

SITE PLAN APPLICATION

Date 9/21/87

NAME OF PROPOSED DEVELOPMENT Arby's Restaurant

NAME OF PROPERTY OWNER/DEVELOPER J. Rex Cameron

ADDRESS 1101 Ridge Road, Suite 105 Rockwall, TX 75087 PHONE (214) 722-3878

NAME OF LAND PLANNER/ENGINEER Ross I. Ramsay

ADDRESS 1101 Ridge Rd., Suite 103 Rockwall, TX 75087 PHONE (214) 722-1030

TOTAL ACREAGE 43,000 sq. ft. CURRENT ZONING Commercial

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. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown</u> <u>On Site Plan</u>	<u>Not</u> <u>Applicable</u>	
<u>X</u>	<u> </u>	1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned
<u>X</u>	<u> </u>	2. <u>Location, dimensions, and size</u> 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>	3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas
<u>X</u>	<u> </u>	4. <u>Calculation</u> of landscaped area provided
<u>X</u>	<u> </u>	5. <u>Location</u> and <u>dimensions</u> of ingress and egress

Taken by _____

File No. _____

Date _____

Fee _____

- | | | | |
|--|-------|-------|-------|
| c. Is the lot the proper size? | _____ | _____ | ✓ |
| d. Does the lot have proper dimensions? | _____ | _____ | ✓ |
| e. Are exterior materials correct? | ✓ | _____ | _____ |
| f. Are structural materials correct? | ✓ | _____ | _____ |
| g. Is coverage correct? <i>what area of site?</i> | _____ | _____ | _____ |
| h. Is adequate area in landscaping shown? | ✓ | _____ | _____ |
| i. Is it irrigated? | ✓ | _____ | _____ |
| j. Is landscaping in parking lot required? | _____ | ✓ | _____ |
| k. Are types of landscaping indicated? | ✓ | _____ | _____ |
| l. Is floor area ratio correct? | ✓ | _____ | _____ |
| m. Is building height correct? | ✓ | _____ | _____ |
| n. Are correct number of parking spaces provided? | ✓ | _____ | _____ |
| o. Are driving lanes adequate in width? | _____ | _____ | _____ |
| p. Are parking spaces dimensioned properly <i>how is flow going to work</i> | _____ | _____ | _____ |
| q. Does the parking lot meet City specifications <i>parking overhang on City</i> | _____ | _____ | _____ |
| r. Is a fire lane provided? | ✓ | _____ | _____ |
| s. Is it adequate in width? | ✓ | _____ | _____ |
| t. Are drive entrances properly spaced? | ✓ | _____ | _____ |
| u. Are drive entrances properly dimensioned? | ✓ | _____ | _____ |
|Do drive entrances line up with planned median breaks? | _____ | _____ | ✓ |
| v. Is lighting provided and correctly directed? | _____ | _____ | ✓ |
| w. Are sidewalks required? | _____ | ✓ | _____ |
| x. Are sidewalks provided? | _____ | ✓ | _____ |
| y. Is a screen or buffer required? | _____ | ✓ | _____ |
|Is it sized properly? | _____ | _____ | ✓ |
|Is it designed properly? | _____ | _____ | ✓ |
|Is it of correct materials? | _____ | _____ | ✓ |

- * 7. Does the site plan contain all required information from the application checklist?
- 8. Is there adequate access and circulation?
- 9. Is trash service located and screened? *show us flow going to work*
- * 10. Are street names acceptable? *NA*
- 11. Was the plan reviewed by a consultant? (If so, attach copy of review.)
- 12. Does the plan conform to the Master Park Plan?
- 13. Are there any existing land features to be maintained? (ie, topography, trees, ponds, etc.)

Comments:

*either enough room to circulate of behind adjacent yard for trash service.
show us the traffic going to flow*

Building Codes

- 1. Do buildings meet fire codes?
- 2. 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?
- 4. Are street improvements required?
- 5. Will escrowing of funds or construction of substandard roads be required? *what about curbing on 740*
- 6. Does plan conform with Flood Plain Regulations?
- 7. Is adequate fire protection present?
- 8. Are all utilities adequate?
- 9. Are adequate drainage facilities present?
- 10. Is there a facilities agreement on this site?

