

FACT SHEET

Applicant: Safeway/Carlisle Property

Name of Proposed Development: Rockwall Village No. 1

Acreage: 17.2596

Number of Lots: 4

Current Zoning: Commercial

Surrounding Zoning: Commercial and Agricultural

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Description: Safeway property being divided into lots for Safeway, Rockwall Village Shopping Center, and two restaurants. The south corner is remaining unplatted for now.

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Staff Comments:

1. Change name of plat
2. Label easements
3. Change City signature area
4. Need 10 ft. additional easement or ROW on FM-740

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Planning and Zoning Commission Recommendations:

5/10/84 - Approval as Carlisle Plaza subject to engineering approval and with the option of placing paving costs in escrow or paving ½ street with City-approved paving plan.

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City Council Decision:

6/4/84 - Approve with ½ street paved.

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 5-11-84

NAME Safeway  
ADDRESS SWC FM 740 I-30

Cash     Check     Other

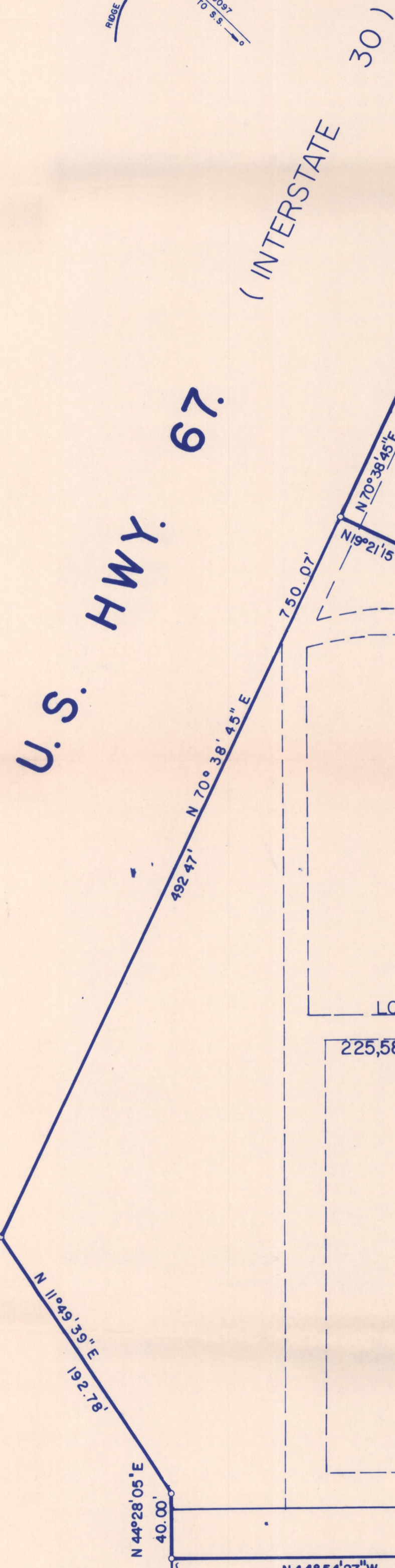
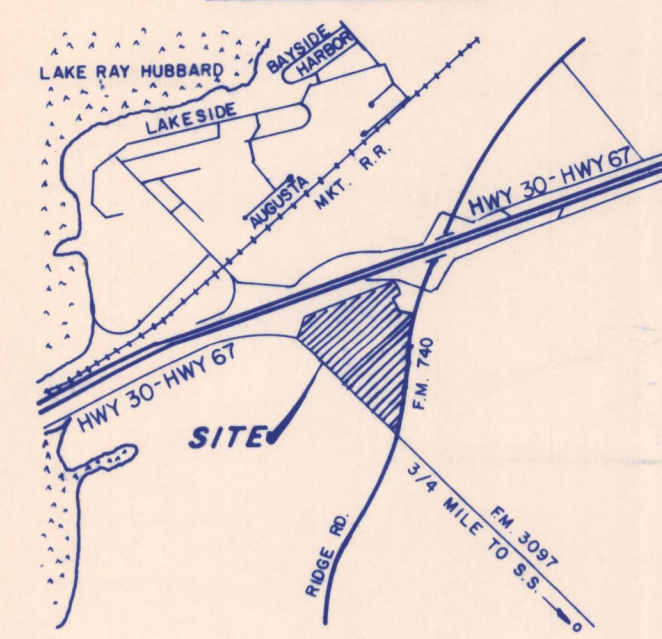
GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Plat Fee</u>		<u>730.00</u>

