

To: Planning and Zoning/City Council

From: Jerry Vincent, Executive Director

Re: Site Plan

The attached site plan is shown in two phases.

Phase I - Swimming Pool and Bath House to be completed in the spring of 1989.

Phase II - Gym and hard surface parking to be completed in 1992. This portion of the project is not being constructed at this time.

Young Men's Christian Association
of Metropolitan Dallas

Rockwall County Branch
1210 North Goliad
P.O. Box 741
Rockwall, Texas 75087
Phone: (214) 722-8368



United Way



SITE PLAN APPLICATION

Date SEPT 26, 1988

NAME OF PROPOSED DEVELOPMENT ROCKWALL COUNTY YMCA

NAME OF PROPERTY OWNER/DEVELOPER YMCA OF METRO DALLAS

ADDRESS 601 AKARD, DALLAS TX PHONE 954-0500

NAME OF LAND PLANNER/ENGINEER GARY McKIBBEN

ADDRESS 2255 RIDGE RD #308 ROCKWALL PHONE 771-9445

TOTAL ACREAGE 2 CURRENT ZONING _____

NUMBER OF LOTS/UNITS N/A

SIGNED [Signature]

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>
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- | | | |
|-------|-------|--|
| _____ | _____ | 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 |
| _____ | _____ | 2. <u>Location</u> , <u>dimensions</u> , and <u>size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft. |
| _____ | _____ | 3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas |
| _____ | _____ | 4. <u>Calculation</u> of landscaped area provided |
| _____ | _____ | 5. <u>Location</u> and <u>dimensions</u> of ingress and egress |

- 6. Location, number and dimensions of off-street parking and loading facilities
- 7. Height of all structures
- 8. Proposed uses of all structures
- 9. Location and types of all signs, including lighting and heights
- 10. Elevation drawings citing proposed exterior finish materials and proposed structural materials
- 11. Location and screening of trash facilities
- 12. Location of nearest fire hydrant within 500 ft.
- 13. Street names on proposed streets
- 14. 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 _____

ROCKWALL YMCA

PROPOSED IMPROVEMENTS SUBMITTED FOR APPROVAL

Following is a list of the improvements that have been submitted for approval by the YMCA for the facility located on SH-205:

Phase I

1. Construction of pool and bath house. The current proposal for the exterior material on the bath house is a glazed concrete block. A CUP will have to be requested and granted if this material is used.
2. Irrigation of lawn area around the pool area

Phase II

1. Construction of gymnasium with a tilt wall material finished with an aggregate finish
2. Bricking of the front and north side of the existing building
3. Installation of 60 additional parking spaces to the north of the existing development
4. Replacement of existing parking lot with concrete in the front between the existing drives and concrete curb with asphalt paving on the remaining parking area
5. Placement and screening of dumpster location with brick wall on three sides and opaque door
6. Irrigation of landscape buffer along SH-205 and parking lot
7. Placement of required trees meeting the landscape ordinance along SH-205 and in the large parking area.

Upon completion of Phase II the site will be in compliance with our current site plan and landscape requirements with the exception that the two existing drives are closer than 200 feet. It is possible that they could move the north drive further north with the parking lot expansion in Phase II.

If the Commission proposes to approve the site plan we would recommend the following conditions:

1. That a grading and drainage plan be submitted prior to submission of a building permit
2. That an application for a CUP be made for the bath house if concrete block



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3628

No. 10031

(214) 771-1111

Cash Receipt

Name Y m c A Date 9-29-08

Mailing Address _____

Job Address _____ Permit No. _____

Check Cash Other

296932

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411		Meter Deposit	02-2201	
Subdivision Plats	01-3412	<u>9500</u>	Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE

9500

Received by

Glen

**City of Rockwall
Planning and Zoning Applicant Receipt**

Date 9/24/88

Applicant Jerry Vincent Phone _____

Address _____

Development YMCA expansion

The following items have been received on this date by the City of Rockwall Administrative Office:

- Site Plan Application
- Prel. Plat Application
- Final Plat Application
- Zone Change Application
- Sign Board Application
- Board of Adj. Application
- Front Yard Fence Application
- CUP Application
- (9) sets/site plans - Submission # _____
- () sets/prel. plats - Submission # _____
- () sets/final plats - Submission # _____
- () sets/executed final plats/mylars
- () sets/engineer drawings - Submission # _____
- Filing fee \$ 95.00
- Other _____

*tentative
Council
date
Nov 7, 1988
7:00pm*

With this application, you are scheduled to appear before the
Planning & Zoning Commission
on October 13, 1988
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: Mary Nichols

ROCKWALL COUNTY YMCA PROJECT DATA

site

. TOTAL SITE AREA	21.76 ACRES
. BUILDING COVERAGE	4,800 SF
. EXISTING PARKING AREA	38,300 SF
. EXISTING PARKING SPACES	1442
. FUTURE SPACES (PHASE II)	60
. CONCRETE WALKS (PHASE II)	3,184 SF
. PROPOSED SITE COVERAGE (PHASE I & II)	75,188 SF

building

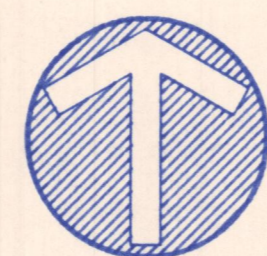
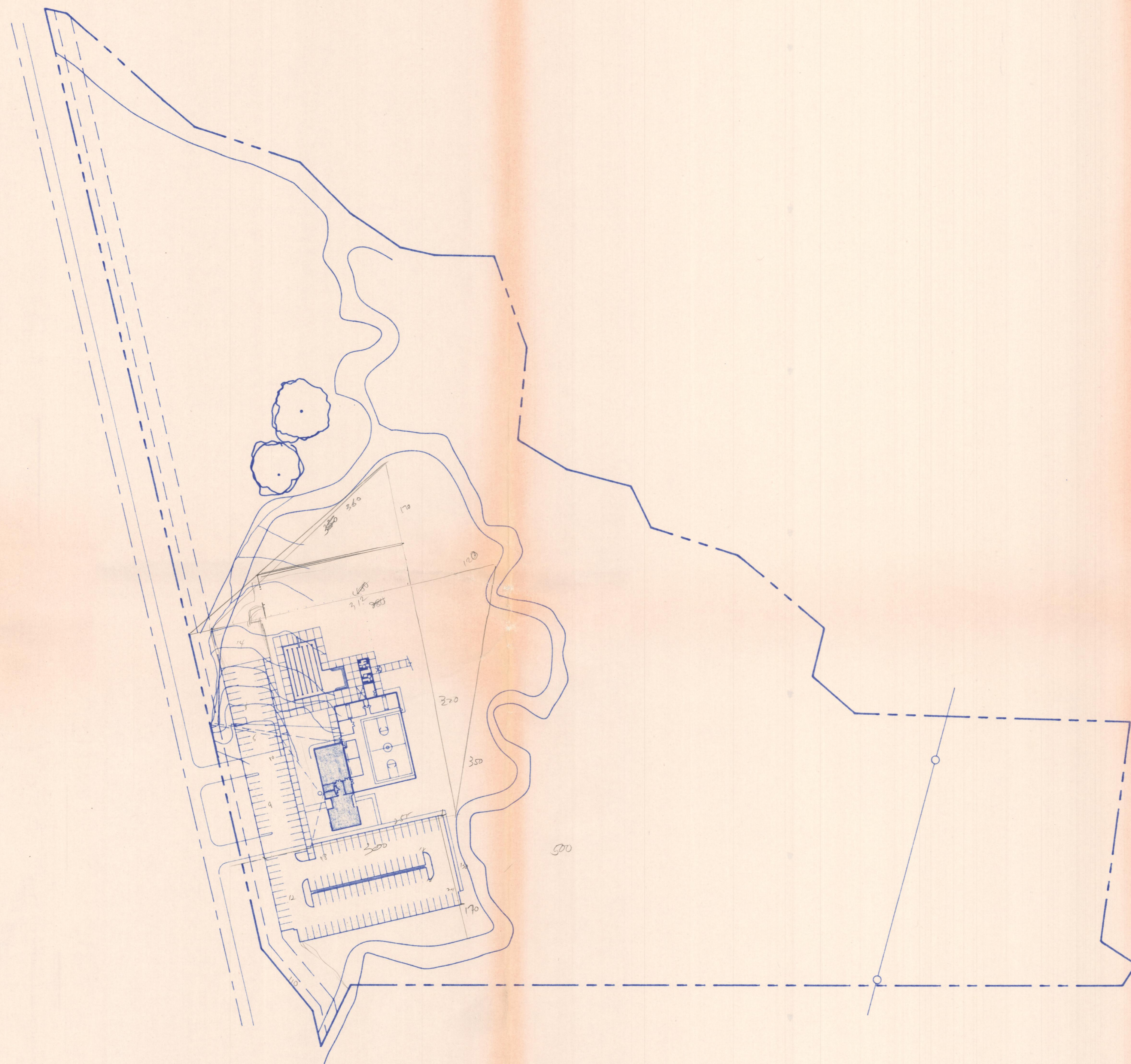
. EXISTING BUILDING	4,730 SF
. PROPOSED BATH HOUSE	818 SF
. PROPOSED GYMNASIUM (PHASE II)	10,604 SF
. PROPOSED POOL AND LAWN AREA	20,736 SF

landscaping

- . EXISTING LANDSCAPE SHALL REMAIN
- . NEW LAWN AND SHRUB LANDSCAPE SHALL BE IRRIGATED.
- . IRRIGATION SHALL BE COMMERCIAL/ENGINEERED SYSTEM.
- . NEW TREE SPECIES SHALL BE INDIGENOUS TO THIS AREA.
- . EXISTING MATURE TREES SHALL BE PROTECTED.
- . SHRUBS AND GROUND COVERS SHALL BE HARDY AND INDIGENOUS.

general

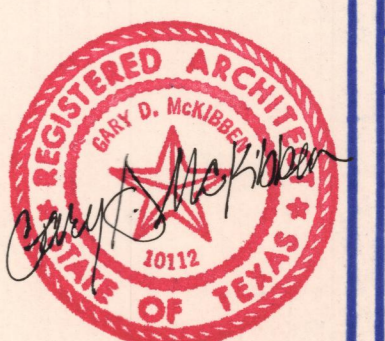
- . SITE UTILITIES AND SEPTIC PUMP STATION TO BE RELOCATED AS REQUIRED TO ACCOMODATE PHASE I AND II.
- . POOL AND IRRIGATION EQUIPMENT TO BE IN EQUIPMENT ROOM.
- . ADDITIONAL SIGNAGE WILL NOT BE INCLUDED IN PHASE I OR II.



SITE & GRADING PLAN
SCALE: 1" = 100'-0"

1st (SUBMISSION)

PRELIMINARY
NOT FOR CONSTRUCTION



revisions	by

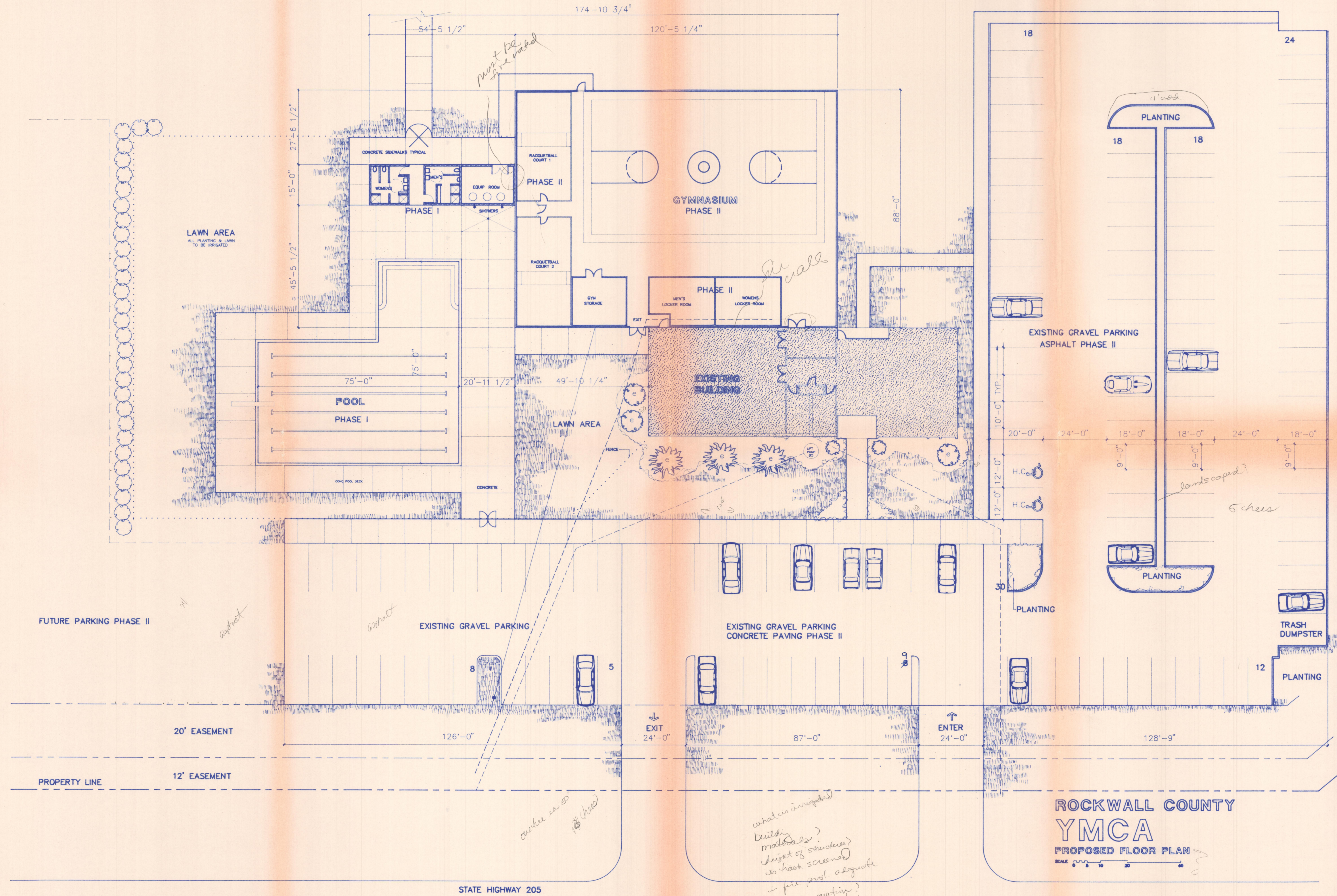
Gary McKibben & Associates, Architects
2255 Ridge Road, Suite 308, Rockwall, Texas 75087 214-771-9445

ma
a.l.a.

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scale	
job	
sheet	

of sheets

revisions	by



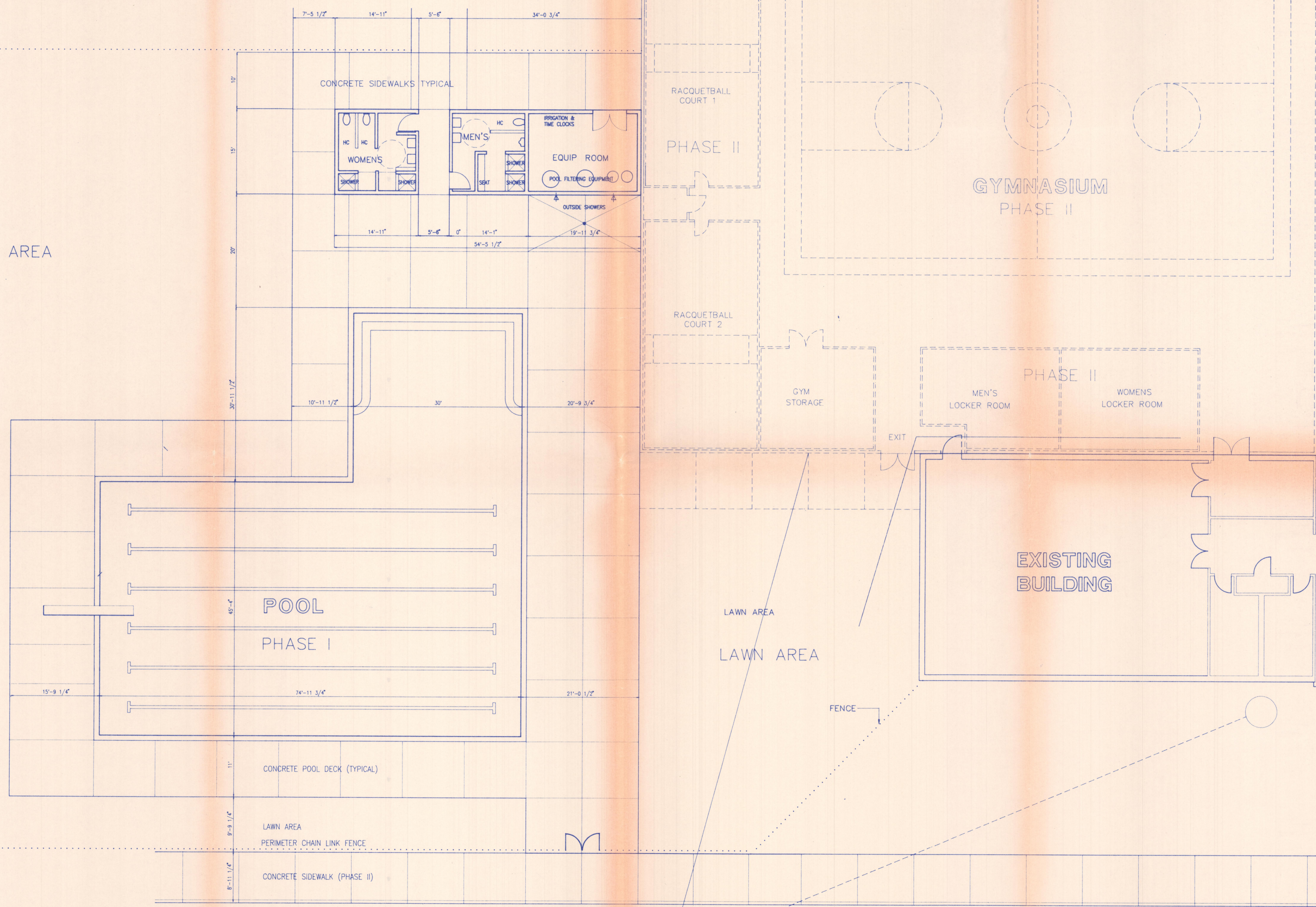
ROCKWALL COUNTY
YMCA
 PROPOSED FLOOR PLAN
 SCALE 0" = 10' 0"

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 2255 Ridge Road, Suite 308, Rockwall, Texas 75087 214-771-9445

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LAWN AREA



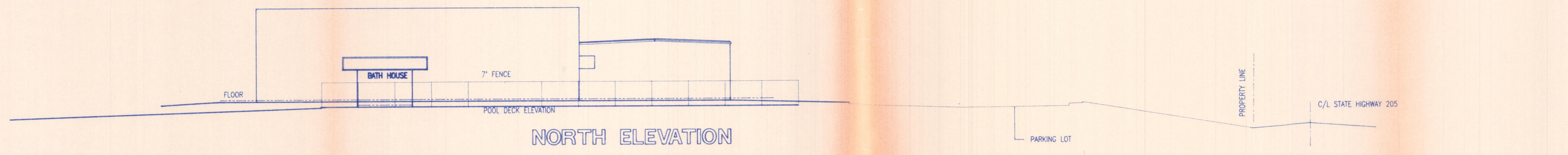
FLOOR PLAN
SCALE 1/8" = 1' - 0"

Gary McKibben & Associates, Architects
2255 Ridge Road, Suite 308, Rockwall, Texas 75087 214-771-9445

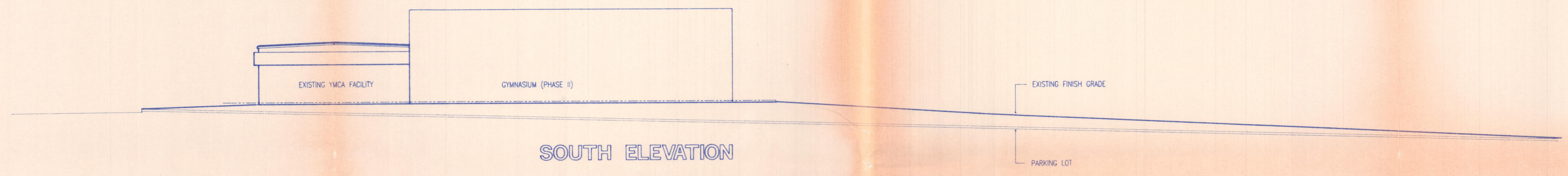


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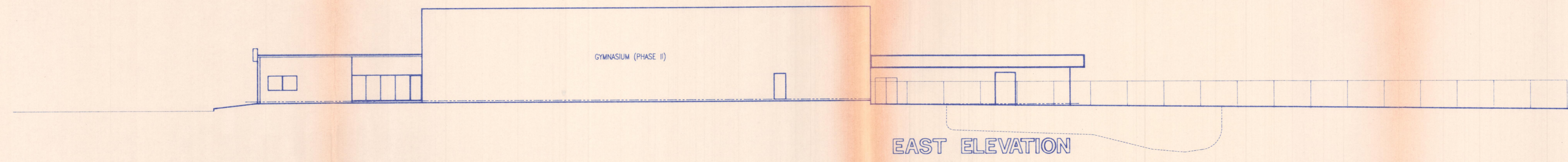
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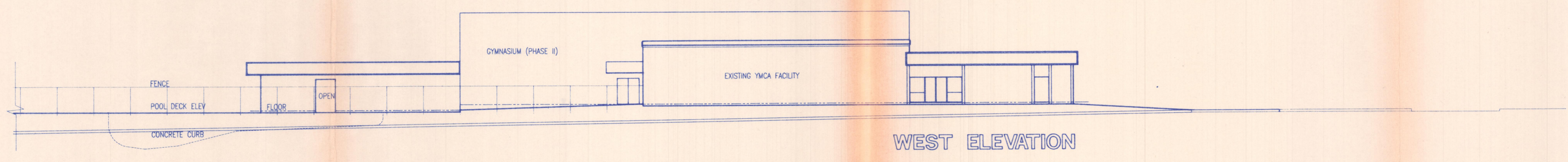
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



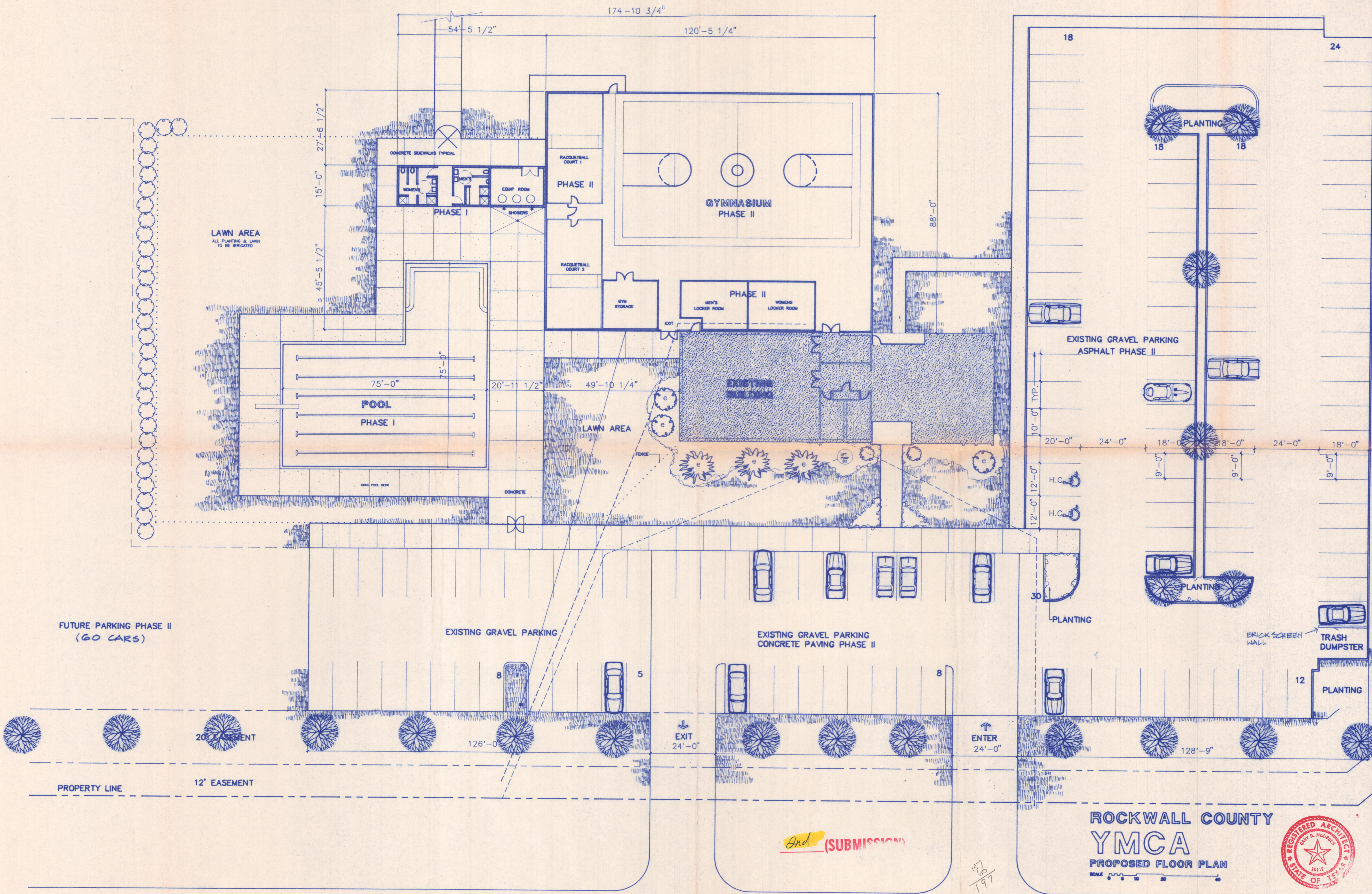
WEST ELEVATION

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 2255 Ridge Road, Suite 308, Rockwall, Texas 75087 214-771-9445



drawn GMC
 date 10-3-88
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ROCKWALL COUNTY
YMCA
 PROPOSED FLOOR PLAN

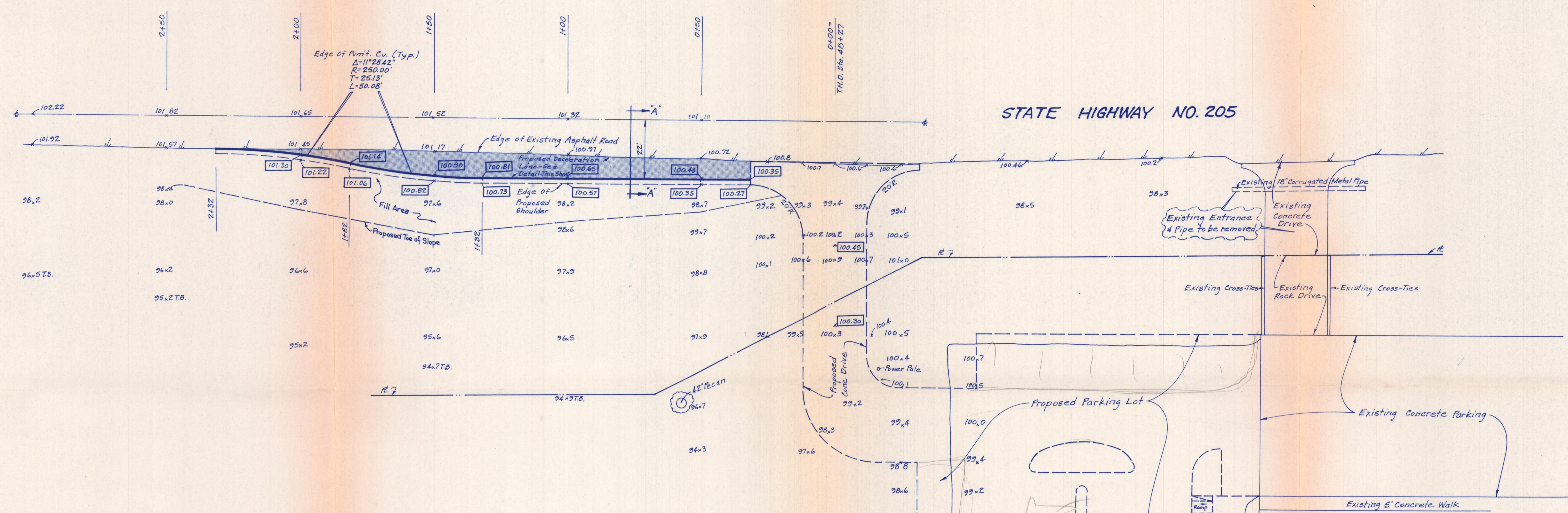
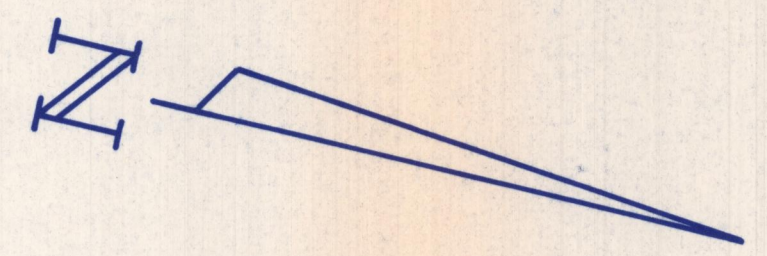


And (SUBMISSION)

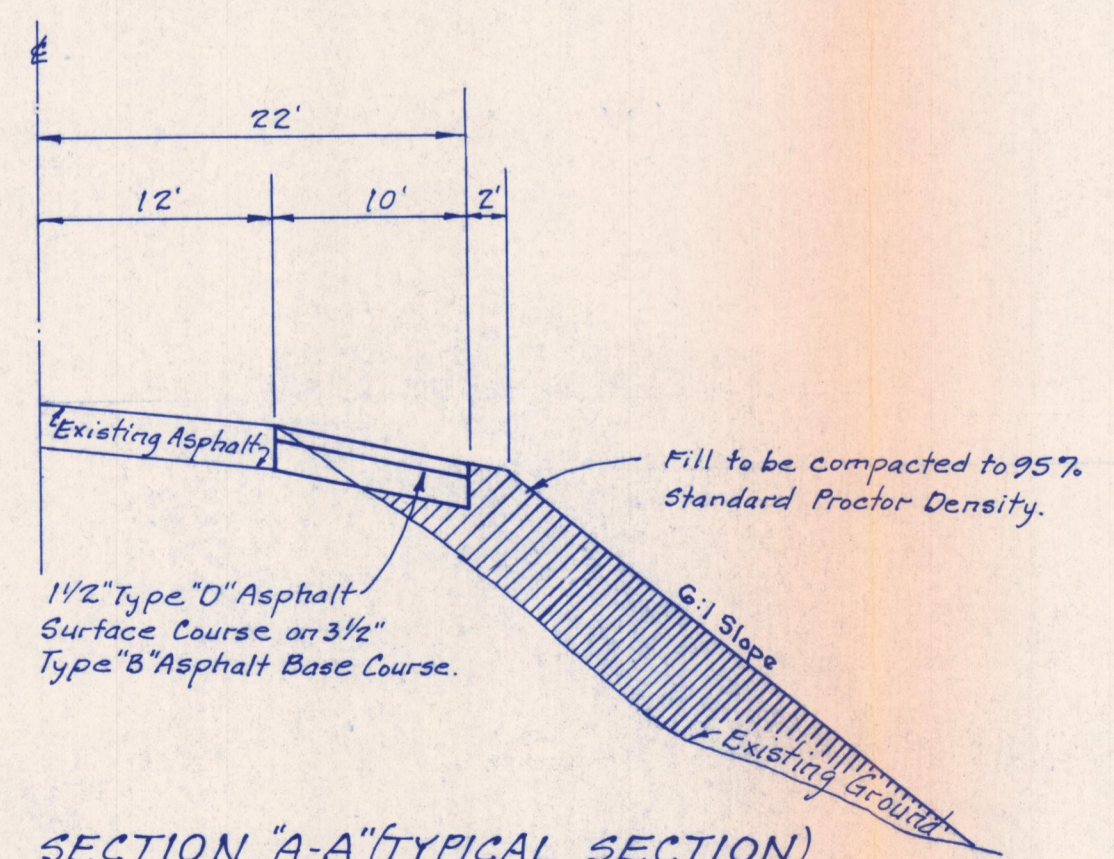
12/18/97

Gary McKibben & Associates, Architects
 22555 Ridge Road, Suite 308, Rockwall, Texas 75087 214-771-9445

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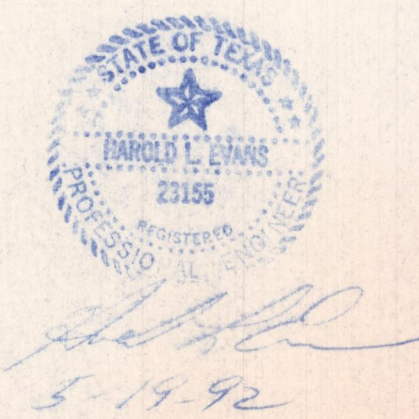


STATE HIGHWAY NO. 205



SECTION "A-A" (TYPICAL SECTION)
Scale: 1" = 10' H.
1" = 2' V.

EXISTING Y.M.C.A. BUILDING
SEA LEVEL ELEV.=478.31
DATUM ELEV.=100.00'



HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PROPOSED DECELERATION LANE FOR ROCKWALL Y.M.C.A. S.S. Mc CURRY SURVEY, ABSTRACT NO.146 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
SCALE	DATE	JOB NO.	SCALE	DATE	JOB NO.
1" = 20'	5-19-92	9242			

SITE PLAN REVIEW

* Date Submitted 9/26/88

* Scheduled for P&Z 10/13/88

* Scheduled for Council 10/17/88

* Applicant/Owner Jerry Vincent

* Name of Proposed Development YMCA

* Location SH205 * Legal Description Lot 1 BK 1
Rockwall YMCA

* Total Acreage _____ * No. Lots/Units _____

* Current Zoning _____

Special Restrictions _____

* Surrounding Zoning _____

<u>Planning</u>	<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 Plan?	<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. Is plat filed of record at Courthouse? File No. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
* 6. If not, is this site plan serving as a preliminary plat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
rear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are buildings on same lot adequately separated? <u>with fire retardant walls</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct? *need to check*
- f. Are structural materials correct? *need to check*
- g. Is coverage correct?
- 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
- q. Does the parking lot meet City specifications *has variance*
- 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? *already there*
- 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?

land scapz

- * 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? *needs to be checked*
- * 10. Are street names acceptable?
- 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:

what is material for gym

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? *should be 200'*
- 4. Are street improvements required?
- 5. Will escrowing of funds or construction of substandard roads be required?
- 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?

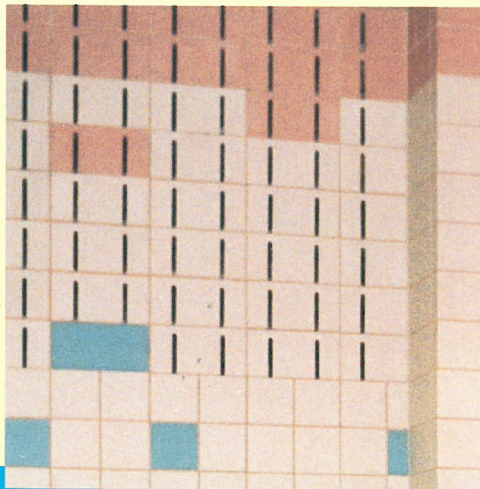
- 11. Are existing roads adequate for additional traffic to be generated?
- 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land?
- 13. Are access easements necessary?
- 14. Are street and drive radii adequate?
- 15. Have all required conditions been met?
- 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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ASTRA-GLAZE®
4 UNIT MASONRY
glazed masonry units
coated units

- Cafeterias
- Dairies
- Hospitals
- Institutions
- Laboratories
- Processing Plants
- Restaurants
- Schools
- Water Treatment Plants



MR — MANUFACTURER

TRENWYTH INDUSTRIES, INC./Nabco Glazed Products Division has been a well known manufacturer of quality masonry blocks for over 25 years. The company began its glazing operations in Washington, D.C. and through a series of expansions has increased its market coverage to the entire United States. It has two high capacity manufacturing plants — one in York, Pennsylvania serving the East, and another in South Beloit, Illinois serving the Midwest and West.

UA — USES, APPLICATIONS

ASTRA-GLAZE glazed masonry units provide finished load bearing or non load bearing walls in a single operation using only one trade. This eliminates the need for back up units. The low maintenance, sanitary and highly decorative finish of ASTRA-GLAZE blocks make them ideal for use in schools, hospitals, institutions, processing plants, laboratories, dairies, etc.



Cumberland County Prison, PA.
Accent wall using ASTRA-GLAZE scored units.

Chapel in PA detention center using ASTRA-GLAZE units.

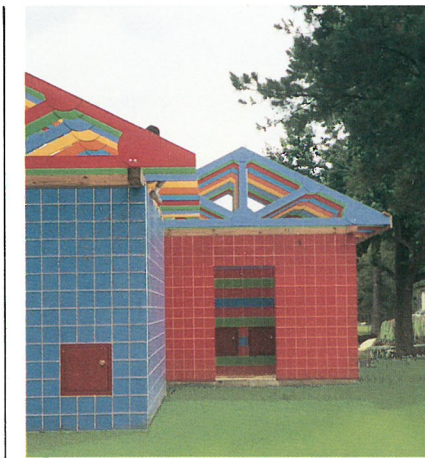
PP — PRODUCT PRESENTATION

Composition: ASTRA-GLAZE glazed units are lightweight concrete blocks having a thermosetting glazing compound permanently molded to one or more faces. The glazing compound is cured and heat treated in gas-fired tunnel kilns and becomes an integral part of the unit which cannot be removed except by destruction of the block. The glazed facings are molded in

individual molds which are manufactured to very close tolerances. This assures dimensional uniformity of the glazed facing regardless of variations in the block to which the facing is applied. Special manufacturing processes are used to provide a permanent, impervious satin glazed finish with exceptional resistance to staining, abrasion, impact and chemicals.

Shapes and Sizes: All blocks used are lightweight units. The glazed face dimensions are 7¾" X 15¾" which allows a ¼" joint using modular coursing. A selection of cap, stretcher, jamb and cove base facings are available in both 8" and 4" nominal heights, nominal thickness being 2", 4", 6", 8", 10", and 12".

Scored ASTRA-GLAZE units offer numerous design possibilities utilizing scale, pattern and color. See page 5 for more details.



Southwell Park, Texas
Bar-B-Que Area.

Condominium Complex,
Atlantic City, NJ

ASTRA-GLAZE Accent Colors/
Scored Series.






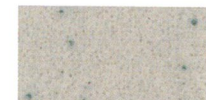




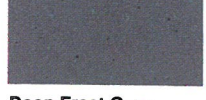
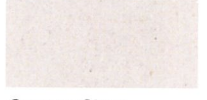












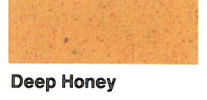

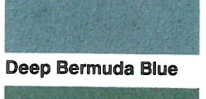



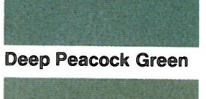
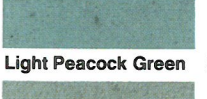
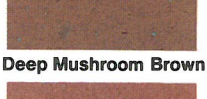
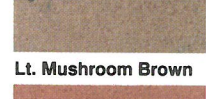
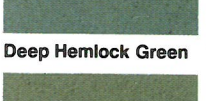
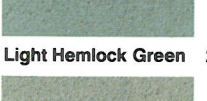
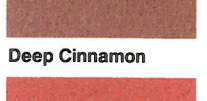
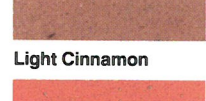
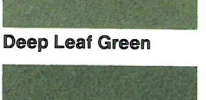






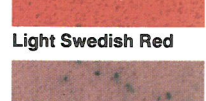
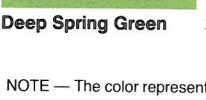
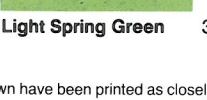
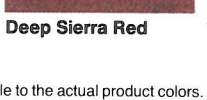
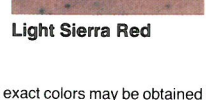
Front cover:
East Bank Club — Swimming area
Chicago, Illinois
Architects:
Ezra Gordon & Associates
Chicago, Illinois

New England
Business Center.












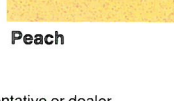
48 Standard, 10 Accent and 28 Earth-Tone colors are available, all of which are suitable for both interior and exterior use. Ask our representative or dealer for a color sample box. If you need a special color—we can match it!

STANDARD COLORS

 LRV* 4%	 LRV* 22%	 LRV* 44%	 LRV* 40%
 LRV* 5%	 LRV* 41%	 LRV* 45%	 LRV* 19%
 LRV* 13%	 LRV* 48%	 LRV* 36%	 LRV* 9%
 LRV* 16%	 LRV* 30%	 LRV* 52%	 LRV* 51%
 LRV* 16%	 LRV* 25%	 LRV* 47%	 LRV* 49%
 LRV* 12%	 LRV* 22%	 LRV* 33%	 LRV* 29%
 LRV* 20%	 LRV* 32%	 LRV* 26%	 LRV* 37%
 LRV* 24%	 LRV* 32%	 LRV* 14%	 LRV* 26%
 LRV* 14%	 LRV* 24%	 LRV* 23%	 LRV* 31%
 LRV* 18%	 LRV* 31%	 LRV* 22%	 LRV* 29%
 LRV* 16%	 LRV* 28%	 LRV* 20%	 LRV* 27%
 LRV* 27%	 LRV* 34%	 LRV* 18%	 LRV* 28%









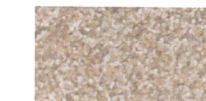

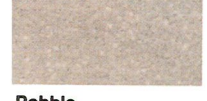





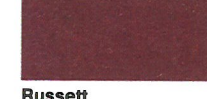

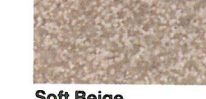






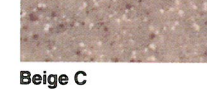




ACCENT COLORS

 LRV* 9%
 LRV* 17%
 LRV* 56%
 LRV* 13%
 LRV* 20%
 LRV* 66%
 LRV* 41%
 LRV* 42%
 LRV* 14%
 LRV* 47%

NOTE — The color representations shown have been printed as closely as possible to the actual product colors. Samples of exact colors may be obtained from our representative or dealer.
*LRV — Light Reflectance Value

EARTH-TONE COLORS

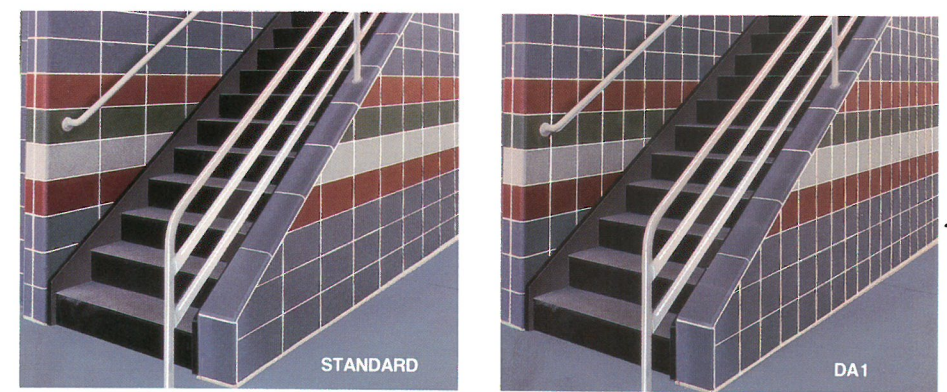
 LRV* 47%	 LRV* 8%	 LRV* 49%	 LRV* 15%	 LRV* 19%
 LRV* 29%	 LRV* 7%	 LRV* 33%	 LRV* 36%	 LRV* 6%
 LRV* 28%	 LRV* 10%	 LRV* 13%	 LRV* 16%	 LRV* 7%
 LRV* 23%	 LRV* 8%	 LRV* 24%	 LRV* 40%	 LRV* 30%
 LRV* 27%	 LRV* 8%	 LRV* 12%	 LRV* 18%	
 LRV* 9%	 LRV* 31%	 LRV* 32%	 LRV* 29%	

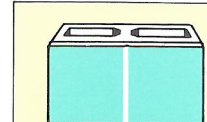
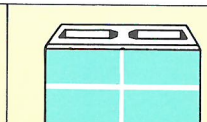
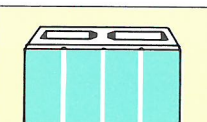
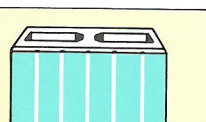
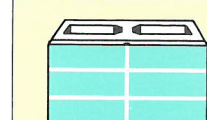
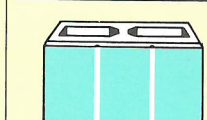
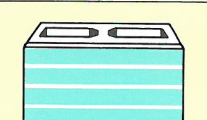
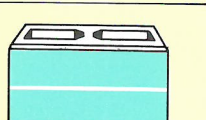
NOTE — The color representations shown have been printed as closely as possible to the actual product colors. Samples of exact colors may be obtained from our representative or dealer.
*LRV — Light Reflectance Value

SCORED GLAZED SERIES

Scored ASTRA-GLAZE units are available in many configurations as shown. Consult the manufacturer or nearest dealer for suggested wall patterns using scored units—or design your own!

We strongly recommend that all scored joints be tuckpointed and tooled, particularly on exterior applications.



 8 × 8 Score DA1	 4 × 8 Score DA2	 8 × 4 Vertical Score DA7	 6 Brick Vertical Score DA9
 Brick Score DA3	 8 × 5 Score DA5	 2 × 16 Horizontal Score DA8	 4 × 16 Score DA11

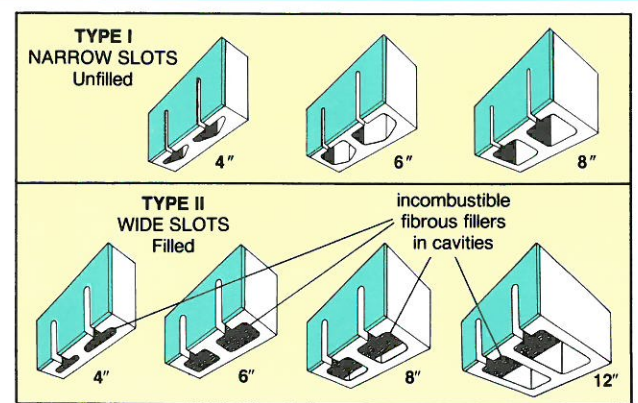




8" Type II Glazed ACOUSTA-WAL units.

A DYNAMIC COMBINATION

- Glazed facing will not peel or blister, check or craze—never needs resurfacing!
- Factory finish— one trade—big savings!
- Thru-wall—no back-up units required.
- All 86 ASTRA-GLAZE and custom colors see pages 4 and 5.
- Efficient noise control where humidity is present and high sanitation standards are required.



- Available in all sizes and types of ACOUSTA-WAL blocks.
- See ACOUSTA-WAL brochure for complete acoustical details.

SOUND ABSORPTION COEFFICIENTS

Size	Type	Surface	Frequency—Hertz						NRC
			125	250	500	1000	2000	4000	
4"	II	Glazed	.14	.80	.85	.38	.29	.35	.60

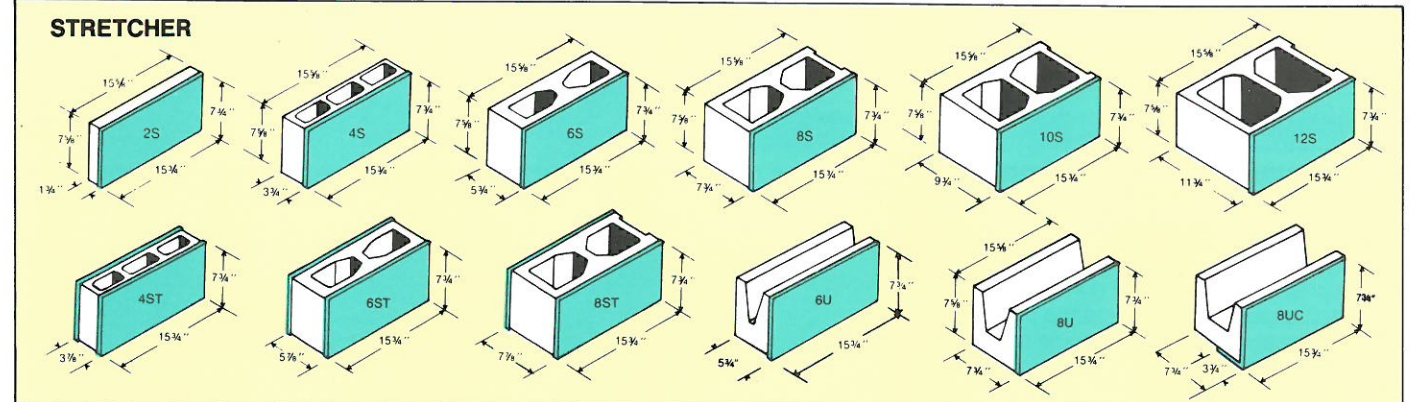
Test data on other sizes and types available upon request.

High School Gymnasium using ASTRA-GLAZE/ACOUSTA-WAL units.

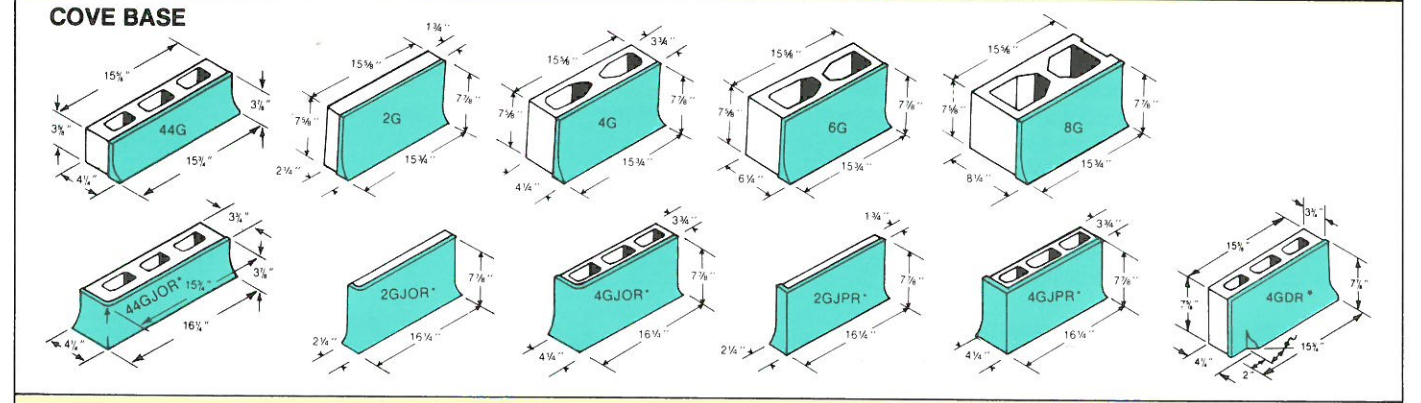


SHAPES AND SIZES

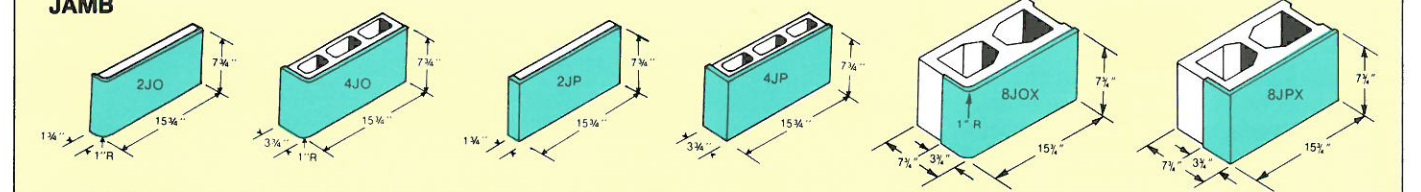
STRETCHER



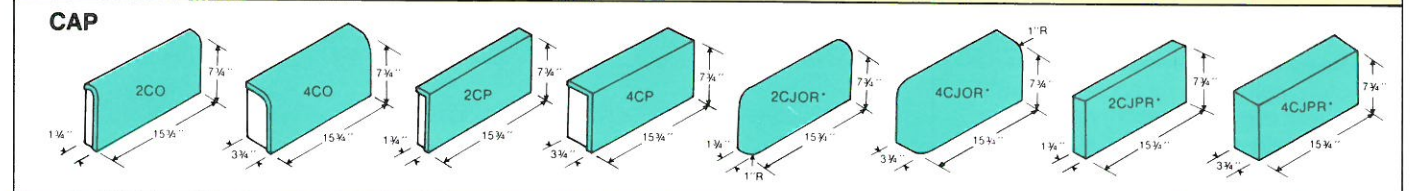
COVE BASE



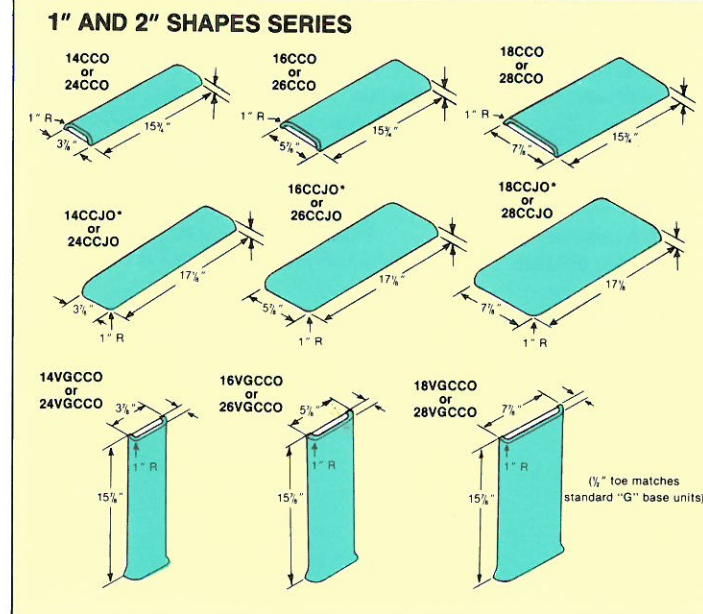
JAMB



CAP

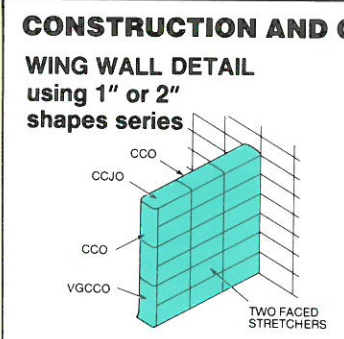


1" AND 2" SHAPES SERIES

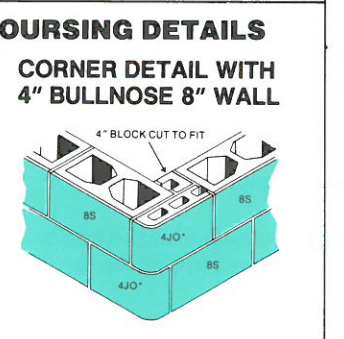


CONSTRUCTION AND COURSING DETAILS

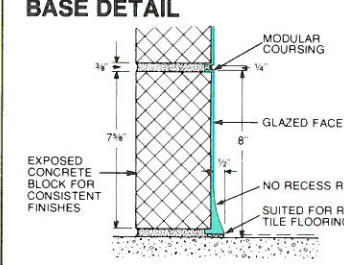
WING WALL DETAIL using 1" or 2" shapes series



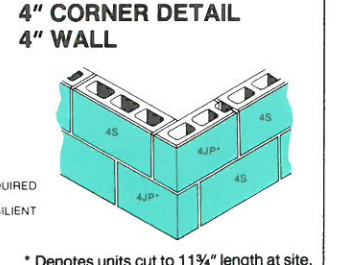
CORNER DETAIL WITH 4" BULLNOSE 8" WALL



BASE DETAIL



4" CORNER DETAIL 4" WALL



* Denotes units cut to 11 1/4" length at site.

*Specify right or left — right shown.

TS — TECHNICAL SUPPORT DATA Specifications

Scope: Interior or exterior walls shall be constructed of glazed concrete masonry units as shown on the plans and/or indicated in the schedule of finishes.

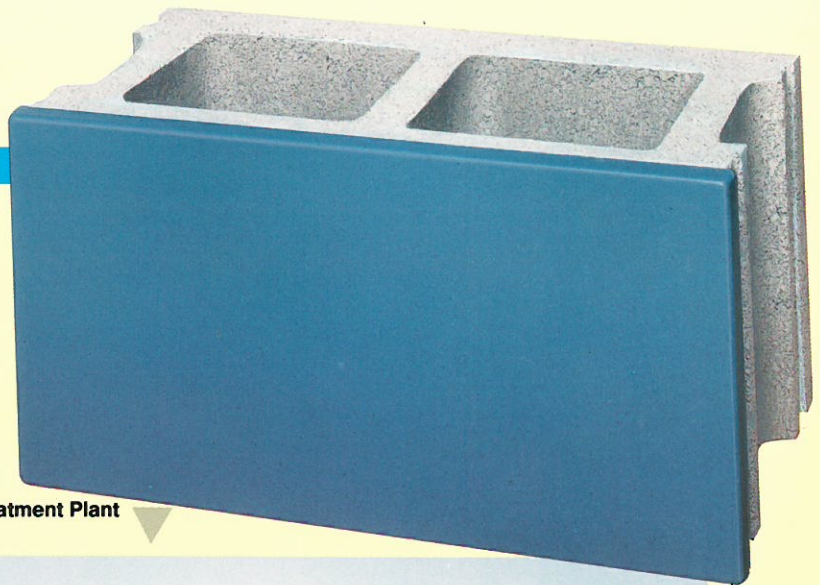
Material: All glazed concrete masonry units shall be ASTRA-GLAZE units manufactured by TRENWYTH INDUSTRIES INC. Concrete blocks for glazing shall be lightweight units conforming to ASTM C90 or ASTM C145 as applicable. The glazed surface shall have a smooth satin-gloss finish, externally heat-polymerized cast-on facing conforming to ASTM C744 and Federal Specification SS-C-621b, Form B.

Colors: Glazed masonry units shall be used with colors selected by the Architect from ASTRA-GLAZE Standard, Earth-Tone, or Accent Colors.

Inspection: The glazed facing shall be free from chips, cracks, crazes or any other imperfection that would detract from the overall appearance of the wall when viewed from a distance of five (5) feet at right angles to the wall.

Installation: The laying of ASTRA-GLAZE units shall be consistent with the best concrete masonry practices. Only quality units shall be installed, all defective units shall be rejected. Units shall be aligned level, plumb and true with uniform carefully tooled 1/4" wide joints on the glazed face side of the wall. All cutting shall be by power masonry saw using either an abrasive or diamond blade and cut units shall be cut neatly and located for best appearance.

Cleaning: Glazed masonry walls shall be kept free of mortar droppings as



Wastewater Treatment Plant
Harrison, Ohio.



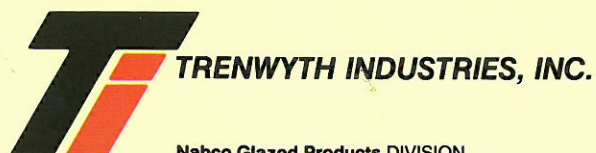
they are constructed. Green mortar shall be removed with a dry cloth. The completed wall shall be cleaned with a detergent masonry cleaner, containing no muriatic acid, strictly following the cleaner manufacturer's instructions including thorough rinsing.

AC — AVAILABILITY, COST

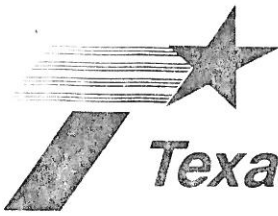
ASTRA-GLAZE units are available through a network of dealers, distribu-

tors, and the regional sales offices of TRENWYTH INDUSTRIES, INC. The in place cost of ASTRA-GLAZE units is very reasonable when compared to other permanent hard-glazed wall materials. Please contact the supplier in your area for exact price information.

**CALL SWEETS
BUYLINE NUMBER
FOR YOUR NEAREST
SALES REPRESENTATIVE**



Nabco Glazed Products DIVISION
One Connelly Road, P.O. Box 438
Emigsville, Pennsylvania 17318
717 767-6868
800 233-1924



Texas Department of Transportation

P.O. BOX 3067 • DALLAS, TEXAS 75221-3067 • (214) 320-6100

June 1, 1992

Control: 45104
Highway: SH 205
County : Rockwall

RE: ACCESS DRIVEWAY PERMIT

Mr. Harold Evans
2331 Gus Thomasson Road, #102
Dallas, TX 75228

*Julie
6-9-92*

Dear Mr. Evans:

We are returning with approval your request for the construction of an access driveway on the highway right of way abutting SH 205, located at 1210 North Goliad Street. This driveway approach will replace the existing drive approximately 150 feet north.

Please be advised, that the deceleration lane is approved based on the following condition; A 6:1 side slope is required for a minimum of 20 feet from the edge of shoulder. This condition meets Texas Department of Transportation clear zone requirements.

Contact Mr. Pat Ellis, Assistant Area Engineer, 771-9911, twenty-four (24) hours prior to construction.

If you have further questions regarding design, please call Paul Williams at 320-6241.

Sincerely,

James E. Hunt, P.E.
Area Engineer

Enclosure

LCP:lp

cc: A.E. (Hunt)
Maintenance
Ellis/Williams

To:

Hwy. No. S.H. 205 Permit No. _____
 Control 451 Section 04
 Rockwell

Date 5-20-92

Dear Sir:

The State Department of Highways and Public Transportation hereby authorizes you to (re) construct facilities on the way right of way for development of access to your property abutting Highway No. S.H. 205 in Rockwell County, located at T.H.D. Chewing Station 48+27

provided you agree to and comply with the following conditions:

1. Design of facilities shall be as follows and/or as shown on sketch: 3 Sets of Plans attached.

All construction and materials shall be subject to inspection and approval by the State Department of Highways and Public Transportation.

2. Maintenance of facilities constructed hereunder shall be the responsibility of the grantee, and the State Department of Highways and Public Transportation reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made with approval of the State Department of Highways and Public Transportation.
3. The grantee shall hold harmless the State Highway and Public Transportation Commission and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
4. The grantee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as service pumps, vendor stands, tanks or water hydrants shall be located at least twelve (12) feet from the right of way line to insure that any vehicles serviced from these fixtures will be off of the highway.

The State Department of Highways and Public Transportation will assist as follows: _____

This permit shall not be valid until grantee signs the statement in which he agrees to comply with the conditions hereon. Mr. PAT ELLIS, ASSISTANT AREA ENGINEER,
771-9911, should be contacted at least twenty-four (24) hours before beginning the work authorized by this permit.

STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION

By James E. Hart
For District Engineer

I (We), the undersigned, hereby agree to accept and comply with the terms and conditions set out in this permit for construction of access driveway facilities on highway right of way.

Rockwell Y.M.C.A.

WITNESS: _____

SIGNED [Signature]

ROCKWALL YMCA

PROPOSED IMPROVEMENTS SUBMITTED FOR APPROVAL

Following is a list of the improvements that have been submitted for approval by the YMCA for the facility located on SH-205:

Phase I

1. Construction of pool and bath house. The current proposal for the exterior material on the bath house is a glazed concrete block. A CUP will have to be requested and granted if this material is used.
2. Irrigation of lawn area around the pool area

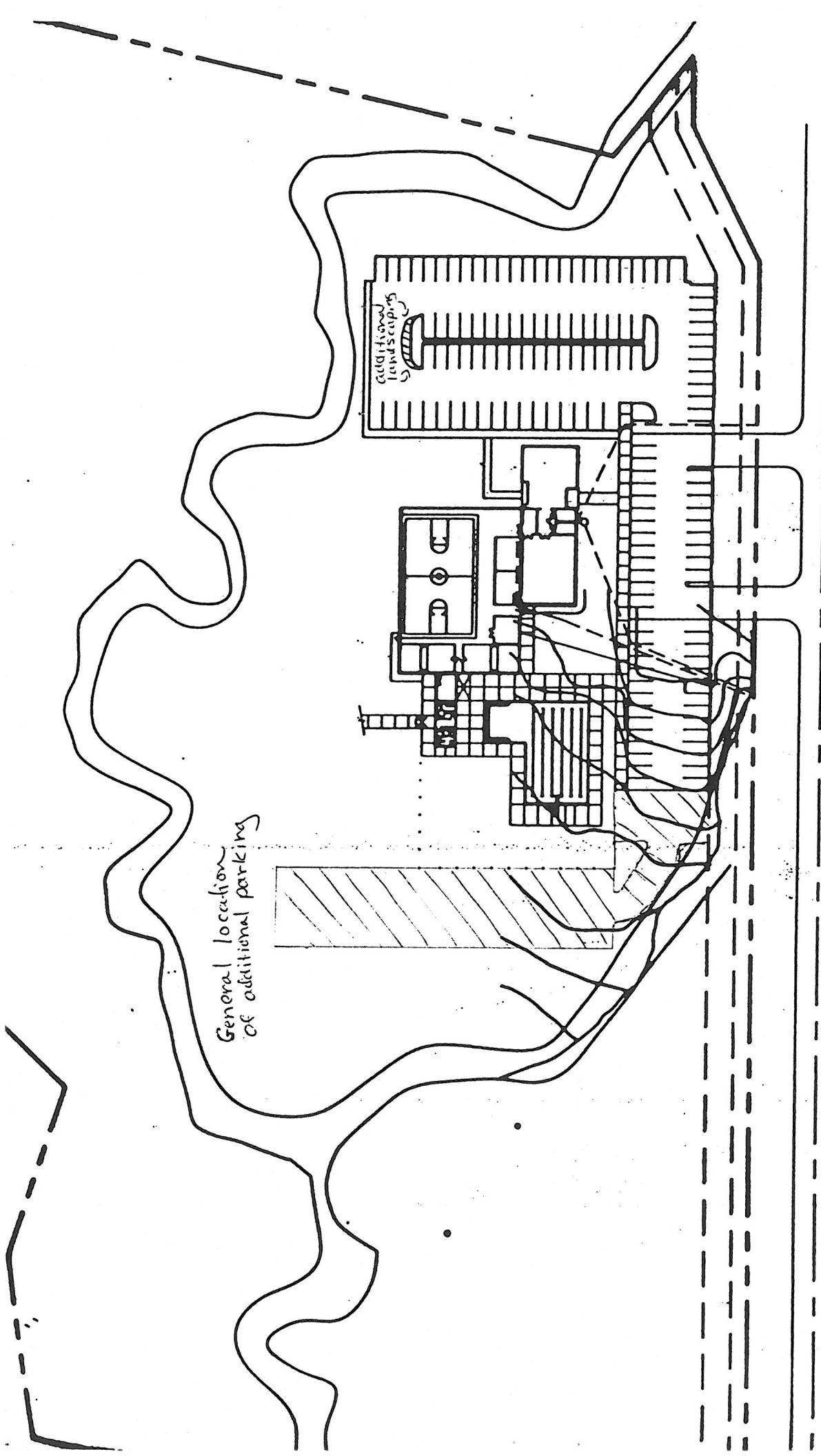
Phase II

1. Construction of gymnasium with a tilt wall material finished with an aggregate finish
2. Bricking of the front and north side of the existing building
3. Installation of 60 additional parking spaces to the north of the existing development
4. Replacement of existing parking lot with concrete in the front between the existing drives and concrete curb with asphalt paving on the remaining parking area
5. Placement and screening of dumpster location with brick wall on three sides and opaque door
6. Irrigation of landscape buffer along SH-205 and parking lot
7. Placement of required trees meeting the landscape ordinance along SH-205 and in the large parking area.

Upon completion of Phase II the site will be in compliance with our current site plan and landscape requirements with the exception that the two existing drives are closer than 200 feet. It is possible that they could move the north drive further north with the parking lot expansion in Phase II.

If the Commission proposes to approve the site plan we would recommend the following conditions:

1. That a grading and drainage plan be submitted prior to submission of a building permit
2. That an application for a CUP be made for the bath house if concrete block



SITE & GRADING PLAN

SCALE: 1" = 10'-0"

To: Planning and Zoning/City Council

From: Jerry Vincent, Executive Director

Re: Site Plan

The attached site plan is shown in two phases.

Phase I - Swimming Pool and Bath House to be completed in the spring of 1989.

Phase II - Gym and hard surface parking to be completed in 1992. This portion of the project is not being constructed at this time.

Young Men's Christian Association
of Metropolitan Dallas

Rockwall County Branch
1210 North Goliad
PO Box 741
Rockwall, Texas 75087
Phone: (214) 722-8368



United Way



need to show on Plan

1. Height of Buildings

2. Additional 200¢ of landscaping in parking lot

3. ~~Proposed building materials~~ - need for curbside
Proposed heavy materials

4. 14 trees along front and 5 trees in parking lot.

5. Type of plantings

6. Screening around dumpster

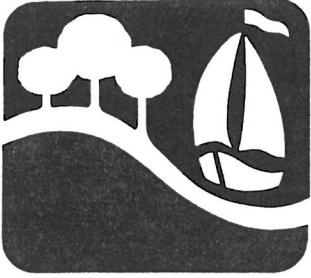
7. Additional 60 parking spaces

8. How much parking is there? show detail as to what will be
Change provided parking to $142 + 60 = 202$

9. Where would relocated drive be ~~located~~ ^{located}

10. Change in fencing

11. Scale



CITY OF ROCKWALL
"THE NEW HORIZON"

October 3, 1988

*Mr. Jerry Vincent
YMCA, Rockwall County Branch
P. O. Box 741
Rockwall, Texas 75087*

Dear Mr. Vincent:

We have received your application and filing fee of \$95.00 for your request for site plan approval of proposed future expansions at the YMCA Located at 1210 North Goliad. The Planning and Zoning Commission will consider approval of the site plan on October 13, 1988, at 7:30 P.M. in City Hall 205 West Rusk.

As the applicant, it is important that you are represented at this meeting. Please call me if you have any questions.

Sincerely,

Mary Nichols

*Mary Nichols
Administrative Assistant*

MN/mp

(214) 771-9445

TO CITY OF ROCKWALL
PLANNING DEPARTMENT

DATE	10-3-88	JOB NO.
ATTENTION	JULIE	
RE:	YMCA PROJECT	

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

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

COPIES	DATE	NO.	DESCRIPTION
1		1	8 1/2" x 11" SITE PLAN (TRANSPARENCY)
1		1	" FLOOR " (")
9		4	SHTS. FLR PLAN, TITLE/SITE PLAN, ELEV., BATH HOUSE

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 _____

COPY TO JERRY VINNET

SIGNED: 

GARY McKIBBEN & ASSOCIATES, ARCHITECTS
 2255 Ridge Road Suite 308
 ROCKWALL, TEXAS 75087

LETTER OF TRANSMITTAL

(214) 771-9445

TO MISS JULIE COUCH
CITY OF ROCKWALL
ROCKWALL, TEXAS.

DATE	<u>OCT 14/88</u>	JOB NO.
ATTENTION		
RE:	<u>YMCA</u>	

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

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

COPIES	DATE	NO.	DESCRIPTION
<u>9</u>	<u>OCT 14/88</u>		<u>SITE PLAN</u>

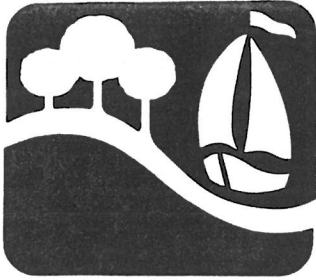
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 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO FILE / JERRY

SIGNED: *Martin Ali*



CITY OF ROCKWALL

"THE NEW HORIZON"

October 19, 1988

Mr. Jerry Vincent
YMCA, Rockwall County Branch
P. O. Box 741
Rockwall, Texas 75087

Dear Mr. Vincent:

On October 17, 1988, the Rockwall City Council approved a site plan for expansion of the YMCA to take place in two phases with the following conditions:

- *that the entrances be separated to meet the 200 foot separation requirement with the second phase
- *that the existing parking area be brought up to City standards by December of 1992, whether or not Phase II is constructed at that time
- *that the applicant insure that a deceleration lane for northbound traffic be completed in conjunction with completion of Phase 2 and the separation of the two entrances

Please also note that in order to use the proposed glazed concrete block, a Conditional Use Permit must be approved through a public hearing process.

Feel free to call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

CC: Johnie Davis
MN/mmp

SITE PLAN DATA FOR INSPECTION

Development Name YMCA

Location North Coast

Date Approved 10/17/88

Applicant's Name Jerry Vincent

Special Conditions: _____

* that the entrances be separated to meet the 200 foot separation requirement with the second phase

* that the existing parking area be brought up to city standards by December 1992, whether or not Phase II is constructed

* that the applicant insure that a deceleration lane for northbound traffic be completed in conjunction with Phase 2 and the separation of the two entrances

* needs cur if using glazed concrete block

PLANNING AND ZONING ACTION SHEET

Applicant Jerry Vincent Case No. 88-49-2
Property Description YMCA
Case Subject Matter site plan for expansion

CASE ACTION

Date to P&Z 10/13 ✓ Disapproved Tabled
Conditions _____

Date to City Council 10/17 ✓ _____
Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

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