

SITE PLAN APPLICATION

Date: 26 NOV. 1984

NAME OF PROPOSED DEVELOPMENT MCA PROFESSIONAL BUILDING

NAME OF PROPERTY OWNER/DEVELOPER MCA PARTNERSHIP

ADDRESS 810 HIGH SCHOOL DR., ROCKWALL, TX. 75087 PHONE 722-3247

NAME OF LAND PLANNER/ENGINEER MCKIBBEN & COOK ARCHITECTS, INC.

ADDRESS 810 HIGH SCHOOL DR., ROCKWALL, TX. 75087 PHONE 722-3247

TOTAL ACREAGE 1.62 AC.

CURRENT ZONING PD-16/AGRICULTURE

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>	
_____	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
_____	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
_____	_____	3. Design and location of ingress and egress
_____	_____	4. Off-street parking and loading facilities
_____	_____	5. Height of all structures
_____	_____	6. Proposed Uses
_____	_____	7. Location and types of all signs, including lighting and heights
_____	_____	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. _____

Date: _____

Fee: _____

PRELIMINARY PLAN

An applicant may submit a Preliminary Plan with the application for a Planned Development District if the applicant is not ready to begin development of part or all of the site. The Preliminary Plan shall contain all information that may be necessary to insure that the development complies with all applicable regulations and requirements.

The Preliminary Plan shall be prepared on a site topography map at a scale of 1" = 100', or at a scale to be specified by the City Staff, with no less than 5' contour intervals and shall include:

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
_____	_____ ✓	1. A metes and bounds description of the entire Planned Development tract.
_____	_____	2. A drawing locating flood plain areas, water bodies, creeks, drainage areas, and significant natural features such as major tree groupings and important view corridors.
_____	_____ X	3. Sufficient evidence to establish that the applicants are in fact all the owners or have control of all outstanding interest of the land and structures thereon.
_____	_____	4. A drawing locating all land use areas, showing proposed gross acreages of each use, maximum lot coverages, maximum height, minimum setbacks, residential densities, approximate gross floor area and floor area ratio for all commercial, industrial and office uses.
_____	_____ ✓	5. Location of all major access points, thoroughfares, and collectors within the development.
_____	_____ ✓	6. Identification of all major land use classifications and the approximate acreages within the development as related to current zoning district designations or the specific purpose. The designated usage will not be assumed to establish area requirements as established within the zoning district, but these requirements shall be used as guidelines in the final determination of area requirements.
_____	_____ ✓	7. Indication of each phase of development if the proposed Planned Development is to be in separate phases.

Provided or Shown
on Site Plan

Not
Applicable

8. Indication by acreage or percentage of total development all major areas planned for public and private open space.

9. Land area included with the site and the land area of all abutting sites with the zoning classifications thereon, and dimensions and locations of all public and private rights-of-way and easements bounding and intersecting the site.

10. Estimates of traffic volumes and turning movements may be required.

11. The preliminary plan shall be signed by the applicant's engineer and planner. A location map shall accompany the concept plan, showing the relationship of the planned development to adjacent properties and the land uses and thoroughfares shown on the comprehensive plan and intended for the area.

12. See item 10 on site plan applications for any additional requirements.

DEVELOPMENT PLAN

The development plan, in addition to those items included in the preliminary plan, shall include or show:

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>
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- | | | |
|-------|-------|---|
| _____ | _____ | 1. The development plan of the entire planned development or of the proposed phase at a scale of 1" = 100', or as specified by City staff and showing the proposed finished grade of the area at 2 foot intervals. |
| _____ | _____ | 2. In addition to data and drawings prescribed, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density per net acre and per gross acre in the area or areas proposed to be devoted to residential use. |
| _____ | _____ | 3. A description of the proposed lot or lots and the boundaries thereof, and proposed setbacks on the lots. |
| _____ | _____ | 4. With the exception of single family dwellings, the location of each existing and each proposed structure in the development, the use or uses to be contained therein, the number of stories, the gross floor area, and the location of entrances and loading points thereof. If a particular type structure is to be built a number of times, a typical lot layout may be substituted. |
| _____ | _____ | 5. All public rights-of-way, curb cuts, driving lanes, parking areas, loading areas, public transportation areas, and illumination facilities for the same, including existing facilities to be relocated. Design criteria for illumination facilities may be required. |
| _____ | _____ | 6. All pedestrian walks, malls, and open areas for use by tenants or visitors. |
| _____ | _____ | 7. All reservations for public uses, including parks, playgrounds, schools and other open spaces. |

