

APPLICATION AND
FINAL PLAT CHECKLIST

Date: 4-11-84

Name of Proposed Subdivision Rockwall Office Plaza Addition

Name of Subdivider Rockwall Associates

Address 1617 Greenbriar Pl. Suite A
Oklahoma City, Oklahoma 73150 Phone (214) 341-4920

Owner of Record Billy W. Ridley and Cecil D. Kindle

Address 517 Ridgeview Dr. Rockwall, Texas 75087 Phone 722-5109

Name of Land Planner/Surveyor/Engineer Brown Land Surveyors

Address 304 W. Rusk P.O. Box 65 Rockwall Tx. 75087 Phone 722-3036

Total Acreage 3.470 Current Zoning Commercial

Number of Lots/Units 2 Signed Bob O. Brown

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

Provided or Not
Shown on Plat Applicable

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

✓

✓

✓

✓

✓

✓

✓

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
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
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. Contours at a minimum of 2 ft. intervals
12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
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
14. An instrument of dedication or adoption signed by the owner or owners
15. Space for signatures attesting approval of the plat
16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
17. Complies with all special requirements developed in preliminary plat review

APPLICATION AND
FINAL PLAT CHECKLIST

✓
_____ 18. Plan profiles for streets and
_____ utilities

Taken by _____

File No. 1984-65-FP

Date 4/11/84

Fee \$ 240.00

Receipt _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 4/11/84
NAME Rockwell Associates
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Final Plat</u>		<u>240.00</u>

Received By _____ **2485**
FORM G-1
R & W PRINTING CO. - ROCKWALL, TX 75087 - 71338 B

FACT SHEET

Applicant: Rockwall Associates

Name of Proposed Development: Rockwall Executive Center

Acreage: 2.491

Number of Lots: 1

Current Zoning: Commercial

Surrounding Zoning: Commercial

Description: One lot subdivision fronting on FM-740 just south of First Modern Savings. Property owner is platting front part of land for two office buildings. Dedicating 20 ft. ROW for widening of FM-740 and 30 ft. ROW for Elena Drive (gravel road to sewage lift station).

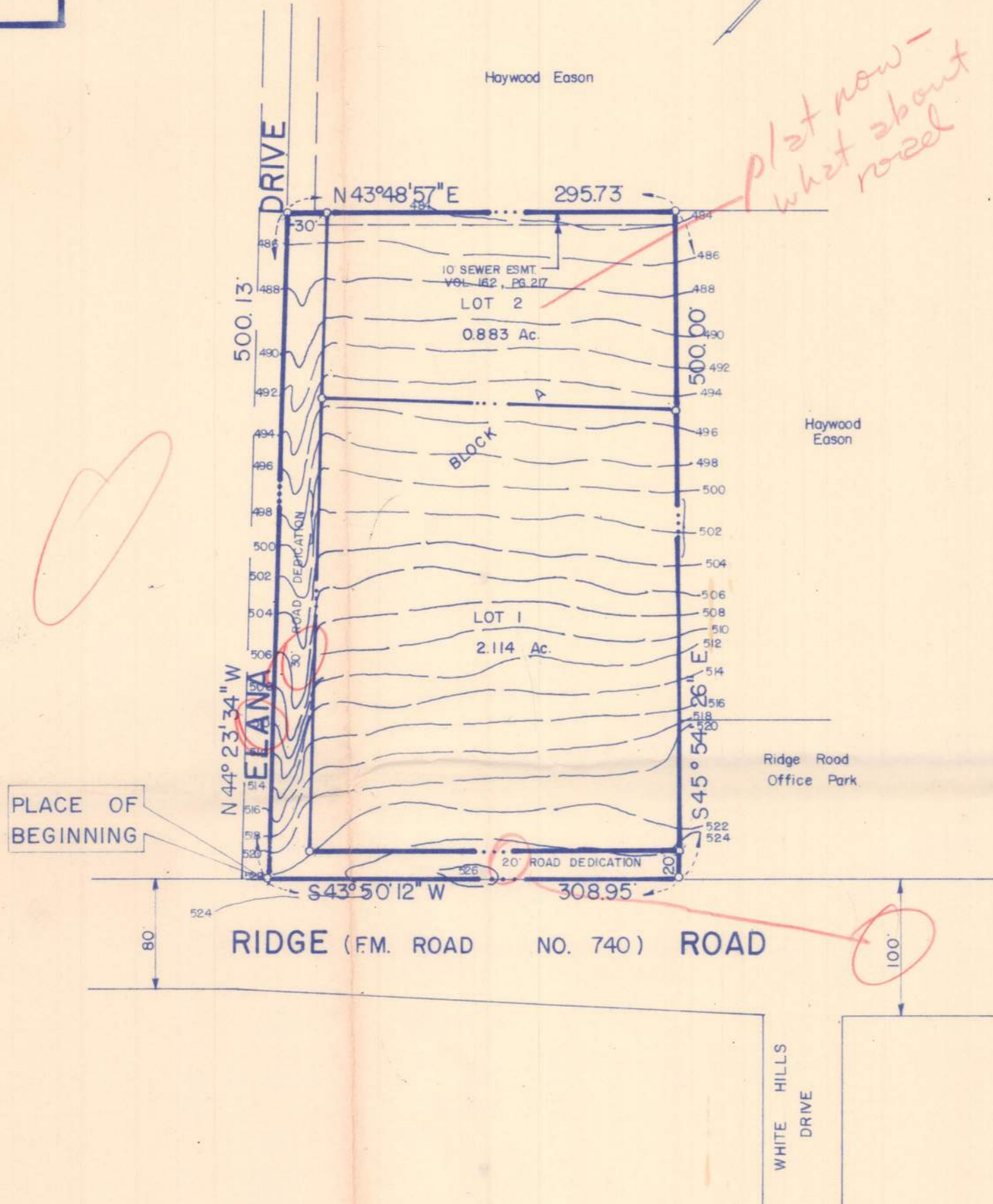
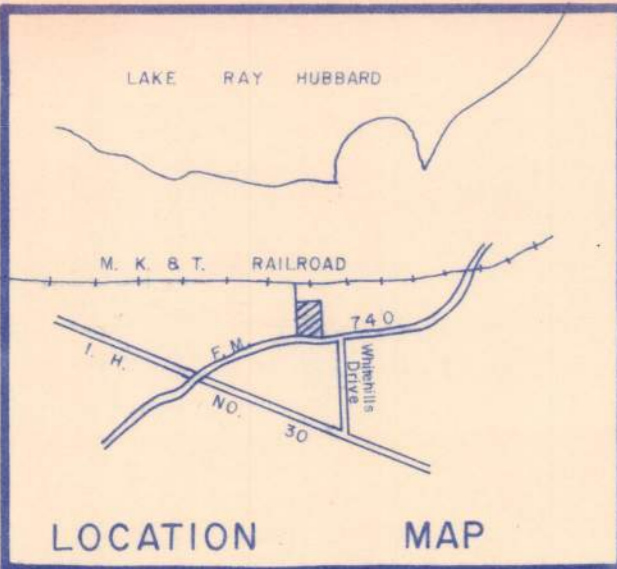
Staff Comments: Preliminary plat was tied to a Concept Plan showing streets for access to commercial properties between FM-740 and the railroad tracks and Lakeside Village. Sight distance is poor for any entrance to FM-740 in this area. Concept Plan shown to Council used Elena Drive for this access. It will be a separate intersection from White Hills Drive and could not be signalized with it. Council put requirement on final plat that entire width of Elena Drive must be paved alongside property being platted when developed. Engineering is at Freese & Nichols with special attention being given to drainage onto Haywood Eason's property.