- 11. Are existing roads adequate for additional traffic to be generated? ✓
- 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? ✗
could adversely impact adjacent land
- 13. Are access easements necessary? ✓
what are the roads
- 14. Are street and drive radii adequate? _____
what are the radii
- 15. Have all required conditions been met? _____ ✓
- 16. Is there a pro rata agreement on this site? _____ ✓
- 17. Have all charges been paid? _____

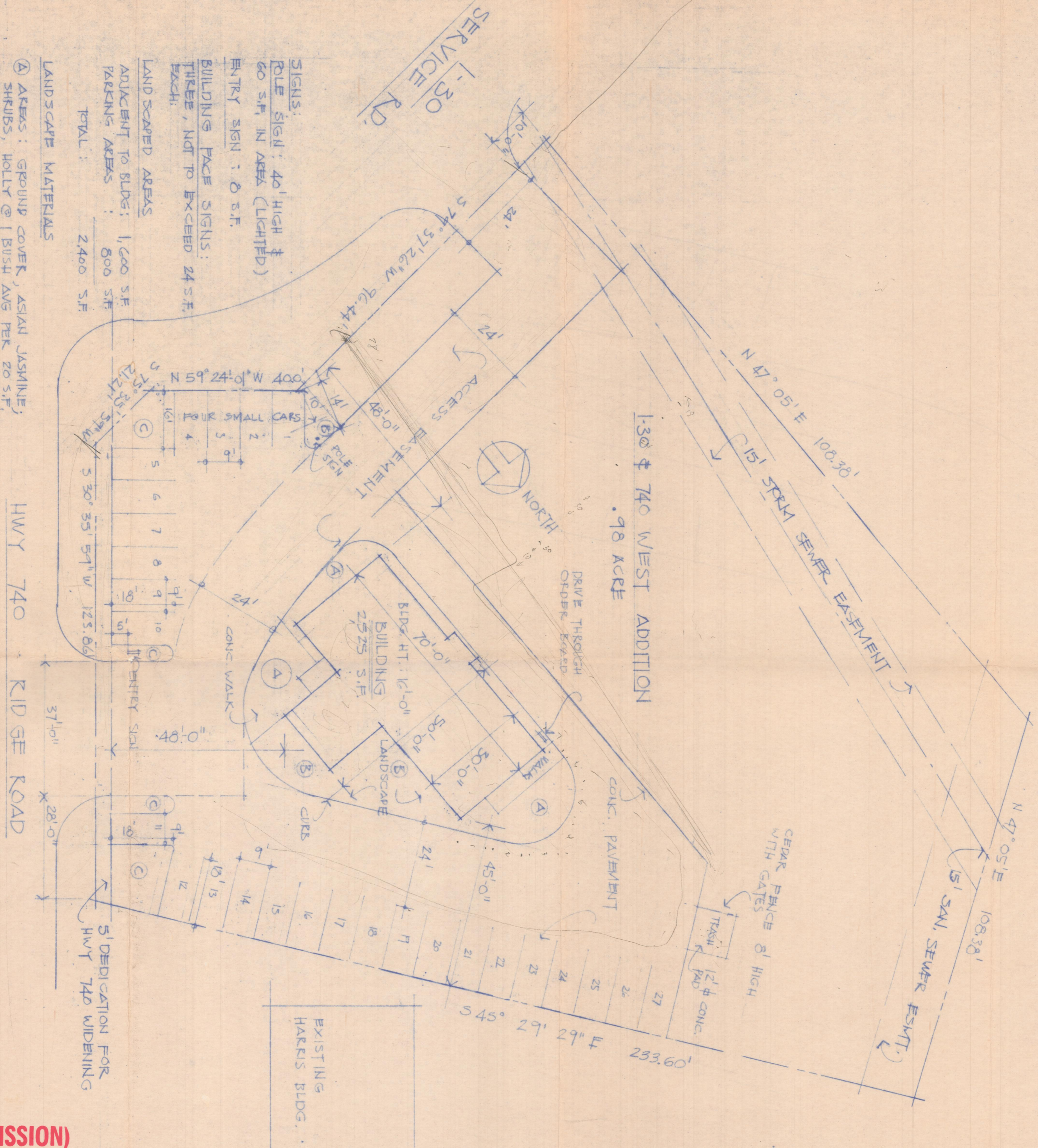
Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Jillie Cook</i>	<i>9/29/07</i>	<i>30 min.</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

- LANDSCAPE MATERIALS
- Ⓐ AREAS: GROUND COVER, ASIAN JASMINE, SHRUBS, HOLLY @ 1 BUSH AVG PER 20 S.F.
 - Ⓑ AREAS: GROUND COVER, ASIAN JASMINE, SHRUBS, HOLLY @ 1 BUSH AVG PER 20 S.F., & ONE 12" YAUIRON TREE PER AREA.
 - Ⓒ AREAS: GROUND COVER, ASIAN JASMINE, SHRUBS, TEXAS SAGE @ 1 BUSH AVG PER 30 S.F.
- NOTE: ALL AREAS IRRIGATED.

