

SITE PLAN APPLICATION

Date: 6/25/84

NAME OF PROPOSED DEVELOPMENT Cabanas at Chandlers Landing

NAME OF PROPERTY OWNER/DEVELOPER Chandlers Landing

ADDRESS \_\_\_\_\_ PHONE 722-5543

NAME OF LAND PLANNER/ENGINEER \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

TOTAL ACREAGE \_\_\_\_\_ CURRENT ZONING \_\_\_\_\_

NUMBER OF LOTS/UNITS \_\_\_\_\_

Signed Van R. Hall

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>✓</u>	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
_____	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
_____	_____	3. Design and location of ingress and egress
_____	_____	4. Off-street parking and loading facilities
_____	_____	5. Height of all structures
_____	_____	6. Proposed Uses
_____	_____	7. Location and types of all signs, including lighting and heights
_____	_____	8. Elevation drawings citing proposed exterior finish materials

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 6-25-87

NAME Chastler Landry

ADDRESS \_\_\_\_\_

Cash     Checks 773     Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Development Plan</u>	<u>61.00</u>	

Received By D. Glenn  
R & W PRINTING CO. - ROCKWALL TX 75087 71338-6

**2632**  
FORM G-1

PD ~~PRELIMINARY~~ DEVELOPMENT PLAN  
FACT SHEET

Case No. 84-81-DP

Applicant Chandlers Landing

Name of Proposed Development Cabanas at Chandlers Landing, Ph. 2

Location of Property Next to tennis courts at Chandlers

Acreage \_\_\_\_\_

Number Lots/Units 12

Current Zoning PD-8

Surrounding Zoning PD-8

Reason for Request Platted property in 1981. Now require development plan in all PD's to show layout, setbacks, etc.

Additional Information Entire cabana area platted but not all built in 1981. Could have built without development plan then. New Chandlers Master Plan shows 12 DU on 1.1 acres for 11.1 DU/acre multifamily on this tract. Development plan shows 12 units with 24 parking spaces. Requires 24 parking spaces, 75% masonry facade.

Staff Comments

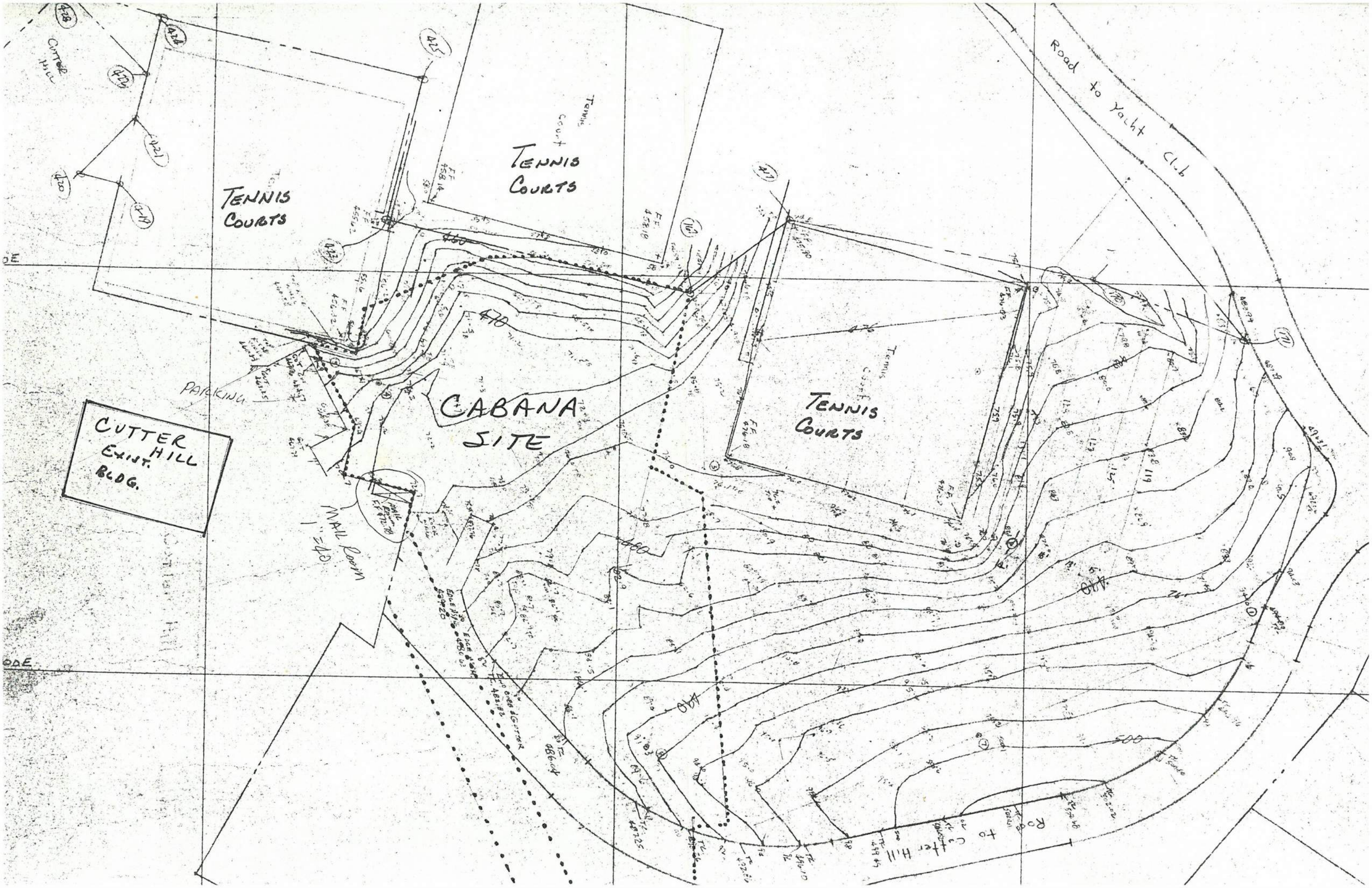
Building separation is a concern here. Some have only 5 ft. between buildings and a 2 ft. side setback from property line. Zoning Ordinance requires 15 ft. between buildings and 15 ft. side setback. The nearest unit in Cutter Hill is 65 ft. away.

Planning and Zoning Commission Recommendation:

7/12/84 - Approval

Council decision

9/10/84 - Approval with plan meeting all City standards.



TENNIS COURTS

TENNIS COURTS

TENNIS COURTS

CABANA SITE

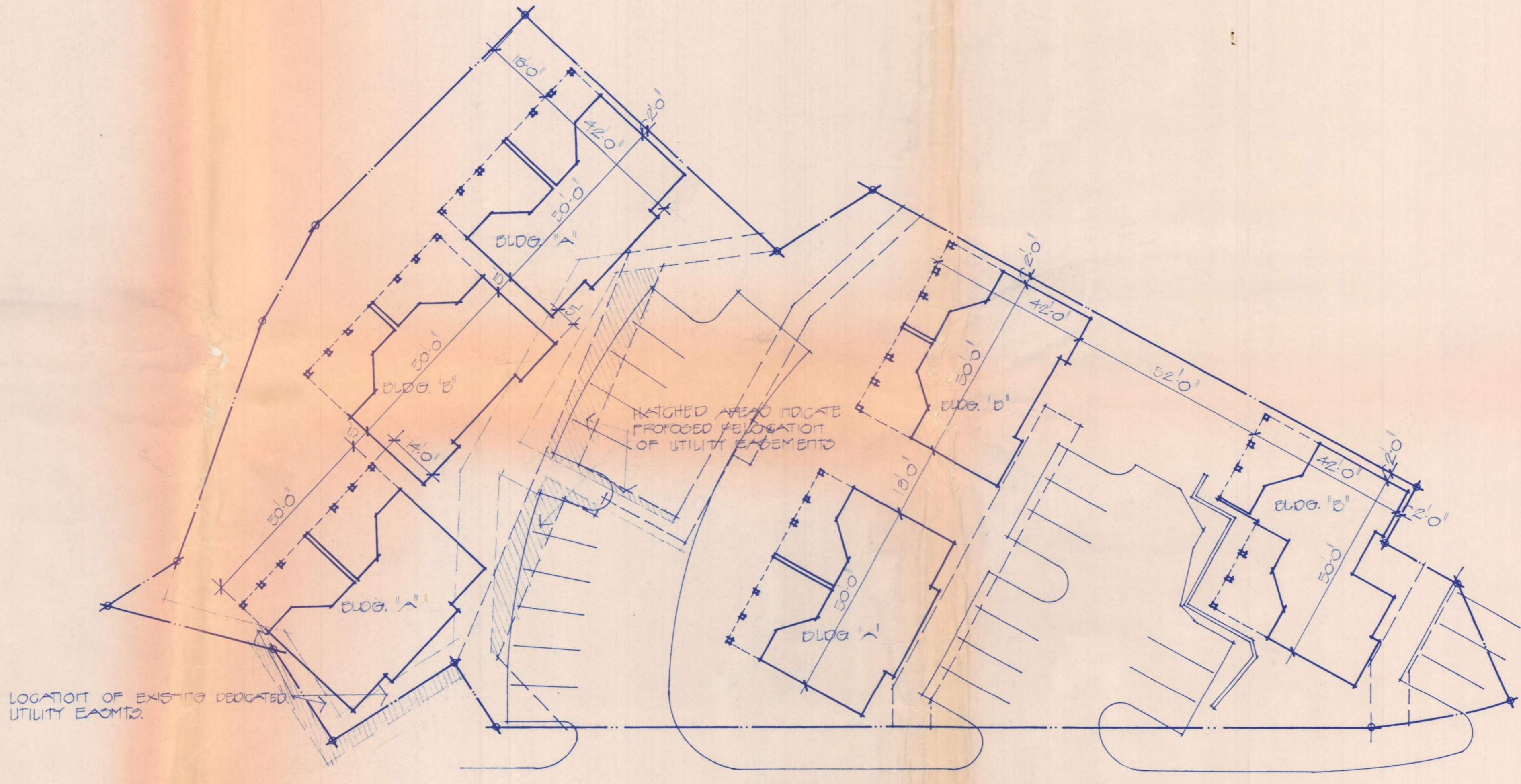
CUTTER HILL EXIST. BLDG.

Road to Yacht Club

PARKING

MAIL ROOM

Road to Cutter Hill



SITE PLAN  
 SCALE: 1" = 20'-0"  
 THE CABANAS @ CHADLER'S LANDING - PHASE II  
 ROCKWALL, TEXAS

1st sub



**DALLAS DESIGN GROUP**  
 fred wynn architect  
 10010 MILLER at L.B.J. FRWY. 341-3347



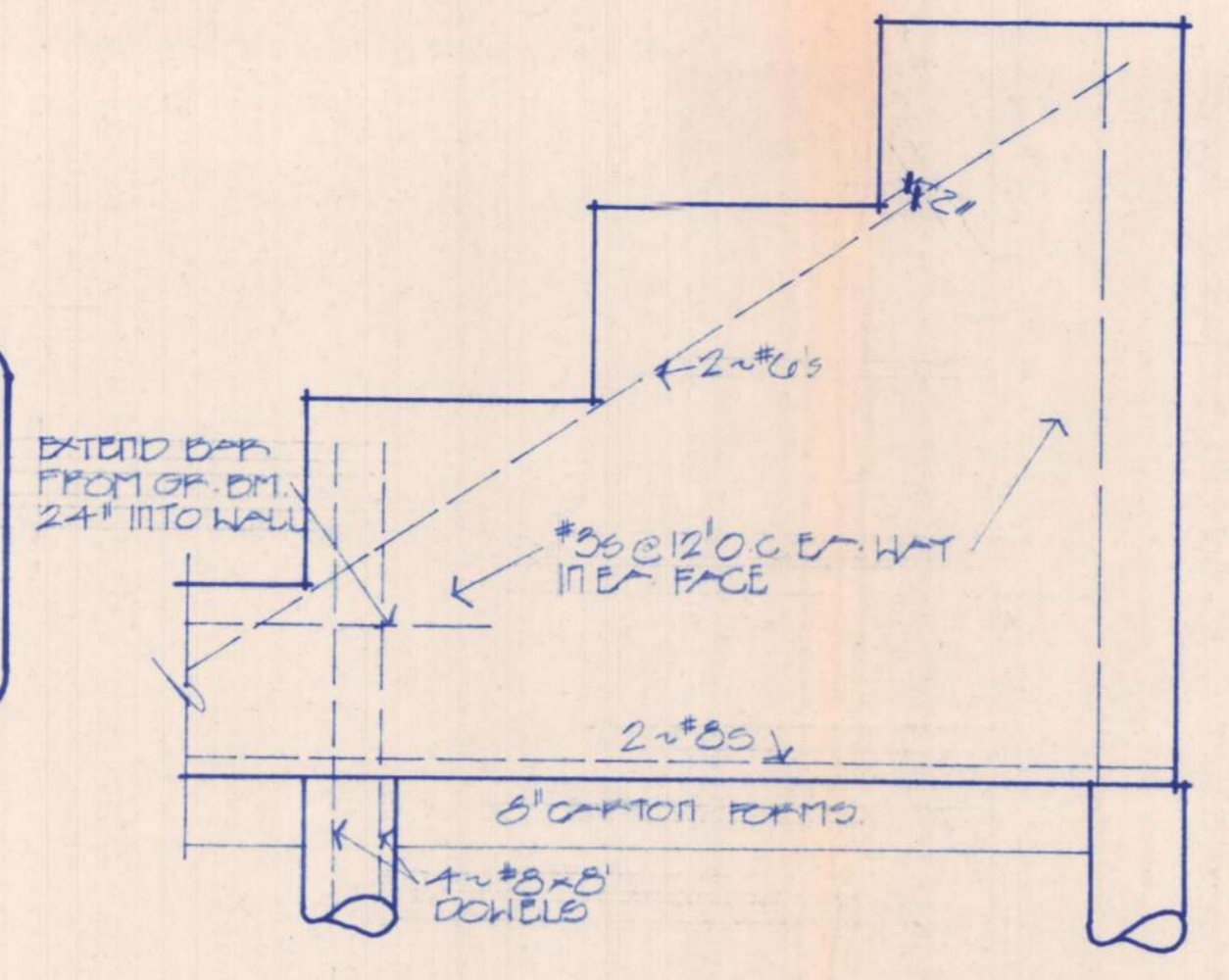
date  
 5-31-04  
 plan no.  
 F.W-1454



sheet

**FOUNDATION NOTES**

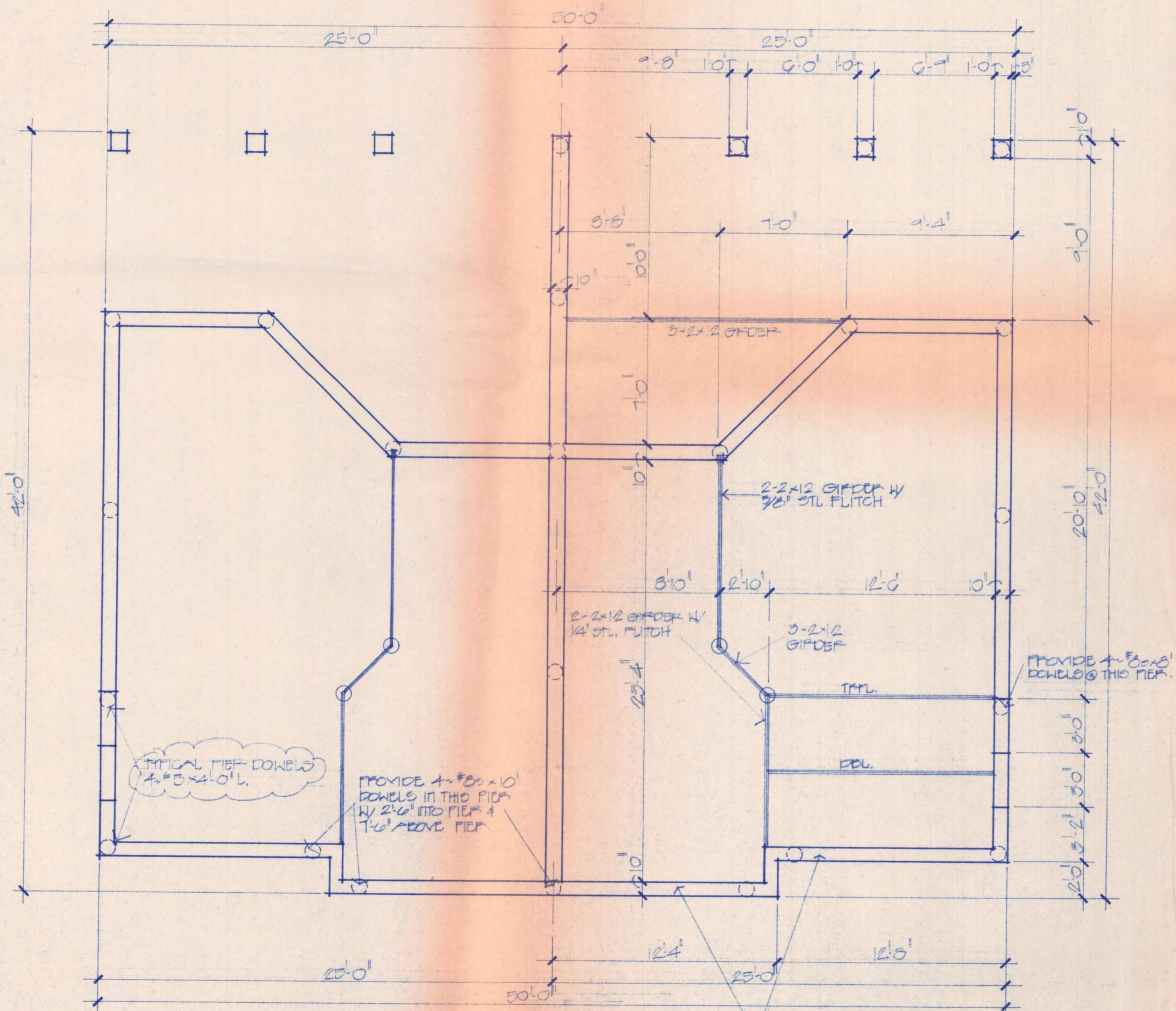
- TYPICAL PIER 12" Ø REINFC W/ 1-#8 BAR VERT & OVERLAP W/ 24" INTO FIRM BLUE SHALE
- TYPICAL GRADE DM. 10" W/ 24" Ø REINFC W/ 2-#6 BARS T & E & #3 STIRRUPS @ 24" O.C. - PROVIDE 6" Ø GASTOT FORMS UNDER ALL DMs.
- SEE TYPICAL DETAIL SHEET



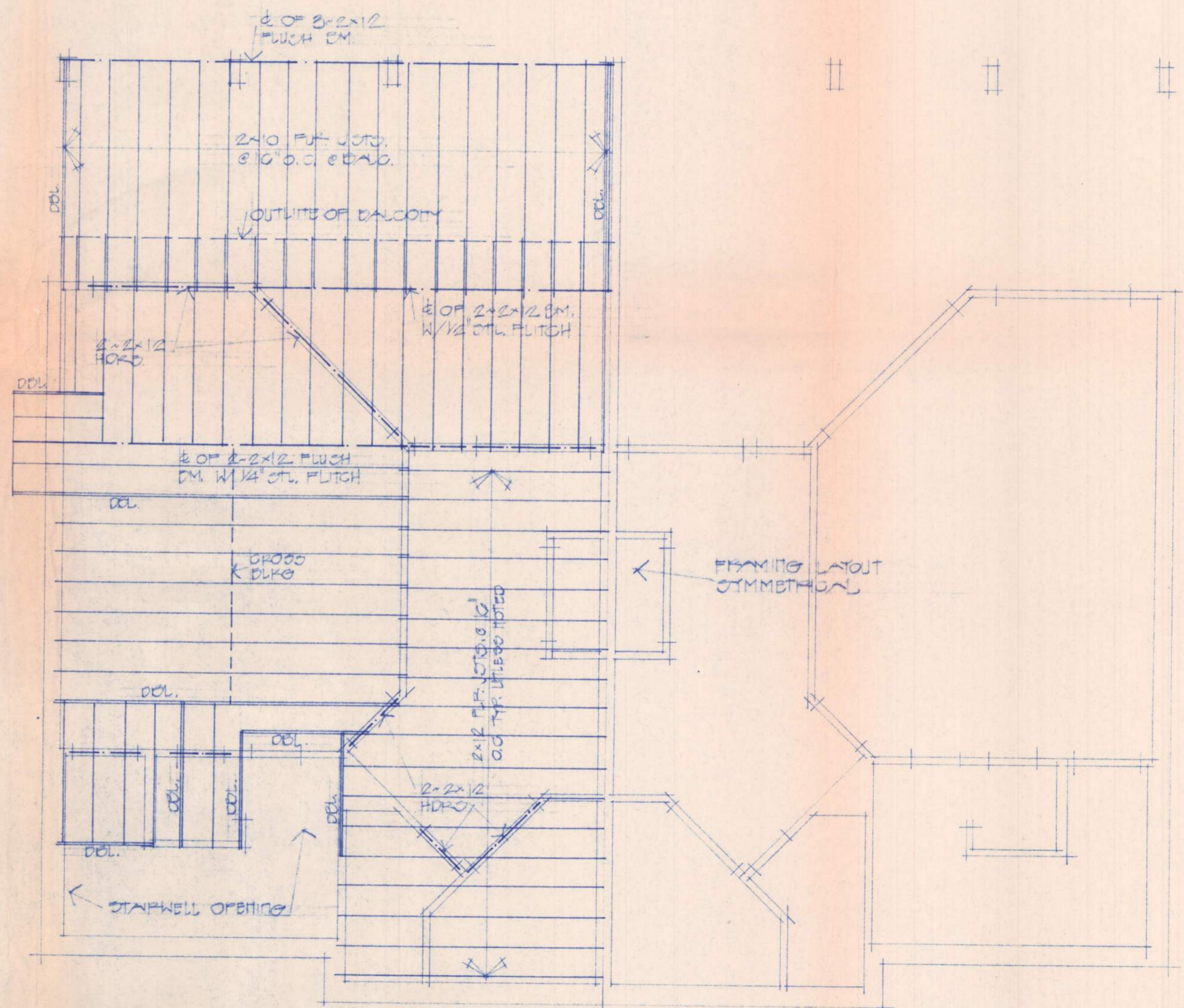
TYPICAL END WALL  
SCALE 1/2" = 1'-0"

**FLOOR FRAMING NOTES**

- ALL FRAMING TO BE PUNCH RAFTER TYPE UNLESS NOTED - USE ONLY MEDIUM TO HEAVY WEIGHT RAFTERS
- ALL EXTERIOR JOISTS TO BE 2x12 UNLESS NOTED
- ALL DOUBLE & TRIPLE JOISTS TO BE SPICED @ 6' O.C. W/ 3 ROWS CONTINUOUS
- ALL BLOOMING TO BE K1 TYPE
- ALL DOUBLE & TRIPLE JOISTS TO HAVE 3-2x4 SPICED STUDS @ BEARING
- MINIMUM GRADE FLOOR JOIST MATERIAL TO BE SELECT #2 W/ 1250 F<sub>b</sub>
- ALL TOP PLATES TO BE 2x2x4 W/ MID-SPAN BLOOMING FOR ANY WALLS EXCEEDING 8'-0" H.