Planning and Zoning Commission Recommendations:

6/14/84 - Approval subject to engineering, paving full width of Elena Drive with ROW from Reese, drainage structure to railroad and no retaining wall on west side of first phase.

City Council Decision:

6/18/84 - Approve with access to FM-740 at acceptable grade.



FINAL PLAT

ROCKWALL OFFICE PLAZA ADDITION

E.P. GAINES CHISUM SURVEY - ABSTRACT NO. 64

ROCKWALL COUNTY, TEXAS

ROCKWALL ASSOCIATES OWNERS

1617 GREENBRIAR PLACE, SUITE A OKLAHOMA CITY, OKLAHOMA 73159

BROWN LAND SURVEYORS

304 W. RUSK, P.O. BOX 65

ROCKWALL, TEXAS 75087

Scale 1" = 100'

April 9, 1984

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Associates being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being all of that tract recorded in Volume 96, Page 356, and part of that tract recorded in Volume 109, Page 287, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at the point of intersection of the Southwest line of F.M. Road No. 740 with the centerline of a Public Road, said point being the South corner of that tract recorded in Volume 96 Page 356, a 1/2" iron stake found for corner;

THENCE, N. 44° 23' 34" W., leaving the Southwest line of F.M. Road No. 740 and along the centerline of a Public Road, a distance of 500.13 feet to a 1/2" iron stake found for corner.

THENCE, N. 43° 48' 57" E., leaving the centerline of said Public Road a distance of 295.73 feet to a 1/2" iron stake set for corner.

THENCE, S. 45° 54' 26" E., a distance of 500.00 feet to a point on the Southwest line of F.M. Road No. 740, 1/2" iron stake set for corner;

THENCE, S. 43° 50' 12" W., along the Southwest line of F.M. Road No. 740, a distance of 308.95 feet to the PLACE OF BEGINNING and containing 3.470 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Rockwall Associates, being owners, does hereby adopt this plat designating the herein above described property as Rockwall Office Plaza Addition, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. 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. (A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. (B) The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefor issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS our hand at Rockwall, Texas this _____ day of _____ A.D. 1984.

Rockwall Associates

BY _____

Ed Manton,

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Ed Manton, 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 herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1984

Notary Public in and for the State of Texas
My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown, Registered Public Surveyor No. 1744

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Notary Public in and for the State of Texas
My 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 Rockwall Office Plaza Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

