

APPLICATION AND
FINAL PLAT CHECKLIST

Date: March 13, 1984

Name of Proposed Subdivision CHANDLERS LANDING - PHASE 4

Name of Subdivider TEXAS-FRATES CORPORATION

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

Owner of Record SAME

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer RICHARD T. GRICE

Address 10503 FOREST. LN., SUITE 150 DALLAS, TX 75243 Phone 214-231-6883

Total Acreage 6.9 Current Zoning PD

Number of Lots/Units 25 Signed Richard T. Grice

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

- | | | |
|----------|-----------------|--|
| <u>X</u> | <u> </u> | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map |
| <u>X</u> | <u> </u> | 2. Location of the subdivision by City, County and State |
| <u>X</u> | <u> </u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark |
| <u>X</u> | <u> </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| <u>X</u> | <u> </u> | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |

APPLICATION AND
FINAL PLAT CHECKLIST

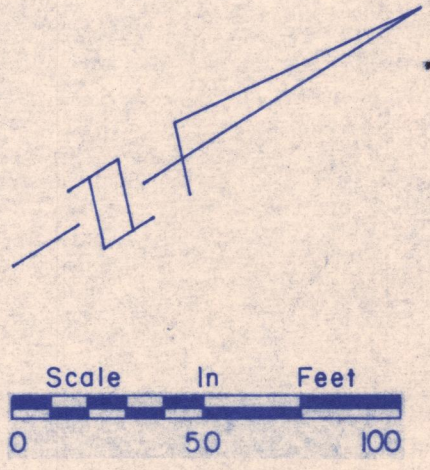
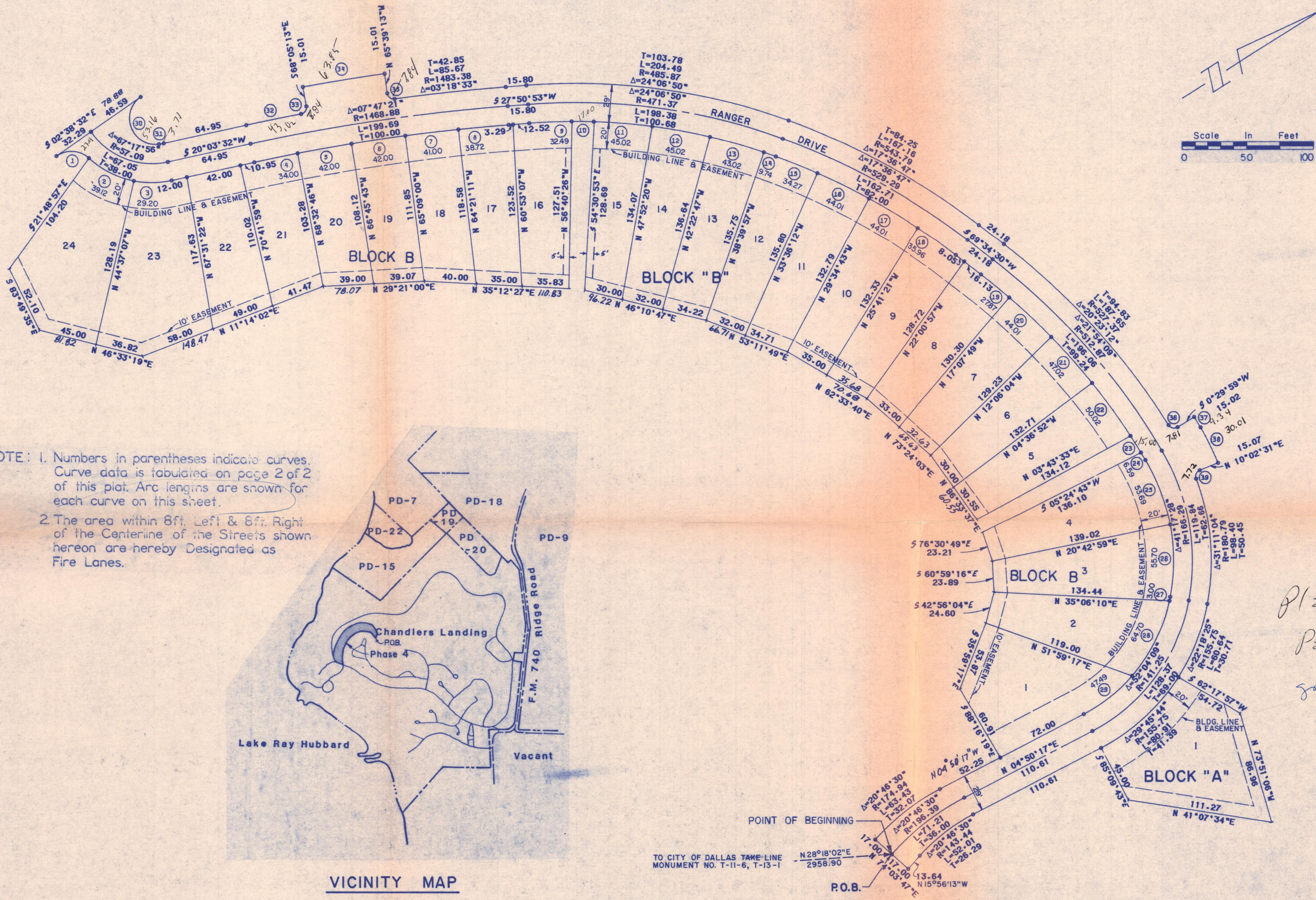
- | | | |
|-------------------|-------------------|--|
| <u> X </u> | <u> </u> | 6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision |
| <u> X </u> | <u> </u> | 7. Locations, dimensions and purposes of any easements or other rights-of-way |
| <u> X </u> | <u> </u> | 8. Identification of each lot or site and block by letter or number and building lines of residential lots |
| <u> </u> | <u> X </u> | 9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page |
| <u> X </u> | <u> </u> | 10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision |
| <u> </u> | <u> X </u> | 11. Contours at a minimum of 2 ft. intervals. Provided on prelim. develop. plan. |
| <u> X </u> | <u> </u> | 12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners prior to recording. |
| <u> X </u> | <u> </u> | 13. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades |
| <u> X </u> | <u> </u> | 14. An instrument of dedication or adoption signed by the owner or owners prior to recording. |
| <u> X </u> | <u> </u> | 15. Space for signatures attesting approval of the plat |
| <u> X </u> | <u> </u> | 16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat prior to recording. |
| <u> X </u> | <u> </u> | 17. Complies with all special requirements developed in preliminary plat review |