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



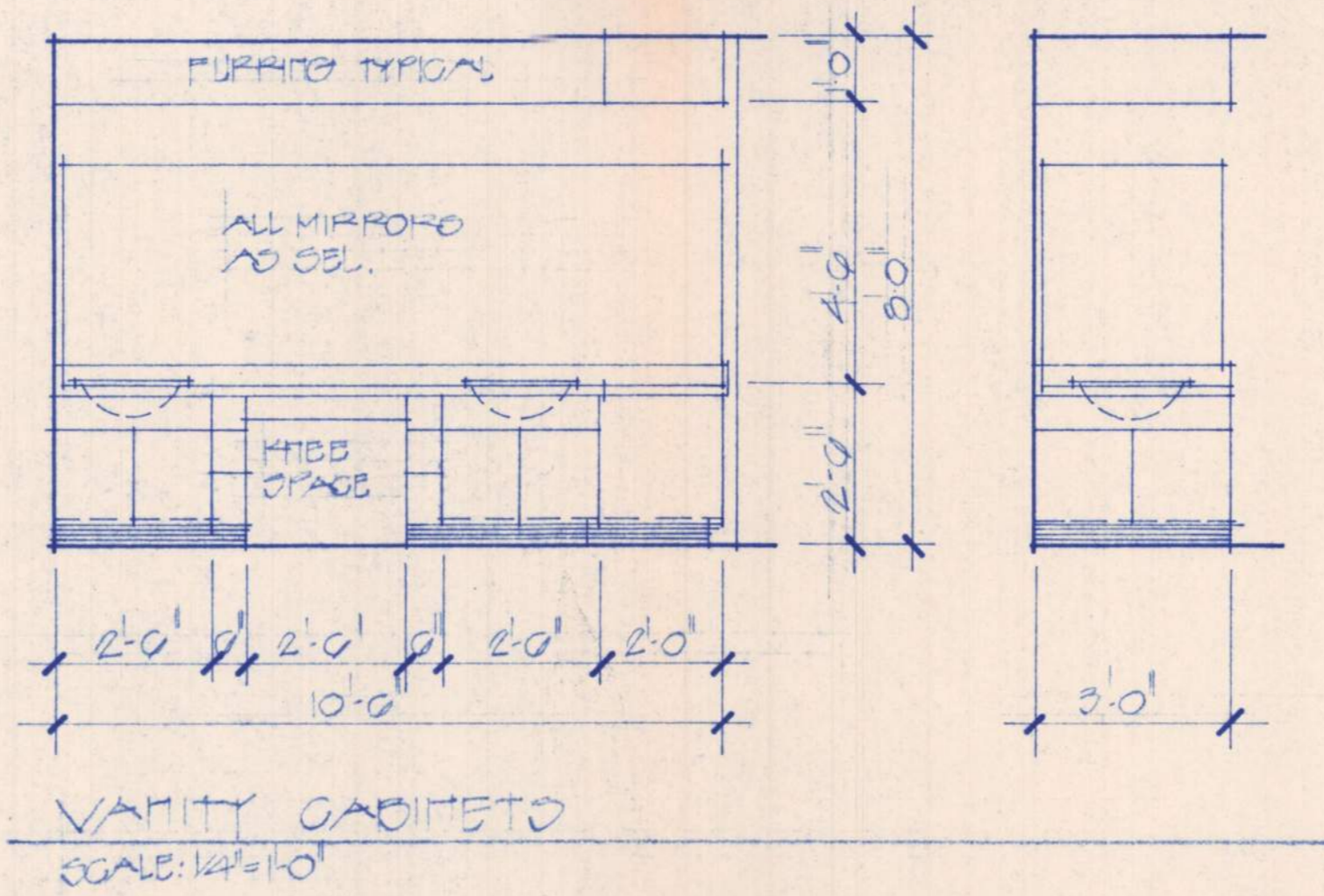
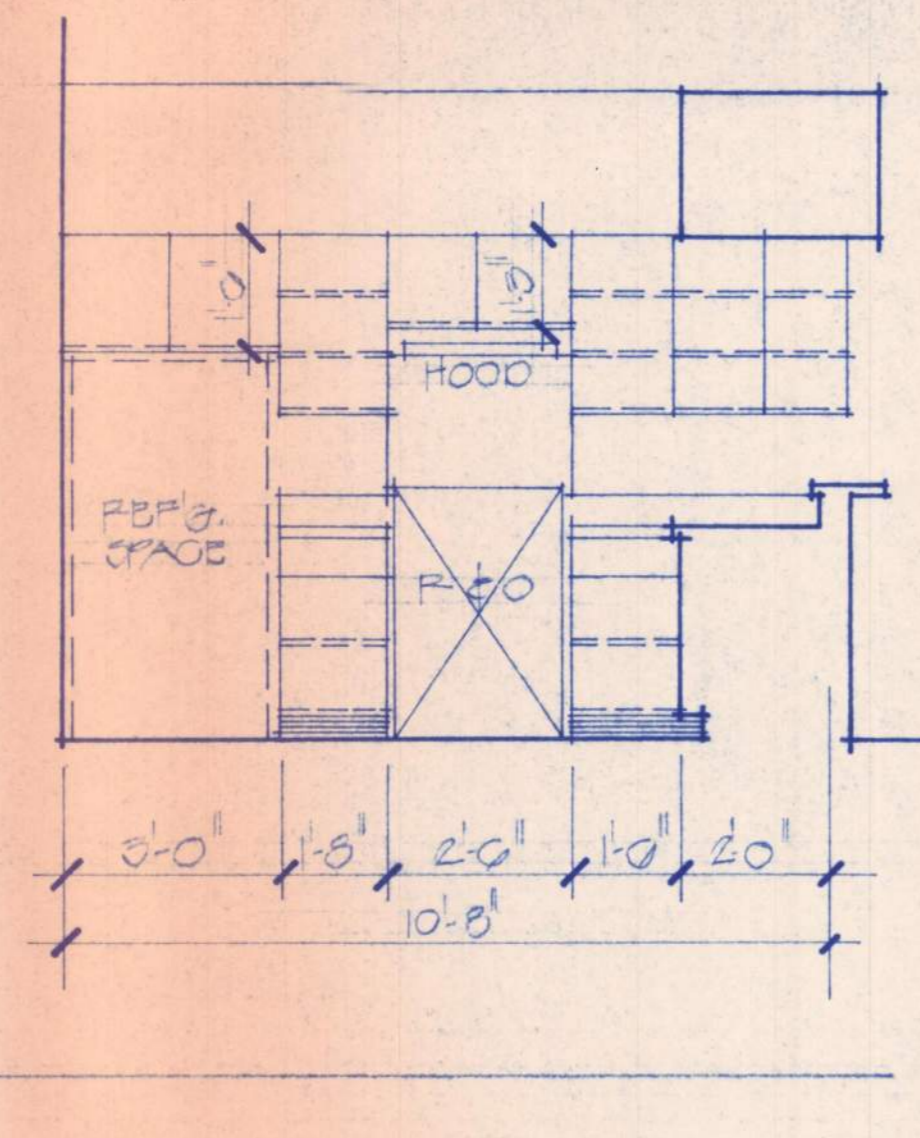
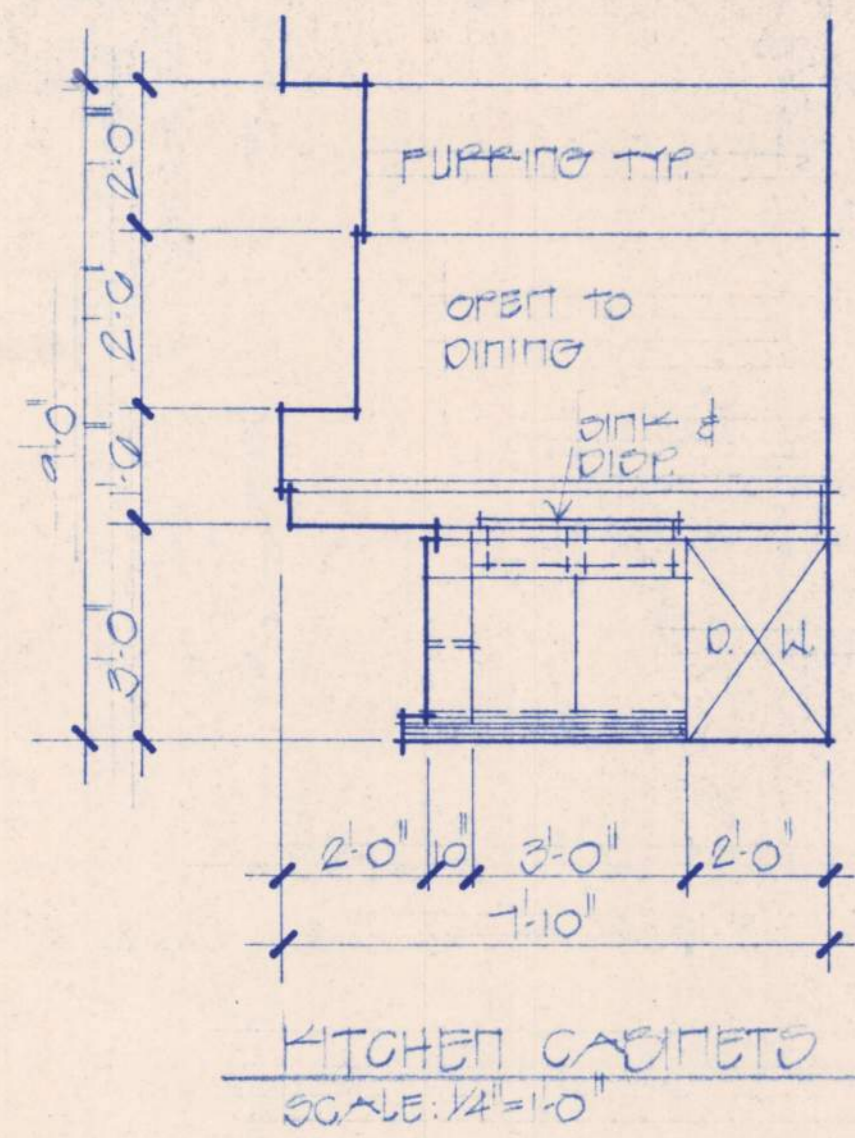
SECOND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**DALLAS DESIGN GROUP**  
Fred Wynn Architect  
10010 MILLER at L.B.J. FRWY. ... 341-3347



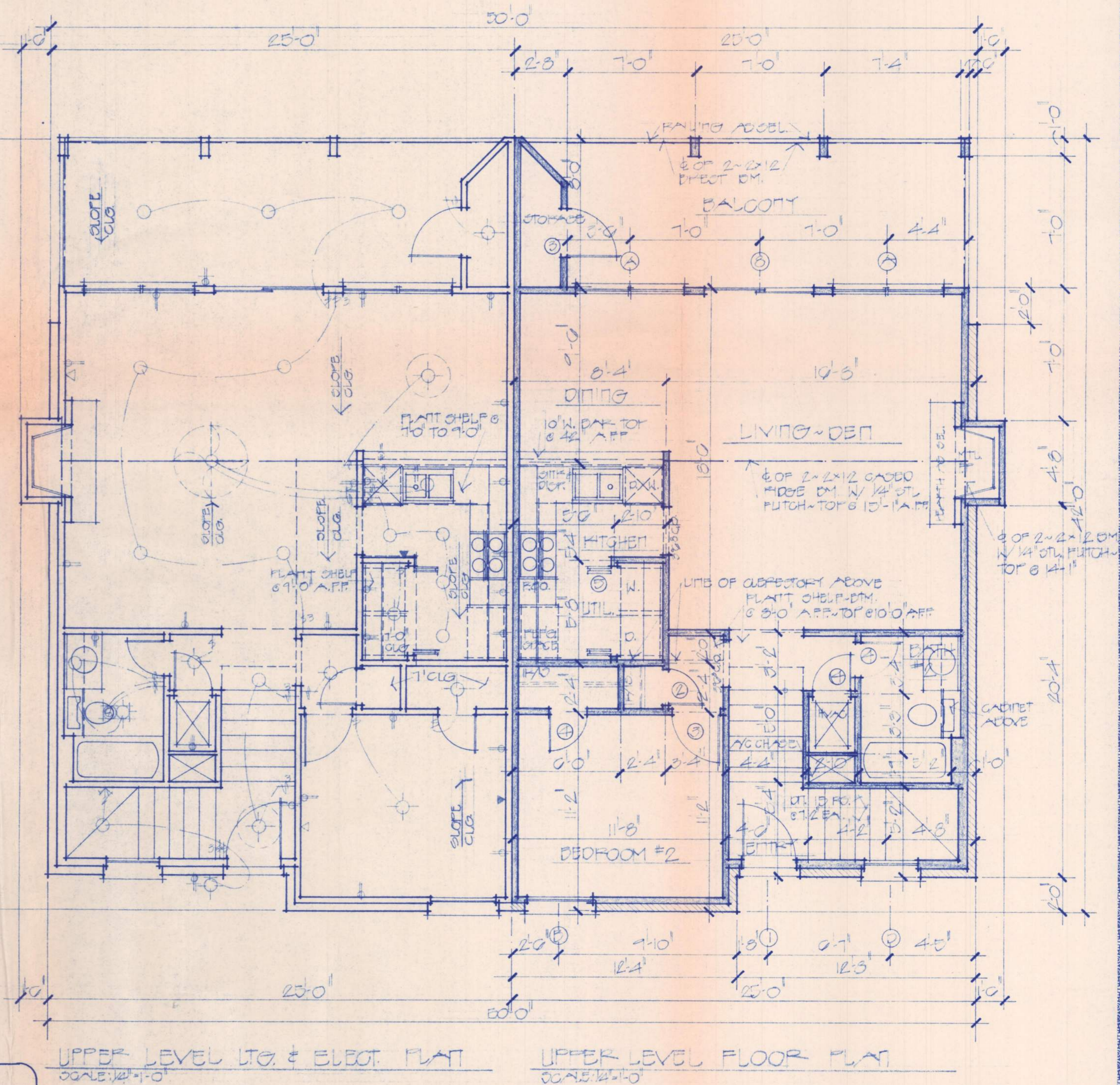
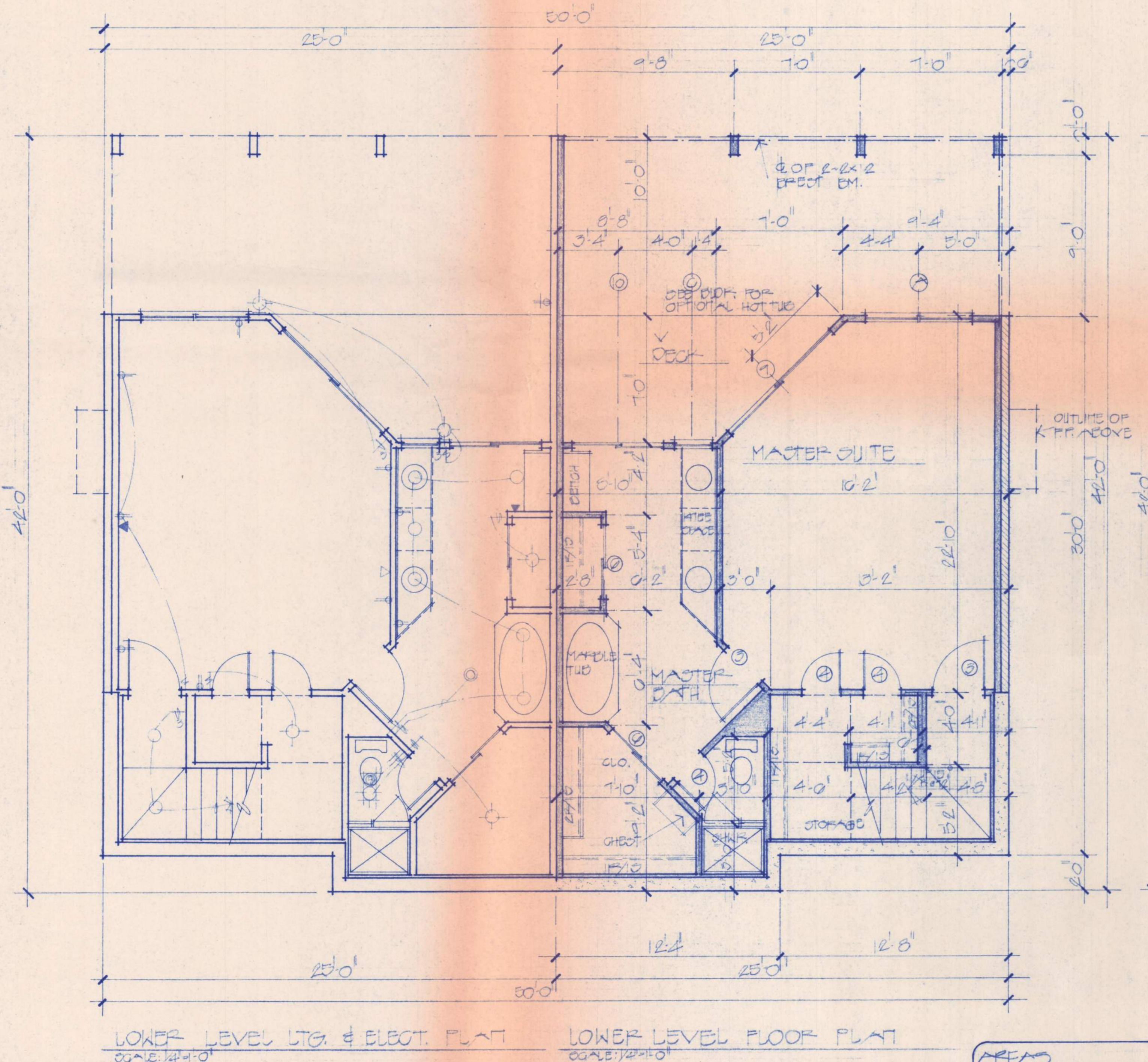
date  
5-7-84  
plan no.  
FW-1421  
UNIT #1  
2  
sheet



DOOR SCHEDULE			
MARK	TYPE	SIZE	REMARKS
1	COLD CORSE	3'-0" x 0'-8" x 134"	EXTERIOR NO CBL.
2	PREFAB	1'-8" x 0'-8" x 136"	STOOP INTERIOR
3	FL HOLLOW CORSE	2'-8" x 0'-8" x 138"	"
4	"	2'-0" x 0'-8" x 138"	"
5	FOLDING	2 FT. 1'-0" x 0'-8" x 138"	"
6	BI-FOLD	2'-0" x 0'-8"	MIRROR NO CBL.
7	"	8'-0" x 0'-8"	"
8	SLIDING GLASS	6'-0" x 0'-8"	NO CBL.
9	"	5'-0" x 0'-8"	"
10	"	5'-0" x 0'-8"	"

