



centennial homes, inc.
A Weyerhaeuser Company

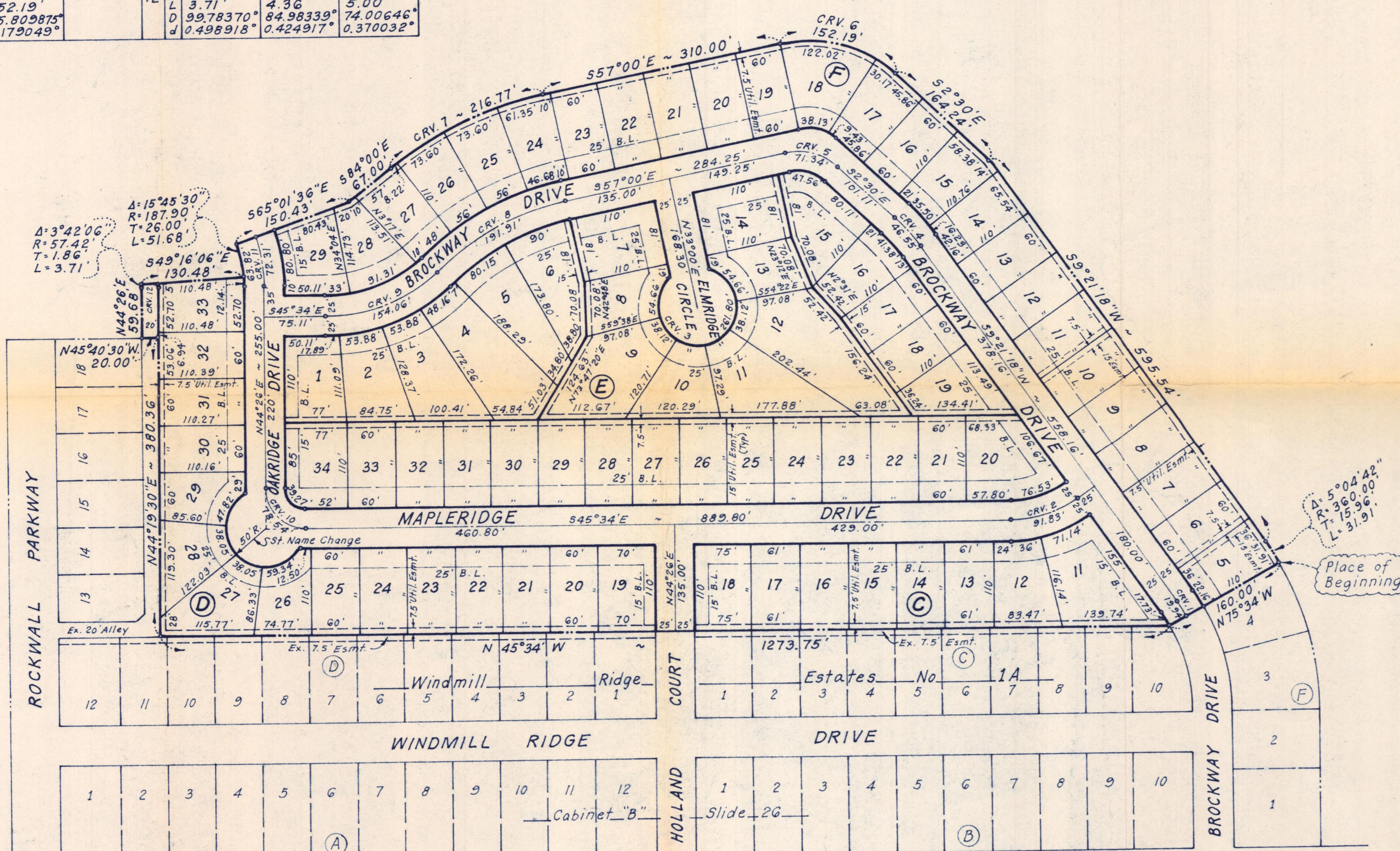


No. 11246

CO REFERENCE	INVOICE NO.	DATE	AMOUNT	DISCOUNT/ INS. WITHHELD	RETENTION	BALANCE
Final Plat Filing Fee for Windmill Ridge Second Installment		3/7/84	\$510.00			

