

Date: _____

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Ed-Rich Development

Name of Subdivider Richard Slaughter

Address 202 E. Rusk Phone 722-5347

Owner of Record Eddie Kelley

Address I-30 and High School Drive Phone _____

Name of Land Planner/Surveyor/Engineer _____

Address _____ Phone _____

Total Acreage _____ Current Zoning _____

No. of Lots/Units 2 Signed _____

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VI 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

_____ X
_____ X

- A. Vicinity map
- B. Subdivision Name

 X _____

- C. Name of record owner, subdivider, land planner/engineer

 X _____

- D. Date of plat preparation, scale and north point

II. Subject Property

 X _____

- A. Subdivision boundary lines

 X _____

- B. Identification of each lot and block by number or letter

- | | | |
|-------------------|----------------------|--|
| <u> X </u> | <u> </u> | 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. |
| <u> X </u> | <u> </u> | D. Proposed land uses, and existing and proposed zoning categories |
| <u> X </u> | <u> </u> | E. Approximate acreage |
| <u> X </u> | <u> </u> | F. Typical lot size; lot layout; smallest lot area; number of lots |
| <u> X </u> | <u> </u> | G. Building set-back lines adjacent to street |
| <u> </u> | <u> X </u> | 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 |
| <u> </u> | <u> </u> | I. Location of City limit lines, contiguous or within plat area |
| <u> </u> | <u> X </u> | J. Location and sizes of existing utilities |
| <u> </u> | <u> X </u> | K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction |

III. Surrounding Area

- | | | |
|-------------------|----------------------|---|
| <u> </u> | <u> X </u> | A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats. |
| <u> X </u> | <u> </u> | 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: _____
Date: _____
Receipt: _____

File No. _____
Fee: _____

SITE PLAN APPLICATION

Date: 15 November '05

NAME OF PROPOSED DEVELOPMENT HARDWARE / CONSTRUCTION MATERIALS

NAME OF PROPERTY OWNER/DEVELOPER Fed-Rich Development

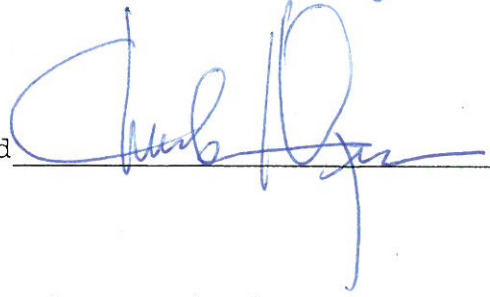
ADDRESS 1101 RIDGE RD. PHONE 722.1030

NAME OF LAND PLANNER/ENGINEER ARCHIMATRIX, INC.

ADDRESS 1101 RIDGE RD. PHONE 722-1030

TOTAL ACREAGE 4.05 ac. CURRENT ZONING Light Industrial

NUMBER OF LOTS/UNITS 2 units

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. _____

Date: _____

Fee: _____

SITE PLAN REVIEW

Date Submitted _____

Scheduled for P&Z Jan 16

Scheduled for Council Feb 3

Applicant/Owner Ed - Rich Development

Name of Proposed Development Hardware Store / Yards

Location 1-30 South

Total Acreage 2.54 acres Number Lots/Units 2

Current Zoning L1

Special Restrictions _____

Surrounding Zoning L1, C

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly?	_____	✓ _____	_____
2. Does the use conform to the Land Use Plan	_____	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	_____	✓ _____
4. Is the property platted?	_____	✓ _____	_____
5. If not, is this site plan serving as a preliminary plat?	✓ _____	_____	_____
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance			
a. Lot size	✓ _____	_____	_____
b. Building line	✓ _____	_____	_____
c. Buffering	_____	_____	✓ _____
d. Landscaping?	_____	_____	_____
e. Parking?	_____	_____	_____
f. Lighting	_____	_____	✓ _____
g. Building height	✓ _____	_____	_____
h. Building Materials?	1 _____	_____	_____

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
7. Does the site plan contain all required information from the application checklist?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is there adequate access and circulation? <i>need to verify hands.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are street names acceptable? <i>street imp. on High school</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Was the plan reviewed by a consultant? (If so, attach copy of review.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments: *If PD zoning is granted - what about buffering along High School rd 1-30 - how much outside storage are they asking for. need to verify % of masonry w/ oriented door.*

Building Codes

1. Do buildings meet setback requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Do buildings meet fire codes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Do signs conform to Sign Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Engineering

1. Does plan conform to Thoroughfare Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Do points of access align with adjacent ROW?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are the points of access properly spaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Does plan conform with Flood Plain Regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Will escrowing of funds or construction of substandard roads be required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PLAT REVIEW

Preliminary Plat
 Final Plat

Name of Proposed Subdivision Ed - Rich Development

Location of Proposed Subdivision 1-30 South

Name of Subdivider Eddie Kelley

Date Submitted Dec. 23 Date of Review Dec. 30

Total Acreage 4.967 Number of Lots 2 Phases

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different <u>1-50</u>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use?
Hardwood Lumberyard
2. What is the proposed density? N/A
3. What is existing zoning? L1
4. Is the plan zoned properly?
5. Does the use conform to the Land Use Plan?
Plan shows L1
6. Is this project subject to the provisions of the Concept Plan Ordinance?
7. Has a Concept Plan been provided and approved?
8. Does the plan conform to the Master Park Plan?

