

SITE PLAN APPLICATION

Date: 9/24/84

NAME OF PROPOSED DEVELOPMENT GOLDENCREST SHOPPING CENTER

NAME OF PROPERTY OWNER/DEVELOPER PERRY BODIN

ADDRESS 7817 ROWLETT RD, ROWLETT, TX. 75088 PHONE 475-8118

NAME OF LAND PLANNER/ENGINEER DESIGN THREE

ADDRESS 3107 COLE AVE, Dallas, TX. 75204 PHONE 214-651-1285

TOTAL ACREAGE 10.27

CURRENT ZONING COMMERCIAL
PENDING COUNCIL
APPROVAL

NUMBER OF LOTS/UNITS 1

Signed David D. Bouchard

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. 84-106-SP

Date: 9/24/84

Fee: \$ 185.00

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 9/28/84
NAME Perry Bodin
ADDRESS Goldencrest

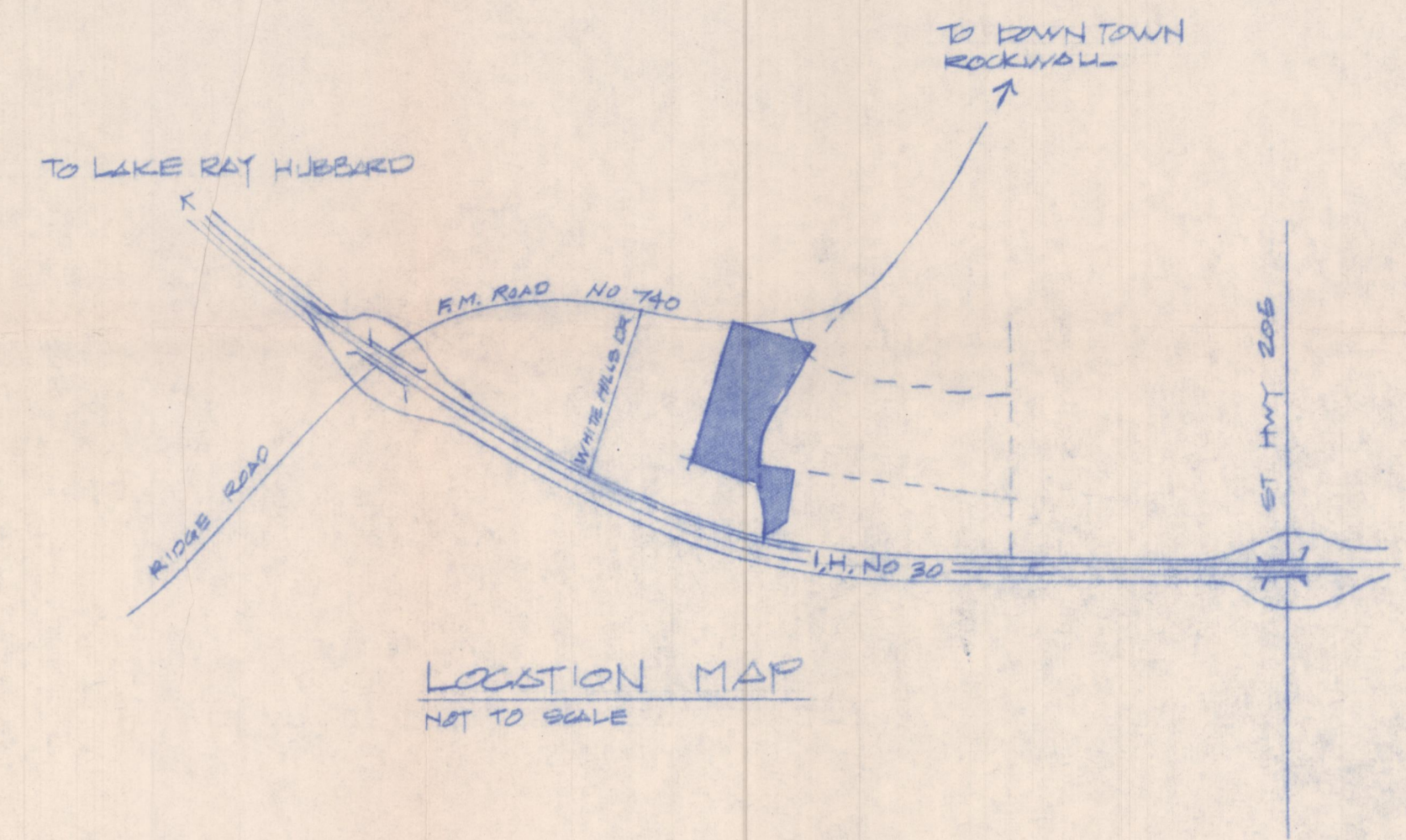
Cash Check 1800 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Site Plan</u>		<u>185 00</u>