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

**2538**  
FORM G-1

R & W PRINTING CO - ROCKWALL, TX 75087 71338-B

VICINITY MAP



SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, J. L. LANE, 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 in accordance with the Platting Rules and Regulations of the City of Rockwall, Texas.

J. L. LANE  
 REGISTERED PUBLIC SURVEYOR NO. 2509

STATE OF TEXAS  
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J. L. LANE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the \_\_\_ day of \_\_\_, 19\_\_.

NOTARY PUBLIC in and for Dallas County, Texas.

*We need an easement 15' around all lots for telephone SW Roll*

OWNERS CERTIFICATION

STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS, SAFEWAY STORES, INCORPORATED, a Maryland corporation, and CARLISLE PROPERTY COMPANY, are the owners of tracts of land situated in the JAMES SMITH SURVEY, ABSTRACT NO. 200 and the WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9, Rockwall County, Texas, being the same land conveyed in two tracts to Argosy Development Company, Ltd., by deed from John L. Jones, recorded in Volume 97, Page 626, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING AT an iron rod for a corner in the south line of said Smith Survey, in a county road situated S 45° 08' 30" E, 40.00 feet from the southeast corner of said Blevins Survey, said point being on the south ROW line of Interstate Highway No. 30;

- THENCE: Along the south ROW line of Interstate Highway No. 30 as follows:  
 N 44° 28' 05" E, 40.00 feet to a concrete highway marker for corner;  
 N 11° 49' 39" E, 192.78 feet to an iron pin for corner;  
 N 70° 38' 45" E, 750.07 feet to a wooden highway marker for corner;  
 N 62° 43' 55" E, 173.00 feet to an iron pin for corner;
- THENCE: S 27° 18' 38" E, 165.36 feet to an iron pin for corner;
- THENCE: S 62° 43' 55" E, 100.00 feet to an iron pin for corner;
- THENCE: S 27° 18' 38" E, 98.50 feet to an iron pin for corner;
- THENCE: S 82° 11' 31" E, 166.24 feet to an iron pin for corner on the west ROW line of F. M. Road No. 740;
- THENCE: S 6° 45' 50" W, along the west ROW line of F. M. Road No. 740, a distance 675.80 feet to an iron pin for angle;
- THENCE: S 6° 19' 09" W, continuing with the said ROW line, a distance of 42.14 feet to an iron pin for corner;
- THENCE: N 83° 40' 51" W, 647.37 feet to an iron pin in the centerline of a county road;
- THENCE: N 44° 54' 27" W, 564.05 feet along the centerline of said county road to the PLACE OF BEGINNING and containing 751,826.68 square feet or 17.2596 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT, SAFEWAY STORES, INCORPORATED, a Maryland corporation, owners of Lots 1 & 2, and CARLISLE PROPERTY COMPANY, owners of Lots 3, 4 & 5, do hereby adopt this plat designating the hereinabove described property as ROCKWALL VILLAGE ADDITION NO. 1, an Addition in the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public 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 the construction, maintenance or efficiency of its respective systems on any of these easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS OUR HANDS AT \_\_\_\_\_, this the \_\_\_ day of \_\_\_, 19\_\_.

