

SITE PLAN APPLICATION

Date: January 18, 1984

NAME OF PROPOSED DEVELOPMENT Motel

NAME OF PROPERTY OWNER/DEVELOPER Mahesh R. Patel

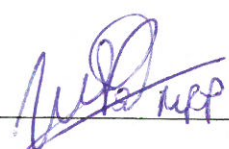
ADDRESS P.O. Box 1012 Greenville, TX 75401 PHONE 455-4045

NAME OF LAND PLANNER/ENGINEER Barry D. Jordan

ADDRESS 505 Turtle Creek Dr. PHONE 454-2576

TOTAL ACREAGE 2.169 CURRENT ZONING _____

NUMBER OF LOTS/UNITS 1

Signed 

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u> X </u>	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u> X </u>	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas <i>5% lot, 20% of 5% in front yard</i>
<u> X </u>	_____	3. Design and location of ingress and egress
<u> X </u>	_____	4. Off-street parking and loading facilities <i>1 space per room + 1 per 100 # coffee shop & office</i>
<u> X </u>	_____	5. Height of all structures
<u> X </u>	_____	6. Proposed Uses
<u> X </u>	_____	7. Location and types of all signs, including lighting and heights
<u> X </u>	_____	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

 X

9. Street names on proposed streets

10. The following additional information:

SIGNS

100% NONCOMBUSTIBLE STRUCTURAL

MATERIALS & 90% MASONRY

FACADE

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

File No. 1984-26-SP

Date: 1/18/1984

Fee: \$105.00

SITE PLAN/PRELIMINARY PLAT/FINAL PLAT
FACT SHEET

Applicant: Maresh Patel
Name of Proposed Development: Best Western
Acreage: 2.169
Number of Lots: 1
Current Zoning: "C"
Surrounding Zoning: "C"

Description: 60 unit motel with pool, lobby, and coffee shop.
Located east of K-Bob's on I-30. One of two site
plans submitted for the same site.

Staff Comments:

1. Entrances must be 200 ft. apart
 2. Maneuvering distance must be 24 ft. beyond parking spaces
 3. Number of seats in coffee shop needed to determine parking requirement
 4. Indicate fire lanes
 5. Coffee shop and motel rooms must be 10 ft. apart with 1-hour fire wall
-

Planning and Zoning Commission Recommendations:

2/9/84 Approval with technical changes

City Council Decision:

3/5/84 - Project Cancelled.

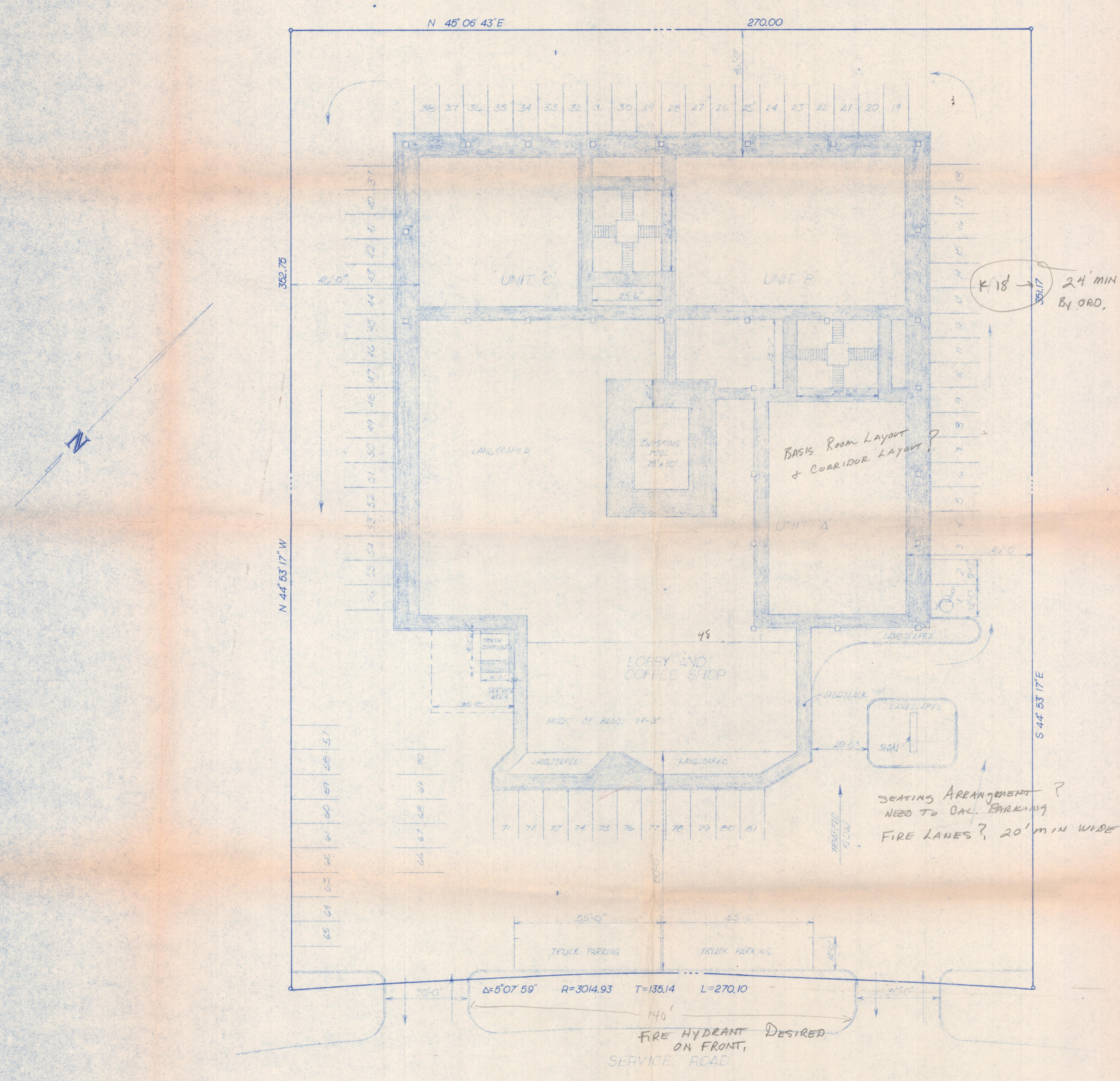
9.

(JORDAN ENG MOTEL SITE)

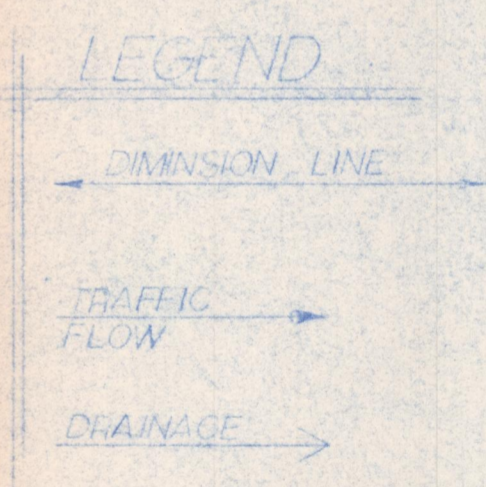
1. Maneuvering distance for 90° parking layout must have 24 feet min area. The submitted design has 18 feet.
2. Seating Arrangement needed to determine max parking spaces needed. According to bldg area 40 spaces would be required.
3. Unit A + Coffee shop shows to have only 10'-0" bldg separation. By ord without firewall 15 feet is required with fire wall 0 feet is required.

By code the Coffee shop + Motel rooms must be a 1 hr separation from each other with a min distance of 10'-0"