WINDOW SCHEDULE			
MARK	TYPE	SIZE	REMARKS
A	CIRCULAR HUNG	PT. 3'-0" x 0'-0"	
B	"	5'-8" x 0'-0"	
C	"	2'-0" x 2'-0"	
D	FIXED CIRCULAR	3'-0" DIAM.	
E	FIXED	4'-0" x 2'-0"	



AREAS	
UPPER LIVING	224 SF
LOWER LIVING	609 SF
TOTAL LIVING	833 SF
BALCONY	181 SF
DECK	102 SF



**DALLAS DESIGN GROUP**  
fred wynn architect  
10010 MILLER at L.B.J. FRWY.



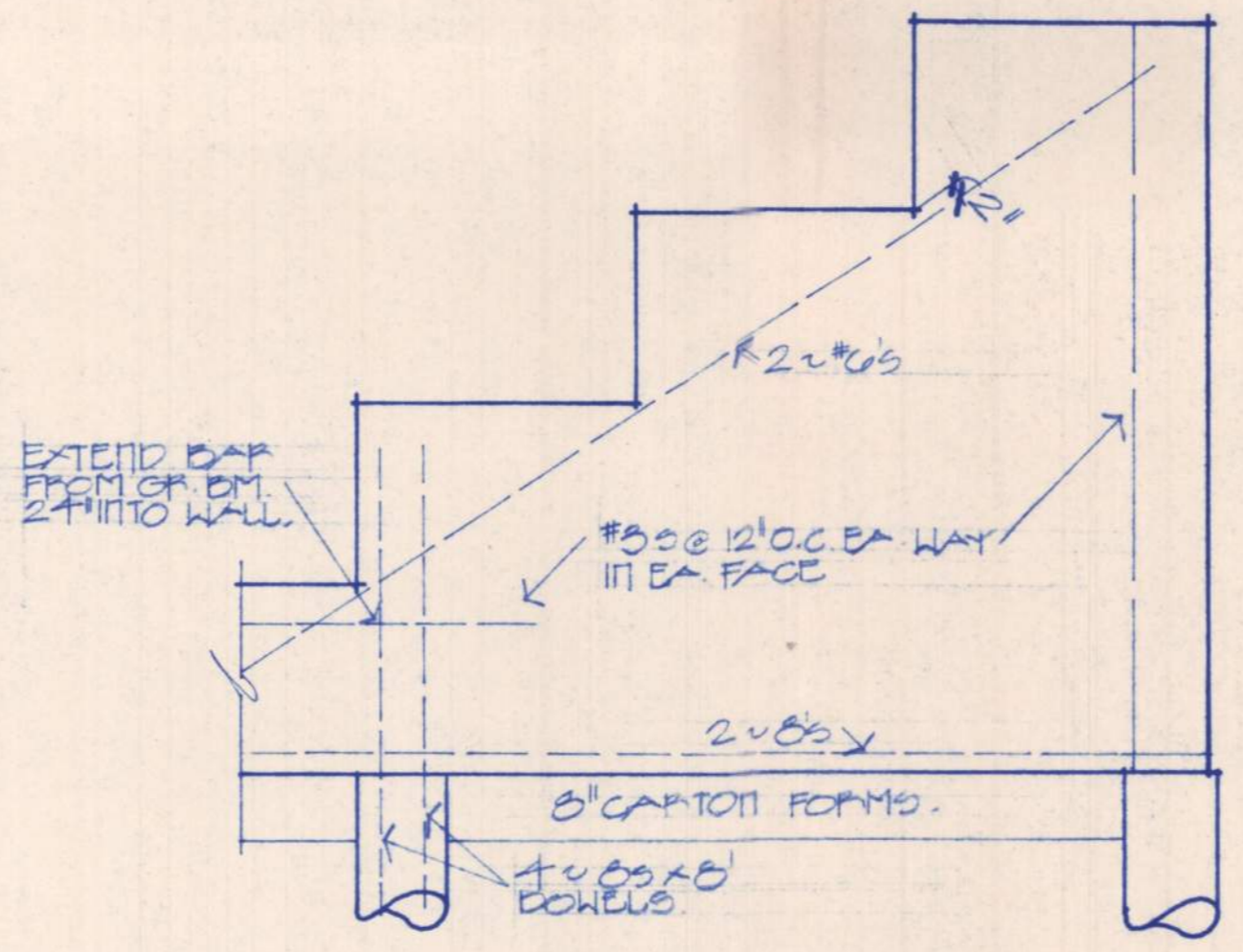
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plan no. FW-142  
UNIT 14  
sheet 3





**FOUNDATION NOTES**

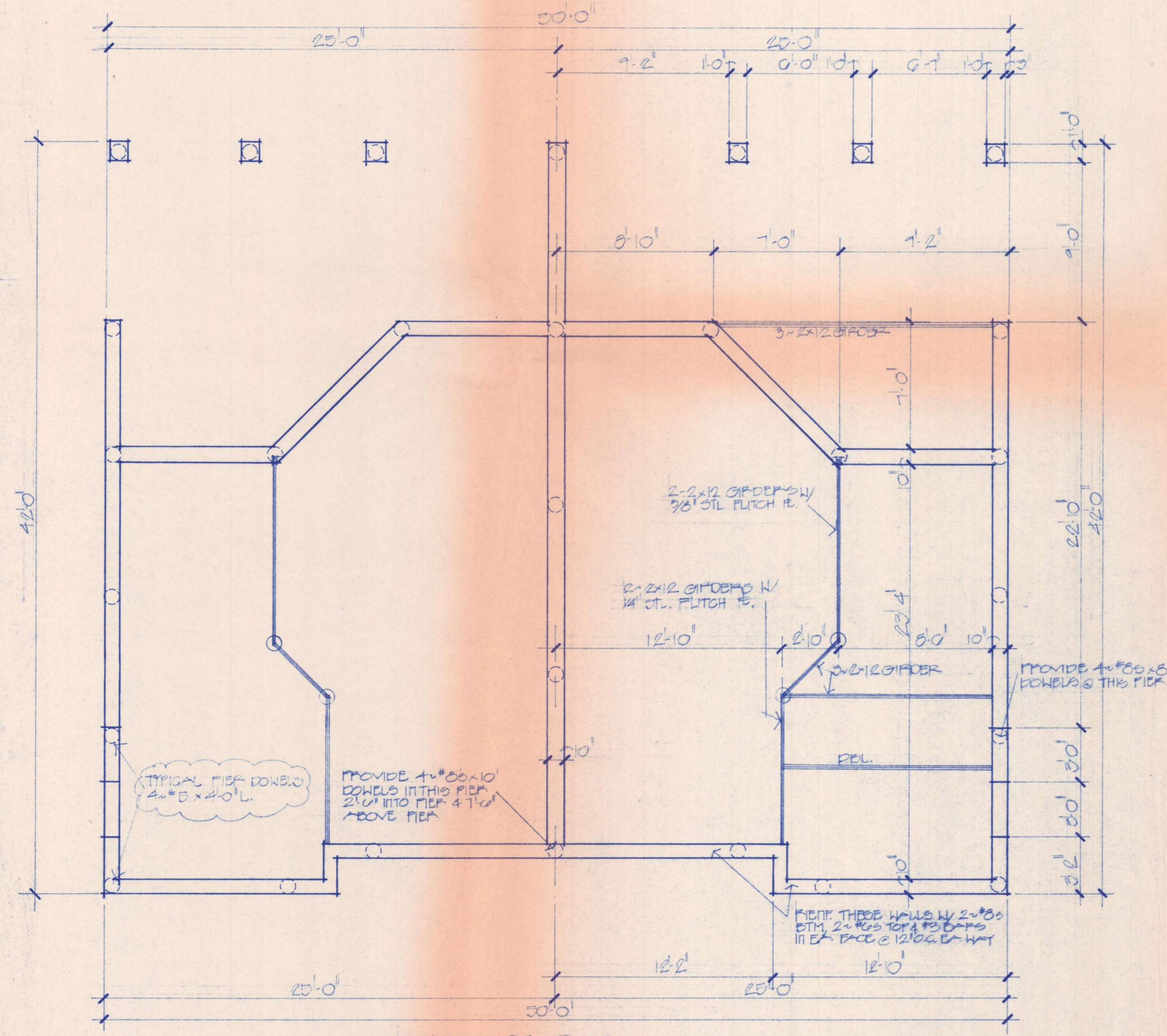
- TYPICAL PIER 12" Ø PIER W/ 1" Ø VERT. & OVERDRILL MIT. 24" INTO BLUE SHALE
- TYPICAL GRADE EM. 10" W. x 24" Ø. PIER W/ 2" Ø BARS T&B. #3 @ 24" O.C. & 1" Ø. VIDE 3" Ø CAPTOT FORMS UNDER ALL EMS.
- SEE TYPICAL DETAIL SHEET



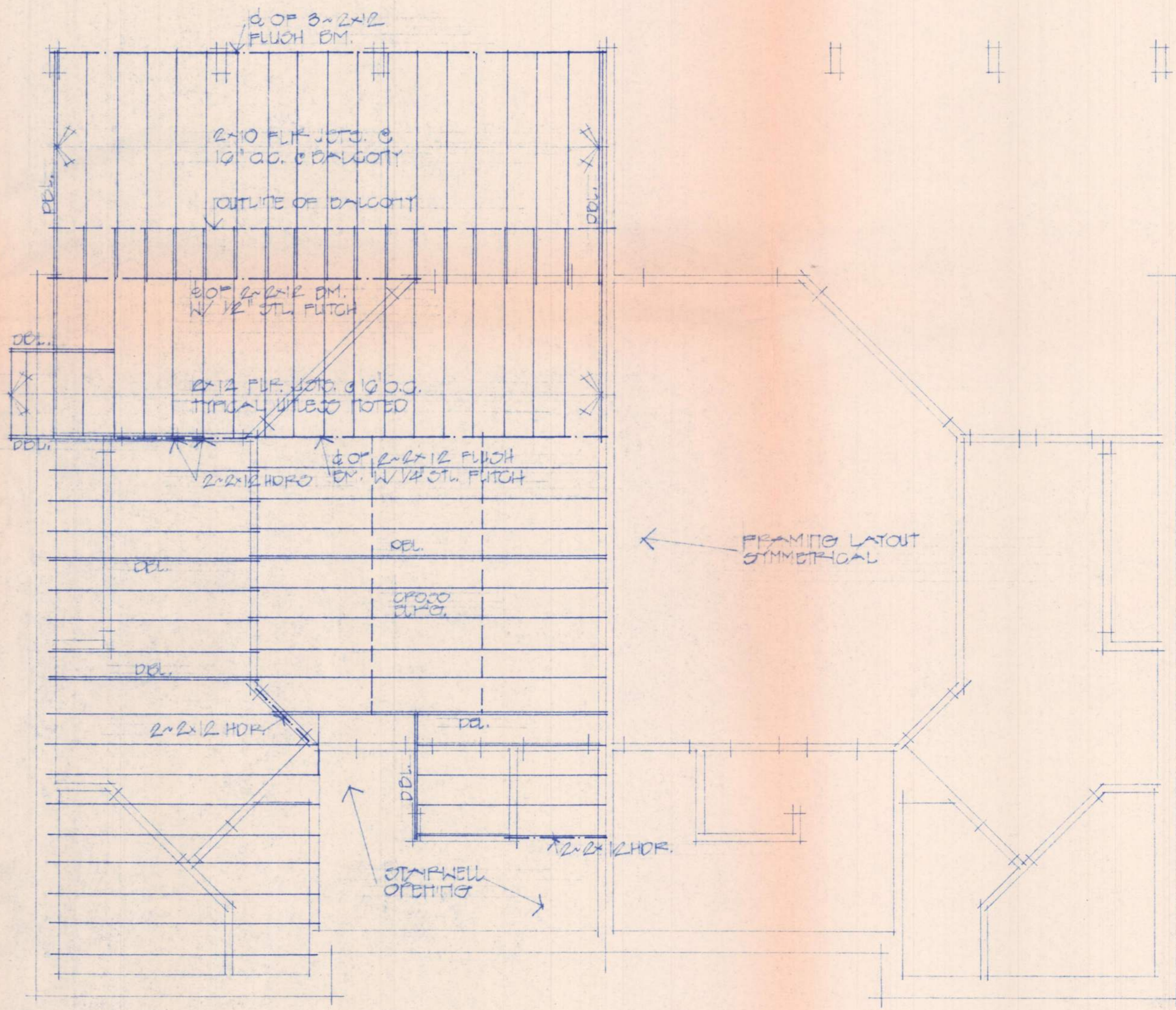
TYPICAL END WALL  
SCALE: 1/4" = 1'-0"

**FLOOR FRAMING NOTES**

- ALL FRAMING TO BE FLUSH HANGER TYPE UNLESS NOTED - USE ONLY MEDIUM TO HEAVY WEIGHT HANGERS
- ALL EXTERIOR JOISTS TO BE 2"x10 UNLESS NOTED
- ALL DOUBLE & TRIPLE JOISTS TO BE SPICED @ 8' O.C. W/ 3 ROWS CONTINUOUS
- ALL BLOCKING TO BE X' TYPE
- ALL DOUBLE & TRIPLE JOISTS TO HAVE 3"x4 SPICED STUDS & BEARING
- MINIMUM GRADE FLOOR JOIST MATERIAL TO BE SELECT #2 W/ 1250 Fb
- ALL TOP PLATES TO BE 2"x4 W/ MID-SPAN BLOCKING FOR ANY WALLS EXCEEDING 8'-0" H.



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



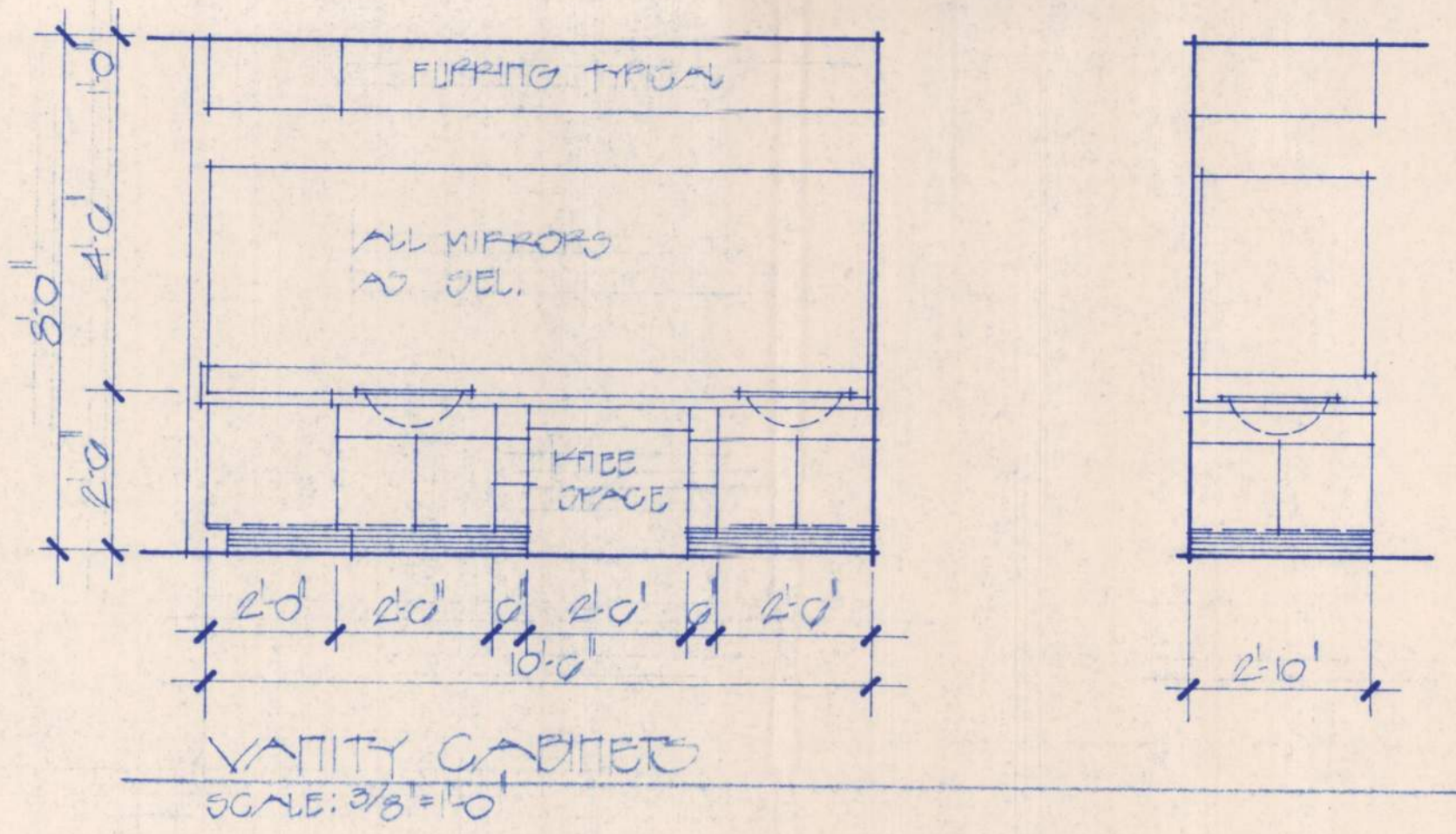
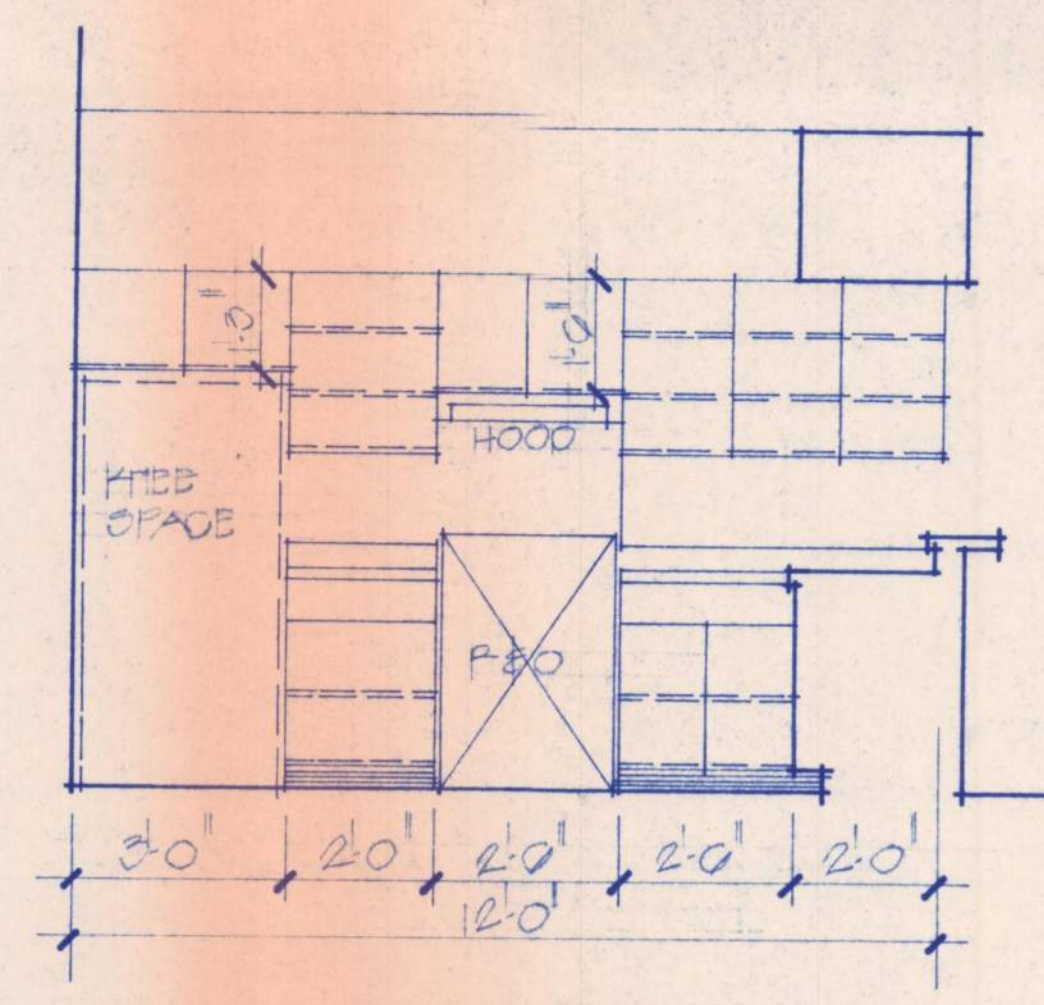
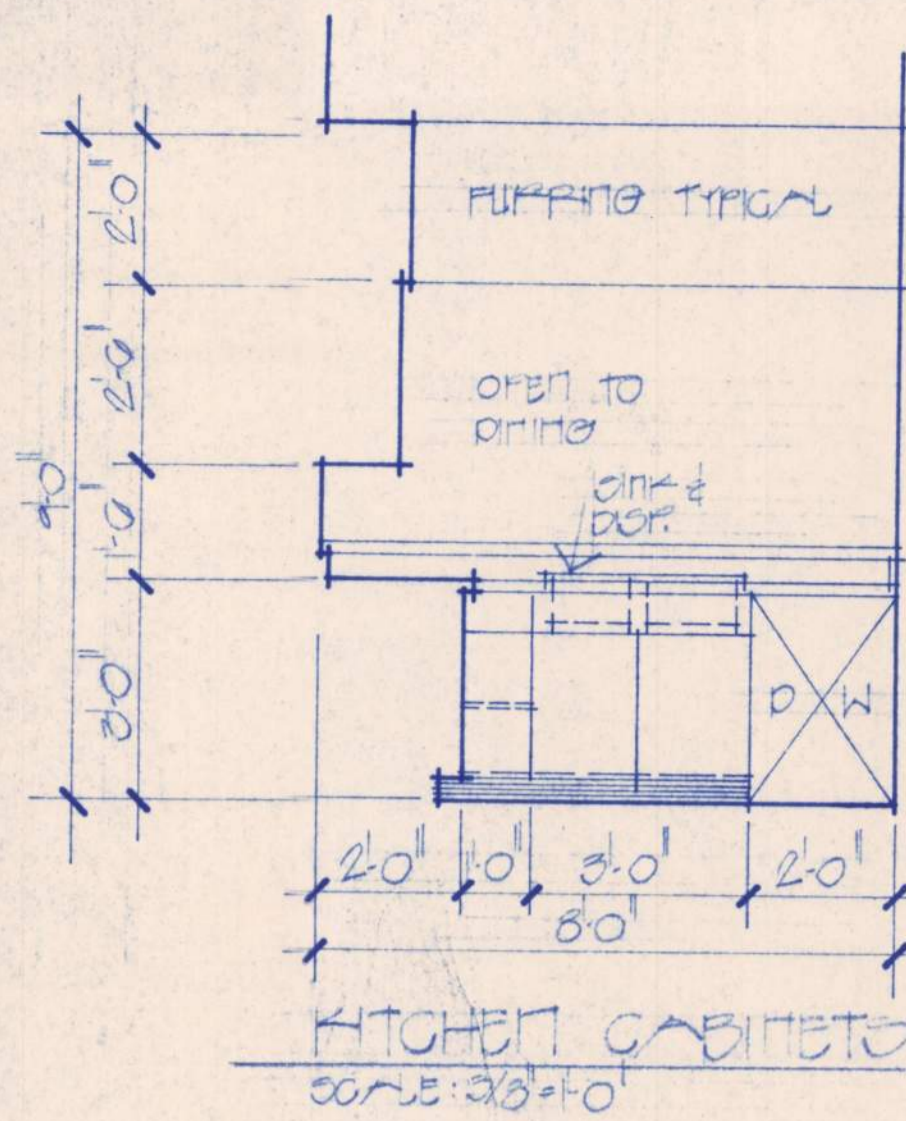
SECOND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**PALLAS DESIGN GROUP**  
fred wynn architect  
10010 MILLER at L.B.J. FRWY. ... 341-33347



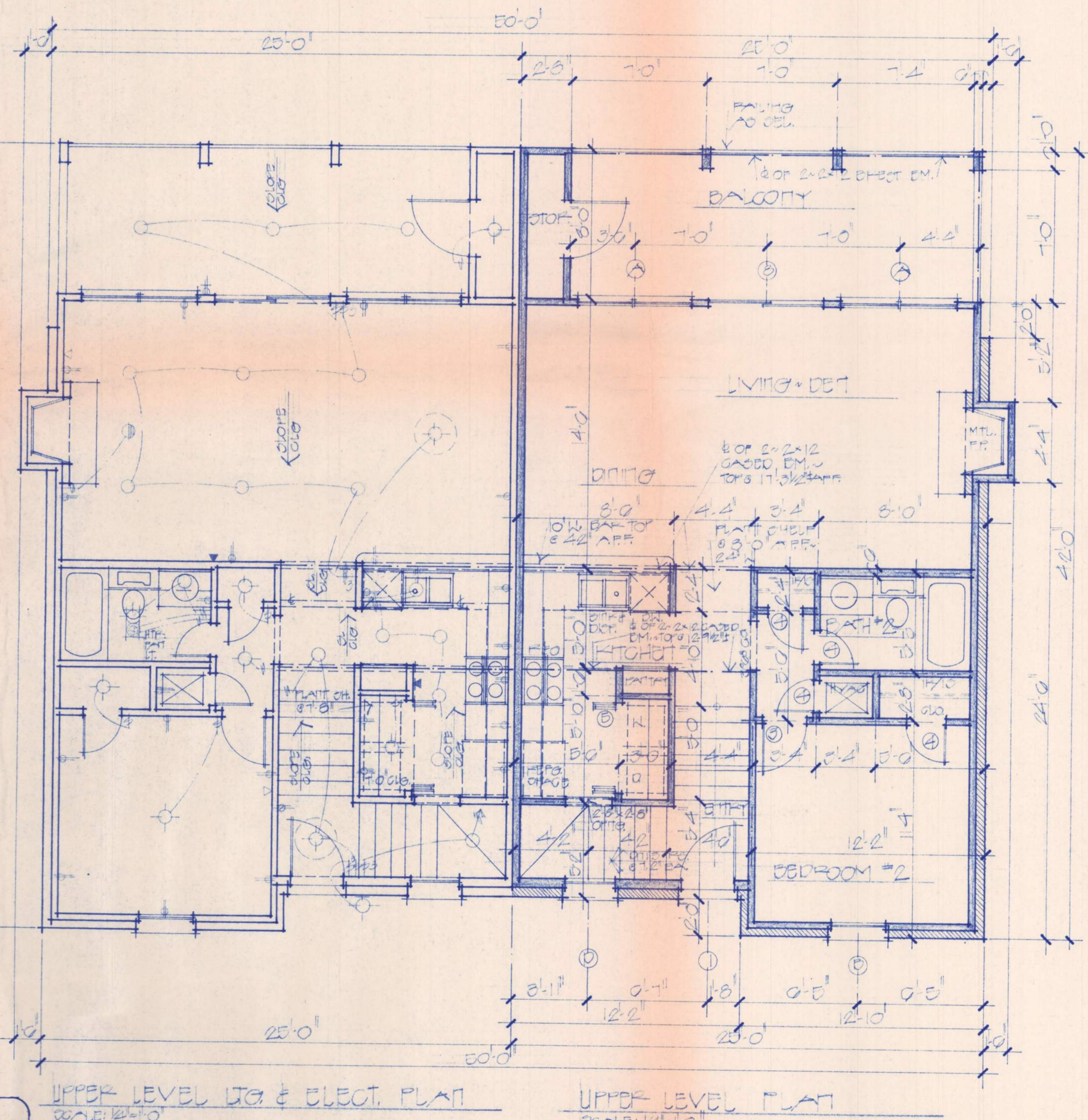
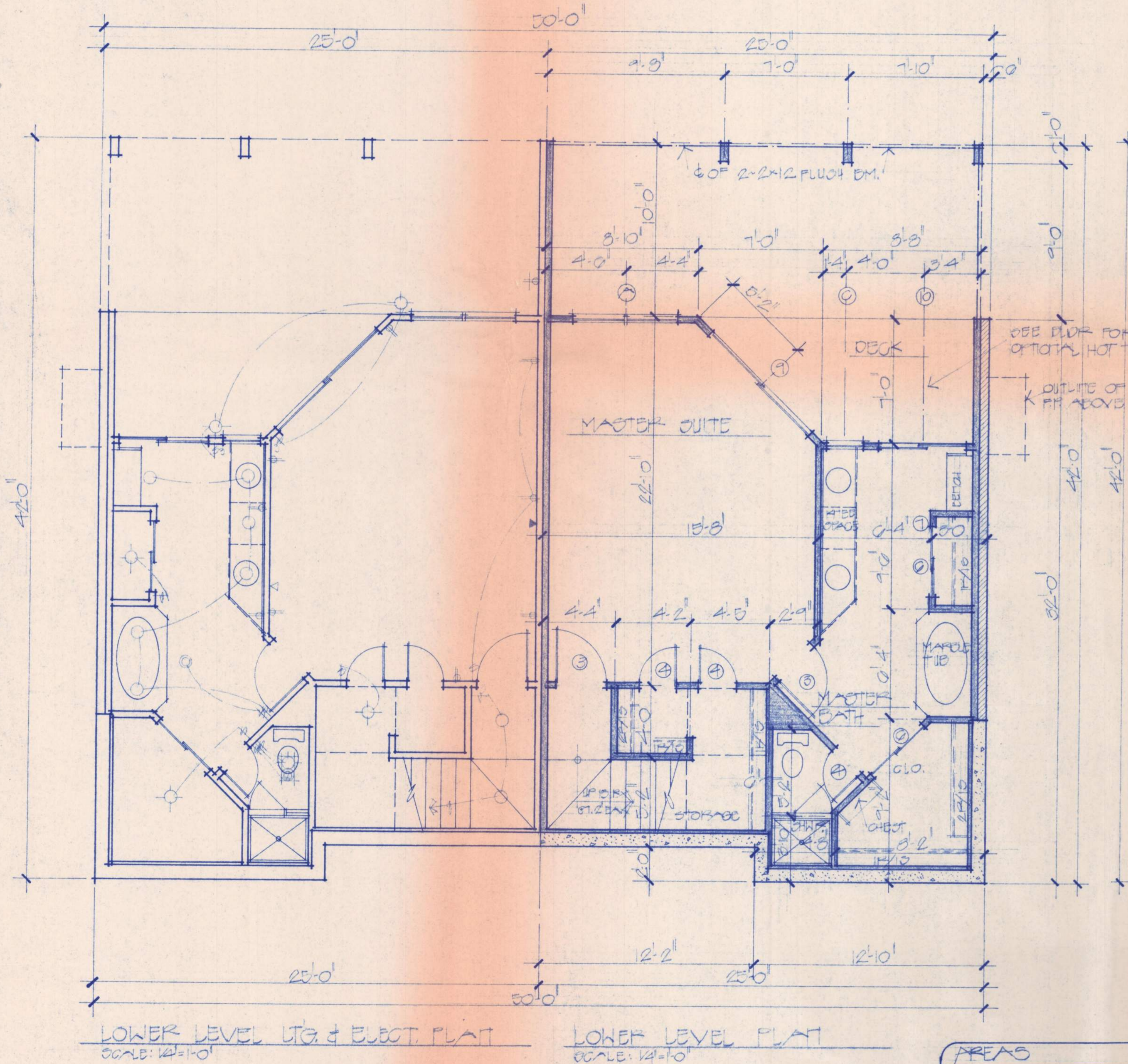
date  
5-17-84  
plan no.  
FW-454  
UNIT 10  
Sheet



DOOR SCHEDULE			
MARK	TYPE	SIZE	REMARKS
1	SOLID CORE	3'-0" x 8'-0" x 1 3/4"	EXTERIOR AS O.E.L.
2	FRENCH	2'-8" x 0'-8" x 1 3/4"	FULL GLASS
3	PL. HOLLOW CORE	2'-8" x 0'-8" x 1 3/8"	STOCK INTERIOR
4	FOLDING	2'-0" x 0'-8" x 1 3/8"	"
5	BIPASS	1'-0" x 0'-8" x 1 3/8"	"
6	"	0'-0" x 0'-8"	MIRROR AS O.E.L.
7	"	0'-0" x 0'-8"	"
8	"	0'-0" x 0'-8"	AS O.E.L.
9	"	0'-0" x 0'-8"	"
10	"	5'-0" x 0'-8"	"

WINDOW SCHEDULE			
MARK	TYPE	SIZE	REMARKS
A	DOUBLE HUNG	PF 3'-0" x 0'-0"	"
B	"	3'-0" x 0'-0"	"
C	"	2'-0" x 4'-0"	"
D	FIXED	2'-8" x 2'-8"	O.E.L. ELEV.
E	"	5'-0" x 2'-0"	"



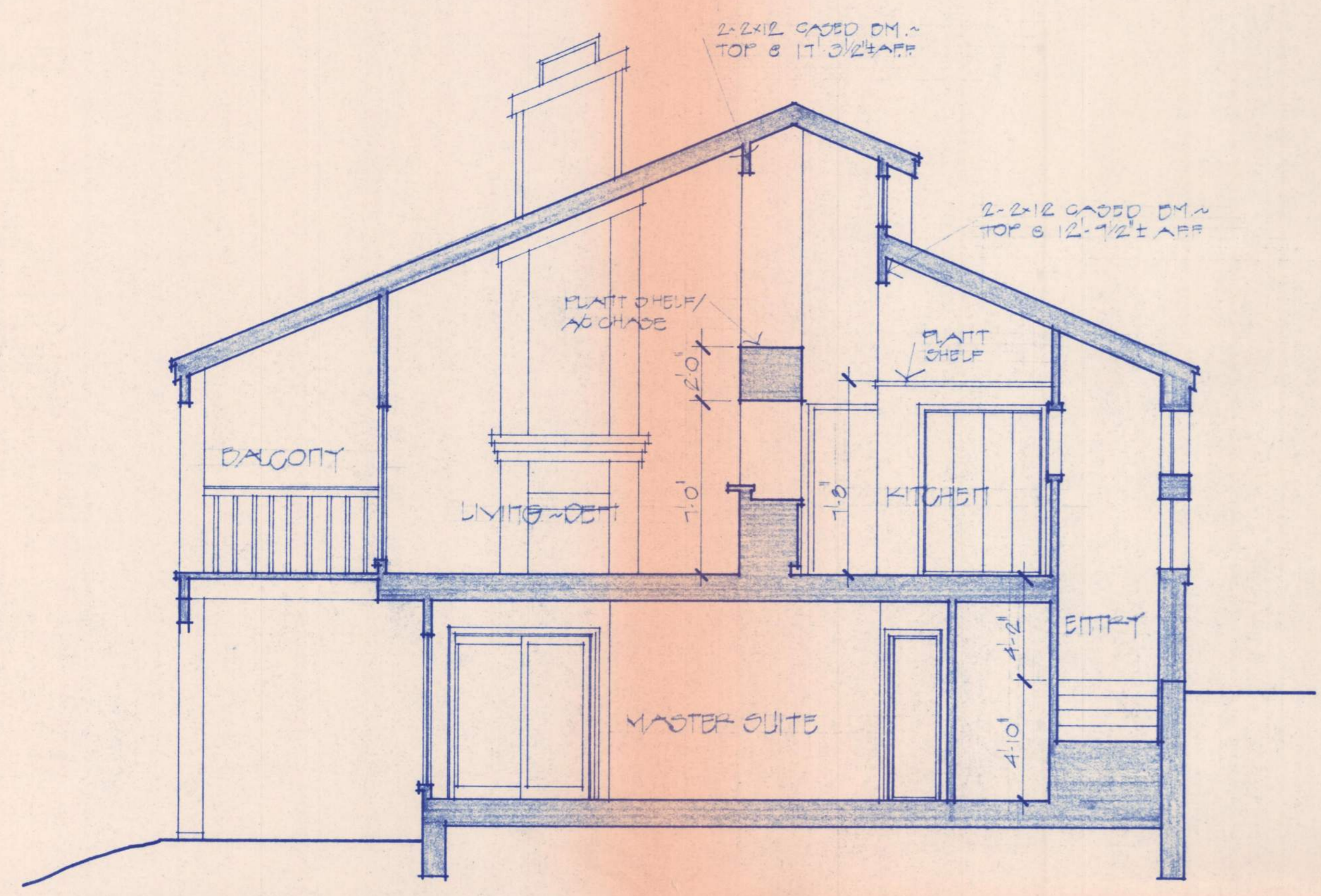
AREAS	
UPPER LIVING	820 S.F.
LOWER LIVING	620 S.F.
TOTAL LIVING	1440 S.F.
BALCONY	170 S.F.
DECK	102 S.F.



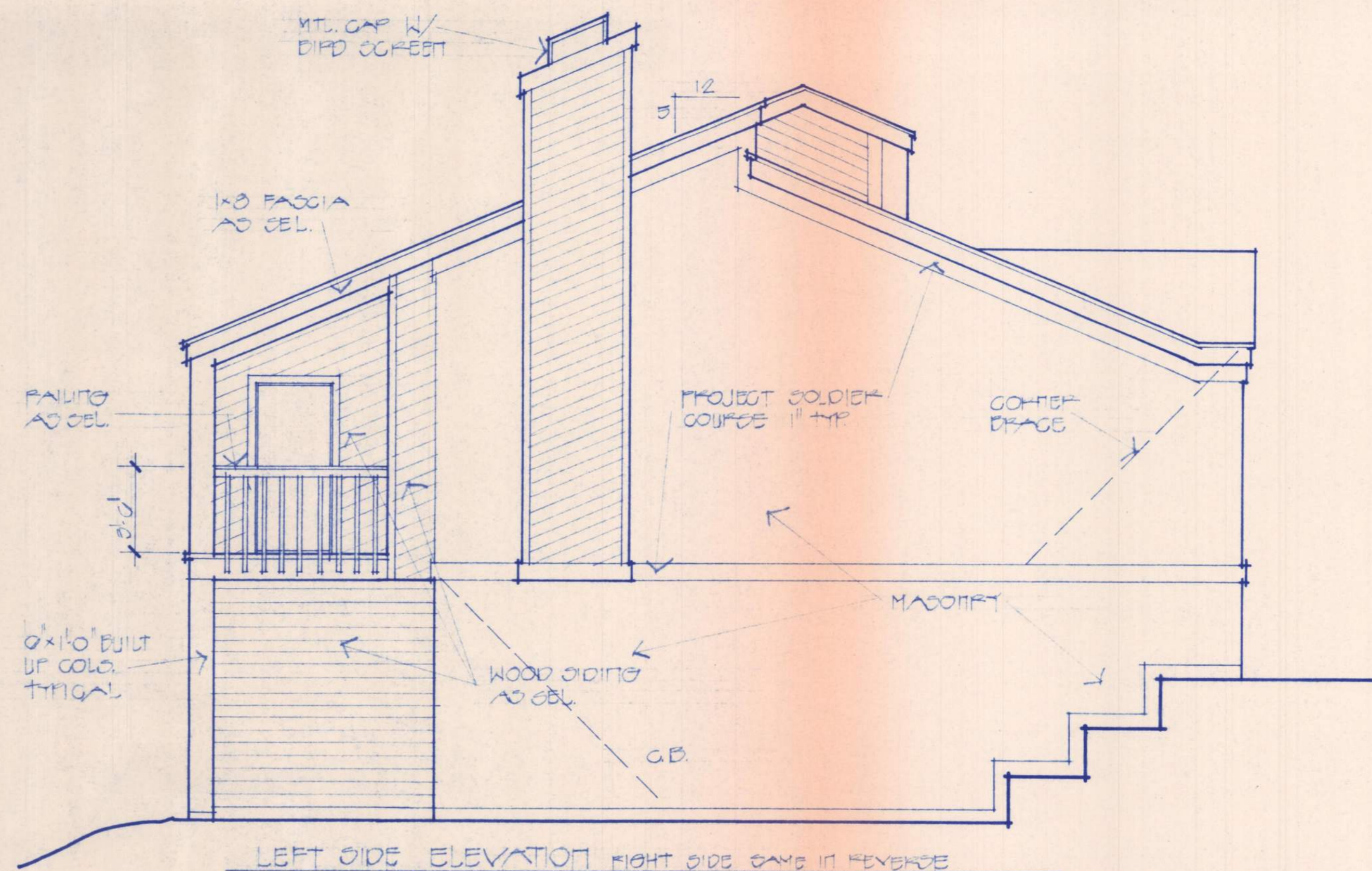
**DALLAS DESIGN GROUP**  
fred wynn architect  
10010 MILLER at L.B.J. FRWY.

**GD**

date 5-17-84  
plan no. FW-1454  
UNIT "B"  
sheet

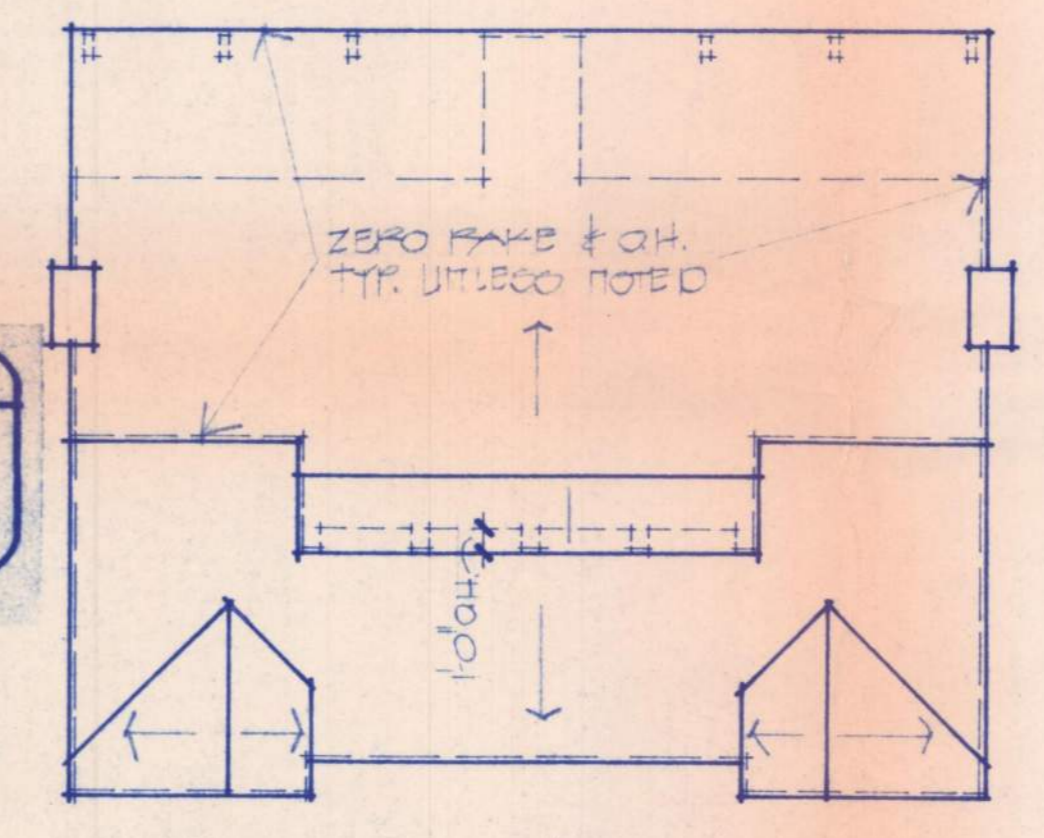


SECTION  
SCALE: 1/4"=1'-0"

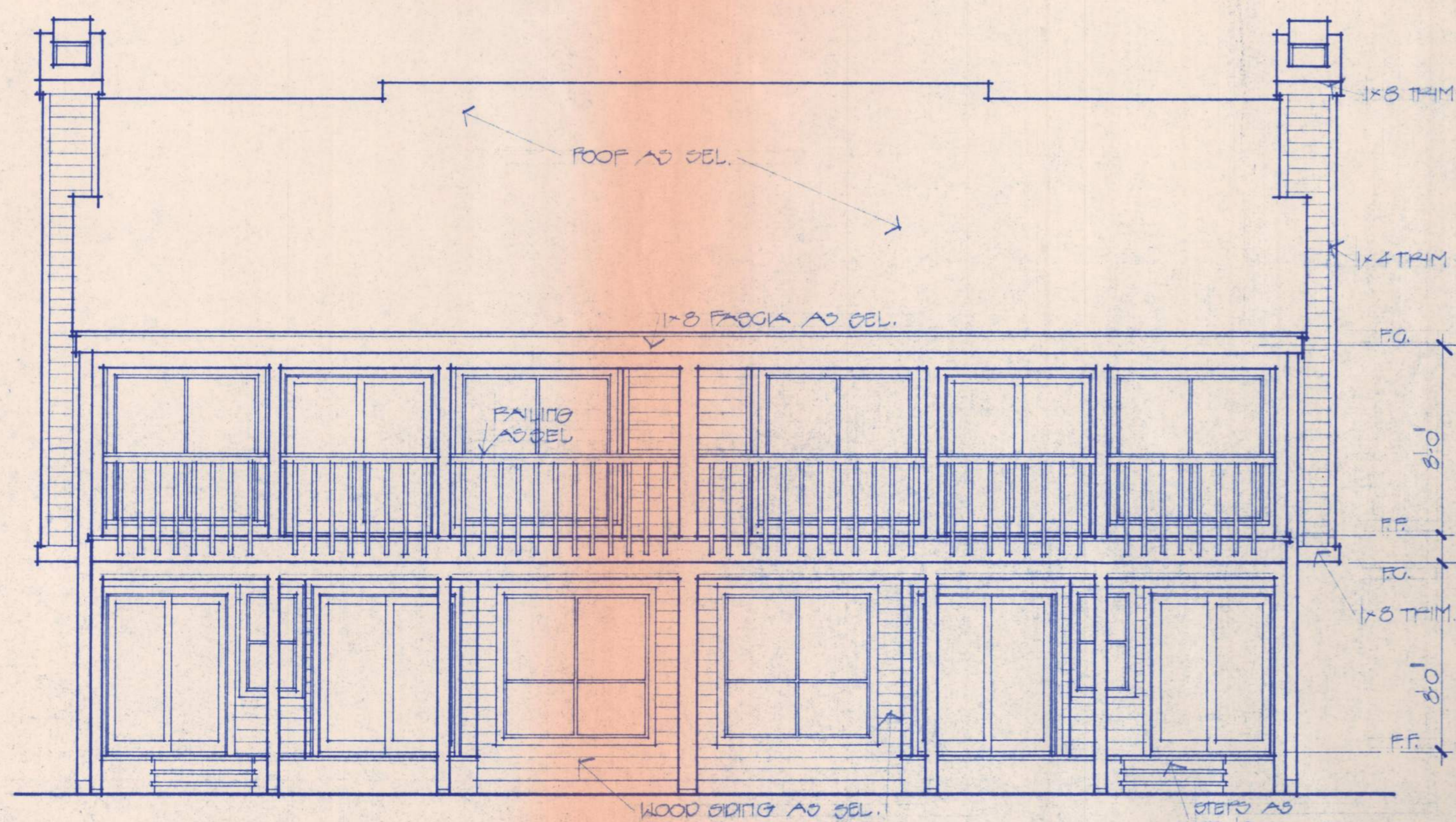


LEFT SIDE ELEVATION RIGHT SIDE SAME IN REVERSE  
SCALE: 1/4"=1'-0"

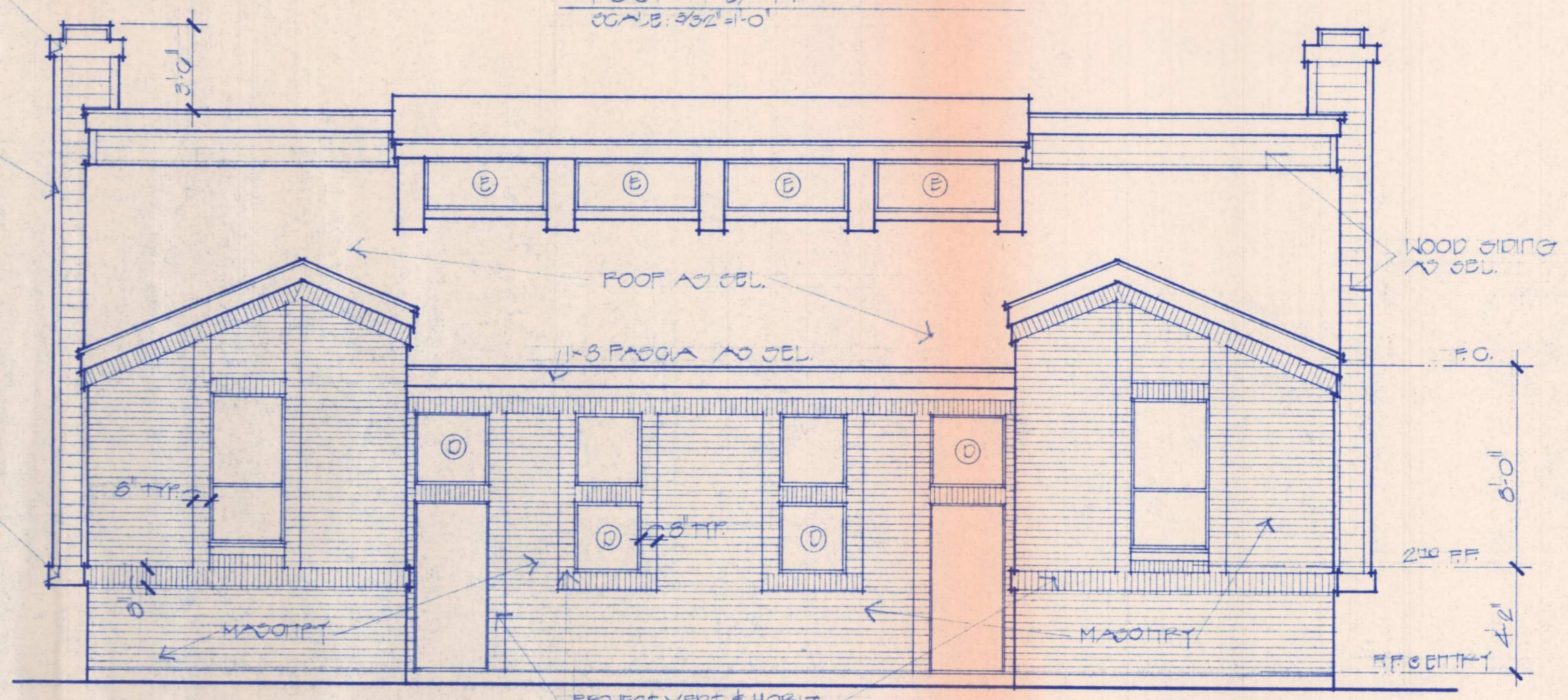
NOTES  
■ ROOF AS CEL @ 12 TO 12 PITCH AS CEL  
■ SCREENED CORNICE VENTS AS REQ'D  
■ ATTIC VENTILATORS AS PER DUMP.  
■ STEEL LITELS WHERE REQ'D AS INDICATED



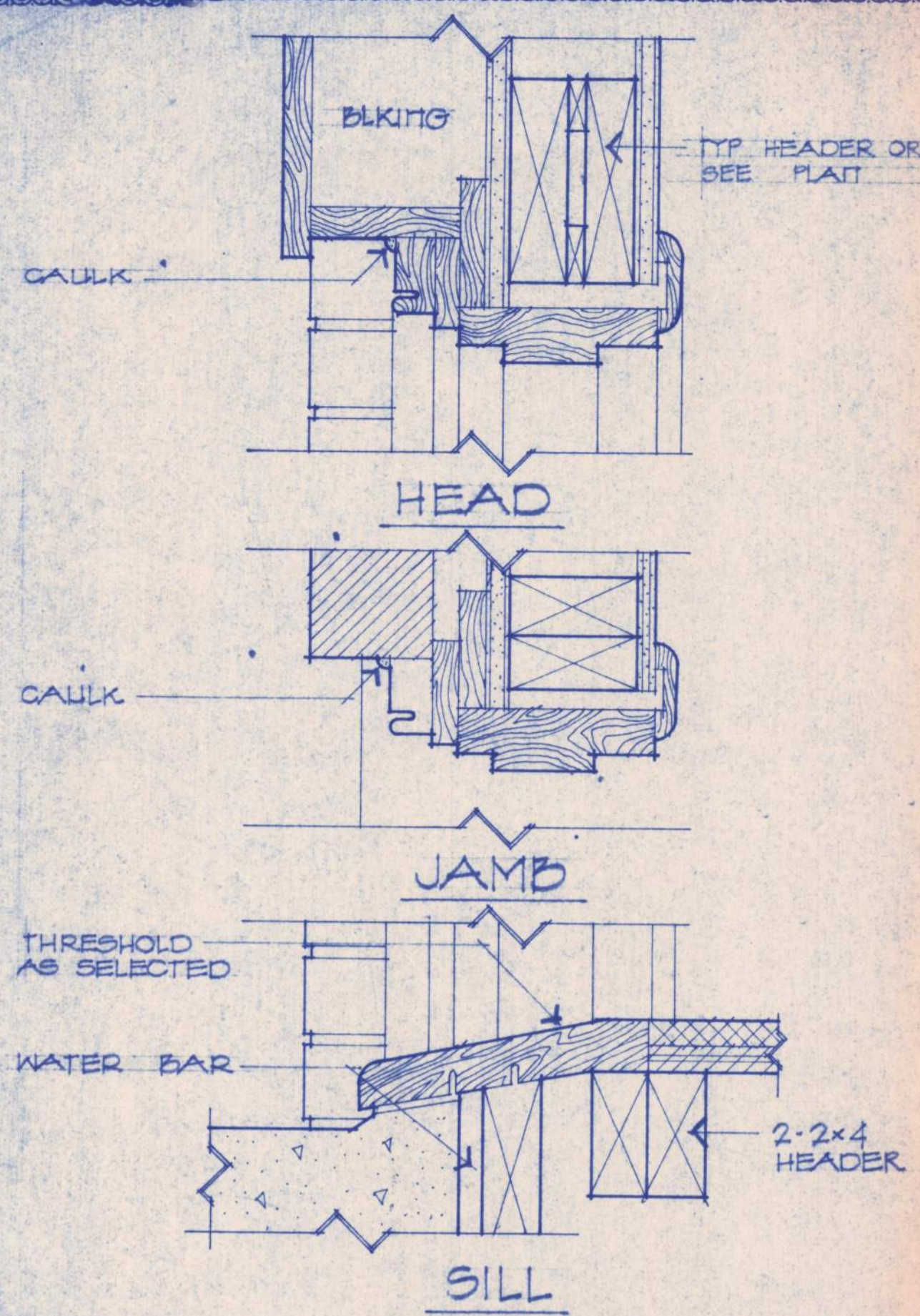
ROOF PLAN  
SCALE: 3/32"=1'-0"



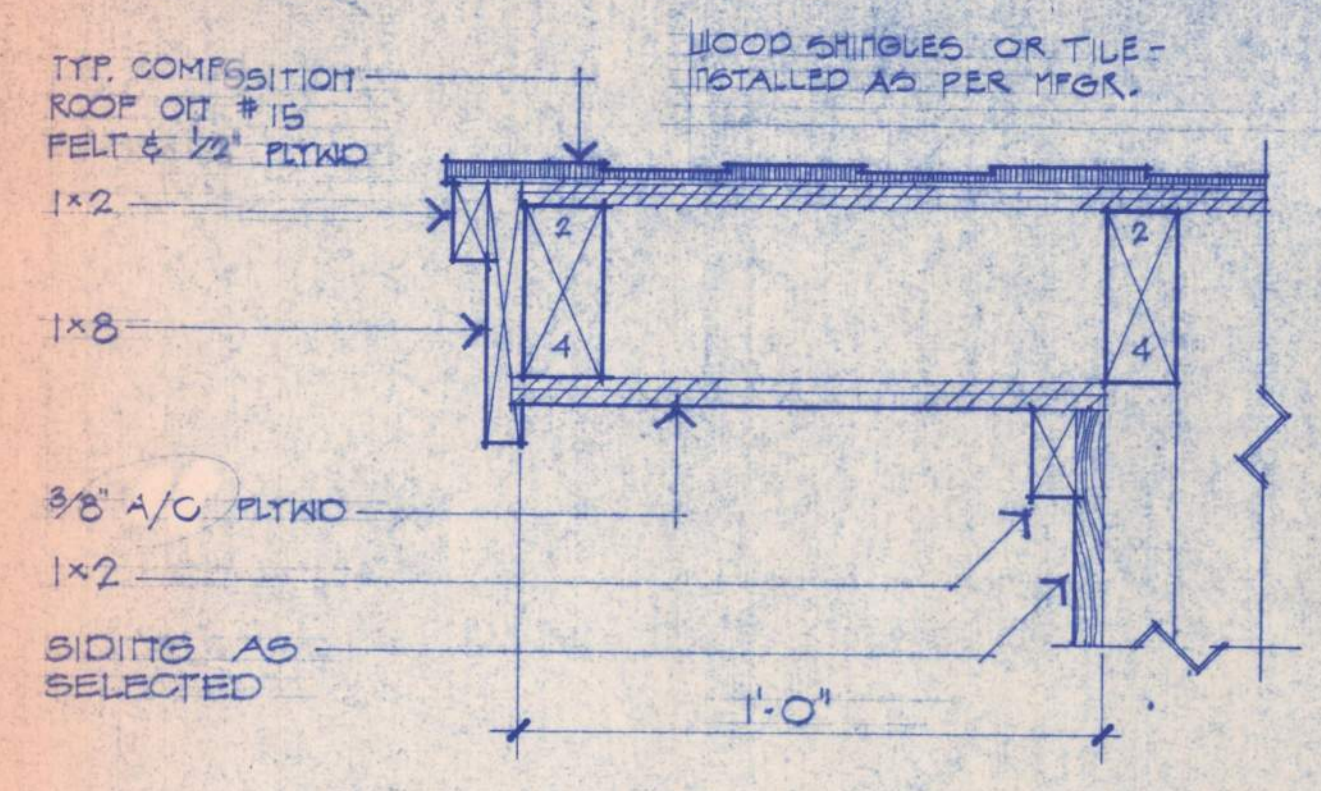
REAR ELEVATION  
SCALE: 1/4"=1'-0"



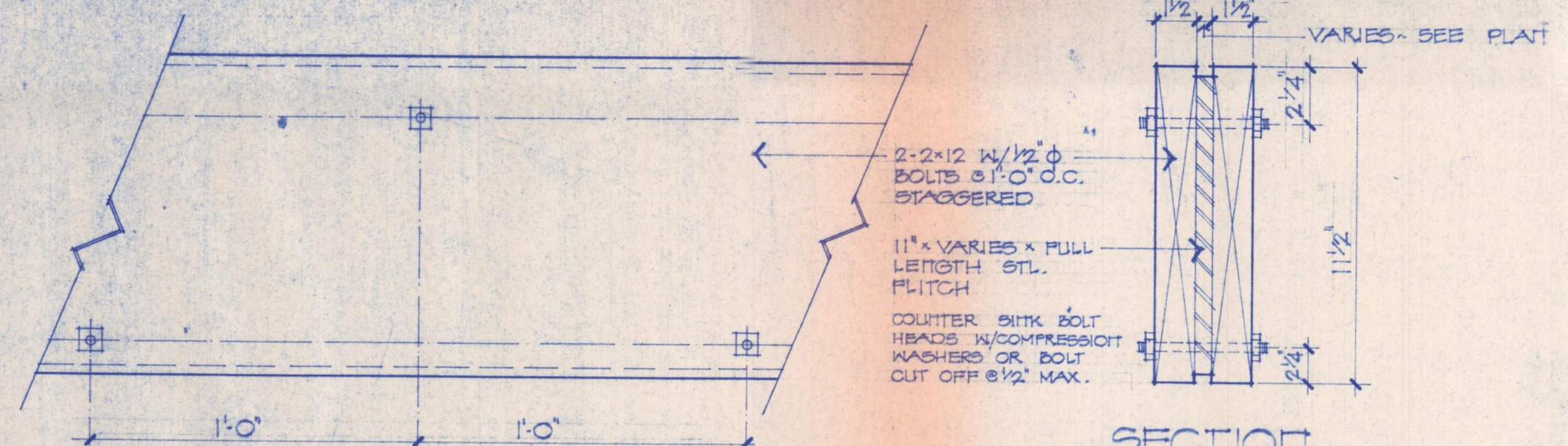
FRONT ELEVATION  
SCALE: 1/4"=1'-0"



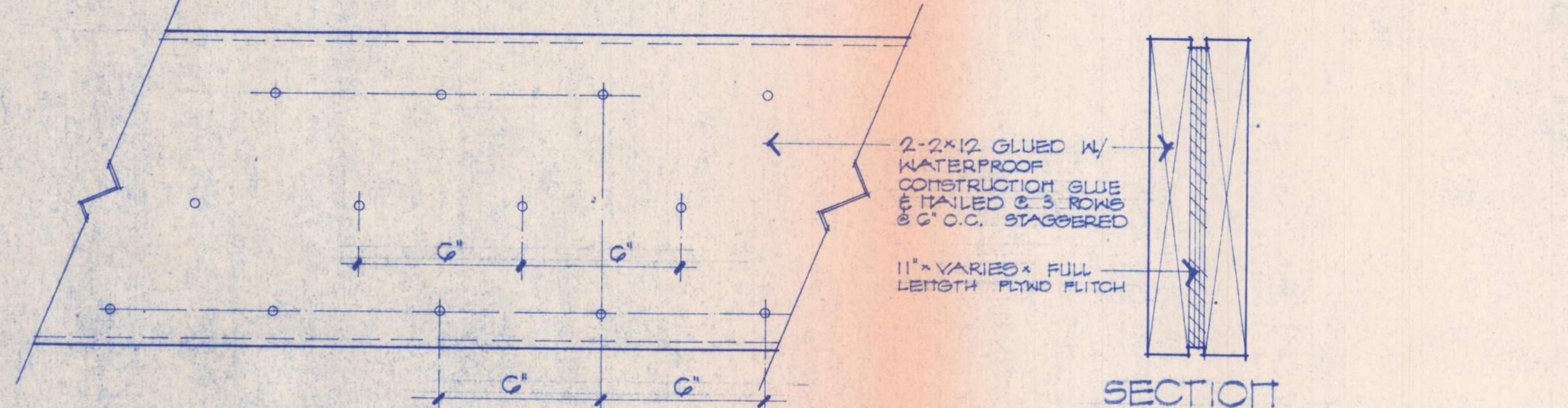
TYP. EXT. DOOR DETAIL  
SCALE 3/8"=1'-0"



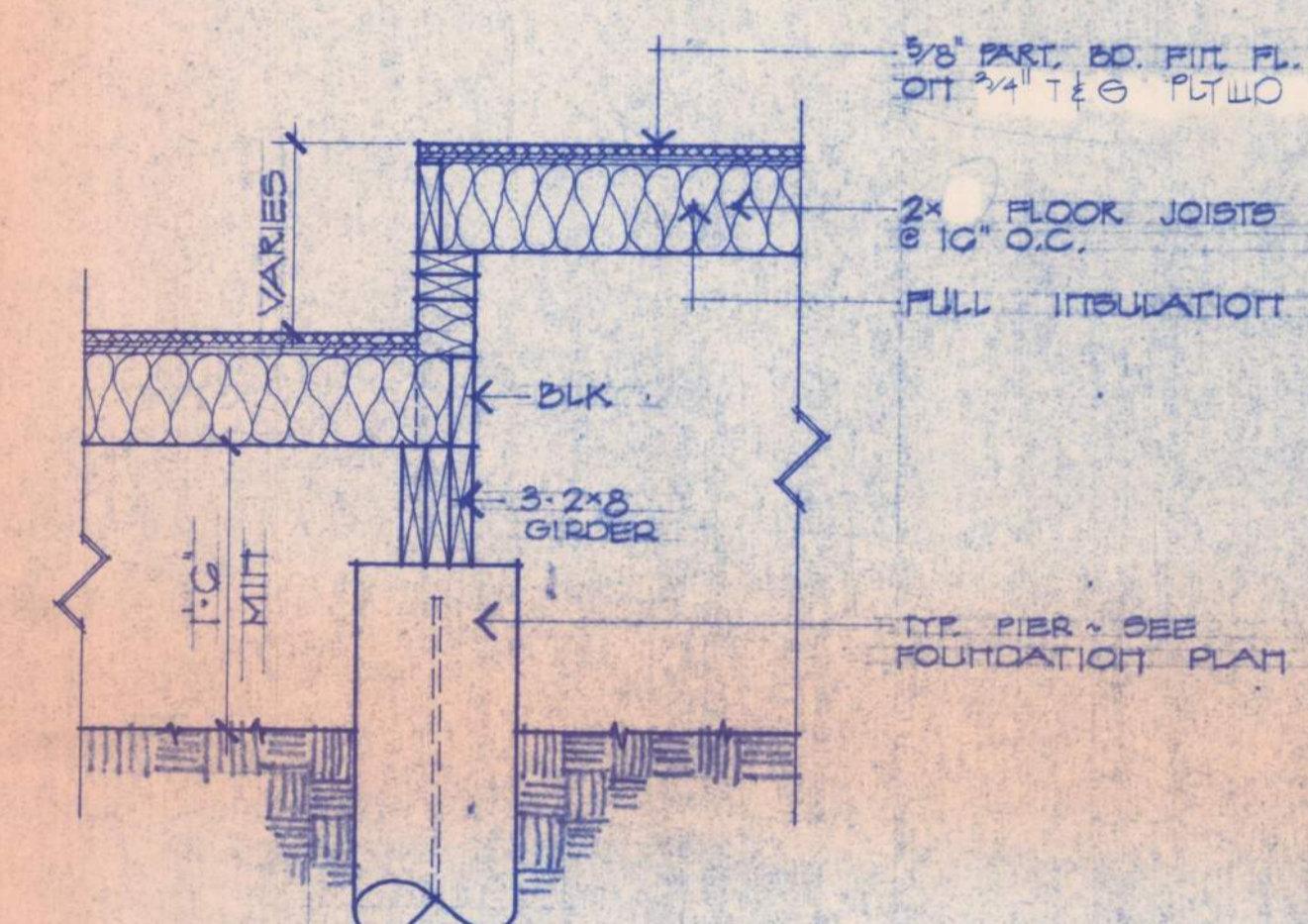
TYP. RAKE DETAIL  
SCALE 3/8"=1'-0"



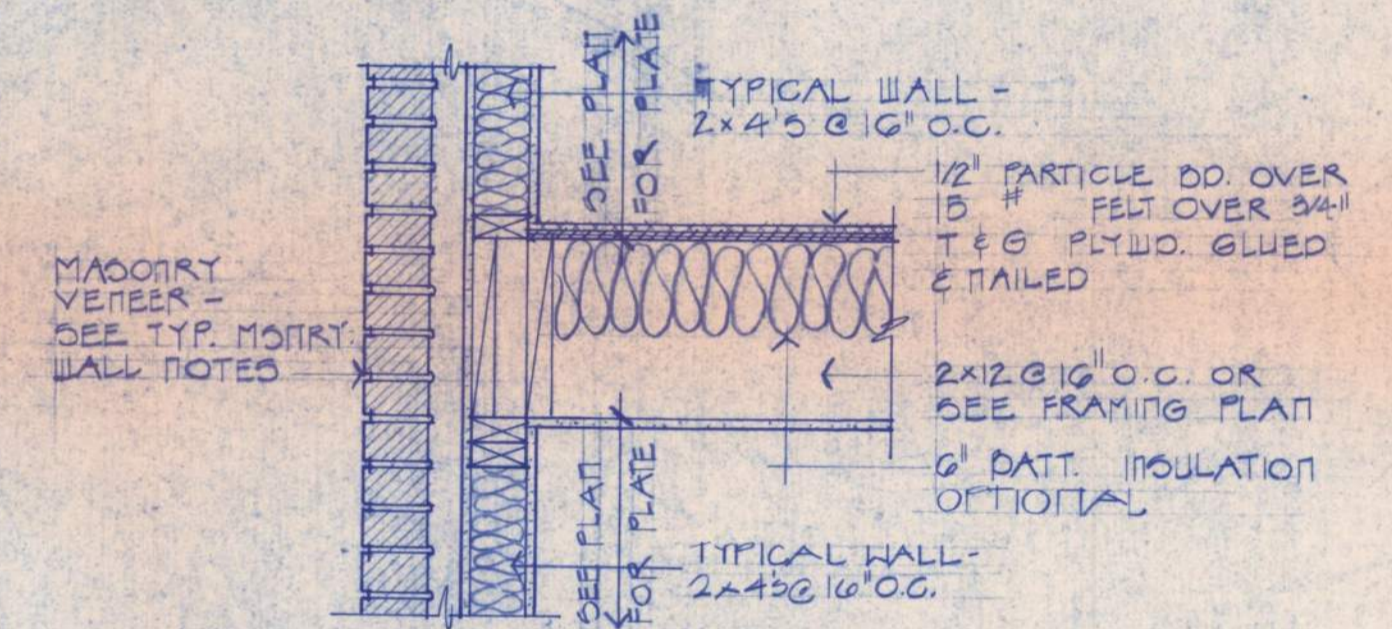
FLITCH BEAM DETAIL - SEE FRAMING PLAN  
SCALE 3/8"=1'-0" @ STL. PLITCH



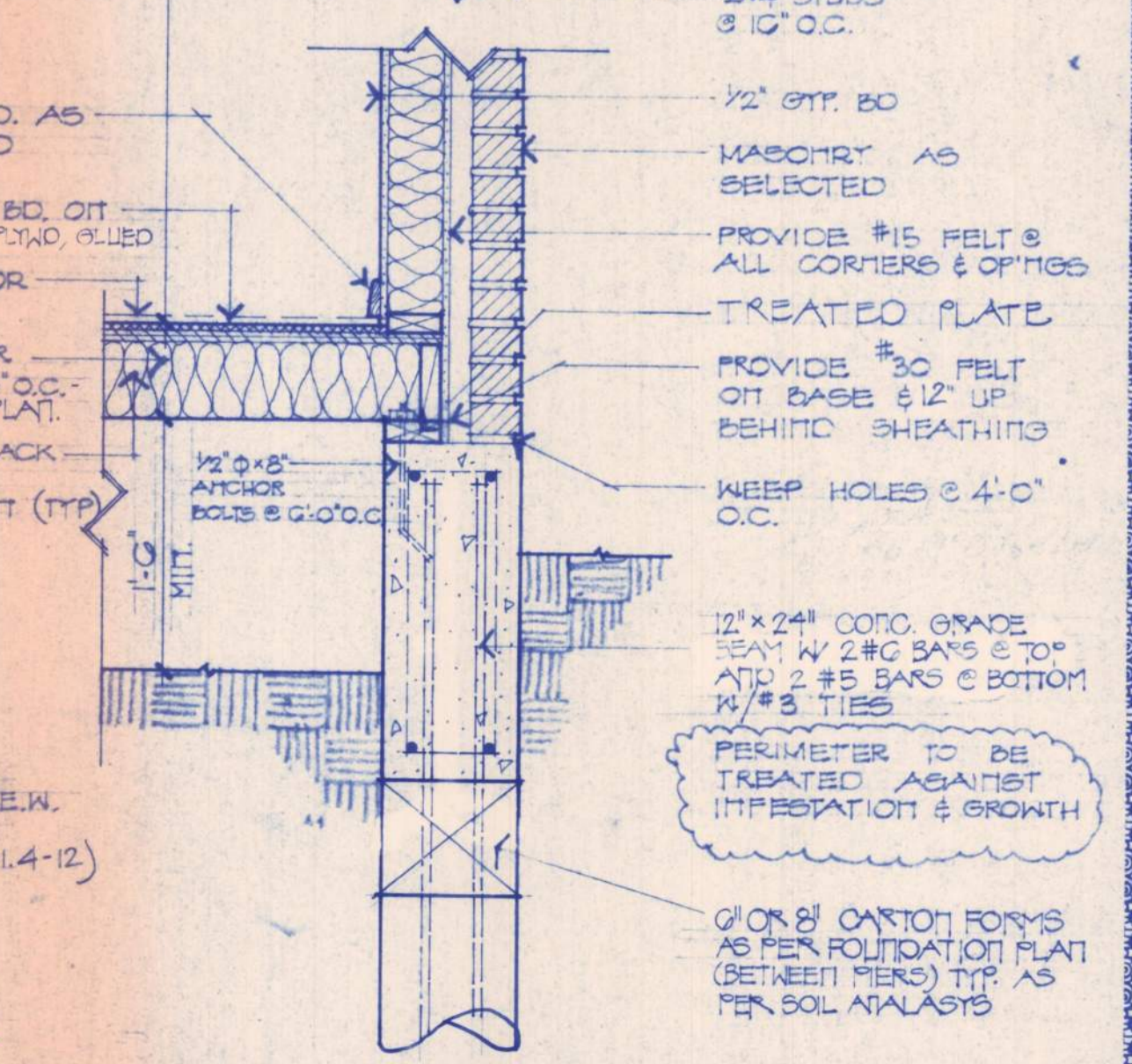
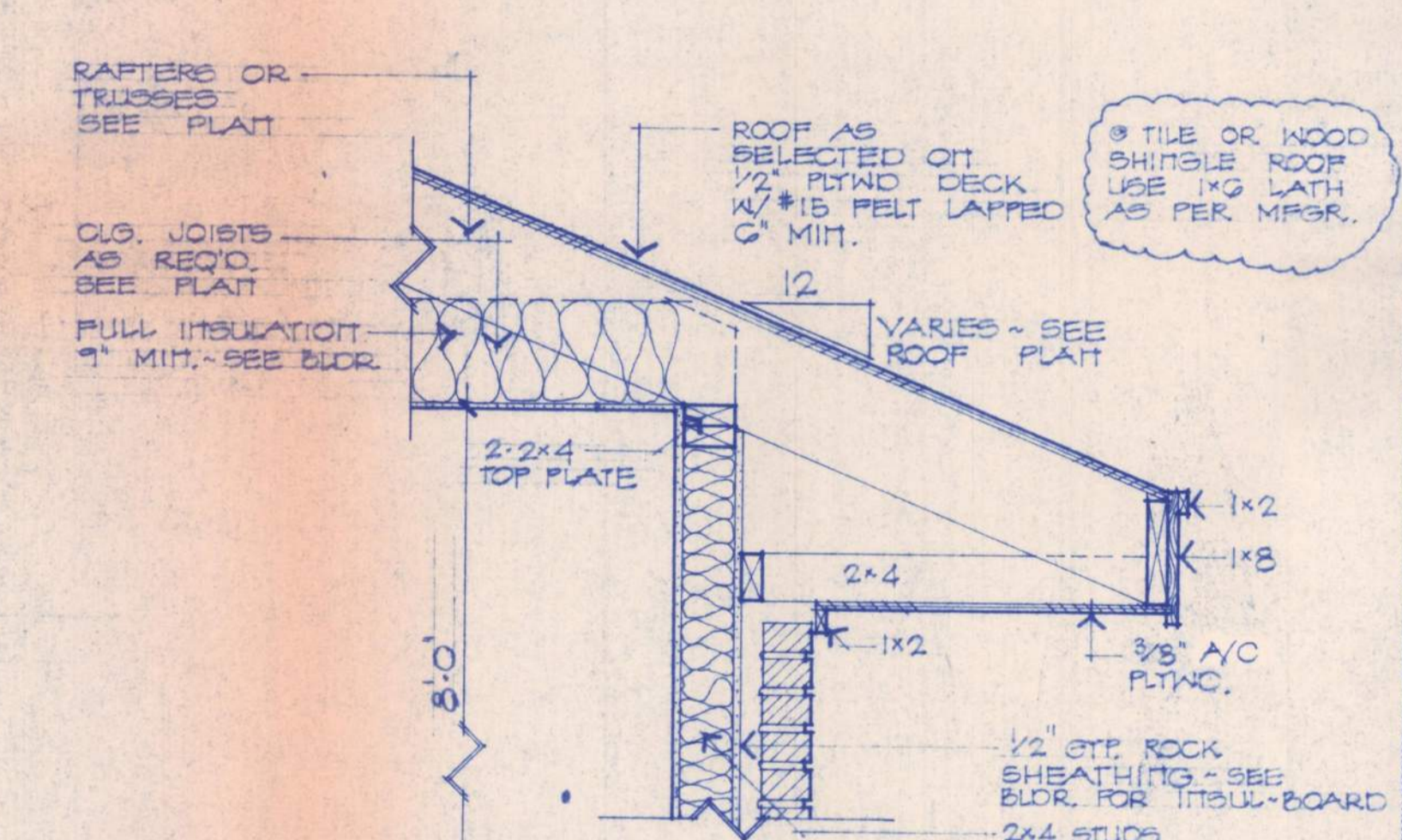
FLITCH BEAM DETAIL - SEE FRAMING PLAN  
SCALE 3/8"=1'-0" @ PLYWD PLITCH



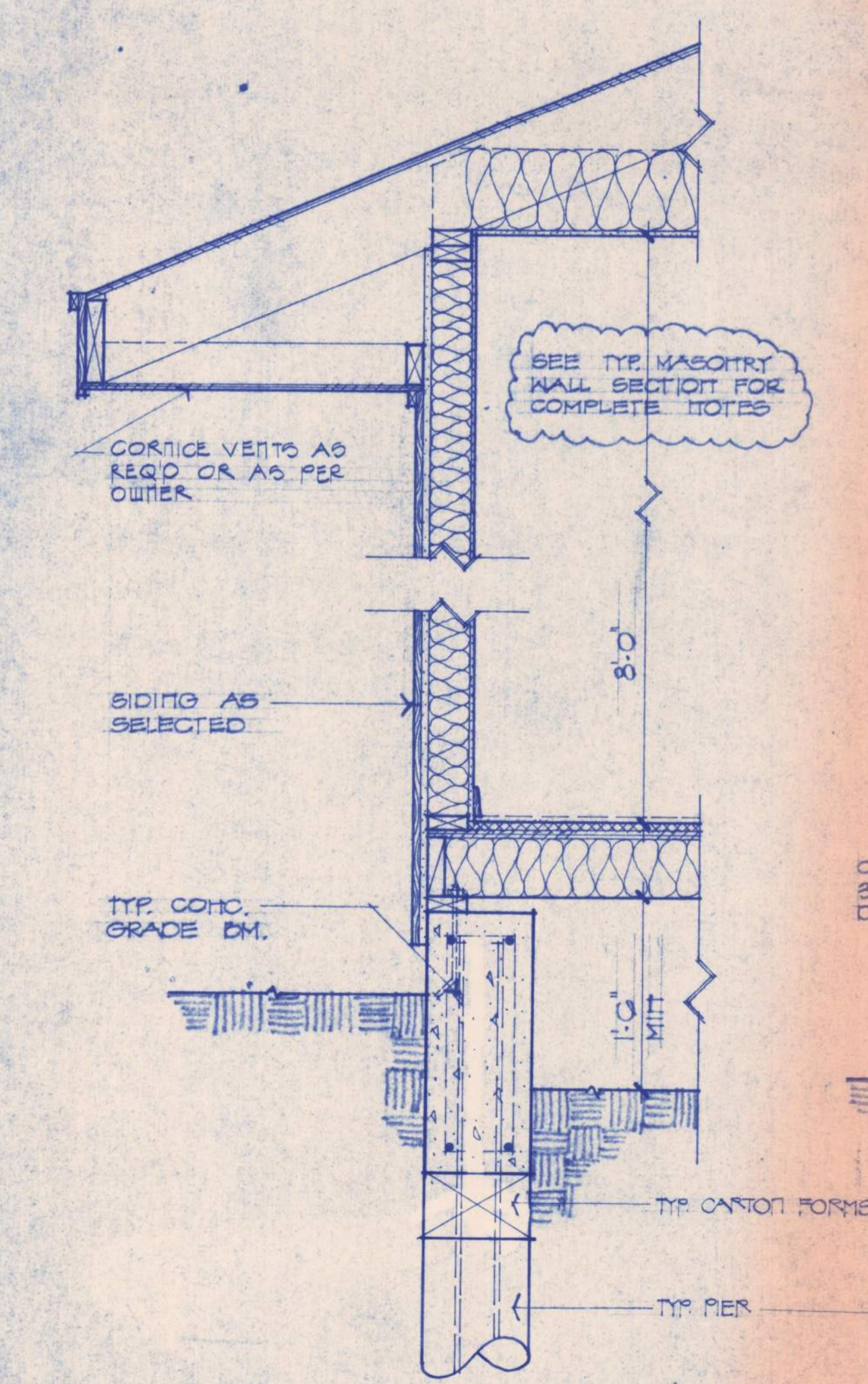
TYP. STEP DET. DETAIL  
SCALE 1/2"=1'-0"



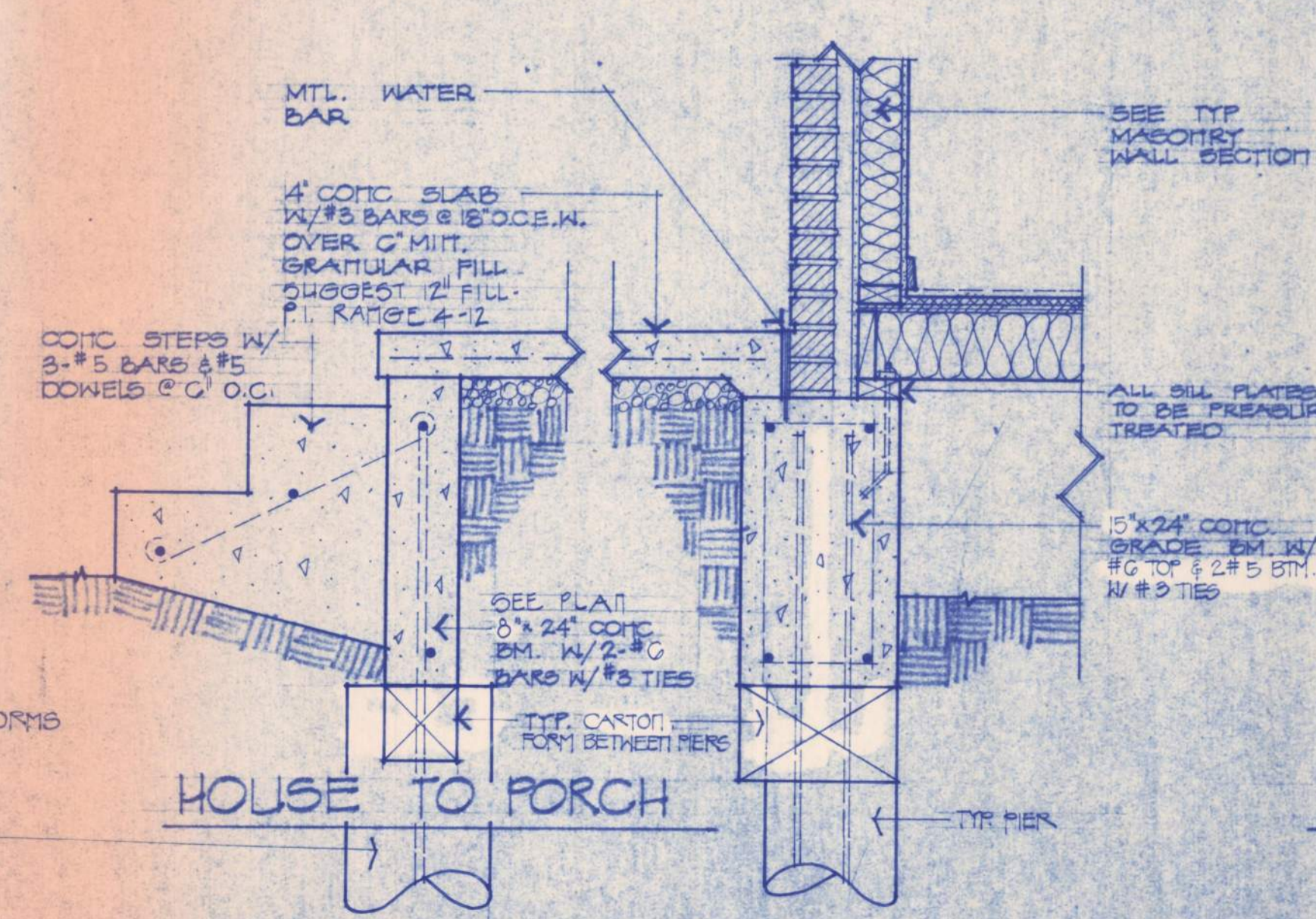
TYP. SECOND FLOOR DETAIL  
SCALE 1/2"=1'-0"  
FRAME 2ND FLOOR WALL  
SIMILAR CONSTRUCTION



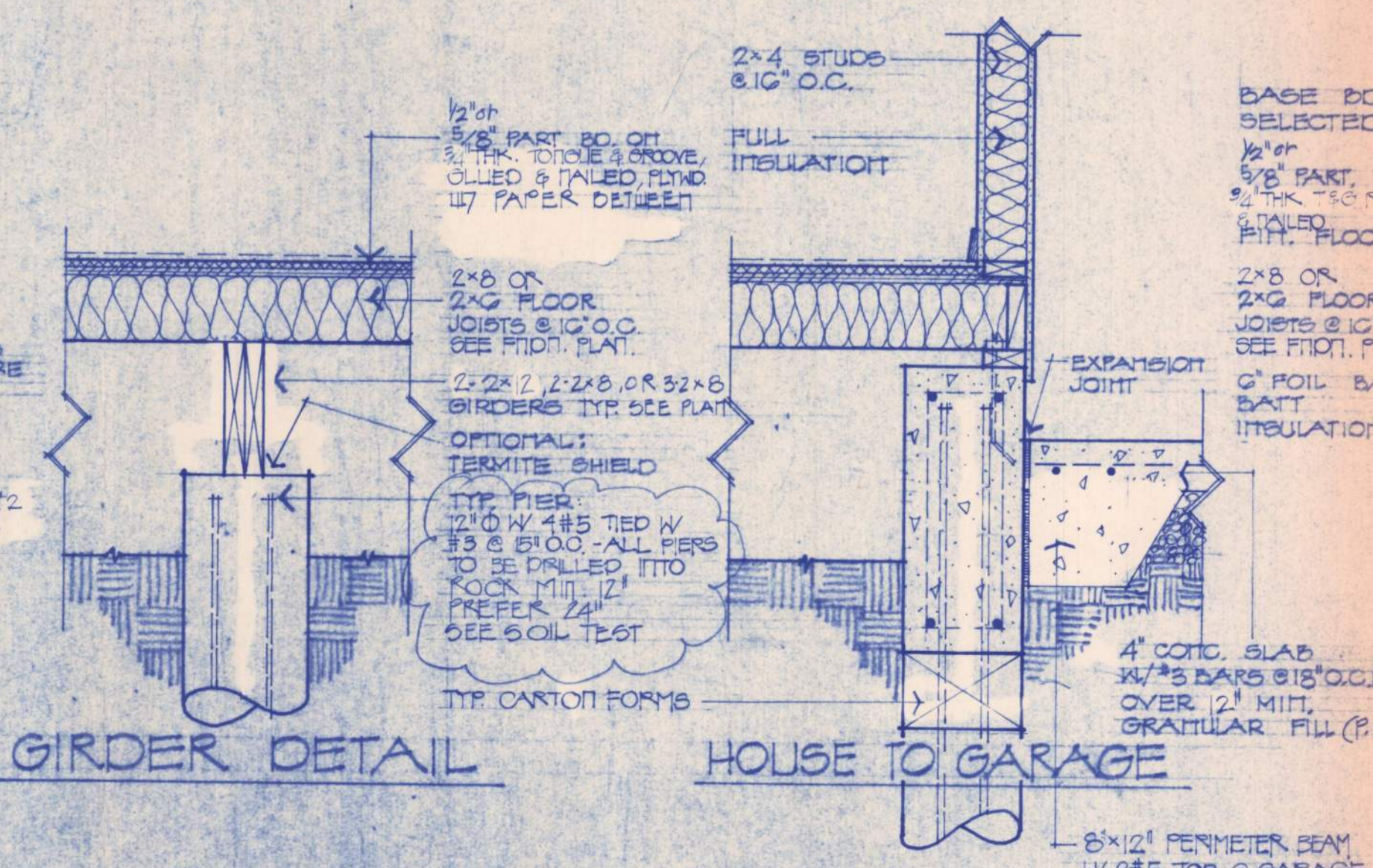
TYP. MASONRY WALL  
SCALE 1/2"=1'-0"



TYP. FRAME WALL  
SCALE 1/2"=1'-0"



TYPICAL PIER & BEAM FOUNDATION DETAILS  
SCALE 1/2"=1'-0"



GIRDER DETAIL

HOUSE TO GARAGE

\* NOTE: SEE ENG. DWGS. FOR  
CHANGES & FINAL DETAILS

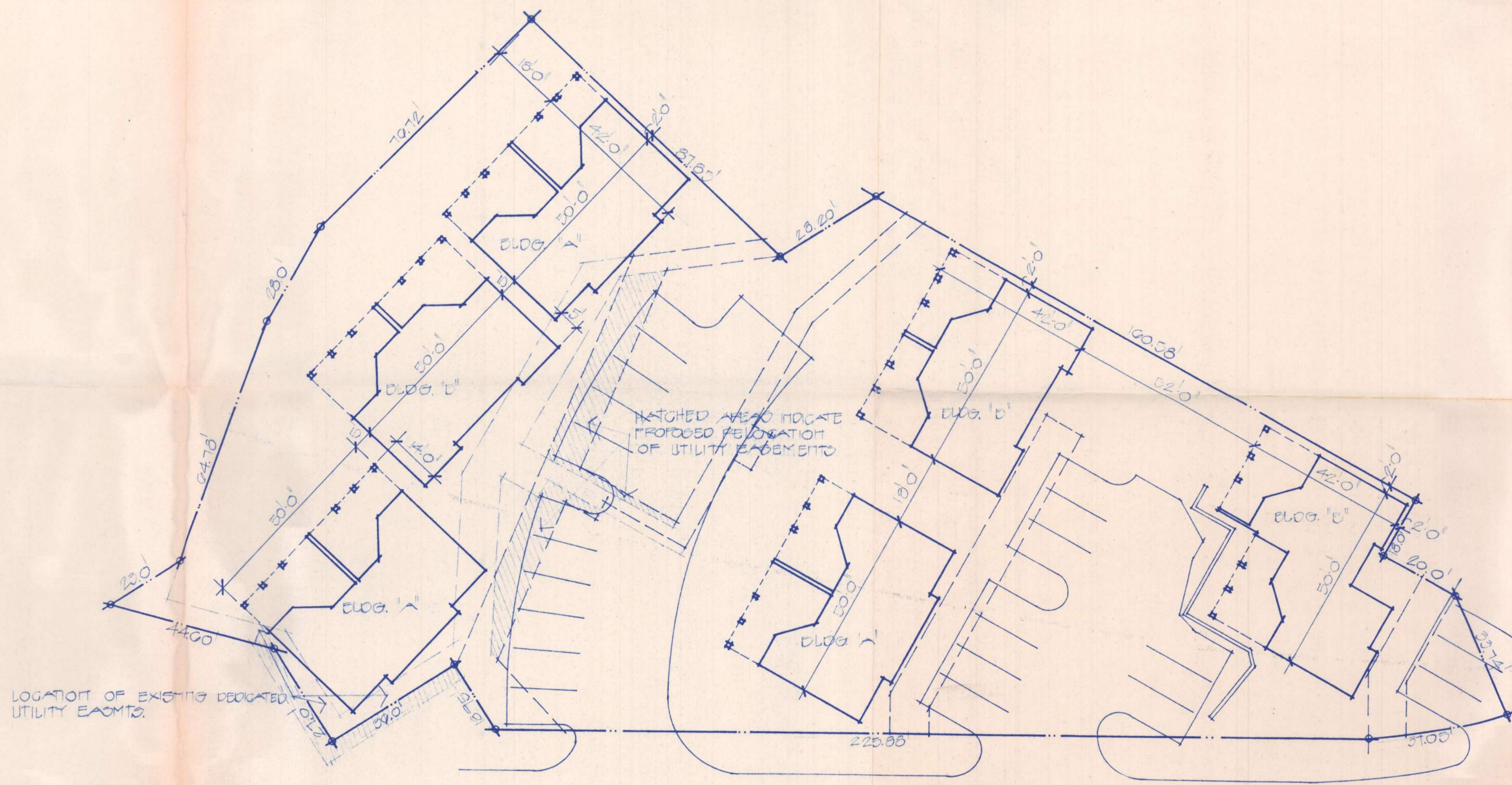


DALLAS DESIGN GROUP  
fred wyynn architect  
10010 MILLER at L.B.J. FRWY. 341-3347



date  
plan no.

LAST  
sheet



SITE PLAN  
 SCALE: 1" = 20'-0"  
 THE CABANAS @ CHATFIELD LANDINGS - PHASE II  
 FORTWALL, TEXAS

AB  
 Cabenas  
 VTC



**DALLAS DESIGN GROUP**  
 fred wynn architect  
 10010 MILLER at L.B.J. FRWY. ... 341-3347



date  
 5-31-04  
 plan no.  
 F.W.-1484  
 sheet

STATE OF TEXAS  
 COUNTY OF ROCKWALL

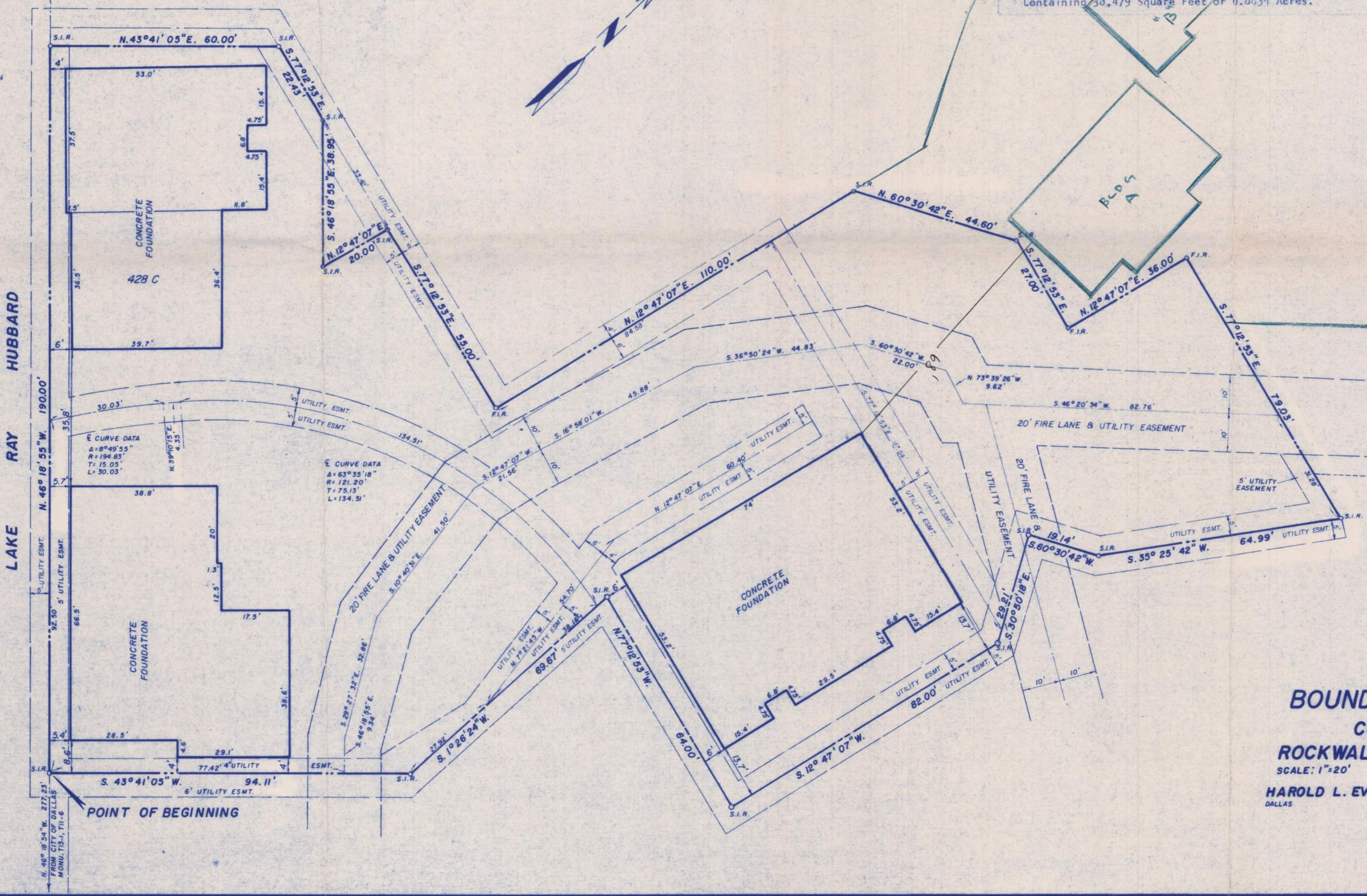
BEING a tract or parcel of land out of the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and further being a part of the same tract of land conveyed to Wilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Take Line of the City of Dallas, Lake Ray Hubbard, said point being located 277.23 feet North 46° 18' 54" West from the City of Dallas Take Line Monument T13-1 and T11-6:

THENCE: North 46° 18' 55" West along said Take Line a distance of 190.0 feet to a point for a corner;  
 THENCE: North 43° 41' 05" East a distance of 60.00 feet to a point for a corner;  
 THENCE: South 77° 12' 53" East a distance of 22.13 feet to a point for a corner;  
 THENCE: South 46° 18' 55" East a distance of 38.95 feet to a point for a corner;  
 THENCE: North 12° 47' 07" East a distance of 20.00 feet to a point for a corner;  
 THENCE: South 77° 12' 53" East a distance of 55.00 feet to a point for a corner;  
 THENCE: North 12° 47' 07" East a distance of 110.00 feet to a point for a corner;  
 THENCE: North 60° 30' 42" East a distance of 44.60 feet to a point for a corner;  
 THENCE: South 77° 12' 53" East a distance of 27.00 feet to a point for a corner;  
 THENCE: North 12° 47' 07" East a distance of 36.00 feet to a point for a corner;  
 THENCE: South 77° 12' 53" East a distance of 79.03 feet to a point for a corner;  
 THENCE: South 35° 25' 42" West a distance of 64.99 feet to a point for a corner;  
 THENCE: South 60° 30' 42" West a distance of 19.14 feet to a point for a corner;  
 THENCE: South 30° 50' 18" East a distance of 29.21 feet to a point for a corner;  
 THENCE: South 12° 47' 07" West a distance of 52.00 feet to a point for a corner;  
 THENCE: North 77° 12' 53" West a distance of 64.00 feet to a point for a corner;  
 THENCE: South 1° 26' 24" West a distance of 69.67 feet to a point for a corner;  
 THENCE: South 43° 41' 05" West a distance of 94.11 feet to the Place of Beginning and Containing 38,479 Square Feet or 0.8834 Acres.

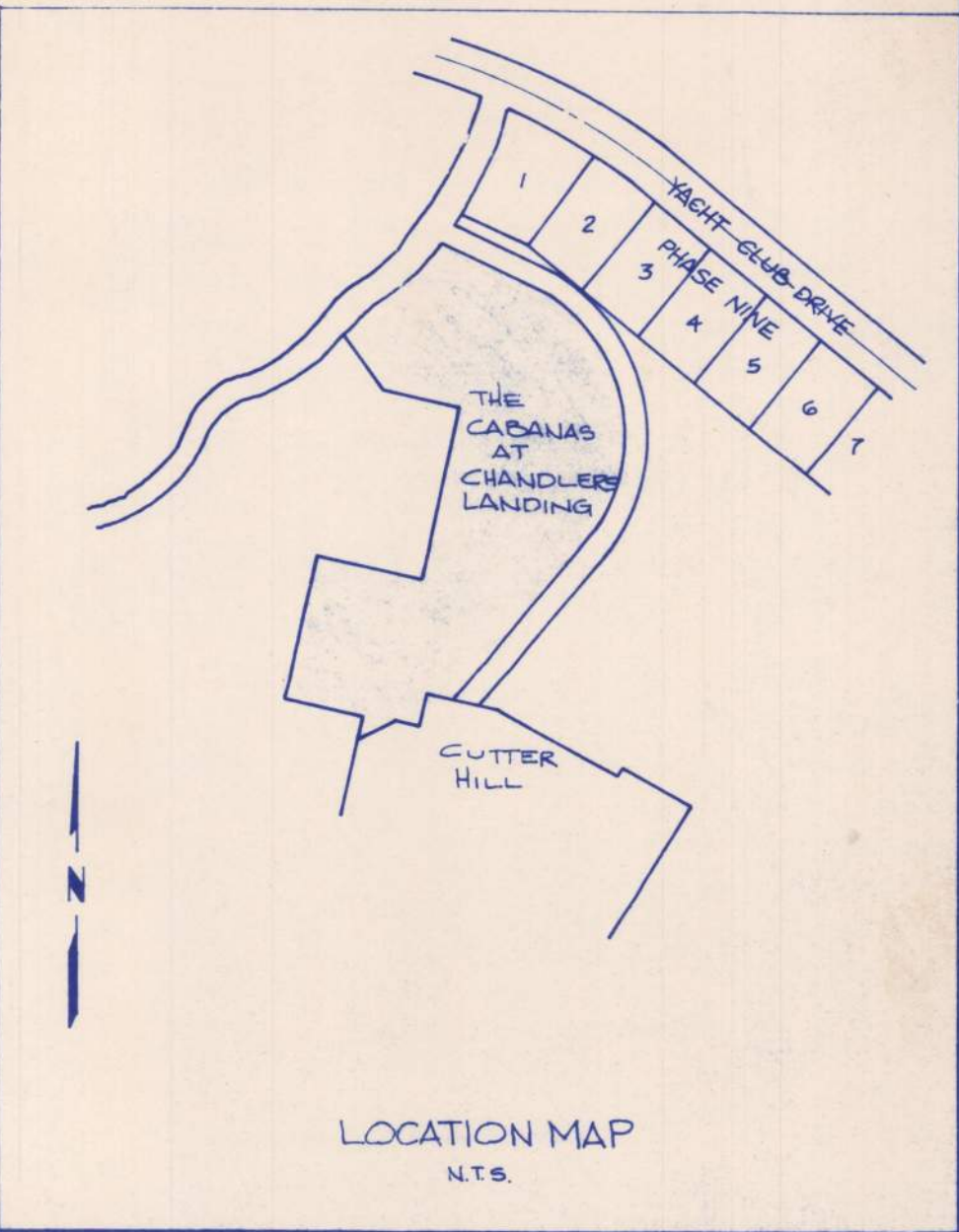
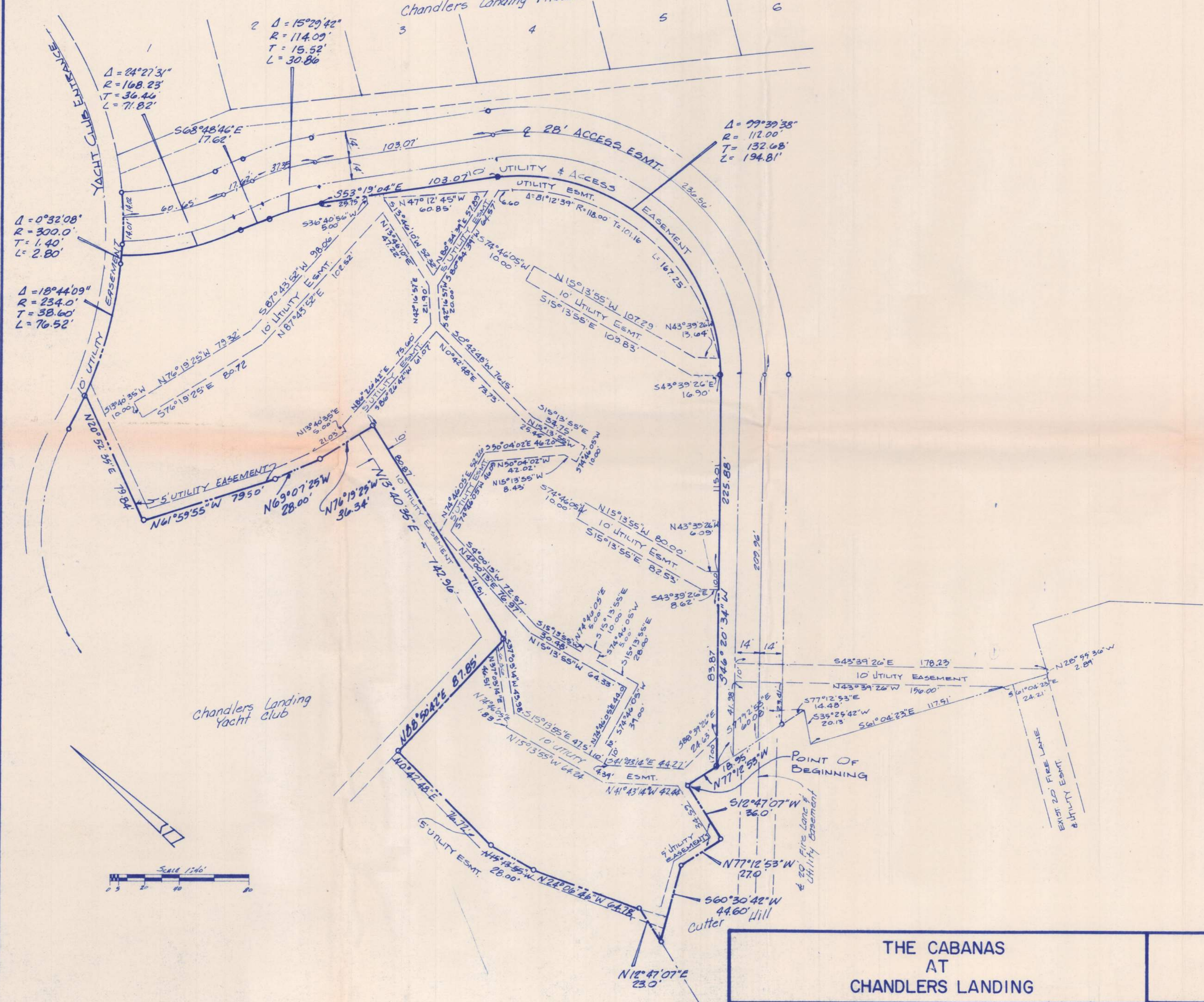
*TEAL SURVEY*

