

APPLICATION AND PRELIMINARY PLAT CHECKLIST

P2 92-43-Replat

Date 10/26/92

NAME OF PROPOSED SUBDIVISION REVISED REPLAT OF CHANCERS LANDING Ph. 15

NAME OF SUBDIVIDER SAME

ADDRESS Phone

OWNER OF RECORD C.L. ASSOCIATES

ADDRESS 1323 East 71st St. Suite 102 Tulsa, OK 74136 PHONE 918-492-3001

NAME OF LAND PLANNER/SURVEYOR/ENGINEER DAN M. DOWDEY & ASSOCIATES, INC.

ADDRESS 16250 DALLAS PARKWAY DALLAS, TX PHONE 931-0694

TOTAL ACREAGE 37.1551 CURRENT ZONING PD-8

NO. OF LOTS/UNITS 75

SIGNED John E. Papayolo

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

- Checklist items A-D: Vicinity map, Subdivision Name, Name of record owner, subdivision, land planner/engineer, Date of plat preparation, scale and north point.

II. Subject Property

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>NA</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____

- 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

Page 3 of 3  
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 \_\_\_\_\_

Date 10/26/92

Receipt No. 026218

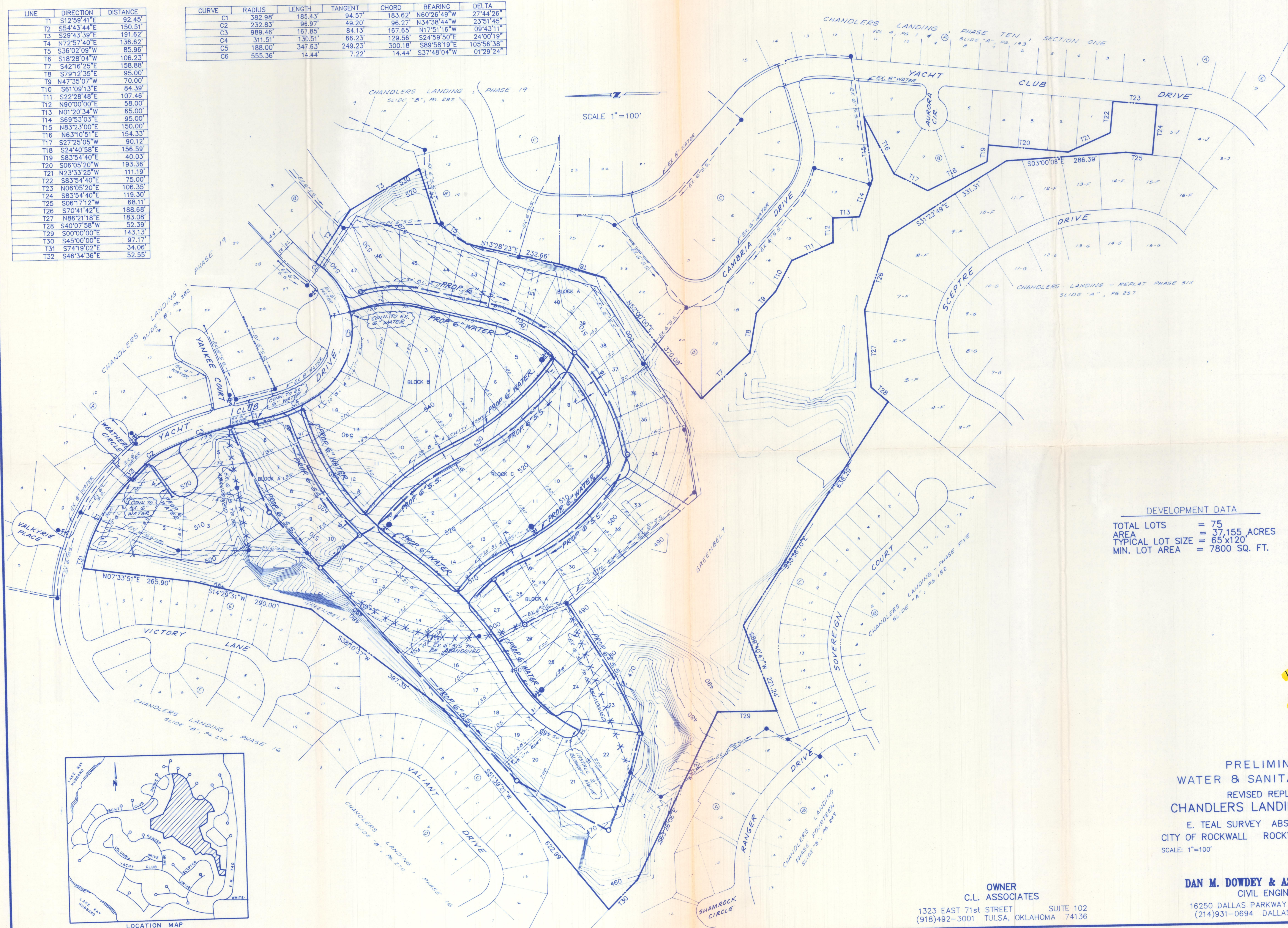
File No. 92-43-PP.

