

City of Rockwall, Texas

Date: SEPT. 26, 1983

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision CHAUDLER'S LANDING / PHASE 14

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 THE ASSOC. OF TEXAS, INC.

Address 3235 HWY. 67 SUITE 121 Phone 214  
MESQUITE, TX. 75150 681-4302

Total Acreage 13.9 AC. Current Zoning PD

No. of Lots/Units 57 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

X                      \_\_\_\_\_

A. Vicinity map

X                      \_\_\_\_\_

B. Subdivision Name

X                      \_\_\_\_\_

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

X                      \_\_\_\_\_

D. Date of plat preparation, scale and north point

II. Subject Property

X                      \_\_\_\_\_

A. Subdivision boundary lines

X                      \_\_\_\_\_

B. Identification of each lot and block by number or letter

X       \_\_\_\_\_

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

      X       \_\_\_\_\_

D. Proposed land uses, and existing and proposed zoning categories

      X       \_\_\_\_\_

E. Approximate acreage

      X       \_\_\_\_\_

F. Typical lot size; lot layout; smallest lot area; number of lots

*ESTABLISHED IN AREA  
X REQUIREMENTS FOR  
PHASE II*

      X       \_\_\_\_\_

G. Building set-back lines adjacent to street

      X       \_\_\_\_\_

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 *1/2*

\_\_\_\_\_

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

      X       \_\_\_\_\_

A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.

      X       \_\_\_\_\_

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. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt: \_\_\_\_\_

# CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 4-27

NAME Charlene Bradley

ADDRESS \_\_\_\_\_

Cash    
 Check    
 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>flat</u>		

146.10

**2084**

Received By \_\_\_\_\_

FORM G.1

PLAT REVIEW

Preliminary Plat  
 Final Plat

Name of Proposed Subdivision Chandelers Landing, Phase Fourteen

Location of Proposed Subdivision \_\_\_\_\_

Name of Subdivider \_\_\_\_\_

Date Submitted 9/26/83

Date of Review \_\_\_\_\_

Total Acreage 9.036

Number of Lots 57

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different <u>1" = 50'</u> )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use? SF residential / Attached / detached
2. What is the proposed density? 6.3 / acre
3. What is existing zoning? PD-8
4. Is the plan zoned properly?
5. Is this project subject to the provisions of the Concept Plan Ordinance?
6. Has a Concept Plan been provided and approved?

Yes      No      N/A

7. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?

a. Lot size

b. Building line

c. Parking

d. Buffering

e. Site plan

f. Other

8. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review)

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

10. Comments:

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 the proper 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?

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
f. Do proposed streets and alleys align with adjacent right-of-way?	✓		
g. Do the streets and alleys conform to City regulations and specifications?			
h. 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 offsite easements required?			
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric			
2. Gas			
3. Telephone			
i. Does the drainage conform to City regulations and specifications?			
j. Do the water and sewer plans conform to City regulations and specifications?			

Yes      No      N/A

k. 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:  |       |       |       |

~~SITE PLAN/PRELIMINARY PLAT/FINAL PLAT~~

## FACT SHEET

Applicant: Frates Corp.  
Name of Proposed Development: Chandlers Landing, Phase Fourteen  
Acreage: 9.036  
Number of Lots: 57  
Current Zoning: PD-8  
Surrounding Zoning: PD-8

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Description: Single Family attached townhomes along north side of street. Single family detached patio homes along south side of street.

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Staff Comments: Meets technical requirements. Revisions necessary for final plat have been given to developer.

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Planning and Zoning Commission Recommendations:

