

*P.W. 302.01*

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Date June 30, 1993

NAME OF PROPOSED SUBDIVISION Northshore Phase V (May change)

NAME OF SUBDIVIDER MAHR Development Corporation

ADDRESS 14755 Preston Road, Suite 830, Dallas 75240 Phone 392-3800

OWNER OF RECORD First Madison Bank, FSB

ADDRESS 14651 Dallas Pkwy, Ste. 200, Dallas, TX 75240 PHONE (214)770-3804

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

ADDRESS P.O. Box 20355, Dallas, 75228 PHONE 328-8133

TOTAL ACREAGE 32.3 CURRENT ZONING PD (SF-10)

NO. OF LOTS/UNITS 93

SIGNED *Paul. R. ...* President

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

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

File No. 93-26-PP

Date 6/30/93

Fee \$ 304.00

Receipt No. 028475



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

(214) 771-7700

Cash Receipt

**N**

Name Mahn Development Date 6

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

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

Check  o

Cash

Other

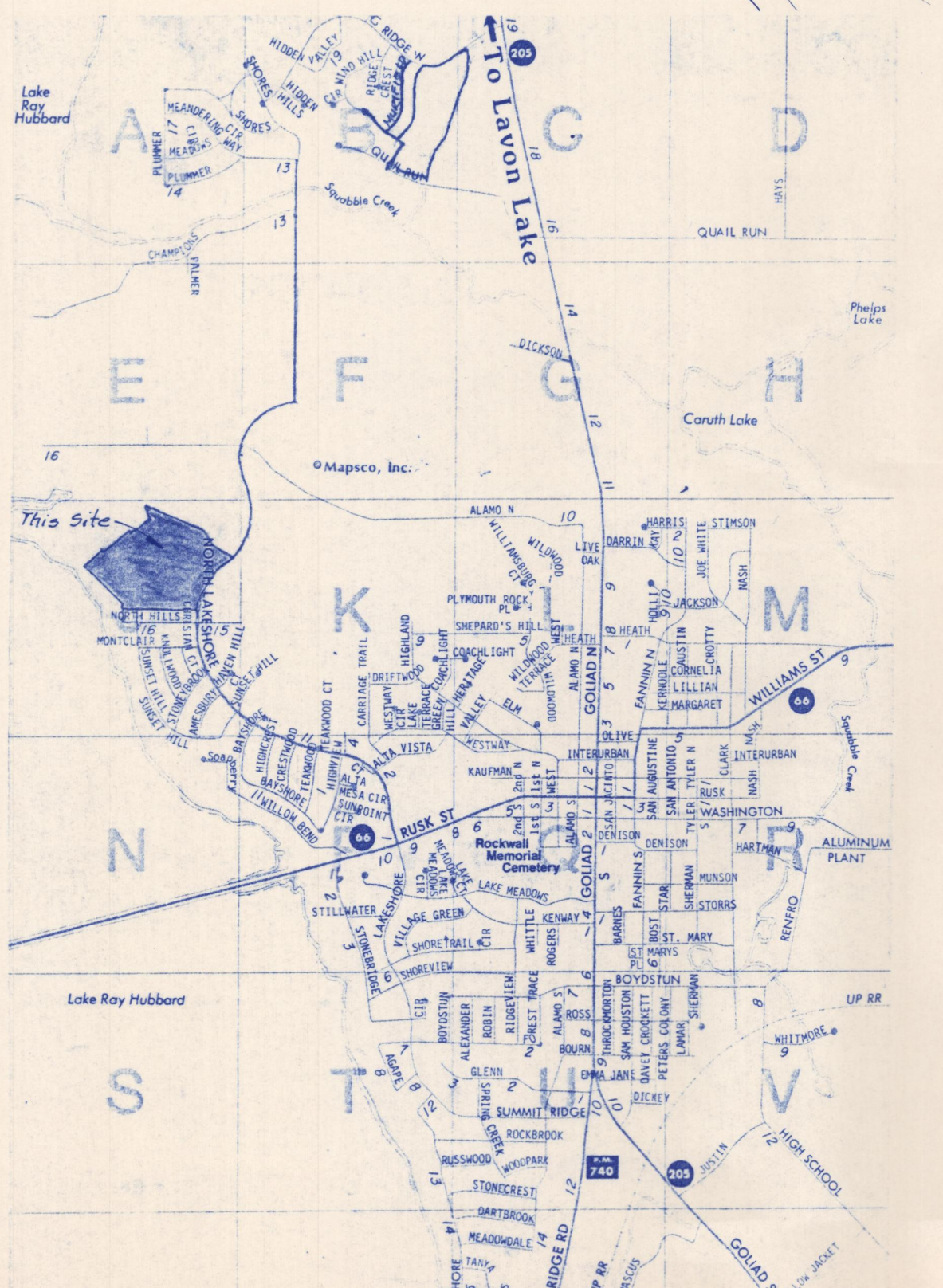
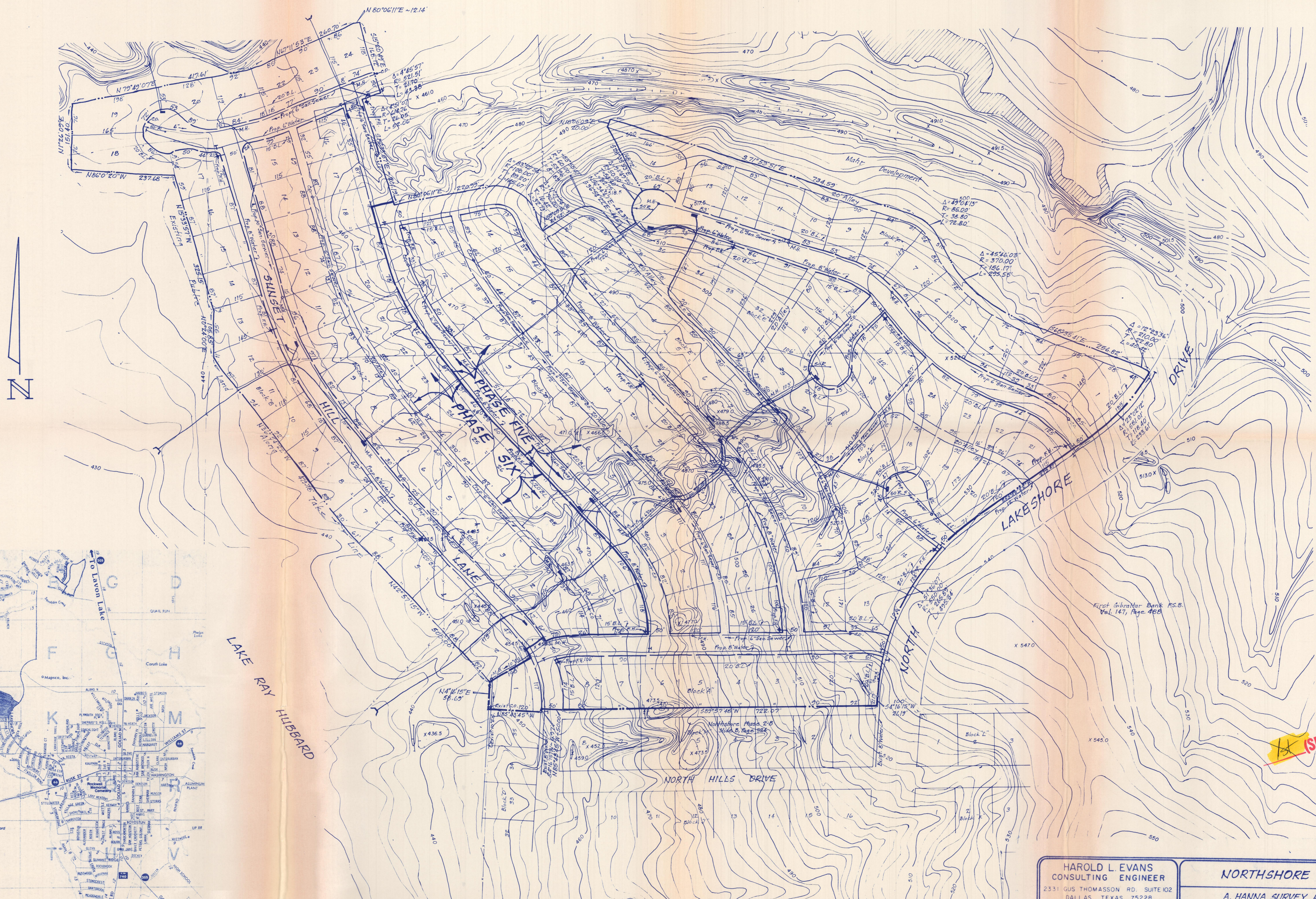
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411		Portable Meter Deposit	02-2311
Subdivision Plats	01-3412	304.00	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
<b>TOTAL OF COLUMN</b>			<b>TOTAL OF COLUMN</b>	