Received By EM

2847

FORM G-1



NOTES:

PROPOSED DEDICATED ROW WITH REVERSION TO PROPERTY OWNER IF NOT NEEDED

SURVEY & TOPO DATA FROM DRAWINGS PREPARED BY HAROLD L. EVANS - CONSULTING ENGINEER, DALLAS, TEXAS

PROPERTY OWNERS: FERRY BODIN, BILL PASCHAL, & THE PB&W PARTNERSHIP
2114 W. KINSLEY, GARLAND, TX. 75041

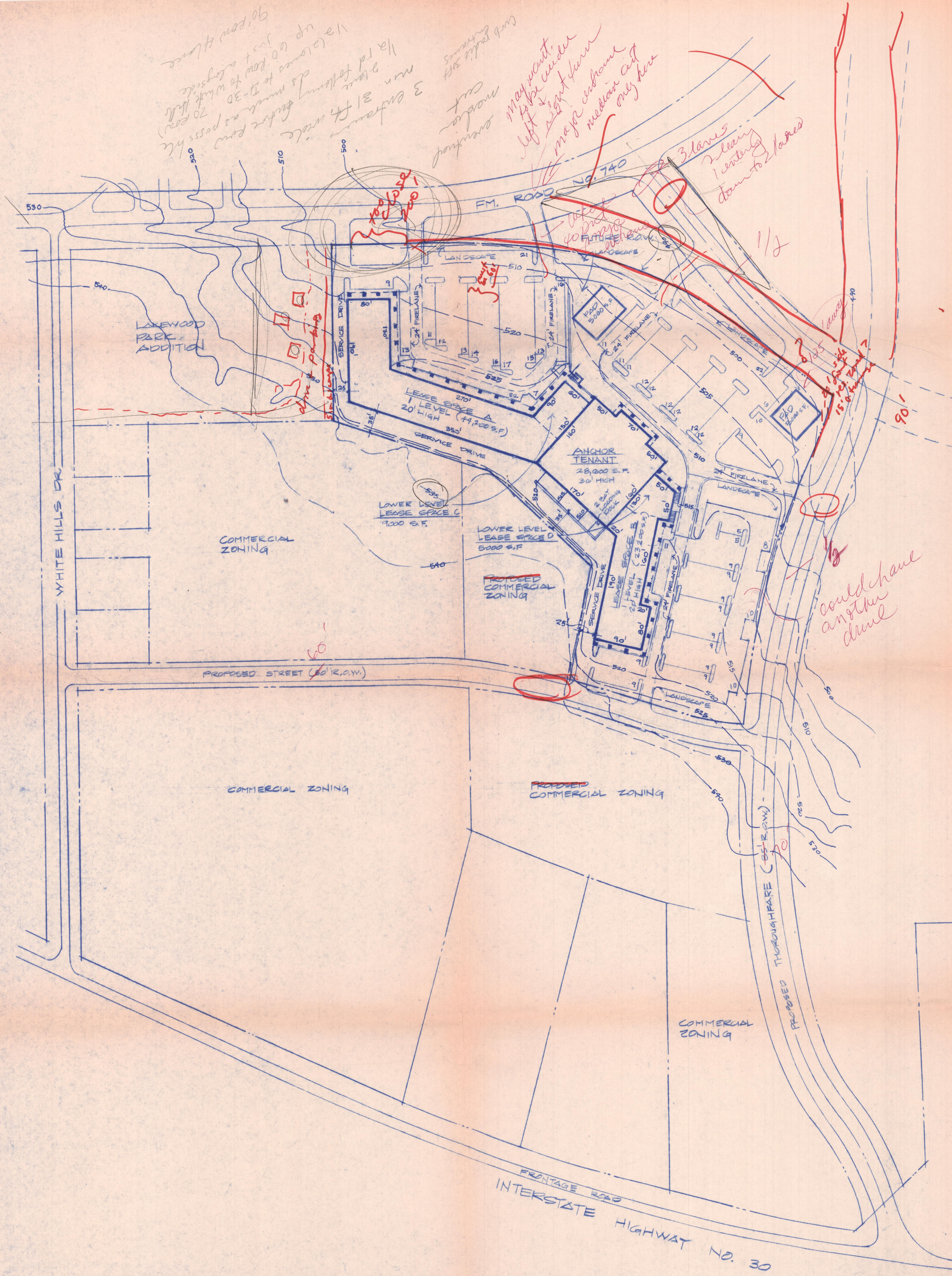
AREA TO BE REZONED (SHOWN SHADED) - EXISTING ZONING - ME
PROPOSED ZONING - COMMERCIAL

