

SITE PLAN APPLICATION

Date: 3/24/86

NAME OF PROPOSED DEVELOPMENT (Un-named)

NAME OF PROPERTY OWNER/DEVELOPER Harold Chenault

ADDRESS 12900 Preston Rd., Ste. 1212, Dallas, Tx 75230 PHONE 214/934-3422


NAME OF LAND PLANNER/ENGINEER Ikemire Architects, Inc.

ADDRESS 14850 Montfort Rd., Ste. 250, Dallas, Tx 75240 PHONE 214/233-0973

TOTAL ACREAGE 0.391

CURRENT ZONING CBD/GR

NUMBER OF LOTS/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>	
_____	_____	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: \_\_\_\_\_

SITE PLAN REVIEW

Date Submitted \_\_\_\_\_

Scheduled for P&Z \_\_\_\_\_

Scheduled for Council \_\_\_\_\_

Applicant/Owner Harold Chamault

Proposed Development ~~Retail~~ Office Development

Location Kaufman + Hwy 201

Acreage 17,032 ft Number Lots/Units 1

Current Zoning GR, CBD

Special Restrictions None

Surrounding Zoning CBD, GR

Planning

	<u>Yes</u>	<u>NO</u>	<u>N/A</u>
1. Is the site zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the use conform to the Land Use Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is this project in compliance with the provisions of a Concept Pla?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the property platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. If not, is this site plating as a preliminary plat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does the plan conform to the Comprehensive Zoning Ordinance or 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. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Building height <u>variance</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
Does the site plan contain all required information from the application checklist? <i>need elevations</i>	_____	✓ _____	_____
Are there adequate access and circulation?	✓ _____	_____	_____
Are street names acceptable?	_____	_____	✓ _____
Has the plan reviewed by a consultant? (If so, attach copy of review.)	_____	✓ _____	_____
Does the plan conform to the Master Park Plan?	_____	_____	✓ _____
Comments:			

Building Codes

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

Engineering

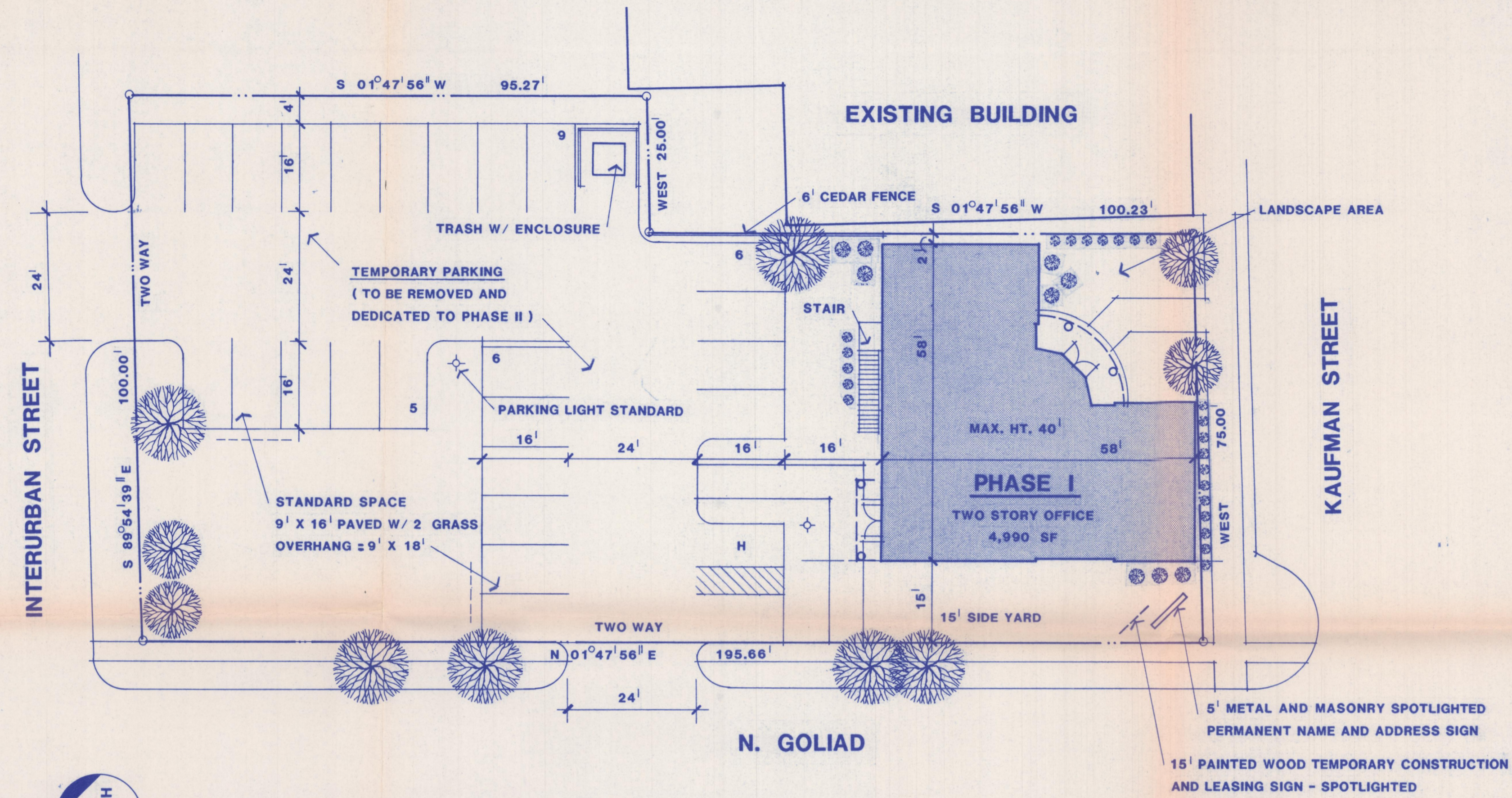
1. Does plan conform to Thoroughfare Plan?	_____	_____	✓ _____
2. Do points of access align with adjacent ROW?	_____	_____	✓ _____
3. Are the points of access properly spaced? <i>need 10'</i>	_____	✓ _____	_____
4. Does plan conform with Flood Plain Regulations?	_____	_____	_____
5. Will escrowing of funds or construction of substandard roads be required?	_____	✓ _____	_____

Time Spent on Review

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





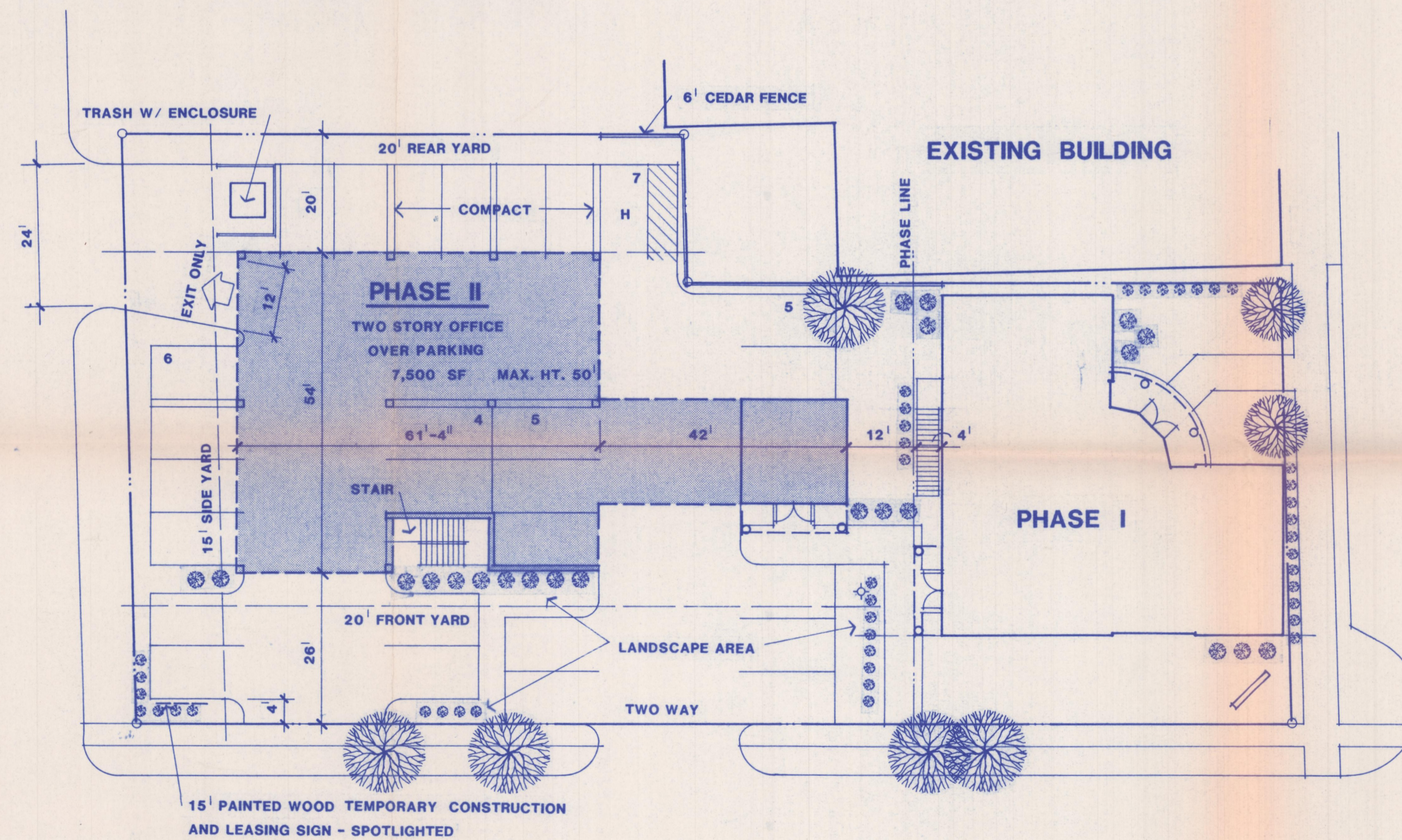


**LANDSCAPE LEGEND**

- EXISTING TREES
- 8 GAL SHRUBS
- 3 GAL SHRUBS

**SITE PLAN - PHASE I**

SCALE: 1/16" = 1' - 0"



**SITE PLAN - PHASE II**

SCALE: 1/16" = 1' - 0"

PROGRAM			
	PHASE I	PHASE II	TOTAL
<b>BUILDING AREA</b>			
THIRD FLOOR		3,585 SF	
SECOND FLOOR	2,390 SF	3,585	
FIRST FLOOR	2,600	330	
<b>TOTAL</b>	<b>4,990 SF</b>	<b>7,500 SF</b>	<b>12,490 SF</b>
<b>PARKING</b>			
REQUIRED	0	27	27
PROVIDED	26 ( TEMPORARY )	27	27
STANDARD	25	22	
COMPACT		4	
HANDICAPPED	1	1	
<b>SITE AREA</b>	<b>4,725 SF</b>	<b>12,307 SF</b>	<b>17,032 SF</b>
<b>BUILDING COVERAGE</b>			
PERMITTED	4,725 SF	4,922 SF	
PROVIDED	2,830	4,014	6,844 SF
<b>IMPERVIOUS COVER</b>			
PERMITTED	4,725 SF	11,076 SF	
PROVIDED	2,976	10,993	13,969 SF
<b>LANDSCAPE AREA</b>			
REQUIRED	0 SF	1,231 SF	
PROVIDED	1,749	1,314	3,063 SF
FRONT YARD		860 (69%)	

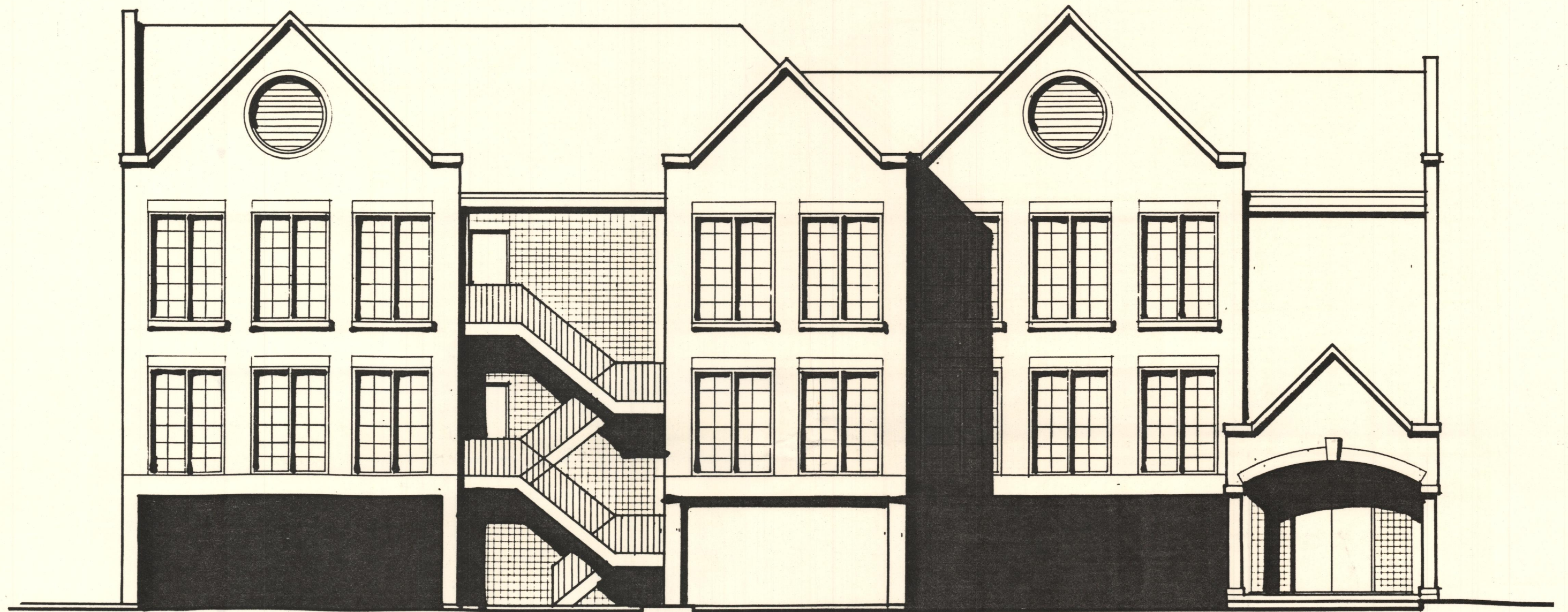


DATE	_____
DRAWN BY	_____
CHECKED BY	_____
REVISIONS	_____
	_____
	_____
	_____
	_____
	_____
	_____

**IKEMIRE ARCHITECTS INC.**  
14850 MONTFORT RD. • SUITE 250 • DALLAS, TEXAS 75240 • (214) 233-0973

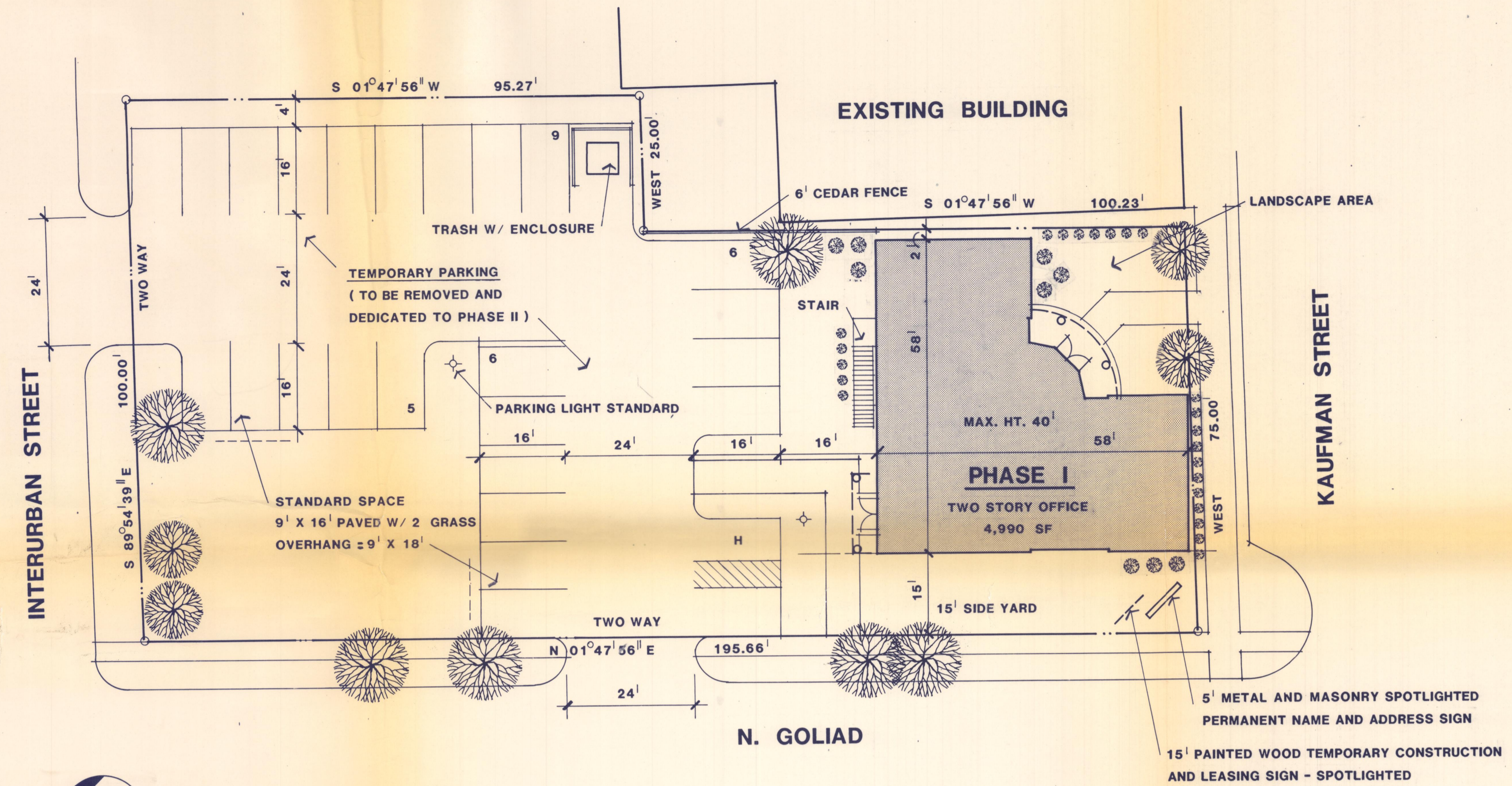
Job # \_\_\_\_\_





**PHASE II - ELEVATION FROM N. GOLIAD**

SCALE : 1/8" = 1'-0"



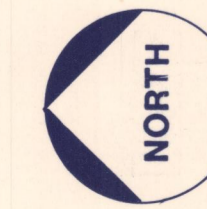
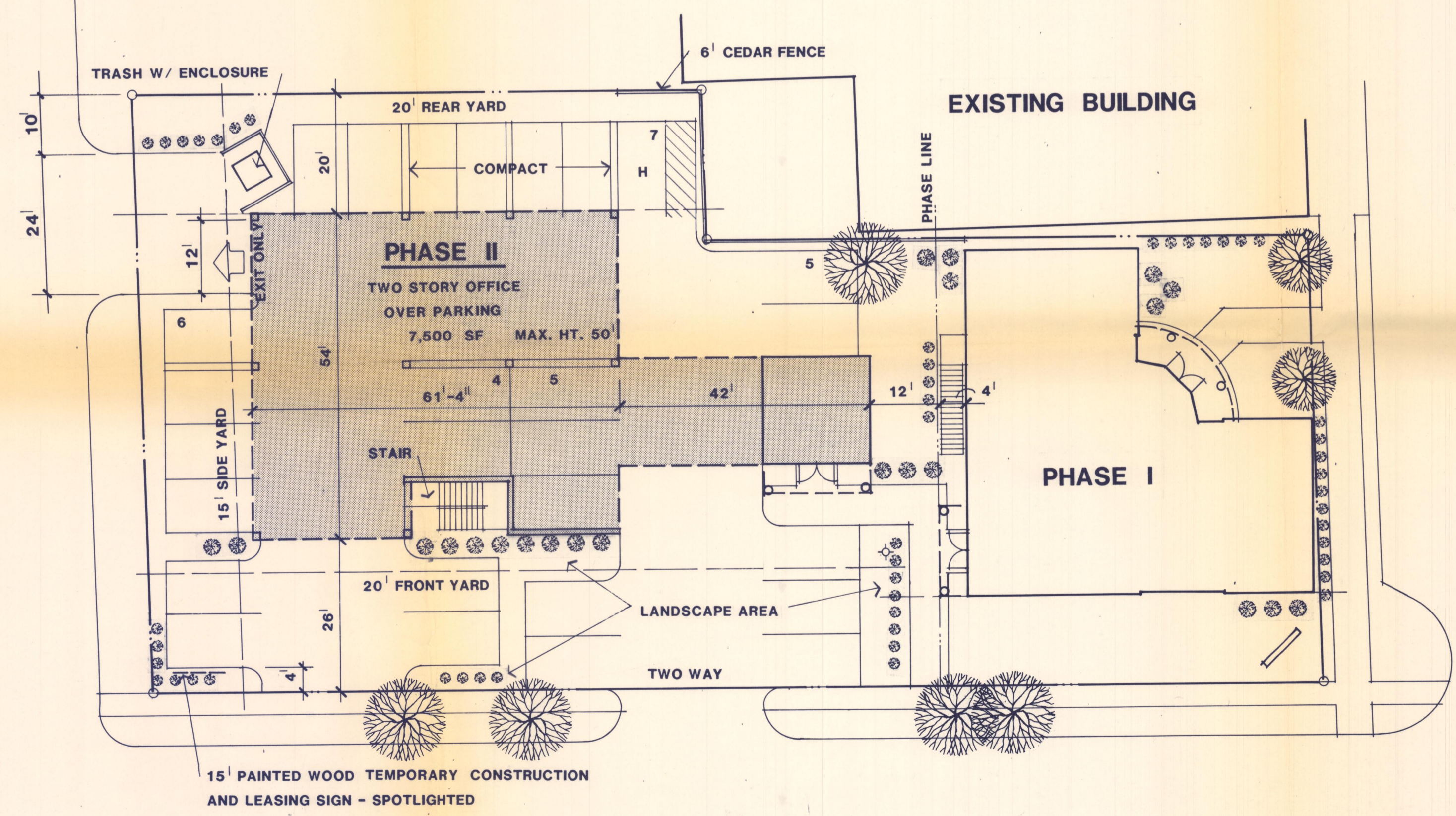
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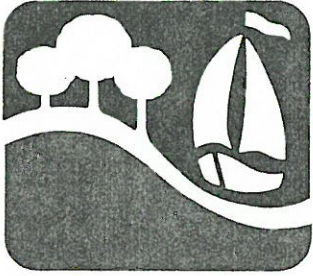
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~~Sewer~~

## Site Plan Review - Chennault

- ①. Grassy height on 2nd phase need cut for over 30' - signed GR.
- ②. Need elevations
- ③. What is located behind Hoffman + Hoffman Bldg.
- ④. Need dimensions - entry on 205, setback parking
- ⑤. Is that a fire retardant wall by Hoffman?
- ⑥. Where is the 6' fence going - Phase 1 + Phase 2  
Is the landscaping beside Phase 1 - landscaping
- ⑦. ~~max height in GR is 36ft w/o cut~~
- ⑧. Signs must meet all requirements
- ⑨. Will landscaping be addressed in temp area. - Phase 1
- ⑩. Need to be 10' off of property
- ⑩. Is that a fire retardant wall



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

May 28, 1986

Mr. Harold Chenault  
12900 Preston Road, Suite 1212  
Dallas, Texas 75230

Dear Mr. Chenault:

On May 5, 1986, the Rockwall City Council voted to approve the site plan for Phase I on the 0.391 acre tract of land located on Goliad Street between Interurban and Kaufman Streets. Phase II at this time has not been approved.

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

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett  
Administrative Aide

CC: Bldg. Insp.  
JJ/mmp