REMITTANCE ADVICE - DETACH BEFORE DEPOSITING CHECK

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	OUR NUMBER	AMOUNT OF INVOICE	DEDUCTIONS	NET AMOUNT
		Filing Fee Phase 4, 25 Lots @ \$5.00		100.00 125.00		
		Phase 17, 115 Lots @ \$5.00		<u>575.00</u> 800.00		

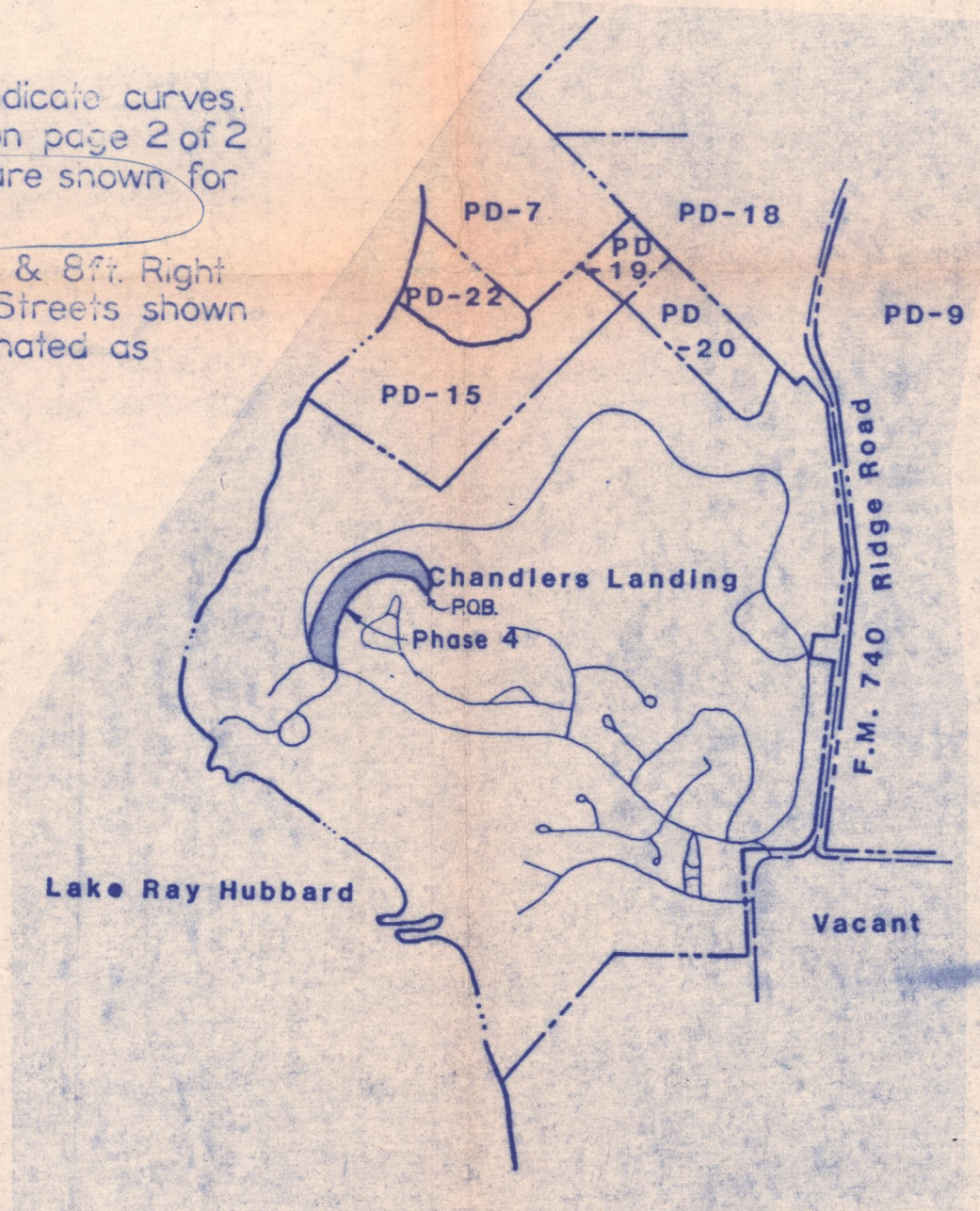
Chandlers Landing, Ltd. - Rockwall, Texas

No. 5243



NOTE: 1. Numbers in parentheses indicate curves. Curve data is tabulated on page 2 of 2 of this plat. Arc lengths are shown for each curve on this sheet.

2. The area within 8ft. Left & 8ft. Right of the Centerline of the Streets shown hereon are hereby Designated as Fire Lanes.



VICINITY MAP

*Plat
Park
Greenbelt
recreate old plat*

TO CITY OF DALLAS TAKE-LINE MONUMENT NO. T-11-6, T-13-1

POINT OF BEGINNING
R.O.B.

MAR 13 1984

POE & ASSOCIATES OF TEXAS, INC.

REVISIONS

DESIGNED BY
R.W.S.

DRN. BY CHKD. BY
C.P. H.W.B.

DATE 3/84

SHEET OF
1 2

FINAL PLAT
CHANDLERS LANDING
PHASE FOUR

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 the 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 28°18'02" E a distance of 2,958.90 feet from the City of Dallas Take Line Monument T-13-1, T-11-6; thence N 74°03'47" E a distance of 17.00 feet; thence N 15°56'13" W a distance of 13.64 feet; thence Northerly along a curve to the right having a radius of 143.44 feet, a distance of 52.01 feet; thence N 04°50'17" E a distance of 110.61 feet; thence S 85°09'43" E a distance of 45.00 feet; thence N 41°07'34" E a distance of 111.27 feet; thence N 73°51'06" W a distance of 86.96 feet; thence S 62°17'57" W a distance of 54.72 feet; thence Westerly along a curve to the left having a radius of 155.75 feet, a distance of 60.64 feet; thence Westerly along a curve to the left having a radius of 180.97 feet, a distance of 98.40 feet; thence Northerly along a curve to the right having a radius of 5.00 feet, a distance of 7.72 feet; thence N 10°02'31" E a distance of 15.07 feet; thence Westerly along a curve to the left having a radius of 200.79 feet, a distance of 30.01 feet; thence Westerly along a curve to the left having a radius of 547.37 feet, a distance of 9.34 feet; thence S 00°29'59" W a distance of 15.02 feet; thence Westerly along a curve to the right having a radius of 5.00 feet, a distance of 7.81 feet; thence Westerly along a curve to the left having a radius of 527.37 feet, a distance of 187.65 feet; thence S 69°34'30" W a distance of 24.18 feet; thence Southerly along a curve to the left having a radius of 543.79 feet a distance of 167.16 feet; thence Southerly along a curve to the left having a radius of 485.87 feet, a distance of 204.49 feet; thence S 27°50'53" W a distance of 15.80 feet; thence Southerly along a curve to the left having a radius of 1,483.38 feet a distance of 85.67 feet; thence Westerly along a curve to the right having a radius of 5.00 feet, a distance of 7.84 feet; thence N 65°39'13" W a distance of 15.01 feet; thence Southerly along a curve to the left having a radius of 1,503.38 feet, a distance of 63.85 feet; thence S 68°05'13" E a distance of 15.01 feet; thence Southerly along a curve to the right having a radius of 5.00 feet, a distance of 7.84 feet; thence Southerly along a curve to the left having a radius of 1,483.38 feet, a distance of 43.02 feet; thence S 20°03'32" W a distance of 64.95 feet; thence Southerly along a curve to the right having a radius of 42.59 feet, a distance of the 3.71 feet; thence Westerly along a curve to the right having a radius of 20.00 feet, a distance of 53.16 feet; thence S 02°38'32" E a distance of 78.88 feet; thence Easterly along a curve to the right having a radius of 20.00 feet, a distance of 27.01 feet; thence S 21°48'57" E a distance of 104.20 feet; thence S 83°49'35" E a distance of 52.10 feet; thence N 46°33'19" E a distance of 81.82 feet; thence N 11°14'02" E a distance of 148.47 feet; thence N 29°21'00" E a distance of 78.07 feet; thence N 35°12'27" E a distance of 110.83 feet; thence N 56°40'26" W a distance of 127.51 feet; thence Northerly along a curve to the right having a radius of 456.87 feet, a distance of 17.00 feet; thence S 54°30'53" E a distance of 128.69 feet; thence N 46°10'47" E a distance of 96.22 feet; thence N 53°11'49" E a distance of 66.71 feet; thence N 62°33'40" E a distance of 70.68 feet; thence N 73°24'03" E a distance of 65.63 feet; thence N 86°33'37" E a distance of 60.55 feet; thence N 03°43'33" E a distance of 134.12 feet; thence Easterly along a curve to the right having a radius of 498.37 feet, a distance of 15.00 feet; thence S 05°24'43" W a distance of 136.10 feet; thence S 76°30'49" E a distance of 23.21 feet; thence S 60°59'16" E a distance of 23.89 feet; thence S 42°56'04" E a distance of 24.60 feet; thence S 35°59'17" E a distance of 53.87 feet; thence S 88°16'19" E a distance of 60.91 feet; thence S 04°50'17" W a distance of 52.25 feet; thence Southerly along a curve to the left having a radius of 174.94 feet, a distance of 63.43 feet; thence N 74°03'47" E a distance of 17.00 feet to the Point of Beginning.