Provided or Shown
on Site Plan

Not
Applicable

8. The location and height of each wall, fence and screen planting used as a buffer between uses and from adjacent property owners.

9. All landscaped areas, including any reserved open space to be retained. Detailed landscaping plans may be required when necessary.

10. The location, size, height, and orientation of each sign, except signs that are flat on building facades and that do not directly face property in a residential district, or directional signs.

11. Facilities for waste disposal on other than single family uses.

12. Proposed street names for all public and private roads.

13. Elevations and/or perspective drawings may be required in order that the relationship of the buildings to adjacent property, open spaces and to other features of the development plan may be determined. This subsection does not apply to single family, duplex and townhouse lots.

14. Any or all of the required features may be incorporated on a single drawing if such drawing is clear and suitable for evaluation by the City Staff and City officials.

15. A legal instrument establishing a plan for permanent care and maintenance of any common areas or communally owned facility must be submitted before the development plan will be approved. All such instruments shall be approved by the City attorney as to legal form, and by the Planning and Zoning Commission and City Council as to suitability for the proposed use of the common area.

16. The title page of each application and set of plans shall be signed

by the applicant's architect, planner, landscape architect, engineer and/or land surveyor if these services are required. In addition to an engineer and a planner, the applicant's submittal may be required to contain the professional services of at least two of the remaining three professionals involved in the design and construction of the environment.

17. See item 10 on the site plan application for any additional requirements.

PLANNING AND ZONING

FACT SHEET

Case No. 84-121-SP/D

Applicant: MCA Partnership

Name of Project: MCA Professional Building

Location: Em-740 south

Acreage: 1.62

Current Zoning: PD-16 + Agricultural (Applying for Office)

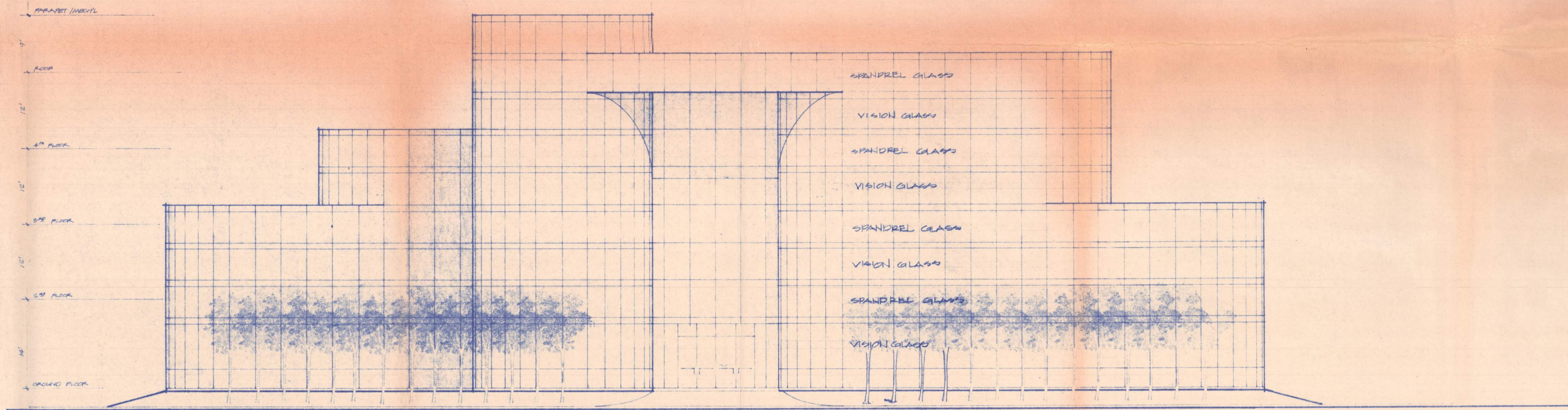
Request: Site and development plan approval for