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/> *	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments: <i>lead to 90° the del. entrance to High school</i>			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors? <i>will be</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	_____
h. Do the streets and alleys conform to City regulations and specifications?	_____	_____	_____
i. Comments			

2. Utilities

a. Does the Plan conform to the Master Utility Plan?	_____	_____	_____
b. Are all lines sized adequately to handle development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	_____	_____	_____
e. Are all necessary easements provided?	_____	_____	_____
f. Do all easements have adequate access?	_____	_____	_____
g. Are any offsite easements required?	_____	_____	_____
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	_____
2. Gas	_____	_____	_____
3. Telephone	_____	_____	_____
i. Does the drainage conform to City regulations and specifications?	_____	_____	_____
j. Do the water and sewer plans conform to City regulations and specifications?	_____	_____	_____

Yes No N/A

k. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?
2. Does the final plat conform to the City's Flood Plain Regulations?
3. Does the final plat conform to the preliminary plat as approved?
4. Staff Comments:

_____	_____	_____
_____	_____	_____
_____	_____	_____

Time Spent on Review

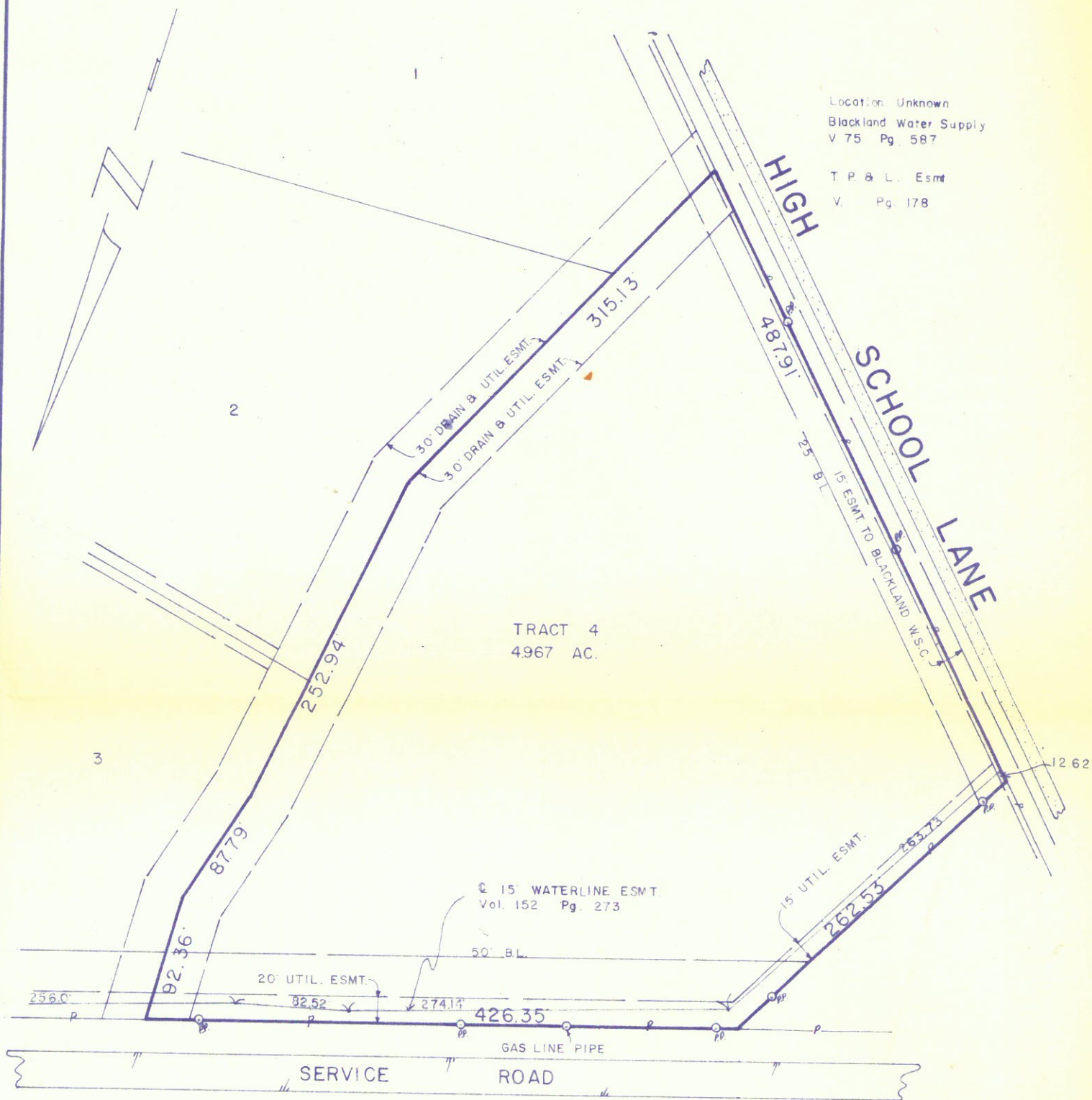
<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Interstate Hwy No. 30 in the City of Rockwall, being described as follows:

Lot No. Tract 4, Block No. _____, City Block No. _____ of Bodin Industrial Tract, an addition to the City of Rockwall Texas, according to the filed plat thereof recorded in Vol. Slide A at page 347 of the Map Deed Records of Rockwall County, Texas



INTERSTATE HWY. NO. 30

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

This plat is for the exclusive use of Rockwall County Abstract and Title Co., wherein Perry Bodin, grantor, conveyed the subject property to Eddie Kelley, grantee, and the undersigned surveyor is not responsible to any others.