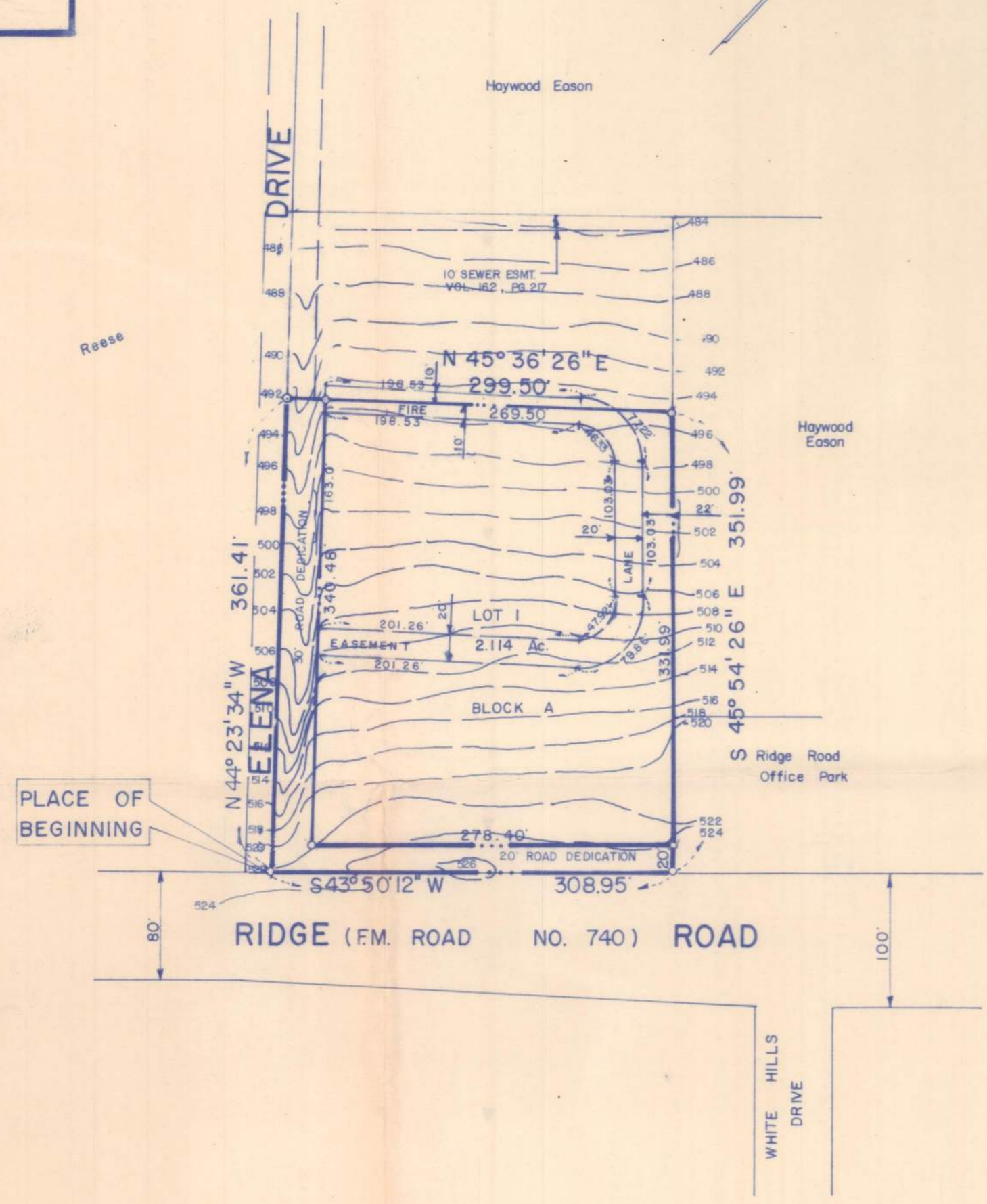
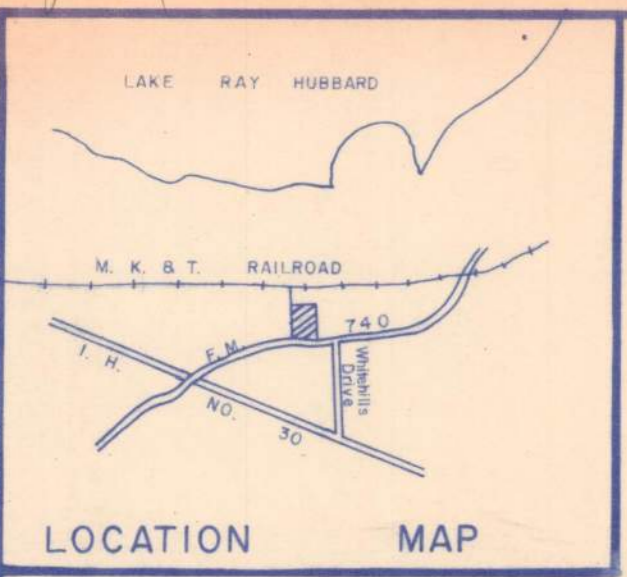
_____ day of _____ A.D. 1984.

WITNESS our hand this

_____ day of _____ A.D. 1984.

Mayor _____

City Secretary _____



FINAL PLAT

ROCKWALL EXECUTIVE CENTER ADDITION

E.P. GAINES CHISUM SURVEY - ABSTRACT NO. 64
 ROCKWALL COUNTY, TEXAS

ROCKWALL ASSOCIATES OWNERS
 1617 GREENBRIAR PLACE, SUITE A OKLAHOMA CITY, OKLAHOMA 73159

BROWN LAND SURVEYORS

304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087

Scale 1" = 100' April 9, 1984.

2nd

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NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That Rockwall Associates, being owners, does hereby adopt this plat designating the herein above described property as Rockwall Executive Center Addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purpose stated and for the mutual use and accommodation of all utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems without the necessity of at any time procuring the permission of anyone. 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. (A) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. (B) The approval of a plat by the City does no constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefor issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS our hand at Rockwall, Texas this _____ day of _____ A.D. 1984.
 Rockwall Associates
 BY _____
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 COUNTY OF ROCKWALL
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 My Commission Expires _____

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City Administrator _____ Date _____

APPROVED:

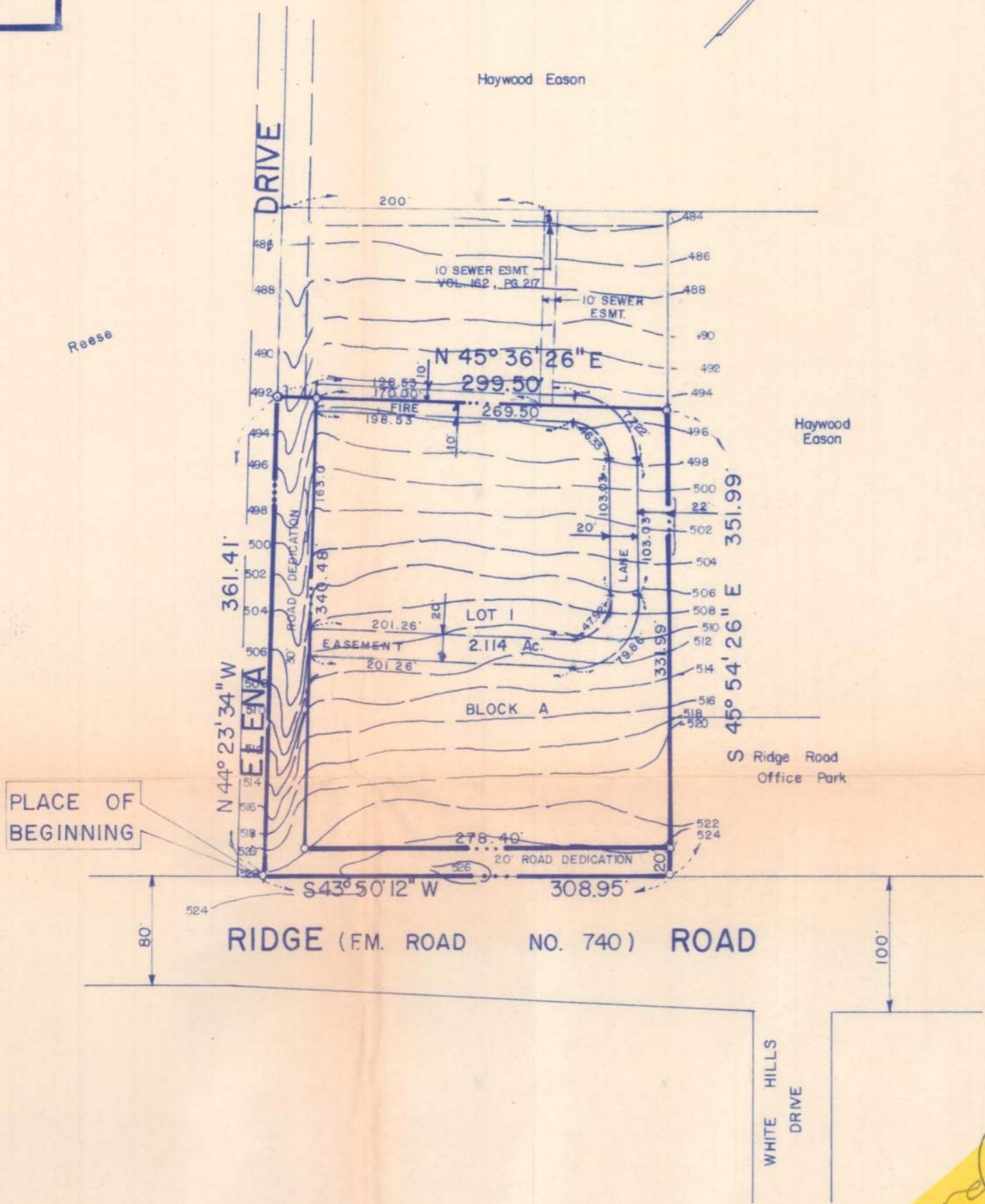
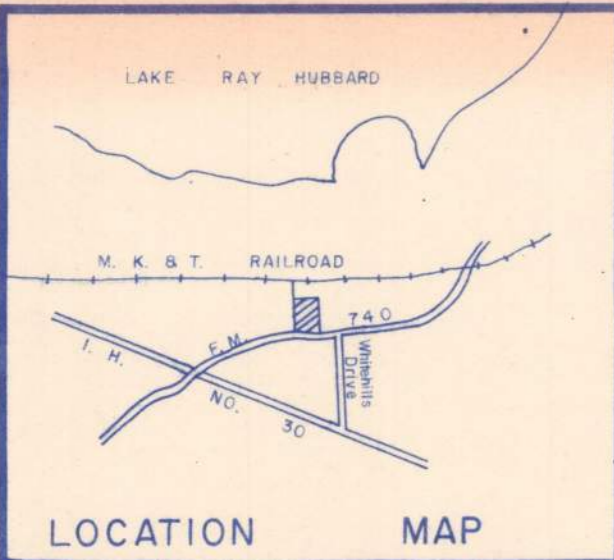
Chairman Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of the Rockwall Executive Center Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

_____ day of _____ A.D. 1984.

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 Mayor City Secretary



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Scale 1" = 100' April 9, 1984.

379

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Chairman Planning and Zoning Commission _____ Date _____

