

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Rockwall Towne Centre
Name of Subdivider Dunning Development Company
Address 8235 Douglas Ave., Suite 816, Dallas, TX 75225 Phone 214/528-1905
Owner of Record Rockwall Village LTD
Address 8235 Douglas Ave., Suite 816, Dallas, TX 75225 Phone 214/528-1905
Name of Land Planner/Surveyor/Engineer Wier & Associates
Address 3908 S. Freeway, Ft. Worth, TX 76110 Phone 817/926-0212
Total Acreage 21.95 AC Current Zoning Commercial
No. of Lots/Units 6 Signed [Signature]

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not Shown on Plat Applicable

I. General Information

- A. Vicinity map
B. Subdivision Name
C. Name of record owner, subdivider, land planner/engineer
D. Date of plat preparation, scale and north point

II. Subject Property

- A. Subdivision boundary lines
B. Identification of each lot and block by number or letter

✓ _____

C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization.

✓ _____

D. Proposed land uses, and existing and proposed zoning categories

✓ _____

E. Approximate acreage

_____ ✓ _____

F. Typical lot size; lot layout; smallest lot area; number of lots

_____ ✓ _____

G. Building set-back lines adjacent to street;

✓ _____

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

I. Location of City limit lines, contiguous or within plat area

✓ _____

J. Location and sizes of existing utilities

✓ _____

K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

✓ _____

A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.

✓ _____

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____

File No. 8A-94-SP/PP

Date: 8/24/84

Fee: \$ 294.50

Receipt: _____

SITE PLAN APPLICATION

Date: August 24, 1984

NAME OF PROPOSED DEVELOPMENT Rockwall Towne Centre

NAME OF PROPERTY OWNER/DEVELOPER Dunning Development Corporation *David Dunning*
Pet Donovan

ADDRESS 7007 Preston Road, Suite 515 PHONE 528-1905

NAME OF LAND PLANNER/ENGINEER Three, Architects/Wier and Associates, Engineers

Three-3624 Oak Lawn, Suite 120 PHONE 599-4080
ADDRESS Wier & Assoc.-3908 S. Freeway, Ft. Worth PHONE 429-9007

TOTAL ACREAGE 21.95 AC CURRENT ZONING "C"

NUMBER OF LOTS/UNITS 6

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>✓</u>	<u> </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>✓</u>	<u> </u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>✓</u>	<u> </u>	3. Design and location of ingress and egress
<u>✓</u>	<u> </u>	4. Off-street parking and loading facilities
<u>✓</u>	<u> </u>	5. Height of all structures
<u>✓</u>	<u> </u>	6. Proposed Uses
<u>✓</u>	<u> </u>	7. Location and types of all signs, including lighting and heights
<u>✓</u>	<u> </u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

✓

9. Street names on proposed streets

✓

10. The following additional information:

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. 84-94-SP/PP

Date: 8/24/84

Fee: \$ 294.50

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 8-27-91

NAME

ADDRESS

[Redacted Name]
CV-30 and 7th Ave. Condo.