4. Indicate Fire ~~Exit~~ Lane
5. Requires Fire Hydrant in front.
- 6.



SIGN



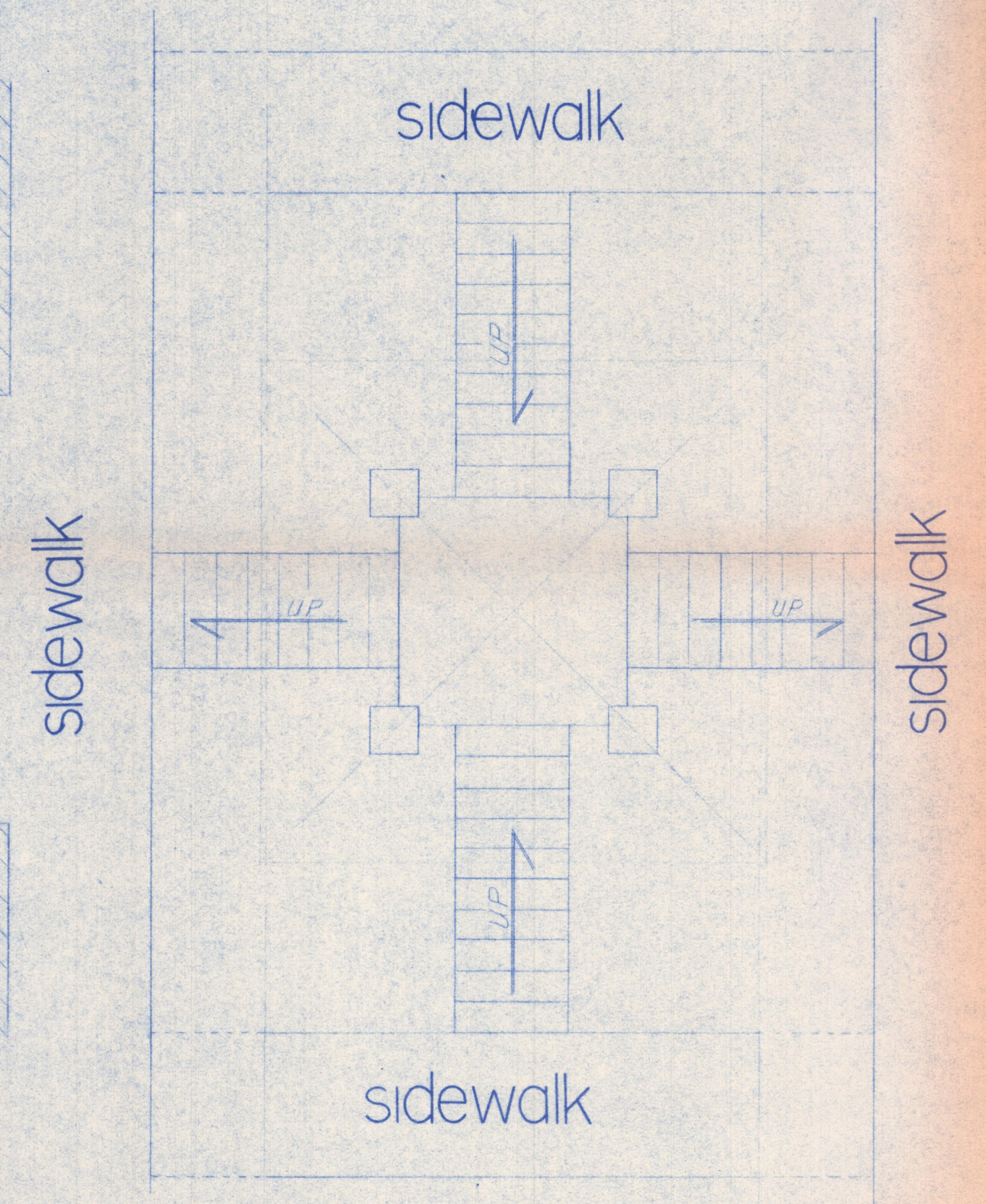
NOTE:
60 UNITS

SEATING ARRANGEMENT?
NEED TO CALC. PARKING
FIRE LANES? 20' MIN WIDE

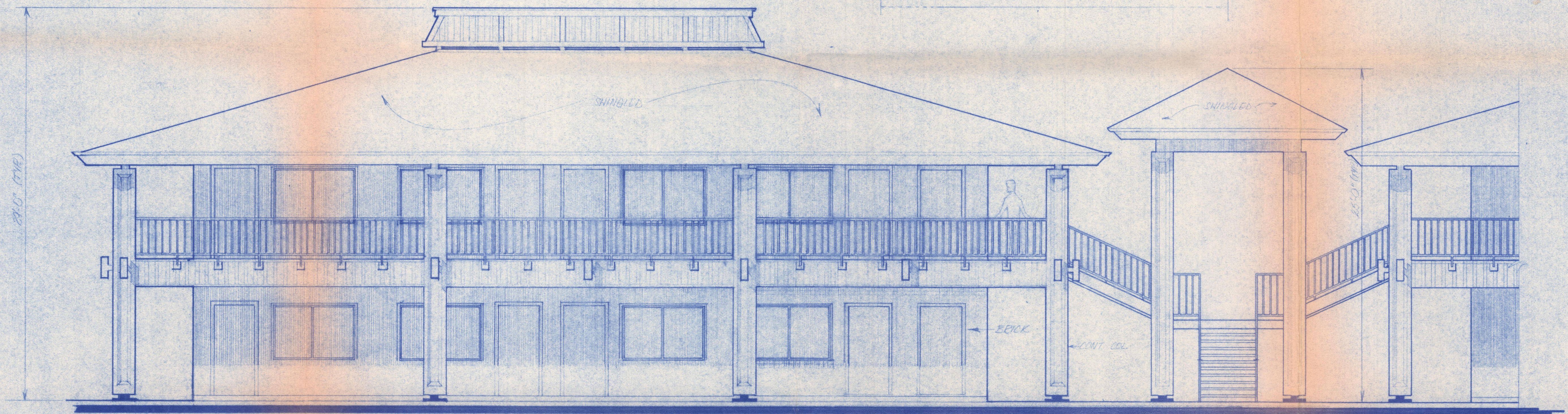
JORDAN ENG.		SCALE	DRAWN BY
SITE PLAN		1"=20'	BOBBY
MAHESH R. PATEL		REVISOR	BOBBY
PROPOSED MOTEL, ROCKWELL TEX.		DATE	DRAWING NUMBER
1-3-84		APPROVED BY	1

INTERSTATE HIGHWAY NO. 30

REVISIONS	BY



TOP VIEW



STAIR ELEVATION

JORDAN ENGINEERING
 MAHESH R. PATEL

Date:	1-3-84
Scale:	1/4" = 1'-0"
Drawn:	
Approved:	
Job:	PROPOSED HOTEL ROCKWALL, TEX.
Sheet:	2
Of	Sheets