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 FOUR, 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 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 herein described 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 CORPORATION, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government 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 buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with 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

CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT
1	77°23'12"	20.00	27.01	16.02
2	31°18'48"	71.59	39.12	20.06
3	23°22'19"	71.59	29.20	14.81
4	01°20'22"	1454.38	34.00	17.00
5	01°39'17"	1454.38	42.00	21.00
6	01°39'17"	1454.38	42.00	21.00
7	01°36'55"	1454.38	41.00	20.50
8	01°31'31"	1454.38	38.72	19.36
9	04°04'27"	456.87	32.49	16.25
10	02°07'55"	456.87	17.00	8.50
11	05°38'44"	456.87	45.02	22.53
12	05°38'44"	456.87	45.02	22.53
13	05°23'41"	456.87	43.02	21.52
14	01°13'18"	456.87	9.74	4.87
15	03°48'49"	514.79	34.27	17.14
16	04°53'55"	514.79	44.01	22.02
17	04°53'55"	514.79	44.01	22.02
18	04°00'07"	514.79	35.96	17.99
19	03°12'15"	498.37	27.87	13.94
20	05°03'36"	498.37	44.01	22.02
21	05°24'19"	498.37	47.02	23.53
22	05°45'03"	498.37	50.02	25.03
23	01°43'28"	498.37	15.00	7.50
24	0°45'28"	498.37	6.59	3.30
25	20°15'55"	151.79	53.69	27.13
26	21°01'33"	151.79	55.70	28.17
27	01°21'22"	126.75	3.00	1.50
28	29°14'45"	126.75	64.70	33.07
29	21°28'02"	126.75	47.49	24.03
30	152°18'19"	20.00	53.16	81.14
31	04°59'37"	42.59	3.71	1.86
32	01°39'42"	1483.38	43.02	21.51
33	89°48'27"	5.00	7.84	4.98
34	02°26'01"	1503.38	63.85	31.93
35	89°48'27"	5.00	7.84	4.98
36	89°27'43"	5.00	7.81	4.95
37	0°58'40"	547.37	9.34	4.67
38	08°33'53"	200.79	30.01	15.04
39	88°27'28"	5.00	7.72	4.87

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. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. TEXAS - FRATES CORPORATION, its successors or 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 Rockwall, Texas, this _____ day of _____, 1984.

TEXAS-FRATES CORPORATION

BY: _____ ATTEST: _____
Danny McCoy, Vice-President

STATE OF _____
COUNTY OF _____
BEFORE ME, the undersigned authority, in and for said State, on this day personally appeared _____ known to me to be the person(s) and officer(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TEXAS - FRATES CORPORATION, a corporation, and that he (they) executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 1984.

Notary Public in and for the State of _____
Commission expires _____

SURVEYORS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I, Richard T. Grice, 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.

Richard T. Grice, P.E., Registered Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Richard T. Grice, 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 _____, A.D., 1984.

Notary Public in and for the State of Texas
Commission expires: _____

RECOMMENDED FOR FINAL APPROVAL

City Administrator _____ Date _____

APPROVED

Chairman, Planning and Zoning Commission _____ Date _____

I hereby certify that the above foregoing plat of CHANDLERS LANDING PHASE FOUR, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 1984.

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

WITNESS MY HAND this _____ day of _____, 1984.

Mayor, City of Rockwall _____ City Secretary, City of Rockwall _____

POE & ASSOCIATES OF TEXAS, INC.

REVISIONS

FINAL PLAT
CHANDLERS LANDING
PHASE FOUR

DESIGNED BY
R.W.S.
DRN. BY
C.P. CHKD. BY
R.T.G.
DATE 3/84
SHEET 2 OF 2

F R E E S E A N D N I C H O L S , I N C .
C O N S U L T I N G E N G I N E E R S

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY PEID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

April 2, 1984

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse E. Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Chandlers Landing Phase IV
ROK 84013

Gentlemen:

We have conducted the second review of the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practice:

GENERAL

1. The marked up plans made during the first review were not returned as requested. This set of plans appears to be substantially different from the original set. Therefore, we have conducted a comprehensive review of these plans.
2. The land use of this property needs to be determined so that requirements specific to residential, multi-family or even industrial can be addressed.
3. The plans do not include detail sheets pertaining to paving, storm sewer, water and sanitary sewer.