SCALE: 1" = 100'
DATE: 2-12-85
RE-SURVEY: _____



B.L.S. and ASSOCIATES, INC.
304 W. Rusk, P.O. Box 65
Rockwall, Texas 75087
Rockwall 722-3036 Dallas 226-7522

Kenneth E. Brown
REGISTERED PUBLIC SURVEYOR

DRAWN	CHECKED
<i>D.B.</i>	

archimatrix inc.
ramsay & hodges architects

December 12, 1985

Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk
Rockwall, TX 75087

Re: Ed-Rich Development Lumber Yard
I-30 and High School Drive
Phase I Lot

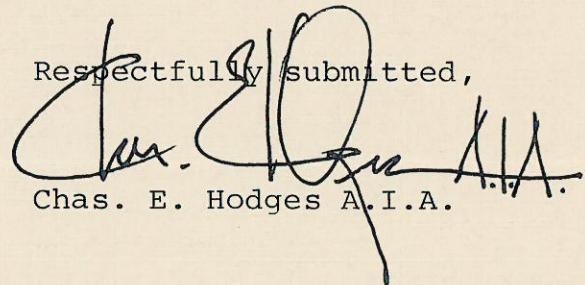
Dear Ms. Couch:

In an effort to expedite the above referenced project, the owner has authorized me to request a Plan Development zoning classification with a conditional use permit for outside storage from the City for the Phase I Lot only.

Therefore, please remove this project from consideration on the December 12, 1985 Planning & Zoning Meeting Agenda.

We deeply appreciate your continuing assistance in these matters.

Respectfully submitted,



Chas. E. Hodges A.I.A.

CEH/jh

archimatrix inc.
ramsay & hodges architects

January 2, 1986

Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk
Rockwall, TX 75087

Dear Julie:

Please find attached the information requested this morning regarding the Ed-Rich Lumber Yard Project on I-30.

Item 1: The anticipated number of employees is 7.

Item 2: Landscape Requirement

	2.54	Acres	
X	43,560	Square Feet	
	<u>110,642</u>	Square Feet	
	10%	Landscape Requirement	
	<u>11,064</u>	Square Feet of Site Landscaping	
X	20%	Required in Front Yard	
	<u>2,212.8</u>	Square Feet of Front Yard Landscape Required	

We have 4 primary areas of Landscaping indicated:
(See attached area indications)

Area A 8 X 70 = 560

Area B 90 X 10 = 900

Area C 25 X 20 = 500

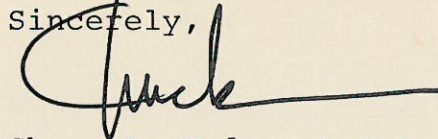
Area D 75 X 10 = 750

Total Front Yard Landscaping Indicated on Site Plan:

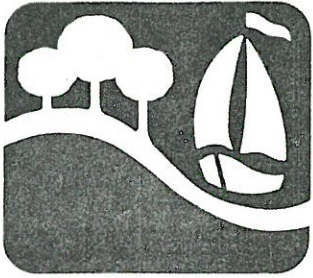
2,710 Square Feet

If further clarification or other information is required,
please call.

Thanks!
Sincerely,



Chas. E. Hodges A.I.A.



CITY OF ROCKWALL
"THE NEW HORIZON"

February 19, 1986

Charles E. Hodges
1101 Ridge Road, Ste. 204
Rockwall, Texas 75087

Re: Hardware/Construction Materials Business - Site Plan

Dear Mr. Hodges:

In regard to the subject above, I need 4 copies of the revised site plan showing the outside storage beginning at the front building line of the back building.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

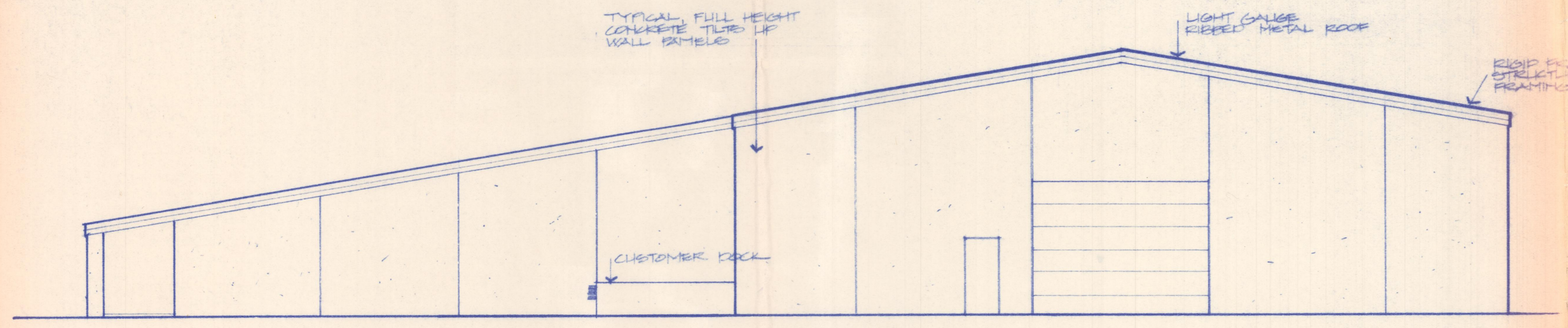
A handwritten signature in cursive script, appearing to read "Julie Couch", written in black ink.