ATTEST: SAFEWAY STORES, INCORPORATED, a Maryland corporation

ATTEST: CARLISLE PROPERTY COMPANY-RETAIL, a Texas Corporation

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed and as the Act and Deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the \_\_\_ day of \_\_\_, 19\_\_.

NOTARY PUBLIC for the State of Texas

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared \_\_\_\_\_ 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 purposes and considerations therein expressed and as the Act and Deed of said Company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the \_\_\_ day of \_\_\_, 19\_\_.

NOTARY PUBLIC for the State of Texas

APPROVED ON THIS THE \_\_\_ DAY OF \_\_\_, 19\_\_.

VICIN CHAIRMAN, Planning & Zoning Commission

MAYOR, City of Rockwall, Texas

ATTEST:

HELEN JOHNSON, CITY SECRETARY

ROCKWALL VILLAGE ADDITION NO. 1

PART OF JAMES SMITH SURVEY, ABSTRACT NO. 200, AND THE WM. BLEVINS SURVEY, ABSTRACT NO. 9 ROCKWALL COUNTY, TEXAS

by  
 ASSOCIATED ENGINEERS CO.  
 3149 HWY 67 SUITE F  
 MESQUITE, TEXAS PH. 321-9258  
 75150

OWNER: SAFEWAY STORES INC.  
 11325 PEGASUS  
 SUITE W 141  
 DALLAS, TEXAS 75238  
 ATT. H. RHODES

CARLISLE PROPERTY CO.  
 12340 INWOOD ROAD  
 DALLAS, TEXAS 75240  
 ATT. DAN HIGHLEY

SCALE 1" = 60' , JUNE , 1983

Revised - Aug 10, 1983 Revised JAN 19, 1984 Revised APRIL 4, 1984

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. L. LANE, 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 in accordance with the Platting Rules and Regulations of the City of Rockwall, Texas.

J. L. LANE  
REGISTERED PUBLIC SURVEYOR NO. 2509

STATE OF TEXAS  
COUNTY OF DALLAS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, the \_\_\_ day of \_\_\_, 19\_\_.

NOTARY PUBLIC in and for Dallas County,  
Texas.

OWNERS CERTIFICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, SAFEWAY STORES, INCORPORATED, a Maryland corporation, and CARLISLE PROPERTY COMPANY, are the owners of tracts of land situated in the JAMES SMITH SURVEY, ABSTRACT NO. 200 and the WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9, Rockwall County, Texas, being the same land conveyed in two tracts to Argoy Development Company, Ltd., by deed from John L. Jones, recorded in Volume 97, Page 626, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

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THENCE: Along the south ROW line of Interstate Highway No. 30 as follows:  
N 44° 28' 05" E, 40.00 feet to a concrete highway marker for corner;  
N 11° 49' 39" E, 192.78 feet to an iron pin for corner;  
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N 62° 43' 55" E, 173.00 feet to an iron pin for corner;

THENCE: S 27° 18' 38" E, 165.36 feet to an iron pin for corner;  
THENCE: S 62° 43' 55" W, 100.00 feet to an iron pin for corner;  
THENCE: S 27° 18' 38" E, 98.50 feet to an iron pin for corner;  
THENCE: S 82° 11' 31" E, 166.24 feet to an iron pin for corner on the west ROW line of F. M. Road No. 740;  
THENCE: S 6° 45' 50" W, along the west ROW line of F. M. Road No. 740, a distance 675.80 feet to an iron pin for angle;  
THENCE: S 6° 19' 09" W, continuing with said ROW line, a distance of 562.14 feet to an iron pin for corner in the centerline of a county road;  
THENCE: N 44° 54' 27" W, with the centerline of said county road, a distance of 1394.40 feet to the PLACE OF BEGINNING and containing 920,146.44 square feet or 21.1237 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SAFEWAY STORES, INCORPORATED, a Maryland corporation, owners of Lots 1 & 2, and CARLISLE PROPERTY COMPANY, owners of Lots 3, 4 & 5, do hereby adopt this plat designating the hereinabove described property as Carlisle Plaza Addition, an Addition in the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public 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 the construction, maintenance or efficiency of its respective systems on any of these easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS OUR HANDS AT \_\_\_, this the \_\_\_ day of \_\_\_, 19\_\_.

