

Date: DEC. 27, 1983

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision CHANDLERS LANDING / PHASE 17

Name of Subdivider TEXAS - FRATES COMPANY

Address #1 COMMODORE PLAZA Phone 214
ROCKWALL, TX. 75087 722-5543

Owner of Record TEXAS - FRATES COMPANY

Address #1 COMMODORE PLAZA Phone 214
ROCKWALL, TX. 75087 722-5543

Name of Land Planner/Surveyor/Engineer DOE & ASSOC. OF TEXAS, INC.

Address 12970 PAUDORA DR. - SUITE 101 Phone 214
DALLAS, TX. 75238 340-2422

Total Acreage ± 17.5 Current Zoning PDM

No. of Lots/Units 113 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 Not
Shown on Plat 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: _____
 Date: _____
 Receipt: _____

File No. _____
 Fee: _____

The development plan, in addition to those items included in the preliminary plan, shall include or show:

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>
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- | | | |
|------------|------------|---|
| _____ | _____ | 1. The development plan of the entire planned development or of the proposed phase at a scale of 1" = 100', or as specified by City staff and showing the proposed finished grade of the area at 2 foot intervals. |
| ✓
_____ | _____ | 2. In addition to data and drawings prescribed, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density per net acre and per gross acre in the area or areas proposed to be devoted to residential use. |
| ✓
_____ | _____ | 3. A description of the proposed lot or lots and the boundaries thereof, and proposed setbacks on the lots. |
| _____ | ✓
_____ | 4. With the exception of single family dwellings, the location of each existing and each proposed structure in the development, the use or uses to be contained therein, the number of stories, the gross floor area, and the location of entrances and loading points thereof. If a particular type structure is to be built a number of times, a typical lot layout may be substituted. |
| _____ | ✓
_____ | 5. All public rights-of-way, curb cuts, driving lanes, parking areas, loading areas, public transportation areas, and illumination facilities for the same, including existing facilities to be relocated. Design criteria for illumination facilities may be required. |
| _____ | ✓
_____ | 6. All pedestrian walks, malls, and open areas for use by tenants or visitor |
| _____ | ✓
_____ | 7. All reservations for public uses, including parks, playgrounds, schools and other open spaces. |

Provided or Shown
on Site Plan

Not
Applicable

- | | | |
|-------|-------|--|
| <hr/> | <hr/> | 8. The location and height of each wall, fence and screen planting used as a buffer between uses and from adjacent property owners. |
| <hr/> | <hr/> | 9. All landscaped areas, including any reserved open space to be retained. Detailed landscaping plans may be required when necessary. |
| <hr/> | <hr/> | 10. The location, size, height, and orientation of each sign, except signs that are flat on building facades and that do not directly face property in a residential district, or directional signs. |
| <hr/> | <hr/> | 11. Facilities for waste disposal on other than single family uses. |
| <hr/> | <hr/> | 12. Proposed street names for all public and private roads. |
| <hr/> | <hr/> | 13. Elevations and/or perspective drawings may be required in order that the relationship of the buildings to adjacent property, open spaces and to other features of the development plan may be determined. This subsection does not apply to single family, duplex and townhouse lots. |
| <hr/> | <hr/> | 14. Any or all of the required features may be incorporated on a single drawing if such drawing is clear and suitable for evaluation by the City Staff and City officials. |
| <hr/> | <hr/> | 15. A legal instrument establishing a plan for permanent care and maintenance of any common areas or communally owned facility must be submitted before the development plan will be approved. All such instruments shall be approved by the City attorney as to legal form, and by the Planning and Zoning Commission and City Council as to suitability for the proposed use of the common area. |
| <hr/> | <hr/> | 16. The title page of each application and set of plans shall be signed |

by the applicant's architect, planner, landscape architect, engineer and/or land surveyor if these services are required. In addition to an engineer and a planner, the applicant's submittal may be required to contain the professional services of at least two of the remaining three professionals involved in the design and construction of the environment.

17. See item 10 on the site plan application for any additional requirements.

REMITTANCE ADVICE - DETACH BEFORE DEPOSITING CHECK

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	OUR NUMBER	AMOUNT OF INVOICE	DEDUCTIONS	NET AMOUNT
		P.O.#75233 Filing Fee for plat 16 & 17		\$647.00		

Chandlers Landing Custom Home Sites, Inc. — Rockwall, Texas

No. 1691

SITE PLAN/PRELIMINARY PLAT/FINAL PLAT
FACT SHEET

Applicant: Texas Frates

Name of Proposed Development: Chandlers Landing, Phase 17

Acreage: 17.5

Number of Lots: 113

Current Zoning: PD-8

Surrounding Zoning: PD-8 to east, west & south, PD-15 (condominium)
to north.

Description: North side of Yacht Club Drive to Lake
Single family detached in north, with townhouses to west

Staff Comments:

- Need:
1. North arrow, scale
 2. Block B too large
 3. Width of streets needs to be given
 4. Show foot path or other amenities along lake
 5. Block A, Lot 5 too narrow
 6. Block B, Lot 33 odd shaped, takes away greenbelt from master plan
 7. Change in district east boundary cannot increase multi-family acreage.

Planning and Zoning Commission Recommendations:

1/12/84 - Approval with head-in parking on Yacht Club Drive reviewed and Staff changes.

City Council Decision:

2/6/84 - Approval

CHANDLERS LANDING/PHASE 17

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OVERALL DATA:

Total Gross Area.....±17.5 acres
Total Number of Units.....113.0 units
No. of D.U.'s per Gross Acre.....6.4 U/ac.
Total Net Area (Lots only).....11.5 acres
No. of D.U.'s per Net Acre.....9.8 U/ac.
Total No. of Parking Spaces.....271.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.4 spaces
(excluding garage parking)
Total Parking and Street Coverage.....2.7 acres
Total Open Space.....3.3 acres

TOWNHOMES: LOTS 1-10, BLOCK A; LOTS 1-50, BLOCK B

Block B, C, D, E, F

LOTS 1-13, BLOCK C; and LOTS 1-17, BLOCK D

Gross Area.....±11.8 acres
Total Number of Units.....90.0 units
No. of D.U.'s per Gross Acre.....7.6 U/ac.
Total Net Area (Lots only).....7.3 acres
No. of D.U.'s per Net Acre.....12.3 U/ac.
Total No. of Parking Spaces.....225.0 spaces
(excluding garage parking)
No. of Parking Spaces per Unit.....2.5 spaces
(excluding garage parking)
Total Street Coverage.....2.2 acres
Total Open Space.....2.3 acres

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AREA REQUIREMENTS:

Minimum Lot Area.....	3000 sq.ft.
Minimum Floor Area per D.U.....	1000 sq.ft.
Minimum Lot Frontage.....	26 ft.
Minimum Front Setback.....	20 ft. (15 ft. w/side entry garage)
Minimum Rear Setback.....	10 ft.
Minimum Side Yard (abutting structure)....	0 ft.
Minimum Side Yard (abutting street).....	10 ft.
Minimum Bldg. Separation.....	10 ft.(20'every 250')
Maximum Bldg. Coverage.....	60 %
Maximum No. of Attached Units.....	8 units
Maximum Bldg. Height.....	30 ft.

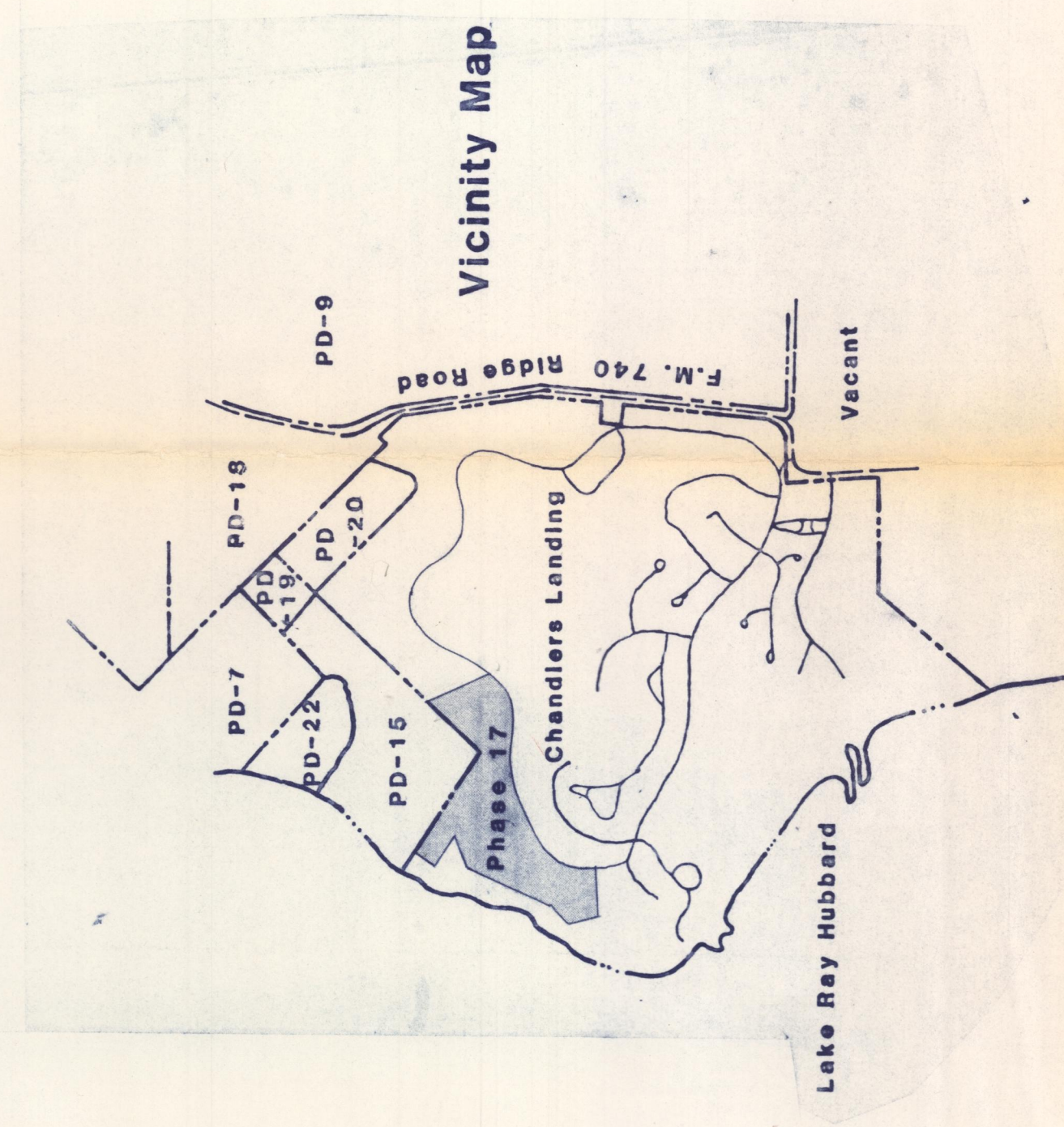
1-25 Block A

PATIO HOMES: LOTS 51-73, BLOCK B

Gross Area.....	±5.7 acres
Total Number of Units.....	23.0 units
No. of D.U.'s per Gross Acre.....	4.0 U/ac.
Total Net Area (Lots only).....	4.2 acres
No. of D.U.'s per Net Acre.....	5.5 U/ac.
Total No. of Parking Spaces.....	46.0 spaces (excluding garage parking)
No. of Parking Spaces per Unit.....	2.0 spaces (excluding garage parking)
Total Parking & Street Coverage.....	0.5 acres
Total Open Space.....	1.0 acres

AREA REQUIREMENTS:

Minimum Lot Area.....	4000 sq.ft.
Minimum Floor Area per D.U.....	1500 sq.ft.
Minimum Lot Frontage.....	40 ft.(at bldg.line)
Minimum Lot Depth.....	100 ft.
Minimum Front Setback.....	20 ft.
Minimum Rear Setback.....	15 ft.
Minimum Side Yard.....	0 ft. and 10 ft.
Minimum Bldg. Separation.....	10 ft.
Maximum Bldg. Coverage.....	60 %
Maximum Bldg. Height.....	30 ft.
Minimum Off-Street Parking.....	2 spaces/unit (excluding garage)



Notes:
 Surrounding land owned by Texas-Frates Company, with the exception of single-family lots.
 Location and types of all signs, including size, height, lighting, and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (e).
 Block A, lots 1-10, Block B, lots 1-50, Block C, lots 1-13, and Block D, lots 1-17 are to be Single-Family Attached units.
 Block B, lots 51-73 are to be Single-Family Detached units.

show packs

W

Handwritten notes and signatures at the top of the page, including 'Approved by...' and 'Submitted by...'.