DETACH BEFORE DEPOSITING

CURVE DATA											
NO.	S	INNER	E	OUTER	NO.	S	INNER	E	OUTER		
1	R	5°04'42"	5°04'42"	5°04'42"	7	R	27°00'	27°00'	27°00'		
	T	200.00'	225.00'	250.00'		T	460.00'	460.00'	460.00'		
	L	8.87'	9.98'	11.09'		L	110.44'	110.44'	110.44'		
	D	28.64790°	25.46480°	22.91832°		D	12.45561°	12.45561°	12.45561°		
	d	0.14324°	0.127324°	0.114592°		d	0.062278°	0.062278°	0.062278°		
2	R	35°04'42"	35°04'42"	35°04'42"	8	R	33°50'	33°50'	33°50'		
	T	125.00'	150.00'	175.00'		T	300.00'	300.00'	300.00'		
	L	39.51'	47.41'	55.31'		L	91.24'	98.85'	106.45'		
	D	76.53°	91.83°	107.14°		D	177.15°	191.91°	206.68°		
	d	45.83664°	38.19720°	32.74046°		d	19.09860°	17.62948°	16.37023°		
	d	0.229183°	0.190586°	0.163702°		d	0.095493°	0.088147°	0.081851°		
3	R	45°16'	45°16'	45°16'	9	R	45°16'	45°16'	45°16'		
	T	300.00'	50.00'	50.00'		T	170.00'	195.00'	220.00'		
	L	N.A.	261.80'	261.80'		L	70.88'	81.30'	91.73'		
	D	0.229183°	0.190586°	0.163702°		D	134.31°	154.06°	173.81°		
	d	0.127324°	0.114592°	0.101860°		d	0.168517°	0.146912°	0.130218°		
4	R	11°51'18"	11°51'18"	11°51'18"	10	R	90°00'	90°00'	90°00'		
	T	200.00'	225.00'	250.00'		T	25.00'	50.00'	50.00'		
	L	41.38'	46.55'	51.73'		L	39.27'	78.54'	117.81'		
	D	28.64790°	25.46480°	22.91832°		D	229.1832°	114.59160°	14.59160°		
	d	0.14324°	0.127324°	0.114592°		d	1.145916°	0.572958°	0.572958°		
5	R	54°30'	54°30'	54°30'	11	R	18°27'36"	19°27'36"	19°27'36"		
	T	50.00'	75.00'	50.00'		T	187.90'	212.90'	237.90'		
	L	25.75'	38.63'	25.75'		L	32.22'	36.51'	40.79'		
	D	114.59160°	76.39440°	114.59160°		D	30.49271°	26.91207°	24.08398°		
	d	0.572958°	0.381972°	0.572958°		d	0.152464°	0.134560°	0.120420°		
6	R	54°30'	54°30'	54°30'	12	R	3°42'06"	3°42'06"	3°42'06"		
	T	160.00'	160.00'	160.00'		T	1.86'	2.18'	77.42'		
	L	82.41'	152.19'	152.19'		L	3.71'	4.36'	5.00'		
	D	0.179049°	0.179049°	0.179049°		D	99.78370°	84.98339°	74.00646°		
	d					d	0.498918°	0.424917°	0.370032°		



F. M. 3097

NOTES:
 All Lot lines are radial or perpendicular to the Streets unless otherwise noted by bearing.
 All Easements shown are Drainage and Utility Easements.

STATE OF TEXAS
 COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Centennial Homes, Inc., is the owner of a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Texas, and being part of a tract conveyed to Epic, Inc., Trustee, as recorded in Volume 109, page 587 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most Easterly corner of Windmill Ridge Estates, Section A, Installment 1, as recorded in Cabinet "B", Slide 26, of the Deed Records of Rockwall County, Texas, said point being the Northeast corner of Lot 4, Block F of said addition, an iron stake for corner;

THENCE, Along the boundary line of said Windmill Ridge Estates, Section A, Installment 1, the following:
 N. 75°34'W, a distance of 160.00 feet to an iron stake for corner;
 N. 45°34'W, a distance of 1,273.75 feet to an iron stake for corner;
 N. 44°19'30"E, a distance of 380.36 feet to an iron stake for corner;
 N. 45°40'30"W, a distance of 20.00 feet to an iron stake for corner;
 THENCE, N. 44°26'E, leaving said boundary line, a distance of 59.68 feet to the beginning of a curve to the left, having a central angle of 03°42'06" and a radius of 57.42 feet, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 3.71 feet to the end of said curve, an iron stake for corner;
 THENCE, S. 49°16'06"E, a distance of 130.48 feet to the beginning of a curve to the left, having a central angle of 15°45'30", a radius of 187.90 feet, and a back tangent bearing N. 40°43'54"E, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 51.68 feet to the end of said curve, an iron stake for corner;
 THENCE, S. 65°01'36"E, a distance of 150.43 feet to an iron stake for corner;
 THENCE, S. 84°00'E, a distance of 67.00 feet to the beginning of a curve to the right, having a central angle of 27°00' and a radius of 460.00 feet, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 216.77 feet to the end of said curve, an iron stake for corner;
 THENCE, S. 57°00'E, a distance of 310.00 feet to the beginning of a curve to the right, having a central angle of 54°30' and a radius of 160.00 feet, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 152.19 feet to the end of said curve, an iron stake for corner;
 THENCE, S. 02°30'E, a distance of 164.24 feet to an iron stake for corner;
 THENCE, S. 09°21'18"W, a distance of 595.54 feet to the beginning of a curve to the right, having a central angle of 05°04'42" and a radius of 360.00 feet, an iron stake for corner;
 THENCE, Around said curve, an arc distance of 31.91 feet to the Place of Beginning and containing 18.1948 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Centennial Homes, Inc., does hereby adopt this plat designating the hereinabove described property as WINDMILL RIDGE ESTATES NO. 2A, an 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 easement strips shown on this plat for the purposes 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 the construction, maintenance, or efficiency of their respective system for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system 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 grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1983.

CENTENNIAL HOMES, INC.

Frederick E. Roach, President

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Frederick E. Roach, President of Centennial Homes, Inc., 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 consideration therein expressed, as the act and deed of said Corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this, the _____ day of _____, 1983.

Notary Public in and for said County and State

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Roger L. Bridges, 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.

STATE OF TEXAS
 COUNTY OF DALLAS

Roger L. Bridges, Registered Professional Surveyor No. 2707

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Roger L. Bridges, 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, the _____ day of _____, 1983.

Notary Public in and for said County and State

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ Date: _____

APPROVED: _____

Chairman, Planning & Zoning Commission _____ Date: _____

I hereby certify that the above and foregoing plat of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____, 1983.

MAYOR _____

CITY SECRETARY, City of Rockwall, Texas _____

FILE PLAT

WINDMILL RIDGE ESTATES NO. 2A
 JAMES SMITH SURVEY ~ ABSTRACT NO. 200
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 JOHN C. GIBSON CO., INC. - CONSULTING ENGINEERS
 9510 Military Parkway Dallas, Texas 75227

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
J.C.G. Co., Inc.	a.d.m.	Oct. 26, 1983	1" = 100'	G.M. Windmill Ridge	2	9

CENTENNIAL HOMES, INC. ~ OWNER
 5720 LBJ Freeway, Suite 610 Dallas, Texas 75240

~~SITE PLAN~~/~~PRELIMINARY~~/~~PLAT~~/FINAL PLAT

FACT SHEET

Applicant: Centennial Homes

Name of Proposed Development: Windmill Ridge, Phase 2-A

Acreage: 18.1948

Number of Lots: 82

Current Zoning: PD-13

Surrounding Zoning: PD-13

Description: Single Family residential behind Centennial Homes under construction on FM-3097

Staff Comments:

1. Needs location map
2. Start block lettering with "A" and lot numbering with "1"
3. Engineering at Freese & Nichols

Planning and Zoning Commission Recommendations:

3/8/84 - Approval subject to engineering and Staff comments.

City Council Decision:

4/2/84 - Approve subject to engineering, location map, block letters start with "A" and lots with "1"

Mr. Tony Reid, P. E.
Freese and Nichols
Centerpoint Two, Suite 320
616 Six Flags Drive
Arlington, Texas 76011

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

SUBJECT Windmill Ridge Off-site Waterline

DATE 6/21/84

MESSAGE:

Tony, attached please find the plans for the off-site waterline installation by developers of Windmill Ridge, Phase 2-A. Please review and comment as soon as possible.