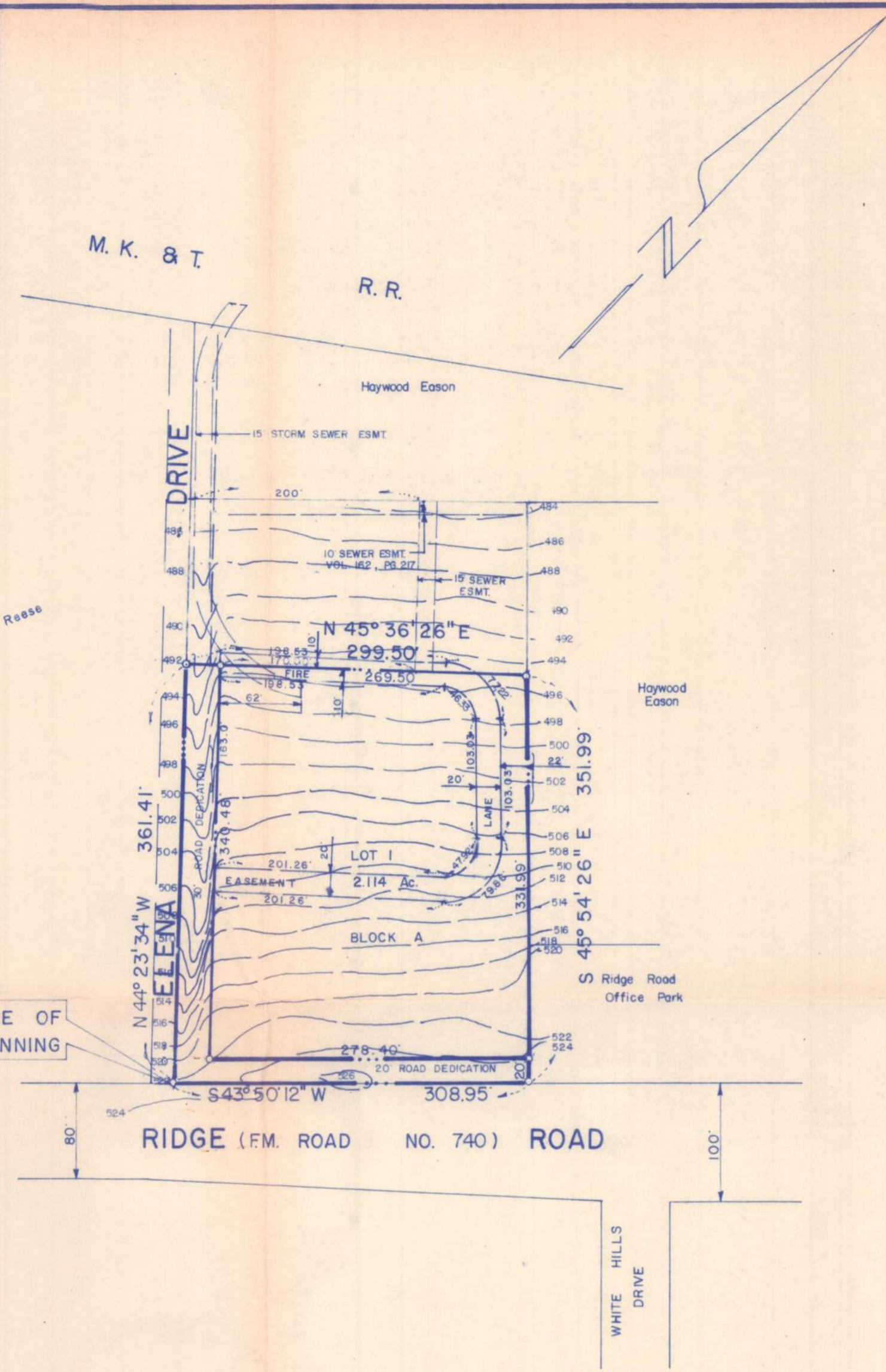
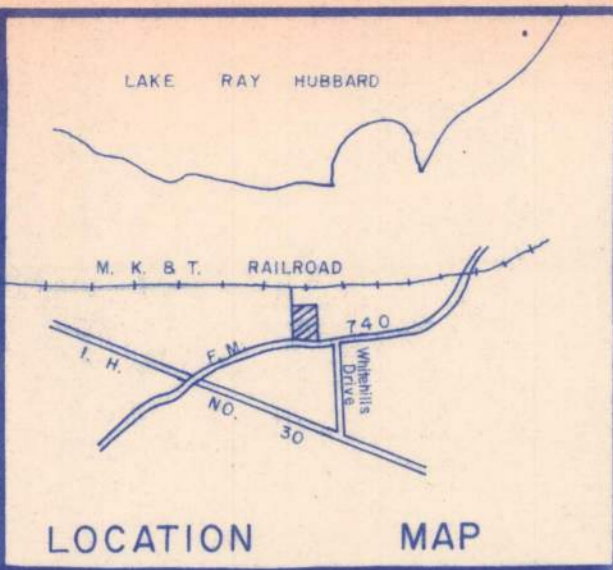
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_____ day of _____ A.D. 1984.

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Mayor

City Secretary



6/18/84
487

FINAL PLAT

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 Rockwall Associates
 BY _____
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 My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ Date _____

APPROVED:
 Chairman Planning and Zoning Commission _____ Date _____

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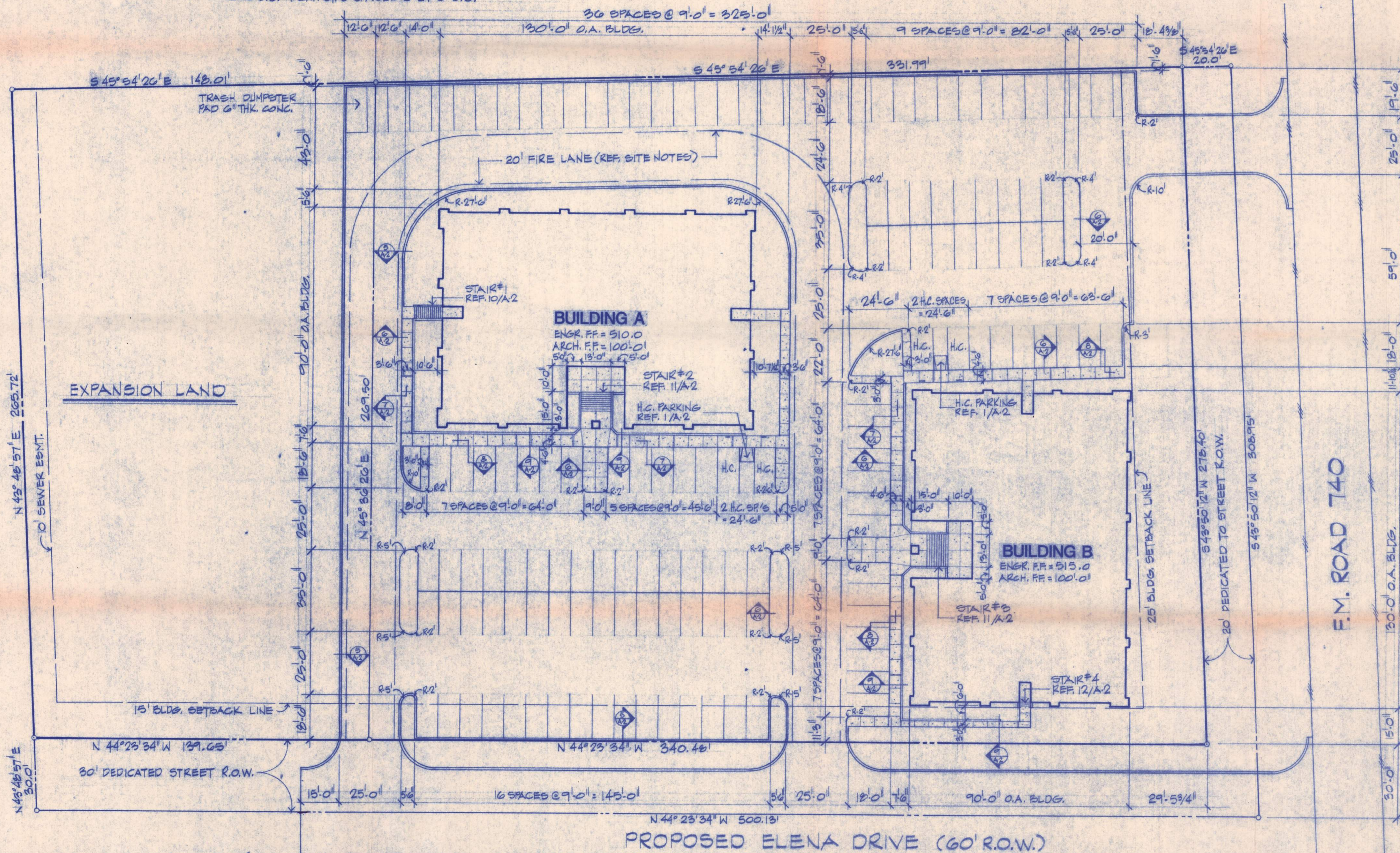
 City Secretary

SITE NOTES

- ① ALL PAVING DIMENSIONS ARE TAKEN FROM BACK TO BACK OF CURBS INCLUDING WALKS & RADII
- ② ALL APPROACHES, CURB CUTS, RADII, & FIRE LANES SHALL BE IN ACCORDANCE W/ CITY OF ROCKWALL STANDARDS & SPECIFICATIONS.
- ③ ALL PARKING SPACES SHALL BE 9'-0" WIDE X 18'-0" LONG UNLESS NOTED OTHERWISE
- ④ ALL PARKING & DRIVE AREAS SHALL BE 5" THK REINFORCED CONC.
- ⑤ PAVING CONTROL JOINTS SHALL BE SPACED @ 20'-0" O.C. EACH WAY REF. 3/A.2
- ⑥ PAVING EXPANSION JOINTS SHALL BE SPACED @ 60'-0" O.C. EACH WAY REF. 4/A.2
- ⑦ SIDEWALK CONTROL JOINTS SHALL BE SPACED @ 6'-0" O.C. W/ EXP. JT.'S SPACED @ 24'-0" O.C.

PROJECT DATA

PROJECT LAND — 2.114 ACRES
 EXPANSION LAND — .888 ACRES
 BUILDING A — 19,799.6 SF
 BUILDING B — 19,799.6 SF
 TOTAL BUILDING — 39,599.3 SF
 PARKING SHOWN — 138 SPACES
 BUILDING TYPE — II-N
 OCCUPANCY — B-2
 ZONING — COMMERCIAL
 BUILDING USE — OFFICE



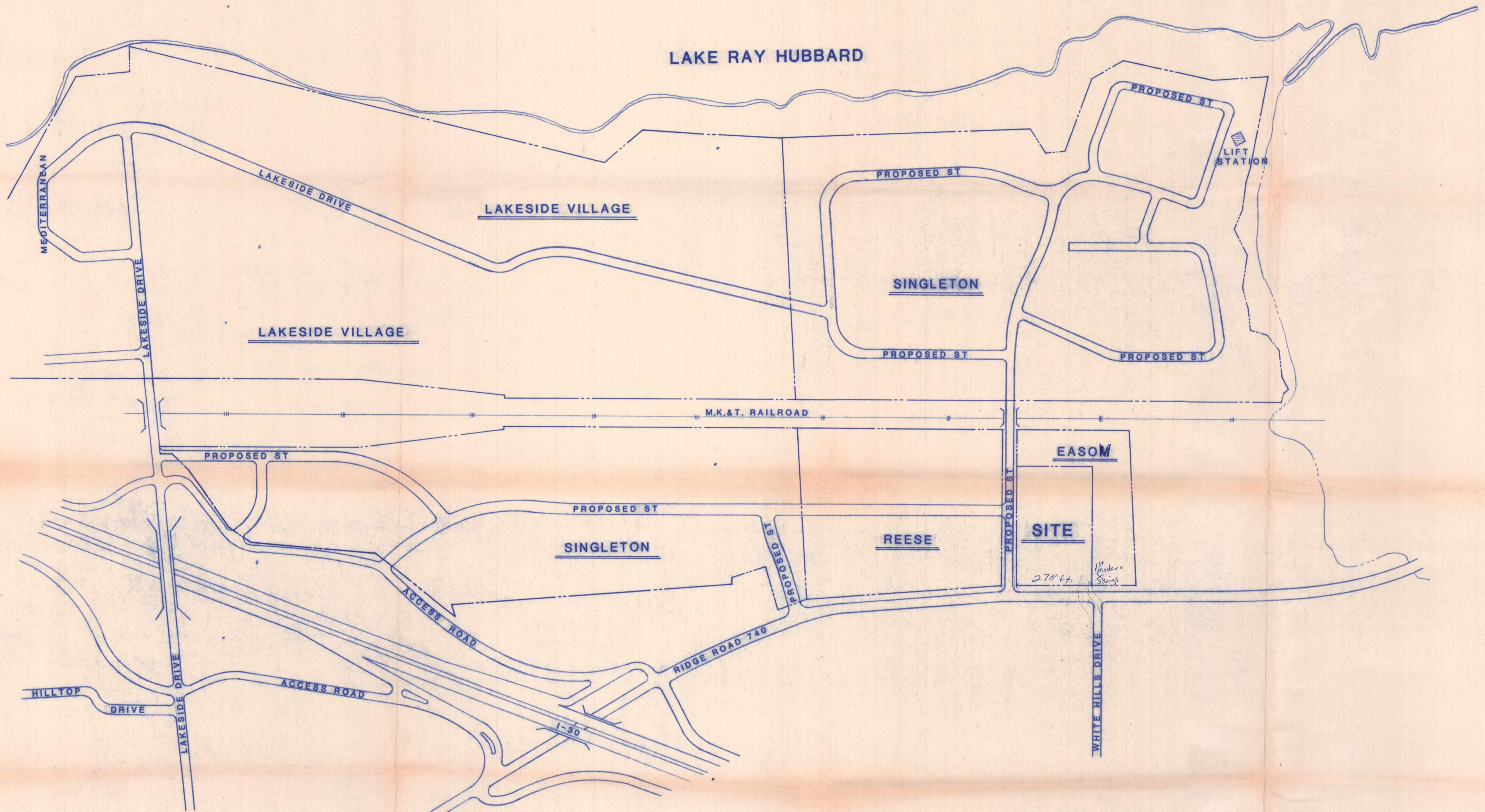
1 SITE PLAN

1" = 20'-0"




These plans and specifications are subject to municipal and state review and approval. Any additional requirements resulting from these reviews are not included.

DATE		SEAL		REVISIONS	
PROJECTS	OFFICE COMPLEX				SHEET NO
					A-1
IN					OF 10
ROCKWALL, TEXAS					11325 Pegasus St. Suite 209 Tel. 341-4920 Dallas, Tx. 75238
Ballas Design					associates



THOROUGHFARE CONCEPT PLAN
ROCKWALL, TEXAS


NORTH
 1" = 200'-0"

Dallas Design associates
 11325 Pegasus St. Suite 6-209 Tel. 341-4920 Dallas, Tx. 75238

DATE	JOB NO.	FILE	SHEET NO.

projects

seal:

date

revisions

TO
Bob Brown

P. O. Box 65

Rockwall, Tx. 75087

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

SUBJECT

Rockwall Office Plaza Staff Comments

DATE

5/1/84

MESSAGE:

1. Elena Misspelled
2. Plat only Lot 1 at this time. Lot 2 will not be platted until decision made on streets through area.
3. List adjoining property owner to south.
4. Change name of plat -- too similar to Rockwall Plaza
5. Will discuss Right-of-Way on Elena Drive.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen

REPLY

DATE

SIGNED

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

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

WAIVER

The undersigned has this date filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned has previously filed with the City of Rockwall a Preliminary Plat which as of this date has not been submitted to and approved (conditionally or otherwise) by the City Council of the City of Rockwall.

In consideration for the acceptance of this final plat for filing prior to the approval of the Preliminary Plat by the governing body, the undersigned does hereby WAIVE any statutory or other requirement that the governing body consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this 11th day of April, 1984.

APPLICANT:

Edgar M. Minton

By: _____

Title: _____

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 1, 1984

City of Rockwall
102 E. Washington
Rockwall, TX 75087

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

Re: Rockwall Office Plaza
ROK 84813

Gentlemen:

We have received the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standard of Design and good engineering practice.

COMMENTS

1. Emergency access easements are not shown on the file plat.
2. It is recommended that profile and paving standard sheets be included in the plans.
3. Drainage structures are not shown on the plans. It is recommended that the size of the drainage area, quantities of runoff, and structure sizes and locations be indicated on the drainage plan.
4. The water plan does not indicate location of fire protection. Since the Standards for Design require fire hydrants to be placed at intervals of 300-feet for commercial or industrial properties, it is recommended that a fire hydrant be installed on the 6-inch main located along F.M. No. 740.

GENERAL COMMENTS

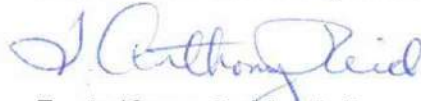
Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections

City of Rockwall
May 1, 1984
Page 2

and additions to the plans as noted and two copies of revised plans be resubmitted for review. Our recommendations do not in any way relieve the Developer or his agent from responsibility and compliance with the City of Rockwall's design standards 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.

TAR/DCB:dd



associates

6 June 1984

City of Rockwall
205 W. Rusk St.
Rockwall, Texas 75087-3793

Re: Rockwall Executive Center

Gentlemen,

We have revised our platt and plans for the referenced project to comply with all comments made per the City of Rockwall, and Freese and Nichols Inc. Please find attached copies of revised plans.

ITEMS REVISED PER CITY OF ROCKWALL COMMENTS DATED 5/1/84

1. Elena St. misspelling has been corrected on platt.
2. We are now platting only Lot 1 at this time.
3. Adjacent property owners have been included on platt as requested.
4. Name of platt has been changed to Rockwall Executive Center Addition as requested.
5. Elena Drive R.O.W. has been approved at 60'-0" per City Council Plan Approval May 21, 1984.

ITEMS REVISED PER FREESE AND NICHOLS COMMENTS DATED 5/1/84

1. Emergency access easements have been included on platt as requested.
2. Profile and paving plans have been included in the set of plans.
3. Drainage structures have been included with detailed drainage plans.
4. A fire hydrant has been included and located on FM. 740 as requested.

We appreciate your time and comments on this project, and look forward to our preliminary platt approval with the Planning and Zoning Commission on June 14, 1984.

Thankyou
Greg Wallis
Greg Wallis, Gen. Mgr.

c.c. Freese and Nichols Inc.
Attn. Anthony Reid

1450 Empire Central, Suite 116
Dallas, Texas 75247
(214) 630-3557

June 8, 1984

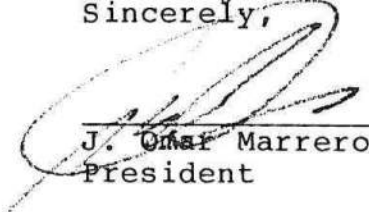
Greg Wallis
Dallas Design
11325 Pegasus
Suite S-209
Dallas, Tx. 75238

Re: Paving and Drainage for proposed Elena Drive, Rockwall,
Texas.

Gentlemen:

Enclosed are plan and profiles of paving and drainage on the
above referenced project for review by city engineer.
Please let us know if you have any questions.