Julie Couch
Assistant City Manager

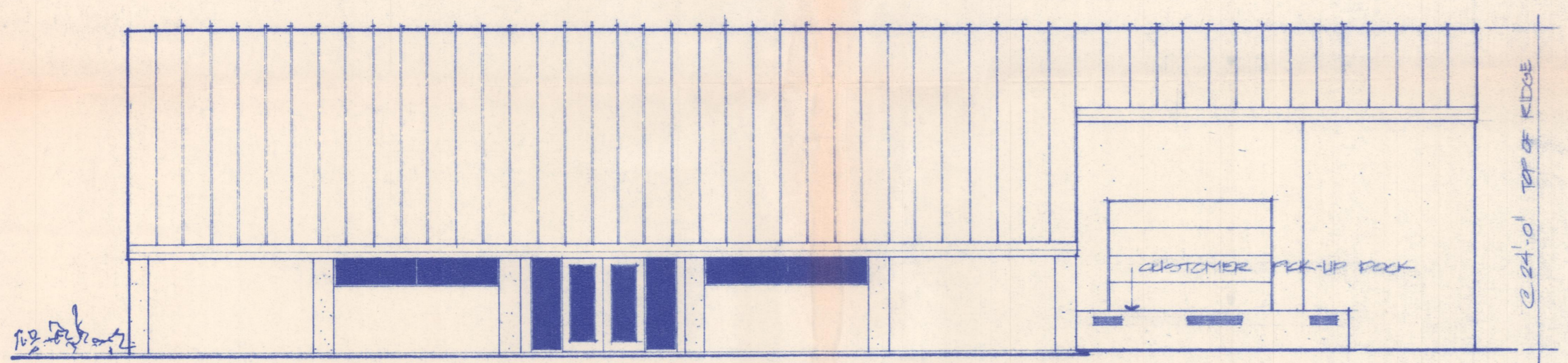
JC/mmp

PROGRAM

26 SPACES DESIRED
26 SPACES REQUIRED
TOTAL BUILDING SQUARE FEET
6,500 SF
7,000 SF
3,500 SF
<u>17,000 SF</u>
TOTAL LOT AREA:
2.54 ACRE OR 110,642.4 SF

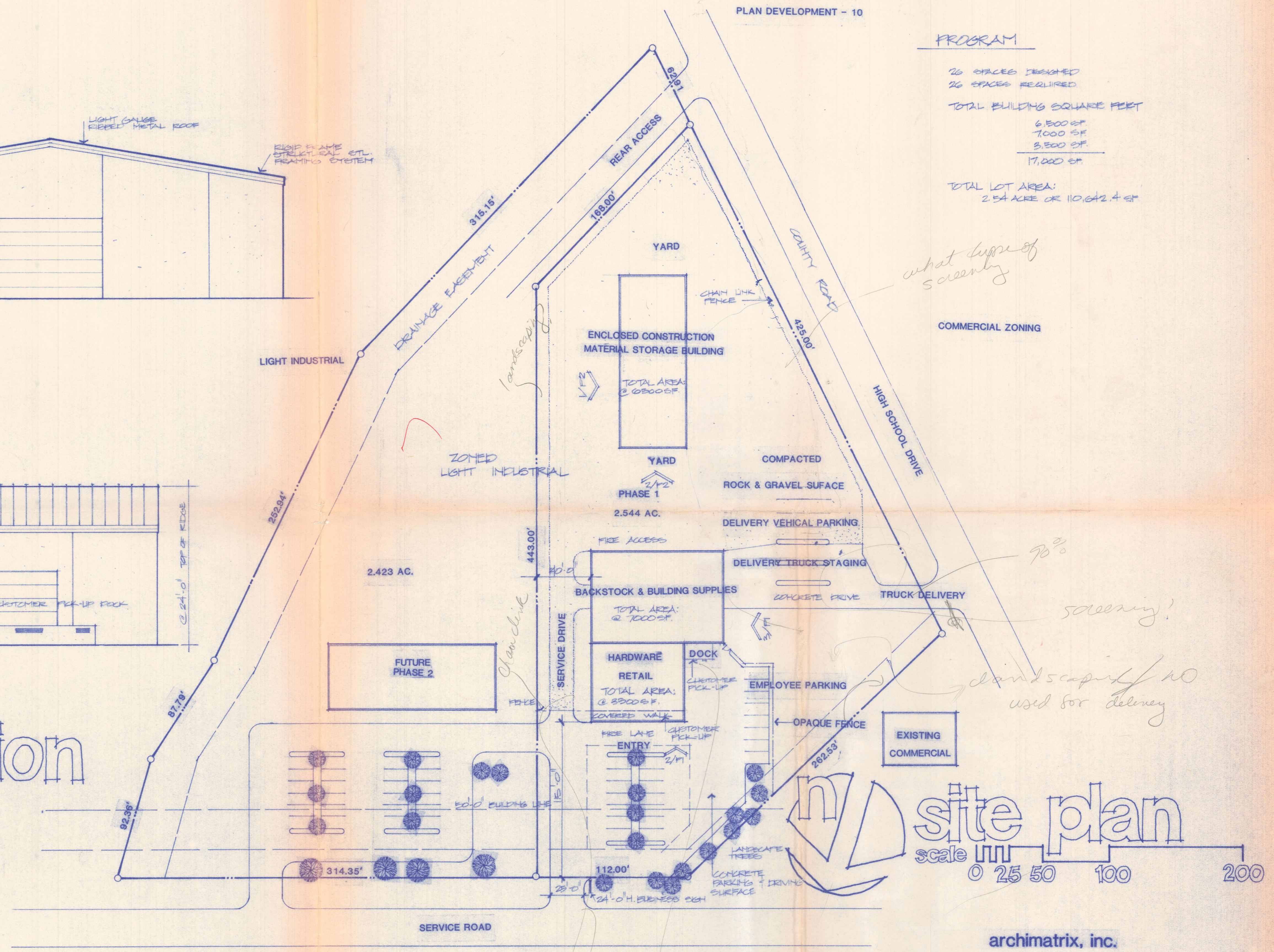


② SIDE ELEVATION
SC. 1/8" = 1'-0"



