

SITE PLAN APPLICATION

Date 12-22-1992

NAME OF PROPOSED DEVELOPMENT TACO BELL

NAME OF PROPERTY OWNER/DEVELOPER TACO BELL CORP - JIM KUYKENDALL

ADDRESS 2300 Valley View Irving Tx 75062 PHONE 214 258 2214

NAME OF LAND PLANNER/ENGINEER AIG ARCHITECTS - DAVID LEE

ADDRESS 611 RYAN PLAZA ARLINGTON 76011 PHONE 817 265 2415

TOTAL ACREAGE 3/4 acre

CURRENT ZONING \_\_\_\_\_

NUMBER OF LOTS/UNITS \_\_\_\_\_

SIGNED W. David Lee

*allen anderson*  
*71-2598*

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>Not</u>
<u>On Site Plan</u>	<u>Applicable</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

✓ \_\_\_\_\_

2. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

✓ \_\_\_\_\_

3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas

✓ \_\_\_\_\_

4. Calculation of landscaped area provided

✓ \_\_\_\_\_

5. Location and dimensions 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. 93-5-SP

Date 12/22/93

Fee \$ 115.00





SITE PLAN REVIEW

Date Submitted 12/28/93  
 Scheduled for P&Z 1/14/93  
 Scheduled for Council 1/18/93  
 Applicant/Owner QIG Incorporated  
 Name of Proposed Development Taco Bell  
 Location Sit-205 Legal Description Lot 1, Block A  
Joetta Anderson QIG  
 Total Acreage 34,486 ± No. Lots/Units 1  
 Current Zoning Commercial  
 Special Restrictions \_\_\_\_\_  
 Surrounding Zoning Commercial

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
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 on a Concept Plan?	_____	_____	<u>✓</u>
4. Is the property platted?	<u>✓</u>	_____	_____
5. Is plat filed of record at Courthouse? File No. <u>C-153</u>	<u>✓</u>	_____	_____
6. If not, is this site plan serving as a preliminary plat?	_____	<u>✓</u>	_____

7. Does this 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?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c.	Is the lot the proper size?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Does the lot have proper dimensions?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Are exterior materials correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Are structural materials correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Is coverage correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<del>h.</del>	<del>Is adequate area in landscaping shown?</del>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<del>i.</del>	<del>Is it irrigated?</del>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<del>j.</del>	<del>Is landscaping in parking lot required?</del>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<del>k.</del>	<del>Are types of landscaping indicated?</del>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l.	Is floor area ratio correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m.	Is building height correct?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n.	Are correct number of parking spaces provided?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o.	Are driving lanes adequate in width?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p.	Are parking spaces dimensioned properly?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q.	Does the parking lot meet City specifications?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- |     |   |                                     |                                     |                                     |
|-----|---|-------------------------------------|-------------------------------------|-------------------------------------|
| r.  | Is a fire lane provided?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| s.  | Is it adequate in width?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| t.  | Are drive entrances properly spaced?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| u.  | Are drive entrances properly <sup>dimensioned</sup> spaced?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
|     | .....Do drive entrances line up with median breaks?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| v.  | Is lighting provided and correctly directed?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| w.  | Are sidewalks required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| x.  | Are sidewalks provided?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| y.  | Is a screen or buffer required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|     | .....Is it sized properly?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
|     | .....Is it designed properly?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
|     | .....Is it of correct materials?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 9.  | Is trash service located and screened <sup>properly</sup> ?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 10. | Are street names acceptable?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 11. | Was the plan reviewed by a consultant? (If so, attach copy of review.)                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 12. | Does the plan conform to the Master Park Plan?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 13. | Are there any existing land features to be maintained? (i.e., topography, trees, ponds, etc.) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Comments:

Landscaping

see attached

Building Codes

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

Comments:

Engineering

- |     |   |                                     |                                     |                                     |
|-----|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1.  | Does plan conform to Thoroughfare Plan?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4.  | Are street improvements required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5.  | Will escrowing of funds or construction of substandard roads be required?                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6.  | Does plan conform with Floor Plain Regulations?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 7.  | Is adequate fire protection present?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 8.  | Are all utilities adequate? <i>check</i>  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 9.  | Are adequate drainage facilities present?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 10. | Is there a facilities agreement on this site?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 11. | Are existing roads adequate for additional traffic to be generated?                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 12. | Is the site part of a larger tract? Does the plan adversely impact development on remaining land? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 13. | Are access easements necessary?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

- |     |   |          |          |          |
|-----|---|----------|----------|----------|
| 14. | Are street and drive radii adequate?        | <u>✓</u> | _____    | _____    |
| 15. | Have all required conditions been met?      | _____    | _____    | <u>✓</u> |
| 16. | Is there a pro rata agreement on this site? | _____    | <u>✓</u> | _____    |
| 17. | Have all charges been paid?                 | _____    | _____    | _____    |

Time Spent on Review

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

1. Visibility triangle at intersection -  
Stress can't exceed 24" and tree must be out of it.
2. The ~~of~~ parkway must be ~~so~~ graded & water heads designed to spray area - note
3. Need to use stairs on enclosure
4. With the room why not gain an add space from new board to window
- ( ) 5. How tall are light poles -  
~~but~~ shoe box type light fixtures?  
what about angle of access for trash front end
6. loads
7. need to check utilities  
8. length of storage for dump truck.

pick -

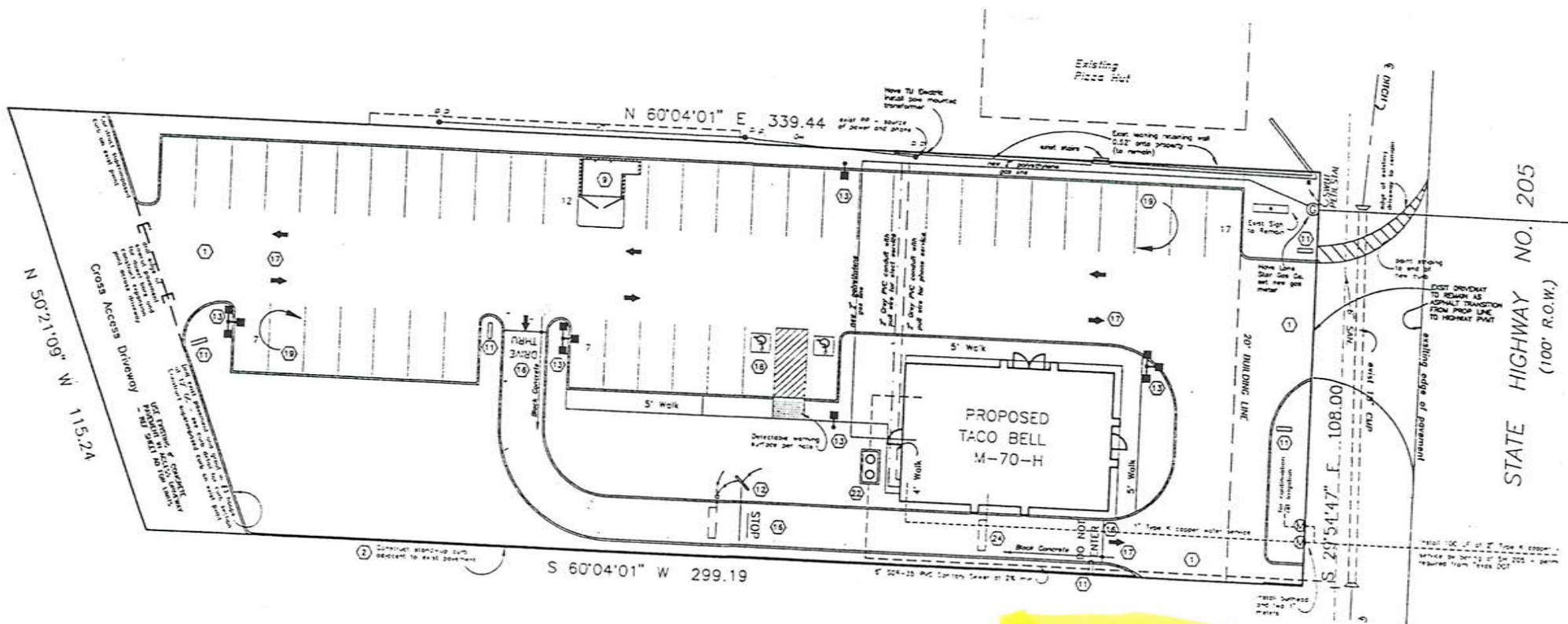




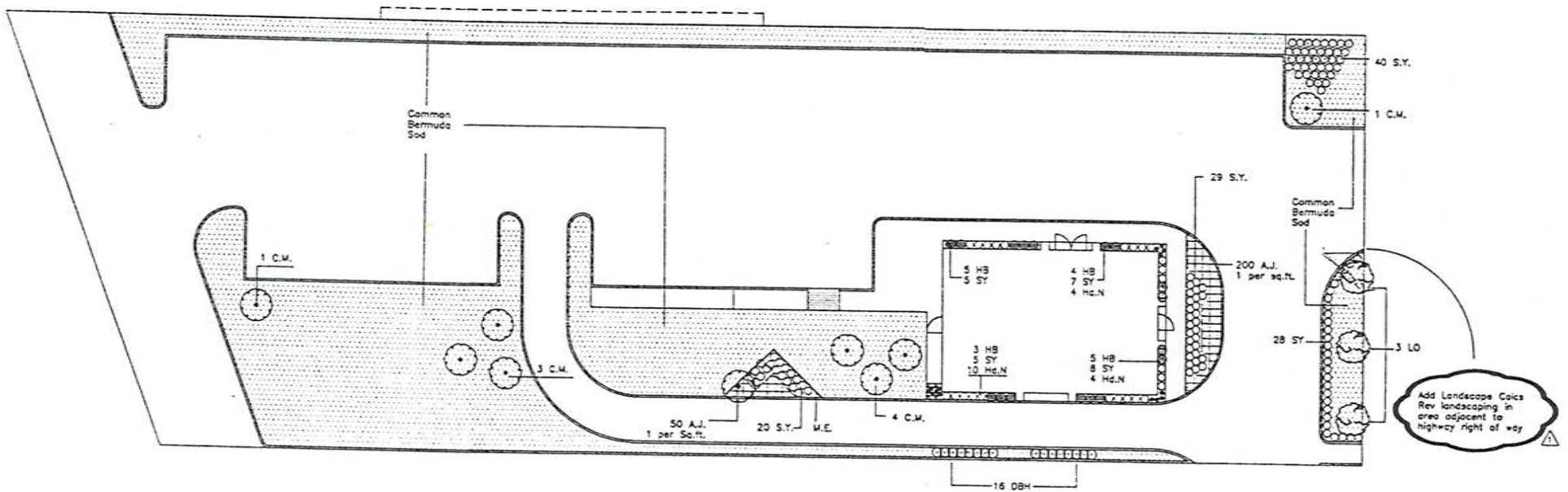
#3 Moops - use only if curb is superimposed after paving slab is poured

visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface.

safety.