PROPERTY TO BE REZONED IS 21.95 ACRES

Goldencrest Subdivision
CONCEPT PLAN
 I.H. 30 - F.M. 740
 City of Rockwall
 Rockwall County, Texas
 SCALE = 1" = 200' DATE = AUG. 27, 1984

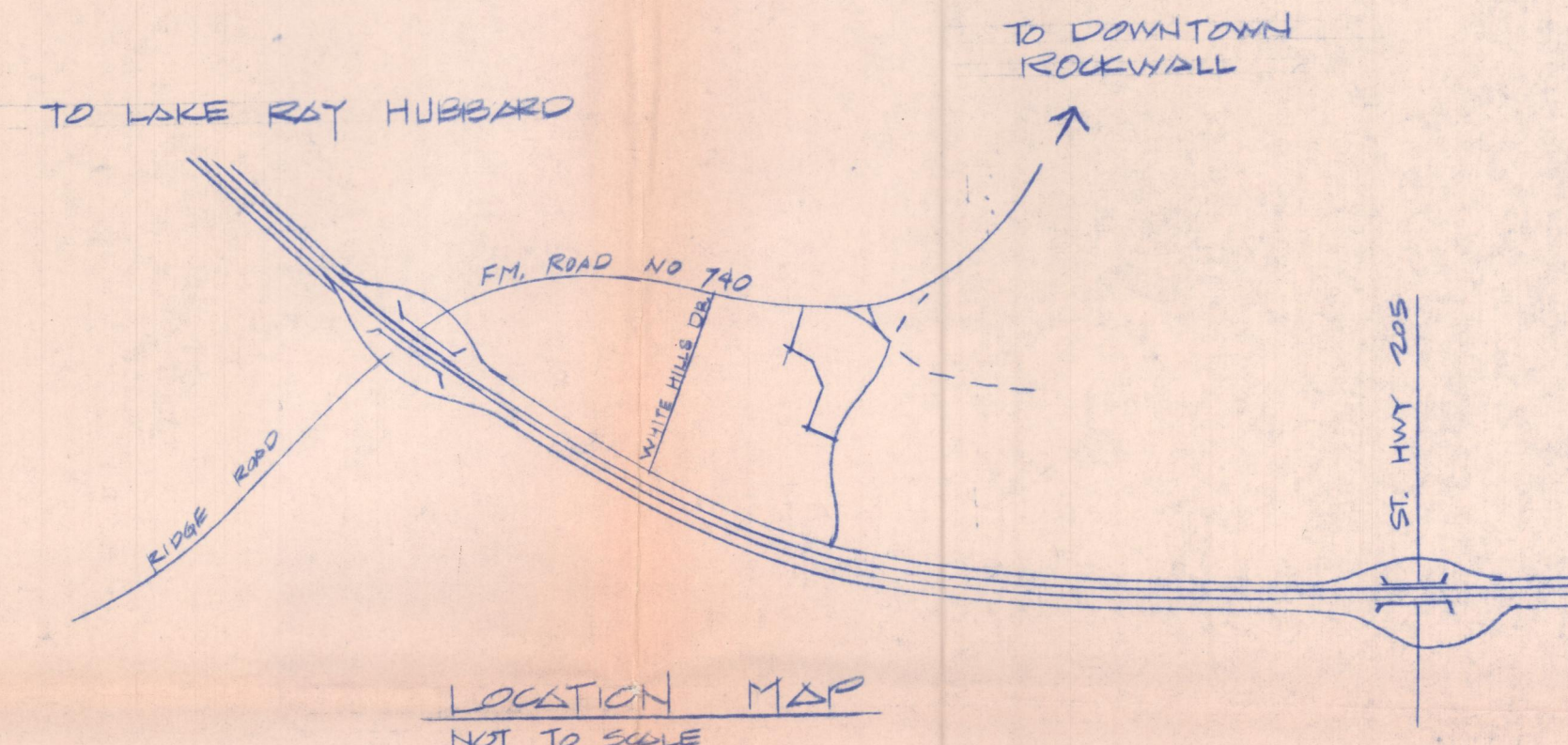
Design Three

3107 Cole Ave. Dallas, Texas 75204 (214)651-1285



90' per ft. slope
 1/2 (allows up to 30' to 40' to 50' to 60' to 70' to 80' to 90' to 100' to 110' to 120' to 130' to 140' to 150' to 160' to 170' to 180' to 190' to 200' to 210' to 220' to 230' to 240' to 250' to 260' to 270' to 280' to 290' to 300' to 310' to 320' to 330' to 340' to 350' to 360' to 370' to 380' to 390' to 400' to 410' to 420' to 430' to 440' to 450' to 460' to 470' to 480' to 490' to 500' to 510' to 520' to 530' to 540' to 550' to 560' to 570' to 580' to 590' to 600' to 610' to 620' to 630' to 640' to 650' to 660' to 670' to 680' to 690' to 700' to 710' to 720' to 730' to 740' to 750' to 760' to 770' to 780' to 790' to 800' to 810' to 820' to 830' to 840' to 850' to 860' to 870' to 880' to 890' to 900' to 910' to 920' to 930' to 940' to 950' to 960' to 970' to 980' to 990' to 1000')