Fee 450<sup>00</sup>



LINE	DIRECTION	DISTANCE
T1	S12°59'41"E	92.45'
T2	S64°43'44"E	150.51'
T3	S29°43'39"E	191.62'
T4	N72°57'40"E	136.62'
T5	S36°02'09"W	85.96'
T6	S18°28'04"W	106.23'
T7	S42°16'25"E	158.88'
T8	S79°12'35"E	95.00'
T9	N47°35'07"W	70.00'
T10	S61°09'13"E	84.39'
T11	S22°28'48"E	107.46'
T12	N90°00'00"E	58.00'
T13	N01°20'34"W	65.00'
T14	S69°53'03"E	95.00'
T15	N83°23'00"E	150.00'
T16	N63°10'51"E	154.33'
T17	S27°25'05"W	90.12'
T18	S24°40'58"E	156.59'
T19	S83°54'40"E	40.03'
T20	S06°05'20"W	193.36'
T21	N23°33'25"W	111.19'
T22	S83°54'40"E	75.00'
T23	N06°05'20"E	106.35'
T24	S83°54'40"E	119.30'
T25	S06°17'12"W	68.11'
T26	S70°41'42"E	188.68'
T27	N86°21'18"E	183.08'
T28	S40°07'58"W	52.39'
T29	S00°00'00"E	143.13'
T30	S45°00'00"E	97.17'
T31	S74°19'02"E	34.06'
T32	S46°34'36"E	52.55'

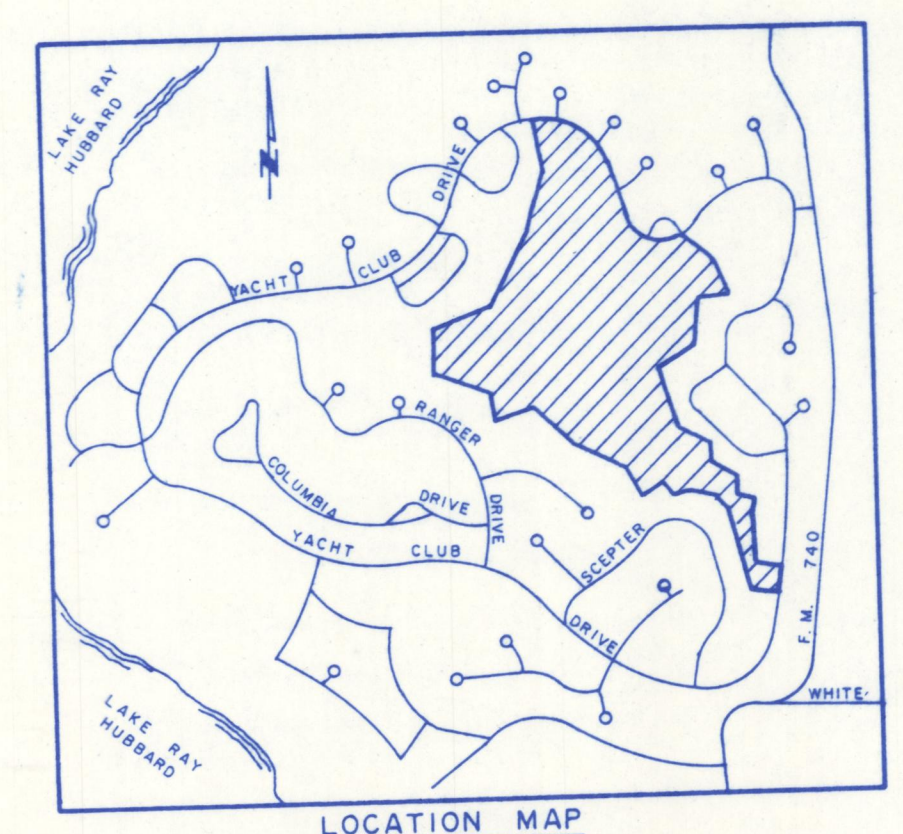
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	382.98'	185.43'	94.57'	183.62'	N60°26'49"W	27°44'26"
C2	232.83'	96.97'	49.20'	96.27'	N34°38'44"W	23°51'45"
C3	989.46'	167.85'	84.13'	167.65'	N17°51'16"W	09°43'11"
C4	311.51'	130.51'	66.23'	129.56'	S24°59'50"E	24°00'19"
C5	188.00'	347.63'	249.23'	300.18'	S89°58'19"E	105°56'38"
C6	555.36'	14.44'	7.22'	14.44'	S37°48'04"W	01°29'24"



SCALE 1"=100'

DEVELOPMENT DATA  
 TOTAL LOTS = 75  
 AREA = 37,155 ACRES  
 TYPICAL LOT SIZE = 65'x120'  
 MIN. LOT AREA = 7800 SQ. FT.

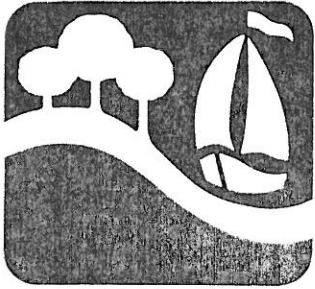
*1st Submission  
 Approved Copy*



PRELIMINARY  
 WATER & SANITARY SEWER  
 REVISED REPLAT OF  
 CHANDLERS LANDING PHASE 15  
 E. TEAL SURVEY ABSTRACT NO. 207  
 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS  
 SCALE: 1"=100' DATE: 10-92

OWNER  
 C.L. ASSOCIATES  
 1323 EAST 71st STREET SUITE 102  
 (918)492-3001 TULSA, OKLAHOMA 74136

DAN M. DOWDEY & ASSOCIATES, INC.  
 CIVIL ENGINEERS  
 16250 DALLAS PARKWAY SUITE 100  
 (214)931-0694 DALLAS, TEXAS 75248 W.O. 92-034



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

November 24, 1992

Mr. John Papagos  
Papagos Development Company  
16250 Dallas Parkway, Suite 100  
Dallas, Texas 75248

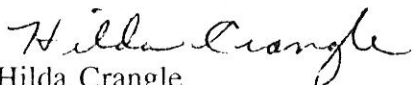
re: Preliminary Plat - Chandlers Landing, Phase 15

Dear Mr. Papagos:

On November 16, 1992 the Rockwall City Council approved your revised preliminary plat for Chandlers Landing, Phase 15.

If you have any questions regarding the plat don't hesitate to contact me.

Sincerely,

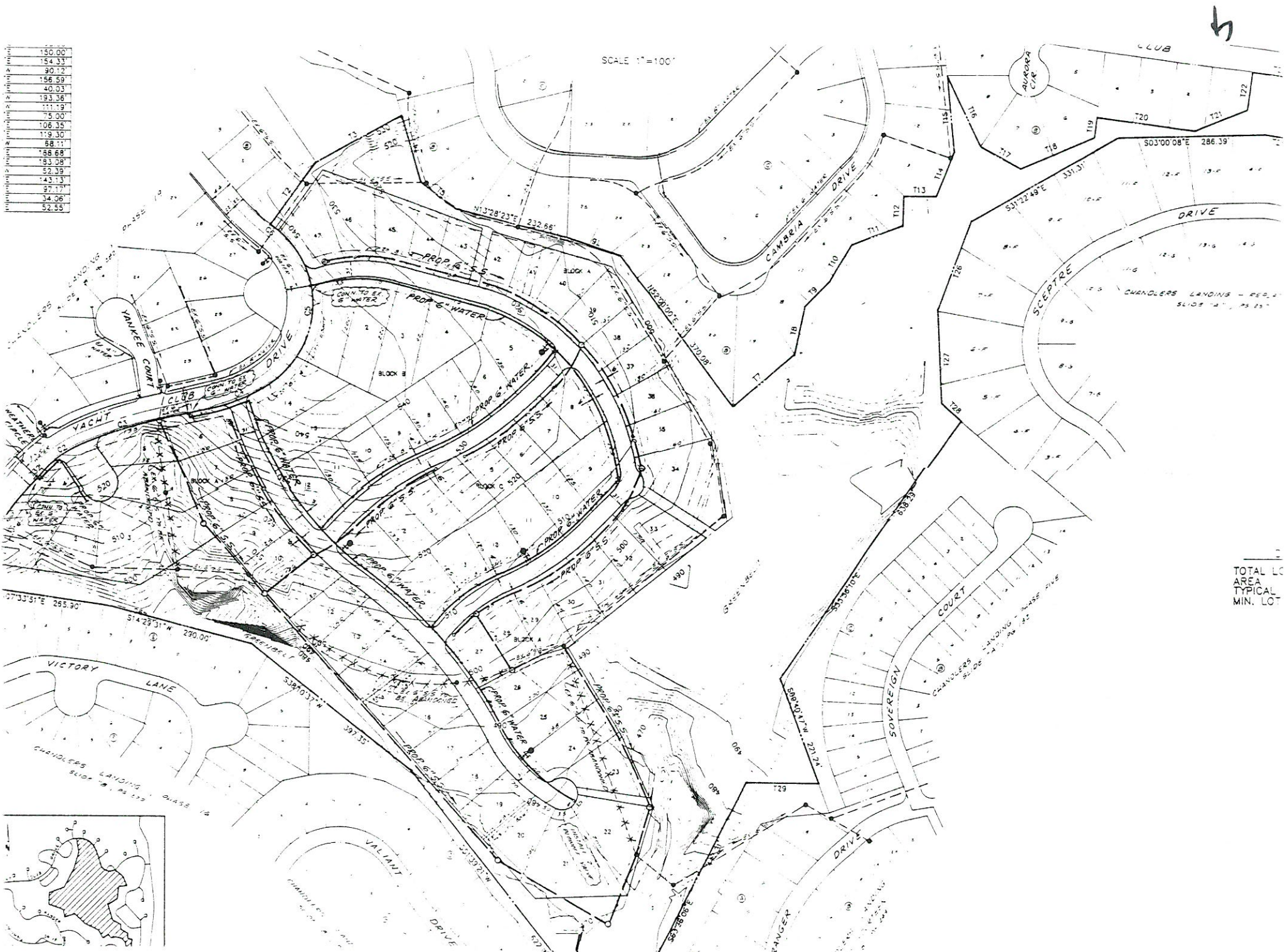
  
Hilda Crangle  
City Secretary

attachment



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SCALE 1"=100'



TOTAL LC  
AREA  
TYPICAL  
MIN. LOT



**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** November 12, 1992

**Agenda No:** IV. C.

**Agenda Item:** **P&Z 92-43-PP** - Discuss and Consider Recommending Approval of a Revised Preliminary Plat for Chandlers Landing, Phase 15

**Item Generated By:** Applicant, John Papagolis

**Action Needed:** Consider approving the preliminary plat.

**Background Information:**

Last month the Commission and Council approved a rezoning and concept plan for Phase 15. The developer has now submitted his preliminary plat and it conforms to the concept plan as submitted. We have no problems with the preliminary plat and would recommend approval.

**Attachments:**

1. Preliminary Plat

**Agenda Item:** Chandler Landing Phase 15 Replat

**Item No:** IV. C.

HUBB

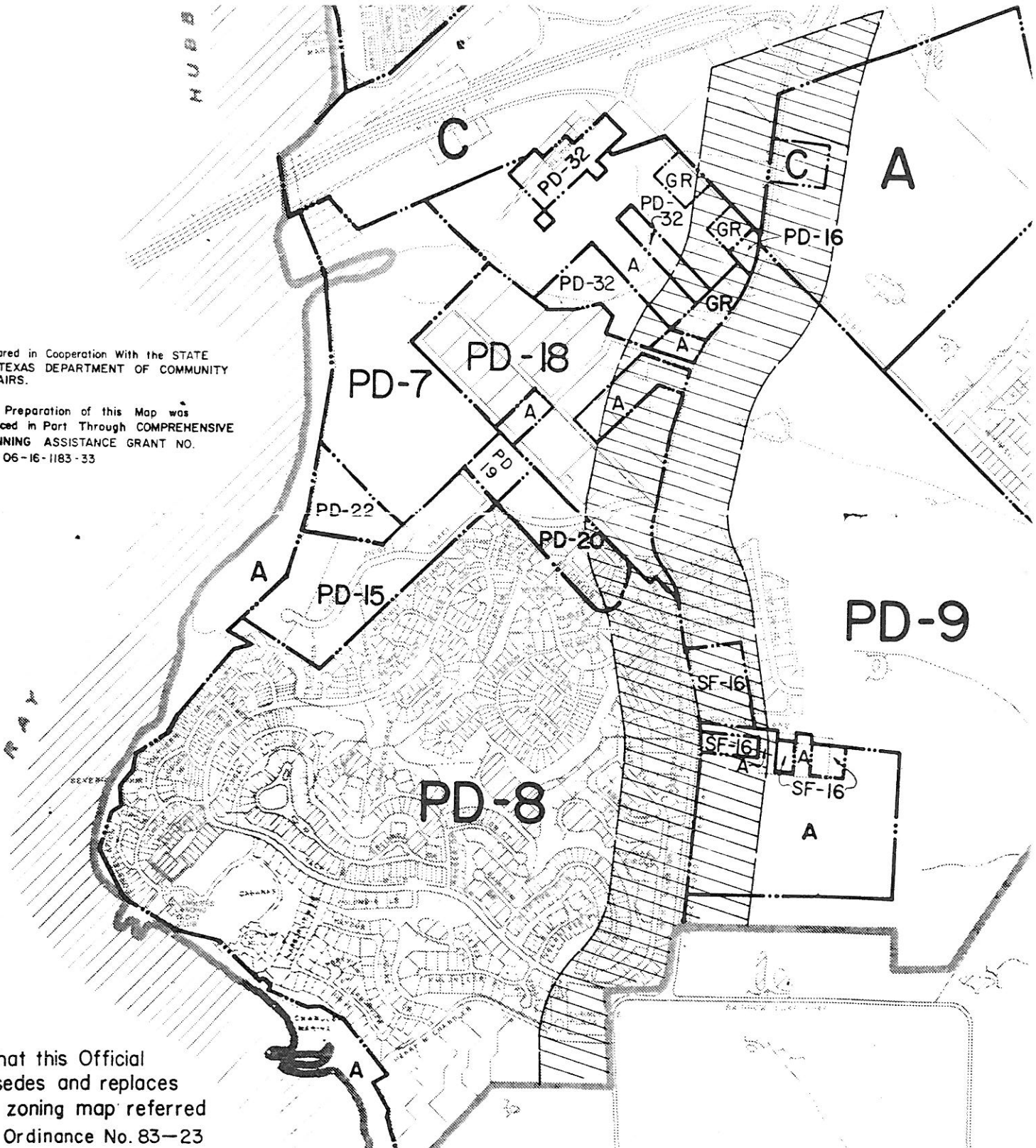
N 46,000

Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX. - 06-16-1183-33

N 43,000

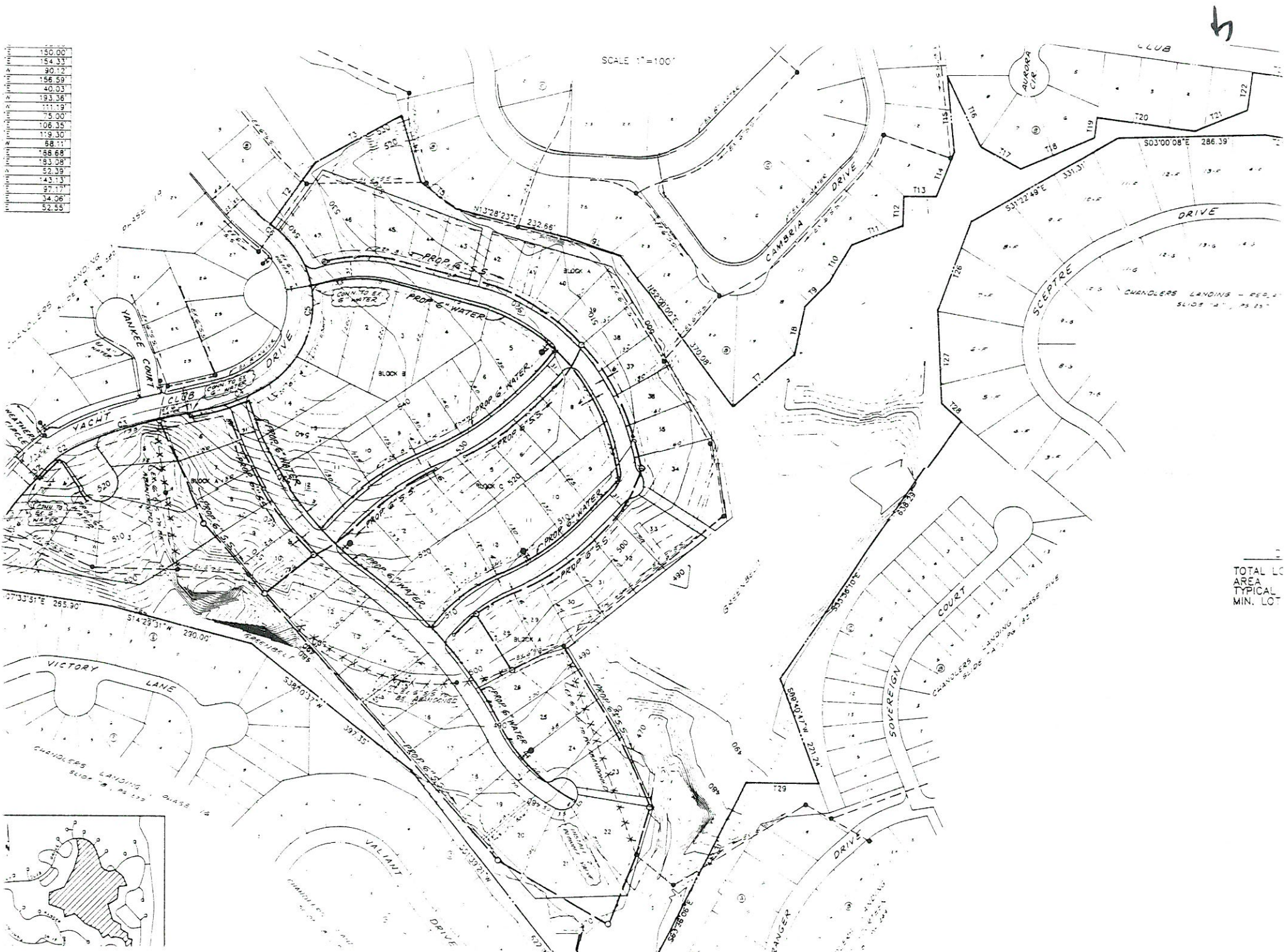
RAY



This is to certify that this Official Zoning Map supersedes and replaces the original official zoning map referred to in Section 1.3 of Ordinance No. 83-23

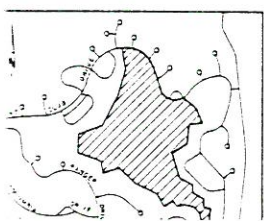
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SCALE 1"=100'



b

TOTAL LC  
AREA  
TYPICAL  
MIN. LOT



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** November 16, 1992

**Agenda No:** VI. C.

**Agenda Item:** **P&Z 92-43-PP** - Discuss and Consider Approval of a Revised Preliminary Plat for Chandlers Landing, Phase 15

**Item Generated By:** Applicant, John Papagolis

**Action Needed:** Consider approving the preliminary plat.

**Background Information:**

The Commission has recommended approval as submitted.

**Attachments:**

**Agenda Item:** Chandler Landing Phase 15 Replat

**Item No:** VI. C.

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** November 16, 1992

**Agenda No:** VI. C.

**Agenda Item:** **P&Z 92-43-PP** - Discuss and Consider Approval of a Revised Preliminary Plat for Chandlers Landing, Phase 15

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**Background Information:**

Last month the Commission and Council approved a rezoning and concept plan for Phase 15. The developer has now submitted his preliminary plat and it conforms to the concept plan as submitted. We have no problems with the preliminary plat and would recommend approval.

The Commission will consider this item at their meeting on Thursday and we will forward their recommendation to you on Friday.

**Attachments:**

1. Preliminary Plat

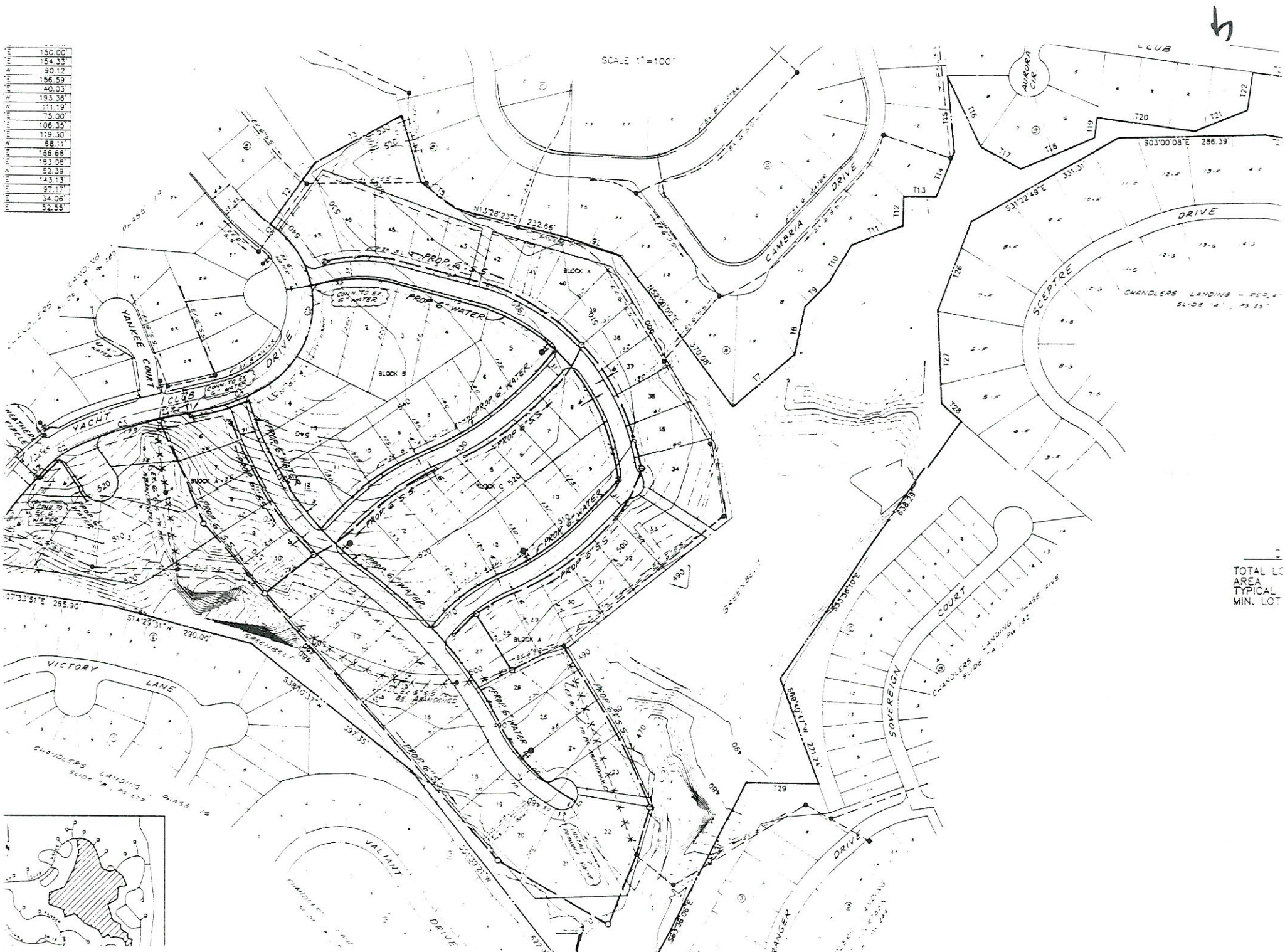
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**Item No:** VI. C.



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b

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MIN. LOT