Site Plan



Landscape Plan









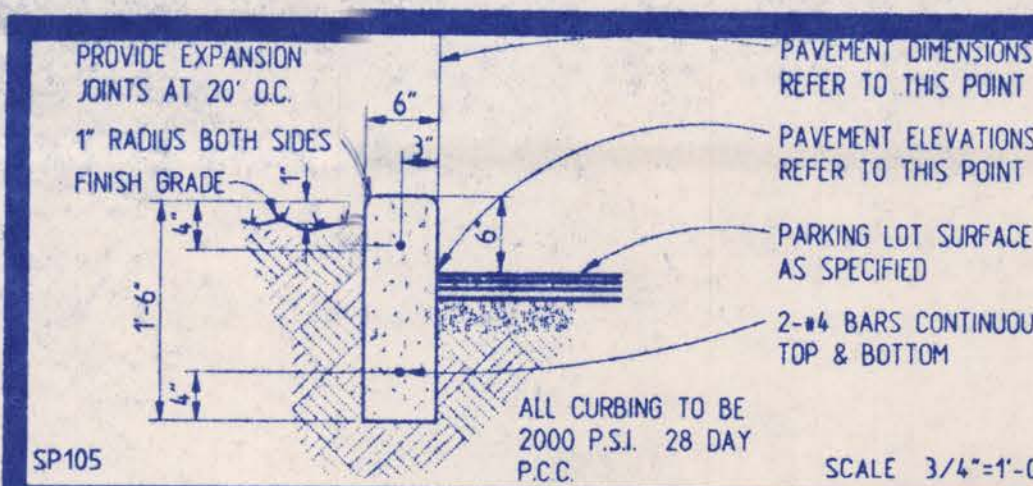




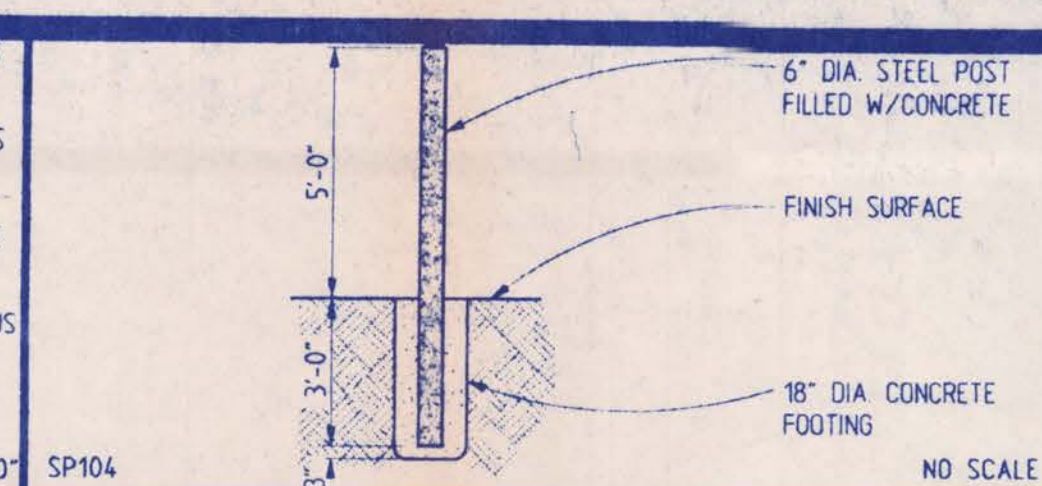




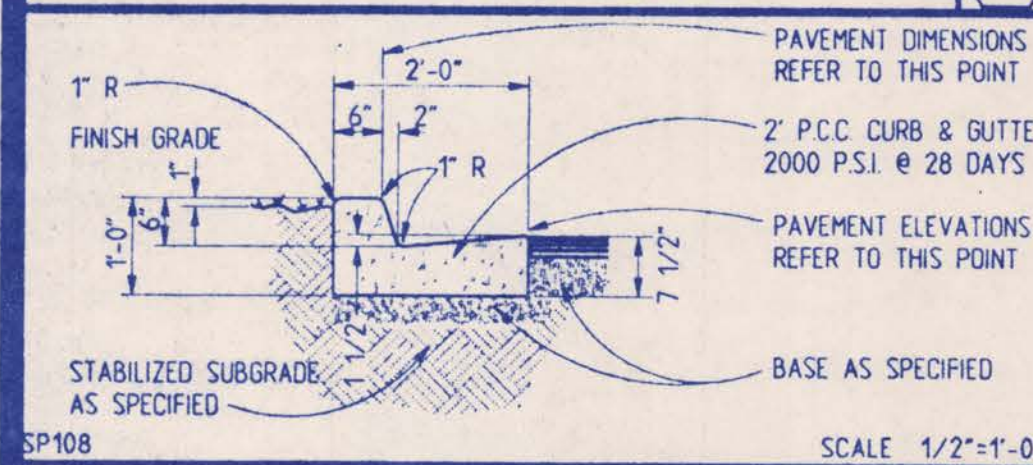




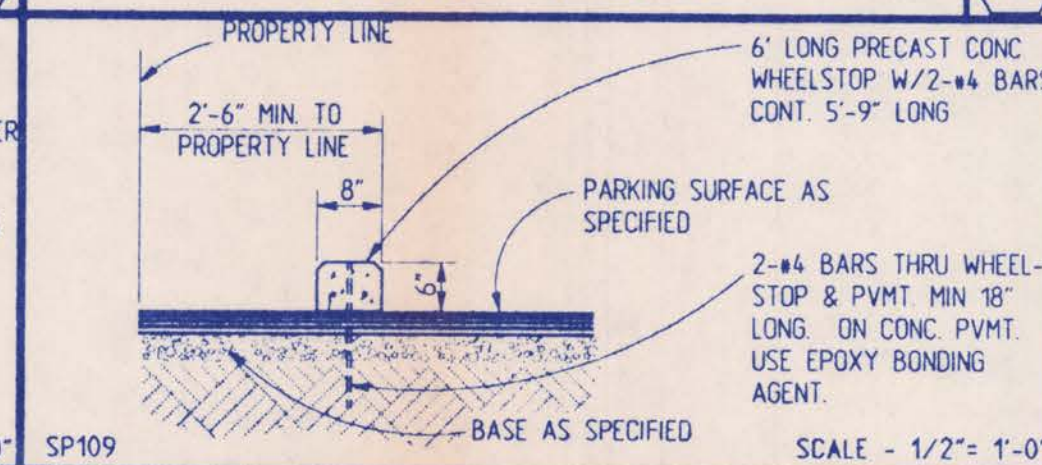
**CONCRETE CURB** 2



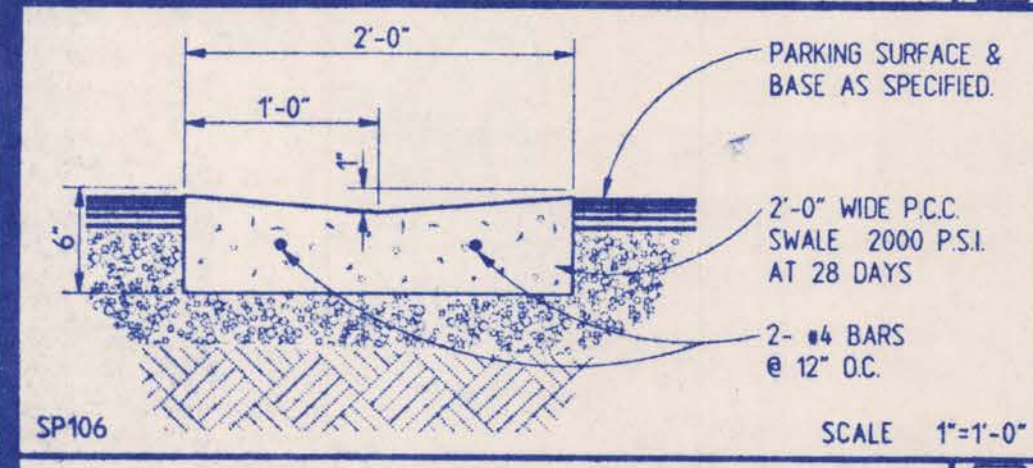
**GUARD POST** 14



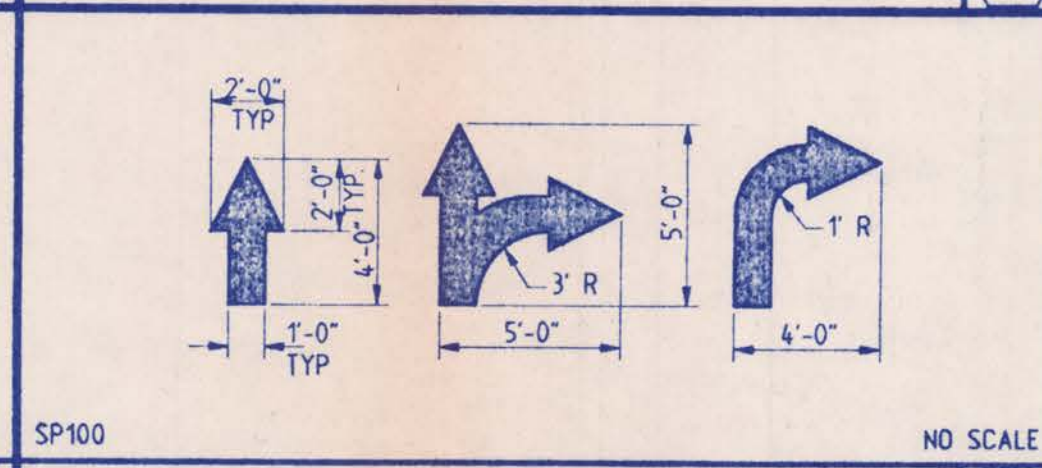
**2' CONC. CURB & GUTTER** 3



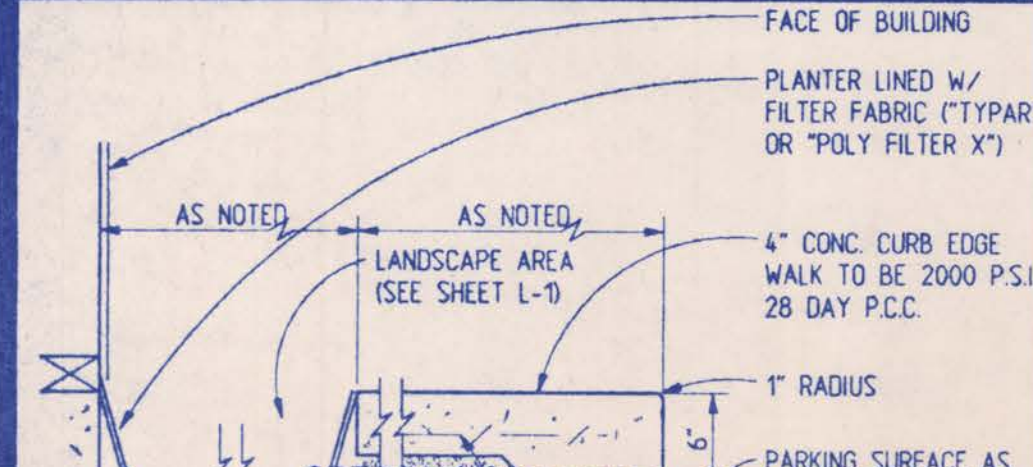
**CONCRETE WHEELSTOP** 15



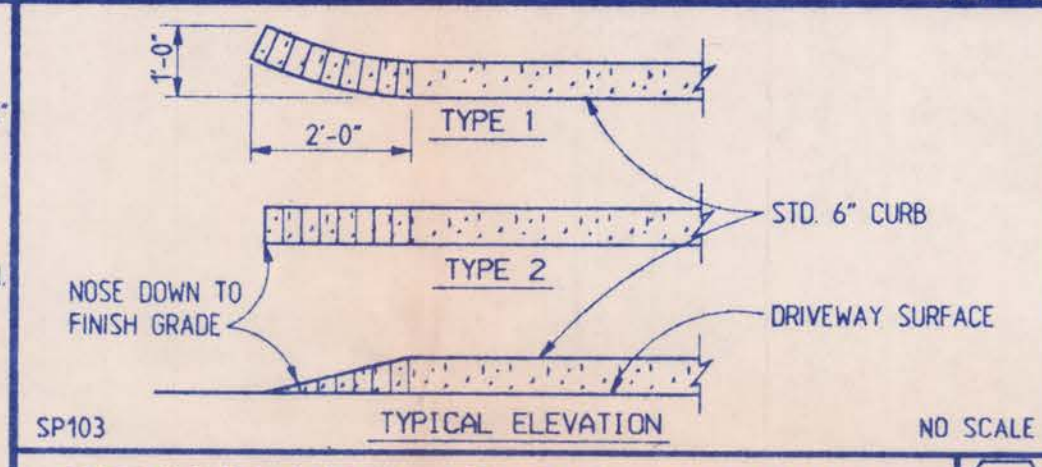
**CONCRETE SWALE** 4



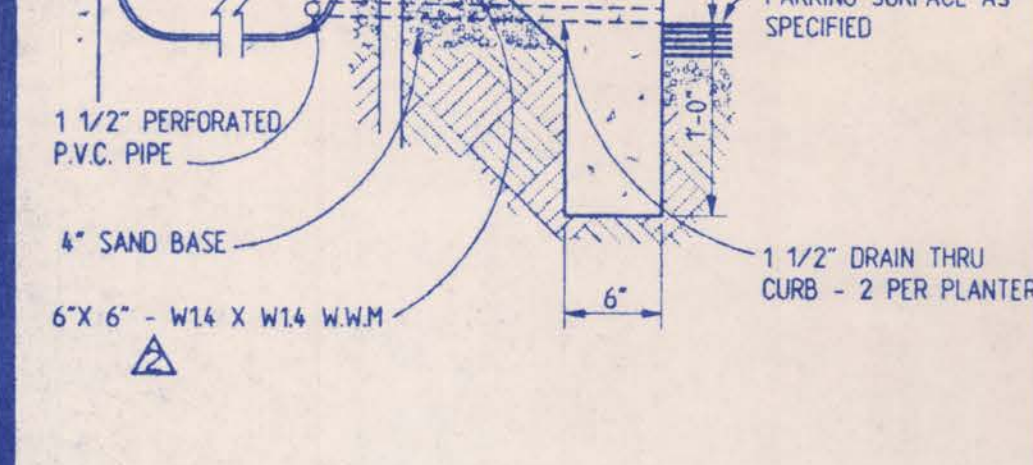
**PAINTED TRAFFIC ARROWS** 17



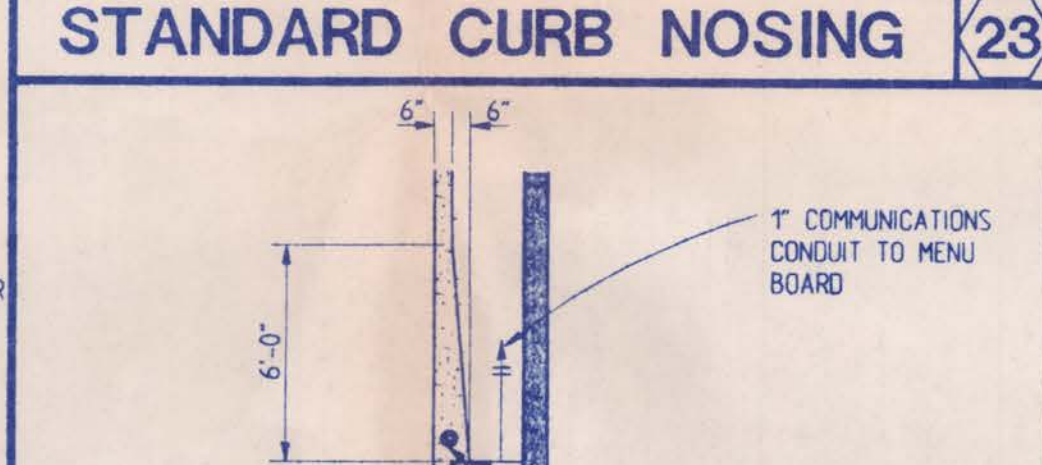
**STANDARD CURB NOSING** 23



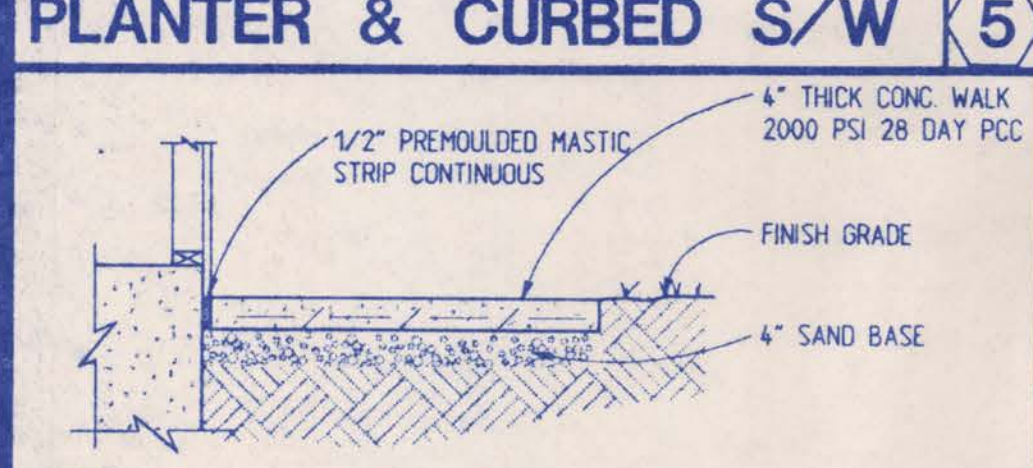
**SIGN BASE FOUNDATION** 11



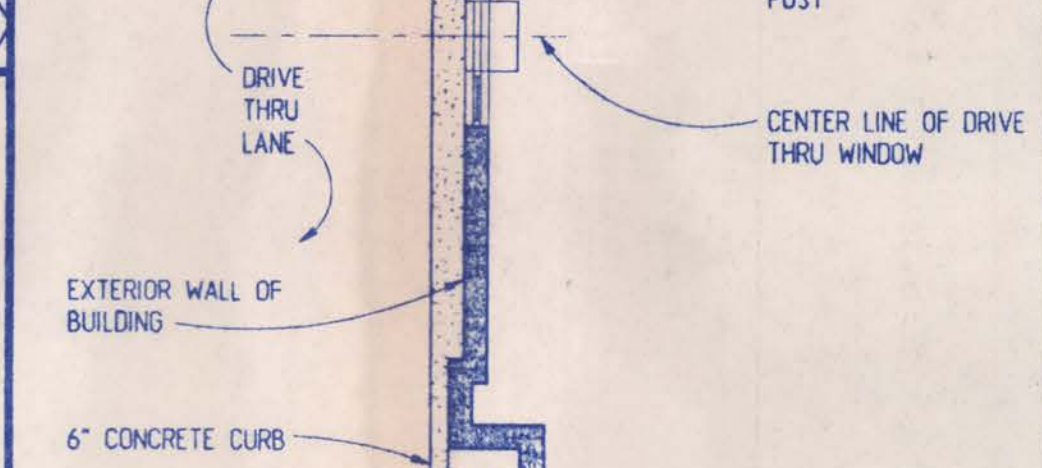
**PLANTER & CURBED S/W** 5



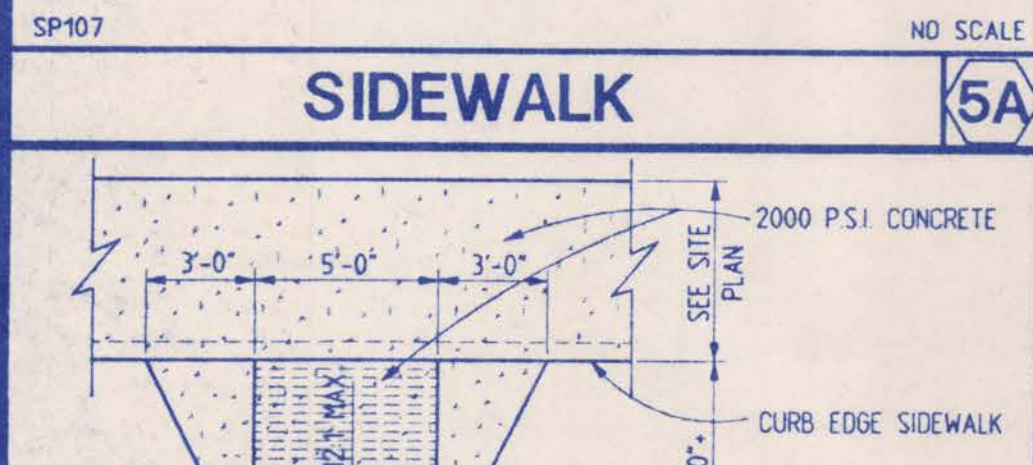
**METAL GATE BLOCK TRASH ENCLOSURE** 9



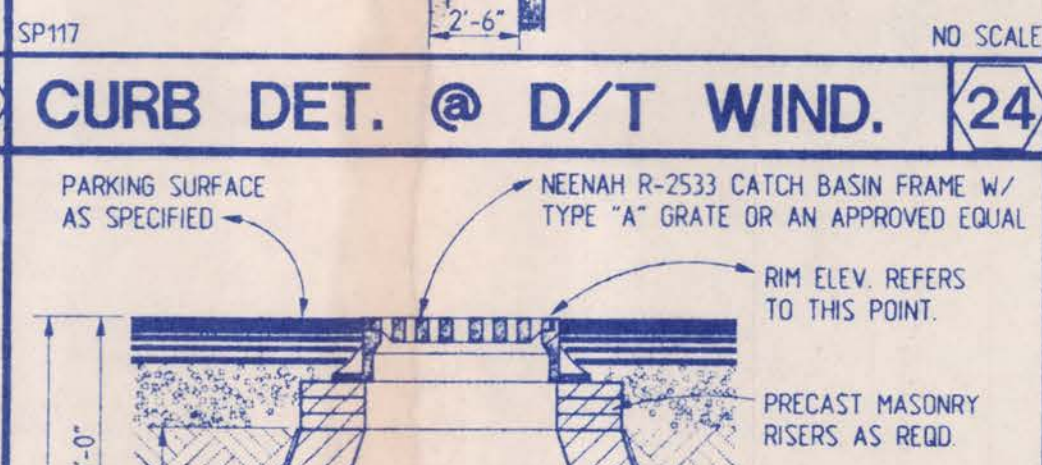
**SIDEWALK** 5A



**CURB DET. @ D/T WIND.** 24



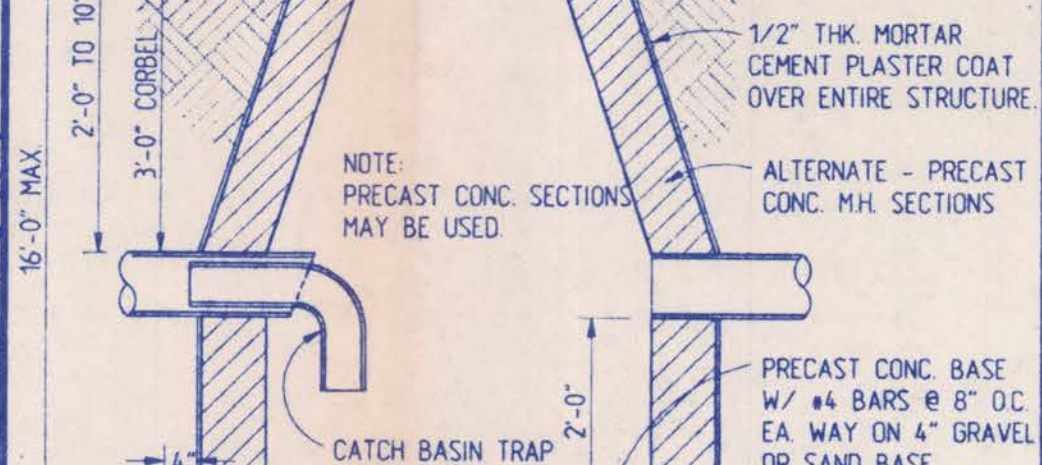
**EXT. HANDICAPPED RAMP** 6



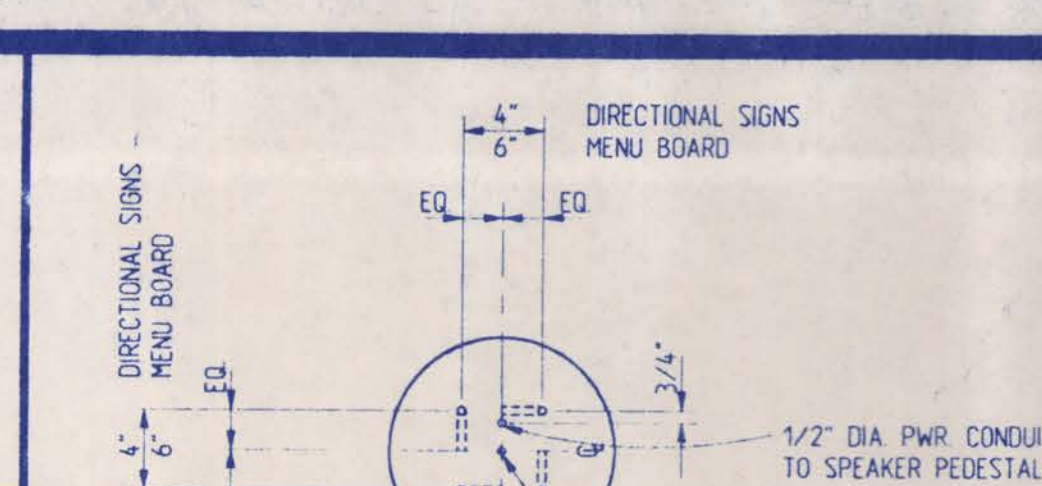
**TYPICAL CATCH BASIN** 25



**DEPRESSED RAMP** 7



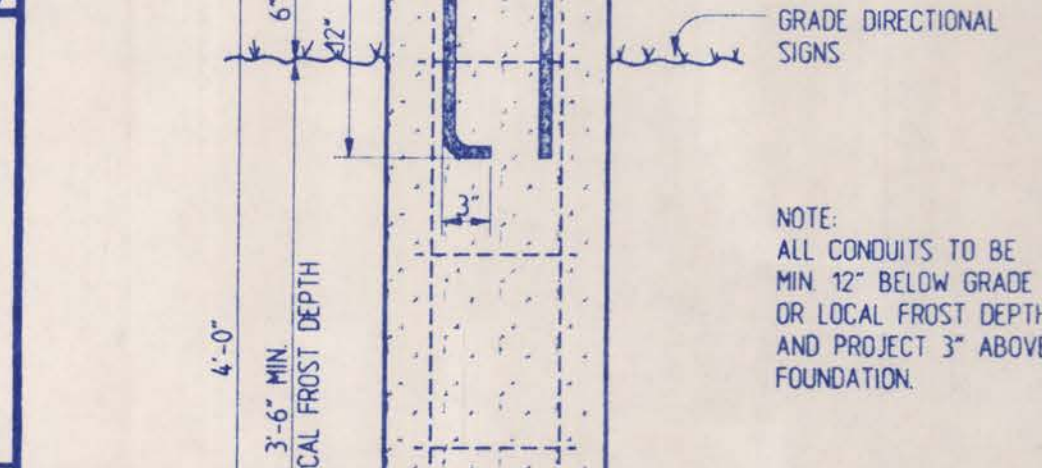
**MENU BD. & SENSOR LOOP** 12



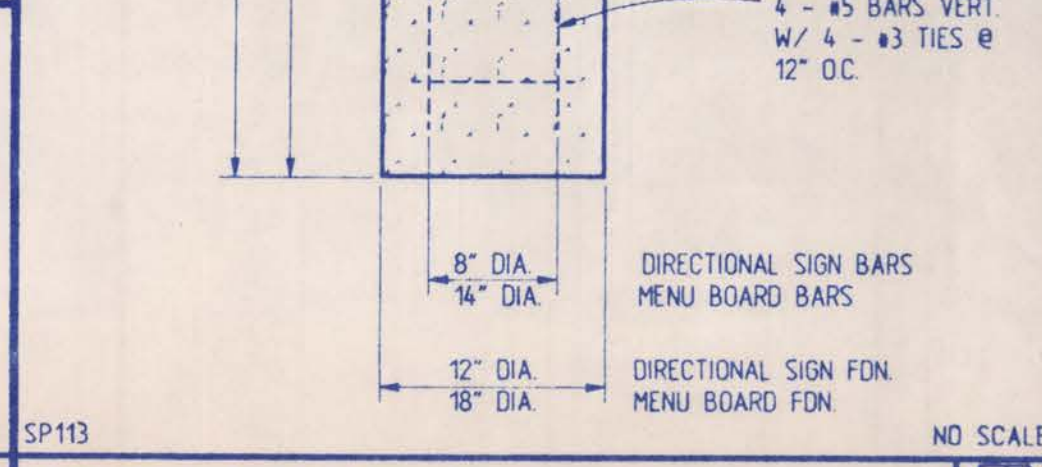
**SPEAKER PEDESTAL FDN.**



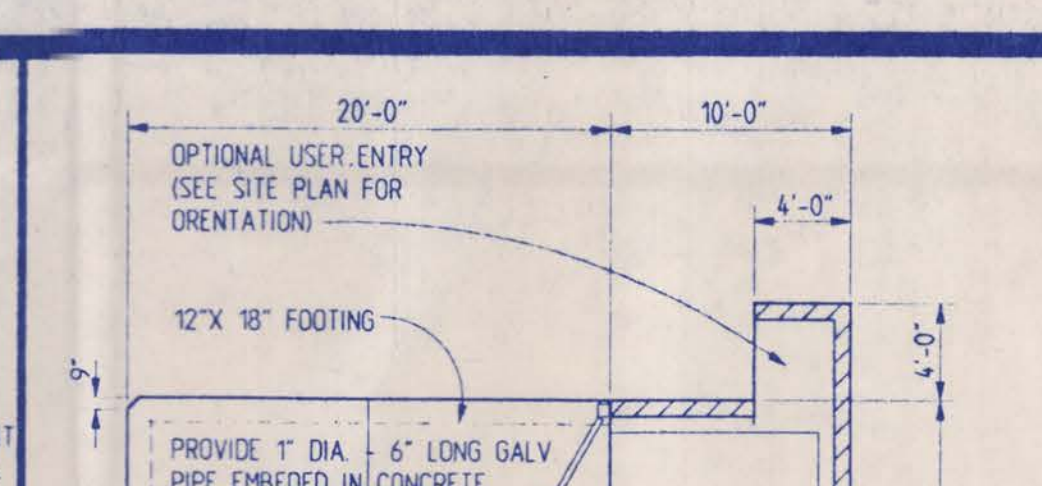
**LIGHT STANDARD DETAIL** 13



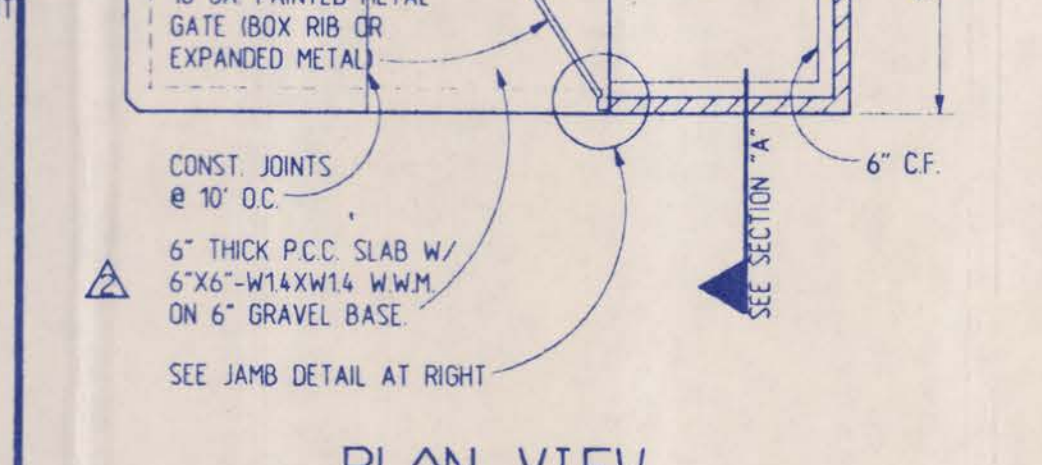
**EXTERIOR GREASE TRAP** 22



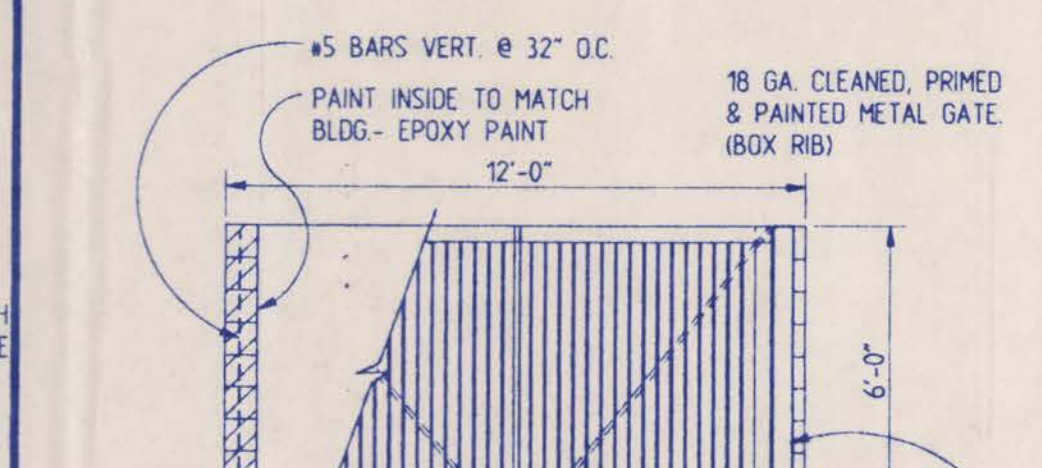
**METAL GATE BLOCK TRASH ENCLOSURE** 9



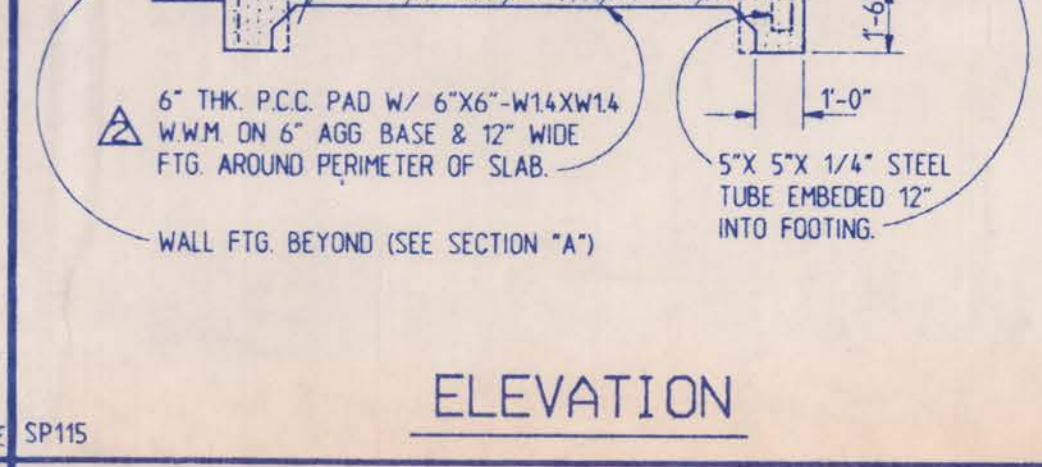
**METAL GATE BLOCK TRASH ENCLOSURE** 9



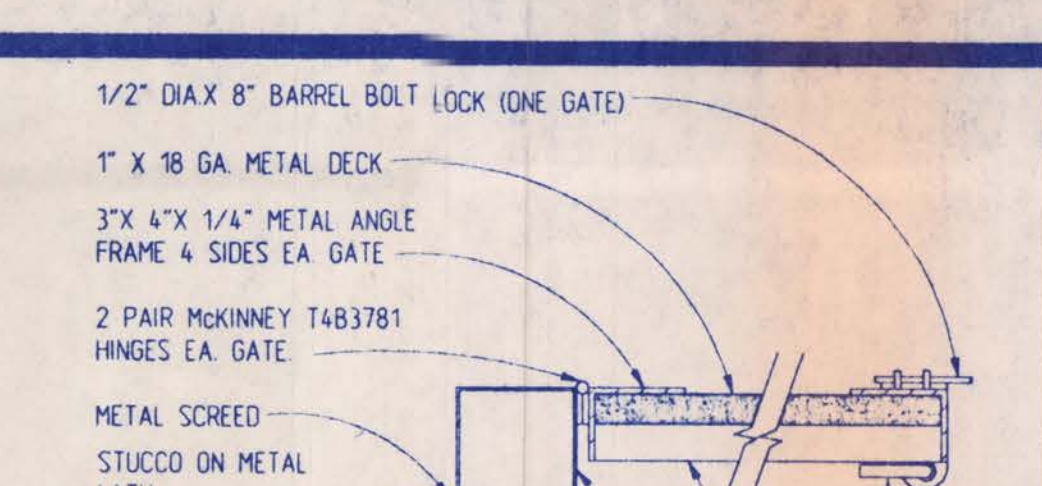
**METAL GATE BLOCK TRASH ENCLOSURE** 9



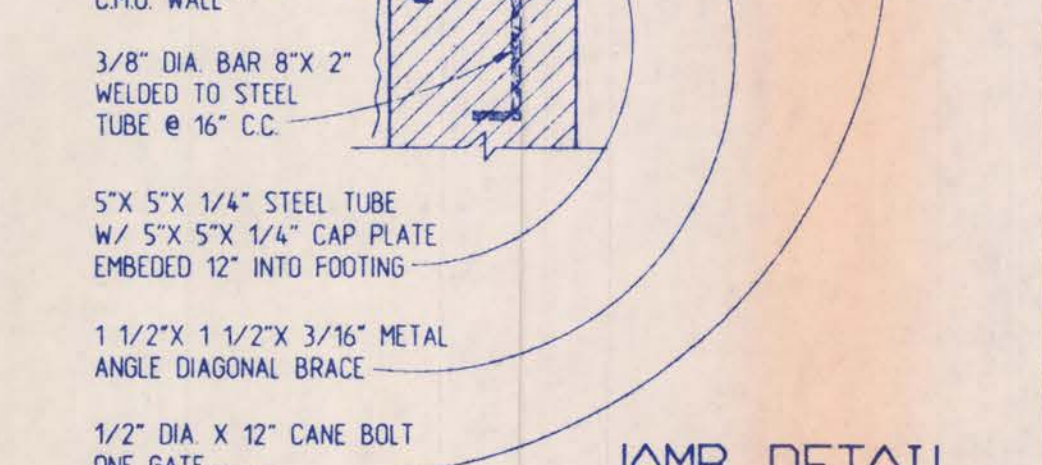
**METAL GATE BLOCK TRASH ENCLOSURE** 9



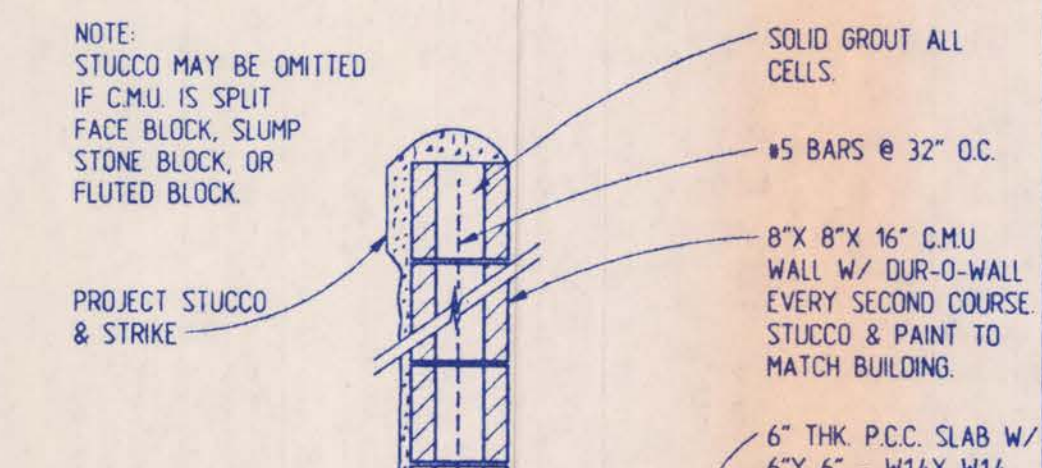
**METAL GATE BLOCK TRASH ENCLOSURE** 9



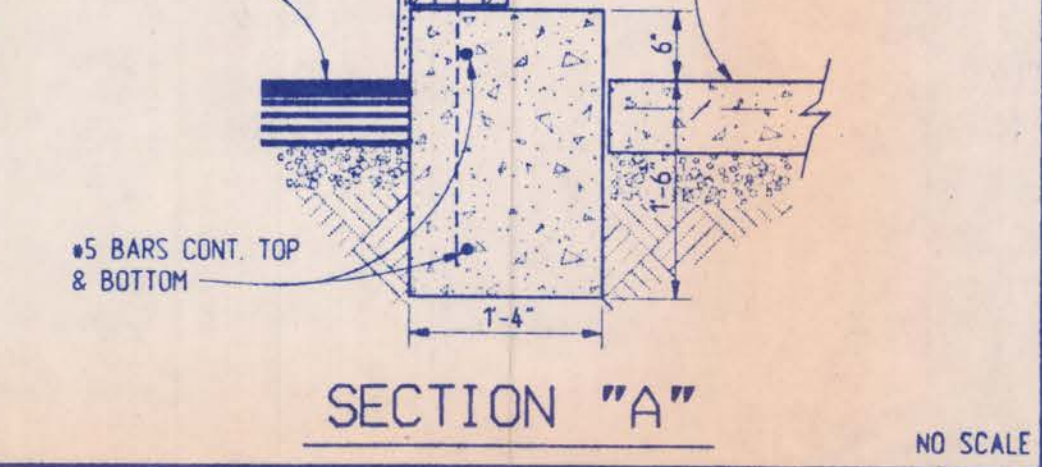
**METAL GATE BLOCK TRASH ENCLOSURE** 9



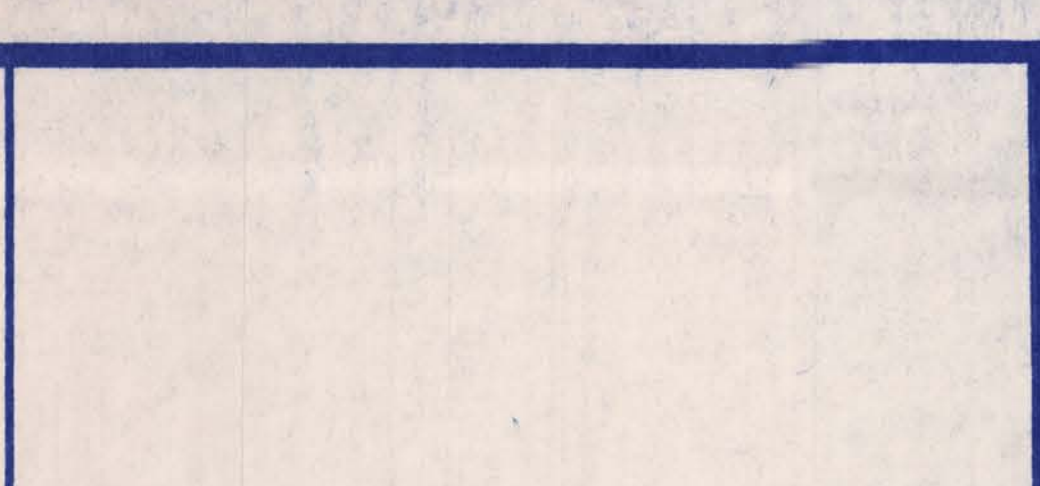
**METAL GATE BLOCK TRASH ENCLOSURE** 9



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**METAL GATE BLOCK TRASH ENCLOSURE** 9

**TACO BELL ARCHITECTURE & ENGINEERING**  
 17901 VON KARMAN IRVINE, CALIFORNIA 92714  
 (714) 865-4690  
**A.I.G. Inc. Architects Interiors Planners**  
 811 RYAN PLAZA DR. SUITE 1139 ARLINGTON, TEXAS  
 (817) 265-2415

**TACO BELL**

**SITE DETAILS**

HWY. 205, ROCKWALL, TEXAS

REV IS DS

10/25/91

11/24/91

100 GALLON

150 GALLON

1000 GALLON

1200 GALLON

DATE

9-1-90

SHEET NUMBER

**A1C**











**PLANTING SPECIFICATIONS**

- SCOPE OF WORK**
  - THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND GRUBBING, SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- MATERIALS**
  - GENERAL - ALL MATERIALS SHALL BE BEST OF ITS KIND AVAILABLE. DO NOT BEGIN SOIL PREPARATION AND PLANTING UNTIL IRRIGATION WORK AROUND PLANTING AREAS IS COMPLETE AND APPROVED.
  - PLANTS - ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS. QUALITY AND SIZE OF PLANT MATERIAL SHALL CONFORM TO THE STATE OF CALIFORNIA GRADING CODE OF NURSERY STOCK AND BE OF NUMBER ONE GRADE.
  - VARIETIES AND SIZES OF PLANTS SHALL BE AS SHOWN ON DRAWINGS.
- FERTILIZER AND SOIL CONDITIONERS**
  - REDWOOD SHAVINGS - SHALL BE NITROGEN STABILIZED REDWOOD SHAVINGS (0.5% NITROGEN, DRY BASE).