ATTEST: SAFEWAY STORES, INCORPORATED, a Maryland corporation

ATTEST: CARLISLE PROPERTY COMPANY-RETAIL, a Texas Corporation

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed and as the Act and Deed of said Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the \_\_\_ day of \_\_\_, 19\_\_.

NOTARY PUBLIC for the State of Texas

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this day personally appeared \_\_\_\_\_ 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 purposes and considerations therein expressed and as the Act and Deed of said Company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the \_\_\_ day of \_\_\_, 19\_\_.

NOTARY PUBLIC for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

City Administrator

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

APPROVED

Chairman, Planning & Zoning Commission

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

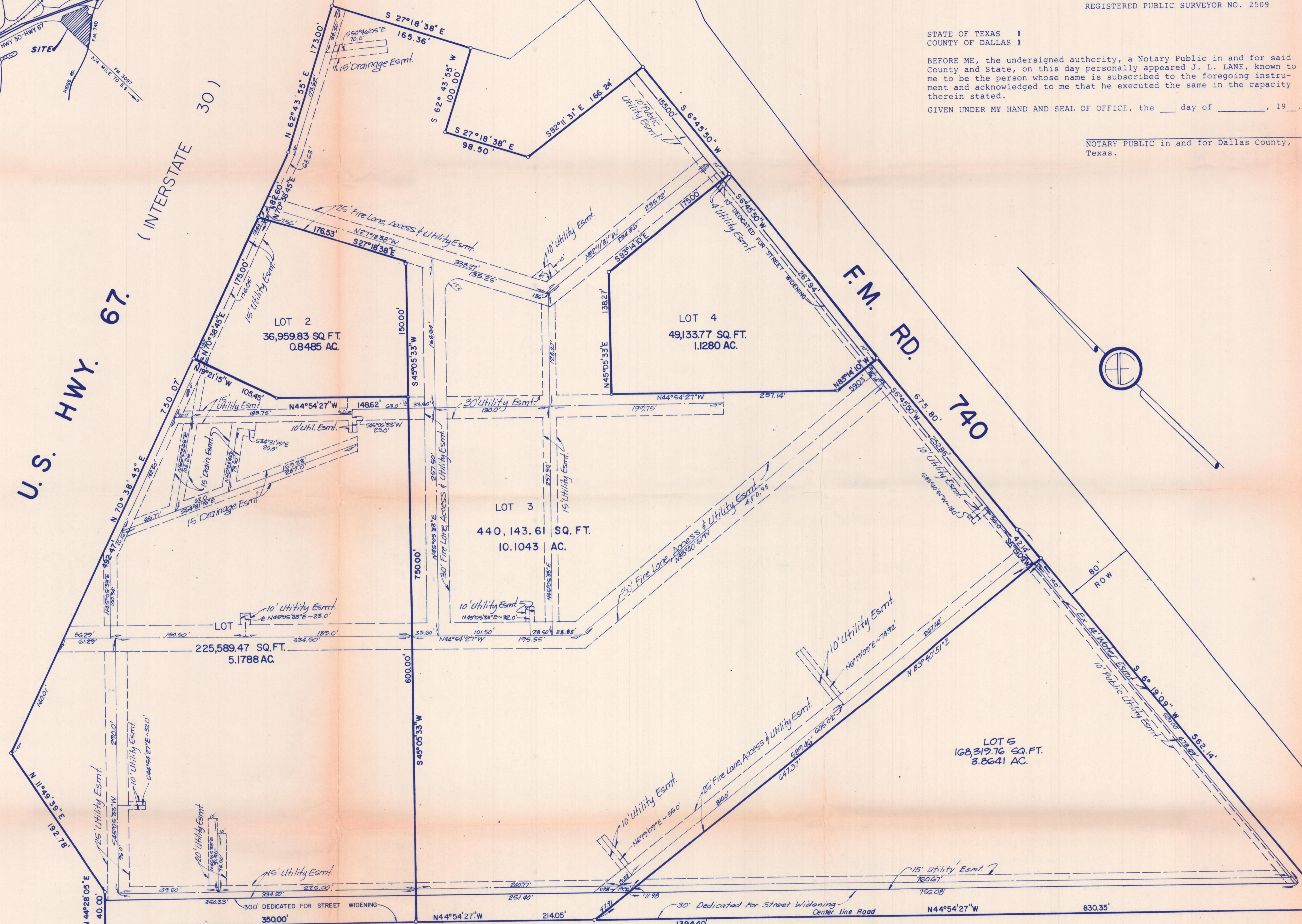
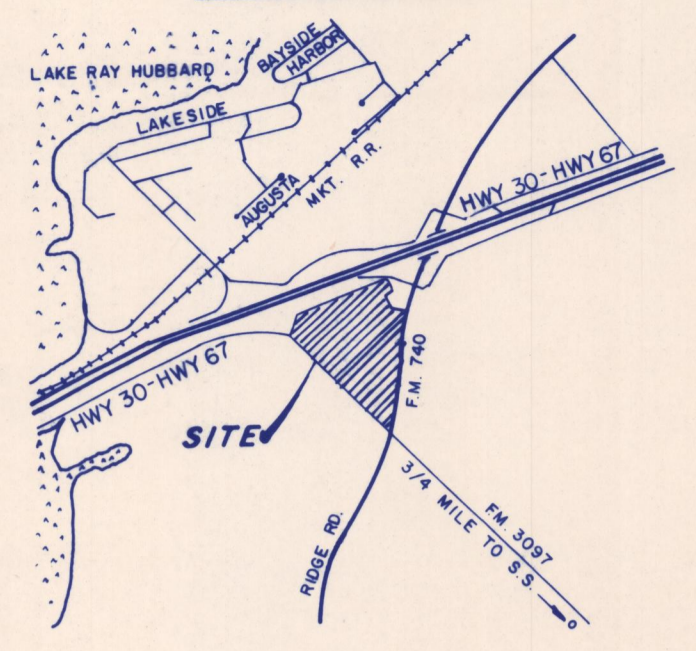
I hereby certify that the above and foregoing of CARLISLE PLAZA Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_, 19\_\_.

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 therefore 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, as required under Ordinance 83-54.

Mayor, City of Rockwall

City Secretary, City of Rockwall

VICINITY MAP



**CARLISLE PLAZA ADDITION**  
PART OF JAMES SMITH SURVEY, ABSTRACT  
NO. 200, AND THE WM. BLEVINS SURVEY, ABSTRACT  
NO. 9 ROCK WALL COUNTY, TEXAS  
by  
ASSOCIATED ENGINEERS CO.  
3149 HWY 67 SUITE F  
MESQUITE, TEXAS PH. 321-9258  
75150

OWNER: SAFEWAY STORES INC. 11325 PEGASUS SUITE W 141 DALLAS, TEXAS 75238  
CARLISLE PROPERTY CO. 12340 INWOOD ROAD DALLAS, TEXAS 75240  
ATT. H. RHODES ATT. DAN HIGHLEY

SCALE 1" = 60' , JUNE , 1983  
Revised - Aug 10, 1983 Revised JAN 19, 1984 Revised APRIL 4, 1984

PRELIMINARY COST ESTIMATE

36-Foot Street On West Side Of Safeway/Rockwall Village

Cost per foot of pavement

Unclassified street excavation 38 x 1.5 x 1/27 = 2.11 cy/lf @ \$2.50 =	\$ 5.28
6-inch lime stabilized subgrade (manipulation) 38 x 1/9 = 4.22 sy/lf @ \$1.50 =	6.33
Lime for stabilization 38 x 1 x 0.5 x 0.05 x 125/2000 = 0.059 tons/lf @ \$72/tn =	4.25
6-inch concrete pavement 37 x 0.5/9 = 2.06 sy @ \$18.00/sy =	37.08
6-inch superimposed curb 2 x 1 = 2 lf @ \$1.50/lf =	3.00
4-foot sidewalk 4 x 2 = 8 sq.ft/lf @ \$265/sf =	21.20
6-inch topsoil 16 x 0.5/9 = 0.89sy @ \$2.00/sy =	<u>1.78</u>
	\$ 78.92

1,394.4 ft x \$78.92/lf	=	\$110,046
Storm drainage*	=	<u>73,313</u>
		\$183,359
Contingencies @ 20%		<u>36,672</u>
		\$220,031

\* Based on very rough quantity takeoff



SAFEWAY STORES, INCORPORATED

9111 Garland Road, P. O. Box 18297, Dallas, Texas 75218-0297

May 1, 1984

City of Rockwall  
205 West Rusk Street  
Rockwall, Texas 75087-3793

Attn: Karen Martin

RE: JOB #03-0678-01  
Safeway Store #678  
FM Rd. 740 @ I-30  
Rockwall, Texas

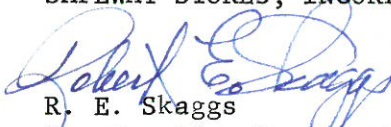
Dear Ms. Martin:

Per your statement of 4-19-84, we attach our draft in the amount of \$730.00 covering engineering charges for an advanced review of our Site and Plat Plans. We are forwarding a copy of your check list to our engineer, Mr. Harold Evans, for compliance.

We are appreciative of the city's cooperation in this matter.

Very truly yours,

SAFEWAY STORES, INCORPORATED

  
R. E. Skaggs  
Construction Representative

RES/gm

ccs: R. F. Hale/File  
Dave Main  
Jim Cervine, w/att.  
Dan Highley, w/att.  
Harold Evans, w/att.



9111 Garland Road, P. O. Box 18297, Dallas, Texas 75218-0297

May 10, 1984

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

Gentlemen:

You advised you never received our Draft No. 032-0814939 dated April 30, 1984 for \$730.00; therefore, we requested payment to be stopped.

Attached in duplicate is Indemnity Agreement to be signed by a person authorized to sign checks and/or undertakings of this sort in your behalf, along with the date of signing, on the original and return to my attention at P. O. Box 18297, Dallas, Texas 75218-0297.

Upon receipt of the signed Indemnity Agreement, we will issue a duplicate draft to replace the one that was lost.

Very truly yours,

SAFEWAY STORES, INCORPORATED

A handwritten signature in blue ink, appearing to read 'D. K. Beckstead', written over a horizontal line.

D. K. Beckstead  
Division Controller

bsp

attachment



**SAFEWAY**  
STORES, INCORPORATED

11325 Pegasus, Suite W141, Dallas, TX 75238

May 10, 1984

City of Rockwall  
205 W. Rusk St.  
Rockwall, TX 75087

Attn: Ms. Karen Martin

Re: Proposed Safeway Store #678  
SWC FM 740 & IH-30  
Rockwall, Texas

Dear Ms. Martin:

Attached is Safeway's check No. 0815316, dated May 10, 1984, payable to the City of Rockwall, in the amount of \$730.00 which represents the fee for final plat approval.

Safeway has previously furnished the City of Rockwall a check in the amount of \$730.00, dated April 30, 1984. That check was forwarded to the City of Rockwall by Robert E. Skaggs in our Construction Department. Apparently that check has been misplaced or lost. I am forwarding the enclosed check so that the replatting process may continue.

