

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: July 9, 1984

Name of Proposed Subdivision ORLEANS ON THE LAKE

Name of Subdivider Richard Harris

Address P. O. Box 279, Rockwall, Texas 75087 Phone 722-5746

Owner of Record Richard Harris

Address P. O. Box 279, Rockwall, Texas 75087 Phone 722-5746

Name of Land Planner/Surveyor/Engineer Harold L. Evans, Consulting Engineer

Address P. O. Box 28355, Dallas, Texas 75228 Phone 328-8133

Total Acreage 5.911 Current Zoning PD

Number of Lots/Units 41 Signed _____

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

APPLICATION AND
FINAL PLAT CHECKLIST

- | | | |
|------------|-------|--|
| _____ | _____ | 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. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners |
| ✓
_____ | _____ | 12. 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 |
| _____ | _____ | 13. An instrument of dedication or adoption signed by the owner or owners |
| ✓
_____ | _____ | 14. Space for signatures attesting approval of the plat |
| ✓
_____ | _____ | 15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat |
| ✓
_____ | _____ | 16. Complies with all special requirements developed in preliminary plat review |

VII B

PLANNED DEVELOPMENT
AREA REQUIREMENTS CHECKLIST

Project: Orleans on the Lake
 PD No. 20
 Location: Summer Lee & FM-740

Project Description: Zero Lot
Line Single Family
 Total Acreage: 6
 Total Density: 6.9 per Acre

Area Requirement	Current Standards	Proposed Standards	Approved Standards
Min. Lot Depth	100'	90'	90'
Min. Lot Width	25'	40'	40'
Min. Lot Area	3,000 sq.ft.	3,600 sq.ft.	3,600 sq. ft.
Min. Front Yard	20'	20'	20'
Min. Rear Setback	7½'	--	7½'
Min. Side Setback	5'	--	0 & 5'
Min. sq.ft. reqmt.	800 sq.ft.	--	1,200 sq. ft. heated living area
Max. Bldg. Coverage	60%	--	60%
Max Density	8/acre	6.9/acre	6.9/acre
Max. Height	36'	--	36', 2 stories
Min. No. off St. Pkng. (excluding garage ^{Spaces})	2	2	2
% of Exterior Masonry Coverage	N/A	--	subject to elevations approval by Council
Garage		2 car	2 car

Final plat must designate zero setback line and deed restrictions
 must designate homeowners' association to maintain after built out.

ENGINEERING DRAWINGS CHECKLIST

Date: July 9, 1984

Name of Proposed Subdivision ORLEANS ON THE LAKE

Name of Subdivider RICHARD HARRIS

Address P.O. Box 279 ROCKWALL TEXAS 75087 Phone 722-5746

Owner of Record RICHARD HARRIS

Address P.O. Box 279 ROCKWALL TEXAS 75087 Phone 722-5746

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS, CONSULTING ENGINEER

Address P.O. Box 28355 DALLAS, TEXAS, 75228 Phone 328-8133

Total Acreage 5.911

Current Zoning PD

Number of Lots/Units 41

Signed 

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City should be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

Information
Included
on Plans

Information
Sufficient
for Review

Item

✓

✓

✓

✓

✓

✓

✓

✓

UTILITY PLAN:

1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
2. Plan view shall also include all existing and proposed easements and rights-of-ways.
3. Plan view shall show street lighting.

STREETS:

1. Paving plan shall show plan and profile of existing and proposed street improvements.
2. Paving profile shall show existing ground grade and the grade of the right and left curb and the existing and proposed utilities.
3. Paving plan shall show existing grade and proposed grade.
4. Paving plan shall show paving width and street classification with standard curve data.
5. Paving details shall comply with the Standard Details for the City of Rockwall.

STORM DRAINAGE:

1. The drainage area map showing the entire watershed on which the project is located shall be included. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

Date Submitted: 7/10/84

Sent to Engineer: 7/12/84

Engineering Approval: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

As Built Submitted: _____

Case No: 84-

Fee Paid: _____

Availability Pd: _____

SANITARY SEWER SYSTEM SUMMARY

"Orleans on the Lake"

MANHOLE	RESIDENTIAL FLOW			Commercial or Industrial Point Source Flow (Units)	Average Flow (gpm)	Peak Infiltration Inflow (gpm)	Total Design Flow Maximum Weather (gpm)	Total Design Flow Wet-Day (gpm)
	FROM	TO	CUMMULATIVE POPULATION					
0400	1436	2	144	—	14,320	35,800	36,800	36,000
0400 B	3498	3	60	—	6000	15000	15,000	15,100
3498 B	6450	4	24	—	2400	6000	6000	6050
0400 C	2421 C	6	0	—	—	—	—	50
2421 C	4482	8	52	—	5200	13000	13000	13050
9	10							

Fig. 5.1

		CURVE DATA				
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S76°31'41"W	136.10	116°33'29"	80.00	162.75	129.42
C2	N57°56'56"E	133.91	23°24'46"	330.00	134.85	88.38
C3	S05°43'29"W	38.79	101°46'06"	25.00	44.40	30.75
C4	S13°27'18"E	78.83	63°24'30"	75.00	83.00	46.33
C5	S76°32'42"W	100.00	180°10'06"	50.00	157.23	
C6	N00°04'49"W	106.21	90°09'30"	75.00	118.02	75.21
C7	S13°27'18"E	26.28	63°24'30"	25.00	27.67	15.44
C8	S76°32'42"W	42.54	116°35'30"	25.00	50.87	40.47
C9	N00°04'49"W	35.40	90°09'30"	25.00	39.34	25.07
C10	N68°08'03"E	17.52	3°02'32"	330.00	17.52	8.76
C11	N61°36'40"E	57.55	10°00'15"	330.00	57.62	28.88
C12	S13°27'18"E	52.55	63°24'30"	50.00	55.33	30.89
C13	S76°32'42"W	85.08	116°35'30"	50.00	101.75	80.94
C14	N00°04'49"W	70.81	90°09'30"	50.00	78.68	50.14

TEXAS FRATES CO.

COUNTY ROAD

Point of Beginning

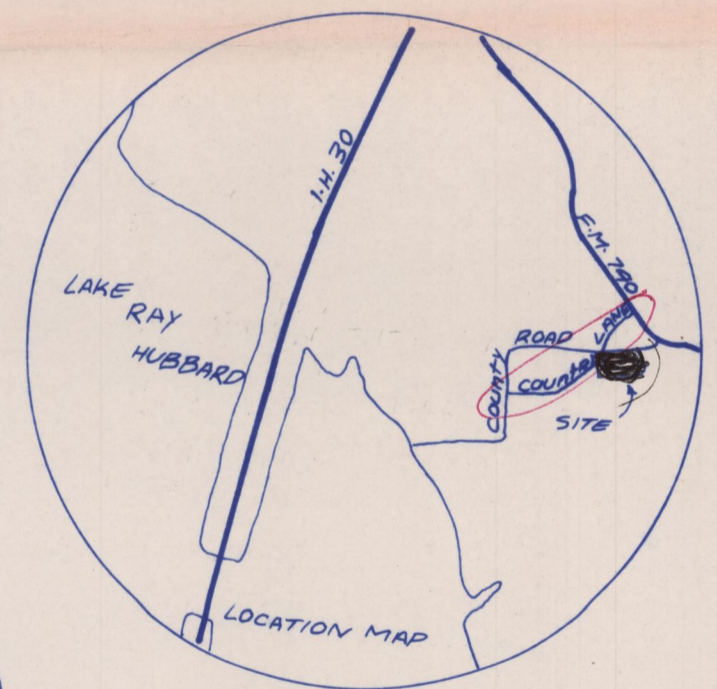
BOURBON STREET WAY

BLOCK (A)

BLOCK (B)

- ① Utility Easements
- ② Street Row
- ③ Dedication of Roads

TEXAS FRATES CO.



1/5

TEXAS FRATES Co.

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	JULY, 1984	84122

ORLEANS ON THE LAKE

E. TEAL SURVEY	ABSTRACT NO. 207
CITY OF ROCKWALL	ROCKWALL COUNTY, TEXAS
RICHARD HARRIS PO. BOX 279	OWNER ROCKWALL, TEXAS 75087

N44295

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

APPROVED:

WHEREAS, Richard Harris is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 6.0 acre tract of land conveyed to George R. Roland, Carl Cooper, Richard Harris, and Kirby Albright, by deed recorded in Volume _____, Page _____, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Chairman, Planning and Zoning Commission