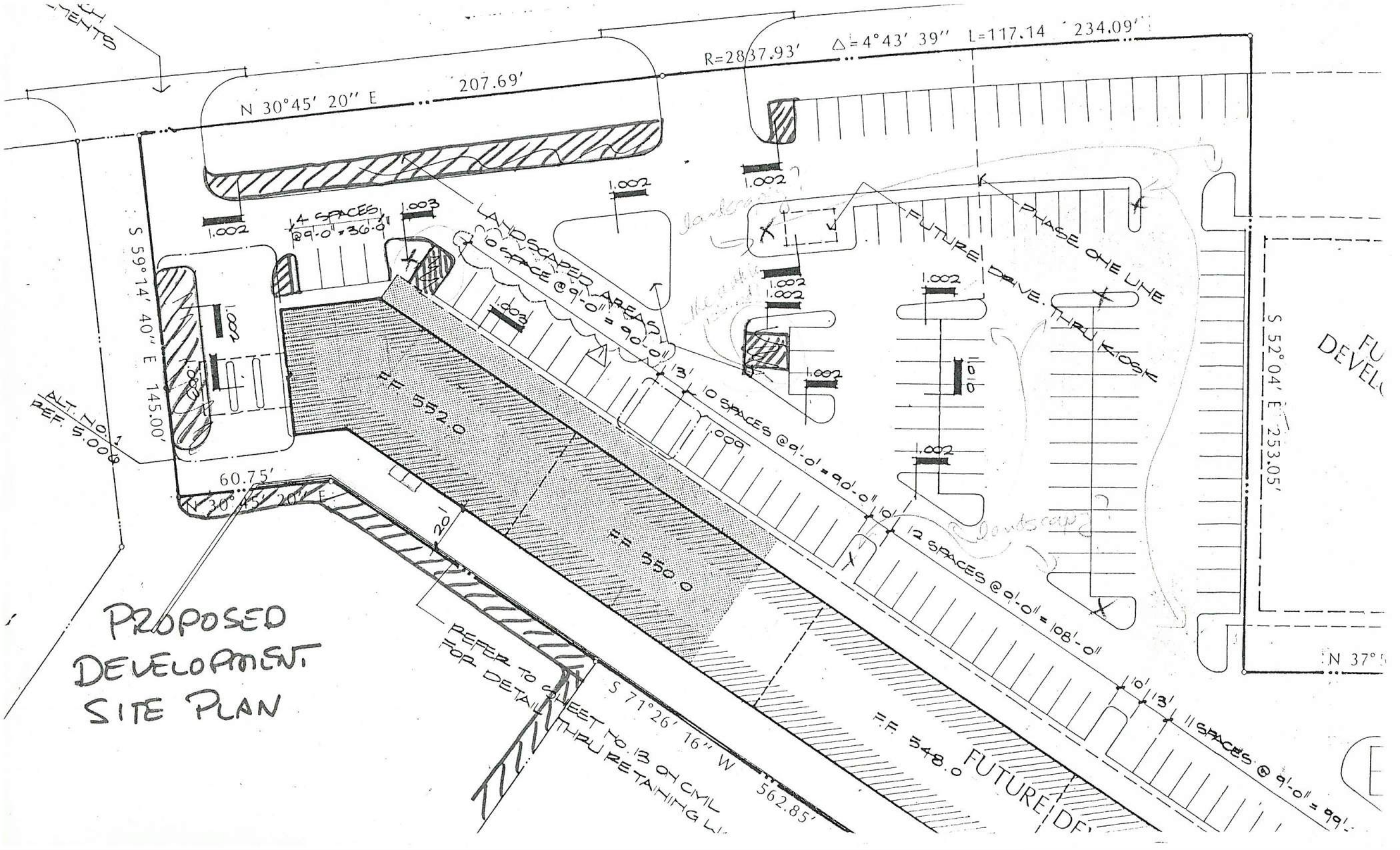
Cash Check 735 Other

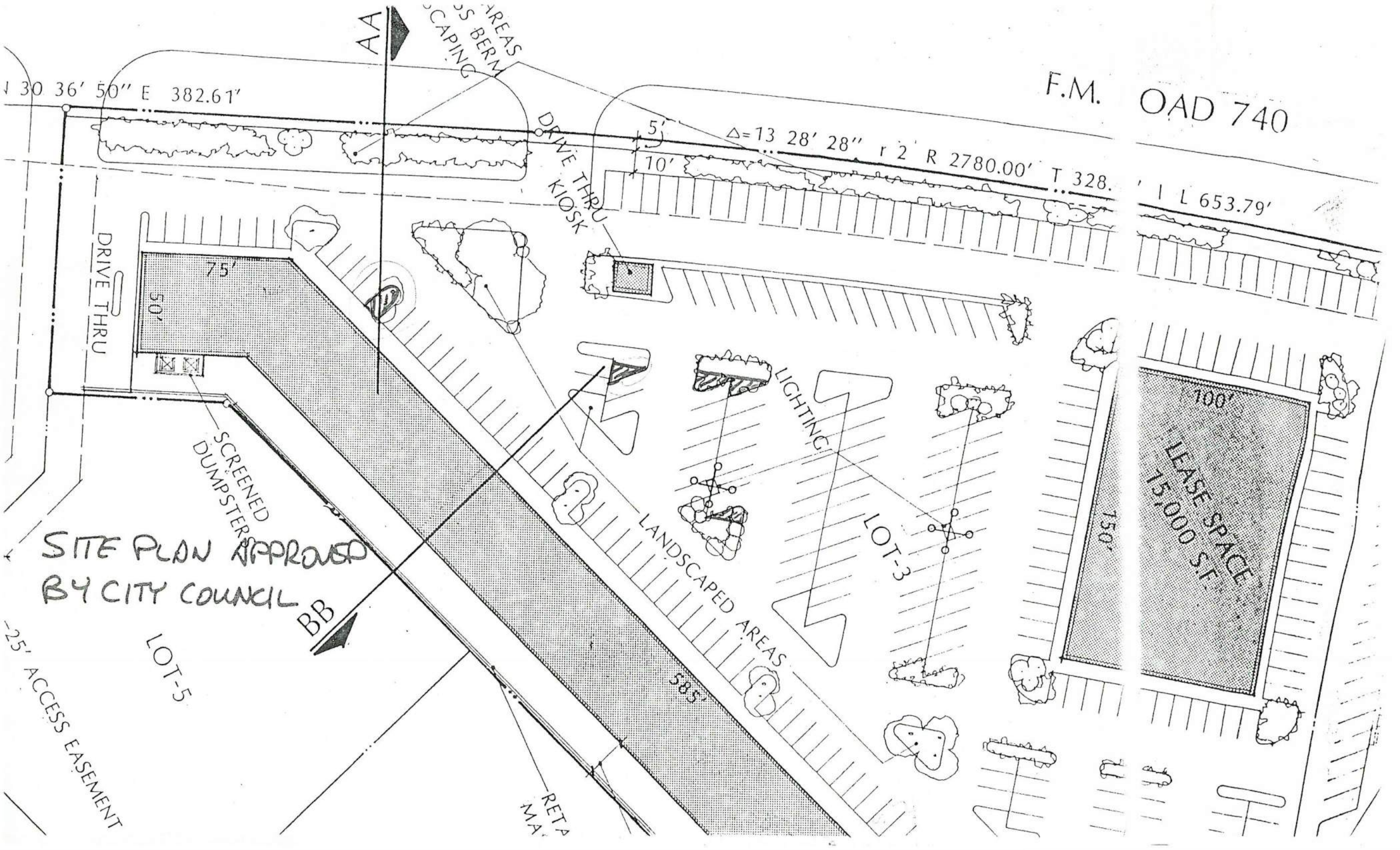
GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>Site Plan.</i>		<i>294.50</i>
		<i>294.50</i>

Received By *N. Martin*

2778

FORM G-1





30 36' 50" E 382.61'

F.M. OAD 740

1 L 653.79'

DRIVE THRU

DRIVE THRU KIOSK

$\Delta=13\ 28'\ 28''$ r 2' R 2780.00' T 328.

50'

75'

SCREENED DUMPSTER

SITE PLAN APPROVED BY CITY COUNCIL

BB

LOT-5

25' ACCESS EASEMENT

LANDSCAPED AREAS

LIGHTING

LOT-3

150'

LEASE SPACE 15,000 S.F.

585'

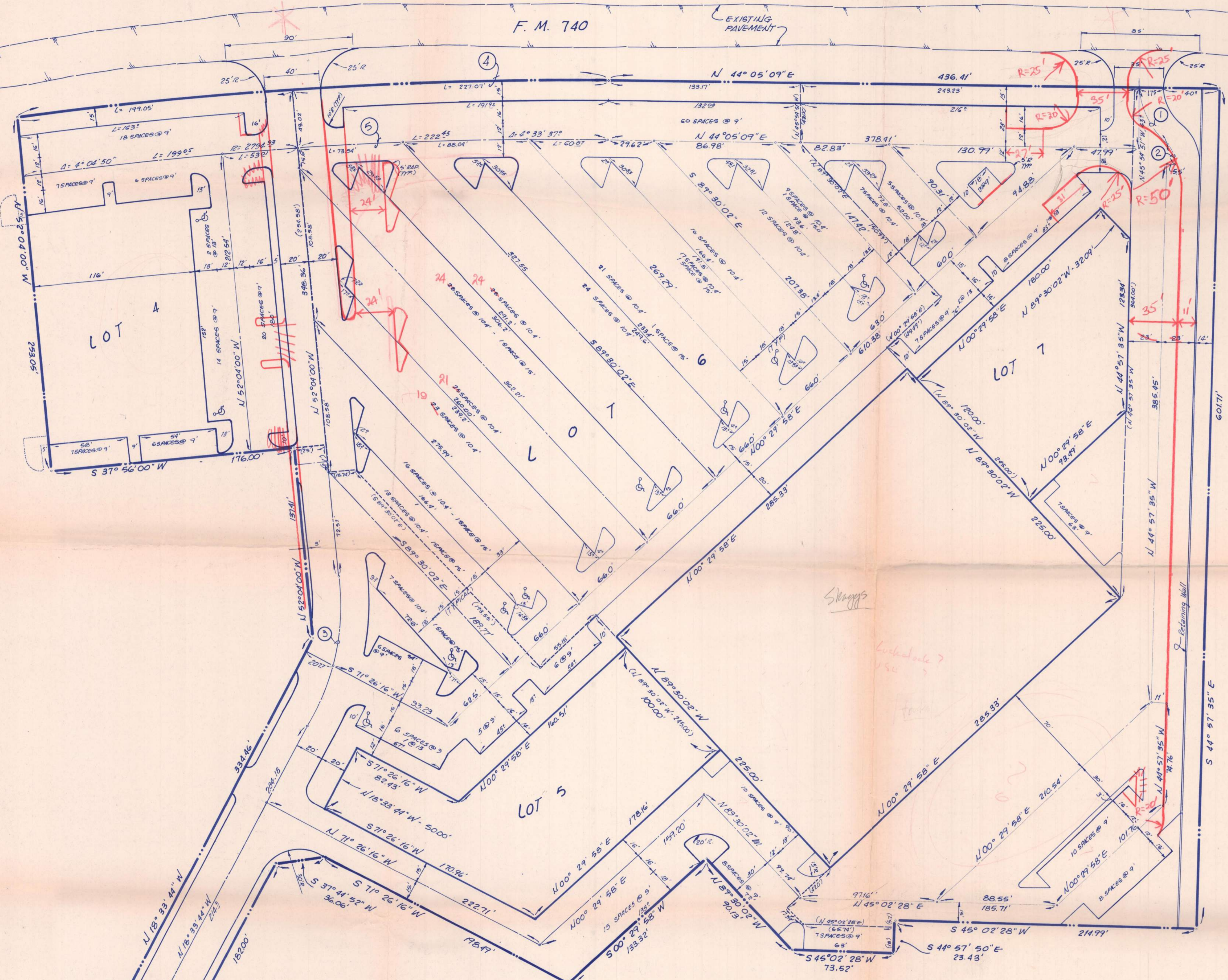
RETA MA

AA

AREAS S BERN SCAPING

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. BEARINGS AND DIMENSIONS IN PARENTHESIS (N 00° 00' 00" E - 0.00') REFER TO INTERIOR LOT LINES ONLY.



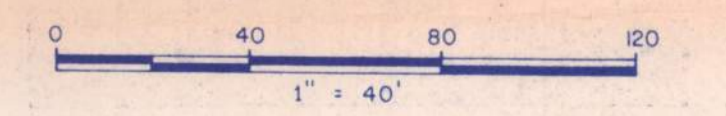
PARKING SUMMARY

LOT 4	
REGULAR	80
HAZARD	2
TOTAL	82
LOT 5	
REGULAR	69
HAZARD	2
TOTAL	71
LOT 6	
REGULAR	286
HAZARD	6
TOTAL	292
LOT 7	
REGULAR	60
HAZARD	2
TOTAL	62
TOTAL PARKING	
REQUIRED	409
PROVIDED	507

CURVE DATA

	R	T	L	CH
①	5250'	24.91'	46.51'	N 70° 37' 39" W - 45.01'
②	17.50'	8.36'	15.59'	N 70° 29' 01" W - 15.08'
③	180.00'	5.118'	105.26'	N 35° 18' 52" W - 103.76'
④	2837.93'	213.46'	426.11'	N 39° 47' 06" E - 425.71'
⑤	2794.73'	211.15'	421.50'	N 39° 45' 56" E - 421.11'

PRELIMINARY
NOT FOR CONSTRUCTION



ROCKWALL TOWNE CENTER - PHASE II

HORIZONTAL CONTROL

DUNNING DEVELOPMENT CO.
8235 DOUGLAS AVE. SUITE 816, DALLAS, TEXAS

CITY OF ROCKWALL, TEXAS

WIER & ASSOCIATES, INC.
ARLINGTON, TEXAS
601 MATLOCK CENTRE CIR.
METRO 18171 269-2006

ENGINEERING SURVEYING LAND PLANNING

DESIGNED BY: RMG
DRAWN BY: DWH
CHECKED BY:

DATE: _____
SCALE: AS SHOWN

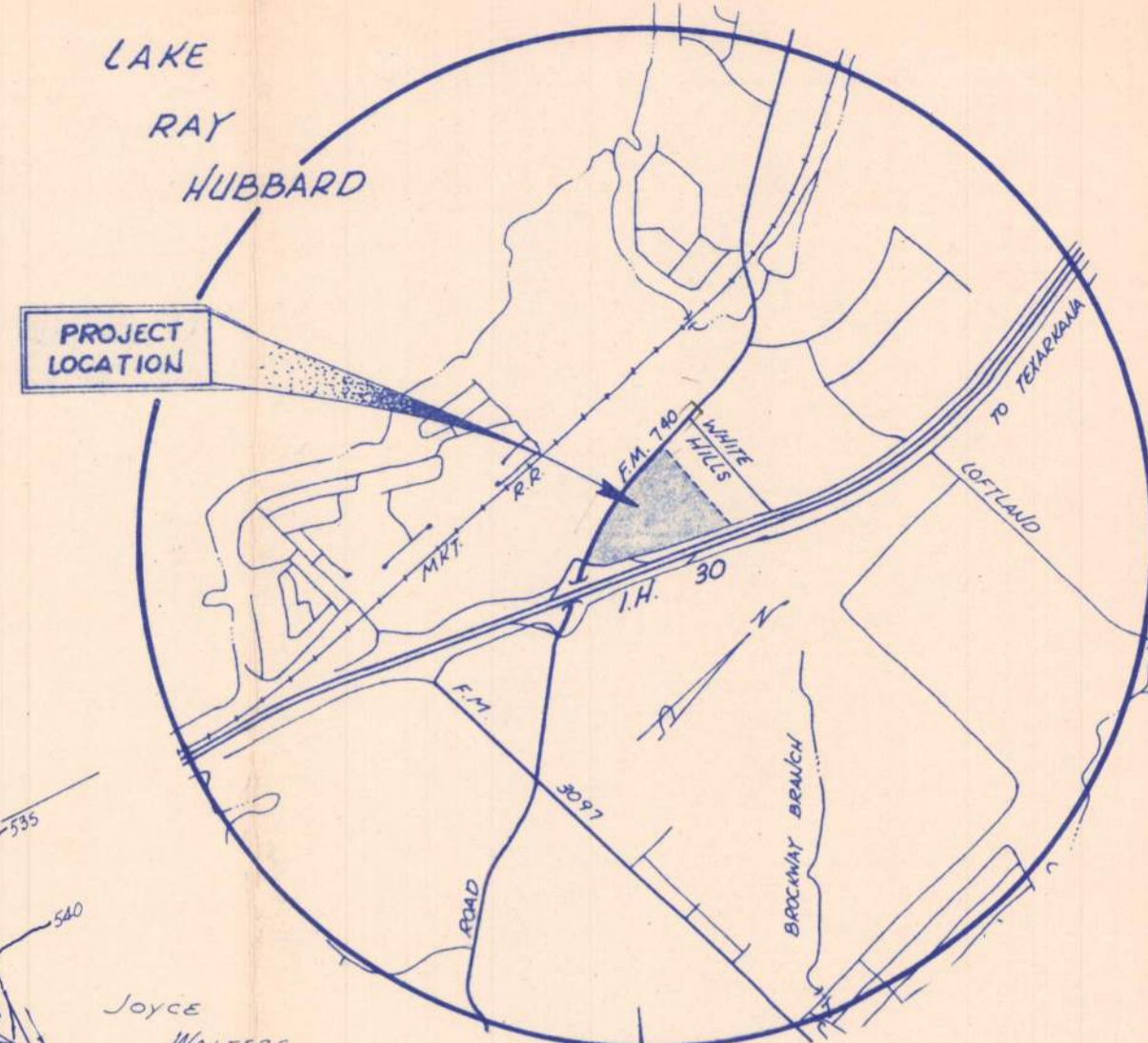
SHEET NO. 3

PRELIMINARY PLAT ROCKWALL TOWNE CENTRE

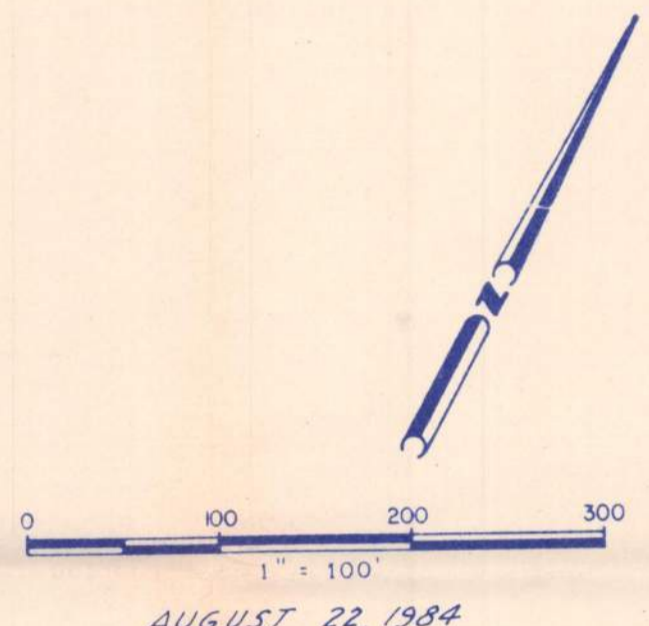
A 21.973 ACRE SUBDIVISION
OUT OF THE
E. P. GAINES SURVEY, ABSTRACT 64
CITY OF ROCKWALL ··· COUNTY OF ROCKWALL ··· TEXAS

OWNER:
ROCKWALL VILLAGE LIMITED
8235 DOUGLAS AVE.
SUITE 816
DALLAS, TEXAS 75225
1-214-528-1905

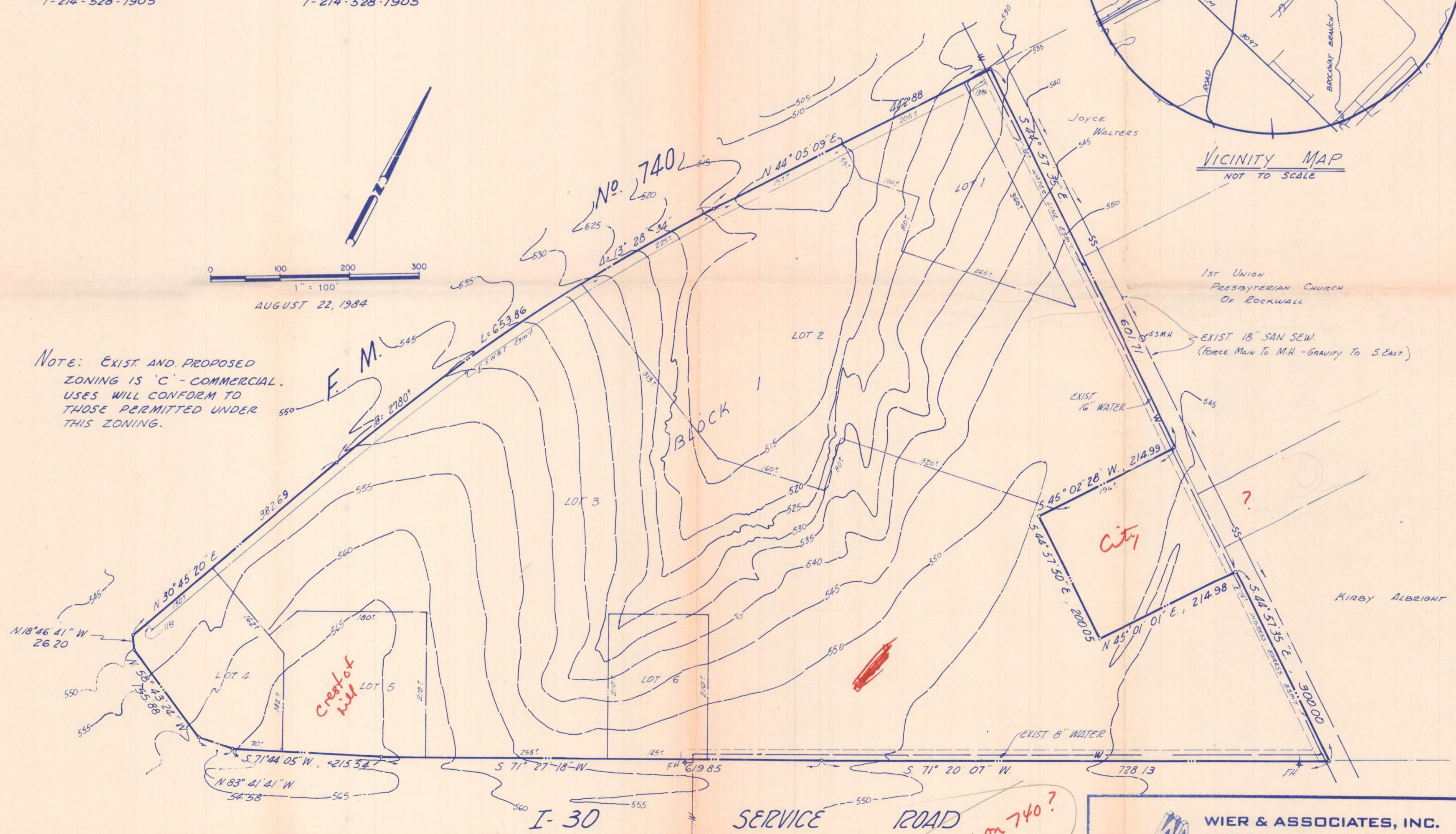
DEVELOPER:
DUNNING DEVELOPMENT CORP.
8235 DOUGLAS AVE.
SUITE 816
DALLAS, TEXAS 75225
1-214-528-1905



VICINITY MAP
NOT TO SCALE



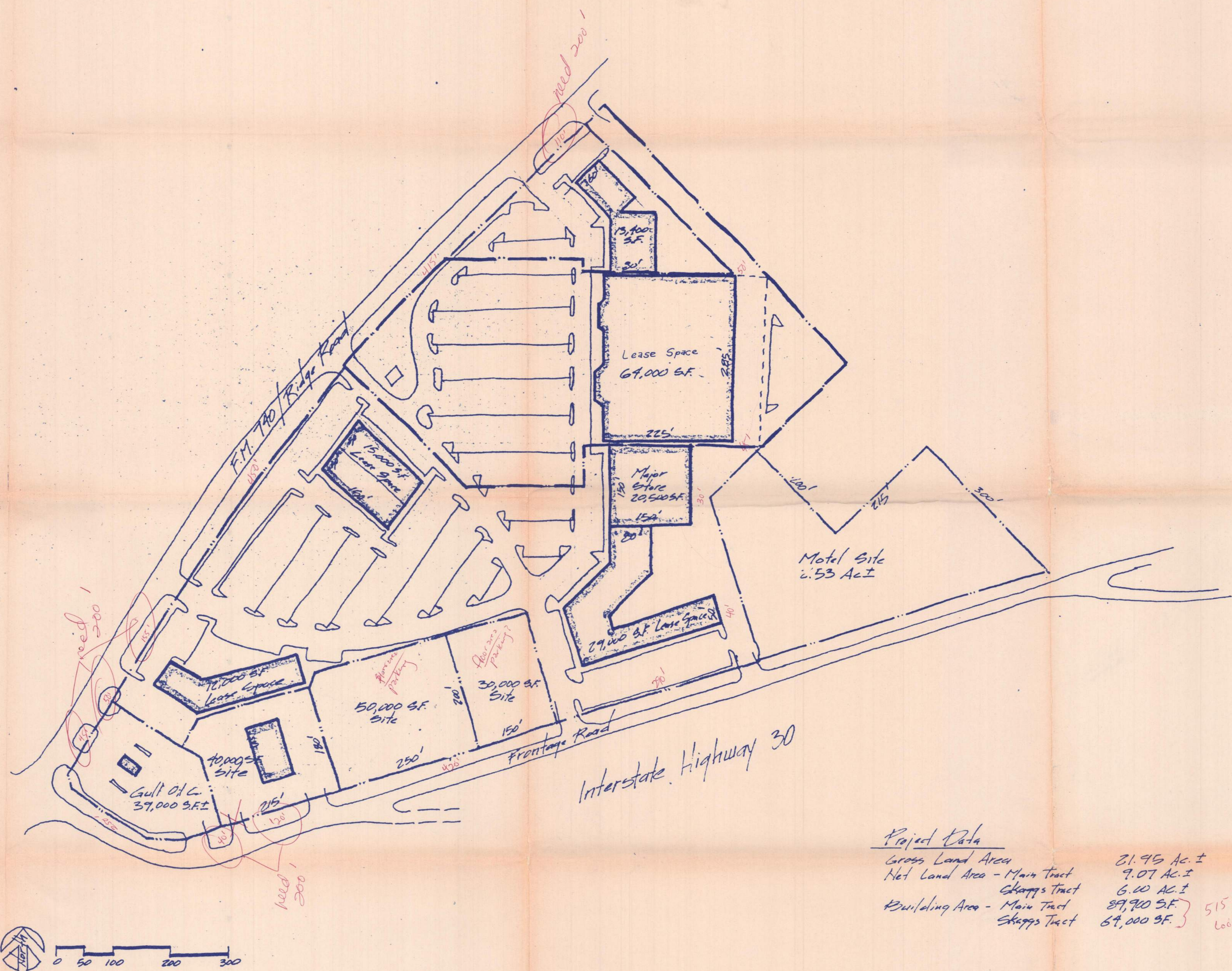
NOTE: EXIST. AND PROPOSED
ZONING IS 'C' - COMMERCIAL.
USES WILL CONFORM TO
THOSE PERMITTED UNDER
THIS ZONING.