2.09
 rec. from PLWA
 some back study w/ distributed.
 (some back study w/ distributed.)
 3 lanes
 2 lanes
 down to 2 lanes

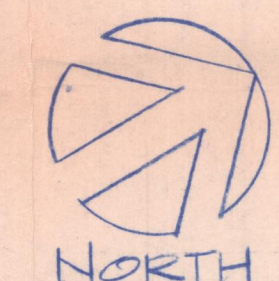


PROJECT TABULATIONS

SITE AREA:	10.27 ACRES
BUILDING AREA:	
LEASE SPACE A	- 44,200 S.F.
LEASE SPACE B	- 23,200 S.F.
ANCHOR TENANT	- 28,000 S.F.
LOWER LEVEL LEASE C	- 1,000 S.F.
LOWER LEVEL LEASE D	- 5,000 S.F.
PAD SITES	- 10,000 S.F.
TOTAL	- 120,000 S.F.
PARKING REQUIRED	- 402 SPACES
PARKING PROVIDED	- 490 SPACES
LOADING SPACES	PROVIDED IN 25' SERVICE DRIVE
PROPOSED USES	RETAIL STRIP CENTER RESTAURANT

22,368 sq. ft. landscape
 4,474 sq. ft. front
 need to figure
 dumpsters?

could have another drive



SITE PLAN
 Goldencrest Shopping Center
 FM. RD. 740 Rockwall, Texas

SCALE = 1" = 100' DATE = SEPT. 24, 1984

Provide left turn storage Area and right turn taper & major drive along FM 740.

Only 3 drives allowed along proposed road with 1/2" median opening in center.

Eliminate one of two drives

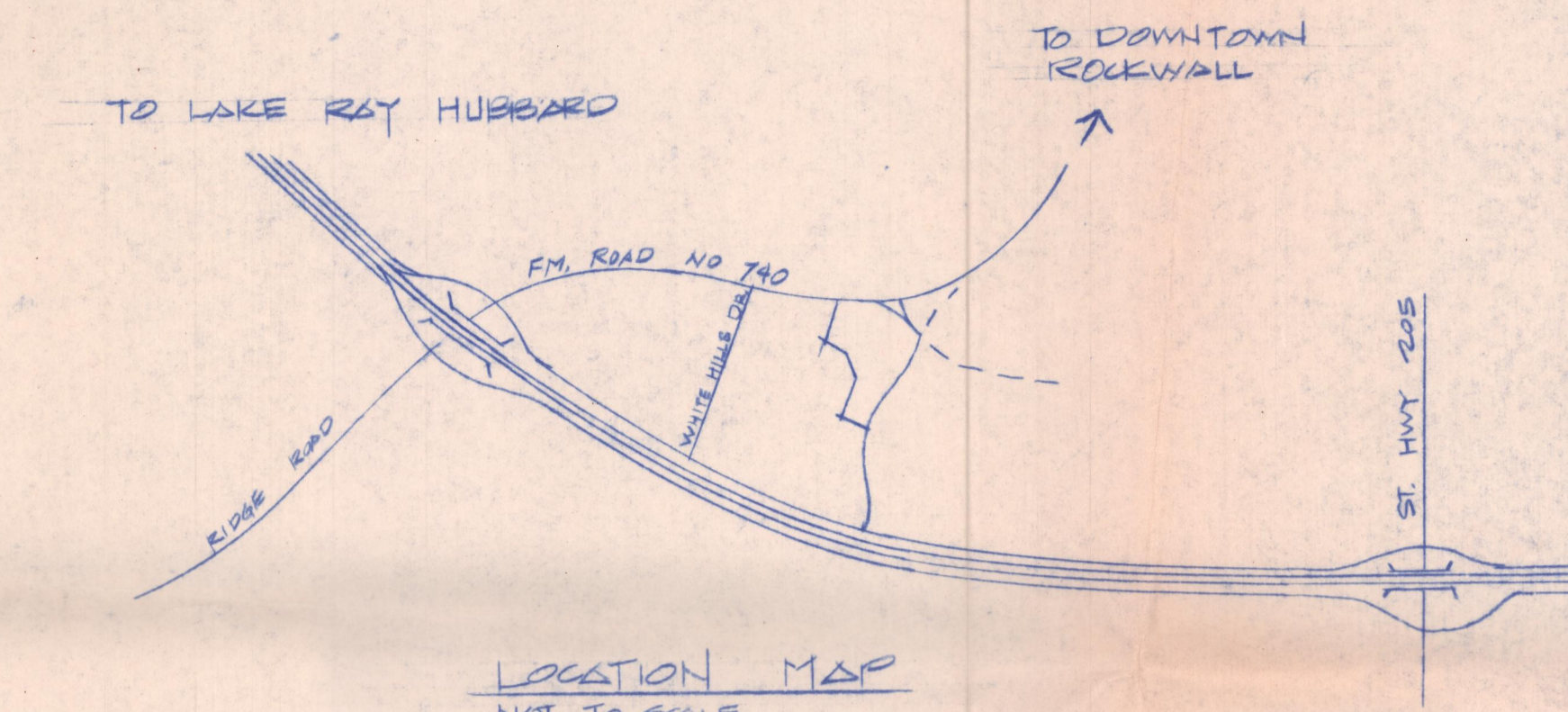
Major drive 85-90' (2 lanes) 3/2 parking 740 at FM 740. This proposed drive will be cut back on FM 740 to allow for left turn lane on proposed road.

Alignment should tie into FM 740 without adverse curve

Minor Arterial (MAD) (90' ROW)

Proposed FM 740 Alignment (90' ROW) (Scale 85')

Conduct 1/2 of Street (25' proposed)



- Note: ① All approach driveways curb radii should be 30'
② Dumpster locations?
③ Two-way drives min 31' width 80' bc

PROJECT TABULATIONS

SITE AREA:	10.27 ACRES
BUILDING AREA:	
LEASE SPACE A	- 44,200 S.F.
LEASE SPACE B	- 23,200 S.F.
ANCHOR TENANT	- 28,600 S.F.
LOWER LEVEL LEASE C	- 1,000 S.F.
LOWER LEVEL LEASE D	- 5,000 S.F.
PAD SITES	- 10,000 S.F.
TOTAL	- 122,000 S.F.
PARKING REQUIRED	- 402 SPACES
PARKING PROVIDED	- 490 SPACES
LOADING SPACES	PROVIDED IN 25' SERVICE DRIVE
PROPOSED USES	RETAIL SHOP CENTER RESTAURANT

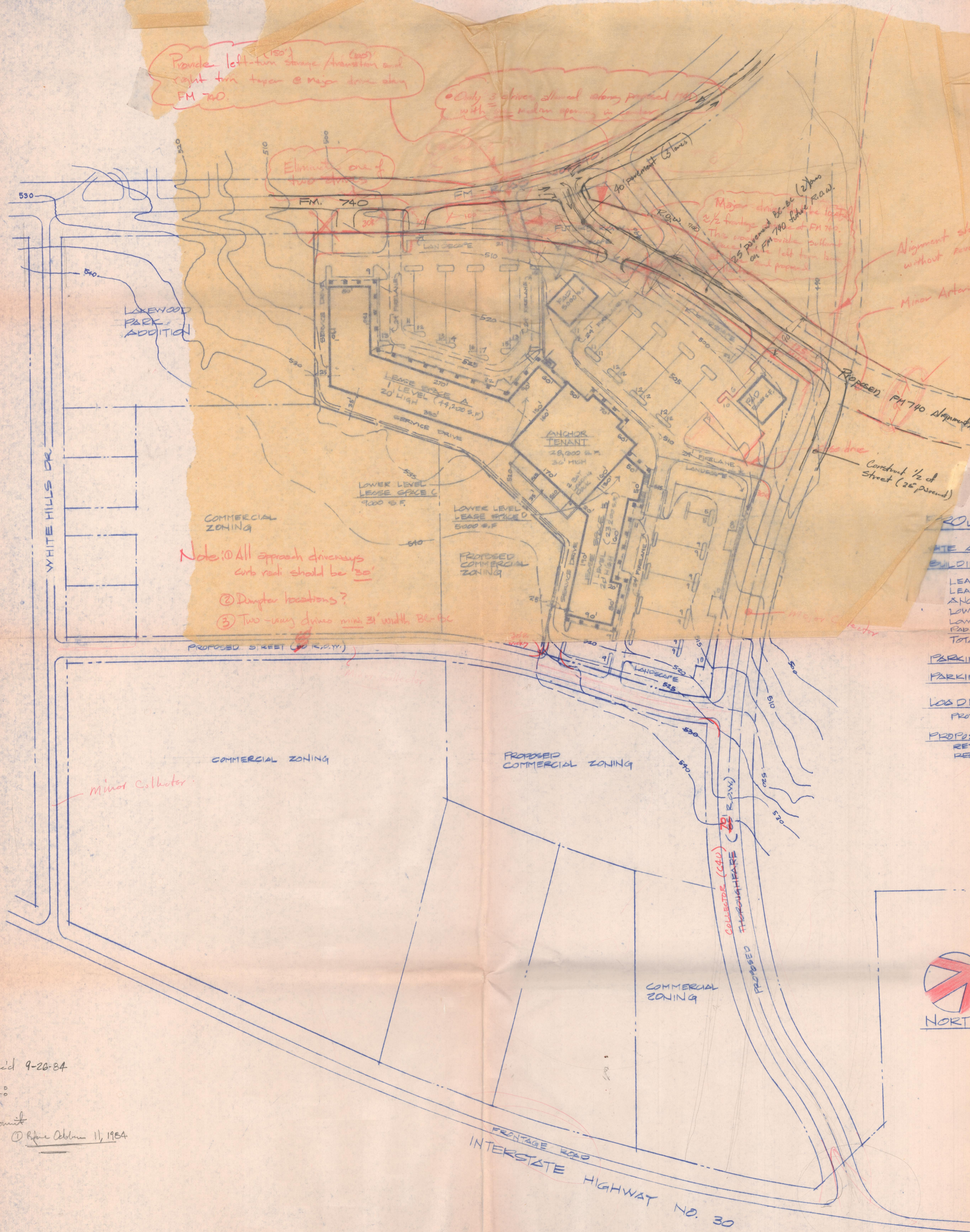
MAD = 90'
Collector 70'

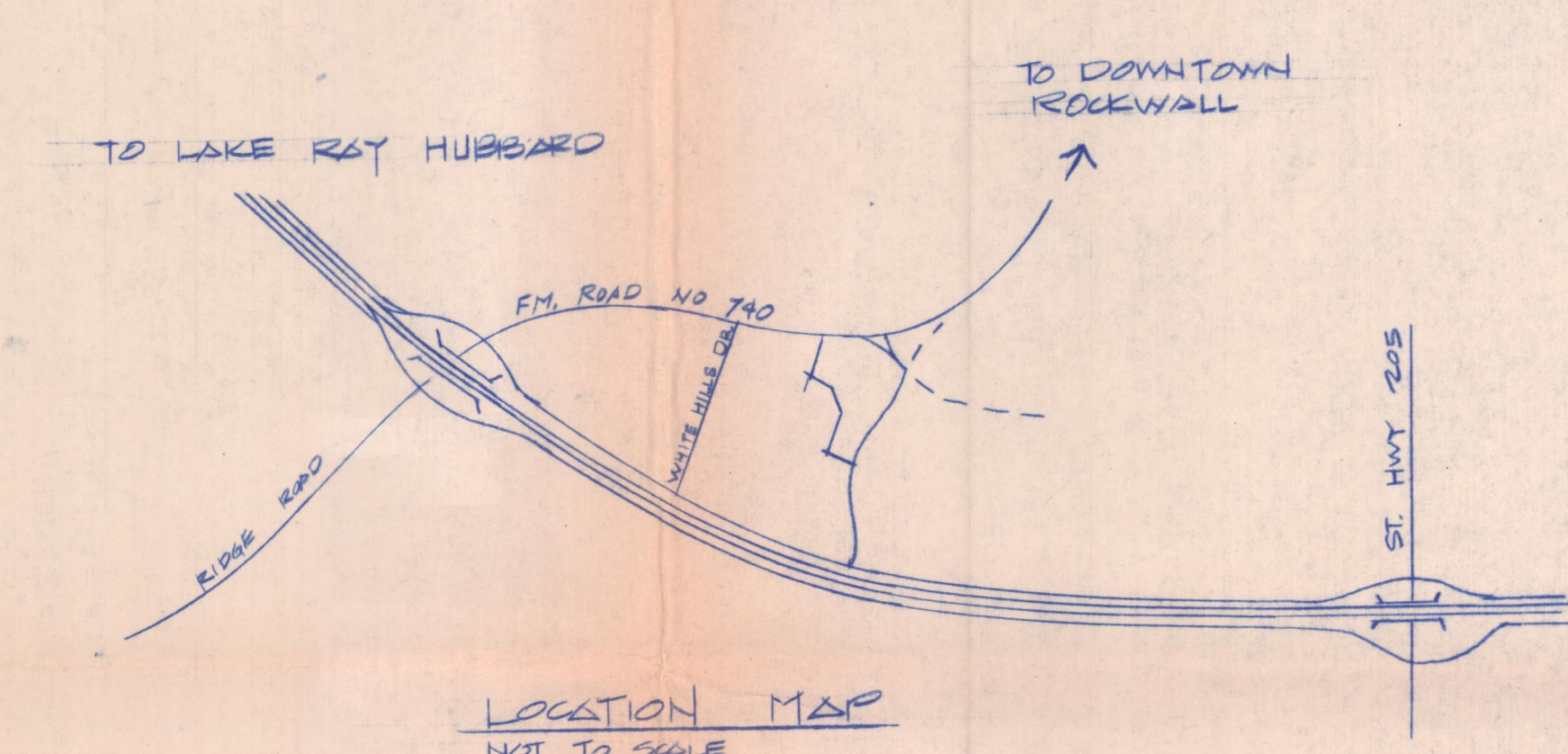
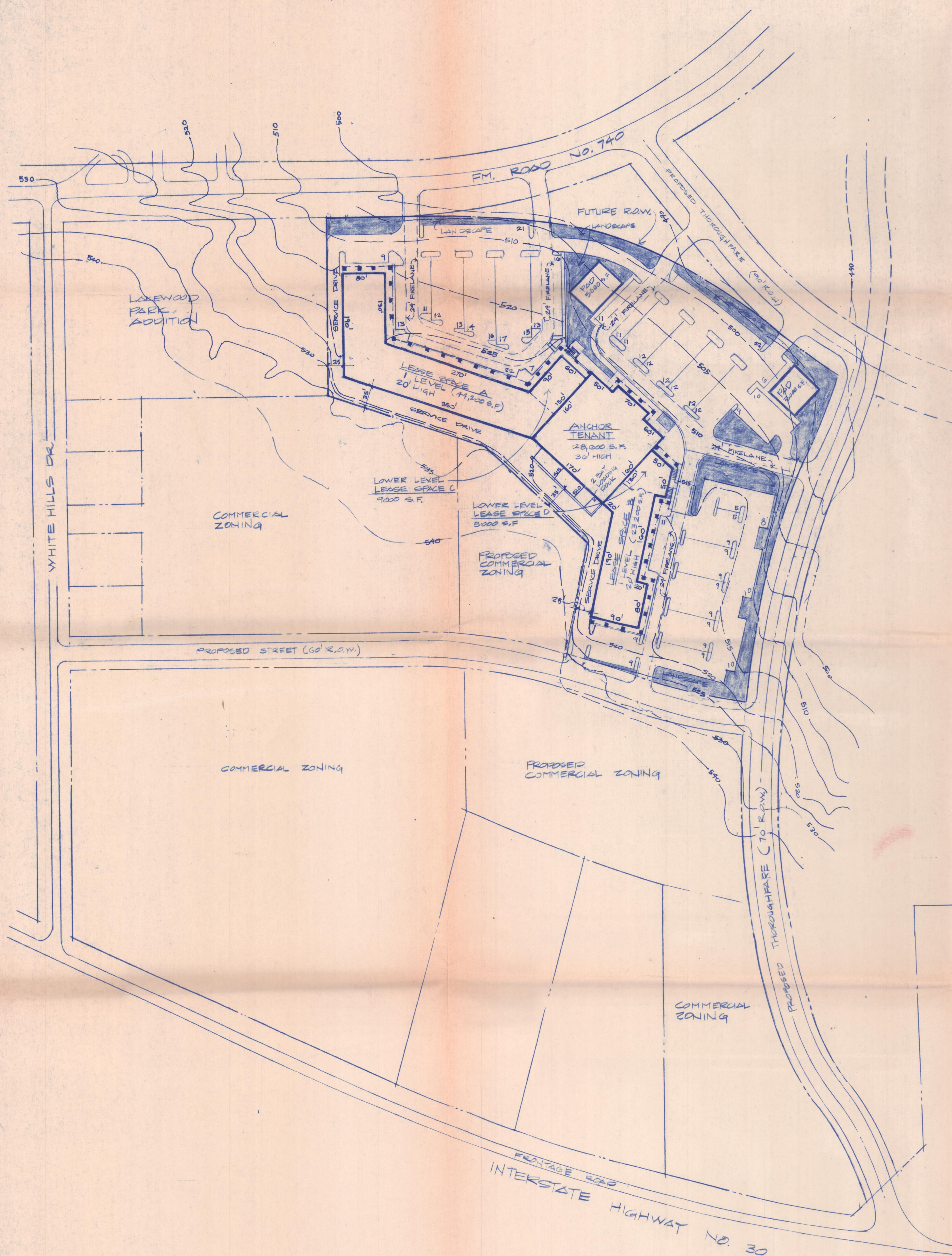
Daily 66.7/1000 = 3000 trips/day
P.M. Peak 21/1000 = 372 trips/day (existing)
A.M. Peak 0.9/1000 = 108 trips (existing)