  - ORGANIC FERTILIZER - SHALL BE PROCESSED SEWER SLUDGE WITH MINIMUM CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITRO-MIX'.
  - ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE 'GRO-POWER', AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POOLTRY, ANIMAL, OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1) NITROGEN 5%, PHOSPHATE 3%, POTASH 1%, SOX 10% AND 15% HUMIC ACIDS. AVAILABLE THROUGH: SOUTHERN CALIFORNIA ORGANIC FERTILIZER CO. (213) 245-6849, GLENDALE, CALIFORNIA.
- GENERAL WORK PROCEDURES**
  - LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING.
- WEEDING**
  - BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE OUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- SOIL CONDITIONING**
  - CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
    - 4 CUBIC YARDS OF NITROLIZED REDWOOD SHAVINGS
    - 150 POUNDS "GRO-POWER"
    - 100 POUNDS AGRICULTURAL GYPSUM
    - 20 POUNDS NITROFORM (COARSE) 38-0-0 BLUE CHIP
- PLANTING**
  - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
  - PLANTING PITS SHALL BE OUG WITH LEVEL BOTTOMS, WITH WIDTH THREE TIMES THE DIAMETER OF ROOT BALL AND 6" DEEPER THAN THE LENGTH OF ROOT BALL. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
    - 2 PARTS NITROLIZED REDWOOD SHAVINGS BY VOLUME
    - 1 PART NITRO-MIX BY VOLUME
    - 3 PARTS EXCAVATED SOIL BY VOLUME
 GROW "AGRIFORM" PLANTING TABLETS AS FOLLOWS:
    - 2 TABLETS PER 1 GAL. PLANT
    - 3 TABLETS PER 5 GAL. PLANT
    - 4 TABLETS PER 15 GAL. PLANT
    - LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
  - PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK-FILLING AND WATER THOROUGHLY.
  - ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
  - IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND (LOGGE-POLE STAKES LENGTH AS REQUIRED). FASTEN TREES TO UPPER END OF STAKE IN AT LEAST TWO (2) PLACES USING HOSE TYPE TIES.
  - PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH PLANT.
  - WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
  - BEFORE GROUND COVER PLANTING, REMOVE EARTH BERM TO FINISH GRADE AND DISPOSE OF EXCESS SOIL.
- GROUND COVER**
  - ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF "NITRO-MIX" RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
  - SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
  - IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
  - ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
- FINISH GRADING**
  - ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
  - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
  - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- WARRANTY**
  - CONTRACTOR SHALL GUARANTEE ALL 15 GALLON PLANTS AND LARGER FOR A PERIOD OF ONE (1) YEAR.
  - CONTRACTOR SHALL GUARANTEE ALL OTHER MATERIAL FOR A PERIOD OF 90 DAYS.
- CLEAN-UP**
  - UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MAINTENANCE**

MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.

  - MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.

MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKES AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

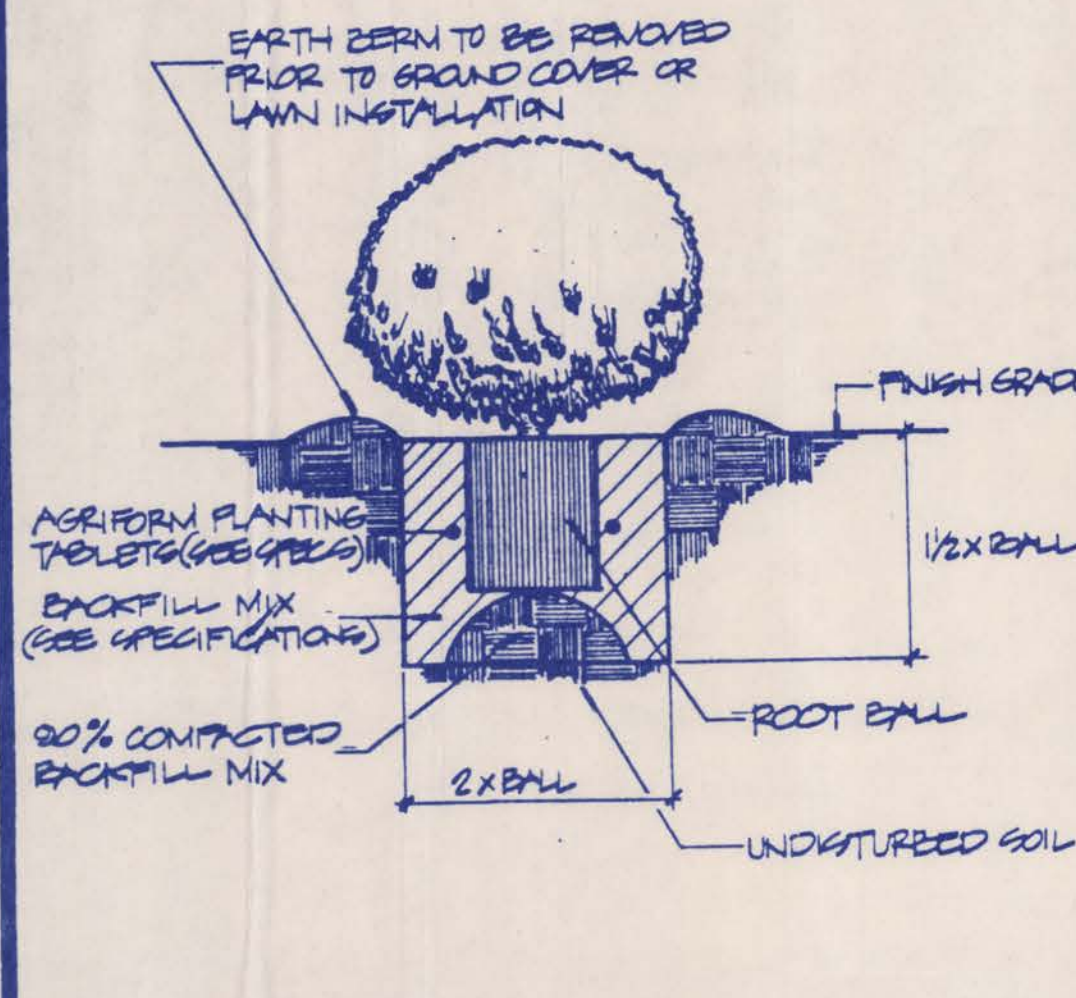
MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND RESEEDING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF EXCESS OR BARE AREAS.
- MAINTENANCE (ALTERNATE BID)**

COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

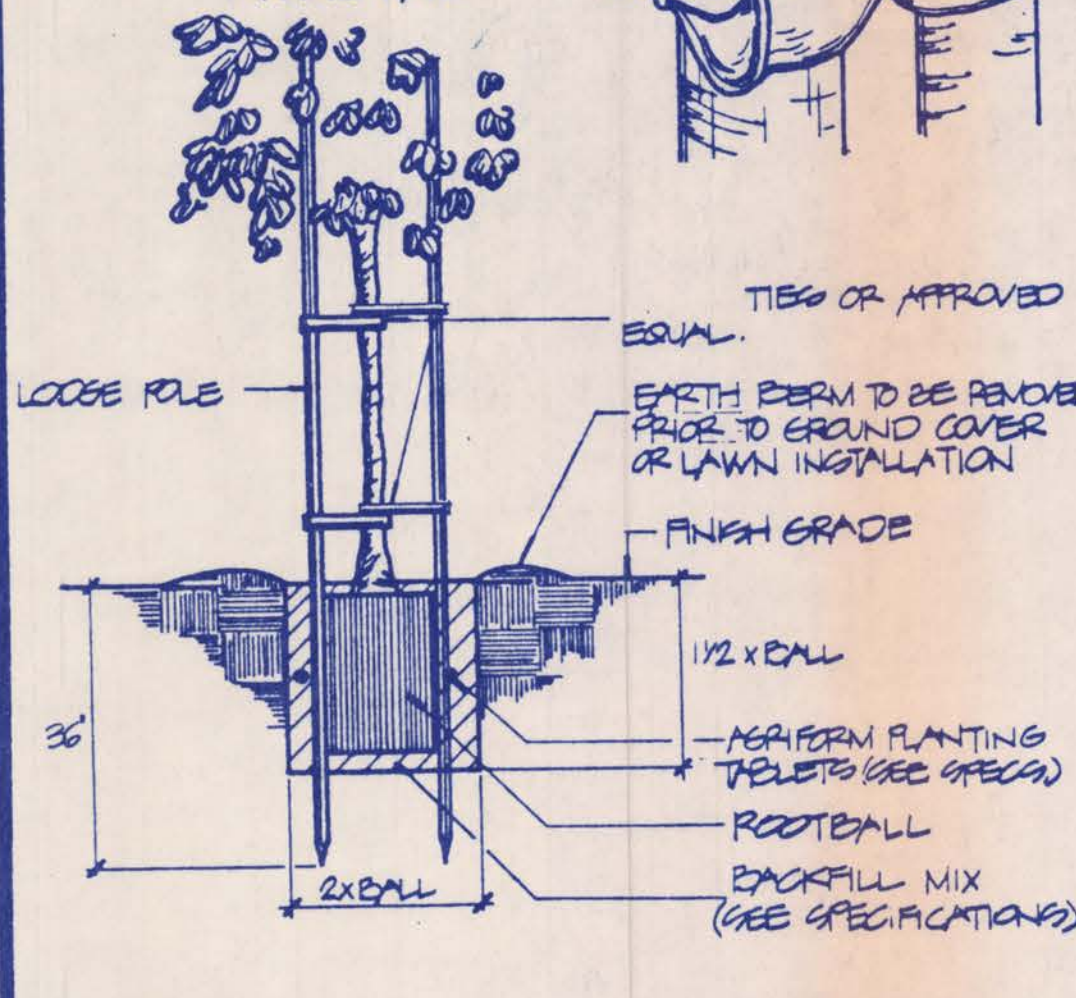
**IRRIGATION SPECIFICATIONS**

- SCOPE OF WORK**
  - THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, APPLIANCES, TESTS, PERMITS, ETC., NECESSARY FOR THE INSTALLATION OF A LANDSCAPE SPRINKLER SYSTEM, AS SHOWN ON DRAWINGS.
  - IT IS THE INTENT OF THESE SPECIFICATIONS TO ACCOMPLISH THE WORK OF INSTALLING A SPRINKLER SYSTEM COMPLETE AND OPERABLE IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER OPERATION FOR FULL COVERAGE.
- MATERIALS**

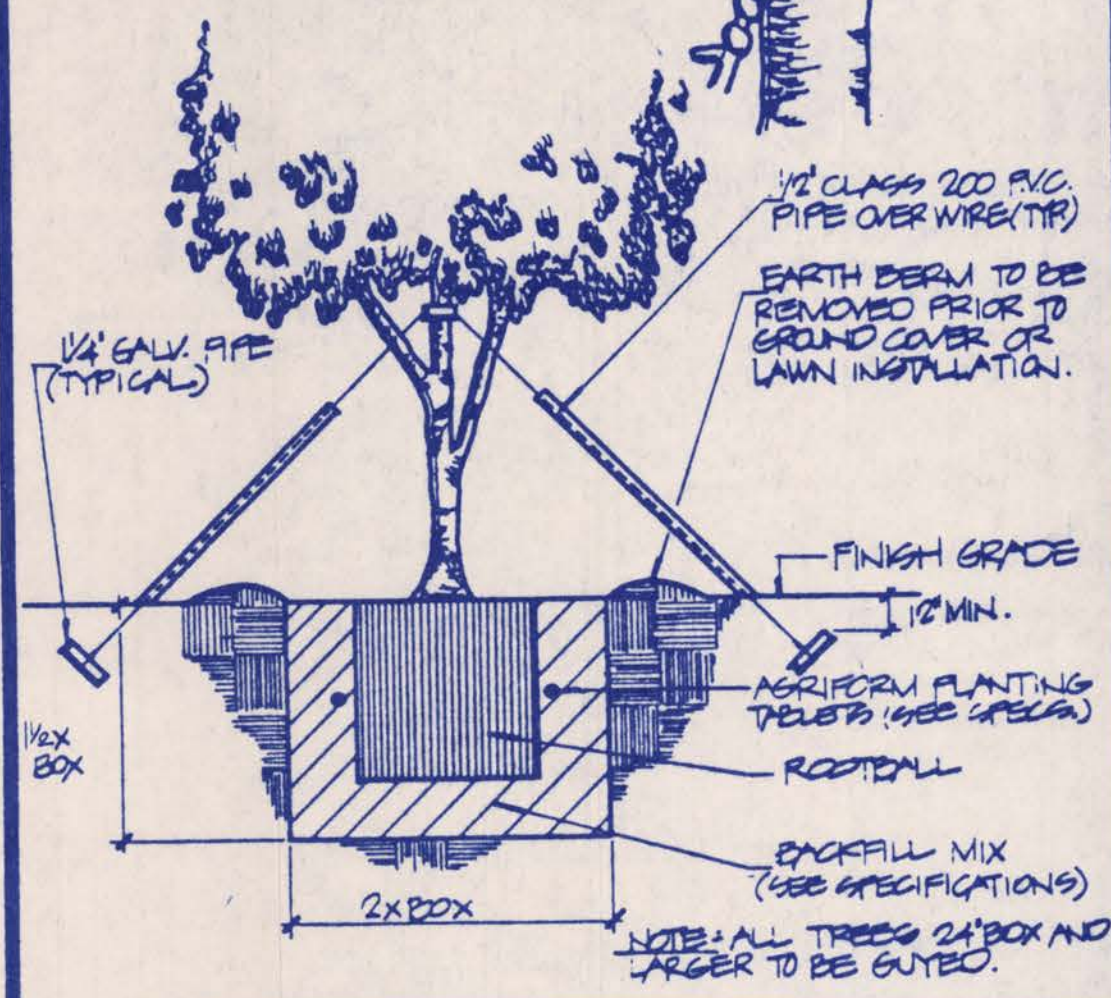
AS PER IRRIGATION LEGEND SHOWN ON DRAWINGS.
- VERIFICATION**
  - BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL REPORT ANY VARIATIONS TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
  - THE CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE LOCATION, SIZE, PRESSURE AND DETAIL OF STUDENTS PROVIDED AS THE SOURCE OF WATER SUPPLY TO THE SPRINKLER SYSTEM AS SHOWN ON PLANS.
  - THE CONTRACTOR FINDING ANY DISCREPANCIES ON THE DRAWINGS DURING BIDDING AND/OR PRIOR TO PROCEEDING WITH ANY WORK, SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF SUCH DISCREPANCIES. OTHERWISE THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
  - ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE SPRINKLER CONTRACTOR.
  - ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.
- SITE CONDITIONS**
  - THE CONTRACTOR SHALL EXAMINE CAREFULLY THE SITE OF WORK CONTEMPLATED AND THE PROPOSAL, PLANS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS SATISFIED AS TO THE CONDITIONS TO BE ENCOUNTERED, PERFORMED, AND MATERIALS TO BE FURNISHED, AND AS TO THE REQUIREMENTS OF THE SPECIFICATIONS. ALL WORK ON SEPIAS SHALL BE IN INK.
- RECORD DRAWINGS**
  - THE CONTRACTOR SHALL FURNISH, TO THE OWNER, A COMPLETE "AS-BUILT" DRAWING ON SEPIA AND TWO PRINTS SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED. THESE ARE TO BE DELIVERED ON OR BEFORE FINAL INSPECTION.
- TRENCHING**
  - TRENCHES FOR PLASTIC PIPE SHALL PROVIDE A MINIMUM EARTH COVER OF 18" ABOVE THE TOP OF THE PIPE FOR ALL MAINLINE AND 12" MINIMUM OVER ALL "LATERAL LINES".
- PRESSURE TESTING**
  - ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 125 PSI FOR A PERIOD OF TWO HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
  - THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- COVERAGE TEST**
  - WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL PERFORM A TEST COVERAGE OF WATER AFFORDED THE LAWN AND PLANTING AREAS, COMPLETE AND ACCURATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
- QUICK COUPLER**
  - THE CONTRACTOR SHALL INSTALL QUICK COUPLERS AT 150 FEET O.C. THROUGHOUT THE ENTIRE PROJECT OR AS INDICATED ON DRAWINGS.
- CONTROLLER**
  - CONTROLLER LOCATIONS SHALL BE AS NOTED ON DRAWINGS OR AS LOCATED BY OWNER'S AUTHORIZED REPRESENTATIVE.
  - 120 VOLT SERVICE AND HOOK-UP TO CONTROLLER SHALL BE BY OWNER. IT IS THE RESPONSIBILITY OF CONTRACTOR TO NOTIFY THE PROJECT SUPERINTENDENT WHEN THE CONTROLLER IS READY FOR 120 VOLT HOOK-UP.
- LOW VOLTAGE CONTROL WIRE**
  - ALL COMMON GROUND WIRE SHALL BE WHITE.
  - DIFFERENT COLOR WIRES SHALL BE USED ON POSITIVE WIRE FOR EACH VALVE.
  - FOR WIRE SIZE REFER TO THE MANUFACTURER'S CHART.
  - NO WIRES ARE TO BE SPliced BETWEEN VALVE AND CONTROLLER EXCEPT AT VALVE LOCATION.
  - ALL VALVE HOOK-UPS SHALL BE WITH RAINBOW PEN-TITE WIRE CONNECTORS OR EQUAL.
- SITE VERIFICATION**
  - THE CONTRACTOR SHALL VERIFY THE CORRECTNESS OF ALL FINISH GRADES WITHIN THE WORK AREA IN ORDER TO INSURE THE PROPER SOIL COVERAGE (AS SPECIFIED) OF THE SPRINKLER SYSTEM PIPE.
- NOTE**
  - CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
- WARRANTY**
  - THE ENTIRE SPRINKLER SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIALS AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED AREAS BELOW GRADE FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
- CLEAN-UP**
  - UPON THE COMPLETION OF ALL PLANTING WORK, AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