Date: _____

BEGINNING at an iron rod at the intersection of the Southeast line of Country Lane, a 60 foot right-of-way, and the Southwest line of a County Road and the Northeast line of said 6.0 acre tract;
THENCE: South 45° 09' 34" East a distance of 431.92 feet along the Southwest line of said County Road and the Northeast line of said 6.0 acre tract to an iron rod for a corner at the East corner of said 6.0 acre tract and at a North corner of that tract of land conveyed to Texas Frates Company, (formerly Clarke-Frates Company), by deed recorded in Volume 103, Page 255, Deed Records, Rockwall County, Texas;
THENCE: South 18° 14' 57" West a distance of 381.82 feet along the Southeast line of said 6.0 acre tract and an Easterly line of said Frates Company tract to an iron rod at the point of curvature of a circular curve to the right, having a central angle of 116° 33' 29", and a radius of 80.00 feet;
THENCE: Along said curve and continuing along the common line of said 6.0 acre tract and Frates Company tract an arc distance of 162.75 feet to an iron rod at the point of tangency of said curve;
THENCE: North 45° 11' 35" West a distance of 562.62 feet continuing along said common line to an iron rod at the West corner of said 6.0 acre tract;
THENCE: North 44° 59' 56" East a distance of 327.15 feet along the Northwest line of said 6.0 acre tract to an iron rod for a corner on the Southeast line of the above mentioned Country Lane, said iron rod being on a circular curve to the left, having a central angle of 23° 24' 46", a radius of 330.00 feet, and a chord that bears North 57° 57' 56" East a distance of 133.91 feet;
THENCE: Along said curve in a Northeasterly direction and with said Southeast line an arc distance of 134.85 feet to the Point of Beginning and Containing 5.911 Acres of Land.

I hereby certify that the above and foregoing plat of Orleans on the Lake, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

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

WITNESS MY HAND this _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Richard Harris does hereby adopt this plat designating the hereinabove described property as Orleans on the Lake, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Richard Harris, his 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 Richard Harris, his successors and assigns. Provided however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed or 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 building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and addint to or removing all or part of its respective systems without the necessity of, at any time, procuring the permission of anyone. Richard Harris, his successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

All utility easements shall also include additional easement area for installation and maintenance of appurtenances necessary to serve the individual units.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 19____.

RICHARD HARRIS

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Richard Harris.

Notary Public
Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

Date: _____

2
5

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	JULY, 1984	84122

ORLEANS ON THE LAKE	
E. TEAL SURVEY	ABSTRACT NO. 207
CITY OF ROCKWALL	ROCKWALL COUNTY, TEXAS
RICHARD HARRIS P.O. BOX 279	OWNER ROCKWALL, TEXAS 75087

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.

July 26, 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: First Review
Orleans on the Lake
ROK 84841

We have reviewed the plans for the above referenced project and have completed the first review. We offer the following comments regarding compliance with the City of Rockwall's Standards of Design (July 1984) and good engineering practice:

PAVING COMMENTS

1. No provisions have been allowed for alleys in this development.
2. It is recommended that curb returns at intersections of all streets be designed such that a minimum tangent distance of twenty feet (20') and/or a minimum radius of twenty feet (20') be provided.
3. In two instances Bourbon Street Way centerline radii are shown less than the 150 foot minimum required by the City. It is suggested that cul-de-sacs be provided at these locations if 150 ft. radii are not obtainable.
4. The plans need to indicate how the proposed street will tie into Summer Lee Drive. It is assumed that a valley gutter will be provided.
5. The algebraic difference of the street grades at the sag point in Bourbon Street Way exceed 17. The largest algebraic difference for establishing vertical curves according to the Standards of Design is 10. It is desirable that the algebraic difference be reduced if possible.

DRAINAGE COMMENTS

1. The drainage calculations table needs to be provided on the drainage area map.

2. Inlet calculations are required for these plans as shown on Page 3-17 of the draft Standards for Design.

3. The velocity in the 18" storm drain pipe is excessive. The maximum desirable velocity is 15 fps. It is recommended that riprap be provided for protection at the release point.

OTHER

1. Water plans appear to be in compliance with the Standards for Design. No comments are offered at this time.

2. Details on the proposed wet well and lift stations should be provided. The City should confirm that adequate capacity exists in the existing 6-inch force main.

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 Standards of 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.



T. Anthony Reid, P.E.

TAR/DCB:dd

xc: R. L. Nichols

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.

August 14, 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
Orleans on the Lake
ROK 84841

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 of Design and good engineering practice:

PAVING COMMENTS

1. No provisions have been allowed for alleys in this development.
2. In two instances, Bourbon Street Way centerline radii are shown less than the 150 foot minimum required by the City. It is suggested that cul-de-sacs be provided at these locations if 150 foot radii are not obtainable.
3. The algebraic difference of the street grades at the sag point in Bourbon Street Way exceed 17. The largest algebraic difference for establishing vertical curves according to the Standards of Design is 10. It is desirable to reduce the algebraic difference if possible.

DRAINAGE COMMENTS

1. The velocity in the 18" storm drain pipe is not shown and needs to be listed. The maximum desirable velocity is 15 fps.
2. A junction box should be provided where the 18" storm drains intersect.

WATER AND SEWER COMMENTS

1. Where water and sewer pipelines pass closer together than 9 feet, the Texas Department of Health requires special construction methods. These locations and methods should be noted on the plans.

2. Details on the proposed wet well and lift station should be provided. The City should confirm that adequate capacity exists in the existing 6-inch force main.

3. The calculations of flow for the sanitary sewer systems appear to be in gallons per day (gpd) rather than gallons per minute (gpm). The flow rates indicated in the calculations will severely overload the sewers proposed.

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.

C. Diane Palmer

C. Diane Palmer, P.E.

CDP/WLD:dd

xc: T. A. Reid
R. L. Nichols

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.

August 27, 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
Orleans on the Lake
ROK 84841

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

GENERAL COMMENTS

The plans attached appear to be adequate for approval. However, please consider the following for future reference.

1. All storm sewer mains should be shown in profile view regardless of size, length, or location. In this particular case, the short lateral storm sewer main profile was not provided. However, after reviewing the flowlines involved, no conflict with the storm sewer and the proposed water and sanitary sewer mains is readily apparent.

2. All lengths of radii should be provided on all cul-de-sacs.

Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend that the Developer consider our suggestions offered herein for future projects submitted to the City for approval. 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.

City of Rockwall
August 27, 1984
Page 2

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

Sincerely,

FREESE AND NICHOLS, INC.

C. Diane Palmer

C. Diane Palmer, P.E.

CDP/WLD:dd

xc: R. L. Nichols
T. A. Reid
W. L. Douphrate

Richard Harris

P. O. Box 279

Rockwall, Tx. 75087

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

SUBJECT

DATE

5/1/84

MESSAGE:

Re: Tanglewood Revised Development Plan

1. Label dimensions on lots
2. Country Lane now Summer Lee Drive
3. Street names
4. Close off entrance to parking lot adjacent to entrance to development -- possible traffic conflict.

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

TO

Dan Boutwell
Presse & Nichols
Centerpoint Two, Suite 320
116 Six Flags Drive
Arlington, Tx. 76011

FROM

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

SUBJECT

Orleans on the Lake

DATE

July 12, 1984

MESSAGE:

Attached are two sets of the plat and engineering drawings for Orleans on the Lake for your review. It is scheduled for Planning and Zoning Commission on August 9, 1984. Could we have your comments by July 27th.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin (copy)

REPLY

RECEIVED

DATE

7-13-84

SIGNED

DAN Boutwell

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

Ennis RM-858-3

REPLIER'S COPY

REPLIER KEEP FOR FILE COPY

Richard Harris

P. O. Box 279

Rockwall, Tx. 75087

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

SUBJECT
Orleans on the Lake

DATE
7/19/84

MESSAGE:

As you discussed with Julie Couch, we must have the deed restrictions for Orleans on the Lake by August 1st for distribution to the Planning and Zoning Commission.

Karen Martin

Karen

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

REPLY

DATE

SIGNED

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

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO
Harold Evans
28355
Dallas, Tx. 75228

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

SUBJECT
Orleans on the Lake Comments

DATE
7/27/84

MESSAGE:

1. Summer Lee Drive in legal and on location map.
2. Need volume and page in legal description.
3. Public streets and dedication.
4. Summer Lee/Bourbon Street intersection design needs flare to south.
5. Bourbon Street Loop or Circle.
6. Tennis Court parking must be as on site plan, not head-in.

cc. John Lindsey 8/1/84

CC: Richard Harris

Karen Martin

Karen

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

REPLY

DATE

SIGNED

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

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Richard Harris
P. O. Box 279
Rockwall, Tx. 75087

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

SUBJECT Orleans on the Lake DATE 8/13/84

MESSAGE:

On August 9, 1984, the Planning and Zoning Commission voted to recommend approval of your final plat with lot depths as shown subject to engineering. Any further revision to the engineering must be resubmitted by August 27th and the engineering must be approved prior to September 10th to appear on the Agenda. Please provide one more copy of the file plat (7 if there are revisions) by August 31st.

CC: Harold Evans
John Lindsey

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE
REPLY

REPLY TO → SIGNED



DATE SIGNED

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

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO Richard Harris
P. O. Box 279
Rockwall, Tx. 75087 FROM CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT Orleans on the Lake DATE 9/12/84

MESSAGE:

On September 10, 1984, the City Council voted to approve your final plat with the common areas turned over to the Homeowners' Association after 35 lots are owner-occupied.

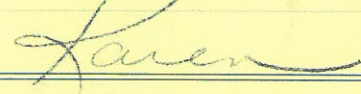
Please make sure you have addressed all Staff comments of 7/27/84 (label Summer Lee Drive, dedicate as public streets, fill in volume and page in legal description), then submit 2 mylars and 10 blue line copies for signatures and filing.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE
REPLY

REPLY TO → SIGNED



DATE SIGNED

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

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP