

SITE PLAN APPLICATION

Date: 2/13/86

NAME OF PROPOSED DEVELOPMENT Shopping Center *Chunault Retail Ctr.*

NAME OF PROPERTY OWNER/DEVELOPER CKS Development

ADDRESS 12900 Preston Rd., Suite 1212, Dallas, TX 75230 PHONE 214/934-3422

NAME OF LAND PLANNER/ENGINEER Ross Ikemire/Harold Evans

ADDRESS _____ PHONE _____

TOTAL ACREAGE 45,000 Square Feet CURRENT ZONING General Retail

NUMBER OF LOTS/UNITS 2

Signed *Richard E. Slaughter Jr.*

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>	<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>X</u>	<u> </u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>X</u>	<u> </u>	3. Design and location of ingress and egress
<u>X</u>	<u> </u>	4. Off-street parking and loading facilities
<u>X</u>	<u> </u>	5. Height of all structures
<u>X</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

 X

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.

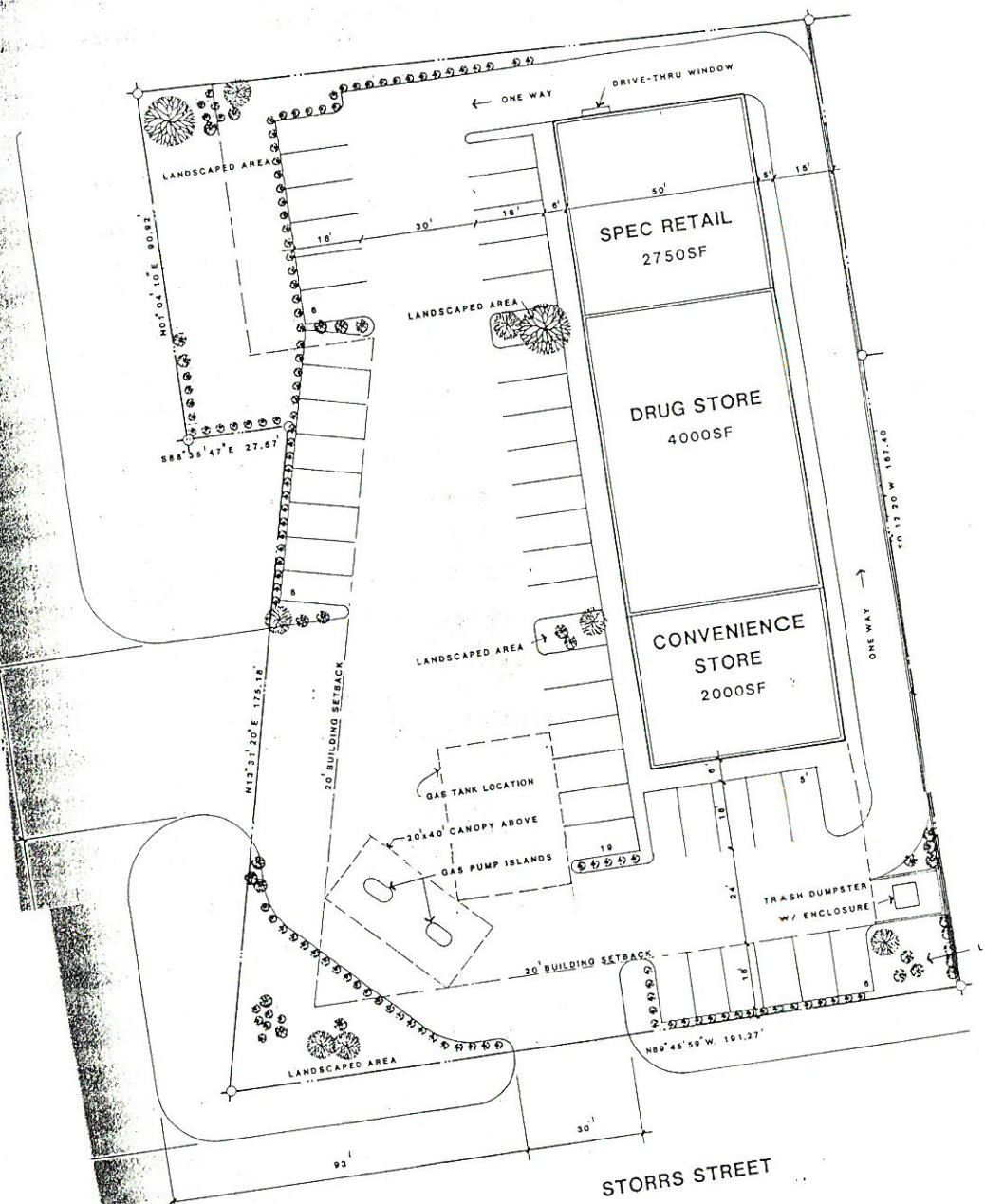
Taken by: _____

File No. _____

Date: _____

Fee: _____

STATE HWY 205



SITE PLAN

SCALE 1/2" = 1'-0"

SITE PLAN REVIEW

Date Submitted _____

Scheduled for P&Z 2/13/86

Scheduled for Council 3/3/86

Applicant/Owner Harold Chennault

Name of Proposed Development Chennault Retail Center

Location HWY 205

Total Acreage _____ Number Lots/Units 1

Current Zoning GR

Special Restrictions - Propose a convenience center
w/ gas pumps

Surrounding Zoning SF-7 - south - MF-15 - east
GR - north GR - north

Yes No N/A

Planning

- | | | | |
|--------------------------------------------------------------------------------|----------|----------|----------|
| 1. Is the site zoned properly? | <u>✓</u> | _____ | _____ |
| 2. Does the use conform to the Land Use Plan | <u>✓</u> | _____ | _____ |
| 3. Is this project in compliance with the provisions of a Concept Plan? | _____ | _____ | <u>✓</u> |
| 4. Is the property platted? | _____ | <u>✓</u> | _____ |
| 5. If not, is this site plan serving as a preliminary plat? | <u>✓</u> | _____ | _____ |
| 6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance | | | |
| a. Lot size | <u>✓</u> | _____ | _____ |
| b. Building line | <u>✓</u> | _____ | _____ |
| c. Buffering | <u>✓</u> | _____ | _____ |
| d. Landscaping | <u>✓</u> | _____ | _____ |
| e. Parking | <u>✓</u> | _____ | _____ |
| f. Lighting | _____ | _____ | <u>✓</u> |
| g. Building height | <u>✓</u> | _____ | _____ |
| h. Building Materials | <u>✓</u> | _____ | _____ |

Yes No N/A

- 7. Does the site plan contain all required information from the application checklist?
- 8. Is there adequate access and circulation?
- 9. Are street names acceptable?
- 10. Was the plan reviewed by a consultant? (If so, attach copy of review.)
- 11. Does the plan conform to the Master Park Plan?

Comments: *this plan has been revised to reflect new property lines on 205 rd to relocate entrance on 205 rd gas pumps*

Building Codes

- 1. Do buildings meet setback requirements?
- 2. Do buildings meet fire codes?
- 3. Do signs conform to Sign Ordinance?

Comments:

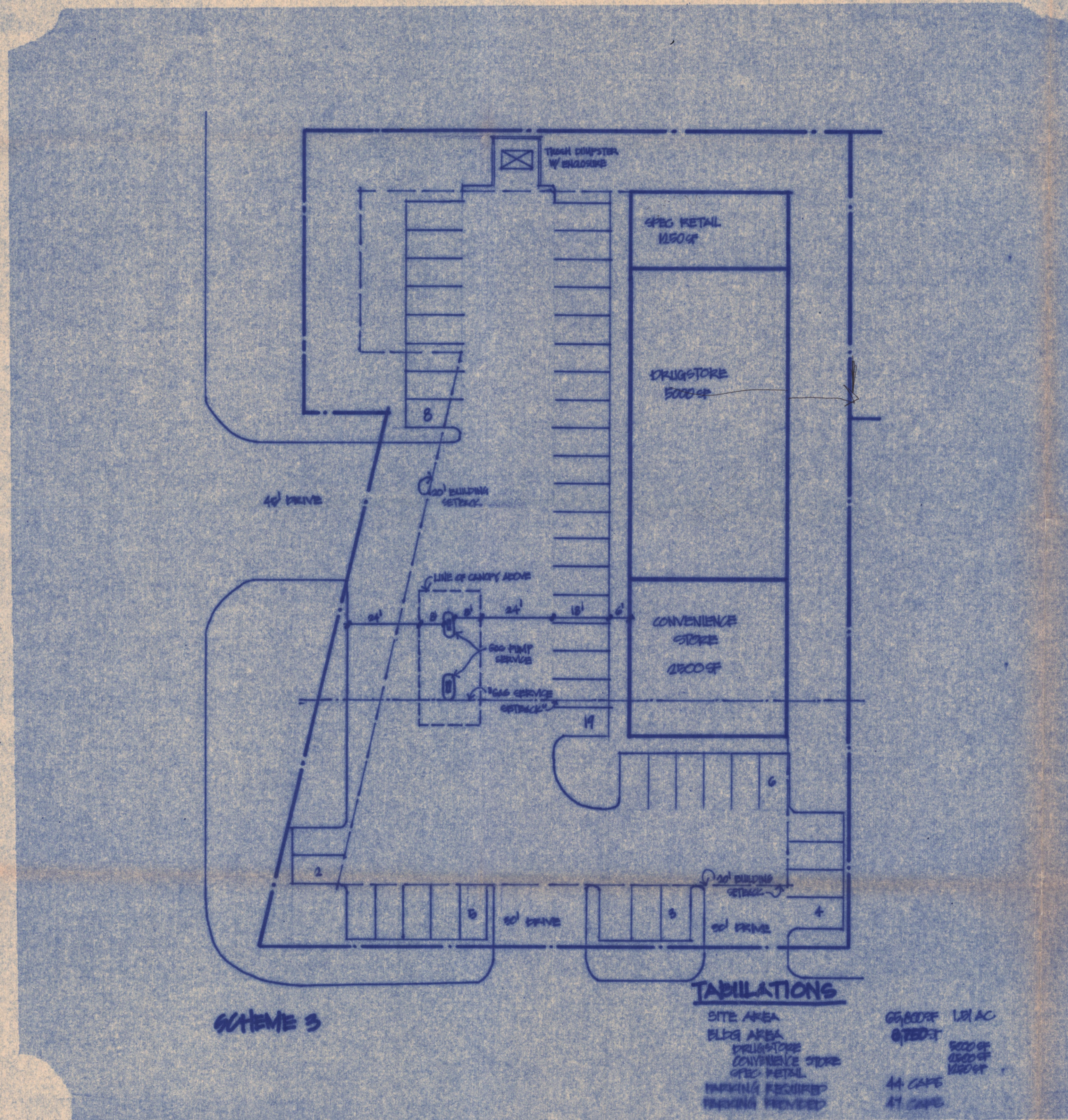
Engineering

- 1. Does plan conform to Thoroughfare Plan?
may need odd ROW at Final Plat depending on Thoroughfare plan
- 2. Do points of access align with adjacent ROW?
- 3. Are the points of access properly spaced?
- 4. Does plan conform with Flood Plain Regulations?
- 5. Will escrowing of funds or construction of substandard roads be required?

Time Spent on Review

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

name: date: hrs:



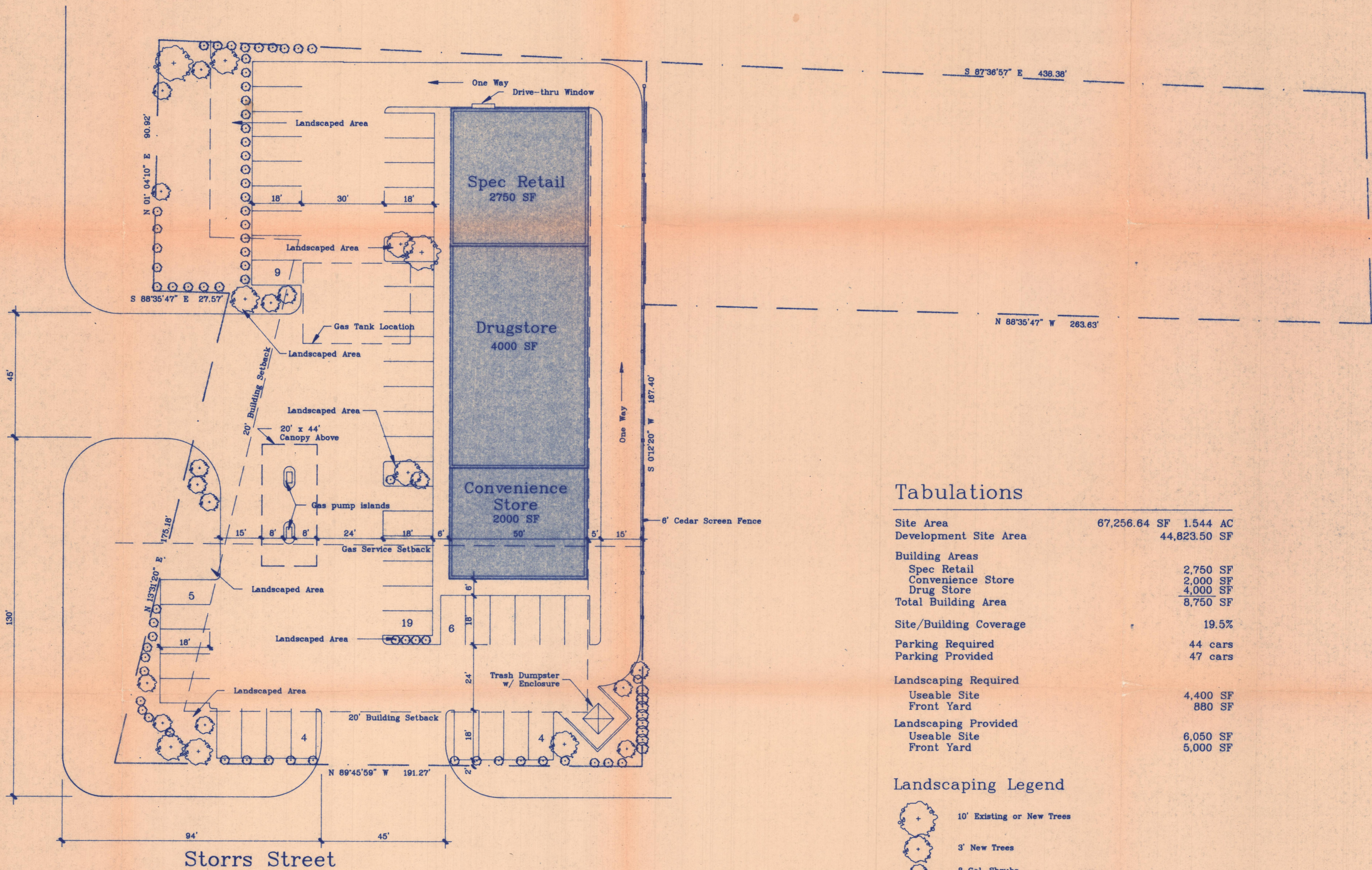
SCHEME 3

TABELLATIONS

SITE AREA	6500 SF	1.01 AC
BLDG AREA	6700 SF	
DRUGSTORE	5000 SF	
CONVENIENCE STORE	12800 SF	
SPEC RETAIL	1150 SF	
PARKING REQUIRED	44 CARS	
PARKING PROVIDED	47 CARS	



name date hrs.



Tabulations

Site Area	67,256.64 SF	1.544 AC
Development Site Area	44,823.50 SF	
Building Areas		
Spec Retail	2,750 SF	
Convenience Store	2,000 SF	
Drug Store	4,000 SF	
Total Building Area	8,750 SF	
Site/Building Coverage		
	19.5%	
Parking Required		
	44 cars	
Parking Provided		
	47 cars	
Landscaping Required		
Useable Site	4,400 SF	
Front Yard	880 SF	
Landscaping Provided		
Useable Site	6,050 SF	
Front Yard	5,000 SF	

Landscaping Legend

- 10' Existing or New Trees
- 3' New Trees
- 8 Gal Shrubs
- 3 Gal Shrubs

Site Plan

1" = 20'-0" north

State Hwy 205

Storrs Street

RETAIL STRIP CENTER
STATE HIGHWAY 205 at STORRS ROAD
ROCKWALL, TEXAS



SCH ARCHITECTS, INC.
311 N Market St
Dallas, Texas 75202
214 744 3426

Project #
8603

Issue date
4 FEB 1986

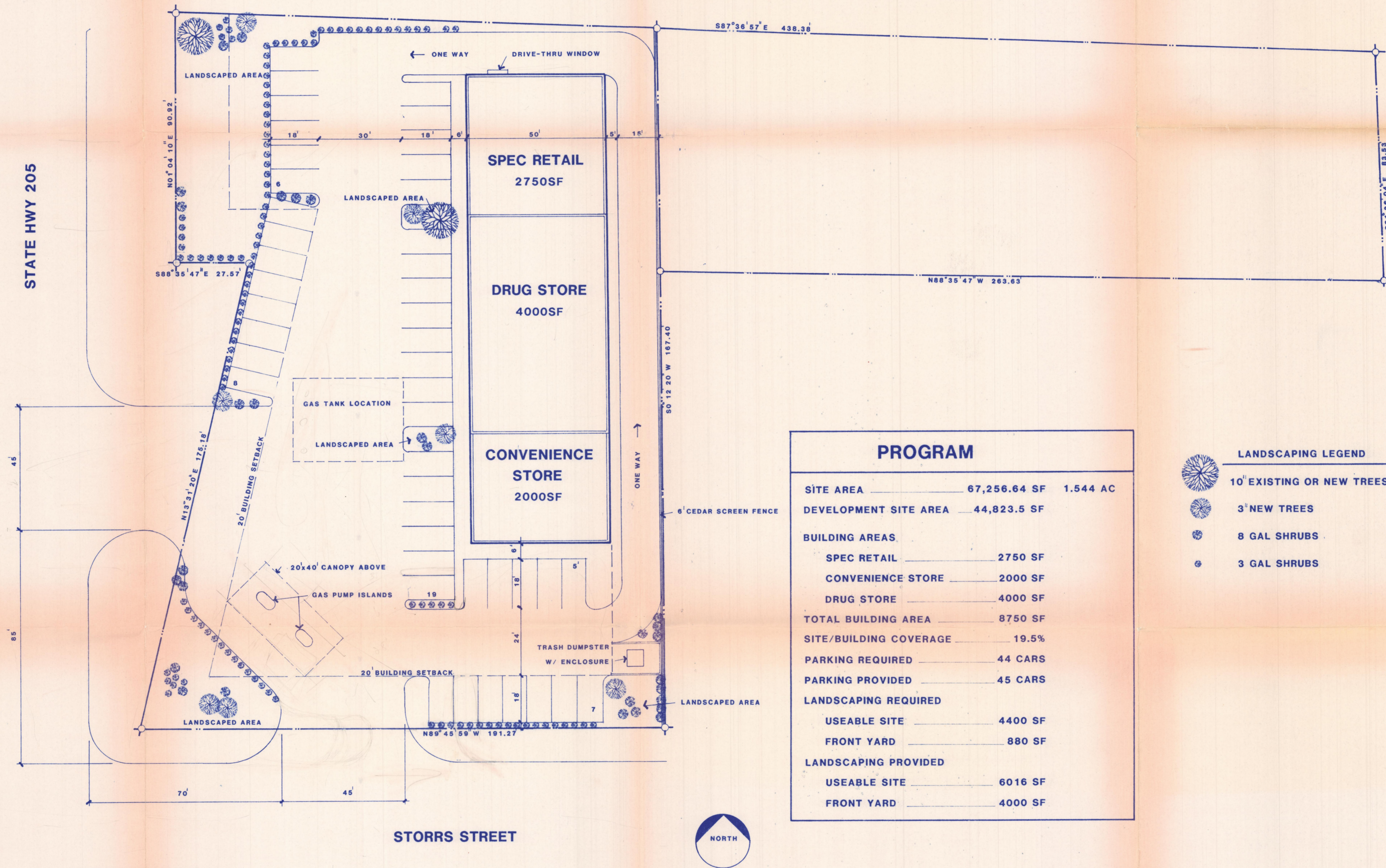
Revision date

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- ▲
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Do not scale
Drawing

Sheet Number

TULSA, OK 74103



*Pump & tank
 access
 parking blocked*

PROGRAM		
SITE AREA	67,256.64 SF	1.544 AC
DEVELOPMENT SITE AREA	44,823.5 SF	
BUILDING AREAS		
SPEC RETAIL	2750 SF	
CONVENIENCE STORE	2000 SF	
DRUG STORE	4000 SF	
TOTAL BUILDING AREA	8750 SF	
SITE/BUILDING COVERAGE	19.5%	
PARKING REQUIRED	44 CARS	
PARKING PROVIDED	45 CARS	
LANDSCAPING REQUIRED		
USEABLE SITE	4400 SF	
FRONT YARD	880 SF	
LANDSCAPING PROVIDED		
USEABLE SITE	6016 SF	
FRONT YARD	4000 SF	

- LANDSCAPING LEGEND**
- 10' EXISTING OR NEW TREES
 - 3" NEW TREES
 - 8 GAL SHRUBS
 - 3 GAL SHRUBS

SITE PLAN

SCALE 1"=20'-0"



*44 parking spaces
 will be canopy
 will high center
 to get a parking in*

1st Submission

SCH ARCHITECTS, INC.
 311 N. Market St. Suite 103
 DALLAS, TEXAS 75202

LETTER OF TRANSMITTAL

(214) 744-3426

TO City of Rockwall
205 West Rusk Street
Rockwall, Texas 75087-3628

DATE	February 4, 1986	JOB NO.	8603
ATTENTION	Julie Couch		
RE:	Preliminary Site Plan Rockwall Drug		

WE ARE SENDING YOU Attached Under separate cover via courier the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
8	2/4/86		Site plans for approval

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS We respectfully submit these plans for review. Please do not hesitate to call if
you have any questions.

COPY TO _____
 SIGNED: *Edward C. Sissell*

PLANNING AND ZONING ACTION SHEET

Applicant _____ Case No. PTZ 86-12-SP ^{Revised}
Property Description # Chinnault - 512054 Slaves Street
Case Subject Matter approval of a revised site plan

CASE ACTION

Approved Disapproved Tabled
Date to P&Z _____
Conditions _____

Date to City Council 4/8 X
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

- | <u>Zoning Cases</u> | <u>Plat/Site Plan Cases</u> |
|-----------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Application | <input type="checkbox"/> Application |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Filing Fee |
| <input type="checkbox"/> Filing Fee | <input type="checkbox"/> Plat/Plan |
| <input type="checkbox"/> Notice to Paper | <input type="checkbox"/> Engineer's Review |
| <input type="checkbox"/> Notice to Residents | <input type="checkbox"/> Consultant's Review |
| <input type="checkbox"/> List of Residents Notified | <input type="checkbox"/> Agenda Notes |
| <input type="checkbox"/> Residents' Responses | <input type="checkbox"/> Minutes |
| <input type="checkbox"/> Consultant's Review | <input type="checkbox"/> Correspondence |
| <input type="checkbox"/> Agenda Notes | <input type="checkbox"/> County File Number |
| <input type="checkbox"/> Minutes | |
| <input type="checkbox"/> Ordinance | |
| <input type="checkbox"/> Correspondence | |