*GREEN BELT*



**BOUNDARY SURVEY**  
**CUTTER HILL**  
**ROCKWALL COUNTY, TEXAS**  
 SCALE: 1"=20' OCT. 18, 1977  
 HAROLD L. EVANS - CONSULTING ENGINEER  
 DALLAS 328-8133

Chandlers Landing Phase 9 Section One



<b>THE CABANAS AT CHANDLERS LANDING</b>			<b>ROCKWALL COUNTY, TEXAS</b>		
H.L.E.	P.N.	1" = 40'	8-5-81	328-8133	HAROLD L. EVANS CONSULTING ENGINEER DALLAS

OWNER'S CERTIFICATE

WHEREAS Texas Frates Company 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. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of the same tract of land conveyed to Whilden Construction Co. by deed, recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner at the North corner of Cutter Hill, an addition to the City of Rockwall, said point bears North 10° 18' 11" West a distance of 508.12 feet from the City of Dallas take line monument of Lake Ray Hubbard marked T-13-1, T-11-6;  
THENCE: Along the North and Northwest lines of Cutter Hill as follows:  
South 12° 47' 07" West a distance of 36.00 feet to a point for a corner; North 77° 12' 53" West a distance of 27.00 feet to a point for a corner; and South 60° 30' 42" West a distance of 44.60 feet to a point for a corner;  
THENCE: North 12° 47' 07" East a distance of 23.00 feet to a point for a corner;  
THENCE: North 24° 06' 46" West a distance of 64.78 feet to a point for a corner;  
THENCE: North 15° 13' 55" West a distance of 28.00 feet to a point for a corner;  
THENCE: North 0° 42' 48" East a distance of 76.72 feet to a point for a corner;  
THENCE: North 88° 50' 42" East a distance of 87.85 feet to a point for a corner;  
THENCE: North 13° 40' 35" East a distance of 142.96 feet to a point for a corner;  
THENCE: North 76° 19' 25" West a distance of 36.34 feet to a point for a corner;  
THENCE: North 69° 07' 25" West a distance of 28.00 feet to a point for a corner;  
THENCE: North 61° 59' 55" West a distance of 79.50 feet to a point for a corner;  
THENCE: North 20° 52' 35" East a distance of 79.84 feet to the point of curvature of a circular curve to the Left having a central angle of 18° 44' 09", a radius of 234.00 feet, and a chord that bears North 60° 29' 27" East a distance of 76.18 feet;  
THENCE: Along said curve in a Northeasterly direction an arc distance of 76.52 feet to the point of compound curvature of a circular curve to the Left having a central angle of 0° 32' 08" and a radius of 300.00 feet;  
THENCE: Along said curve in a Northeasterly direction an arc distance of 2.80 feet to the point of intersection of a circular curve to the Left having a central angle of 24° 27' 31", a radius of 168.23 feet, and a chord that bears South 56° 35' 00" East a distance of 71.27 feet;  
THENCE: Along said curve in a Southeasterly direction an arc distance of 71.82 feet to the point of tangency of said curve;  
THENCE: South 68° 48' 46" East a distance of 17.62 feet to the point of curvature of a circular curve to the Right having a central angle of 15° 29' 42" and a radius of 114.09 feet;  
THENCE: Along said curve in a Southeasterly direction an arc distance of 30.86 feet to the point of tangency of said curve;  
THENCE: South 53° 19' 04" East a distance of 103.07 feet to the point of curvature of a circular curve to the Right having a central angle of 99° 39' 38" and a radius of 112.00 feet;  
THENCE: Along said curve in a Southeasterly and then in a Southwesterly direction an arc distance of 194.81 feet to the point of tangency of said curve;  
THENCE: South 46° 20' 34" West a distance of 225.88 feet to a point for a corner on the most Northerly line of Cutter Hill;  
THENCE: North 77° 12' 53" West a distance of 18.95 feet along said Northerly line to the Point of Beginning and Containing 2.012 Acres of Land.

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, Registered Professional Engineer

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 1981.

Notary Public in and for \_\_\_\_\_ County, TX  
Commission expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

City Administrator

Date

APPROVED:

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of The Cabanas at Chandlers Landing, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1981.

Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 1981.

Mayor, City of Rockwall

City Secretary, City of Rockwall

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Texas Frates Company does hereby adopt this plat designating the hereinabove described property as The Cabanas at Chandlers Landing, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the Texas Frates Company, 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 hereindescribed tract. 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 Company, 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 place 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 times of procuring the permission of anyone. The Texas Frates Company, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS OUR HANDS at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1981.

TEXAS FRATES COMPANY

By: Rick Burgy

Attest By: Secretary

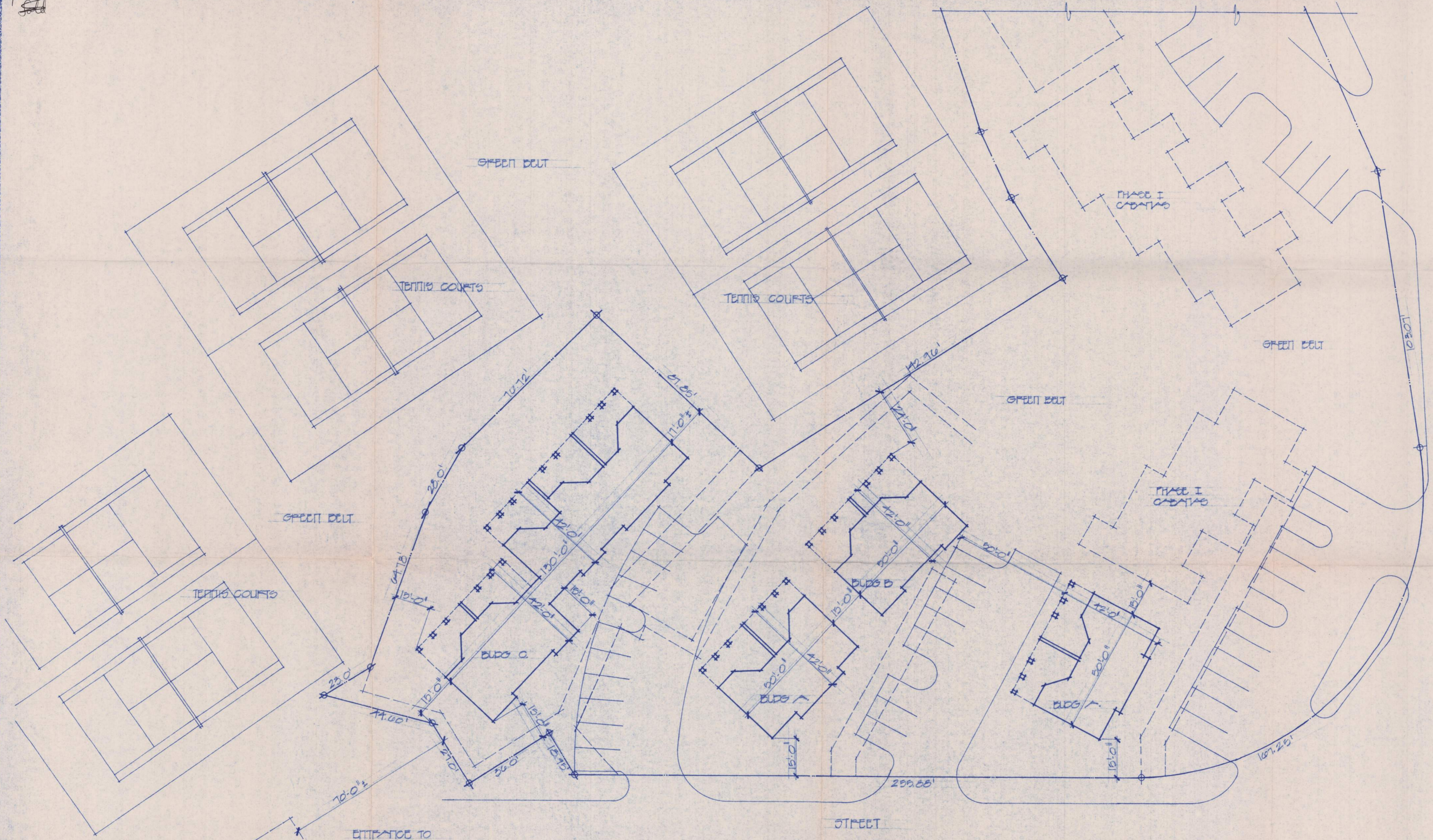
THE CABANAS AT CHANDLERS LANDING			ROCKWALL COUNTY, TEXAS		
H.L.E.	PN.	3-31-81	328-8133	HAROLD L. EVANS	CONSULTING ENGINEER DALLAS





DESIGN	DRAWN	SCALE 1" = 40'	DATE

Phase II



GLOBE EXISTING BUDS CUTTER HILL

ENTRANCE TO CUTTER HILL



**SITE PLAN**  
 SCALE 1/4" = 20'-0"  
 THE CABATAS & CHATELERS  
 LANDING PHASE II  
 FOOTBALL, TX

Approved



**DALLAS DESIGN GROUP**  
 fred wynn architect  
 10010 MILLER at L.B.J. FRWY. ... 341-3347



date  
 0-23-84  
 REV 0-27-84  
 plan no.  
 FW 1454 REV.

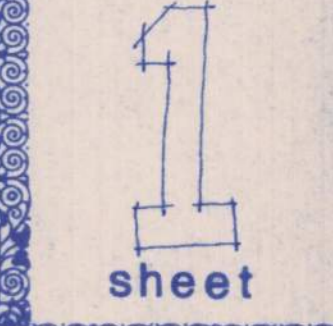
sheet



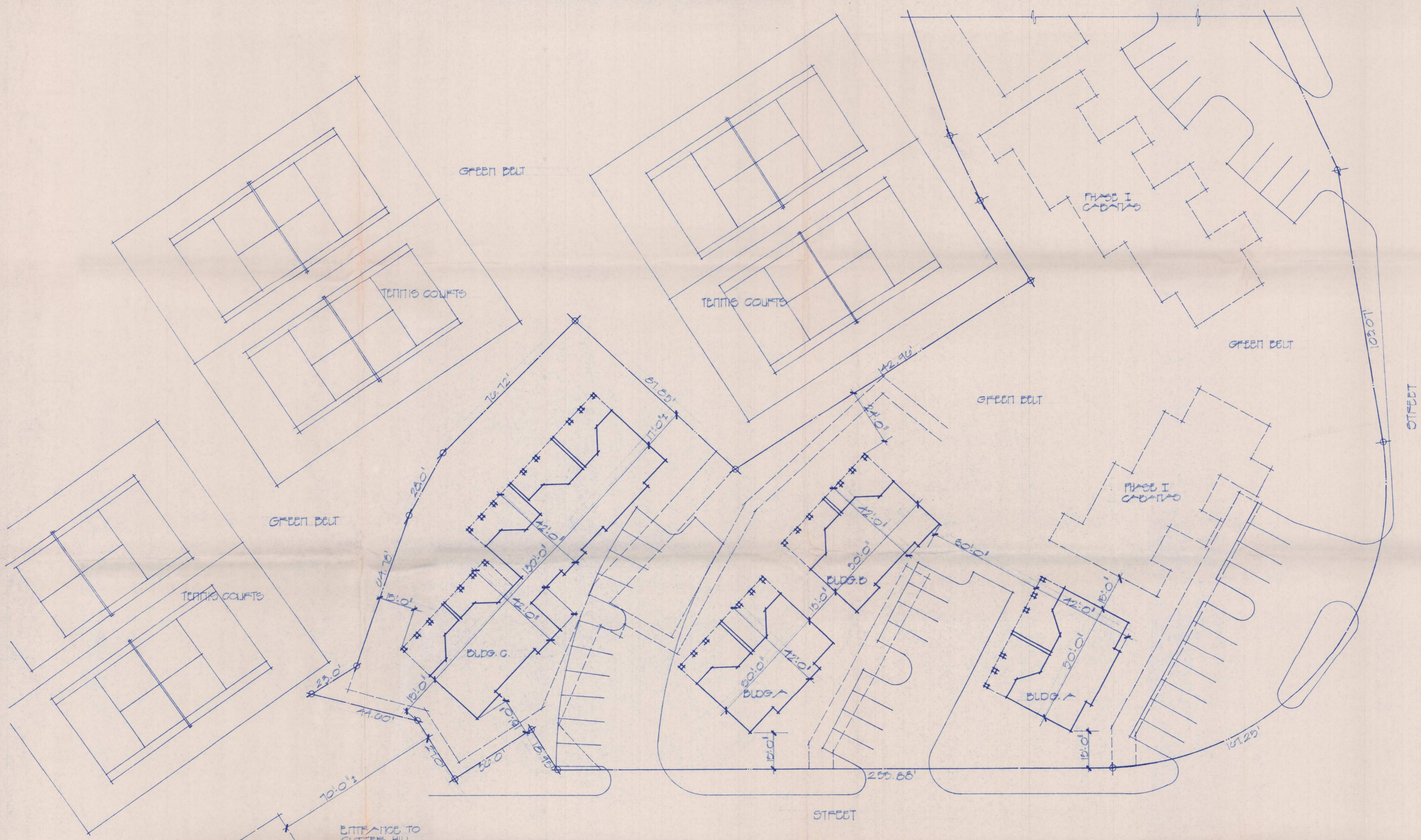
**PALLAS DESIGN GROUP**  
 fred wynn architect  
 10010 MILLER at L.B.J. FRWY. ... 341-3347



date  
8-23-84  
 plan no.  
FW 1404 REV.



sheet



**SITE PLAN**  
 SCALE 1" = 20'-0"  
 THE CABANOS & CHATELAIN  
 LANDING - PHASE II  
 FROCKWELL, TX.

2nd



INSTALL:  
1-8" x 6" TAPPING  
SLEEVE AND VALVE  
1-6" 1 1/4" BEND

ROAD CROSSING TO  
BE MADE BY OPEN CUT  
INSTALL:  
1-6" 90° BEND  
INSTALL:  
1-F.H. COMPLETE

INSTALL:  
1-6" x 4" TEE  
1-4" GY  
1-3/8" BEND  
1-4" PLUG

INSTALL:  
1-6" x 4" TEE  
1-4" GY  
1-3/8" BEND  
1-4" PLUG

INSTALL:  
1-F.H. COMPLETE

ROAD CROSSING TO  
BE MADE BY OPEN  
CUT

INSTALL:  
1-6" x 4" REDUCER  
1-4" GATE VALVE  
1-4" 1 1/4" BEND  
1-4" 90° BEND  
CONN. TO EXISTING  
WATER LINE

*Recreational*

NOTE: NATURAL GAS UNAVAILABLE

REVISED 4-21-81

<b>WATER &amp; SEWER PLAN</b>				<b>ROCKWALL COUNTY, TEXAS</b>	
<b>THE CABANAS AT CHANDLERS LANDING</b>					
H.L.E.	PN.	1" = 40'	3-31-81	328-8133	HAROLD L. EVANS CONSULTING ENGINEER DALLAS

TO

Van Hall  
One Commodore Plaza  
Chandlers Landing  
Rockwall, Texas 75087

FROM

**CITY OF ROCKWALL**  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT

Cabanas

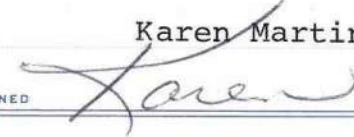
DATE

June 29, 1984

MESSAGE:

We need a drawing showing the relative location of Cutter Hill buildings to these cabanas by July 5th. The main discussion point from Staff is building separation and setback. Our ordinance states 15 ft., but we realize this could be impossible with this number of units on this size and shape lot.

Karen Martin



ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

REPLY

*KAREN -*

*SUBMITTED PER YOUR REQUEST 7-3-84*

*V.H.*

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Emis RM-858-3

RETURN TO ORIGINATOR

TO

Van Hall  
One Commodore Plaza  
Chandlers Landing  
Rockwall, Tx. 75087

FROM

CITY OF ROCKWALL  
15 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT

Chandlers Landing, Cabanas, Ph. 2

DATE

7/16/84

MESSAGE:

On July 12, 1984, the Planning and Zoning Commission recommended approval of your development plan as submitted. You will be scheduled for City Council on August 6th.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO



SIGNED

REPLY

Van Hall  
Chandlers Landing Ltd.  
One Commodore  
Rockwall, Tx. 75087

FROM

CITY OF ROCKWALL  
105 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT

Cabanas

DATE

8/14/84

MESSAGE:

On August 6, 1984, the City Council voted to initiate a public hearing on the development plan for Phase 2 of the Cabanas. Councilmembers agreed that the buildings should meet the minimum 15 foot setback from all property lines and meet our minimum 15 foot building separation for main buildings with no windows or doors on adjoining sides. This public hearing is scheduled for September 10, 1984, at 7:30 P.M. at City Hall.

CC: Tony Roffino

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO 

SIGNED

REPLY



TO

Van Hall  
One Commodore Plaza  
Chandlers Landing  
Rockwall, Tx. 75087

FROM

**CITY OF ROCKWALL**  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT

Cabanas

DATE

9/12/84

MESSAGE:

On September 10, 1984, the Council voted to approve the development plan for Phase 2 of the Cabanas. Please submit 1 additional copy of the site plan for City records. The property is platted. You may obtain a building permit once all engineering is approved by Staff, any easements changes are approved, and you pay any outstanding charges.

CC: Anthony Roffino

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

REPLY



NOTICE OF PUBLIC HEARING

The Rockwall City Council will hold a public hearing at 7:30 P.M. on September 10, 1984, in the Council Chambers at City Hall, 205 West Rusk, Rockwall, Texas, on the development plan for Phase 2 of the Cabanas at Chandlers Landing for the purpose of hearing citizen comments concerning the plan. This is not a zoning change public hearing. The development plan submitted to the Council meets all City Zoning Ordinances, including the Chandlers Landing master plan. The plan complies with the use, setback, building separation, height, and parking requirements of the City's ordinances. A copy of the plan is on file at City Hall and available for public viewing between 8:00 A.M. and 5:00 P.M., Monday through Friday.

*Law Office*  
**G. SCOTT DAMUTH**  
*Attorney & Counselor at Law*

2501 CEDAR SPRINGS ROAD  
SUITE 540  
DALLAS, TEXAS 75201  
214-747-9992

August 8, 1984

Rockwell City Council  
102 East Washington  
Rockwall, Texas 75087

Re: Chandler's Landing

Dear Sirs:

It was an excellent decision on your part to kill the proposed Phase II Cabana plans for Chandler's Landing during Monday's Council meeting.

Pursuant to your decision to notify all residents of Chandler's Landing for future proposals concerning Cabana construction, please notify Don R. Mansell as the following address: Post Office Box 532, Waxahachie, Texas, 75165.

Also, it would be appreciated if you would notify the undersigned at the above address.

Sincerely,

  
G. Scott Damuth

GSD/st

cc: Mr. Don R. Mansell