A copy of the check dated April 30, 1984, No. 0814939, is also attached. If it is determined that the City of Rockwall has received the April 30th check, we will expect to be reimbursed for same. If you have no record of receiving same, please advise in order that we may have a "stop payment" order placed on the check. Should the latter check be located by your people, please call me at (214) 340-4922.

Yours very truly,

SAFEWAY STORES, INCORPORATED

James L. Cervine  
Real Estate Representative

JLC(44):nj

Attachs.



IN PAYMENT FOR THE ACCOUNT OF: **SAFeway STORES, INCORPORATED, DALLAS, TEXAS 75218**

INVOICE OR STORE NUMBER	INVOICE AMOUNT	DEDUCTIONS	CASH DISCOUNT	NET AMOUNT	DISTRIBUTION	
					ACCOUNT NO.	AMOUNT
<p><b>Preliminary engineering fee on site plan</b></p> <p><b>Job #03-0678-01</b>  <b>Safeway Store #678</b>  <b>1-30 &amp; FM Rd 740</b>  <b>Rockwall, Tx.</b></p>						
					<b>160 527</b>	<b>730.00</b>

*527*

FORM 77 (REV. 1-82)  
10-82-908-6

PLEASE DETACH BEFORE DEPOSITING

PRINTED IN U.S.A.  
4-223-7 (611)

**NO.032-0814939**

ISSUED TO:

<p><b>SAFeway STORES, INCORPORATED</b>                  DALLAS, TEXAS 75218</p>		<p>96-763 531</p>
<p><b>4-30 1984</b></p>		<p><b>NO.032-0814939</b></p>
<p><b>City of Rockwall</b>                  205 West Rust St.                  Rockwall, Tx. 75087-3793</p>		<p>AMOUNT <b>\$730.00</b></p>
<p><b>Pay TO THE ORDER OF</b></p>		<p>CENTRAL ACCOUNTING COPY                  SAFeway STORES, INCORPORATED</p>
<p>PAYABLE AT THE OFFICE OF THE TREASURER OF:  <b>SAFeway STORES, INCORPORATED</b>                  THROUGH                  BACHOWA BANK &amp; TRUST COMPANY, N.A.</p>		<p>BY <b>NOT NEGOTIABLE</b></p>

CHECK NOT VALID UNLESS WATERMARK APPEARS ON BACK

**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.

April 25, 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 Village  
ROK 84812

Gentlemen:

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

PAVING

1. There is no street paving within dedicated right-of-way in this project. However, the project is adjacent to three existing street systems and is subject to improvements of these streets as required by the City.
2. The file plat does not indicate emergency access and utility easements. It is recommended that emergency access easements be provided.

STORM DRAINAGE

1. Information provided for drainage areas 3 and 4 does not appear to fully depict the drainage pattern for these two respective areas. How and where does storm water running across parking lot enter ditch along I-30 frontage road?

2. It is recommended that the inlet shown in drainage area 1 be changed from 10-feet to 15-feet as shown in the calculations.
3. It is recommended that the 6-foot inlet shown in drainage area 9 be changed to 5-feet.
4. It is recommended that the method of handling the overland runoff located south of drainage area 8 be indicated on the plans. Does the water cross the road or is it carried in a ditch?

WATER

1. It is recommended that the proposed 6-inch water line that ends with a fire hydrant be changed to an 8-inch. The minimum size water line in commercial or industrial areas shall be 8-inches as per the Standards for Design.
2. It is recommended that the distance between water and sewer lines be indicated on the map.

SEWER

1. It is recommended that water lines crossing sanitary sewer lines be located in the plan views.
2. The State Health Department requires drop manholes to be constructed at locations where the fall to invert is greater than 24-inches. There are two locations where this occurs in this project. It is recommended that either sewer line grades be revised to eliminate drops greater than 24-inches or drop manholes constructed.

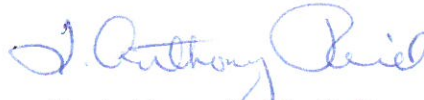
City of Rockwall  
April 25, 1984  
Page 3

GENERAL COMMENTS

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

# 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.  
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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.

April 25, 1984

Ms. Karen Martin  
Administrative Assistant  
City of Rockwall  
102 E. Washington  
Rockwall, TX 75087

Dear Karen:

We are furnishing with this letter a very preliminary construction estimate for paving the gravel road behind Safeway/Rockwall Village. The total estimated construction cost for the approximately 1,394 feet of paving based on a 36-foot street is \$220,031. We have not based this estimate on any detailed design but have included an adequate contingency. We believe the estimate should be sufficient for planning purposes. If you need additional information, please let us know.

Yours very truly,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.

TAR:dd  
Enclosure

# Harold L. Evans

*Consulting Engineer*

2331 Gus Thomasson Road — P.O. Box 28355 — Dallas, Texas 75228 — 214-328-8133

May 4, 1984

City of Rockwall  
205 West Rusk Street  
Rockwall, Texas 75087

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

Re: Safeway Development - ROK 84812  
Freese & Nichols letter dated April 25, 1984

Gentlemen:

We have received marked up plans and comments on the above proposed development and enclose two (2) sets of revised plans and have the following comments:

## PAVING

1. We are discussing the street to the south of the site with you. We propose only drive approaches to the State Highways bordering the site.
2. Emergency access easements are now indicated with easements.

## STORM DRAINAGE

1. Drainage plan has been revised and sub-areas shown to indicate more clearly various areas and flows through culverts.
2. Inlets have been revised to fit drainage flows.
3. Inlet size changed.
4. The overland flow has and remains sheet flow to and across the existing gravel road. This will be revised and gathered to an inlet(s) when the street is paved. The drain under F.M. 740 also contributes to sheet flow across this road per visual observation of evidence after recent rains.

WATER

1. 6" line is now 8" line.
2. Distances of 10' between water and sanitary sewer lines are now indicated.

SANITARY SEWER

1. Water lines are now shown.
2. Since the manhole discussed is a wet well it is not our practice to install drop connection because of needing holding volume and also keep solids from stopping up drop connection.

PLANS

1. File plat has easements with dimensions shown and project name has been revised per City of Rockwall's request.
2. Dimension control sheet is revised per revised layout.
3. Utility plan has the easements shown.
4. Storm & Sanitary Sewer plans are revised.
5. Grading plan is revised.
6. Drainage plan is revised.

Enclosed are your marked up prints. Should you have any questions, please do not hesitate to call.

Yours truly,

Harold L. Evans, Consulting Engineer



Dan E. Jenson, P.E.  
Project Engineer

Enclosures

cc: Freese & Nichols w/enclosure  
Bob Skaggs - Safeway

**FREESE AND NICHOLS, INC.**  
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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: Rockwall Village  
ROK 84812

Gentlemen:

We have received 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:

GENERAL

1. For future reference, the above referenced project has been renamed Carlisle Plaza.
2. All pavement comments have been satisfied.
3. Regarding storm drainage, three items need to be addressed.
  - a. The culvert pipes under the driveways entering onto the public roads have not been sized. It is recommended that these pipes be sized to satisfy the drainage in the ditches.
  - b. According to the Rockwall Standards for Design, storm drain manholes should generally be located at junctions of storm pipes. This situation occurs twice on Line D on the storm drain system.
  - c. It is unclear in which drainage area the area located between drainage area 1 and drainage area 2 is included.



City of Rockwall  
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4. The review comments on the water system have been satisfactorily addressed.
5. The sanitary sewer review comments have been satisfactorily addressed.

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. Our recommendations do not in any way relieve the Developer or his agent for responsibility in 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