Sincerely,



J. Omar Marrero, P.E.
President

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.

June 11, 1984

City of Rockwall
205 West Rusk
Rockwall, TX 75047

Attention: Ms. Julie Couch, Acting City Administrator
Mr. Ed Heath, Director of Community Services

Re: Second Review
Rockwall Executive Center
(Rockwall Office Plaza)
ROK 84813

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

FINAL PLAT

- ✓1. A portion of the fire lane easement is off the platted property on the northwest side.
- ✓2. The City may need sewer easement across expansion land northwest of platted property.

PAVING

- ✓1. One half of the proposed street paving lies outside the platted area.
- ✓2. The lengths of the vertical curves do not satisfy the Standards for Design.
- ✓3. Some of the proposed grades exceed the maximum grade for collector streets.
- ✓4. A 30-foot minimum tangent distance is required for intersection of thoroughfares and collectors.
5. Sidewalks are required on collector streets.

STORM DRAINAGE SYSTEM

- ✓1. Details of the discharge of the storm drainage system are not shown.

WATER SYSTEM

- ✓1. A 12-inch water line is shown in Elena Drive in the Water Distribution Report. It should be shown on the drawings as appropriate.
- ✓2. Fire hydrants are normally located at street intersections and at 300-foot intervals in commercial and industrial areas. Additional hydrants may be required as indicated on the plans.

SEWER SYSTEM

Required If the proposed sewer line in the expansion area is considered to be a City line, it should be a minimum of 6 inches in diameter and the profile should be shown on the drawings.

GENERAL COMMENTS

Additional comments are marked on the attached returned drawings.

Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend that the Developer provide corrections and additions to the plans as noted. Our recommendations do not in any way relieve the Developer or his agent from responsibility and compliance with the City of Rockwall's design standards 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.


T. Anthony Reid, P.E.

TAR:dd
Attachment



associates

June 12, 1984

Re: Rockwall Executive
Center Addition

City of Rockwall
205 W. Rusk St.
Rockwall, Tx. 75087-3793

Attention: Ms Julie Couch,

We have addressed all items per Freese and Nichols second review list, please find attached copies of revised plans.

FINAL PLATT

1. A portion of the fire lane falls within our expansion land, which is not being platted at this time. This is purposely done to enforce a share drive for future development.
2. The sanitary sewer line has been revised to indicate a 6" City line within a 10' dedicated easement through our expansion land.

PAVING

1. An agreement has been made with Mr. Reese, the land owner to our south, to develop his portion of proposed Elena Drive at the time our portion of the Road is constructed. Mr. Reese is also in the process of dedicating the Street R.O.W. to the City of Rockwall at this time.
2. The vertical curves have been revised on the Street plans as requested.
3. A Variance will be needed with the City of Rockwall to follow the existing grades for Elena Drive.
4. The intersection has been revised to accomodate a 30' tangent as required.
5. Per conversation with Julie Couch, sidewalks will not be required by the City of Rockwall on Elena Drive.

STORM DRAINAGE

1. Details for storm drainage discharge have been added to the drainage plans as requested.

WATER SYSTEM

1. The existing 12" water line down Elena Drive is now indicated on Utility plan as requested.
2. The fire hydrant on F.M. 740 has been relocated as requested, and an additional fire hydrant has been located on Elena Drive.

SEWER SYSTEM

(cont. on page 2)



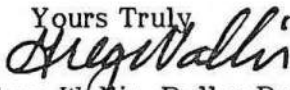
associates

Page 2

SEWER SYSTEM

1. The sewer line has been revised to provide a 6" City sewer line within a 10' easement as requested.

✓ Thank you for your time and comments on this project, if you have any questions please do not hesitate to call.

Yours Truly,

Greg Wallis, Dallas Design

c.c. Freese and Nichols
Attn. Anthony Reid

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.

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

June 13, 1984

City of Rockwall
205 West Rusk
Rockwall, TX 75087

Attention: Ms. Julie Couch, Acting City Administrator
Mr. Ed Heath, Director of Community Services

Re: Third Review
Rockwall Executive Center
(Rockwall Office Plaza)
ROK 84813

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

COMMENTS

1. The final plat was not resubmitted; therefore, we were not able to determine the nature of any additions or deletions from the plat. However, the utility plan sheet indicates that a ten foot easement for the sanitary sewer has been added.
2. The frontage along F.M. Road 740 is 308 feet. A fire hydrant has been moved to the intersection of Elena Drive and F.M. Road 740. According to the Standards for Design, fire hydrants shall be located 300 feet apart in commercial areas. This may require an additional fire hydrant at the northeast corner of the property.
3. The Developer's consultant states that the fire lane along the west property line lies on expansion land to be used by the Developer. However, this land is not being platted and the fire lane easement on that portion cannot be dedicated with the plat. We suggest a separate instrument be provided for this portion of the fire lane.
4. The grade on Elena Drive exceeds the maximum grade allowed for a collector street. However, the grade matches the existing ground and any other design would not seem reasonable.

5. For future reference, the paving plans indicate that paving from Station 0+00 to Station 11+00 is not included in this review. This segment of Elena Drive will need to be addressed in the review process at a later submittal.
6. In reference to storm drainage, a standard headwall should be provided at the termination of the storm drain, at the release point.
7. All public water, sewer, storm drain, and paving plans should be supplemented by the Standard Details for the City of Rockwall. These plans do not have these details. All construction should be done in accordance with these details and the standard specifications.
8. At the location where the proposed sanitary sewer line ties to the existing main, a manhole should be constructed. These plans do not provide profiles of the proposed sanitary sewer.

GENERAL COMMENTS

Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend that the Developer provide corrections and additions to the plans as noted. Our recommendations do not in any way relieve the Developer or his agent from responsibility and compliance with the City of Rockwall's design standards 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.



T. Anthony Reid, P.E.

TAR/DCB:dd