Approval

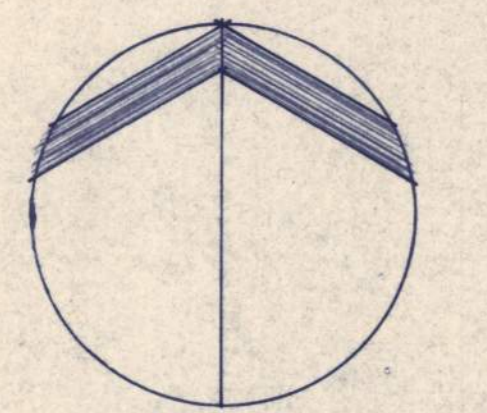
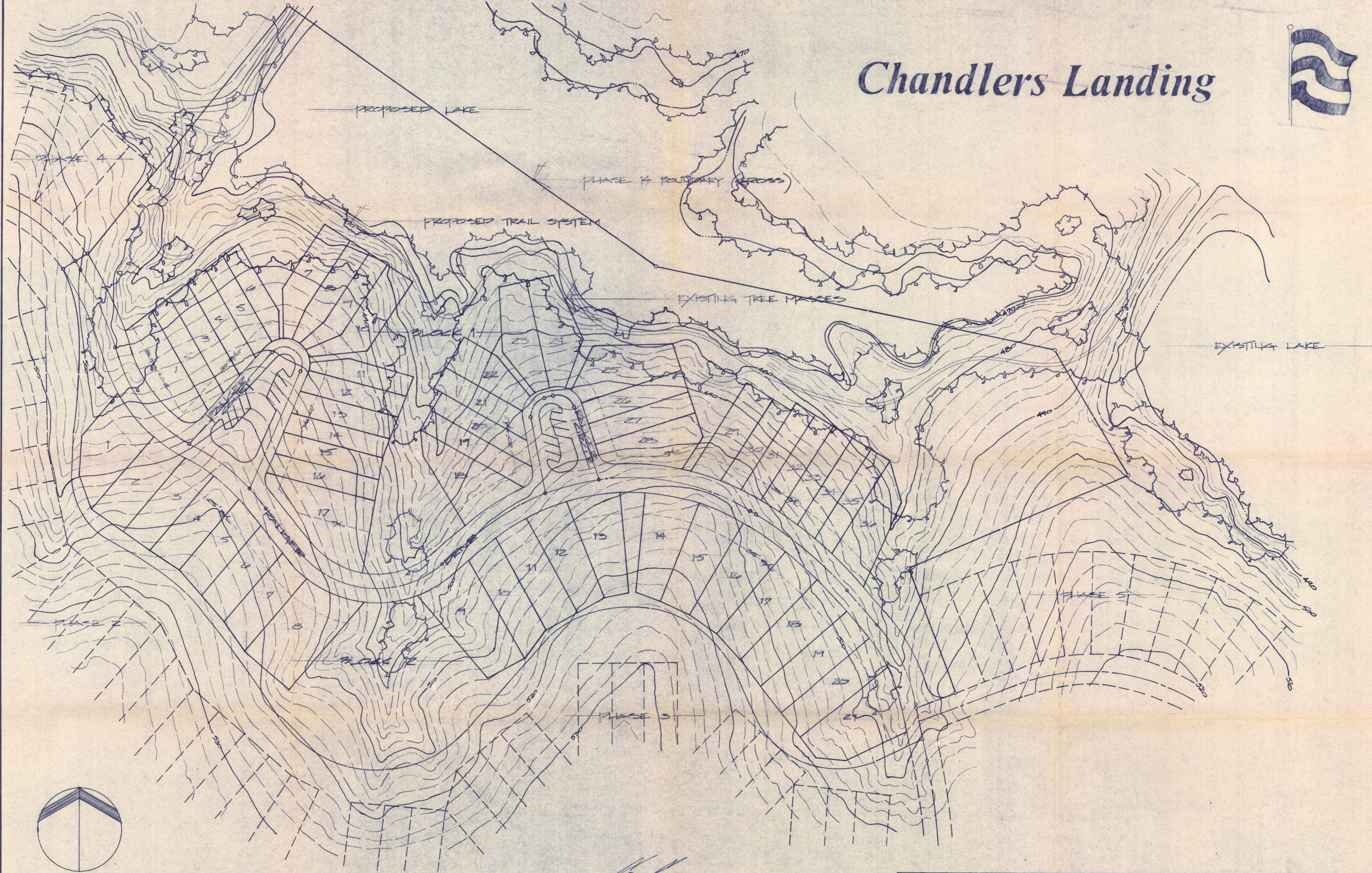
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City Council Decision:

11/7/83 Approval

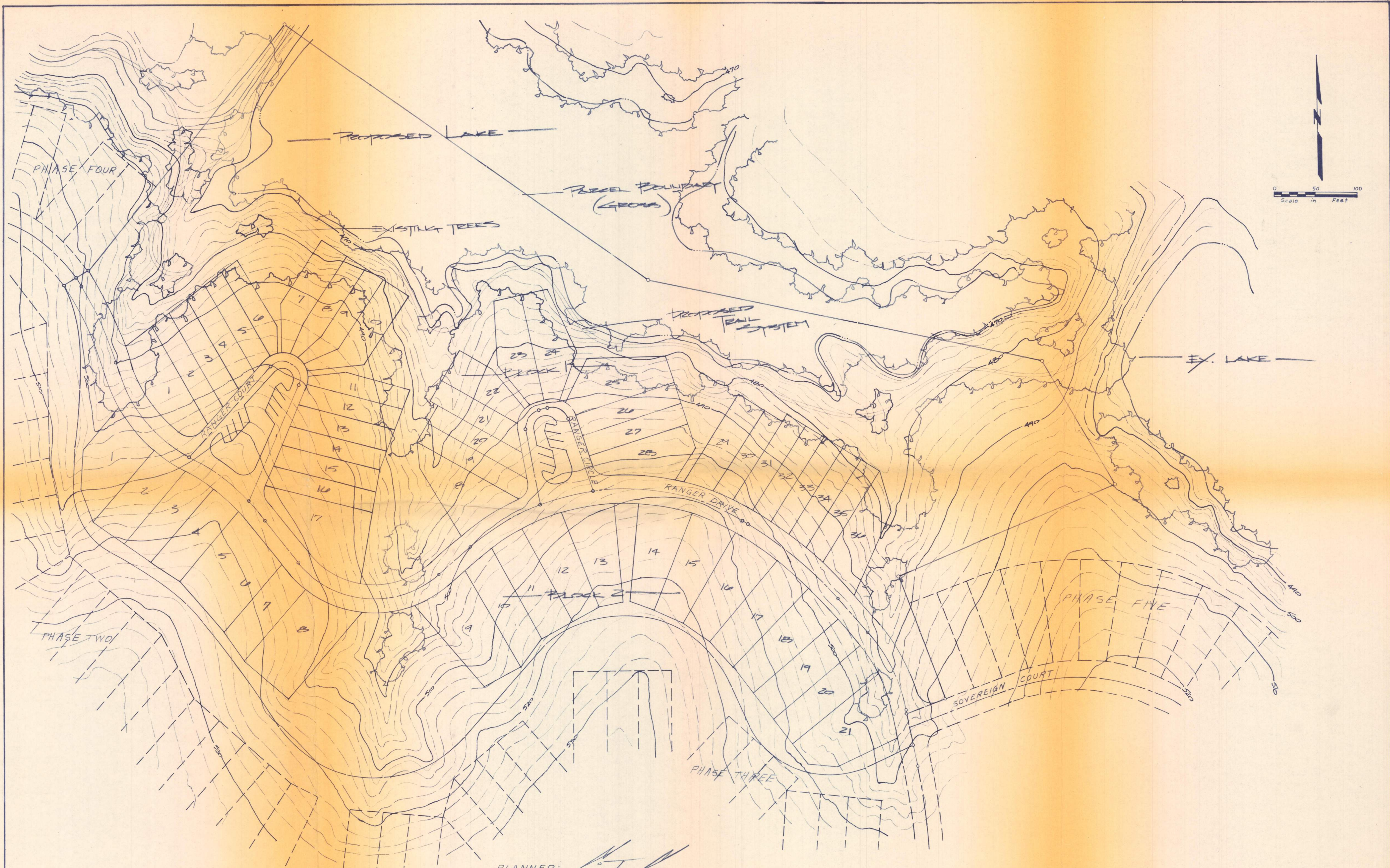


# Chandlers Landing



LAND PLANNER: *John Curry*  
ENGINEER: *Richard G. Seice*  
RICHARD SEICE

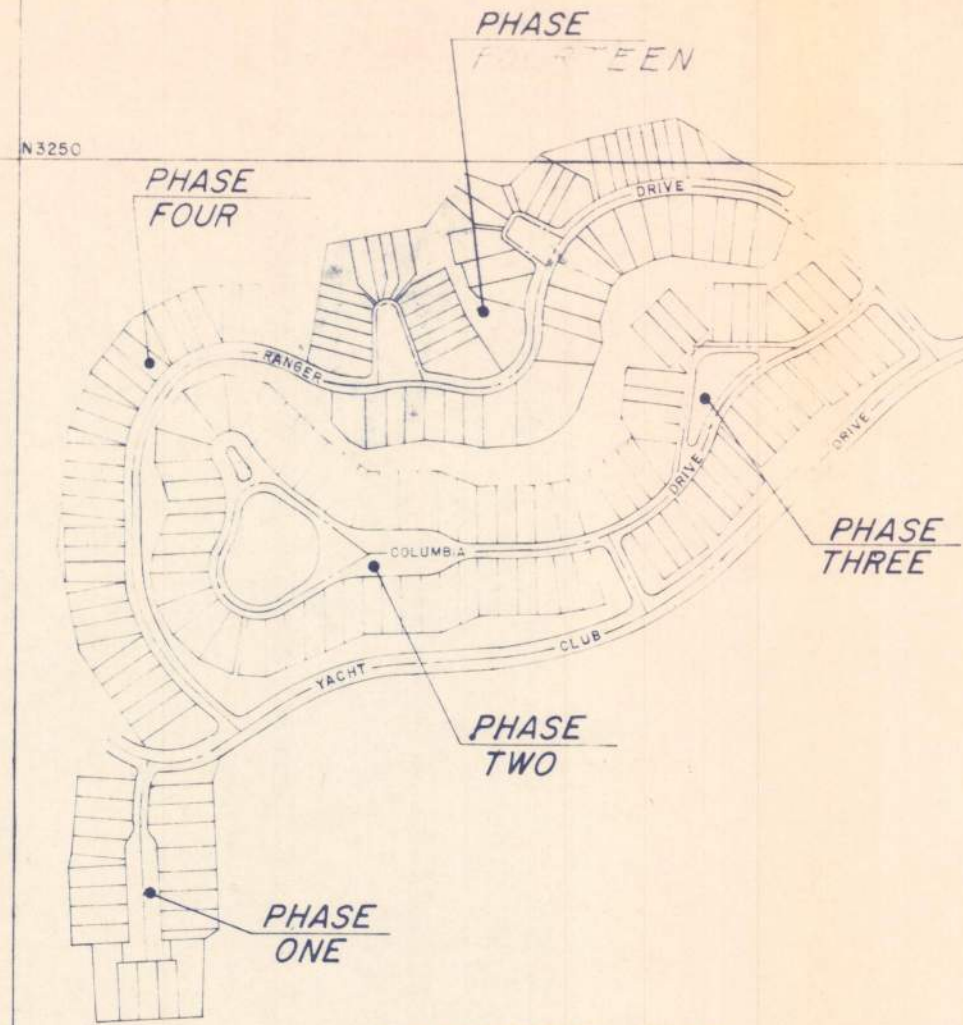
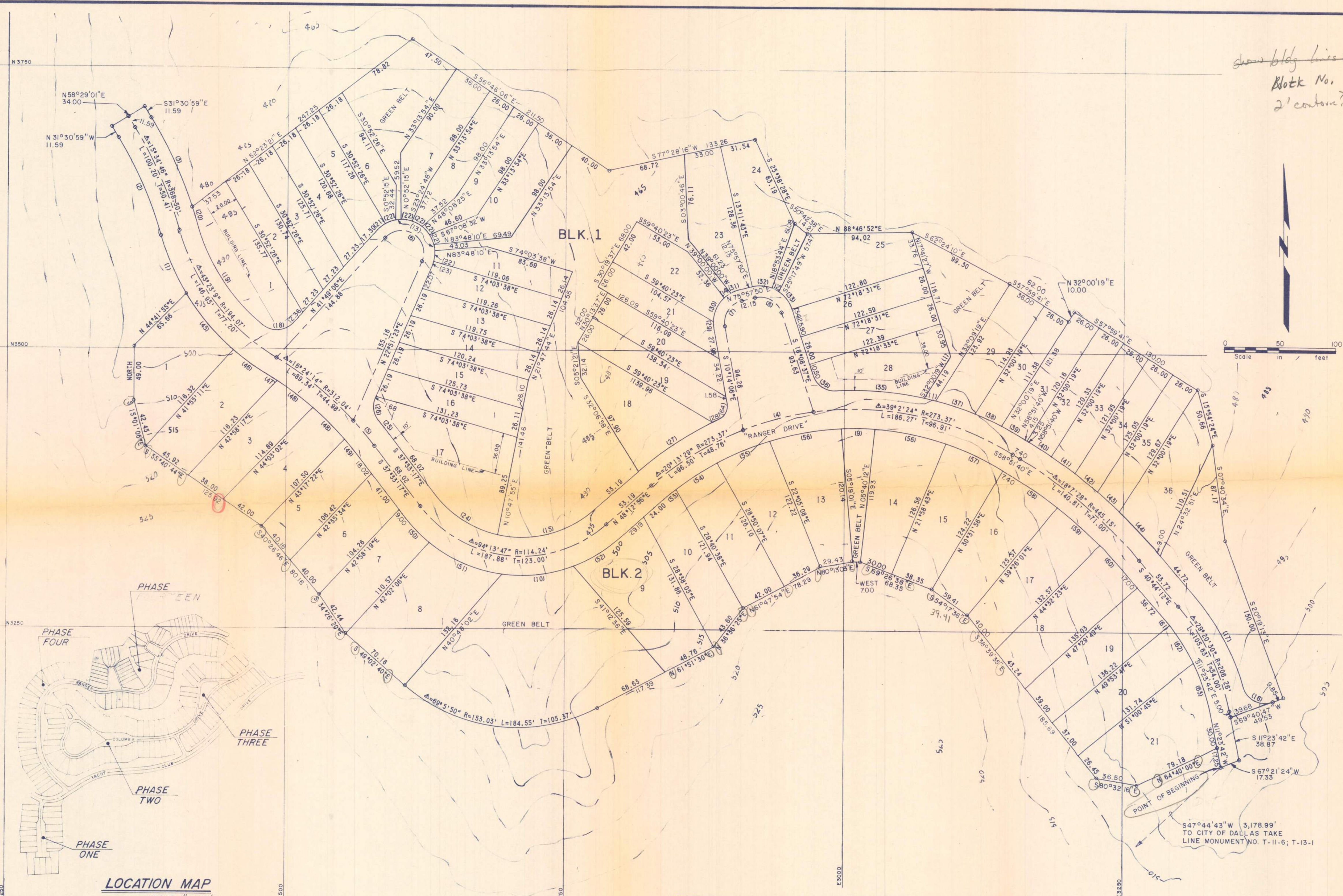
DEVELOPMENT PLAN	CHANDLERS LANDING
PHASE 14	ROCKWALL CO., TX.
SEPT. 26, 1935	PREPARED BY ASSOC. OF TEXAS, INC.



