

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 12/19/84

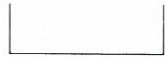
NAME Centennial Homes
 ADDRESS Windmill Ridge Ph. 3A

Cash Check 11789 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Plat fee</u>		<u>628.00</u>

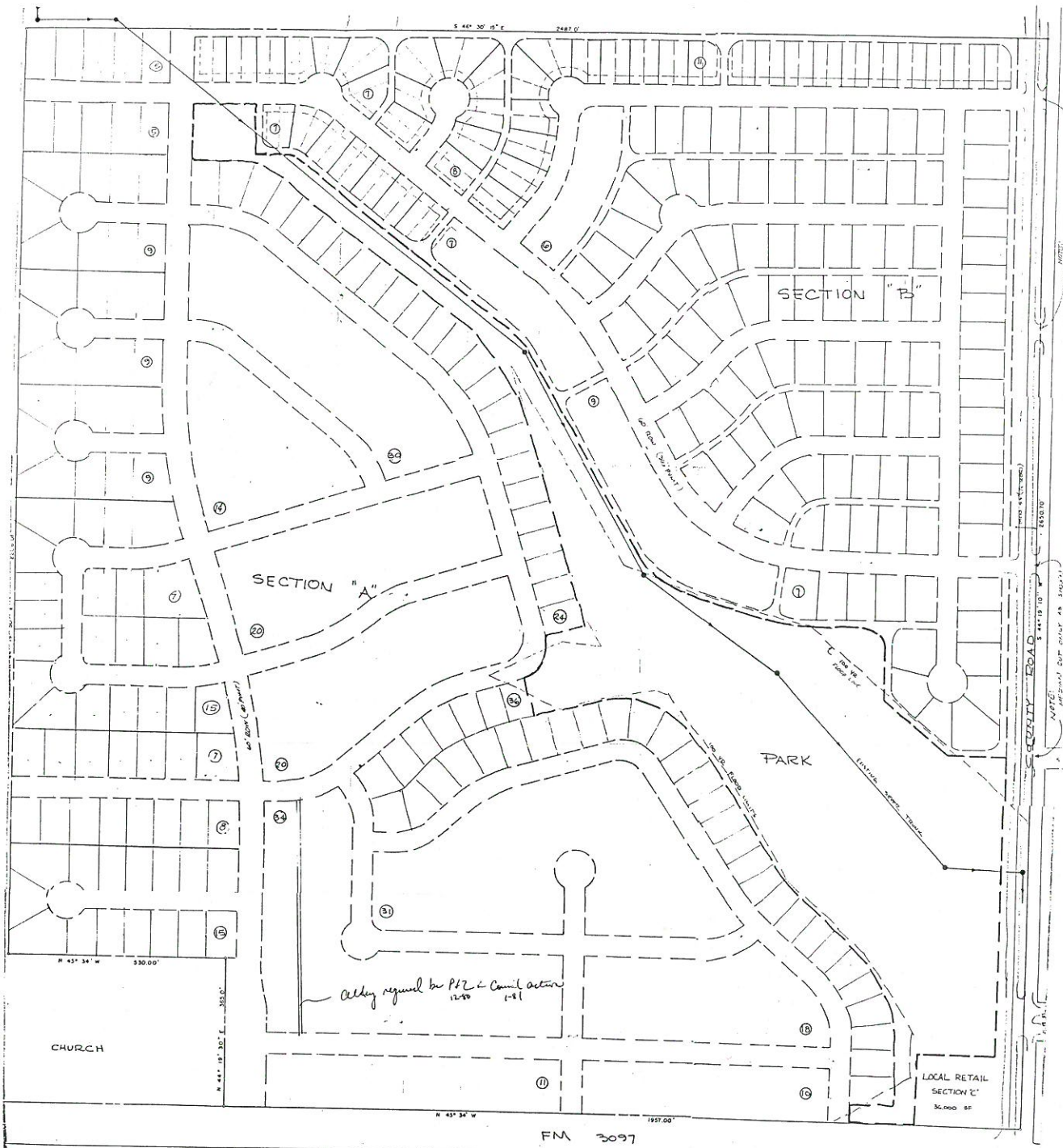
Received By *KM* **3036**
FORM G-1

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



No. **11789**

CO REFERENCE	INVOICE NO.	DATE	AMOUNT	DISCOUNT/ INS. WITHHELD	RETENTION	BALANCE
Preliminary Plat approval Fee Windmill Ridge 3A		12 /17/84	628.00			628.00



CONCEPT PLAN
 WINDMILL RIDGE - ROCKWALL TEXAS
 A PLANNED UNIT DEVELOPMENT

SECTION	MIN. LOT SIZE	USE	UNITS	ACRES	DENSITY
SECTION "A"	60 X 110	SINGLE FAMILY	337	81.1	4.16
SECTION "B"	70 X 110	TWO FAMILY	344	41.0	
SECTION "C"		LOCAL RETAIL	(172 LOTS)	0.75	
THOROUGHFARE ROW.				4.90	
PARK				17.25	
TOTALS			681	145.0	



CHURCH OF THE ROCK



F.M. ROAD NO. 3097

1-A

WINDMILL RIDGE 54 LOTS

WINDMILL RIDGE 2-A 82 LOTS

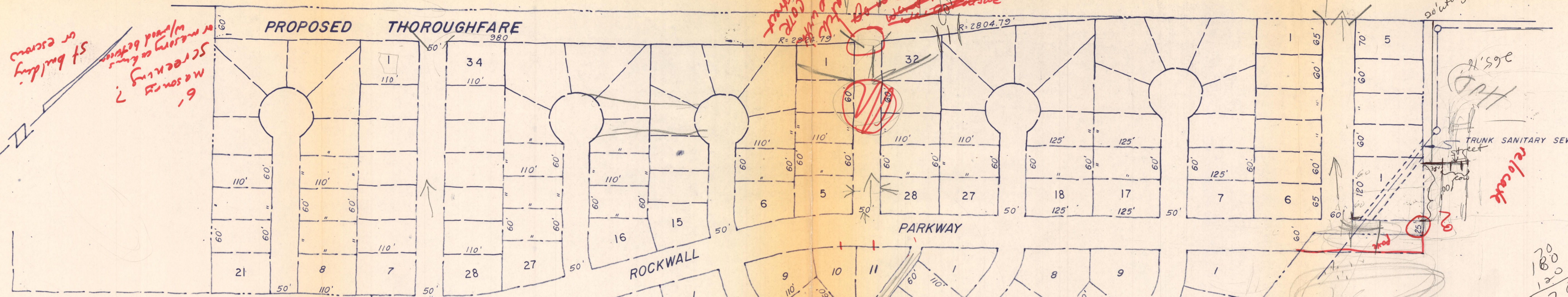
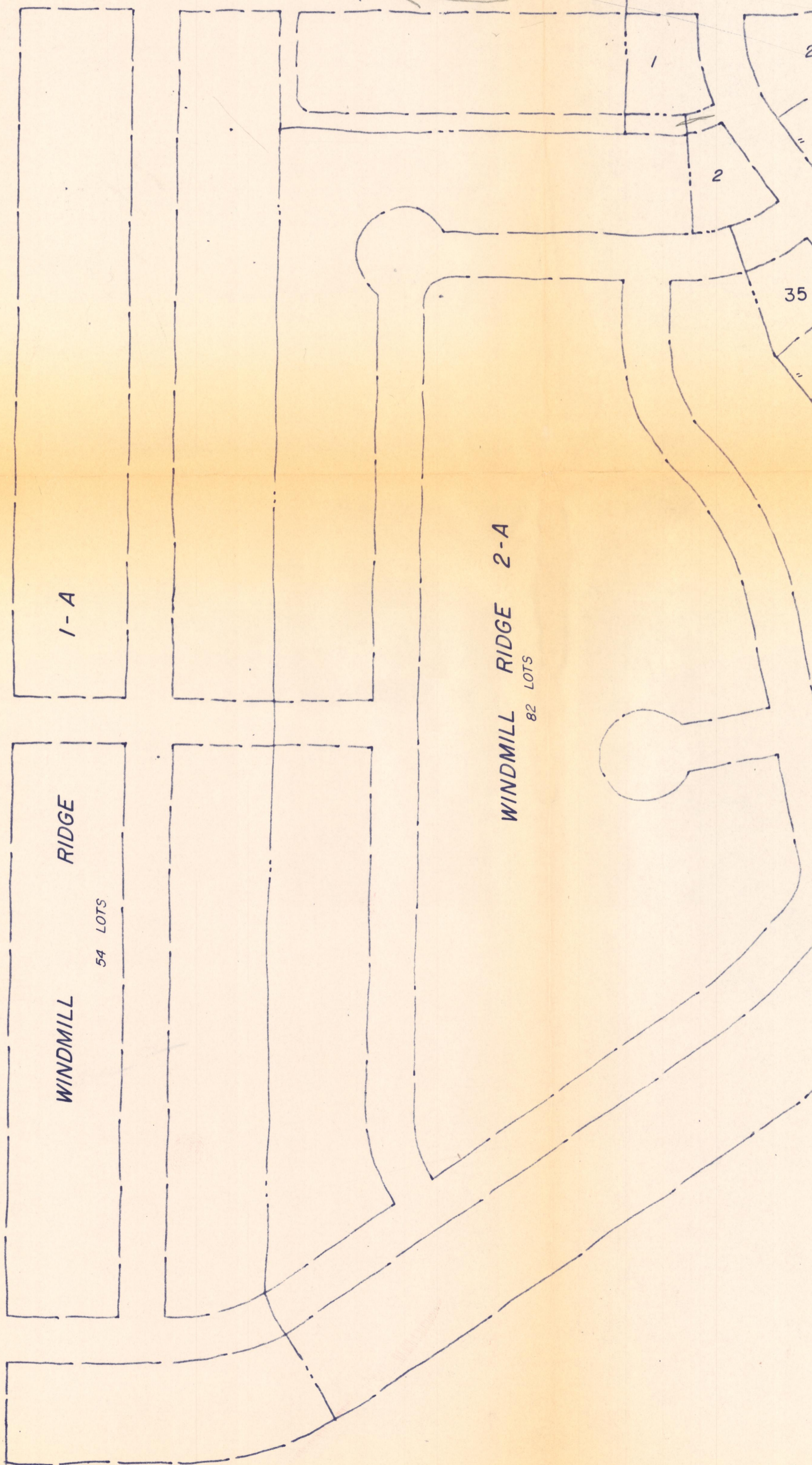
WINDMILL RIDGE 3-A

Total Area = 46.9± Acres
 Total No. of Lots = 201
 Lots per Acre = 4.3:1
 Typical Lot Size = 60'x 110'

CENTENNIAL HOMES, INC. ~ OWNER
 5720 LBJ FREEWAY SUITE 610 DALLAS, TEXAS
 75240

PRELIMINARY PLAT						
WINDMILL RIDGE 3-A						
ROCKWALL, TEXAS						
JOHN C. GIBSON CO., INC. CONSULTING ENGINEERS						
9510 Military Parkway Dallas, Texas 75227						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
A.D.M.	A.D.M. R.J.H.	DEC. 7, 1984	1" = 100'		WINDMILL RIDGE	

F.M. ROAD NO. 3097



1000
 1000
 3200
 2650
 105

front setback 25'
 side " 5'
 rear " 15'
 min pky 2' limit
 max height 2 1/2 stories
 max lot coverage 35%

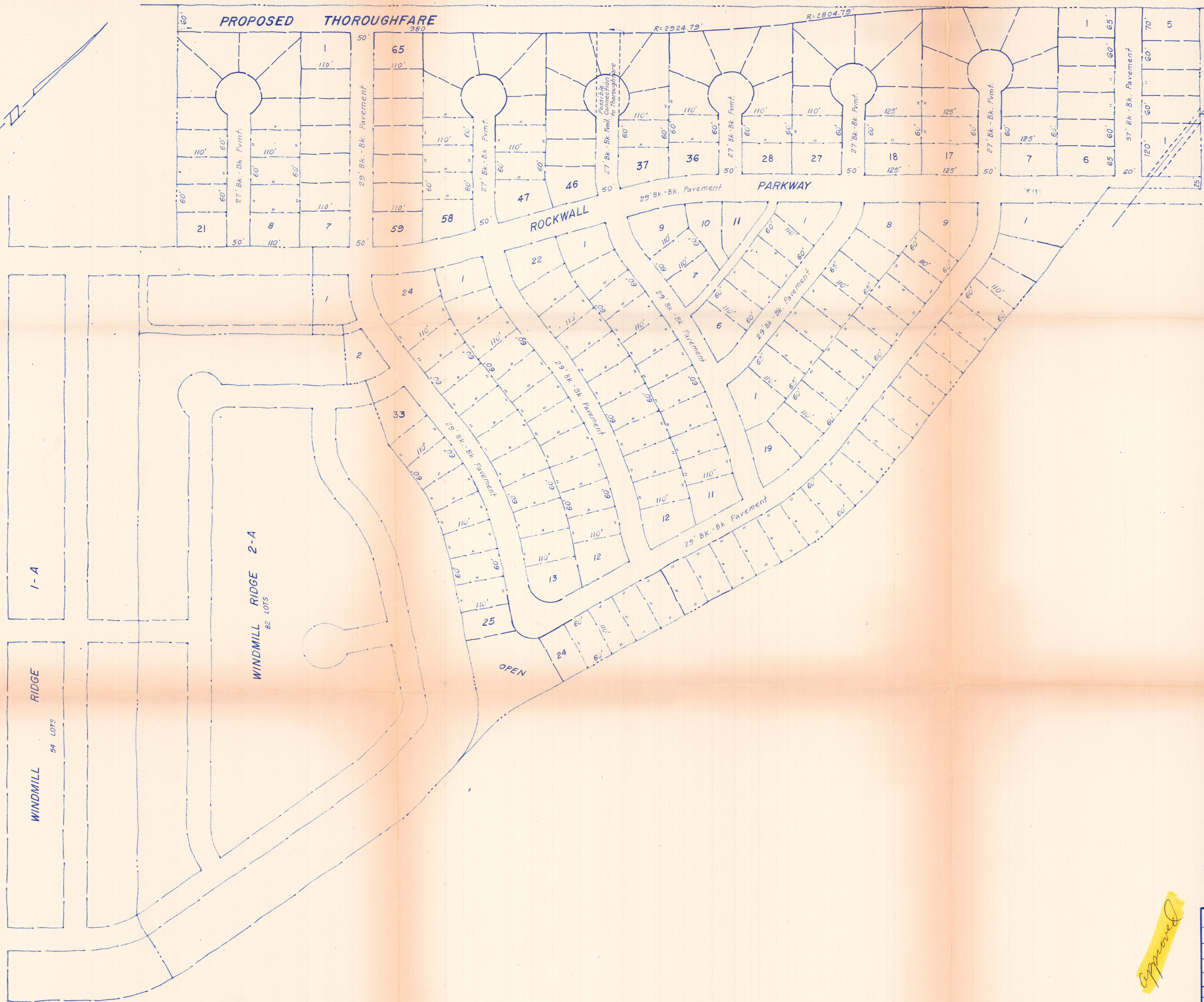
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CENTENNIAL HOMES, INC. ~ OWNER
 5720 LBJ FREEWAY SUITE 610 DALLAS, TEXAS
 75240

1-54
 2A-82
 201
 338-OK

PRELIMINARY PLAT						
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ROCKWALL, TEXAS						
JOHN C. GIBSON CO., INC. CONSULTING ENGINEERS						
9510 Military Parkway Dallas, Texas 75227						
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F.M. ROAD NO. 3097



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CENTENNIAL HOMES, INC. ~ OWNER
 5720 LBJ FREEWAY SUITE 610 DALLAS, TEXAS
 75240

Approved

PRELIMINARY PLAT						
WINDMILL RIDGE 3-A						
ROCKWALL, TEXAS						
JOHN C. GIBSON CO., INC. CONSULTING ENGINEERS						
9510 Military Parkway Dallas, Texas 75227						
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JOHN C. GIBSON COMPANY, INC.
CONSULTING ENGINEERS

9510 Military Parkway
Dallas, Texas 75227
(214) 388-3411

December 19, 1984

Ms. Karen Martin
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

RE: Windmill Ridge Estates No. 3A

Dear Karen:

Enclosed for your use are eight copies of our preliminary plat on subject addition. Please note we have revised our plat to coincide with your current thoroughfare plan as we had previously discussed. Also enclosed is a check from Centennial Homes, Inc., in the amount of \$628.00 to cover the preliminary platting.

Please let me or Mr. Clayton Sanders with Centennial Homes, Inc., (458-9909) know when the preliminary plat is scheduled before the Planning and Zoning Commission. Also feel free to contact either of us if you have any questions.

Sincerely,

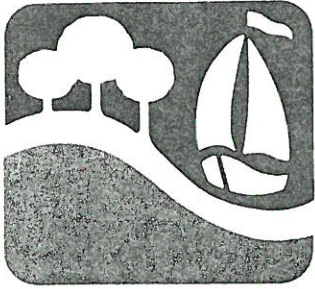


Charles M. Davis, P.E.
JOHN C. GIBSON CO., INC.