SITE PLAN
Goldencrest Shopping Center
FM. RD. 740 Rockwall, Texas

SCALE = 1" = 100' DATE = SEPT. 24, 1984

Rec'd 9-20-84
Before:
Commit
① R.F. Address 11, 1984





PROJECT TABULATIONS

SITE AREA :	10.37 ACRES
BUILDING AREA :	
LEASE SPACE A	- 44,200 S.F.
LEASE SPACE B	- 23,200 S.F.
ANCHOR TENANT	- 28,000 S.F.
LOWER LEVEL LEASE C	- 9,000 S.F.
LOWER LEVEL LEASE D	- 5,000 S.F.
P&P SITES	- 10,000 S.F.
TOTAL	- 120,000 S.F.
PARKING REQUIRED	- 402 SPACES
PARKING PROVIDED	- 490 SPACES
LOADING SPACES	PROVIDED IN 25' SERVICE DRIVE
PROPOSED USES	RETAIL STRIP CENTER RESTAURANT
PROPOSED LANDSCAPE	- 50,000 S.F. (11% OF SITE AREA)

SITE PLAN
Goldencrest Shopping Center
 FM. RD. 740 Rockwall, Texas

SCALE = 1" = 100' DATE = SEPT. 24, 1984

Approved



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

CIVIL / TRANSPORTATION ENGINEERS • PLANNERS • SURVEYORS

October 12, 1984

Ms. Julie Couch
City of Rockwall
205 West Rusk Street
Rockwall, Texas 75087

Re: Goldencrest Shopping Center-Site Plan Review

Dear Julie:

Enclosed is a marked up print indicating recommended revisions to the site plan for the subject project.

In summary, the City shall require the developer to:

- A limit of 3 driveways fronting FM 740.
- A limit of 2 driveways fronting a proposed N/S collector.
- Only one median opening with left turns for the major drive along the proposed FM 740.
- Left and right turn lanes on the existing FM 740 at the major drive.
- Construct one-half of the proposed N/S collector and the proposed E/W street (south of site) to the collector.
- Construct all driveway curb radii 30'.
- Construct all two-way driveway width 31' BC-BC.
- Provide R.O.W. of 90 feet for the future FM 740, 70 feet for the N/S collector, and 60 feet to the proposed E/W street.

The butterpaper overlay indicates a method for constructing one-half of the new FM 740 alignment to be used when the remainder of the roadway is built.

If you should have any questions concerning this matter, please do not hesitate to call.

Sincerely,

PAWA-Winkelmann & Associates, Inc.

Rick H. Grochoske, P.E.

RHG/pgw

Enclosure

Dan Boucher
Design Three
3107 Cole Avenue
Dallas, Texas 75204

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

SUBJECT Goldencrest Shopping Center

DATE 10/16/84

MESSAGE:
- On October 11, 1984, the Planning and Zoning Commission recommended approval of your site plan subject to reducing the number of entrances onto FM-740 by at least one, separating the entrances by 200 ft., developing a main entrance with room for turn lanes at which a median cut to the divided FM-740 would eventually occur, provide left and right turn lanes off FM-740 at the main entrance, pave two lanes of each of the perimeter roads using the future alignment of FM-740 as much as possible, increase the right-of-way for FM-740 to 90 ft., decrease the right-of-way to I-30 to 70 ft., increase the right-of-way to White Hills Drive to 60 ft., make all entrances a minimum of 31 ft. wide, and the approval of elevations and a landscape plan prior to final plat approval. If you want to take the site plan on to City Council on Nov. 5th, we need 7 copies of the revised site plan showing the technical changes listed before October 29th. Otherwise, you may wait until you get Planning and Zoning Commission approval on the elevations and landscape plan before taking the site plan to City Council.

ORIGINAL DO NOT WRITE BELOW THIS LINE
REPLY

REPLY TO → SIGNED

Karen Martin
Karen Martin

CC: Perry Bodin

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

TO Dan Boucher
Design Three
3107 Cole Ave.
Dallas, Texas 75204

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

SUBJECT Goldencrest Shopping Center Site Plan

DATE 11/7/84

MESSAGE:
- On November 5th the City Council approved your site plan with four entrances onto FM-740, one entrance containing turn lanes at the point where your shopping center would have a median cut when FM-740 becomes a 4-lane divided roadway, left and right turn lanes off FM-740 at the main entrance, two lanes of each of the perimeter roads paved using the future alignment of FM-740 as much as possible, and all entrances a minimum of 31 ft. wide. When the owners are ready to complete this project we will need submission of a final plat with engineering, elevations and landscape plan to be reviewed by the Planning Commission and City Council.

CC: Perry Bodin

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

OR

ORIGINATOR DETACH AND FILE FOR FOLLOW UP