PAVING

1. The 28-foot paving width in this subdivision conforms to a Type H standard paving width in the design standards for the City of Rockwall. A Type H width requires a 50-foot right-of-way. Right-of-ways in this subdivision are 29-feet wide, which is the same as the paving width.
2. Direction of flow for stormwater in the gutters need to be indicated by arrows.
3. The profile does not have other utilities indicated. It is desirable to show all utilities crossing or running adjacent to the streets on the plan and profile where applicable so that the relationships of these utilities with the street can be determined.

4. The centerline curve radius at Station 30+00 does not comply with the Standards of Design criteria. The Standards of Design required a 150-foot minimum radius for all residential streets.

5. It is unclear how Ranger Drive ties into the existing street at the intersection near Station 30+00. The drainage control at the intersection needs clarification.

STORM DRAINAGE

1. Structure No. 3 is incomplete. The design of the portion of this drainage system that will be included in Phase 17 should be included in these plans. If this section is not constructed with this phase, it is recommended that the engineer provide designs regarding temporary channeling of the unconstructed portion.

2. The plans indicate that there are a number of utilities in the vicinity of Structure No. 3. It is recommended that the utilities be shown in the plan view and the profile view to illustrate the relationship with the storm sewer.

WATER

1. Item 1 in the first review recommended that the proposed 6-inch line in Ranger Drive be changed to 12-inch. The line in the plans is shown as a 6-inch line.

2. The plans indicate that two fire hydrants are shown in this phase. The Rockwall water distribution report proposes that all lines having two or more fire hydrants be at least 8-inch or greater.

3. The plans indicate that approximately 600 feet exists between fire hydrants. If this phase is developed as single-family residential, 600 feet will be adequate, however, if it is developed as multi-family the Standards of Design require that 300 feet be the minimum distance between fire hydrants.

SANITARY SEWER

1. It is recommended that the relationships of the water and storm drains be shown in the sanitary sewer profile.

2. All of the sanitary sewer lines and the water lines are located in easements on private property as indicated on the plans. According to the Standards of Design, the right-of-way width for a 29-foot street should be 50 feet. If the right-of-ways in this phase are changed to show 50-foot right-of-ways, it would allow all utilities to be placed in public property.


City of Rockwall
ROK 84013
April 2, 1984
Page Three

GENERAL COMMENTS

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend that the Developer provide corrections and additions to the plans as noted and two copies of the revised plans be submitted for review. Our recommendations do not in any way relieve the Developer or his agent from responsibility of compliance with the City of Rockwall's Standards of Design and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Yours very truly,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.
Vice President

TAR:cg



POE & ASSOCIATES
OF TEXAS, INC.

LAND PLANNERS/ENGINEERS

10503 Forest Lane, Suite 150

Dallas, Texas 75243

(214) 231-6883

April 12, 1984

City of Rockwall
102 East Washington
Rockwall, Texas 75087

ATTN: Mr. Jesse E. Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

RE: Chandlers Landing Phase IV
ROK 84013

Gentlemen:

We are in receipt of the comment letter of Freese & Nichols and are initiating the requested revisions as follows:

GENERAL COMMENTS

- *1. The marked up plans made during the first review were not returned as requested. This set of plans appears to be substantially different from the original set. Therefore, we have conducted a comprehensive review of these plans.*

The recently submitted plans initiate significant revisions from the previously approved Phase IV Plat as prepared by Harold L. Evans, Consulting Engineer. Future final plat submittals will include the requested mark-up first review set.

- *2. The land use of this property needs to be determined so that requirements specific to residential, multi-family or even industrial can be addressed.*

The land use has been designated single family residential.

- *3. The plans do not include detail sheets pertaining to paving, storm sewer, water and sanitary sewer.*

The City of Rockwall "Standard Details" will be incorporated in final submittal.

PAVING COMMENTS

- *1. The 28 foot paving width in this subdivision conforms to a Type H standard paving width in the design standards for



City of Rockwall
April 12, 1984
Page 2 of 4

the City of Rockwall. A Type H width requires a 50 foot right-of-way. Right-of-ways in this subdivision are 29 feet wide, which is the same as the paving width.*

The right-of-way is supplemented by 20 foot easements on the frontage of each lot resulting in 69 feet being reserved for public use. The use of easements was presented and approved at the Preliminary Plat Phase to facilitate the most effective use of the site as common grounds for greenways, hiking trails, and similar amenities along the rear of the lots.

- *2. Direction of flow for stormwater in the gutters need to be indicated by arrows.*

The drawings will be supplemented by drainage arrows.

- *3. The profile does not have other utilities indicated. It is desirable to show all utilities crossing or running adjacent to the streets on the plan and profile where applicable so that the relationships of these utilities with the street can be determined.*

Water and sewer utilities will be added to the Plan and Profile Paving Sheets.

- *4. The centerline curve radius at Station 30+00 does not comply with the Standards of Design criteria. The Standards of Design required a 150 foot minimum radius for all residential streets.*

We respectfully request the 150 foot minimum radius requirement be waived and appropriate speed zones be incorporated in the plan.

- *5. It is unclear how Ranger Drive ties into the existing street at the intersection near Station 30+00. The drainage control at the intersection needs clarification.*

The drawings will be modified to clarify this area.

STORM DRAINAGE COMMENTS

- *1. Structure No. 3 is incomplete. The design of the portion of this drainage system that will be included in Phase 17 should be included in these plans. If this section is not



City of Rockwall
April 12, 1984
Page 3 of 4

constructed with this phase, it is recommended that the engineer provide designs regarding temporary channeling of the unconstructed portion.*

The design of a temporary drainage channel will be completed as part of Phase IV. The Phase 17 structure is shown in the Phase 17 drawings.

- *2. The plans indicate that there are a number of utilities in the vicinity of Structure No. 3. It is recommended that the utilities be shown in the plan view and the profile view to illustrate the relationship with the storm sewer.*

The information will be provided as requested above.

WATER COMMENTS

- *1. Item 1 in the first review recommended that the proposed 6 inch line in Ranger Drive be changed to 12 inch. The line in the plans is shown as a 6 inch line.*

The 12 inch water main looping the system through Signal Ridge will be constructed parallel to Yacht Club Drive. The line will be included in the Phase IV construction as approved in the Phase XVII drawings.

- *2. The plans indicate that two fire hydrants are shown in this phase. The Rockwall water distribution report proposes that all lines having two or more fire hydrants be at least 8 inch or greater.*

The 6 inch line will loop into the 12 inch loop proposed in Comment No. 1 above. The main will be installed in an area where residual pressures are indicated as 70 to 90 PSIG. We therefore respectfully request a variance of the proposed standard.

- *3. The plans indicate that approximately 600 feet exists between fire hydrants. If this phase is developed as single-family residential. 600 feet will be adequate, however, if it is developed as multi-family the Standards of Design require that 300 feet be the minimum distance between fire hydrants.*



City of Rockwall
April 12, 1984
Page 4 of 4

Phase IV is approved as single-family residential. The proposed hydrant spacing is therefore consistent with the City Standards.

SANITARY SEWER COMMENTS

- *1. It is recommended that the relationships of the water and storm drain be shown in the sanitary sewer profile.*

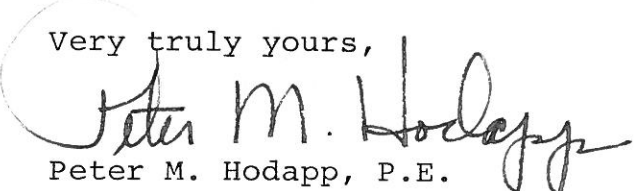
The information will be added.

- *2. All of the sanitary sewer lines and the water lines are located in easements on private property as indicated on the plans. According to the Standards of Design, the right-of-way width for a 29 foot street should be 50 feet. If the right-of-ways in this phase are changed to show 50 foot right-of-ways, it would allow all utilities to be placed in public property.*

Utility easements have been provided to provide 69 feet for public use. As discussed above, the use of utility easement permits the most effective use of the available acreage.

We thank you for the continued timely response to the Chandlers Landing development planning. We are proceeding to expeditiously finalize the drawings as proposed above. If we can provide any additional information, please contact this office.

Very truly yours,


Peter M. Hodapp, P.E.

PMH/br



POE & ASSOCIATES
OF TEXAS, INC.

LAND PLANNERS/ENGINEERS

10503 Forest Lane, Suite 150

Dallas, Texas 75243

(214) 231-6883

April 27, 1984

City of Rockwall
102 E. Washington
Rockwall, Texas 75087

ATTN: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

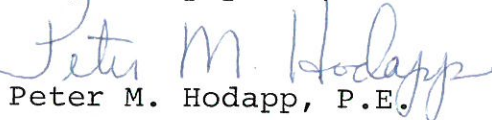
RE: Chandlers Landing - Phase 4
ROK 84013

Gentlemen:

We are forwarding herewith two sets of revised drawings and returning one set of red-lined drawings for the subject project per your instructions.

We thank you for your continued interest in the Chandlers Landing project.

Very truly yours,

A handwritten signature in blue ink that reads "Peter M. Hodapp". The signature is written in a cursive style and is enclosed within a hand-drawn blue circle.
Peter M. Hodapp, P.E.

Encl.

PMH/br

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

May 18, 1984

City of Rockwall
102 E. Washington
Rockwall, TX 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Chandlers Landing
Phase IV, ROK 84013

Gentlemen:

We have conducted the third review of the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards for Design and good engineering practice:

PAVING

1. It is recommended that the plans indicate, on the profile, locations where utilities cross under the street section.
2. The center line curve radius at Station 30+00 does not comply with the Standards for Design criteria for minimum street radius. Upon approval by the City, this requirement may be waived if a reduction of the speed limit to 15 miles-per-hour is noted in this area.

STORM DRAINAGE

1. The drainage area map furnished by the Developer is unclear as to the locations of where water is being released by the proposed structures. According to the City of Rockwall's Standard for Design, storm water is to be contained in a pipe up to and including the equivalent capacity of a 48-inch pipe. For flow exceeding the capacity of a 48-inch pipe, a concrete lined channel may be used, and for flows in excess of the capacity of an 84-inch pipe an unlined channel may be used.

In all conditions, the storm water must be contained and carried to a release point being a natural flow-ditch or channel. The plans for Chandlers Landing has historically indicated the storm water being released at locations that have not been indicated as natural ditches or channels. With this in mind, it is unclear as to the nature of the release point for the storm sewer systems as shown on Page 6 of 8 of these plans.

2. It appears that the profile used for the 27-inch pipe adjacent to Yacht Club Drive is actually the profile centerline for Yacht Club Drive. Therefore, it is unclear as to the relationship of Mariner Drive and Canada Court to the storm drain. It appears that the subgrade of Canada Drive could be close, if not into the 27-inch RCP.

WATER

1. The 6-inch lines indicated on the plans will be satisfactory provided that the 12-inch loop system is installed as indicated in the Water Comments, Item 2, of Poe and Associates letter dated April 12, 1984.

SEWER

1. No additional comments are necessary for sanitary sewer.

OTHER

It is recommended that on all plans and profiles on the engineering drawings, utilities proposed for the site be indicated on the respective plans. This is necessary so that the relationships of these utilities can be seen. Sheet 5 of 8 demonstrates why this is necessary. The sanitary sewer line is shown suspended out of ground. The existing ground does not agree with the sanitary sewer or the paving plans. The top of the curb elevation, for an identical point on the three different plans, has a different elevation for each plan.

GENERAL COMMENTS

Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend that the Developer make corrections and additions to the plans as noted and two copies of the revised

City of Rockwall
May 18, 1984
Page 3

plans be submitted for additional review. Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's Standards for Design and good engineering practice.

Please contact us if you have any questions or if we can be of further assistance.

Yours very truly,

FREESE AND NICHOLS, INC.

A handwritten signature in cursive script that reads "T. Anthony Reid". The signature is written in dark ink and is positioned above the printed name.

T. Anthony Reid, P.E.

TAR/DCB:dd