CMD:rm1

Enc.

cc: Mr. Clayton Sanders



CITY OF ROCKWALL
"THE NEW HORIZON"

December 31, 1984

Mr. John Reglin
PAWA-Winkelmann, Inc.
7540 LBJ Freeway, Suite 707
Dallas, Texas 75251

Subject: Windmill Ridge, Phase 3A

Dear John:

Attached is a copy of the preliminary plat for the property to the south of the Church on the Rock. The applicant is showing some right-of-way dedication for the 6-lane divided on the north. He is asking for a new entry onto the road in the middle of his property. I judge this to be 100 - 150 feet from the road on the west side of the Church on the Rock. Is this sufficient separation or should the road be a cul-de-sac?

I would appreciate a response by January 10, 1985, if possible. The Planning Commission will consider the plat that night.

Sincerely,

A handwritten signature in cursive script, appearing to read "Karen".

Karen Martin
Administrative Assistant

Enclosure
KM/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

December 31, 1984

MEMORANDUM

Charles Davis
John C. Gibson Company
9510 Military Parkway
Dallas, Texas 75227

Subject: Windmill Ridge, Phase 3A Preliminary Plat

1. Relocate trunk sewer line.
2. Pave Rockwall Parkway to full width to edge of property.
3. Street radius too tight on southeast corner of plat.
4. Possible entry to park through flood plain lots on curve.
5. Discuss new entry onto future 6-lane divided roadway after recommendation received from traffic planner. Currently shown approximately 150 ft. offset from street serving Church on the Rock on the north side.


Karen Martin
Administrative Assistant

CC: Clayton Sanders



**PAWA-Winkelmann
& Associates, Inc.**

CIVIL/TRANSPORTATION ENGINEERS • PLANNERS • SURVEYORS

January 7, 1985

Ms. Karen Martin
City of Rockwall
205 West Rusk
Rockwall, TX 75087

Dear Karen:

TRAFFIC COMMENTS FOR WINDMILL RIDGE, PHASE 3A

Attached is a mark-up of the preliminary plat for the above subdivision.

This revision relocates the center entry (along the proposed P6D thoroughfare) of this development, to approximately 400 feet west of the proposed collector on the west side of the Church on the Rock. This relocation prohibits the potential traffic problem with closely spaced intersections, allows three future median openings to the subdivision, and enhances the traffic flow throughout the subdivision.

If you shall have any further questions concerning this matter, please advise.

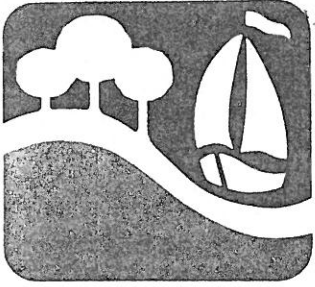
Sincerely,

PAWA-Winkelmann & Associates, Inc.

Rick H. Grochoske, P.E.

pgw

Enclosure



CITY OF ROCKWALL
"THE NEW HORIZON"

January 14, 1985

Clayton Sanders
Centennial Homes
P.O. Box 809078
Dallas, Texas 75380

Subject: Windmill Ridge, Ph. 3A

On January 10, 1985, the Planning and Zoning Commission recommended approval of your preliminary plat with:

1. two street entries to thoroughfare
2. park entry instead of two floodplain lots
3. redesigned curve radius
4. Rockwall Parkway paved to edge of property
5. lot with sewer line enlarge to provide sufficient buildable area
6. six-foot masonry screen along thoroughfare as these lots are final platted
7. money placed in escrow for 24 foot of paving with curb and gutter and storm drainage as lots along thoroughfare final platted
8. phases denoted on first phase final plat

Please submit 7 copies of a revised preliminary plat by January 28, 1985. Your plat will be considered by City Council on February 4, 1985.

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin". The signature is written in dark ink and is positioned above the typed name.

Karen Martin
Administrative Assistant

cc: Charles Davis, John C. Gibson Co.

KM/sle

TO

Clayton Sanders
Centennial Homes
P.O. Box 809078
Dallas, Texas 75380

FROM

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

SUBJECT

Windmill Ridge, Ph. 3A

DATE

March 4, 1985

MESSAGE:

- On February 18, 1985 the City Council approved your preliminary plat with paving of 24 ft. of the proposed 6-lane divided roadway or escrow of funds at the time of final plat; Rockwall Parkway 29 ft. of paving; two entry streets to 6-lane divided; and 6 foot masonry screening wall along 6-lane divided.

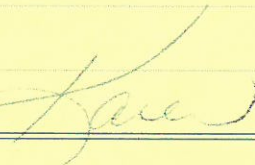
This property must have a final plat with engineering approved by the Planning and Zoning Commission and City Council prior to construction.

cc: Charles Davis
John C. Gibson Co. Inc.

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED Karen Martin



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