Rick Crowley
Administrative Assistant

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

*Karen, for your information
Rick*

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

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: Windmill Ridge Estates
Phase 2 ROK 84035

Gentlemen:

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

GENERAL

1. The paving section shown on Sheet 4 of 10 does not agree with the Standards for Design for the City of Rockwall. It is recommended that the 4-inch parabolic crown be changed to 6-inch, the one-foot overlap of subgrade be changed to 6-inches, and that 3,000 psi be added to the concrete paving notes.
2. It is recommended that the water details agree with the standards used by the City of Rockwall.
3. Freese and Nichols' computer analysis indicates that fire protection for Windmill Ridge is inadequate. Placing a fire demand of 750 GPM on the computer model of the existing system (which included only existing developments, including Windmill Ridge, 1A) results in a residual pressure of 18 psi at Windmill Ridge. The State Board of Insurance requires a minimum residual pressure of 20 psi during fire flows. A fire flow of 750 GPM was also placed on the computer model with several proposed developments in southern Rockwall (Signal Ridge, Phase 1, 2, 3, 4; Chandlers Landing, Phase 4 and 14; Spyglass Hill, Phase 3, 4, 5; Windmill Ridge B1) results in pressures near 0 psi at Windmill Ridge.

City of Rockwall
May 18, 1984
Page 2

We would recommend that the City of Rockwall require construction of either: 1) the 12-inch line in F.M. 3097 recommended in the 1983 Report on Water Distribution System Study, or 2) a 12-inch loop connecting existing water lines in Windmill Ridge to the 16-inch line along I-35 east of F.M. 740. As development occurs in south Rockwall, it will be necessary to make further improvements to the water distribution system, as discussed in the January 19, 1984 letter from Jeff Drager to Jesse Gilbert.

4. Various general comments have been shown in the review plans.

Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend 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 of 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/dd

FREESE AND NICHOLS, INC.
C O N S U L T I N G E N G I N E E R S

April 2, 1984

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.

City of Rockwall
102 E. Washington
Rockwall, Texas 75087

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

Re: Windmill Ridge Estates
Phase 2 - ROK 84035

Gentlemen:

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

GENERAL

1. It is recommended that standard details for paving, sewer, water, and storm drainage be included in these plans.
2. The "Standards of Design" states: "Alleys shall be provided in all residential areas and shall be paved with concrete." This subdivision provides for no alleys. It seems that the City has waived this requirement for residential areas in the past and possibly could do so in this case. If alleys are to be required, they must comply with Sections 2.10 and 2.13 of the "Standards of Design." OK
3. Freese and Nichols computer analysis indicates that fire protection for Windmill Ridge is inadequate. Placing a fire demand of 750 GPM on our computer model of the existing system (which includes only existing developments, including Windmill Ridge, 1A) results in a residual pressure of 18 psi at Windmill Ridge. The State Board of Insurance requires a minimum residual pressure of 20 psi during fire flows. A fire flow of 750 GPM was also placed on our computer model with several proposed developments in southern Rockwall (Signal Ridge, Phase 1, 2, 3, 4; Chandlers Landing, Phase 4 and 14; Spyglass Hill, Phase 3, 4, 5; Windmill Ridge B1) results in pressures near 0 psi at Windmill Ridge.

We would recommend that the City of Rockwall require construction of either: 1) the 12-inch line in F.M. 3097 recommended in the 1983 Report on Water Distribution System Study, or 2) a 12-inch loop connecting existing water lines in Windmill Ridge to the 16-inch line along I-35 east of F.M. 740. As development occurs in south Rockwall, it will be necessary to make further improvements to the water distribution system, as discussed in the January 19, 1984, letter from Jeff Drager to Jesse Gilbert.

Letter to City of Rockwall
April 2, 1984
Page Two

4. The centerline for Curve 5 has been changed to agree with the Standards for Design. The westerly R.O.W. line has also been changed accordingly. However, the northerly R.O.W. line has not been changed to agree radially with the centerline. Although it is not necessary for the paving design, it is suggested that in order to be consistent with the other curves of Curve 5, the northerly R.O.W. be changed to reflect a radius of 175 feet.

PAVING

1. At Station 14+96.51 on Brockway Drive, where the paving ties to the existing street, the algebraic difference in grade is 1%. It is recommended that a 100' vertical curve be located at this point.
2. It is recommended that the asphalt drive located at Station 0+00 of Oakridge Drive be removed from the plans. This drive would encourage vehicles to "jump the curb" at this point. Since it is located outside the limits of the addition, questions arise as to who maintains this drive and does the City have an easement for it.

OTHER

There are no additional comments on the storm sewer, sanitary sewer, or water.

GENERAL COMMENTS

Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend the Developer provide corrections and additions the plans as noted and two copies of the revised plans be resubmitted for review. We ask that the set of plans, 1st and 2nd review copies, which we are returning to you also be returned to use with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning one to the City.

Our recommendations do not in any way relieve the Developer or his agent for responsibility of 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/jd

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

March 6, 1984

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

City of Rockwall
102 East Washington
Rockwall, Texas 75087

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

Re: Windmill Ridge Estates
Phase 2A - ROK 84035

Gentlemen:

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

GENERAL

1. There were no construction details furnished with this set of plans. These must be submitted with the final set of plans for review and must conform with the City of Rockwall's "Standards of Design" and "Standard Construction Specifications."

STREET SYSTEM

1. We recommend adding additional vertical curves in the locations as noted on the Paving Plans. Requirements call for vertical curves on all streets that have a centerline grade change with an algebraic difference of more than one-half (0.5) percent.
2. The minimum radii at the centerline of a residential street shall be 150 feet as noted in the Horizontal Curve Limitations. See Sheet 4 of 9 of the Paving Plans.
3. There is no temporary turnaround provided at the dead-end portion of Oakridge Drive. But, there are no lot frontages that this area will effect, therefore a temporary turnaround should not be needed. If one should be required by the City, then a temporary easement would probably be necessary. See Sheet 5 of 9.

4. The entrance and exit curb radii for cul-de-sacs are required to be 90 feet. These plans use a 20 foot radius. The requirements also states that the radius for the circle to be 40 feet to the face of the curb. It should be noted that cul-de-sacs can be used with the Type "I" residential street which has a width 2 feet less than the Type "H" used in these plans. See Sheet 7 of 9 of the Paving Plans.
5. The cul-de-sacs curb radius requirements could have an affect on the semi-circle at the intersection of Oakridge Drive and Mapleridge Drive.
6. The "Standards of Design" states: "Alleys shall be provided in all residential areas and shall be paved with concrete." This subdivision provides for no alleys. It seems that the City has waived this requirement for residential areas in the past and possibly could do so in this case. If alleys are to be required, they must comply with Sections 2.10 and 2.13 of the "Standards of Design."
7. Corrections should be made to the street grades shown on Sheet 4 of 9 of the Paving Plans.
8. All driveways planned for this area must comply to Section 2.15 of the "Standards for Design."
9. Construction details need to include details for connection to existing pavement.

STORM DRAINAGE SYSTEM

1. The design notes for the proposed drainage system, as shown on the Drainage Map, states the 100-year average intensity of rainfall in inches per hour as 7.6 inches. This figure actually represents the rainfall for a 25-year flood. The design criteria for enclosed pipe system is a 5-year frequency, therefore, the use of a 25-year frequency should be adequate. Necessary corrections should be made. Also, a 15 minute time of concentrations was used where the standards recommend the use of a minimum 10 minute time of concentration for residential areas. Data must be provided to support use of the 15 minute period.
2. A 100-year floodway easement is required between lots 10 and 11, Block F, as shown on Sheets 3 of 9 and 7 of 9.

3. We recommend the placement of a manhole at the intersection of Lines "A" and "B" because of the pipe junction.
4. These plans use a street inlet length of 14 feet. Based on the design calculations for storm-drainage, these lengths are sufficient to carry the projected flow, but the proposed "City" standards call for the use of 15 feet inlets in this capacity range.
5. The plans should include rip rap for slope protection at the concrete headwall. Construction details should be included for the headwalls and rip rap protection.
6. The south property line is also the apparent northern limits of a 100-year flood plain. The headwall, a portion of the 36 inch R.C.P. and the proposed channel extend into this flood plain. Consideration should be given as to the need for an additional easement in this area. If this easement is required, it should follow the requirements as set out in the City's Standards of Design Section 3.1.
7. We recommend that all lots be graded to provide a finished elevation that is a minimum of one (1') foot above the 100-year water surface elevation.

WATER SYSTEM

1. The Water and Sewer plan sheet, see Sheet 8 of 9, shows that no flush valve has been located at the dead-end line in Elmridge Circle. The plan sheet also calls for two 6-inch valves at Brockway Drive and Elmridge Circle, but only one is shown. This valve needs to be included on the layout. Consideration should also be given for the addition of another gate valve at the intersection of Oakridge Drive and Mapleridge Drive.
2. Freese and Nichols computer analysis indicates that fire protection for Windmill Ridge is inadequate. Placing a fire demand of 750 GPM on our computer model of the existing system (which includes only existing developments, including Windmill Ridge, 1A) results in a residual pressure of 18 psi at Windmill Ridge. The State Board of Insurance requires a minimum residual pressure of 20 psi during fire flows. A fire flow of 750 GPM was also placed on our computer model with several proposed developments in southern Rockwall (Signal Ridge, Phase 1, 2, 3, 4; Chandlers Landing, Phase 4 and 14; Spyglass Hill, Phase 3, 4, 5; Windmill Ridge B1) results in pressures near 0 psi at Windmill Ridge.

We would recommend that the City of Rockwall require construction of either: 1) the 12-inch line in F.M. 3097 recommended in the 1983 Report on Water Distribution System Study, or 2) a 12-inch loop connecting existing water lines in Windmill Ridge to the 16-inch line along I-35 east of F.M. 740. As development occurs in south Rockwall, it will be necessary to make further improvements to the water distribution system, as discussed in the January 19, 1984, letter from Jeff Drager to Jesse Gilbert.

3. The water system would be improved by the connection of the 6-inch in Oakridge Drive to the proposed 12-inch line in Rockwall Parkway as soon as possible.

SANITARY SEWER SYSTEM

1. Some of the distances between manholes exceed the maximum distance required of 500 feet. The exceeded distances however are only 50 feet or so, and the manholes are correctly located at street intersections. The extra length of the lines should not present a problem. See Sheet 9 of 9.
2. These plans use a pipeline size of 8-inches. However, design notes were not furnished for the reviewing of this sizing. Based on our design recommendations and the plans subdivision lot count, we find that the proposed 8-inch pipeline and the slopes shown should present no problem serving this area.
3. There is an incorrect notation concerning the size of the 36" R.C.P. shown on Sheet 9 of 9.

GENERAL COMMENT

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 the revised plans be resubmitted for review. We ask that the set of plans which we are returning to you also be returned to use with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning one to the City.

City of Rockwall
March 6, 1984
Page Five

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

Sincerely,

FREESE AND NICHOLS, INC.



Jerry L. Fleming, P.E.

JLF:JDW:mg

of the comprehensive site plan and subsequent building or other improvements,
to-wit:

	<u>Single Family</u>	<u>Two Family Attached</u>
(1) Minimum lot size	6,600 sq. ft.	7,700 sq. ft.
(2) Minimum lot <u>width</u>	60 ft.	70 ft.
(3) Minimum lot <u>depth</u>	110 ft.	110 ft.
(4) Minimum <u>front yard</u>	25 ft.	20 ft.
(5) Minimum <u>side yard</u>	5 ft.	5 ft.
(6) Minimum <u>rear yard</u>	15 ft.	25 ft.
(7) Maximum lot coverage by main and accessory buildings of thirtyfive percent (35%)		
(8) Minimum number of parking spaces per unit shall be two (2)		
(9) Maximum height of any structure shall be two and one half (2½) stories		

d. The uses allowable in the area designated as "Local Retail" on the approved site plan shall be limited to those uses allowed in the Neighborhood Services District Classification of the Comprehensive Zoning Ordinance, and to the retail sale of automotive fuel as an accessory use in conjunction with an allowed retail use.

e. The area designated as park site on the site plan, Exhibit "A", represents only a preliminary layout of future park area. The actual dimensions of area to be dedicated as a park site will be determined and approved by the City during the platting stage after the completion of a flood plain study.

f. During the platting stage of this property, the developers will dedicate the amount of right-of-way along the existing County Road on the southeast side of the tract needed, in addition to existing right-of-way, to equal 110 ft. of right-of-way.

g. The developers will construct one half (½) of the major thoroughfare (one thirty foot (30') roadway) along the southeast side of their property at the time the other streets in the development are constructed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as

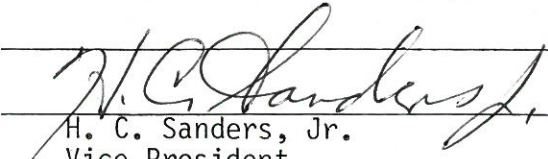
WAIVER

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 6th day of March, 1984.

APPLICANT: CENTENNIAL HOMES, INC.

By: 
H. C. Sanders, Jr.
Title: Vice President