Notices: Sent ~~sent~~
Favorable _____
Unfavorable _____

Comments: _____

P & Z Recommendation: _____

Council Decision: _____



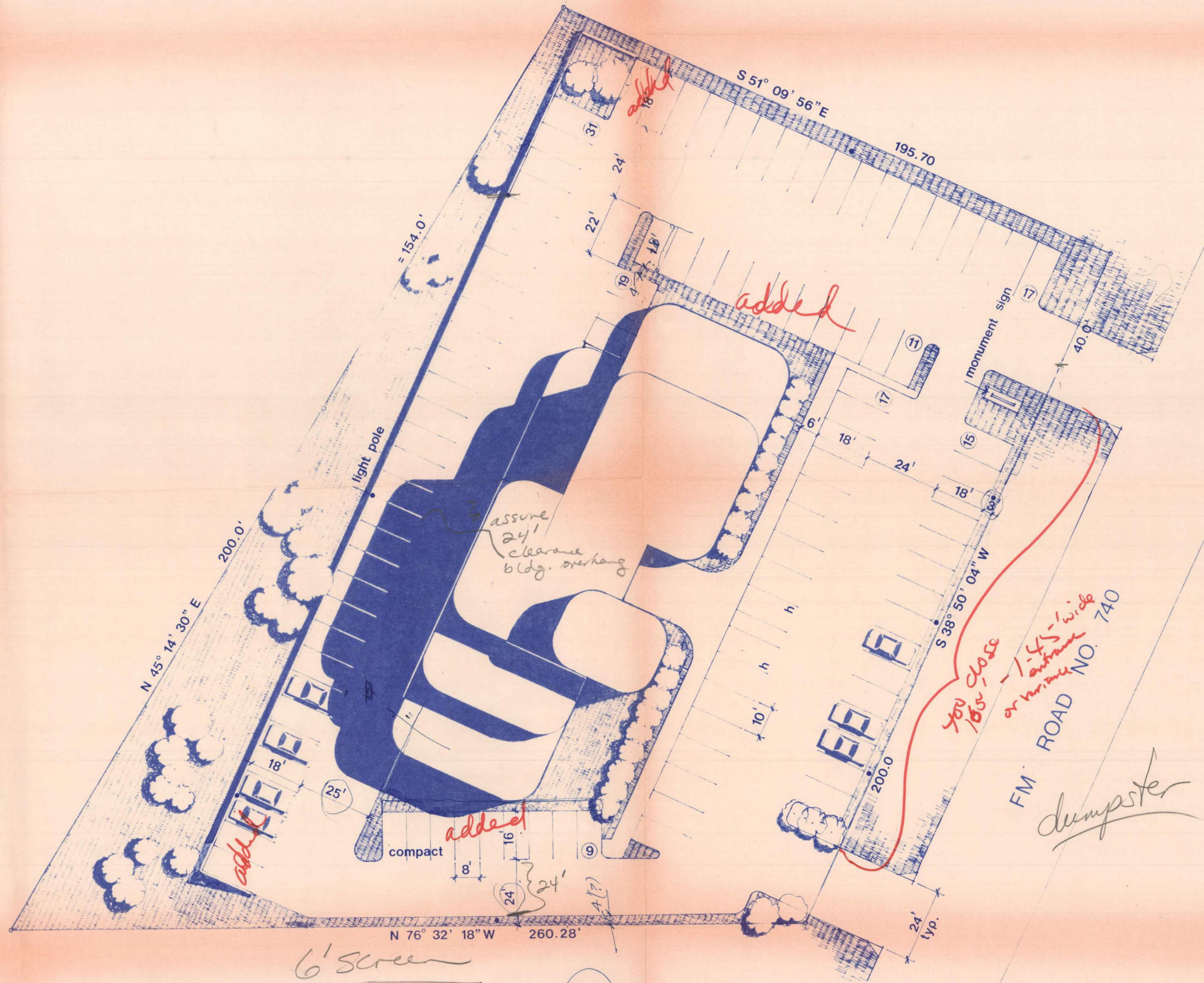
east elevation

revisions by

mca mckibben & cook inc.
 architecture · planning · interiors · box 951 rockwall, texas 75087

at.l.a.

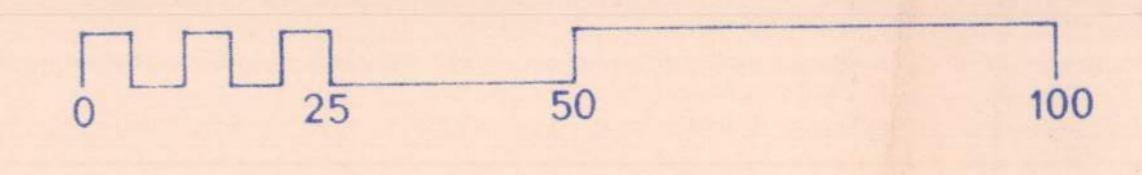
drawn	
date	2/10/1984
scale	1/4" = 1'-0"
sheet	
of	
sheets	



Site Data

Site Area	62,617 s.f. / 143 acres
✓ Landscape Area	19,514 s.f.
✓ Front Yard Area	1,534 s.f.
✓ Building Height	59'-0"
✓ Parking	119 spaces 1:274
Light Pole Height	20'-0"
Signage Area	60'-0"
Signage Height	4'-0"
✓ Building Area	32,635 s.f.

site plan



Handwritten signature or initials in yellow highlight.

Handwritten signature 'JWC'.



CITY OF ROCKWALL

"THE NEW HORIZON"

December 31, 1984

MEMORANDUM

MCA Partnership
P. O. Box 951
Rockwall, Texas 75087

Subject: MCA Professional Building Site Plan

1. Need 200 ft. separation between drive entrances or one central 45 ft. wide entrance, or a variance from the Board of Adjustments.
2. Need dumpster.
3. South side automobile maneuvering space must be 24 ft. not including landscaping.
4. Assume 13 spaces are located underneath building overhang on west side - clarify.
5. Label type and size of screen on south side.


Karen Martin
Administrative Assistant



CITY OF ROCKWALL
"THE NEW HORIZON"

February 1, 1985

MCA Partnership
P.O. Box 951
Rockwall, Texas 75087

Subject: MCA Professional Building Site Plan

Staff comments:

1. Need 24ft. of maneuvering space on south side not including landscaping
2. Label size and type of screen on south side on drawing
3. Add 4 ft. wide concrete sidewalk at north and south ends of front parking lot connecting to adjoining properties

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin
Administrative Assistant

KM/sle

TO
MCA Partnership
P. O. Box 951
Rockwall, Tx. 75087

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 • Dallas 226-7885

SUBJECT
Lot 27, Lake Ridge Estates

DATE
2/15/85

MESSAGE:

On February 15, 1985, the Planning and Zoning Commission recommended approval of your change in zoning to General Retail and your site plan on the above lot. Your cases will be considered by the City Council on March 4, 1985.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE
REPLY

REPLY TO → SIGNED

Karen Martin

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

CITY OF ROCKWALL

205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: McKibben and Cook Architects
P. O. Box 951
Rockwall, Tx. 75087

March 6, 1985

> Subject: MCA Professional Building Site Plan

On March 4, 1985, the City Council approved your site plan as presented with the builder escrowing funds to pay for a 4 ft. wide sidewalk the length of the property. Please submit two additional copies of the approved plan for the official City records. Contact Ed Heath to obtain specifications and escrow amounts for the sidewalk.

Karen Martin
Karen Martin