**TOTAL DUE**

304.00

Received by [Signature]

LAKE RAY HUBBARD



LOCATION MAP  
Scale: 1" = 2,000'

**(SUBMISSION)**

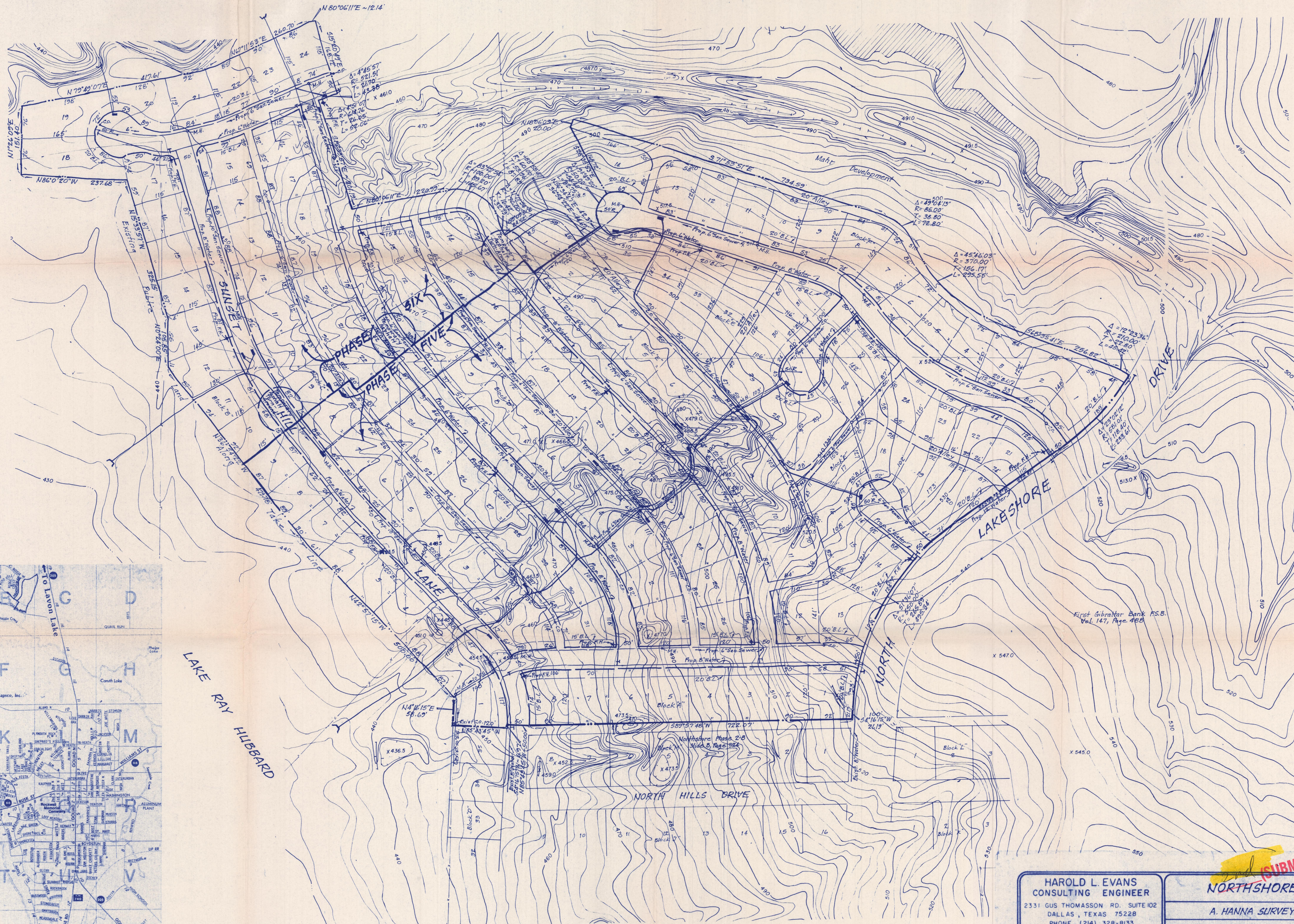
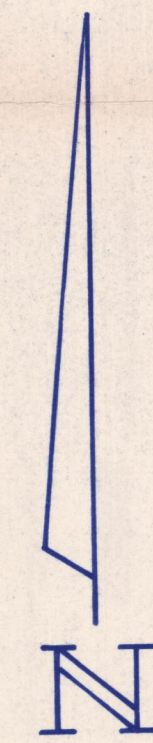
ZONING - PD II REVISED (SF10) - MINIMUM LOT SIZE = 10,000 Sq. Ft.  
 PHASE FIVE - 83 LOTS  
 PHASE SIX - 54 LOTS  
 TOTAL = 137 LOTS  
 AREA = 46.2419 ACRES

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

**NORTHSHORE PHASE FIVE**  
 A. HANNA SURVEY, ABSTRACT NO. 98  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 Mahr Development Owner  
 14755 Preston Road, Suite 830 - Dallas, Texas 75240 Tel. No. 392-9366

SCALE	DATE	JOB NO.
1" = 100'	5-19-93	9323

LAKE RAY HUBBARD



LOCATION MAP  
Scale: 1" = 2,000'

ZONING - PD II REVISED (S.F.10) - MINIMUM LOT SIZE = 10,000 Sq. Ft.  
 PHASE FIVE - 102 LOTS  
 PHASE SIX - 35 LOTS  
 TOTAL = 137 LOTS  
 AREA = 46.9419 ACRES

<b>HAROLD L. EVANS</b> CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>NORTHSHORE PHASE FIVE</b> A. HANNA SURVEY, ABSTRACT NO. 98 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS Mahr Development ~ Owner 14755 Preston Road, Suite 830 - Dallas, Texas 75240 Tel. No. 392-9366		
SCALE	DATE	JOB NO.			
1"=100'	5-19-93	9323			
REV. 5-25-93					

**SUBMISSION**

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** June 7, 1993

**Agenda No:** IV. C.

**Agenda Item:** PZ-93-19-Z - Consider Approval of an Ordinance Granting Approval of a Request from MAHR Development for a Change in Zoning from "PD-11" Planned Development-11 Zoning Classification to "PD-11 Revised" Planned Development-11 Revised Zoning Classification for Single Family Residential Uses Located on Northshore Drive between The Shores and Northshore Subdivisions (2nd Reading)

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. Ordinance

**Agenda Item:** Ord. re: Zone Change from PD-11 to PD-11 Revised - MAHR Development **Item No:** IV. C.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** July 6, 1993

**Agenda No:** Vi.

**Agenda Item:** Discuss and Consider Approval of a Preliminary Plat on Phase 5, Northshore, Located off of North Lakeshore Drive

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. Memo from Julie Couch
2. Preliminary Plat

**Agenda Item:** Preliminary Plat on Phase 5, Northshore

**Item No:** VI.



MEMORANDUM

June 30, 1993

TO: Mayor and Councilmembers

FROM: Julie Couch, City Manager

RE: Preliminary Plat for Phase 5 of Northshore

The developer for Phase 5 of Northshore has submitted the preliminary plat. This phase will begin just north of the last completed phase of Northshore. The Park Board has reviewed the plat and their recommendations are attached. Generally, we see no problems with the layout as proposed. The Planning and Zoning Commission has recommended approval of the plat with the following conditions:

1. Concurrence with the Park Board's recommendations.
2. That the intersections of the proposed streets with Lakeshore Drive be reviewed by a traffic engineer prior to final plat to ensure that we do not create any sight distance problems with those proposed intersections.
3. That the existing transition from 4 lanes to 2 lanes in the northbound lanes also be reviewed to determine if any safety improvements could be made in that location.
4. Some members of the Commission stated concern for having only two lanes on Lakeshore in this area. The Commission has also recommended that the traffic engineer review the capacity of Lakeshore Drive in conjunction with this development.
5. That the flood analysis on the drainway be completed and the impact of that analysis considered prior to action on the final plat.

A copy of the plat is attached.

# MINUTES OF THE PARKS AND RECREATION BOARD SPECIAL WORK SESSION

June 15, 1993

5 The meeting was called to order by Chairman Ron Matney with the following members present: Richard Lock, Jan Self, Charles Capri, Nancy Goellner and Maurice Waggoner. Jack Horn was absent.

10 Rick Crowley, Director of Public Services, introduced Mr. Harold Evans, Engineer representing the developer of Northshore, Phase V and Mr. Robert Pope, representative for the developer. Mr. Evans and Mr. Pope discussed, in great detail, the preliminary plat of the development with board members.

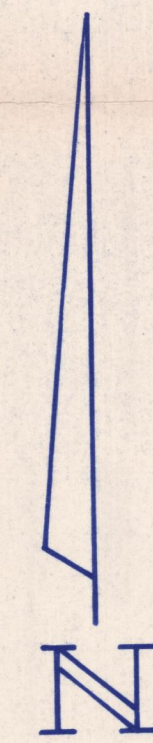
15 After much discussion Lock made a motion that the Park Board recommend:

- 15 \* that two pedestrian accessways and one maintenance vehicle accessway to Lake Ray Hubbard take line be provided in the development with one pedestrian accessway being provided in Phase I;
- 20 \* that the maintenance vehicle accessway be provided in a future phase as required by the City;
- 25 \* that the location of accessways be located and placed to correspond with location of 15' drainage easements;
- 30 \* that 4' concrete sidewalks be provided from the street to the Lake Ray Hubbard take line;
- 35 \* that the developer provide information as to the effect of a potential requirement for dedication of 4' sidewalk rights-of-way as opposed to 4' sidewalk easements to be considered at the time of final plat;
- 40 \* that the developer provide information at the time of final plat related to temporary park land dedication of approximately 1 acre for park use with Phase I to include a drawing indicating topographic information of the proposed temporary park;
- \* that a proposed temporary conveyance document be presented for board consideration at the time of final plat which will provide the details of permanent dedication of the one acre tract should the developer, for any reason, not proceed with future phases of the development.

Waggoner seconded the motion which was voted on and passed unanimously.

45 As there was no further business the meeting adjourned at 9:00 p.m.

LAKE RAY HUBBARD



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