POW on 740?

WIER & ASSOCIATES, INC.
ARLINGTON, TEXAS
601 MATLOCK CENTRE CIR.
METRO 18171-265-2006

FORT WORTH, TEXAS
3908 SOUTH FREEWAY
18171-926-0212
METRO 18171-429-9007



- ① Landscaping - amount, location
- ② width of entrances
- ③ scaled drawing
- ④ no. parking spaces
- ⑤ height structures
- ⑥ Signs

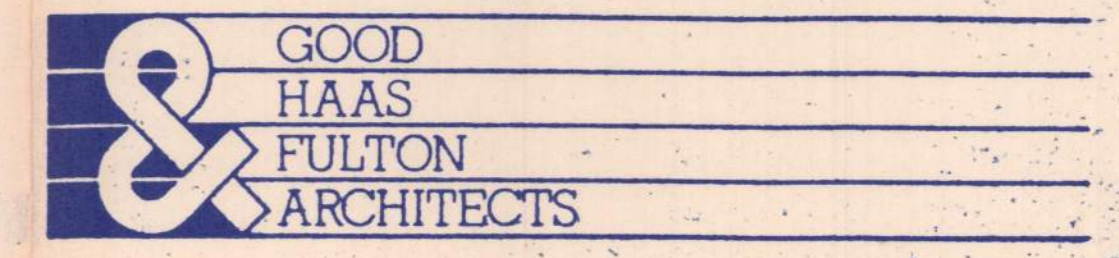
Project Data

Gross Land Area	21.95 Ac. ±
Net Land Area - Main Tract	7.07 Ac. ±
Shapps Tract	6.00 Ac. ±
Building Area - Main Tract	89,900 S.F.
Shapps Tract	64,000 S.F.

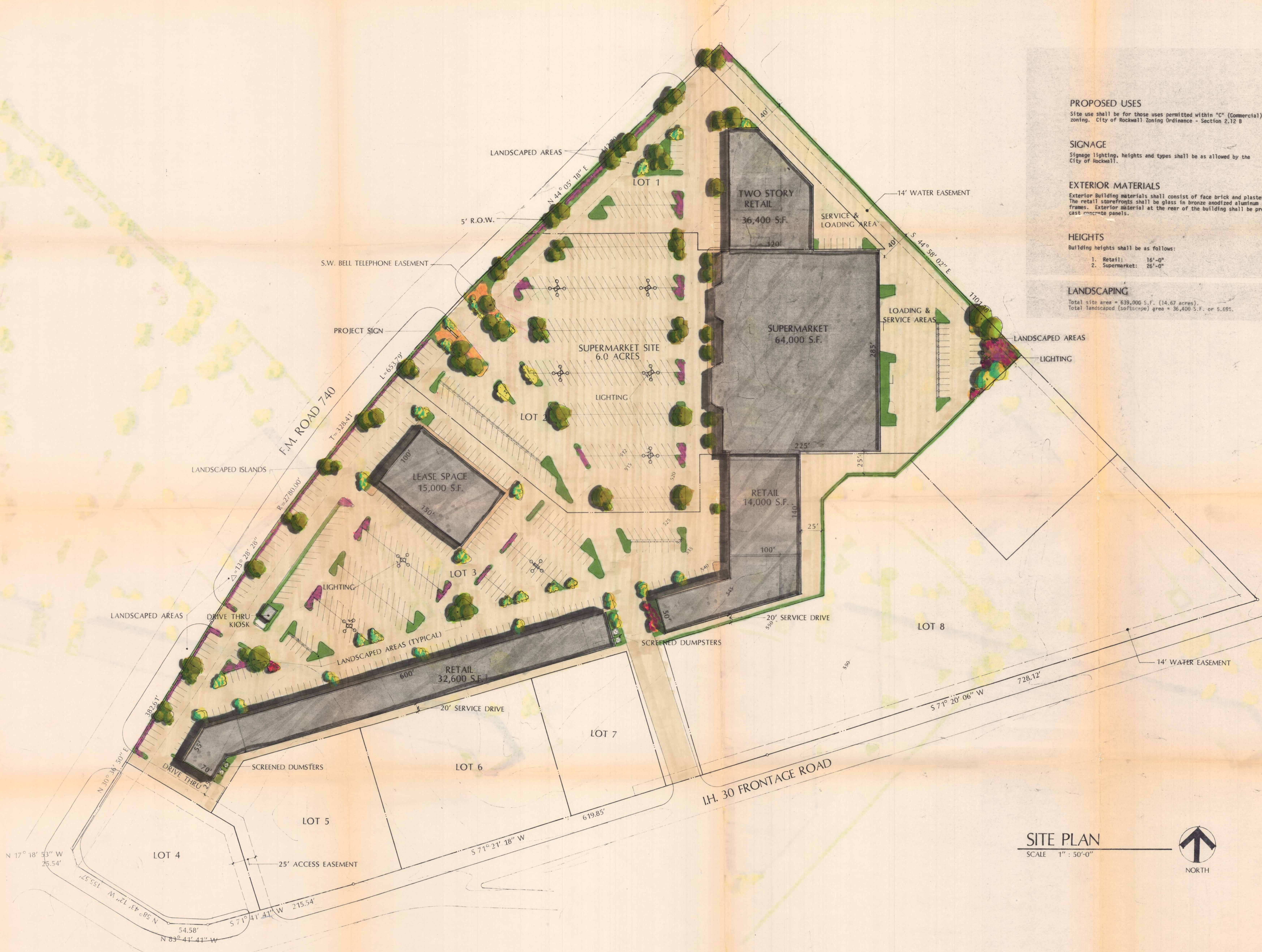
515 parking spaces
locks approximately

REC. WA
6-19-64

**I 30 & RIDGE ROAD SHOPPING CENTER
ROCKWALL, TEXAS
DUNNING DEVELOPMENT**



311 North Market / 103
Dallas, Texas 75202
214 742 8067
6-15-64
NKA
83172



PROPOSED USES
 Site use shall be for those uses permitted within "C" (Commercial) zoning. City of Rockwall Zoning Ordinance - Section 2.12 B

SIGNAGE
 Signage lighting, heights and types shall be as allowed by the City of Rockwall.

EXTERIOR MATERIALS
 Exterior Building materials shall consist of face brick and plaster. The retail storefronts shall be glass in bronze anodized aluminum frames. Exterior material at the rear of the building shall be precast concrete panels.

HEIGHTS
 Building heights shall be as follows:
 1. Retail: 16'-0"
 2. Supermarket: 26'-0"

LANDSCAPING
 Total site area = 639,000 S.F. (14.67 acres).
 Total landscaped (soil/terrace) area = 36,400 S.F. or 5.69%.

REVISIONS

DATE 9/24/84

SITE PLAN
 SCALE 1" = 50'-0"
 NORTH

SITE DATA:

PHASE II

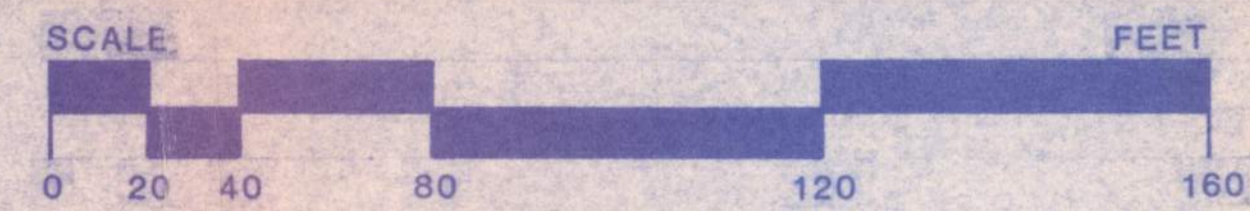
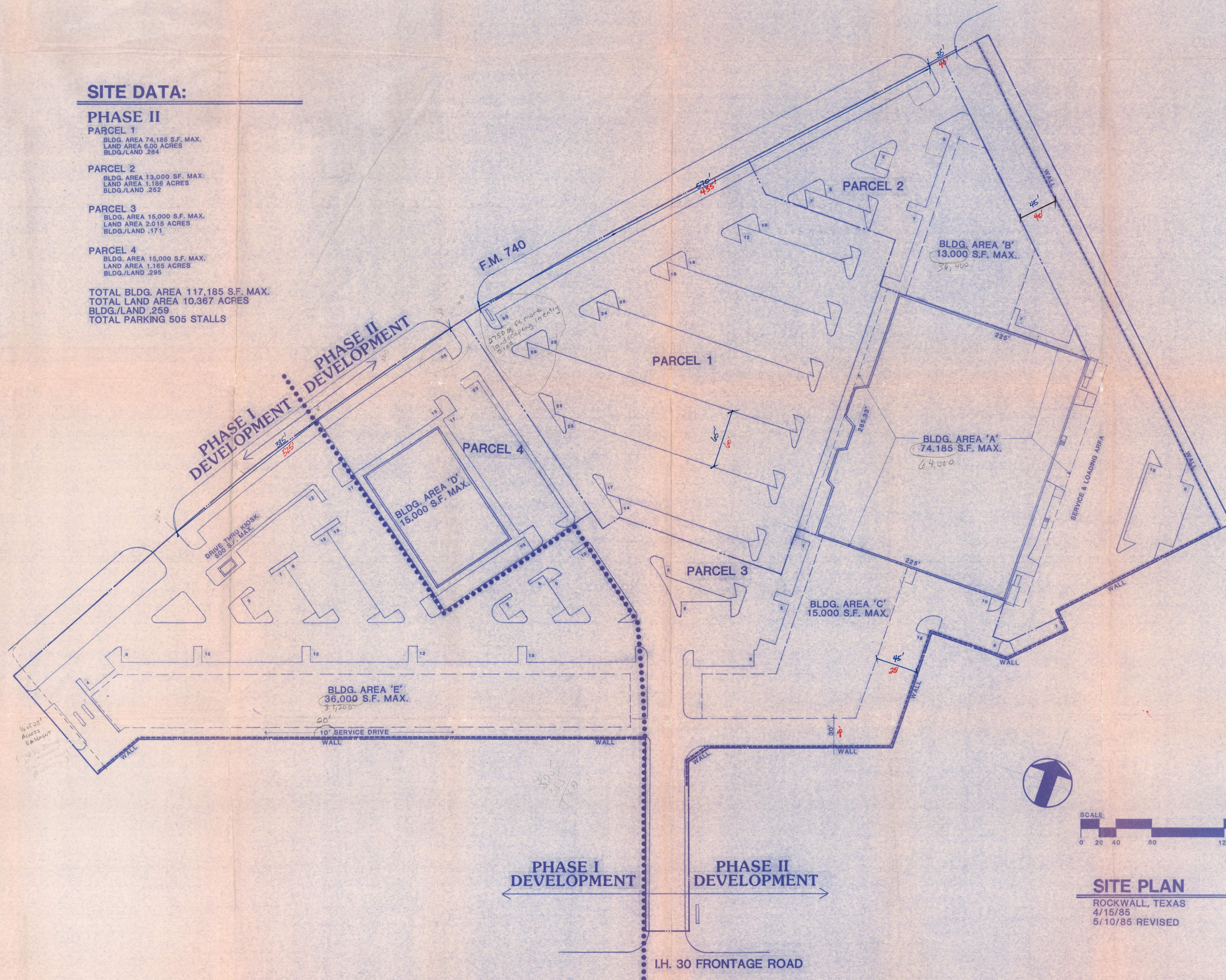
PARCEL 1
 BLDG. AREA 74,185 S.F. MAX.
 LAND AREA 6.00 ACRES
 BLDG./LAND .284

PARCEL 2
 BLDG. AREA 13,000 S.F. MAX.
 LAND AREA 1.186 ACRES
 BLDG./LAND .262

PARCEL 3
 BLDG. AREA 15,000 S.F. MAX.
 LAND AREA 2.015 ACRES
 BLDG./LAND .171

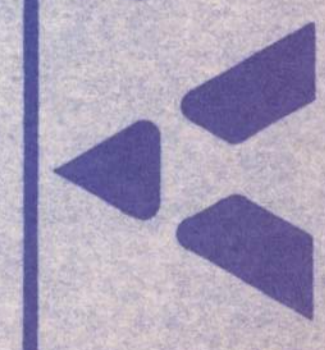
PARCEL 4
 BLDG. AREA 15,000 S.F. MAX.
 LAND AREA 1.165 ACRES
 BLDG./LAND .295

TOTAL BLDG. AREA 117,185 S.F. MAX.
 TOTAL LAND AREA 10.367 ACRES
 BLDG./LAND .259
 TOTAL PARKING 505 STALLS



SITE PLAN
 ROCKWALL, TEXAS
 4/15/85
 5/10/85 REVISED

AMERICAN STORES PROPERTIES INC.
 444 East 1st. South Salt Lake City, Utah 84111
 P.O. Box 27127 Salt Lake City, Utah 84127 Phone 801:530:1300



SITE PLAN
 ROCKWALL, TEXAS

CONTROL
DATE
STORE NO.
SHEET NO.



TYPICAL PARTIAL ELEVATION

SCALE 1/4"=1'-0"

COMPOSITE SHINGLE ROOF

BRICK SIGN BAND

STOREFRONT (PER TENANT REQUIREMENTS)

METAL COLUMNS

BRICK COLUMN BASE

ROCKWALL TOWNE CENTER

KOERNER & ASSOCIATES / ARCHITECTS

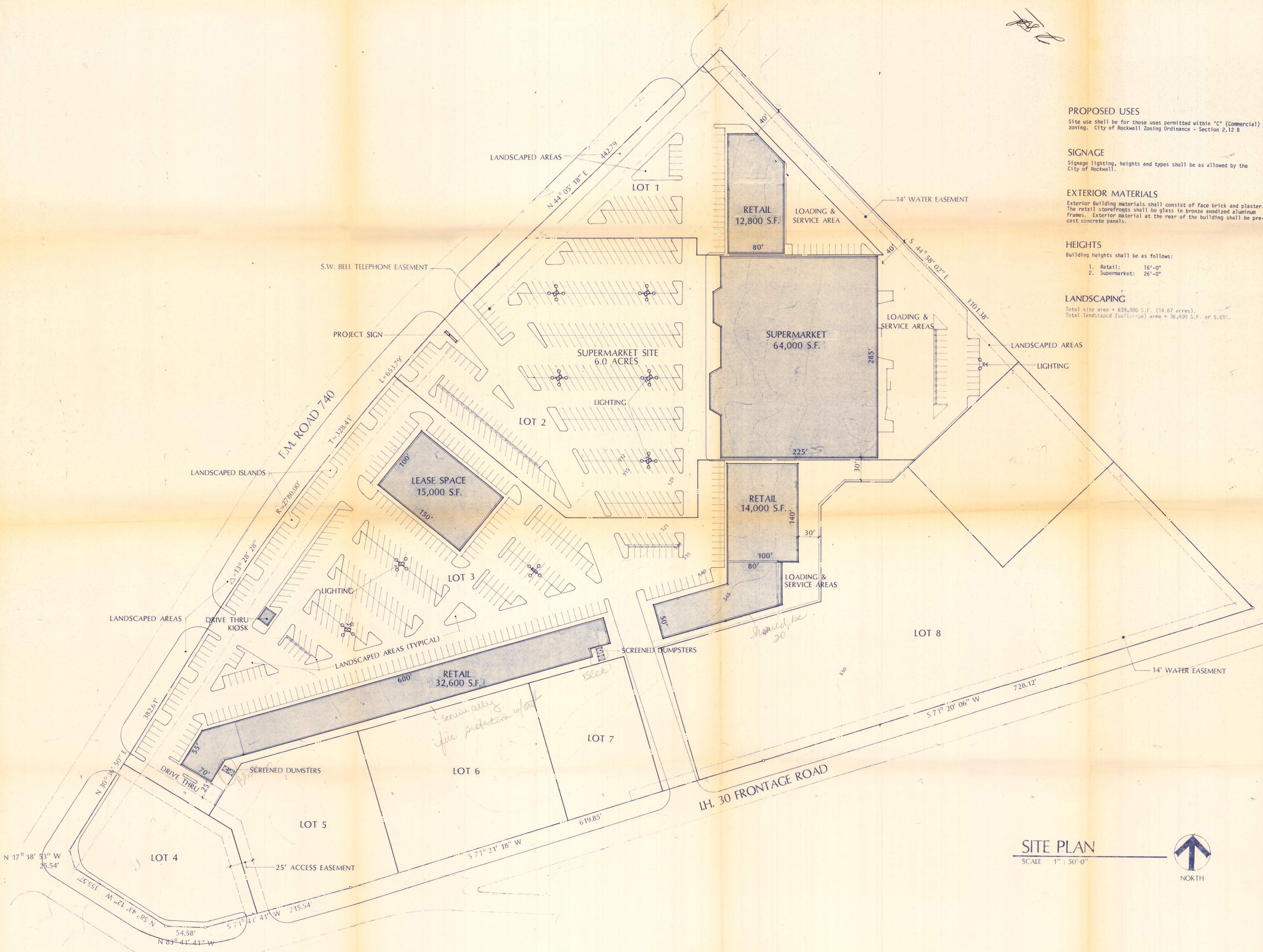
3624 OAK LAWN SUITE 120
DALLAS, TEXAS
214/559/4080

REVISIONS

DATE



SHEET NO.



PROPOSED USES

Site use shall be for those uses permitted within "C" (Commercial) zoning. City of Rockwall Zoning Ordinance - Section 2.12 B

SIGNAGE

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HEIGHTS

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LANDSCAPING

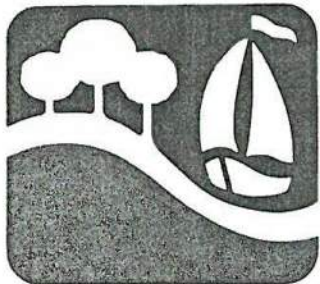
Total site area = 639,000 S.F. (14.67 acres).
Total landscaped (softscape) area = 36,400 S.F. or 5.69%.

Handwritten initials/signature

REVISIONS

DATE 8/24/84

SITE PLAN
SCALE 1" = 50'-0"




CITY OF ROCKWALL

"THE NEW HORIZON"

September 14, 1984

TO: Rudy Garcia, Wier & Associates
David Dunning, Dunning Development
Three Architects

FROM: Karen Martin, Administrative Assistant *KM*

RE: Rockwall Towne Center

On September 13, 1984, the Planning and Zoning Commission recommended approval of your preliminary plat with a 5 ft. right-of-way dedication on FM-740. They voted to approve your site plan subject to your returning to Planning and Zoning Commission with elevation drawings and a master landscaping plan before the final plat, addressing paving a fire lane behind the long retail building, and designing turn lanes on FM-740 on the final plat.

If you want to try to clear the confusion, resubmit your site plan with a fire lane behind the retail building along with your elevations and landscape plan by September 24th. You will go back to P&Z on October 11th. Then the site plan, elevations, landscape plan and preliminary plat with 5 ft. of right-of-way dedication can go to Council on November 5th.

Once through P&Z with all this we can talk about submission of your final plat with engineering. That is when we will address turn lanes on FM-740. The final plat and engineering drawings must be submitted 30 days prior to the P&Z meeting you wish to attend.

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

January 21, 1985

Mr. William R. Eisen
City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

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.

RE: Estimated Cost of Paving
of FM-740 at Rockwall
Towne Centre
ROK 84877

Dear Mr. Eisen:

As per Karen Martin's request, we have developed an estimated cost per linear foot of construction for concrete paving 24 feet in width along FM-740 adjacent to the Rockwall Towne Centre development. Please note that these costs represent current construction costs and should be adjusted if you utilize them at a later date. The amounts reflect construction cost of sidewalks and 6 inches of concrete street paving only. The cost of storm drainage improvements would require a substantial amount of time and effort to develop. Note also that these quantities reflect the cost of construction of one-half of a street or 24 feet of paving and one side of curb and gutter and sidewalks.

<u>Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
Paving for Phase I	617 l.f.	\$95.50/l.f.	\$ 58,900
Paving for Phase II	863 l.f.	\$95.50/l.f.	82,400
	1480 l.f.		\$141,300 ^{25% =} _{176,625}

The cost of engineering and contingencies which can be conservatively estimated at 25% should also be added to the total cost. If you have any questions or if we may be of further assistance, please contact me.

Sincerely,

FREESE AND NICHOLS, INC.

C. Diane Palmer

C. Diane Palmer, P.E.

CDP/DCB:dd

xc: Karen Martin
Ed Heath
R. L. Nichols
T. A. Reid
Dan C. Boutwell

1480 ft linear length

**Dunning
Development Corporation**

8235 Douglas Avenue
Suite 816
Dallas, Texas 75225
(214) 528-1905

March 11, 1985

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

RE: Rockwall Towne Centre
Approved Site Plan

Dear Ms. Martin:

Enclosed are copies of the site plan that was approved by the Rockwall City Council on November 5, 1984.

As we anticipated at the time of approval, ongoing negotiations with specific tenants has forced us to alter the site plan in certain areas. In every case, we have attempted to maintain the spirit of our agreement with the City of Rockwall to provide a high quality development that will be an asset to the City.

Please let me know if you have any questions or need further information.

Sincerely,

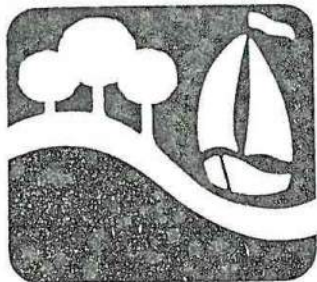


Patrick E. Donovan

PED:jms

Encl.





CITY OF ROCKWALL
"THE NEW HORIZON"

March 19, 1985

Mr. Pat Donovan
Dunning Development Corporation
8235 Douglas Ave., Suite 816
Dallas, Texas 75225

Dear Pat:

Attached is a copy of the road improvements that were approved for Rockwall Towne Centre. Let me know if you have any questions.

Please submit 2 mylars and 8 blueline copies of the plat with owner and surveyor signatures by April 17, 1985.

Sincerely,

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

Julie Couch
Assistant City Manager

CC: Karen Martin
JC/mmp
Attachment

AMERICAN STORES PROPERTIES, INC.

June 4, 1985

Ms. Karen Martin
Administrative Assistant
City of Rockwall
205 West Rusk St.
Rockwall, TX 75087-3793

Dear Karen,

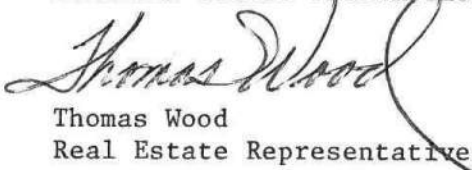
Attached is a revised site plan for our shopping center in Rockwall. I have compared the city approved site plan with the attached and illustrated a few minor changes. The red ink represents what the city approved, and the blue ink is what we would like to change.

Please review the attached site plan and specify in a letter that the changes are acceptable. If you could, just as a formality, stamp approve one of the attached plans with a date and the city manager's signature. This should satisfy my company's closing requirements.

Thank you very much for your time and assistance in this matter. I will contact you later next week.

Sincerely,

AMERICAN STORES PROPERTIES, INC.


Thomas Wood
Real Estate Representative

TW/kr

Attachments

Dunnig
Development Corporation

8245 Douglas Avenue
Suite 816
Dallas, Texas 75225
(214) 528-1905

December 10, 1985

Mr. Ed Heath
City of Rockwall
205 West Rusk
Rockwall, Texas 75087-3628

RE: Rockwall Towne Centre Landscaping

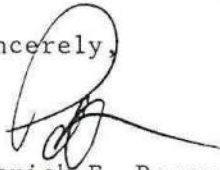
Dear Mr. Heath:

Thank you for taking time to meet with me concerning our shopping center that is underway in Rockwall. I have enclosed a copy of our proposed development site plan as it is being installed at this time. I have indicated in red on this drawing the areas where we have added landscaping, which was not required on the site plan approved by the City Council. I have also included a copy of the site plan approved by the City Council, on which I have indicated areas where we have deleted landscaping from the approved site plan.

It is obvious from this comparison that we have added far more landscaping than we have deleted. Hopefully the City will feel as I do, that this is a minor change, which in its overall effect benefits the City of Rockwall and our development.

Once again, thank you for your time and please let me know if you have any problems or questions concerning this development.

Sincerely,



Patrick E. Donovan

PED:jms

Encl.

meeting
Jan 2, 1986
About site plan
Approved change
JC/EX/DP
EX



what are the dumpsters going

looks like total square footages app
9570 sq if a rest has 1400 sq need
a total of 55 parking spaces, have
~~exactly~~ 47 shown in Phase 1

as the landscaping in blue going
to occur

Dunning Development
7007 Preston Road Suite 515
Dallas, Tx. 75205

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

SUBJECT: Rockwall Towne Center Site Plan
DATE: 8/31/84

MESSAGE: Initial Staff review and Planning Commission discussion has produced the following comments:

1. Calculate square footage in landscaping.
2. Provide more landscaping along FM-740 frontage in groups.
3. Where will dumpster be for 32,600 sq. ft. building?
4. Two northernmost entrances on FM-740 are too close together - separation must be 200 ft.
5. Final plat should show right-of-way on FM-740.

CC: Rudy Garcia
Three Architects

Karen Martin

K. Martin

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

Ennis RM-858-3

ORIGINATOR

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO: Dunning Development
7007 Preston Rd., Suite 515
Dallas, Tx. 75205

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

SUBJECT: Rockwall Towne Center Site Plan
DATE: 9/5/84

MESSAGE: Additional Staff review comments:

1. Detail paving width of drives behind retail buildings toward I-30 for service and fire protection
2. Label areas toward I-30 which will be site planned separately and are not, therefore, considered in landscaping and parking calculations so future developer will know site plan must be submitted and area counted as landscaping now will not later be paved.

CC: Rudy Garcia
Three Architects

Karen Martin

Karen Martin

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

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Pat Donovan
Dunning Development
8235 Douglas Ave. Suite 816
Dallas, Tx. 75225

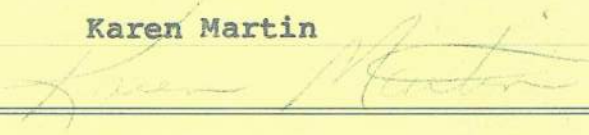
CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT: Rockwall Towne Center
DATE: 10/16/84

MESSAGE:
On October 11, 1984, the Planning and Zoning Commission recommended approval of the landscaping plan and elevations you presented. If you want your site plan/preliminary plat to go before City Council on November 5th, please submit 7 copies of the revised site plan, showing the landscaping described at the meeting prior to October 29th.

CC: Rudy Garcia
Koerner & Assoc.

Karen Martin



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

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Pat Donovan
Dunning Development
8235 Douglas Ave., Suite 816
Dallas, Tx. 75225

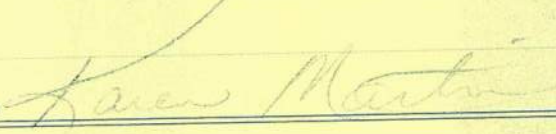
CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT: Rockwall Towne Centre
DATE: 11/7/84

MESSAGE:
On November 5, 1984, the City Council approved your site plan and preliminary plat with the option of building a masonry screening wall behind the first phase of the shopping center or providing an alternate adequate screen with your final plat. Before the center can be constructed we must have a final plat with engineering submitted and approved by the Planning Commission and City Council.

Karen Martin

CC: Rudy Garcia
Charles Kuehn



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REPLY

DATE SIGNED

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