SIGNS:
 BLUE SIGN: 40' HIGH & 60 S.F. IN AREA (LIGHTED)
 ENTRY SIGN: 8 S.F.
 BUILDING FACE SIGNS: THREE, NOT TO EXCEED 24 S.F. EACH

LAND SCAPED AREAS
 ADJACENT TO BLDG: 1,600 S.F.
 PARKING AREAS: 800 S.F.
 TOTAL: 2,400 S.F.



1ST (SUBMISSION)

SITE PLAN

ARBY'S

ROCKWALL, TEXAS

RAMSAY ARCHITECTS
 ROCKWALL TEXAS

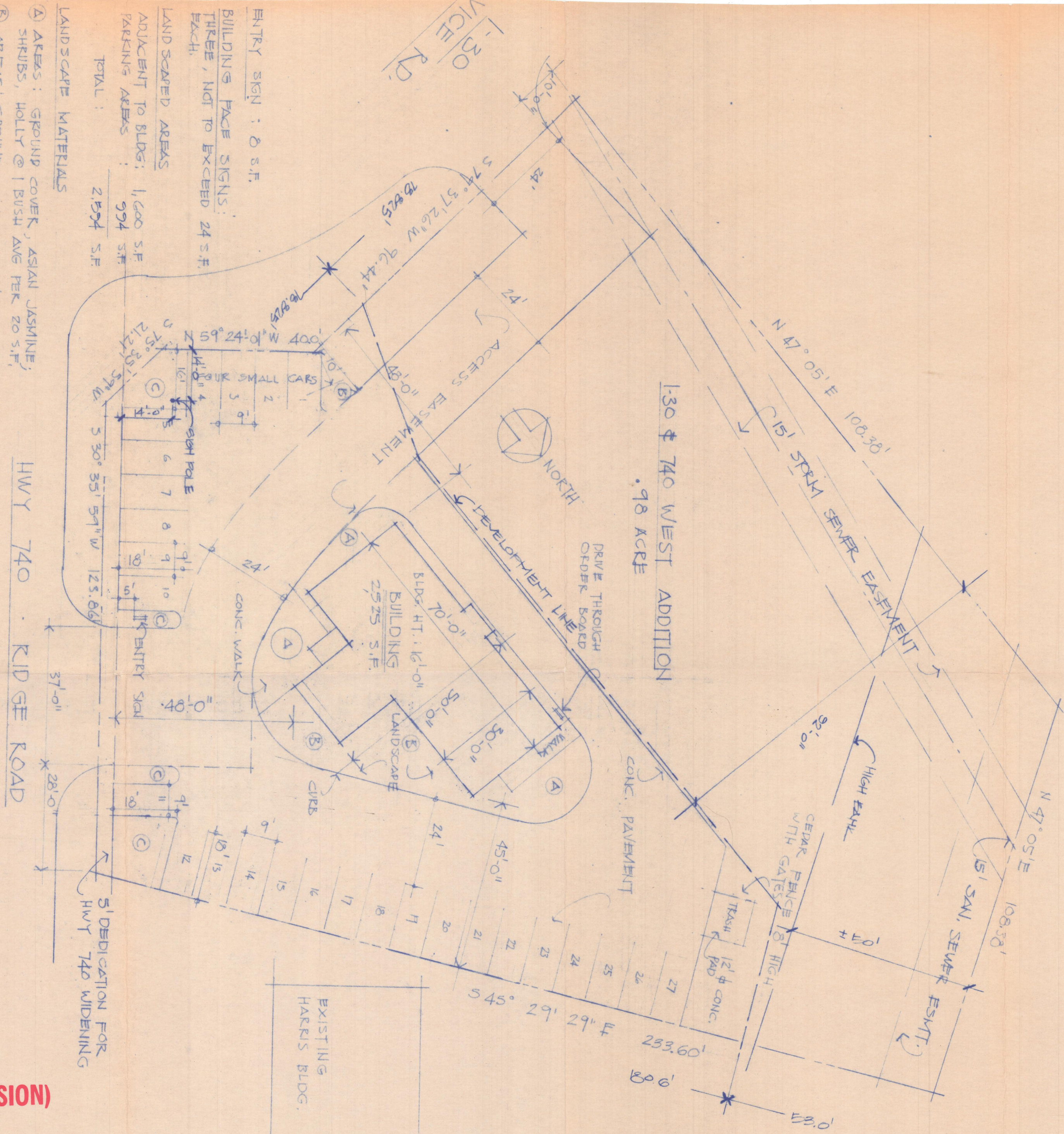


12 SEPT 87

1" = 20'

ENTRY SIGN : 8 S.F.
 BUILDING FACE SIGNS :
 THREE, NOT TO EXCEED 24 S.F.
 EACH.
 LAND SCAPED AREAS
 ADJACENT TO BLDG : 1,600 S.F.
 PARKING AREAS : 994 S.F.
 TOTAL : 2,594 S.F.
 LANDSCAPE MATERIALS

A AREAS : GROUND COVER, ASIAN JASMINE,
 SHRUBS, HOLLY @ 1 BUSH AVG PER 20 S.F.
 B AREAS : GROUND COVER, ASIAN JASMINE,
 SHRUBS, HOLLY @ 1 BUSH AVG PER 20 S.F.,
 † ONE 12" YALPON TREE PER AREA.
 C AREAS : GROUND COVER, ASIAN JASMINE,
 SHRUBS, TEXAS SAGE @ 1 BUSH AVG PER 30 S.F.
 NOTE: ALL AREAS IRRIGATED.



SITE PLAN

2nd (SUBMISSION)

ARBY'S

ROCKWALL, TEXAS

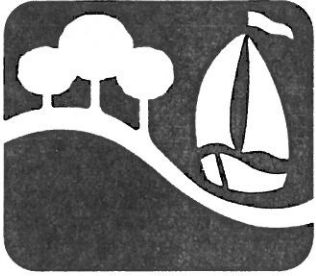
RAMSAY ARCHITECTS
 ROCKWALL
 TEXAS



12 SEPT 87
 REVISION 7001.87
 1" = 20'



Arby's® construction and equipment company



CITY OF ROCKWALL
"THE NEW HORIZON"

October 9, 1987

Mr. Rex Cameron
1101 Ridge Road
Rockwall, Texas 75087

Dear Mr. Cameron:

On October 8, 1987, the Planning and Zoning Commission recommended approval of a site plan for Arby's at Ridge Road and I-30 subject to the dedication of five feet of right-of-way.

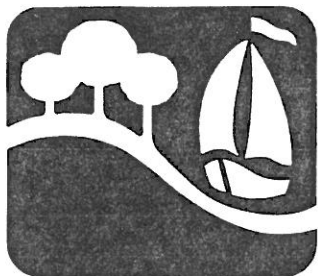
The City Council will consider approval of the site plan on October 19th at 7:00 P.M. in City Hall. Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

October 23, 1987

Mr. Rex Cameron
1101 Ridge Road
Rockwall, Texas 75087

Dear Mr. Cameron:

On October 19, 1987, the Rockwall City Council approved a site plan for Arby's at Ridge Road and I-30 subject to the dedication of five feet of right-of-way. This must be done prior to issuance of a Certificate of Occupancy.

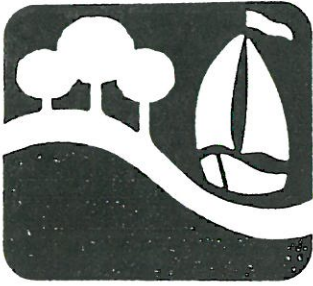
Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

Dear Applicant:


Your request to appear before the City of Rockwall _____

Planning & Zoning Commission

has been set for 7:30 P.M. on October 8, 1987.

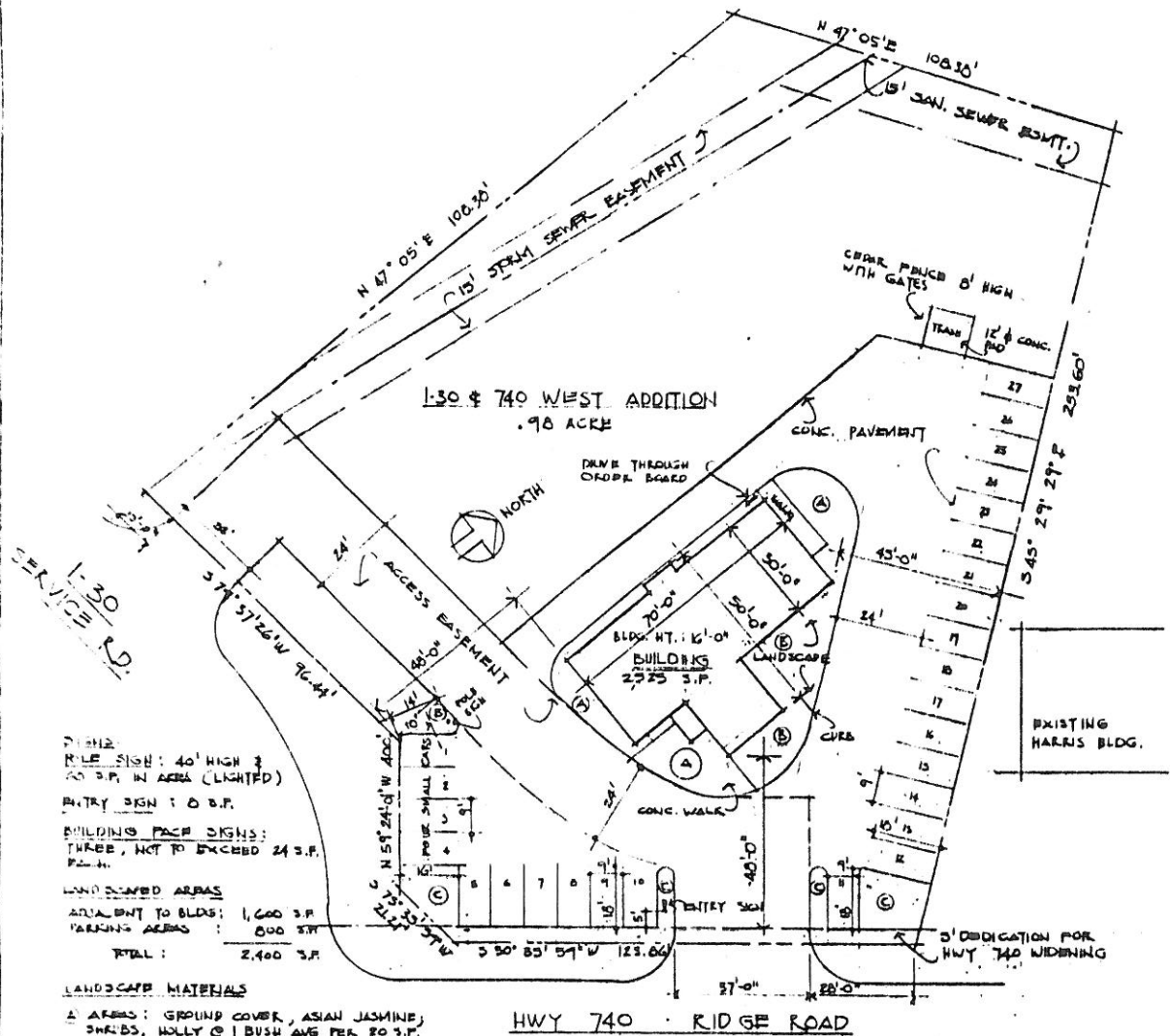
The meeting will be held at City Hall, 205 W Rusk
Rockwall, Texas.

If you have any questions concerning your Agenda request,
call City Hall at 722-1111.


Julie Couch
Assistant City Manager



**RAMSAY ARCHITECTS
ROCKWALL TEXAS**



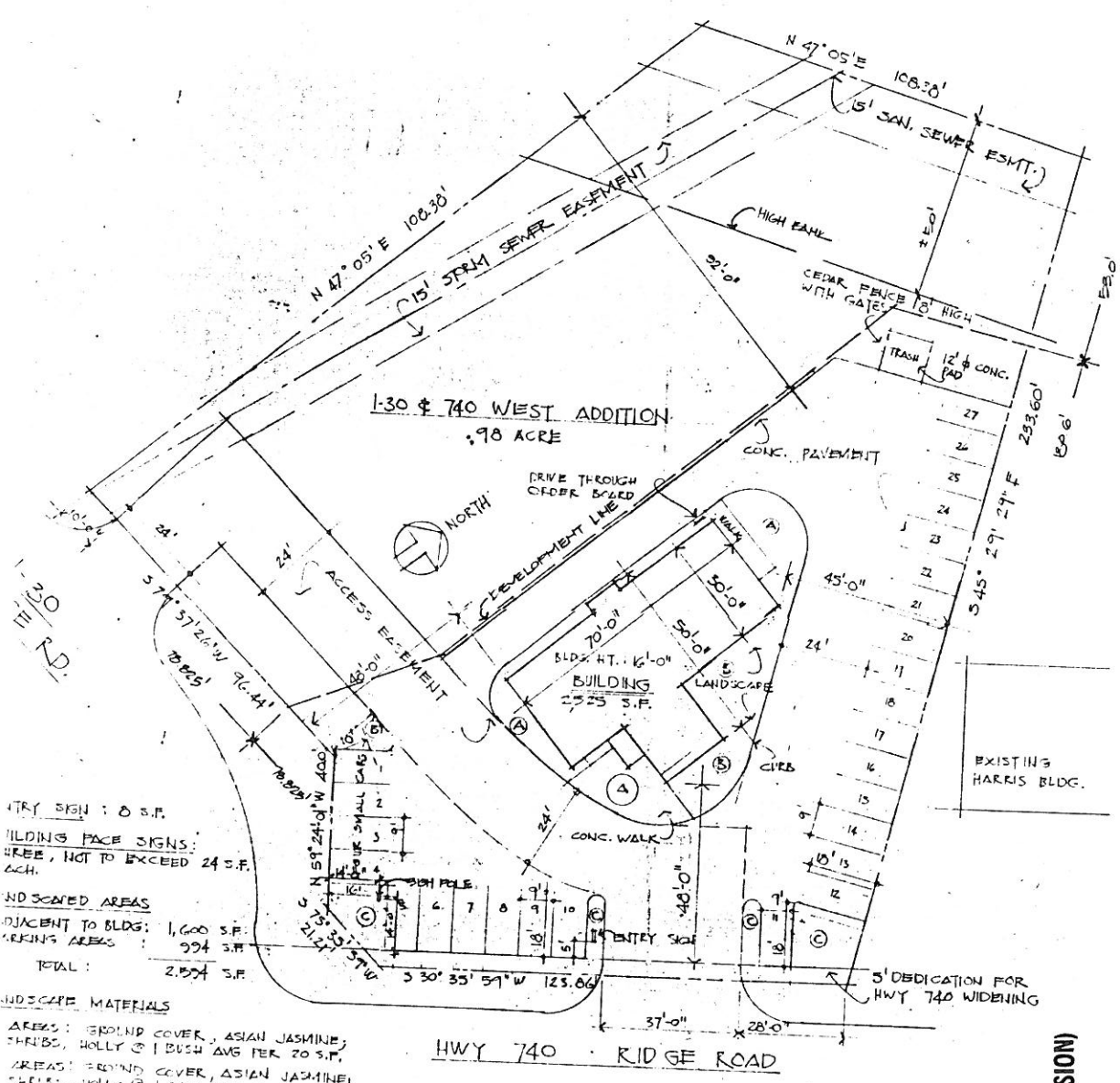
SIGN:
 POLE SIGN: 40' HIGH &
 20 S.F. IN AREA (LIGHTED)
ENTRY SIGN: 0 S.F.
BUILDING FACE SIGNS:
 THREE, NOT TO EXCEED 24 S.F.
 EACH.
LANDSCAPED AREAS:
 ADJACENT TO BLDG: 1,600 S.F.
 PARKING AREAS: 800 S.F.
TOTAL: 2,400 S.F.

LANDSCAPE MATERIALS
A AREAS: GROUND COVER, ASIAN JASMINE,
 SHRUBS, HOLLY @ 1 BUSH AVG PER 20 S.F.
B AREAS: GROUND COVER, ASIAN JASMINE,
 SHRUBS, HOLLY @ 1 BUSH AVG PER 20 S.F.,
 & ONE 12' YAUPOON TREE PER AREA.
C AREAS: GROUND COVER, ASIAN JASMINE,
 SHRUBS, TEXAS SAGE @ 1 BUSH AVG PER 30 S.F.
NOTE: ALL AREAS IRRIGATED.

HWY 740 RIDGE ROAD

SITE PLAN

ARBY'S
 ROCKWALL, TEXAS
 12 SEPT 07.
 P. 02



TRAY SIGN : 0 S.F.
 BUILDING FACE SIGNS:
 TREE, NOT TO EXCEED 24 S.F.
 6CH.
 LANDSCAPED AREAS
 ADJACENT TO BLDG: 1,600 S.F.
 GRASSING AREAS : 994 S.F.
 TOTAL : 2,594 S.F.

LANDSCAPE MATERIALS
 AREAS: GRASS COVER, ASIAN JASMINE,
 SHRUBS, HOLLY @ 1 BUSH AVG PER 20 S.F.
 AREAS: GRASS COVER, ASIAN JASMINE,
 SHRUBS, HOLLY @ 1 BUSH AVG PER 20 S.F.,
 & ONE 12" PAMPON TREE PER AREA.
 AREAS: GRASS COVER, ASIAN JASMINE,
 SHRUBS, TEXAS SCARF @ 1 BUSH AVG PER 30 S.F.
 NOTE: ALL AREAS IRRIGATED.

SADD (SUBMISSION)

Agenda Notes
P&Z - 10/8/87

IV. Site Plans/Plats

- B. P&Z 87-60-SP - Discuss and Consider Approval of a Site Plan for Arby's Located at FM-740 and I-30

Rex Cameron has filed a site plan application for a portion of a lot located on FM-740 at the intersection with the north I-30 service road. Mr. Cameron proposes to construct an Arby's restaurant on the site.

The site plan as submitted meets our minimum requirements for setbacks, parking, and landscaping. The only comment that we had on the site plan was some concern about traffic congestion with the proposed parking along the east property line and traffic that is stacked, waiting to go through the drivethrough. This arrangement will work fine if only 3 or 4 cars are stacked, but it could result in some congestion if there are more. We have requested the property owner to address this at the meeting. As we mentioned, they are also contemplating moving the western boundary some feet to the west to provide more frontage for this site on I-30.

They have provided for a five foot dedication of right-of-way along FM-740 for its future widening on the site plan. This dedication should be included in the motion regarding this item.

Attached is a copy of the site plan and location map.

CITY OF ROCKWALL
Council Agenda

AGENDA DATE: October 19, 1987

AGENDA ITEM VB

AGENDA ITEM: P&Z 87-60-SP - Discuss and Consider Approval of
a Site Plan for Arby's Located at FM-740 and I-30

ITEM GENERATED BY: Rex Cameron, the applicant

ACTION NEEDED: Approval or denial of request with any
applicable conditions

BACKGROUND INFORMATION:

Rex Cameron has filed a site plan application for a portion of a lot located on FM-740 at the intersection with the north I-30 service road. Mr. Cameron proposes to construct an Arby's restaurant on the site.

The site plan as submitted meets our minimum requirements for setbacks, parking, and landscaping. The only comment that we had on the site plan was some concern about traffic congestion with the proposed parking along the east property line and traffic that is stacked, waiting to go through the drivethrough. This arrangement will work fine if only 3 or 4 cars are stacked, but it could result in some congestion if there are more. They believe that with adequate signage and striping, as well as moving the order board, they will eliminate potential congestion.

They have provided for a five foot dedication of right-of-way along FM-740 for its future widening on the site plan. This dedication should be included in the motion regarding this item.

The Planning and Zoning Commission approved the plan subject to dedication of 5 feet of right-of-way along FM-740. While we did not specifically address the time of dedication at the P&Z meeting, we need to establish when that will occur. The property owner is willing to tie it to the issuance of a building permit and we believe this would be appropriate.

Attached is a copy of the site plan and location map.

ATTACHMENTS: 1. Copy of site plan
2. location map

PLANNING AND ZONING ACTION SHEET

Applicant Rex Cameron Case No. 87-60-SP
Property Description Libby's
Case Subject Matter site plan

CASE ACTION

Date to P&Z 10/8 ✓ _____ _____
Conditions _____

Date to City Council 10/19 ✓ _____ _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts