

SITE PLAN/PRELIMINARY PLAT/~~FINAL PLAT~~
FACT SHEET

Applicant: Epic, Inc.

Name of Proposed Development: Windmill Ridge Estates, Sec. B., Install. One

Acreage: 25.9848

Number of Lots: 40

Current Zoning: PD-13, Duplex

Surrounding Zoning: PD-13

Description: First duplex lots in Windmill Ridge along Tubbs Road. Forty lots and 80 units. Includes park in flood plain. Dedicating right-of-way for future 4-lane divided highway along Tubbs Road. They are submitting a development plan/preliminary plat for approval.

Staff Comments:

- Need:
1. Lot frontages 70 ft.
 2. Building lines
 3. County Road is Tubbs Road
 4. ~~Well/Drive, not Well/Ridge~~
 5. Label park
 6. City Secretary signature

Additional comments coming from engineers on water, sewer, and storm drainage.

Planning and Zoning Commission Recommendations:

1/12/84 - Approval

City Council Decision:

2/6/84 - Approved with park details on final plat

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 9-5-84

NAME Epic
ADDRESS _____

Cash Check 1197 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Preliminary Plat</u>	<u>265.00</u>	

Received By O. Ghem

2792

FORM G-1

25 + 3/lot

HAROLD L. EVANS Consulting Engineer
2331 GUS THOMASSON ROAD P. O. BOX 28355
DALLAS, TEXAS 75228 214-328-8133

December 12, 1983

City of Rockwall
102 E. Washington
Rockwall, Texas 75087

Attention: Ms. Karen Martin

Dear Karen:

Delivered herewith are eight (8) copies of a file plat and two (2) sets of plans on the following projects:

- 1. Northshore, Phase 2A
 - 2. Harris Heights, Phase 1
 - 3. Windmill Ridge, Section B, Phase 1
 - 4. Rockwall East Business Park.
- preliminary plat* (next to item 3)
Industrial (under item 4)

Please place these items on the agenda for the January Planning & Zoning meeting.

Yours truly,

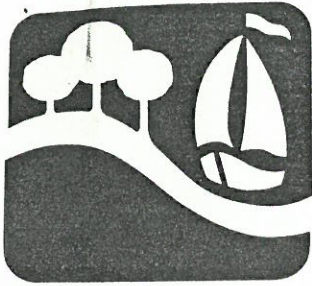


Harold L. Evans, P.E.

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Attachments

cc: Developers



CITY OF ROCKWALL
"THE NEW HORIZON"

January 19, 1984

Mr. Clyde H. Pittman, Jr.
Epic, Inc.
8585 Stemmons Freeway, Suite 816
Dallas, Texas 75247

Re: Windmill Ridge Estates, Section B, Installment One

Dear Mr. Pittman:

As of this date we still have not received any filing fees for the above referenced project. The confusion over whether a preliminary plat had to be reviewed first and whether each lot contained one dwelling unit or two units has resulted in a different filing fee from that which I had originally quoted.

Therefore, the preliminary plat/development plan filing fee is \$265.00. The final plat filing fee is \$340.00. We also need the enclosed waiver signed and returned so that we might place your final plat on the February Planning and Zoning Commission agenda before the City Council gives final approval to the preliminary plat.

I must ask you to pay the fees by January 27th to avoid removal from the agenda.

Sincerely yours,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin
Administrative Assistant

Enclosure
KM/mmp