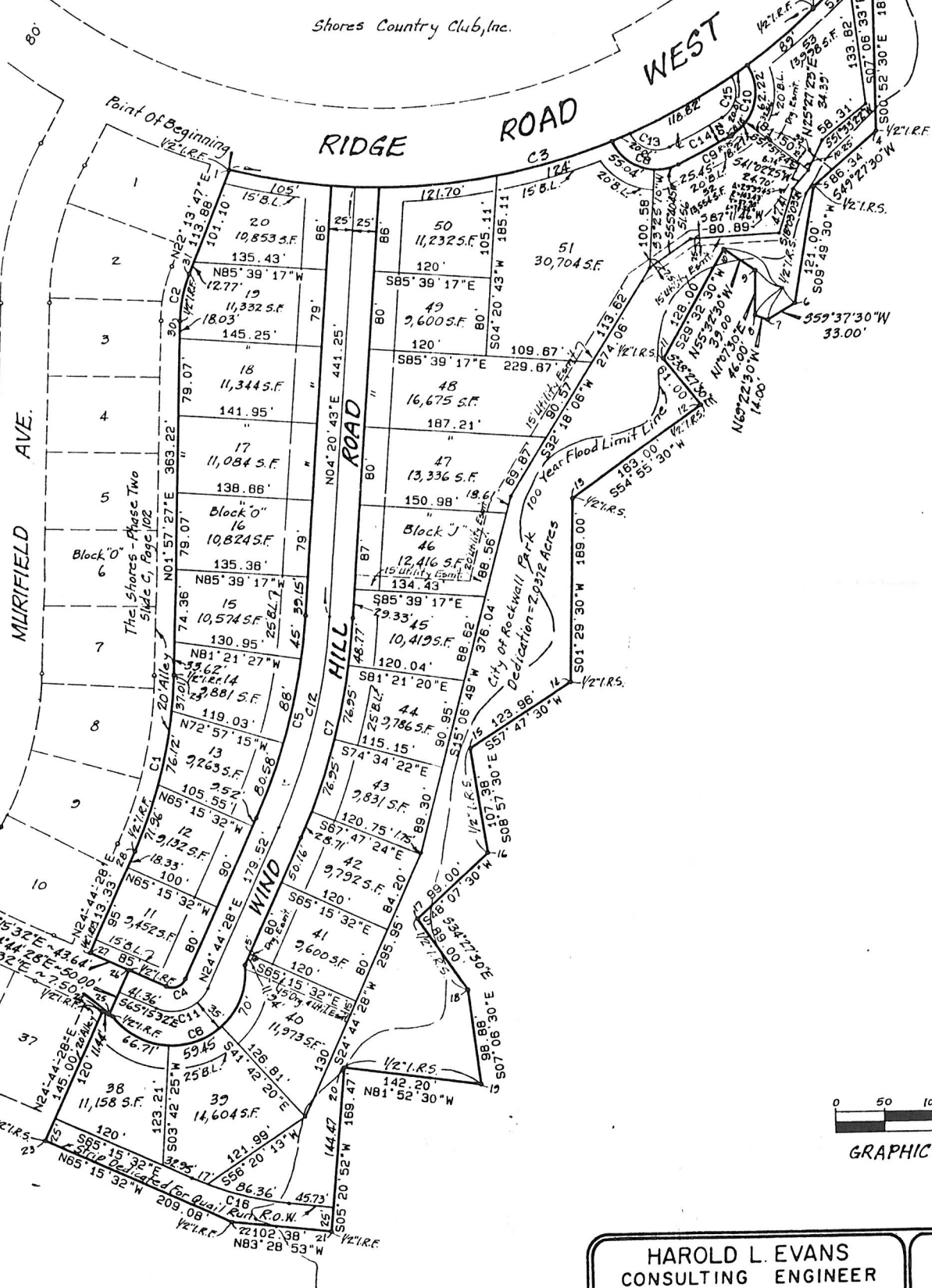
Receipt No.: 027691

File No.: 93-8-FP

Fee: \$ 230.00



Shores Country Club, Inc.



GRAPHIC SCALE

TAN
93.79
25.03
355.27
15.00
107.93
278.47
118.93
51.99
31.73
51.99
40.00
112.43
30.71
30.81

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

SCALE	DATE	JOB NO.

10



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

(214) 771-7700

Cash Receipt

Nº 027691

Name The Shores Date 4-7-93

Mailing Address _____

Job Address _____ Permit No. _____

Check

Cash

Other

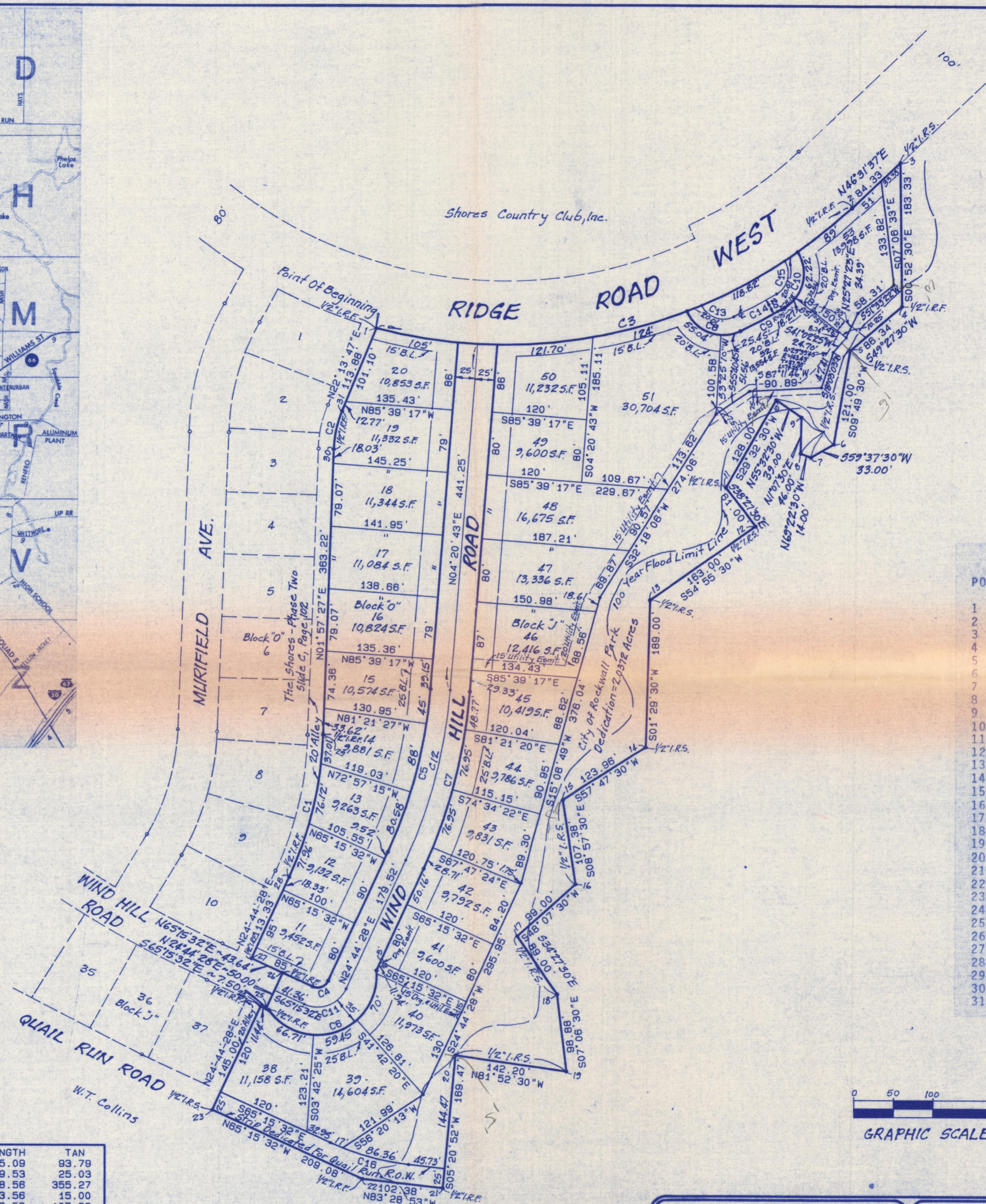
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	06-3835	
Mechanical Permit	01-3610		Sewer Availability	07-3836	
Municipal Pool	01-3402		Meter Deposit	02-2201	
Zoning, Planning, B.O.A.	01-3411		Portable Meter Deposit	02-2311	
Subdivision Plats	01-3412	230.00	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	
			Assessment-Ph#2	14-3830	
			Hotel/Motel Tax	15-3206	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 230.00

Received by *[Signature]*

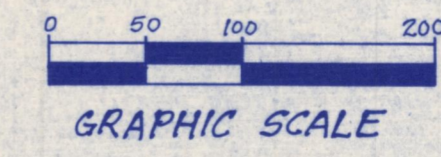


LOCATION MAP
Scale: 1" = 2,000'



SURFACE ADJUSTED COORDINATES

POINT #	NORTHING	EASTING
1	7,037,854.5478	2,592,048.6409
2	7,038,009.1915	2,592,650.1985
3	7,038,067.2085	2,592,711.3934
4	7,037,883.8959	2,592,714.1935
5	7,037,827.7728	2,592,648.5788
6	7,037,708.4754	2,592,627.9317
7	7,037,691.8606	2,592,599.4615
8	7,037,696.7921	2,592,586.3588
9	7,037,742.7832	2,592,587.2619
10	7,037,764.8496	2,592,555.1048
11	7,037,653.4898	2,592,491.9939
12	7,037,605.7232	2,592,529.9327
13	7,037,512.0552	2,592,396.5336
14	7,037,323.1193	2,592,391.6141
15	7,037,267.0484	2,592,286.7297
16	7,037,150.9783	2,592,303.4508
17	7,037,084.8949	2,592,229.7353
18	7,037,011.5111	2,592,280.0922
19	7,036,913.3911	2,592,292.3284
20	7,036,933.4894	2,592,151.5558
21	7,036,764.7560	2,592,135.7614
22	7,036,776.3784	2,592,034.0473
23	7,036,863.8831	2,591,844.1575
24	7,036,863.8831	2,591,904.8427
25	7,036,992.4344	2,591,911.6543
26	7,037,037.8448	2,591,932.5802
27	7,037,056.1097	2,591,892.9444
28	7,037,159.0326	2,591,940.3732
29	7,037,338.6247	2,591,982.8281
30	7,037,700.9537	2,591,995.2355
31	7,037,749.1366	2,592,005.5594



167 (SUBMISSION)

1/9

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N13°20'58"E	183.88	22°47'01"	465.47	185.09	93.79
C2	N12°05'37"E	49.28	20°18'20"	140.00	49.53	25.03
C3	N75°34'59"E	621.12	58°08'44"	639.45	648.56	355.27
C4	N89°44'28"E	21.21	90°00'00"	15.00	23.56	15.00
C5	N14°32'36"E	212.48	20°23'45"	600.00	213.58	107.93
C6	N89°44'28"E	144.84	149°51'10"	75.00	198.16	278.47
C7	N14°32'36"E	230.18	20°23'45"	650.00	231.38	116.93
C8	S89°37'38"E	72.08	92°14'26"	50.00	80.50	51.99
C9	N81°37'03"E	63.39	5°18'11"	689.45	63.41	31.73
C10	N12°51'45"E	72.08	92°14'26"	50.00	80.50	51.99
C11	N89°44'28"E	56.57	90°00'00"	40.00	62.83	40.00
C12	N14°32'36"E	221.31	20°23'45"	625.00	222.48	112.43
C13	S70°04'32"E	42.92	91°20'39"	30.00	47.83	30.71
C14	N81°37'03"E	61.55	5°18'11"	689.45	61.57	30.81
C15	N13°18'38"E	42.92	91°20'39"	30.00	47.83	30.71
C16	S74°22'12"E	102.93	18°13'21"	325.00	103.36	52.12

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 Champions Drive - Rockwall, Texas 75087 Tel. No. 771-5827

SCALE	DATE	JOB NO.
1"=100'	2-27-93	92140

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TEXAS

WHEREAS The Shores Country Club Inc. is the owner of a tract of land situated in the Samuel King Survey, Abstract 131, Rockwall County, Texas, and being a part of that 20.514 acre tract of land described as Tract 11 in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the Southerly line of Ridge Road West, a 80 foot Right of Way at the Northeast corner of The Shores, Phase II, an addition to the City of Rockwall recorded in Slide C, page 102, Plat Records, Rockwall County, Texas, said iron rod being on a curve to the left having a central angle of 58 degrees 06' 44", a radius of 639.45 feet, and a chord that bears North 75 degrees 34' 59" East a distance of 621.12 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 648.56 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve;

THENCE: North 46 degrees 31' 37" East a distance of 84.33 feet continuing with said Southerly line to a 1/2" iron rod set for a corner at the Northeast corner of said 20.514 acre tract;

THENCE: South 0 degrees 52' 30" East a distance of 183.33 feet with the East line of said 20.514 acre tract to a 1/2" iron rod found for a corner in a small branch;

THENCE: In a Southerly direction with the meanders of said brance and with the Easterly lines of said 20.514 acre tract, all to 1/2" iron rods set for a corner, as follows:

- South 49 degrees 27' 30" West a distance of 86.34 feet
- South 09 degrees 49' 00" West a distance of 121.00 feet
- South 59 degrees 37' 30" West a distance of 33.00 feet
- North 69 degrees 22' 30" West a distance of 14.00 feet
- North 01 degrees 07' 30" East a distance of 46.00 feet
- North 55 degrees 32' 30" West a distance of 39.00 feet
- South 29 degrees 32' 30" West a distance of 128.00 feet
- South 38 degrees 27' 30" East a distance of 61.00 feet
- South 54 degrees 55' 30" West a distance of 163.00 feet
- South 01 degrees 29' 30" West a distance of 189.00 feet
- South 57 degrees 47' 30" West a distance of 123.96 feet
- South 08 degrees 57' 30" East a distance of 107.38 feet
- South 48 degrees 07' 30" West a distance of 99.00 feet
- South 34 degrees 27' 30" East a distance of 89.00 feet
- South 07 degrees 06' 30" East a distance of 98.88 feet
- North 81 degrees 52' 30" West a distance of 142.20 feet
- South 05 degrees 20' 52" West a distance of 169.47 feet to a 1/2" iron rod found for a corner in Quail Run Road, a public road;

THENCE: North 83 degrees 28' 53" West a distance of 102.38 feet with said road to a 1/2" iron rod found for a corner;

THENCE: North 65 degrees 15' 36" West a distance of 209.08 feet continuing with said road to a 1/2" iron rod set for a corner on the Southeast line of a 20 foot alley at the South corner of the previously mentioned The Shores, Phase II;

THENCE: Along the Easterly lines of said The Shores, Phase II as follows:

- North 24 degrees 44' 28" East a distance of 145.00 feet to a 1/2" iron rod found for a corner on the Southwest line of Wind Hill Road, a 50 foot Right of Way;
- South 65 degrees 15' 32" East a distance of 7.50 feet with said Southwest line to a 1/2" iron rod found for a corner at the South corner of said Wind Hill Road;
- North 24 degrees 44' 28" East a distance of 50.00 feet to a 1/2" iron rod found for a corner at the East corner of said Wind Hill Road;
- North 65 degrees 15' 32" West a distance of 43.64 feet with the Northeast line of said Wind Hill Road to a 1/2" iron rod found for a corner on the Easterly line of a 20 foot alley;

THENCE: Along the Easterly line of said 20 foot alley and continuing along the Easterly lines of said addition as follows:

- North 24 degrees 44' 28" East a distance of 113.33 feet to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of 22 degrees 47' 01", a radius of 465.47 feet, and a chord that bears North 13 degrees 20' 58" East a distance of 183.88 feet;
- Along said curve an arc distance of 185.09 feet to a 1/2" iron rod found at the point of tangency of said curve;
- North 1 degree 57' 27" East a distance of 363.22 feet to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 20 degrees 16' 20", a radius of 140.00 feet, and a chord that bears North 12 degrees 05' 37" East a distance of 49.28 feet;
- Along said curve an arc distance of 49.53 feet to a 1/2" iron rod found at the point of tangency of said curve; and
- North 22 degrees 13' 47" East a distance of 113.88 feet to the Point of Beginning and containing 10.6769 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT The Shores Country Club, Inc. is the owner of said tract and does hereby adopt this plat designating the hereinabove described property as The Shores Phase Four, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other

growths or improvements which in any way endanger or interfere with construction maintenance, or efficiency of their respective system on any of these easements strips; and any public utility shall have the right to public ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

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 storm 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 storm 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 the _____ day of _____, 1993.

THE SHORES COUNTRY CLUB, INC.
BY _____

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 1993, by: _____

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1993, by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

DATE: _____

APPROVED

DATE: _____ Chairman, Planning & Zoning

Commission

I hereby certify that the above and foregoing plat of The Shores Phase Four, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1993.

Mayor, City of Rockwall City Secretary, City of Rockwall

2
9

HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
	2-27-93	92140

THE SHORES-PHASE FOUR

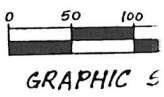
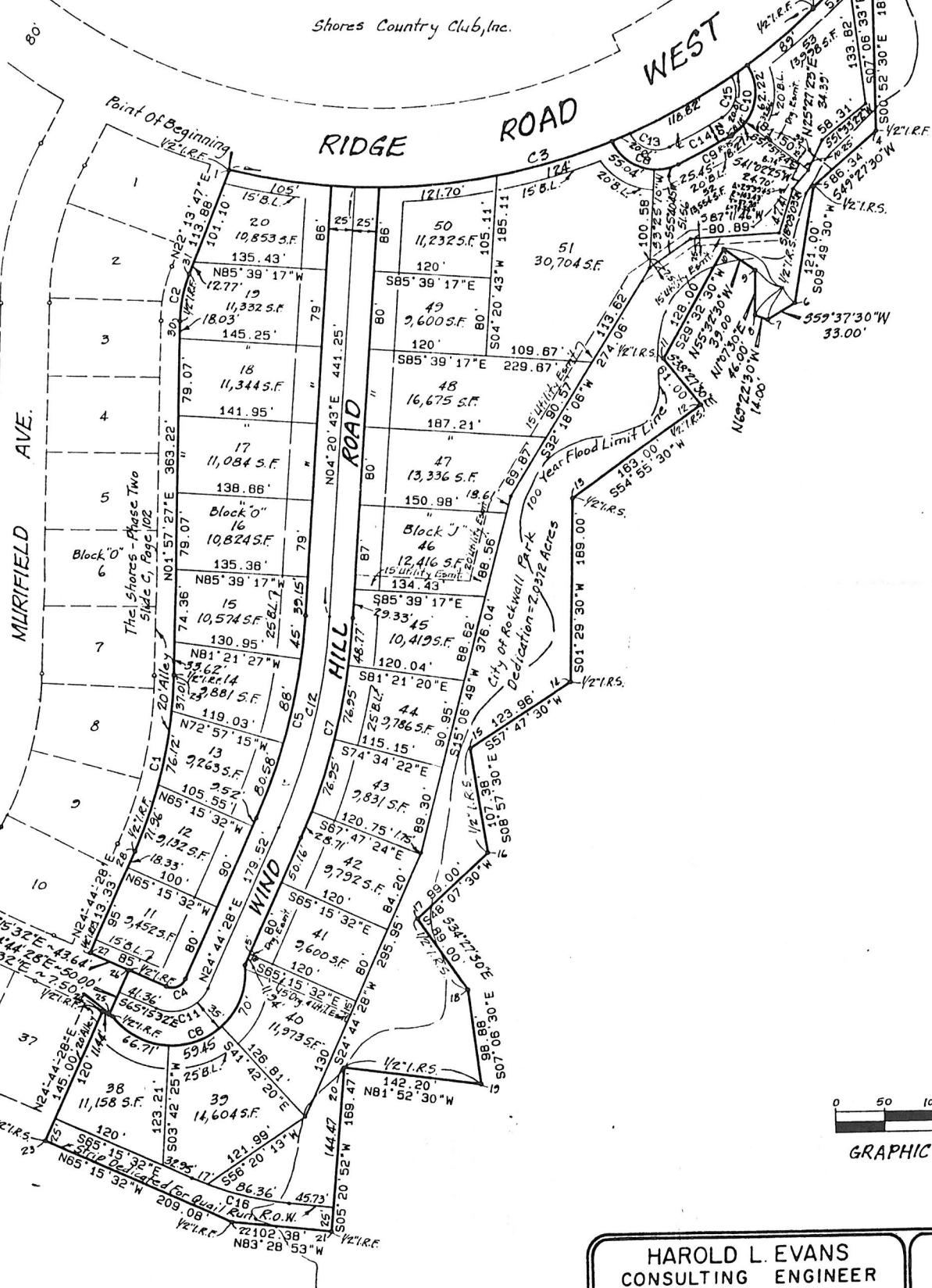
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Shores Country Club, Inc.



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SCALE	DATE	JOB NO.

10

PLAT REVIEW

_____ Preliminary Plat

Final Plat

Name of Proposed Subdivision Shores, Phase 4

Location of Proposed Subdivision Shores - Ridge Road West

Name of Subdivider Shores County Club Inc

Date Submitted _____

Date of Review _____

Total Acreage _____

No. of Lots _____

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted? (attach copy)	_____	<input checked="" type="checkbox"/>	_____
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	_____	_____
3. Is scale 1" = 100' (Specify scale if different) Scale = _____	<input checked="" type="checkbox"/>	_____	_____
4. Is the subdivision name acceptable?	<input checked="" type="checkbox"/>	_____	_____
5. Comments:			

Planning and Zoning

- 1. What is the proposed use? SF
- 2. What is the proposed density? N/A
- 3. What is the existing zoning? PD-SF

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<u>✓</u>	<u>_____</u>	<u>_____</u>
5. Does the use conform to the Land Use Plan?	<u>✓</u>	<u>_____</u>	<u>_____</u>
6. Is this tract taken out of a larger tract?	<u>✓</u>	<u>_____</u>	<u>_____</u>
7. Will the development landlock another property?	<u>_____</u>	<u>✓</u>	<u>_____</u>
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<u>✓</u>	<u>_____</u>	<u>_____</u>
9. Has a Concept Plan been provided and approved?	<u>✓</u>	<u>_____</u>	<u>_____</u>
10. Does the plan conform to the Master Park Plan?	<u>✓</u>	<u>_____</u>	<u>_____</u>
11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?	<u>✓</u>	<u>_____</u>	<u>_____</u>
a. Lot Size	<u>✓</u>	<u>_____</u>	<u>_____</u>
b. Building Line	<u>✓</u>	<u>_____</u>	<u>_____</u>
c. Parking	<u>_____</u>	<u>_____</u>	<u>✓</u>
d. Buffering	<u>_____</u>	<u>_____</u>	<u>✓</u>
e. Site Plan	<u>_____</u>	<u>_____</u>	<u>✓</u>
f. Other	<u>_____</u>	<u>_____</u>	<u>_____</u>

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

14. Comments:
They have provided on street parking on the lots fronting on Ridge Road West

Yes No N/A

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 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 substandard 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?
- j. Is a traffic analysis needed?
- k. Comments: _____

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

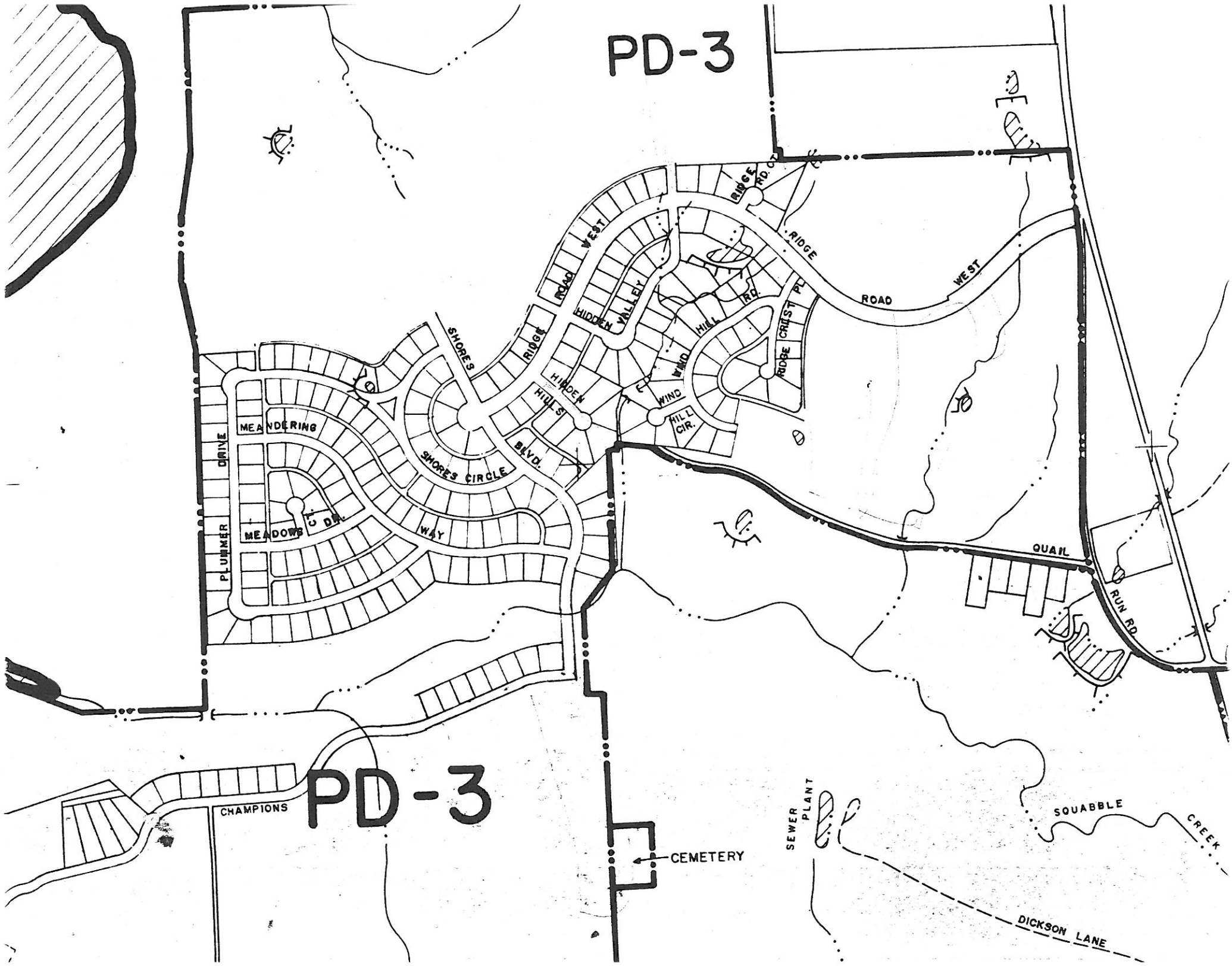
- 1. Has the City Engineer reviewed and approved the plan? _____ _____
- 2. Does the final plat conform to the City's Flood Plain Regulations? _____ _____
- 3. Does the final plat conform to the preliminary plat as approved? _____ _____
- 4. Staff Comments:

- 1. Access needs to be 8' in width at all points
- 2. Parking in Row on 5 lots ok
- 3. Use of Quail Park during construction - Developer responsible. Base repair & overlay.
- 4. Clear under bridge during construction is satisfactory

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (Hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PD-3



PD-3

CEMETERY

SEWER PLANT

SQUABBLE CREEK

DICKSON LANE

CHAMPIONS

QUAIL

RUN RD

ROAD

WEST

RIDGE

HILL

HILL CIR.

WIND

HIDDEN VALLEY

HIDDEN

BLVD.

SHORES

SHORES CIRCLE

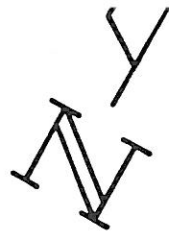
WAY

MEANDERING

MEADOWS DR.

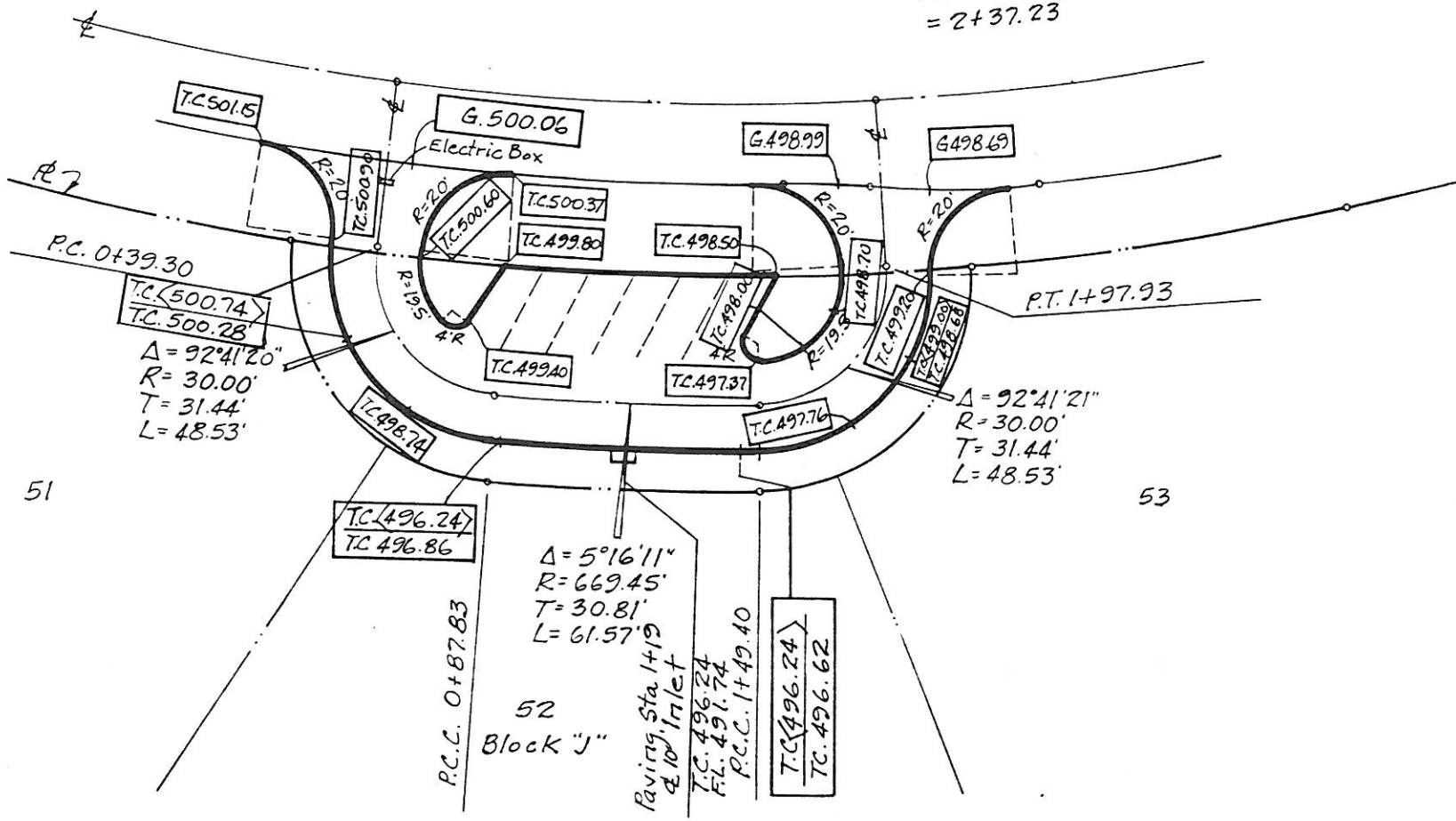
PLUMMER DRIVE

SEWER



8+24.14 Ridge Road West
= 0+00

7+12.74 Ridge Road West
= 2+37.23



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: April 8, 1993

Agenda No: III. B.

Agenda Item: Discuss and Consider Recommending Approval of a Final Plat on Phase 4, Shores

Item Generated By: Applicant, Shores Country Club Inc.

Action Needed: Discuss and consider approving the final plat, with any conditions included in the motion.

Background Information:

We have received the final plat for Phase 4 of the Shores. This phase is located on the south side of Ridge Road West and contains 26 lots. The plat conforms to the requirements of the preliminary plat and the zoning under the PD. All of the lots exceed 9,000 sq. ft. The minimum lot size in this area is 8,400 sq.ft. along Ridge Road West and 7,200 sq. ft. in the remaining area. The two big questions raised at preliminary plat were the configuration of the three lots off of Ridge Road West and the use and dedication of the drainway to the rear of the lots along the east side.

The three lots have been reconfigured and the drive in front of them lengthened in order to provide 6 angle parking spaces between the street and Ridge Road West. This street is proposed to be a one way drive 20 feet in width. We would need to restrict parallel parking at the intersection of the drive with Ridge Road West, but this configuration does provide 6 visitor parking spaces.

The three options available in regard to the drainway consist of dedication of the drainway as parkland, or as drainage right of way, or incorporating the drainway into the lots and requiring a drainage easement along the drainway. The Park Board has previously indicated that they do not want the area as parkland. There are a number of disadvantages to both of the remaining options.

The basic premise that can be assumed is that maintenance of a drainway not located in a private subdivision such as Chandlers Landing or Lakeside Village will be the responsibility of the City. Blockages in a drainway are very often more than an individual homeowner can address, and whether we have an easement or right of way the property owners will request the City to maintain the drainway itself. The City has in the past required that drainways be incorporated into the lots with easements provided along the drainway. This approach has not been satisfactory because property owners use the easement area for fencing, grade alteration, and other types of obstructions. While the City has the authority to remove obstructions in an easement, as a practical matter we have not done so without replacing the obstruction, such as a fence.

Given the problems that we have had with drainage easements in the past we believe that the best approach for the City is to take the drainage area as drainage and utility right of way. With right of way we can much more easily restrict the use of that area and control obstructions that might otherwise be constructed by the adjacent property owners. By taking the area as right of way we may be increasing our maintenance costs for mowing of the area, but we believe that the advantages of right of way overcome the potential increased cost of maintenance.

SEE ATTACHED NOTES

Attachments:

1. Location Map
2. Plat

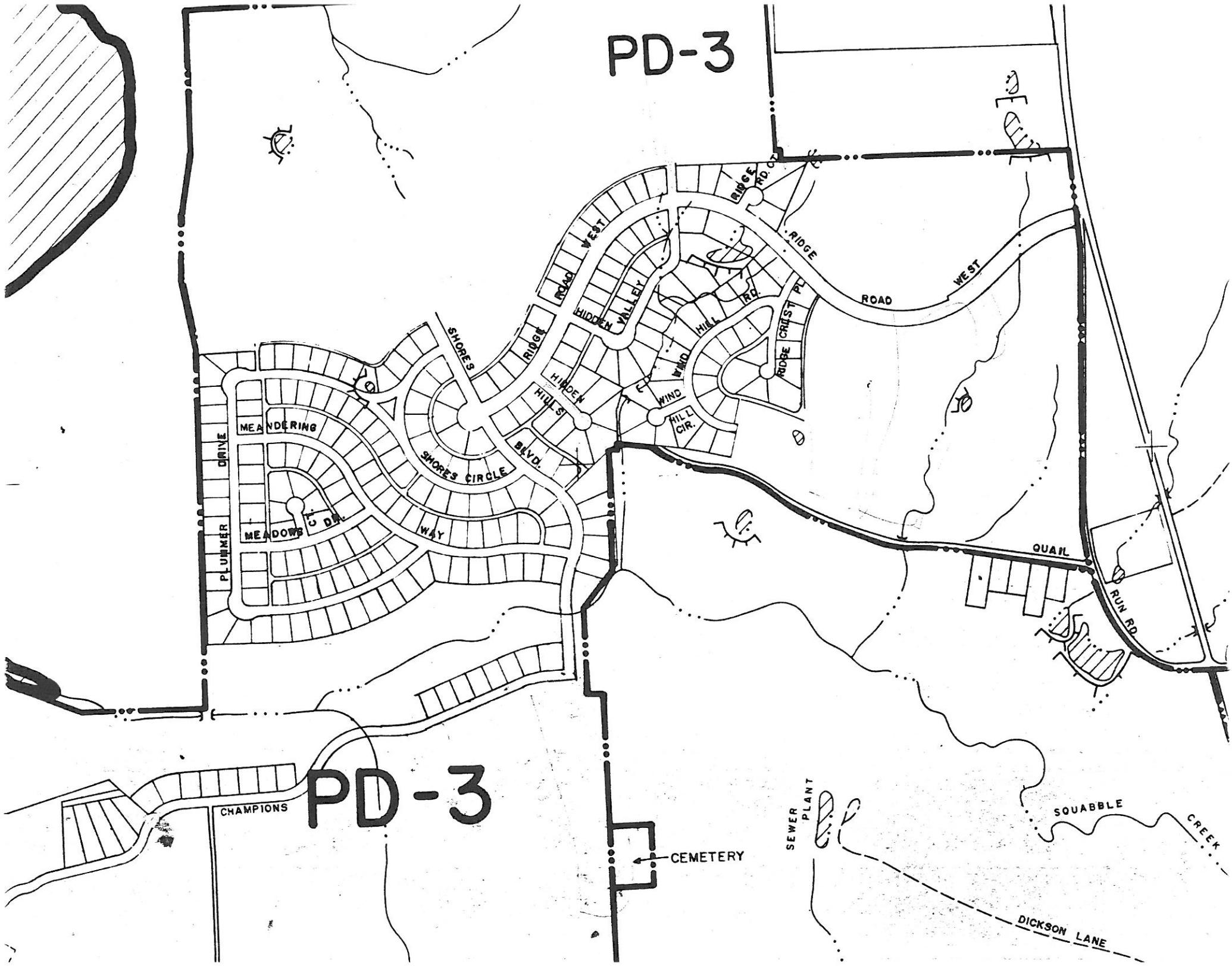
Agenda Item: Final Plat on Phase 4, Shores

Item No: III. B.

Our recommendations for this Phase are as follows:

1. That the drainage area be dedicated to the City as drainage and utility right of way.
2. That the developer clear the underbrush within the drainage right of way in conjunction with development of the subdivision, as directed by the City.
3. That the drainage right of way be at least 15 feet in width. There is currently one point where the access is less than 15 feet.
4. That the eyebrow street proposed for the three lots be signed by the developer for no parallel parking at the two intersections with Ridge Road West and that a fire lane be striped
5. That the waiver to alleys be granted on those lots as shown.
6. That the developer be required to repair the base and overlay Quail Run Road, or repair Ridge Road West, if used by the developer during construction of the subdivision, as specified by the City, and that the decision as to using Quail Road or Ridge Road West solely be the decision of the City, to be determined at the time of preconstruction.

PD-3



PD-3

CEMETERY

SEWER PLANT

SQUABBLE CREEK

DICKSON LANE

CHAMPIONS

QUAIL

RUN RD.

ROAD

WEST

RIDGE

HILL

HILL CIR.

WIND

HIDDEN VALLEY

HIDDEN

BLVD.

SHORES

SHORES CIRCLE

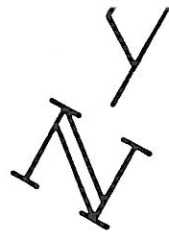
WAY

MEANDERING

MEADOWS DR.

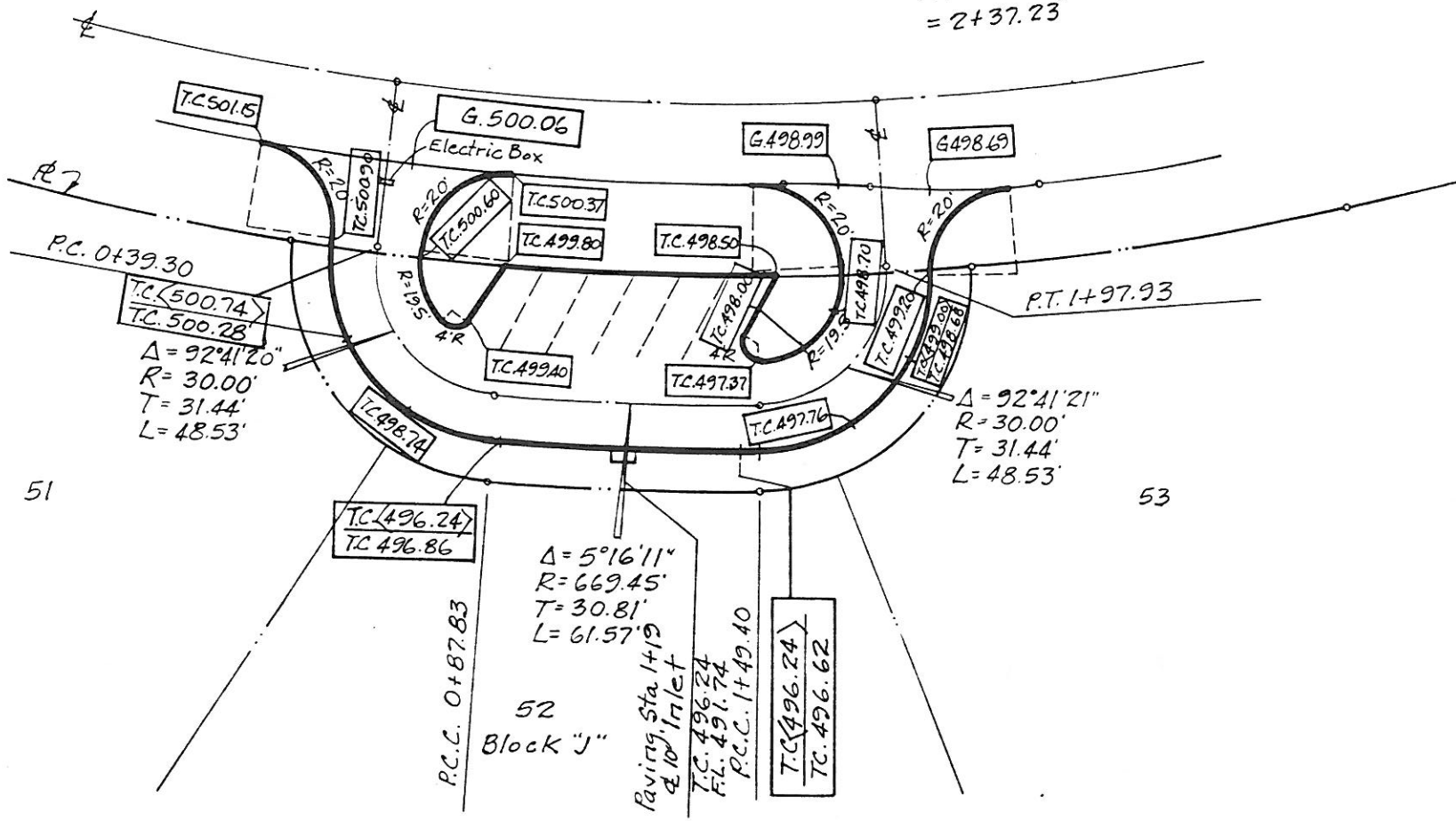
PLUMMER DRIVE

SEWER



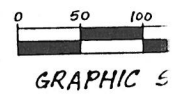
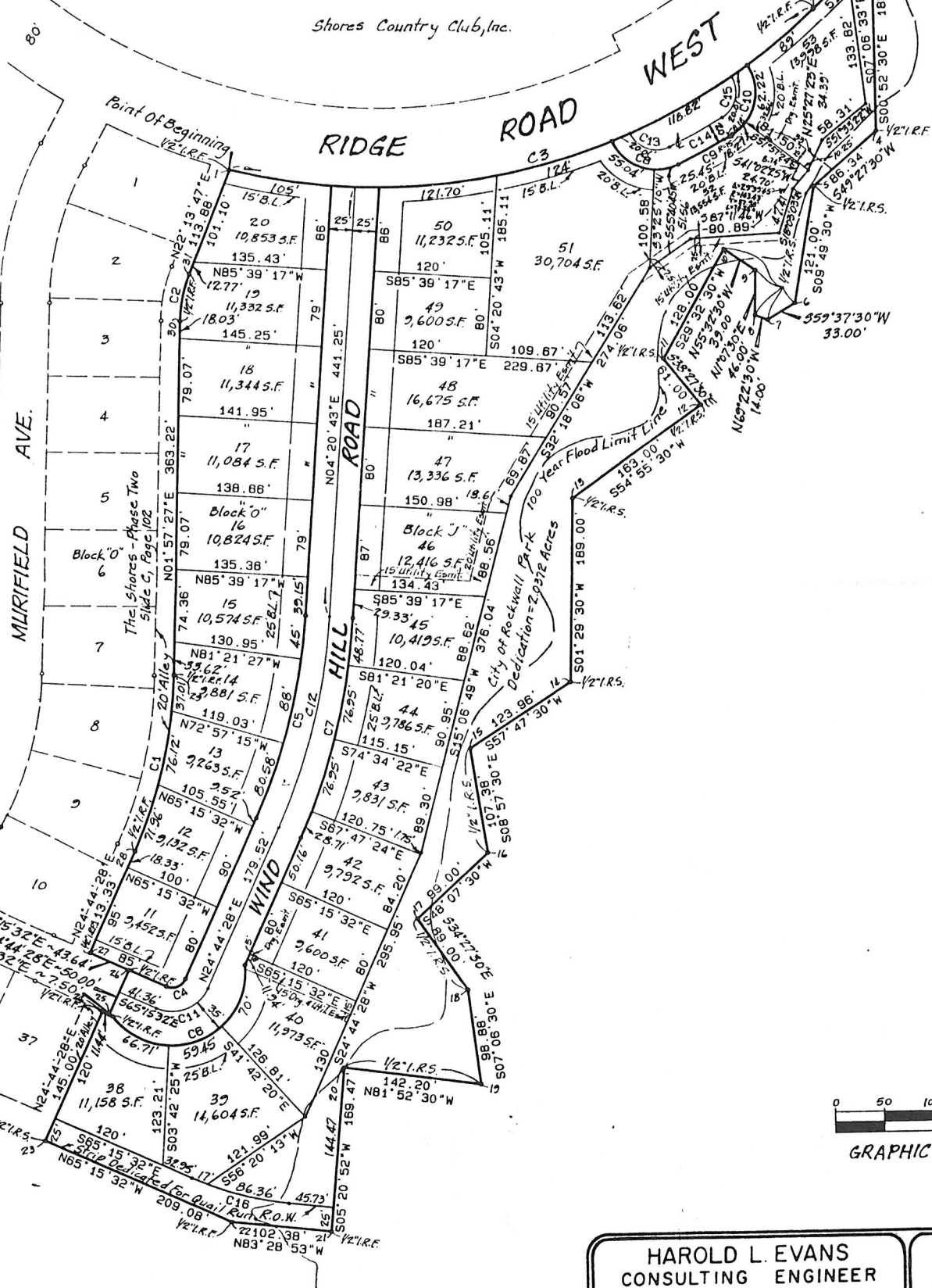
8+24.14 Ridge Road West
= 0+00

7+12.74 Ridge Road West
= 2+37.23





Shores Country Club, Inc.



GRAPHIC SCALE

TAN
93.79
25.03
355.27
15.00
107.93
278.47
118.93
51.99
31.73
51.99
40.00
112.43
30.71
30.81

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

SCALE	DATE	JOB NO.

10

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: April 19, 1993

Agenda No: VI. A.

Agenda Item: Discuss and Consider Approval of a Final Plat on Phase 4, Shores

Item Generated By: Applicant, Shores Country Club Inc.

Action Needed: Discuss and consider approving the final plat, with any conditions included in the motion.

Background Information:

We have received the final plat for Phase 4 of the Shores. This phase is located on the south side of Ridge Road West and contains 26 lots. The plat conforms to the requirements of the preliminary plat and the zoning under the PD. All of the lots exceed 9,000 sq. ft. The minimum lot size in this area is 8,400 sq.ft. along Ridge Road West and 7,200 sq. ft. in the remaining area. The two big questions raised at preliminary plat were the configuration of the three lots off of Ridge Road West and the use and dedication of the drainway to the rear of the lots along the east side.

The three lots have been reconfigured and the drive in front of them lengthened in order to provide 6 angle parking spaces between the street and Ridge Road West. This street is proposed to be a one way drive 20 feet in width. We would need to restrict parallel parking at the intersection of the drive with Ridge Road West, but this configuration does provide 6 visitor parking spaces.

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Given the problems that we have had with drainage easements in the past we believe that the best approach for the City is to take the drainage area as drainage and utility right of way. With right of way we can much more easily restrict the use of that area and control obstructions that might otherwise be constructed by the adjacent property owners. By taking the area as right of way we may be increasing our maintenance costs for mowing of the area, but we believe that the advantages of right of way overcome the potential increased cost of maintenance.

SEE ATTACHED NOTES

Attachments:

1. Location Map
2. Plat

Agenda Item: Final Plat on Phase 4, Shores

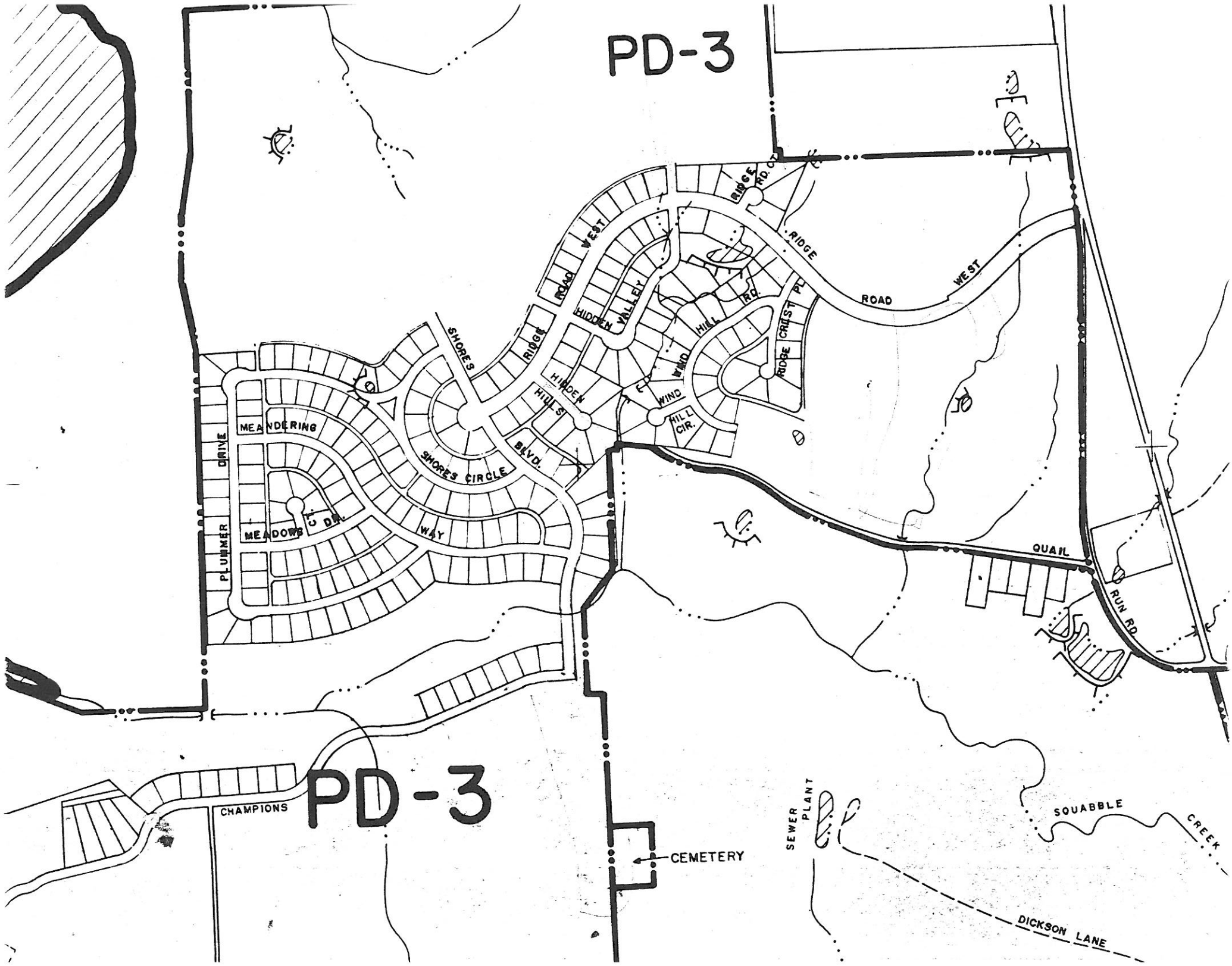
Item No: ~~HH-B~~
VI. A.

Our recommendations to the Commission were as follows:

1. That the drainage area be dedicated to the City as drainage and utility right of way.
2. That the developer clear the underbrush within the drainage right of way in conjunction with development of the subdivision, as directed by the City.
3. That the drainage right of way be at least 15 feet in width. There is currently one point where the access is less than 15 feet.
4. That the eyebrow street proposed for the three lots be signed by the developer for no parallel parking at the two intersections with Ridge Road West and that a fire lane be striped
5. That the waiver to alleys be granted on those lots as shown.
6. That the developer be required to repair the base and overlay Quail Run Road, or repair Ridge Road West, if used by the developer during construction of the subdivision, as specified by the City, and that the decision as to using Quail Road or Ridge Road West solely be the decision of the City, to be determined at the time of preconstruction.

The Commission voted to recommend approval of the final plat with the conditions as recommended with the exception that condition 6 be restated to clearly indicate that the developer will only be required to repair damage that occurs during their construction and that the determination as to the use of Quail Run Road or Ridge Road West be determined prior to Council action. We have discussed the road to be used for construction purposes and would recommend that the developer use Ridge Road West as the primary construction access and that the developer be required to repair any damage done to any section of Ridge Road West used by the developer during the period of construction and that any damage done to Quail Run Road by the developer also be repaired, as specified by the City Engineer.

PD-3



PD-3

CEMETERY

SEWER PLANT

SQUABBLE CREEK

DICKSON LANE

CHAMPIONS

QUAIL

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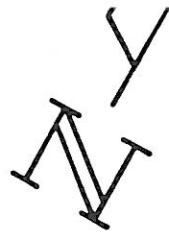
WAY

MEANDERING

MEADOWS

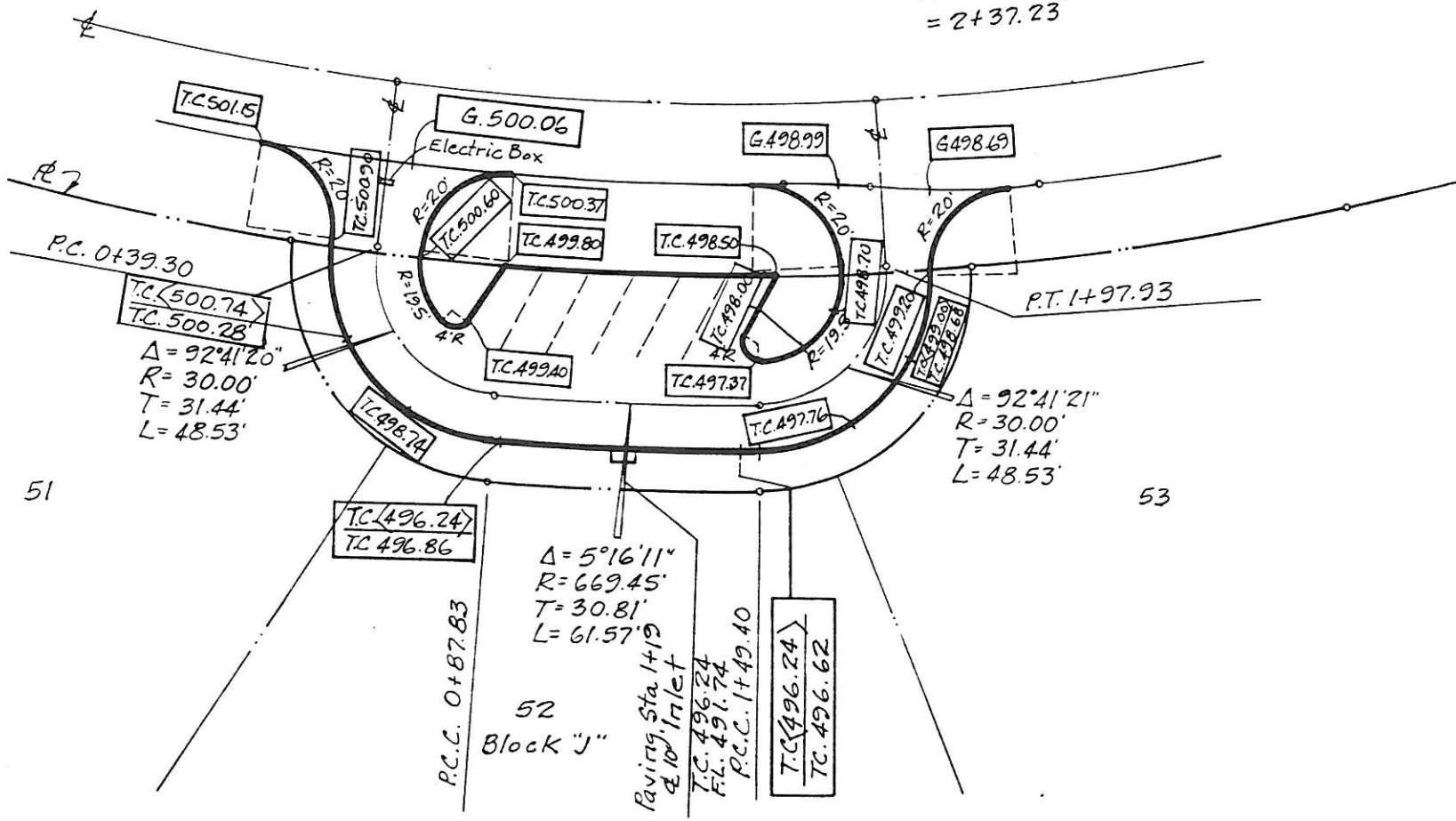
PLUMMER DRIVE

SEWER



8+24.14 Ridge Road West
= 0+00

7+12.74 Ridge Road West
= 2+37.23



51

53

52
Block "J"

P.C.C. 0+87.83

Paving Sta. 1+19
& 10' Inlet

T.C. 496.24
FL. 491.74
P.C.C. 1+49.40

T.C. 496.24
T.C. 496.62

$\Delta = 92^\circ 41' 20''$
 $R = 30.00'$
 $T = 31.44'$
 $L = 48.53'$

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 $R = 30.00'$
 $T = 31.44'$
 $L = 48.53'$

$\Delta = 5^\circ 16' 11''$
 $R = 669.45'$
 $T = 30.81'$
 $L = 61.57'$

T.C. 501.15

G. 500.06
Electric Box

G. 498.99

G. 498.69

T.C. 500.74
T.C. 500.28

T.C. 500.60
T.C. 499.80

T.C. 498.50

T.C. 498.70

P.T. 1+97.93

P.C. 0+39.30

T.C. 499.40

T.C. 498.00

T.C. 499.20

T.C. 499.80

T.C. 496.24
T.C. 496.86

T.C. 497.37

T.C. 497.76

R=7

R=20

R=20

R=20

R=20

R=19.5

R=19.5

P.C.C. 0+87.83

Paving Sta. 1+19
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T.C. 496.62



Shores Country Club, Inc.

WEST

RIDGE ROAD

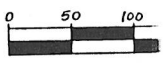
MURIFIELD AVE.

HILL ROAD

WIND HILL ROAD

WIND RUN ROAD

- TAN
- 93.79
- 25.03
- 355.27
- 15.00
- 107.93
- 278.47
- 118.93
- 51.99
- 31.73
- 51.99
- 40.00
- 112.43
- 30.71
- 30.81



GRAPHIC 5

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

SCALE	DATE	JOB NO.