② FRONT ELEVATION
SC. 1/8" = 1'-0"

front elevation



site plan
scale 0 25 50 100 200

① SITE PLAN
SC. 1" = 40'-0"

INTERSTATE HIGHWAY 30

archimatrix, inc.
1101 RIDGE ROAD SUITE 204
ROCKWALL, TEXAS 75087
A.C. 214 722-1030

what satz fence
metal door?
radius? no of parking spaces

still need 28500 landscaping

1st submission

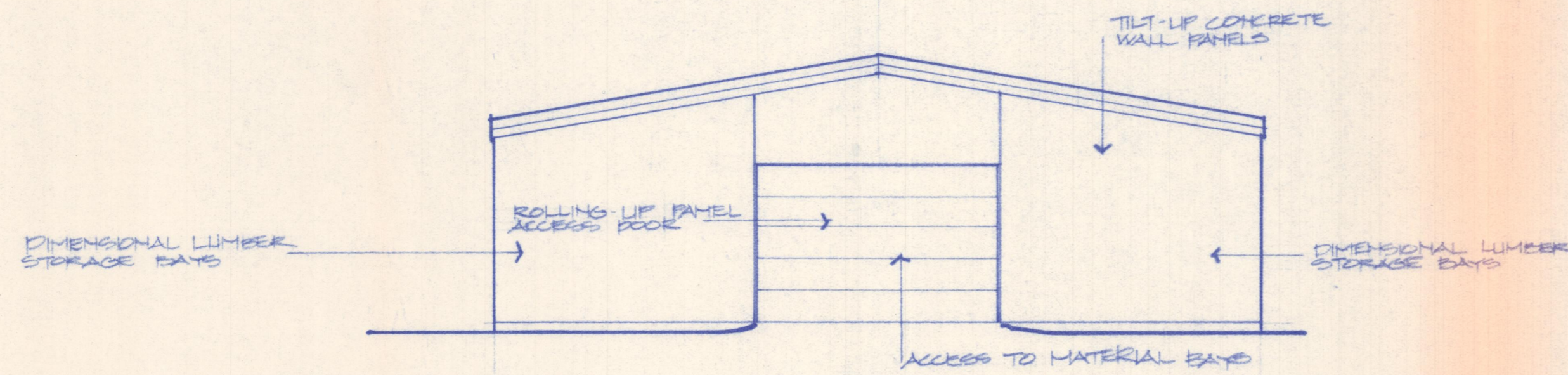
what type of screening?

COMMERCIAL ZONING

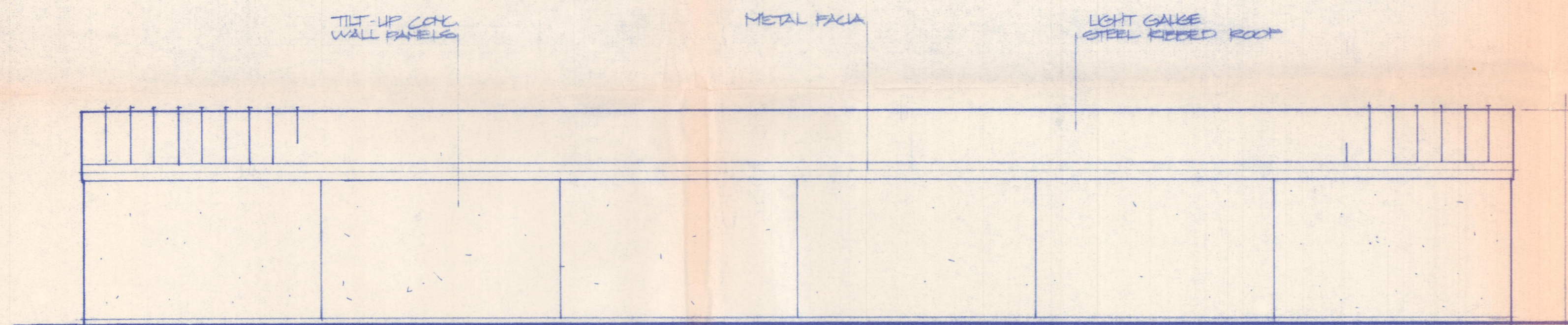
90°

screening?

landscaping NO used for delivery



2 FRONT ELEVATION
1/8" = 1'-0"



1 SIDE ELEVATION
1/8" = 1'-0"

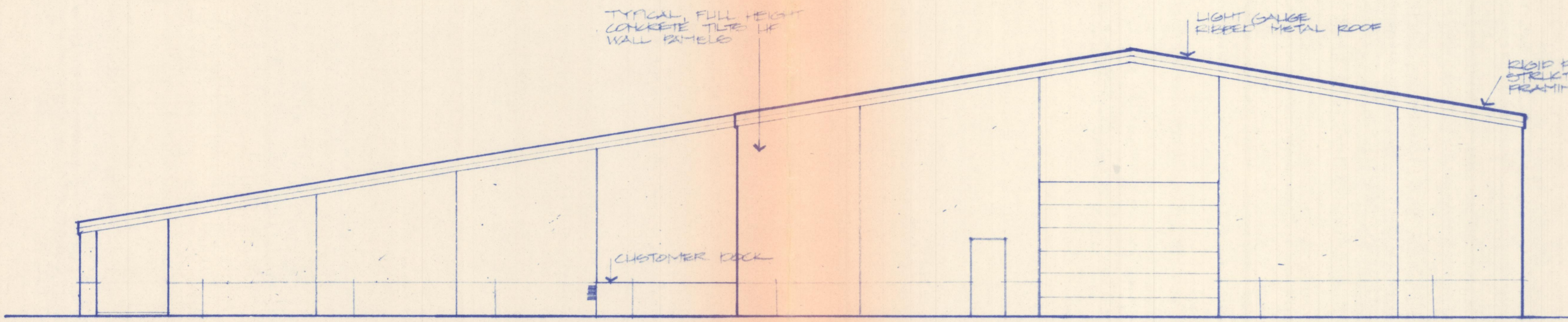
elevations

PROGRAM

56 SPACES DESIRED
 34 SPACES REQUIRED
 TOTAL BUILDING SQUARE FEET
 6,500 SF
 7,000 SF
 8,500 SF
 17,000 SF

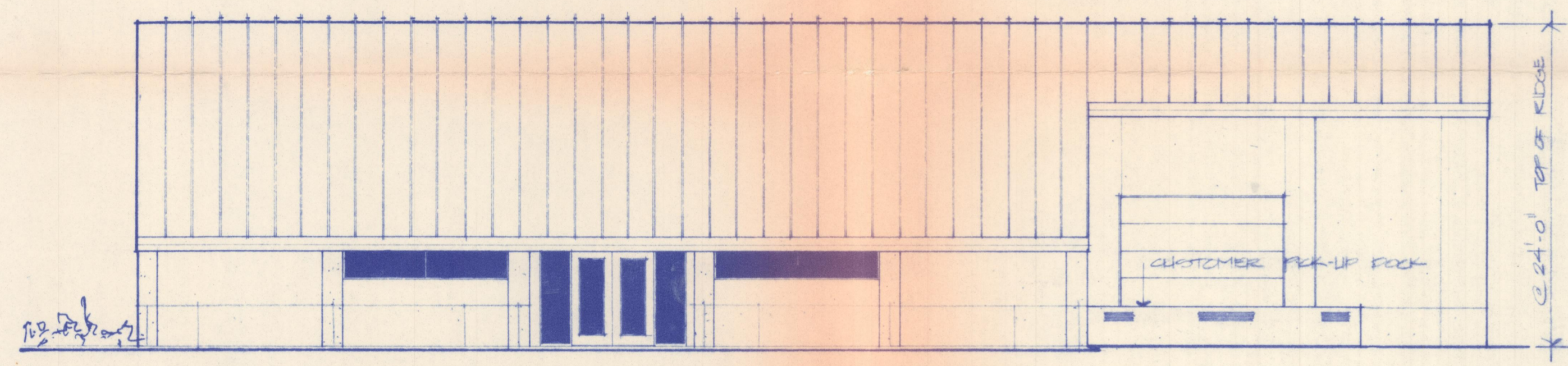
TOTAL LOT AREA:
 2.54 ACRE OR 110,642 SF
 LANDSCAPING REQ.: 5,502 SF.
 LANDSCAPING DESIG.: 6,200 SF.

COMMERCIAL ZONING



DOOR AREA: 192 SF
 FACADE AREA: 1725 SF

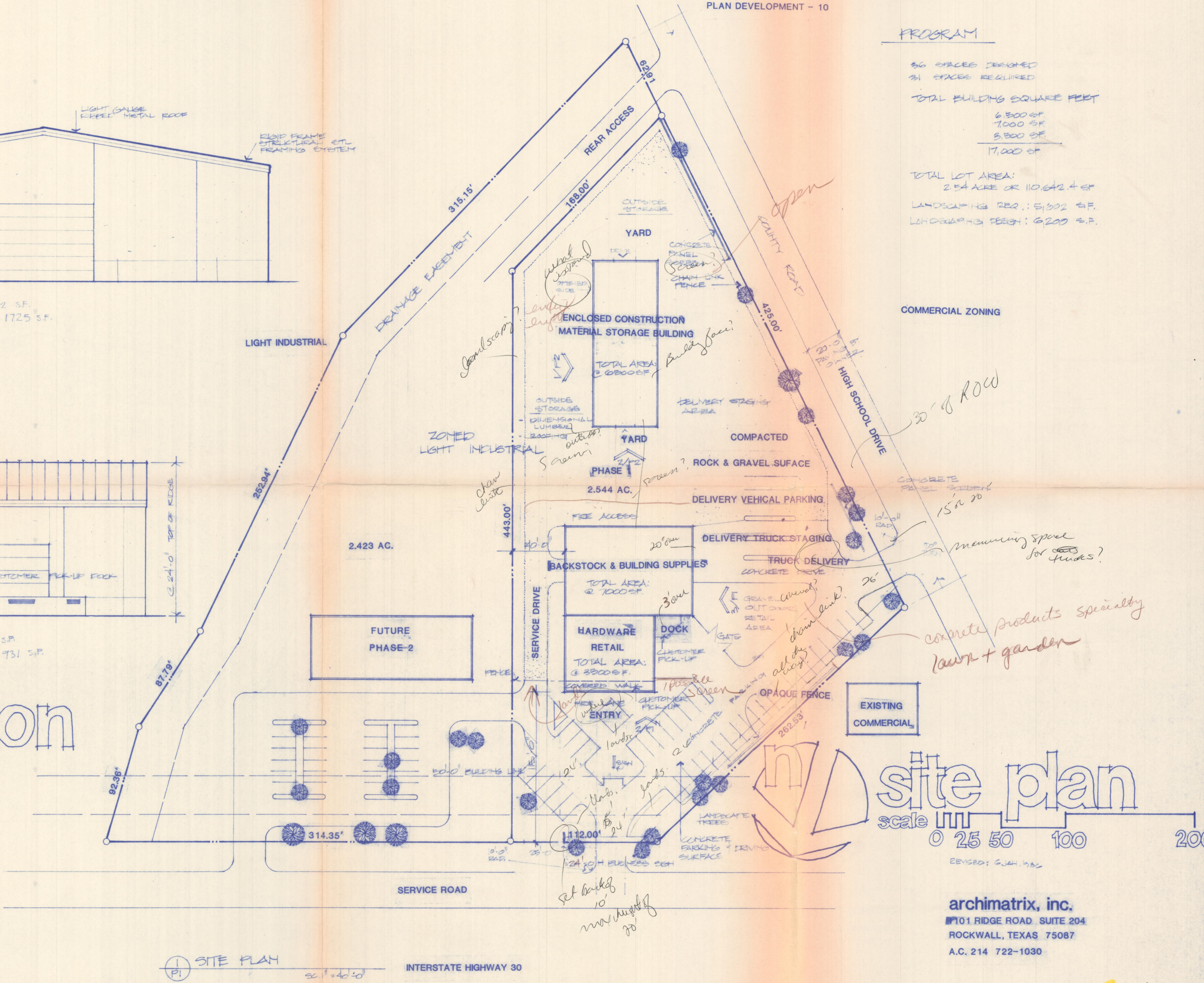
3 SIDE ELEVATION
 SC. 1/8" = 1'-0"



DOOR AREA: 96 SF
 FACADE AREA: 731 SF

2 FRONT ELEVATION
 SC. 1/8" = 1'-0"

front elevation



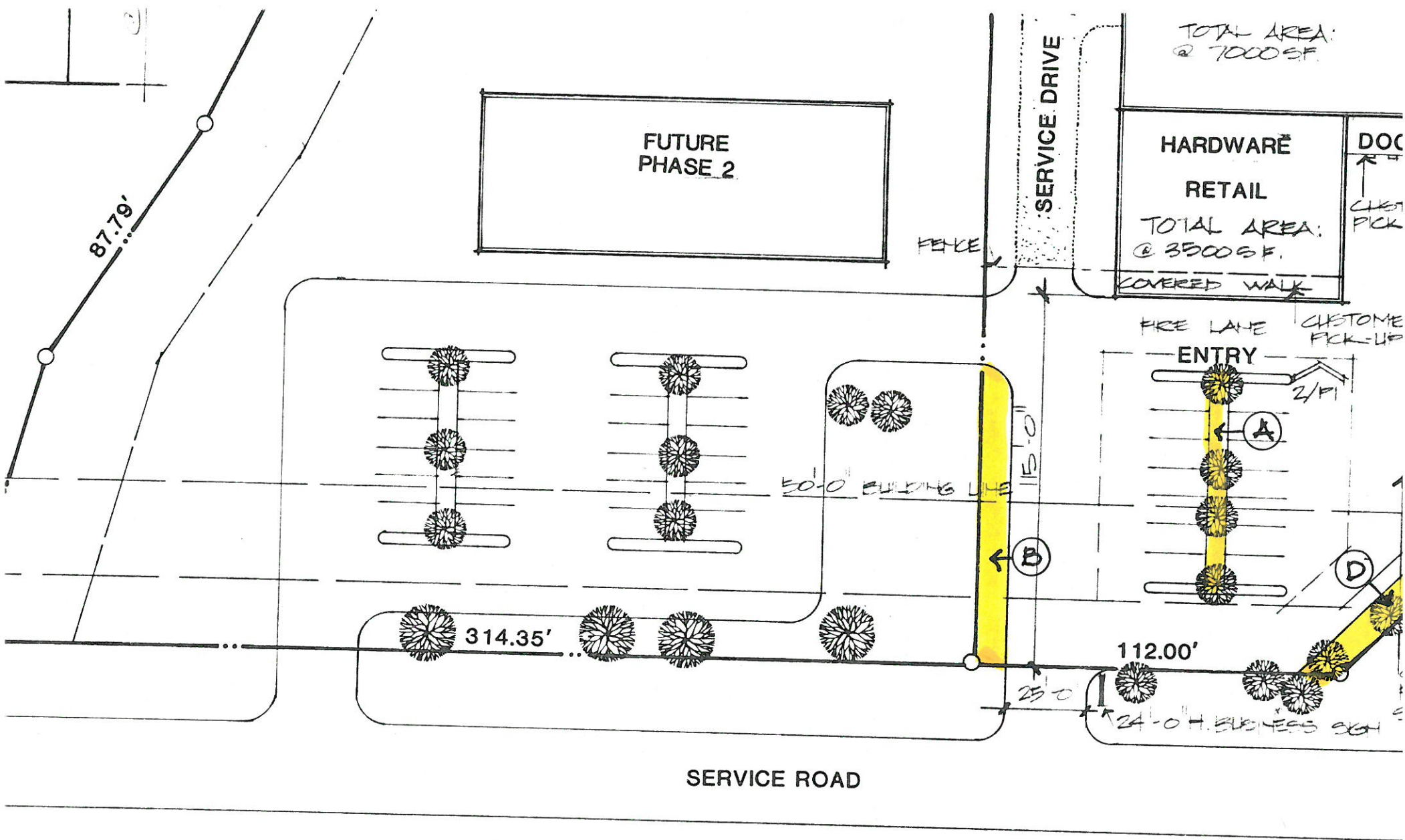
site plan
 scale 0 25 50 100 200
 REVS: G.J.H. 1/24

1 SITE PLAN
 SC. 1/4" = 1'-0"

INTERSTATE HIGHWAY 30

archimatrix, inc.
 #101 RIDGE ROAD, SUITE 204
 ROCKWALL, TEXAS 75087
 A.C. 214 722-1030

2nd submission



① SITE PLAN
PI

SC. 1" = 40'-0"

INTERSTATE HIGHWAY 30

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No.

Interstate Hwy No. 30 in the City of Rockwall, being described

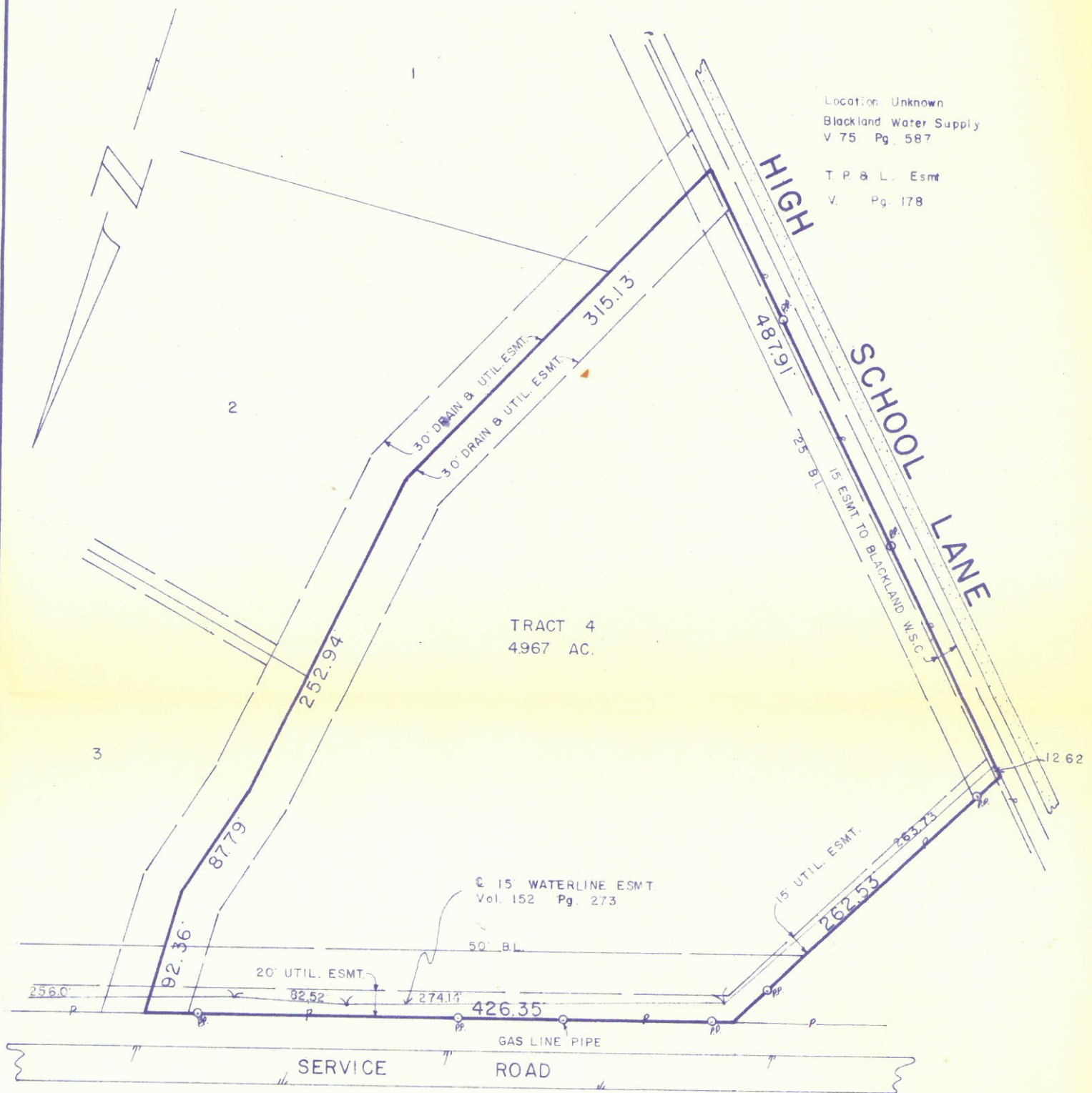
as follows:

Lot No. Tract 4, Block No. _____, City Block No. _____

of Bodin Industrial Tract, an addition to the City of Rockwall

Texas, according to the filed plat thereof recorded in Vol. Slide A at page 347 of the _____

Map Deed Records of Rockwall County, Texas



INTERSTATE HWY. NO. 30

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

This plat is for the exclusive use of Rockwall County Abstract and Title Co., wherein Perry Bodin, grantor, conveyed the subject property to Eddie Kelley, grantee, and the undersigned surveyor is not responsible to any others.

SCALE: 1" = 100'
DATE: 2-12-85
RE-SURVEY: _____



B.L.S. and ASSOCIATES, INC.
304 W. Rusk, P.O. Box 65
Rockwall, Texas 75087
Rockwall 722-3036 Dallas 226-7522

Kenneth E. Brown
REGISTERED PUBLIC SURVEYOR

DRAWN	CHECKED
<i>D.B.</i>	