PLANNER: *Clayton Curry*  
 ENGINEER: *Richard T. Grice*  
 Richard T. Grice

DEVELOPMENT PLAN			CHANDLERS LANDING ROCKWALL COUNTY, TEXAS
PHASE FOURTEEN			
SCALE	DATE	SHEET	POE & ASSOCIATES OF TEXAS, INC.
1" = 50'	SEPT., 1983	1 OF 1	

show bldg lines?  
Block No.  
2' contour?



S47°44'43"W 3,178.99'  
TO CITY OF DALLAS TAKE  
LINE MONUMENT NO. T-11-6; T-13-1

PRELIMINARY PLAT				
PHASE FOURTEEN				
DESIGN:	DRAWN:	SCALE:	DATE:	SHEET:
RWS.	K.D.M.C.	1" = 50'	SEPT., 1983	1 OF 2

**CHANDLERS LANDING**  
ROCKWALL COUNTY, TEXAS

POE & ASSOCIATES OF TEXAS, INC.

CURVE DATA				
NO	Δ	DIST-RAD	ARC	CHORD
1	15°25'32"	211.07	56.82	28.59
2	15°34'46"	351.50	95.58	48.08
3	13°03'30"	385.50	87.86	44.12
4	13°39'31"	273.37	65.17	32.74
5	05°21'51"	312.04	29.21	14.62
6	161°02'17"	18.79	55.61	118.47
7	86°11'56"	20.00	30.09	18.72
8	85°53'33"	20.00	29.98	18.62
9	06°42'17"	256.37	30.00	15.02
10	28°22'39"	131.24	65.00	33.18
11	02°05'01"	290.37	10.56	5.28
12	13°22'09"	30.00	7.00	3.52
13	09°37'05"	29.79	5.00	2.51
14	13°52'13"	30.00	7.26	3.65
15	54°23'01"	97.24	92.30	49.96
16	93°59'36"	20.00	32.81	21.44
17	24°24'35"	223.26	95.12	48.29
18	87°15'49"	20.00	30.46	19.07
19	34°58'52"	177.07	108.11	55.80
20	02°51'16"	385.50	15.96	8.48
21	18°30'14"	29.79	9.62	4.85
22	18°14'10"	29.79	10.00	5.05
23	07°52'53"	29.79	4.10	2.05
24	39°50'46"	97.24	67.62	35.24
25	02°40'02"	329.04	15.32	7.66
26	63°04'42"	20.00	22.02	12.27
27	15°41'19"	290.37	79.51	40.00
28	00°11'43"	290.37	.99	.49
29	11°04'35"	30.00	5.80	2.91
30	46°26'38"	30.00	24.32	12.87
31	14°48'30"	30.00	7.75	3.90
32	34°22'38"	30.00	18.00	9.28
33	37°57'02"	30.00	19.87	10.32
34	00°11'44"	30.00	.10	.05
35	15°42'10"	290.37	79.58	40.04
36	75°19'43"	20.00	26.29	15.44
37	07°19'37"	290.37	37.13	18.59
38	05°10'47"	290.37	26.25	13.13
39	04°19'05"	290.37	21.88	10.95
40	02°49'16"	462.15	22.75	11.38
41	03°13'48"	462.15	26.05	13.05
42	03°14'49"	462.15	26.19	13.10
43	03°16'27"	462.15	26.41	13.21
44	05°33'08"	462.15	44.78	22.41
45	17°54'59"	211.07	66.00	33.27
46	10°02'38"	211.07	37.00	18.55
47	02°09'16"	295.04	11.09	5.55
48	07°46'04"	295.04	40.00	20.03
49	04°04'41"	295.04	21.00	10.50
50	13°27'48"	131.24	30.84	15.49
51	31°26'00"	131.24	72.00	36.95
52	20°57'20"	131.24	48.00	24.27
53	03°11'41"	256.37	14.29	7.15
54	09°50'01"	256.37	44.00	22.05
55	11°23'52"	256.37	51.00	25.58
56	14°31'37"	256.37	65.00	32.68
57	12°44'20"	256.37	57.00	28.62
58	06°53'00"	428.15	51.44	25.75
59	06°49'30"	428.15	51.00	25.53
60	04°24'58"	428.15	33.00	16.51
61	02°23'55"	189.26	7.92	3.96
62	12°06'33"	189.26	40.00	20.07
63	14°50'02"	189.26	49.00	24.64
64	74°36'00"	20.00	26.04	15.24

LOT ACREAGE

BLOCK NO. 1		BLOCK NO. 2	
Lot No.	Acres	Lot No.	Acres
1	0.134	1	0.144
2	0.080	2	0.123
3	0.077	3	0.103
4	0.074	4	0.104
5	0.071	5	0.097
6	0.067	6	0.097
7	0.099	7	0.099
8	0.074	8	0.187
9	0.074	9	0.179
10	0.104	10	0.113
11	0.065	11	0.123
12	0.071	12	0.125
13	0.071	13	0.131
14	0.072	14	0.134
15	0.073	15	0.138
16	0.077	16	0.141
17	0.186	17	0.134
18	0.128	18	0.143
19	0.085	19	0.130
20	0.076	20	0.118
21	0.069	21	0.163
22	0.088		
23	0.110		
24	0.114		
25	0.131		
26	0.073		
27	0.073		
28	0.116		
29	0.098		
30	0.067		
31	0.072		
32	0.072		
33	0.072		
34	0.074		
35	0.076		
36	0.118		

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL  
WHEREAS, TEXAS-FRATES CORPORATION is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:  
BEING a tract of land out of the E. Teel Survey, Abstract No. 207, Rockwall County, Texas, and further being a part of the same tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed of Records, Rockwall County, Texas, and being more particularly described as follows:  
BEGINNING at a point which is N 47°44'43" E a distance of 3178.99 feet from the City of Dallas Take Line Monument T-13-1, T-11-6;  
THENCE S 67°21'24" W a distance of 17.33 feet; THENCE N 11°23'42" W a distance of 17.25 feet; THENCE S 64°40'00" W a distance of 79.18 feet;  
THENCE N 80°32'16" W a distance of 36.50 feet; THENCE N 38°39'35" W a distance of 102.45 feet; THENCE N 38°39'35" W a distance of 83.241 feet;  
THENCE N 54°17'36" E a distance of 39.41 feet; THENCE N 69°26'38" W a distance of 68.35 feet; THENCE N 90°00'00" W a distance of 7.00 feet;  
THENCE S 80°13'03" W a distance of 29.43 feet; THENCE S 61°47'54" W a distance of 78.29 feet; THENCE S 36°36'25" W a distance of 43.60 feet;  
THENCE S 61°51'30" W a distance of 117.39 feet; THENCE Westerly along a curve to the right having a radius of 153.03 feet, a distance of 184.55 feet;  
THENCE N 49°02'40" W a distance of 70.18 feet; THENCE N 34°26'20" W a distance of 42.44 feet; THENCE N 40°26'46" W a distance of 80.16 feet;  
THENCE N 55°40'44" W a distance of 125.93 feet; THENCE N 15°01'06" W a distance of 42.45 feet; THENCE North a distance of 49.00 feet;  
THENCE N 44°41'45" E a distance of 65.66 feet; THENCE N 31°21'45" W a distance of 0.00 feet; THENCE Northerly along a curve to the right having a radius of 211.07 feet a distance of 56.83 feet; THENCE N 15°56'13" W a distance of 0.00 feet; THENCE Northerly along a curve to the left having a radius of 351.50 feet a distance of 95.58 feet; THENCE N 31°30'59" W a distance of 11.59 feet; THENCE N 58°29'01" E a distance of 34.00 feet;  
THENCE S 31°30'59" W a distance of 11.59 feet; THENCE Southerly along a curve to the right having a radius of 385.50 feet, a distance of 87.86 feet;  
THENCE N 52°23'21" E a distance of 247.25 feet; THENCE S 56°46'06" E a distance of 211.50 feet; THENCE N 77°28'16" E a distance of 133.26 feet;  
THENCE S 25°38'28" E a distance of 83.19 feet; THENCE S 50°42'38" E a distance of 14.21 feet; THENCE N 88°46'52" E a distance of 94.02 feet;  
THENCE S 62°24'10" E a distance of 99.30 feet; THENCE S 57°59'41" E a distance of 62.00 feet; THENCE N 32°00'19" E a distance of 10.00 feet;  
THENCE S 57°59'41" E a distance of 130.00 feet; THENCE S 15°54'24" E a distance of 50.66 feet; THENCE S 07°40'34" E a distance of 87.17 feet;  
THENCE S 20°19'13" E a distance of 150.00 feet; THENCE S 69°40'47" W a distance of 49.53 feet; THENCE S 11°23'42" E a distance of 38.87 feet to the point of beginning, said tract contains 9.036 acres, more or less.  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That Texas-Frates Corporation does hereby adopt this plat designating the hereinabove described property as Chandlers Landing, Phase *Fourteen*, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Texas-Frates Corporation, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the hereinabove described lots. All land within the boundary of the above described tract that is not included within lot lines is hereby designated utility areas. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Texas-Frates Corporation, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings, shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.  
UTILITY EASEMENTS:  
KNOW ALL MEN BY THESE PRESENTS, that Texas-Frates Corporation, its successors, and assigns, does hereby grant and convey to the City of Rockwall a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and sewer lines and appurtenances over and across said tract, together with the right of ingress and egress over Grantor's adjacent lands for the purposes for which the above mentioned rights are granted. The easement hereby granted shall not exceed 10 feet in width, and the grantor will designate the course of the easement herein conveyed except that when the pipe lines are installed, the easement herein granted shall be limited to a strip of land 10 feet in width with the center line thereof being the pipe lines as installed. This easement, however, is expressly made subject to the condition that the City of Rockwall will at all times, after doing any work or having caused work to be done in connection with the erection, construction installation, operation, inspection, repair, maintenance, replacement and removal of said water and sewer lines and appurtenances, restore the said premises to the condition in which same were found before such work was undertaken, and the use of such rights and privileges herein granted to the City of Rockwall will not create a nuisance or do any act that will be detrimental to said premises.  
The Texas-Frates Corporation, its successors, and assigns, will be responsible for maintenance of all private streets and drives.  
WITNESS OUR HANDS at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 1983.  
TEXAS-FRATES CORPORATION

PLANNER:   
ENGINEER: 

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
Secretary

PRELIMINARY PLAT					CHANDLERS LANDING ROCKWALL COUNTY, TEXAS
PHASE FOURTEEN					
DESIGN RWS	DRAWN CFP	SCALE NONE	DATE SEPT., 1983	SHEET 2 OF 2	POE & ASSOCIATES OF TEXAS, INC.

HOUSER, SMITH, SHAMPTON & ROBERTS

ATTORNEYS AND COUNSELORS

400 CHISHOLM PLACE

SUITE 300

PLANO, TEXAS 75075

BOB HOUSER  
HARRY F. SMITH  
JOHN F. SHAMPTON  
WM. J. ROBERTS

TELEPHONE  
AREA CODE 214  
578-1611

September 26, 1983

Ms. Karen Martin  
City of Rockwall  
Rockwall, Texas

Dear Ms. Martin:

I have been requested by representatives of Fracorp to assist them in presenting to the city of Rockwall a revised Master Plan for Chandler's Landing and a site plan for Phase 14 of the development. To insure against unnecessary delays of time due to insufficient filing of necessary data, I wish to verify that the planning staff of the city has agreed to waive certain requirements contained in the standard checklists required to be followed by a developer.

I understand that city staff members recently met with Craig Curry of Poe & Associates Planning, Inc. and agreed that the following information would not be required:

A. On the Preliminary Plan checklist:

- a. A scale of 1" = 50' is permissible
- b. Items #9 and #11 may be combined
- c. Checklist item #10 has been waived by the staff

B. On the Development Plan checklist:

- a. The plan may be prepared at a scale of 1" = 50' with proposed finished grade at 1 foot intervals
- b. Checklist item #5 will not be required by the staff
- c. Checklist item #4 is not applicable
- d. Checklist item #8 will not be required
- e. Checklist item #9 will not be required
- f. Checklist item #10 will not be required
- g. Checklist items #11 and 13 are not applicable
- h. The Item #14 required features will be shown on two drawings to provide clarity

C. On the Site Plan Application checklist:

- a. Checklist Item #1 will be satisfied by explaining the use of off-site and on-site property
- b. Checklist Item #2 will be satisfied without showing lighting, fencing, and/or screening of yards
- c. The requirement of showing lighting and heights of signs in checklist Item #7 has been met by referring back to the sign codes and covenants
- d. Checklist Item #8 is waived by the staff
- e. There is no additional information required under checklist Item # 10.

D. On the Preliminary Plat checklist:

- a. No 50 or 100 year flood limit lines exist within the property
- b. "Dimensions" on existing lots required in III B have been waived by the staff

I trust that these enumerated items correctly reflect agreements or understandings between the city staff and Fracorp's planner. If so, I request that you execute one copy of this letter and return to me at your earliest convenience.

Thank you for your assistance.

Very truly yours,



Bill Roberts

BR/hm

City of Rockwall

By: \_\_\_\_\_

By: \_\_\_\_\_

CHANDLERS LANDING/PHASE .14

OVERALL DATA:

Total Gross Area -----App. 13.9 ac.  
 Total No. of Units -----57 units  
 No. of D.U.'s per gross ac.-----4.1 u/ac.  
 Total Net Area (lots only)-----App. 5.9 ac.  
 No. of D.U.'s per net ac. -----9.7 u/ac  
 Total No. of Parking Spaces -----128 spaces  
 (excluding garage parking)  
 No. of Parking Spaces Per Unit -----2.25 spaces  
 (excluding garage parking)  
 Total Parking and Street Coverage-----App. 1.2 ac.  
 Total Open Space -----App. 6.8 ac.

PATIO HOMES:                      Lots 1-21, Blk. 2

Gross Area -----App. 4.3 ac.  
 Total No. of Units -----21 Units  
 No. of D.U.'s per Gross ac.-----4.9 u/ac.  
 Total Net Area (lots only)-----App. 2.7 ac.  
 No. of D.U.'s per Net ac.-----7.8 u/ac.  
 Total No. of Parking Spaces -----42 spaces  
 (excluding garage parking)  
 No. of Parking Spaces per Unit-----2.0 spaces  
 (excluding garage parking)  
 Total Street Coverage -----App. 0.5 ac.  
 Total Open Space -----App. 1.1 ac.

AREA REQUIREMENTS:

Minimum Lot Area-----4200 sq. ft.  
 Minimum Floor Area per D.U.-----1500 sq. ft.  
 Minimum Lot Frontage -----40' (at bldg. line)  
 Minimum Lot Depth -----105'  
 Minimum Front Setback -----25'  
 Minimum Rear Setback -----10'  
 Minimum Side Yard -----0' and 10'  
 Minimum Bldg. separation -----10'  
 Maximum Bldg. coverage -----60%  
 Maximum Bldg. height -----28'  
 \*Minimum Off-street parking -----2 spaces/unit  
 (excluding garage)

CHANDLERS LANDING/PHASE 14 (cont.)

TOWNHOMES:                      Lots 1-36, Blk. 1

Gross Area -----	App. 9.6 ac.
Total No. of Units -----	36 Units
No. of D.U.'s per gross ac. -----	3.7 u/ac.
Total Net Area (lots only) -----	App. 3.2 ac.
No. of D.U.'s per Net ac. -----	11.2 u/ac.
Total No. of Parking Spaces -----	86 spaces
(excluding garage parking)	
No. of Parking Spaces per Unit -----	2.4 spaces
(excluding garage parking)	
Total Parking & Street Coverage -----	App. 0.7 ac.
Total Open Space -----	App. 5.7 ac.

AREA REQUIREMENTS:

Minimum Lot Area -----	2900 sq. ft.
Minimum Floor Area per D.U. -----	1200 sq. ft.
Minimum Lot Frontage -----	26'
Minimum Front Setback -----	20'
Minimum Rear Setback -----	10'
Minimum Side Yard (abutting structures) -----	0'
Minimum Side Yard (abutting street) -----	10'
Minimum Bldg. separation -----	15'
Maximum Bldg. coverage -----	60%
Maximum No. of Attached Units -----	8 Units
Maximum Bldg. height -----	28'

NOTE: 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).



PRELIMINARY/FINAL PLAT ACTION RECORD

Plat Submitted 9/26/83

Approved by P&Z \_\_\_\_\_

Approved by Council \_\_\_\_\_

File Created ✓

Application Reviewed \_\_\_\_\_

Fee Paid/Receipt in File ✓

Review Form Prepared ✓

Circulated Review Through:

Administrator \_\_\_\_\_

Assistant Administrator \_\_\_\_\_

Community Services \_\_\_\_\_

Engineering \_\_\_\_\_

Sent Copy of Plat to:

Southwestern Bell \_\_\_\_\_

Texas Power and Light \_\_\_\_\_

Lone Star Gas \_\_\_\_\_

Scheduled for P&Z Meeting \_\_\_\_\_

Prepared notes & Fact Sheet for P&Z \_\_\_\_\_

If Approved,

Scheduled for City Council \_\_\_\_\_

Prepared Notes & Fact Sheet for Council \_\_\_\_\_

If Final Plat Approved,

Changes Required Made to Plat \_\_\_\_\_

10 Copies of plat signed by:

Owner \_\_\_\_\_

Surveyor \_\_\_\_\_

Notary \_\_\_\_\_

Approval Dates for P&Z & Council on Plats \_\_\_\_\_

Plats Signed by:

Administrator \_\_\_\_\_

P&Z Chairman \_\_\_\_\_

Mayor \_\_\_\_\_

Mylar & 1 Copy filed with County (\$10) \_\_\_\_\_

Slide No. Recorded on All Others \_\_\_\_\_

Copy filed with:

City Tax Clerk (Doris) \_\_\_\_\_

Permanent Plat File \_\_\_\_\_

Engineers (Bill Mann) \_\_\_\_\_

RISD (Subdivision) \_\_\_\_\_

Water Billing (Sue) \_\_\_\_\_

All Remaining Copies & Mylar \_\_\_\_\_

Filed with Public Works (Ed) \_\_\_\_\_

File Closed \_\_\_\_\_