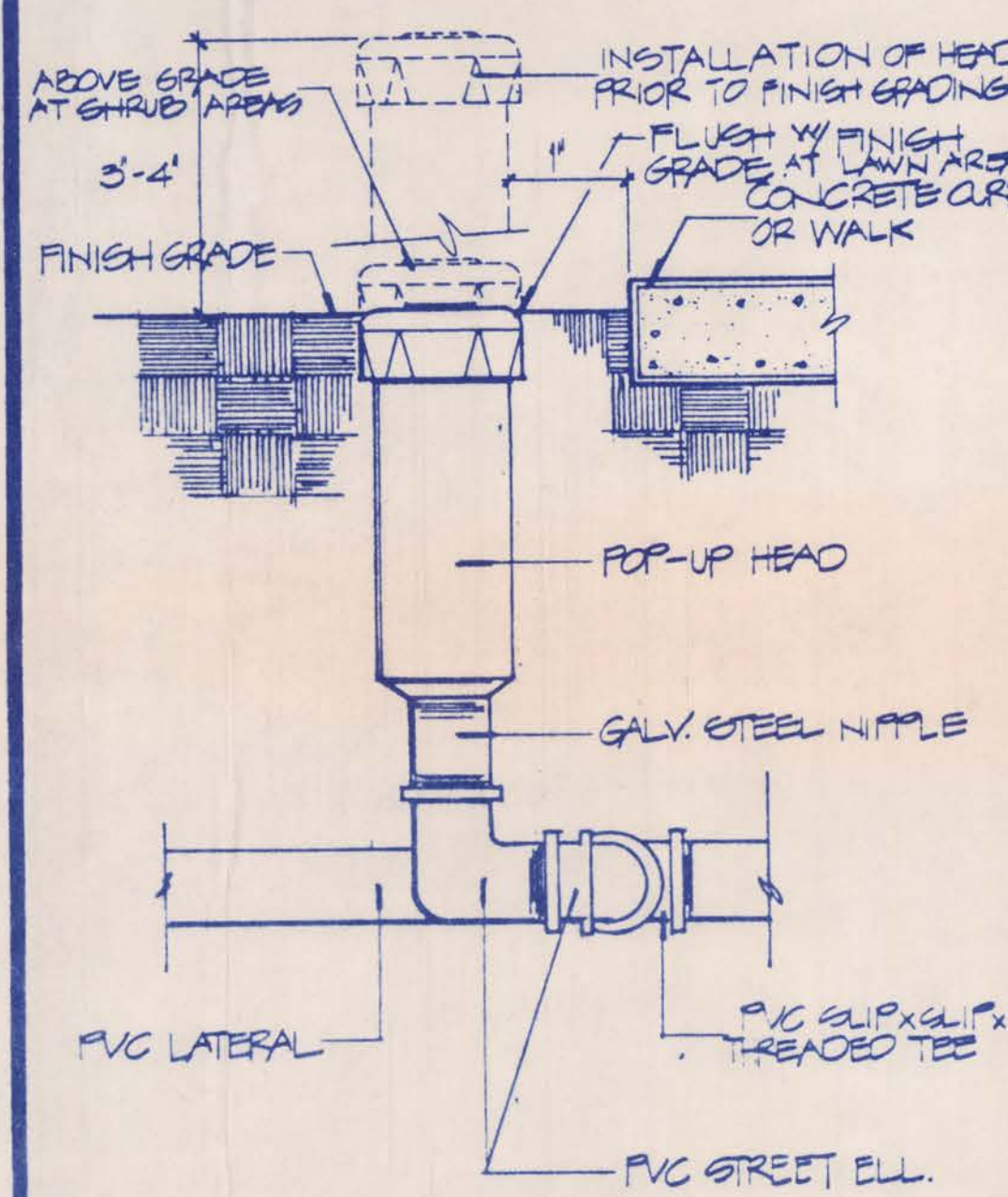
**SHRUB PLANTING**



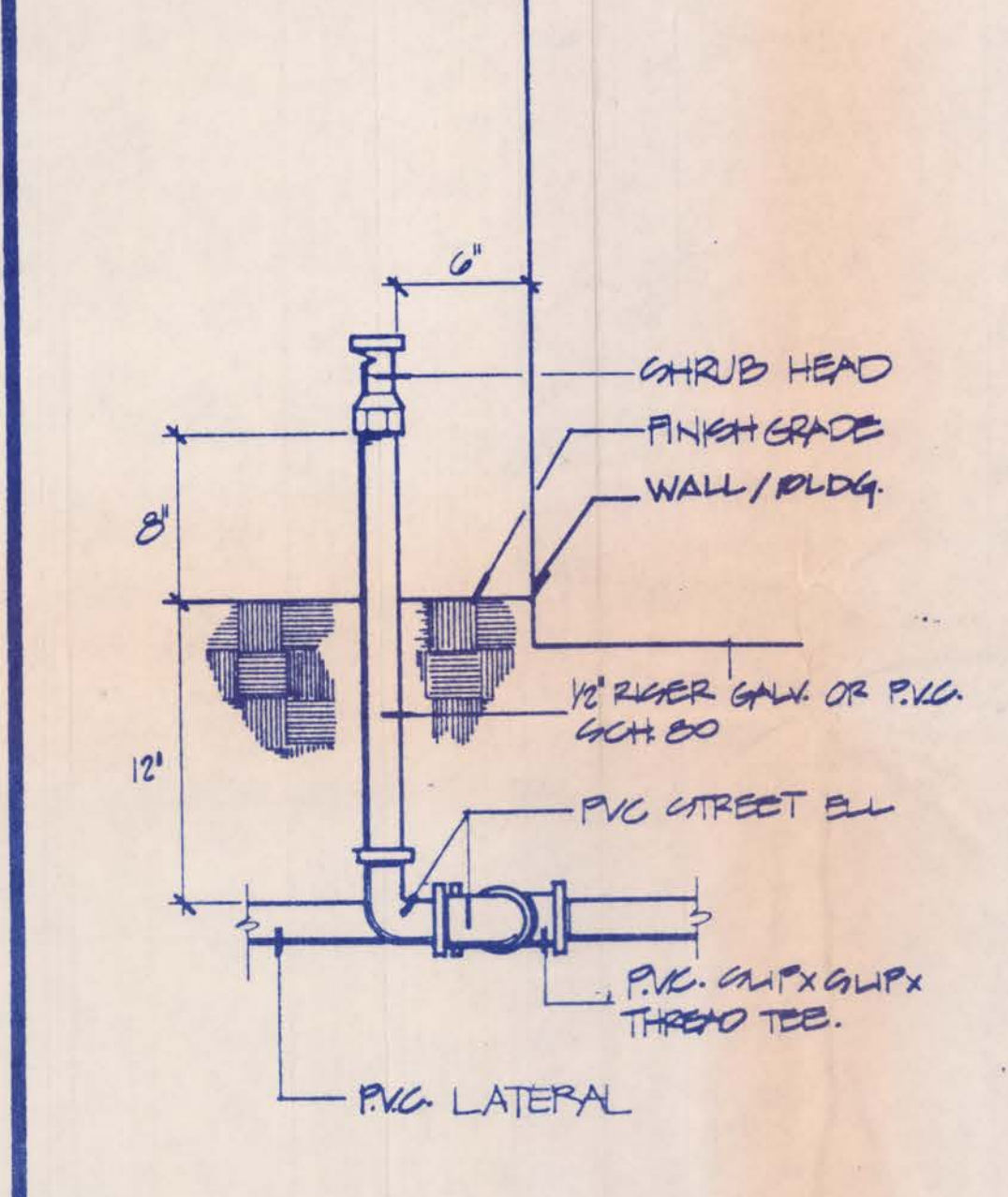
**TREE STAKING**



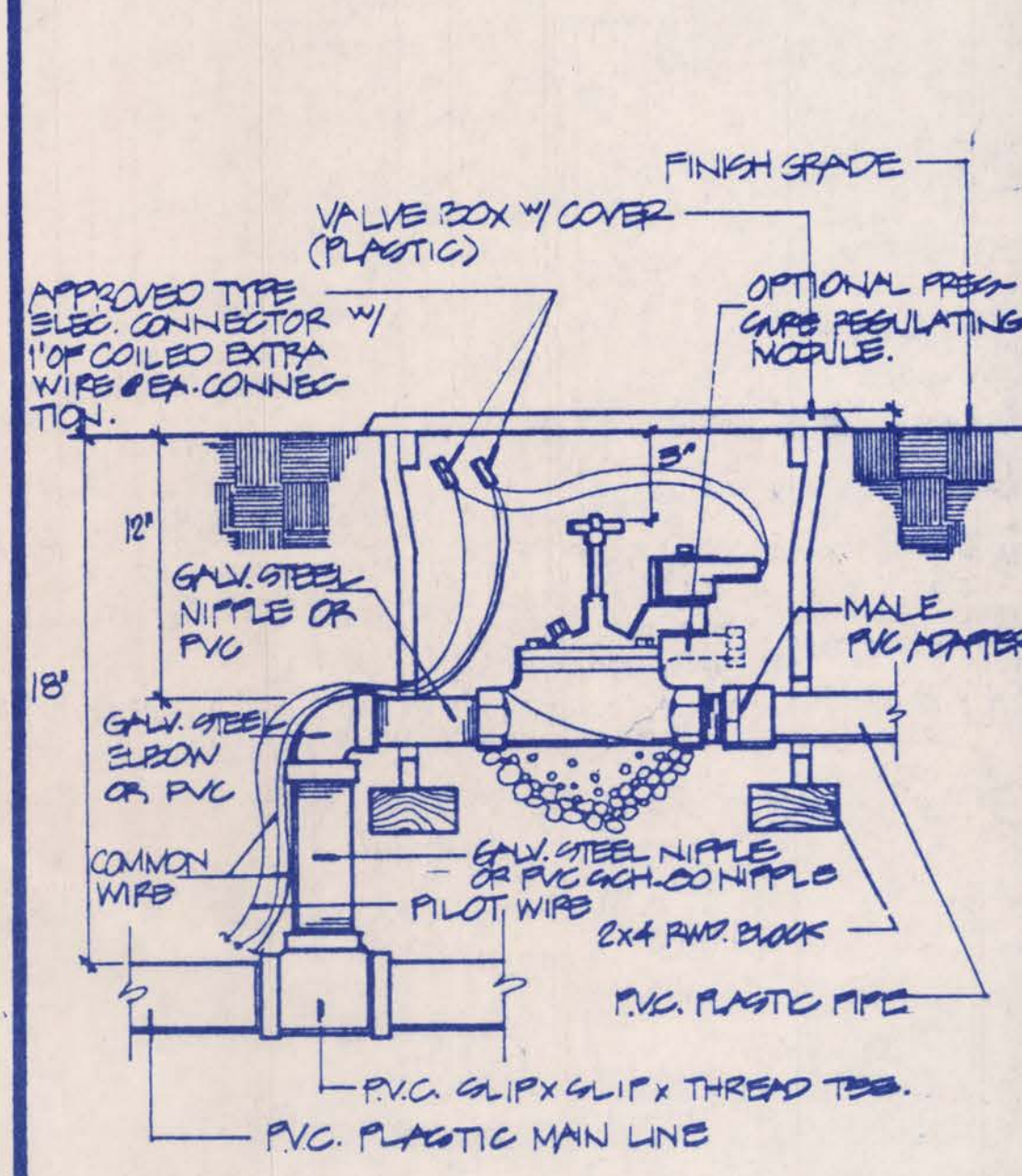
**BOX TREE & GUYING**



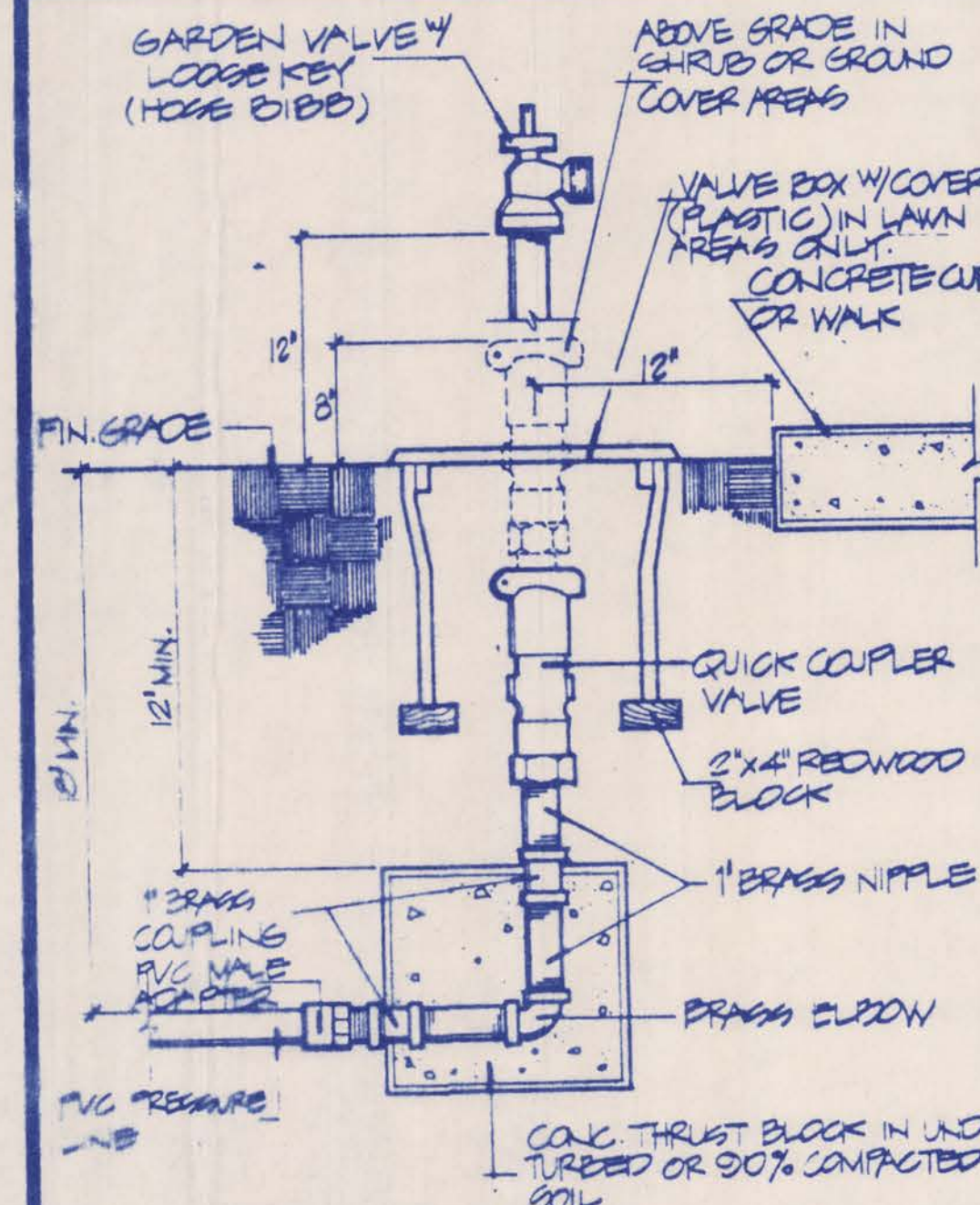
**4" & 8" POP-UP LAWN/SHRUB HEADS**



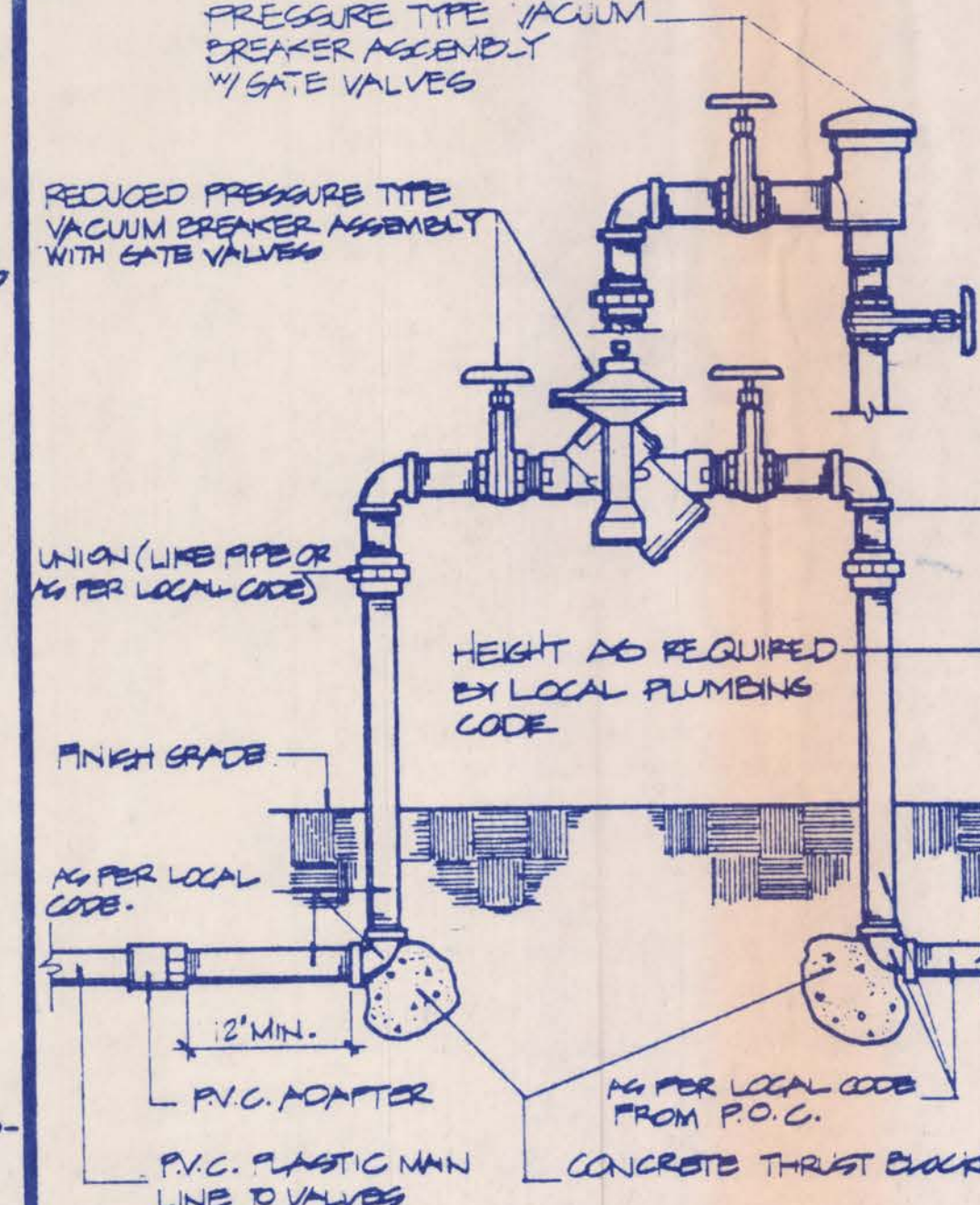
**SHRUB & BUBBLER HEADS**



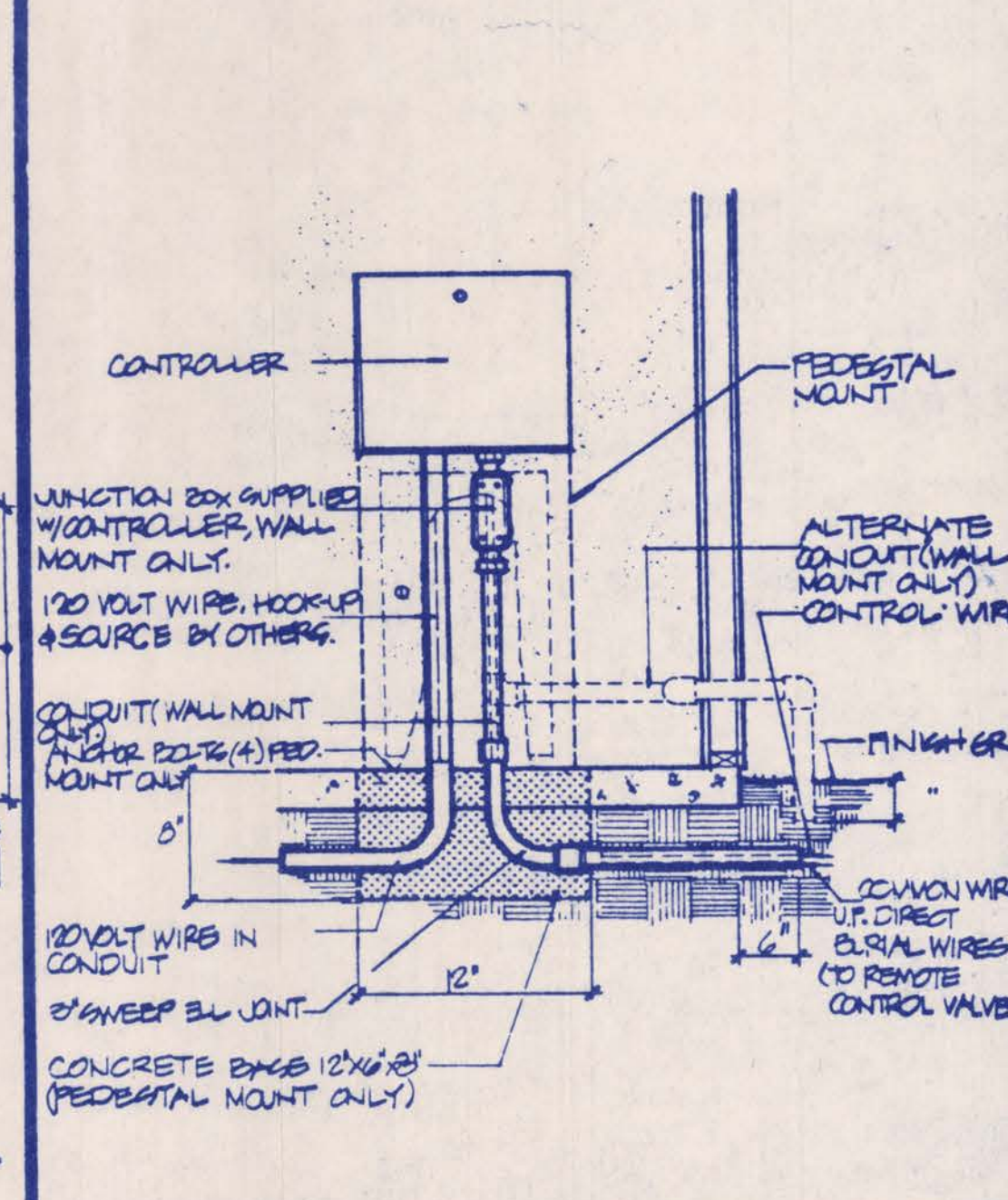
**REMOTE CONTROL VALVE**



**QUICK COUPLER/HOSE BIBB**



**RP/PRESSURE TYPE VAC. BREAKER**



**CONTROLLER**

TACO BELL ARCHITECTURE & ENGINEERING  
17901 VON KARMAN  
IRVINE, CALIFORNIA 92714  
(714) 853-4690  
A.I.G. Inc. Interiors Planners  
611 RYAN PLAZA DR. SUITE 1139  
ARLINGTON, TEXAS  
(817) 265-2419

REVISIONS

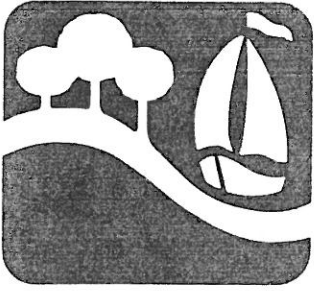
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DATE  
DRAWN  
CHECKED BY

HWY. 205, ROCKWALL, TEXAS

DETAILS & SPECIFICATIONS

SHEET  
**L-2**  
OF





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

January 28, 1993

Jim Kuykendall  
Taco Bell Corp.  
2300 Valley View  
Irving, Texas 75062

Re: Taco Bell Site Plan for SH-205 in Rockwall

Dear Mr. Kuykendall:

On Monday, January 18, 1993 the Rockwall City Council approved the site plan for the Taco Bell site proposed on SH-205, as submitted, with the provision that the drive thru lane be lengthened by two parking spaces and that the dumpster location be adjusted to permit access by a front end load truck.

If you have any questions don't hesitate to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", with a long horizontal line extending to the right.

Julie Couch  
Assistant City Manager

cc: David Lee  
AIG Architects  
611 Ryan Plaza  
Arlington, Texas 76011

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** January 14, 1993

**Agenda No:** IV. D.

**Agenda Item:** **P&Z 93-5-SP** - Discuss and Consider Recommending Approval of a Request from Taco Bell for a Site Plan located on SH-205 south of Yellowjacket Lane

**Item Generated By:** Applicant, Taco Bell

**Action Needed:** Discuss and consider approving the site plan.

**Background Information:**

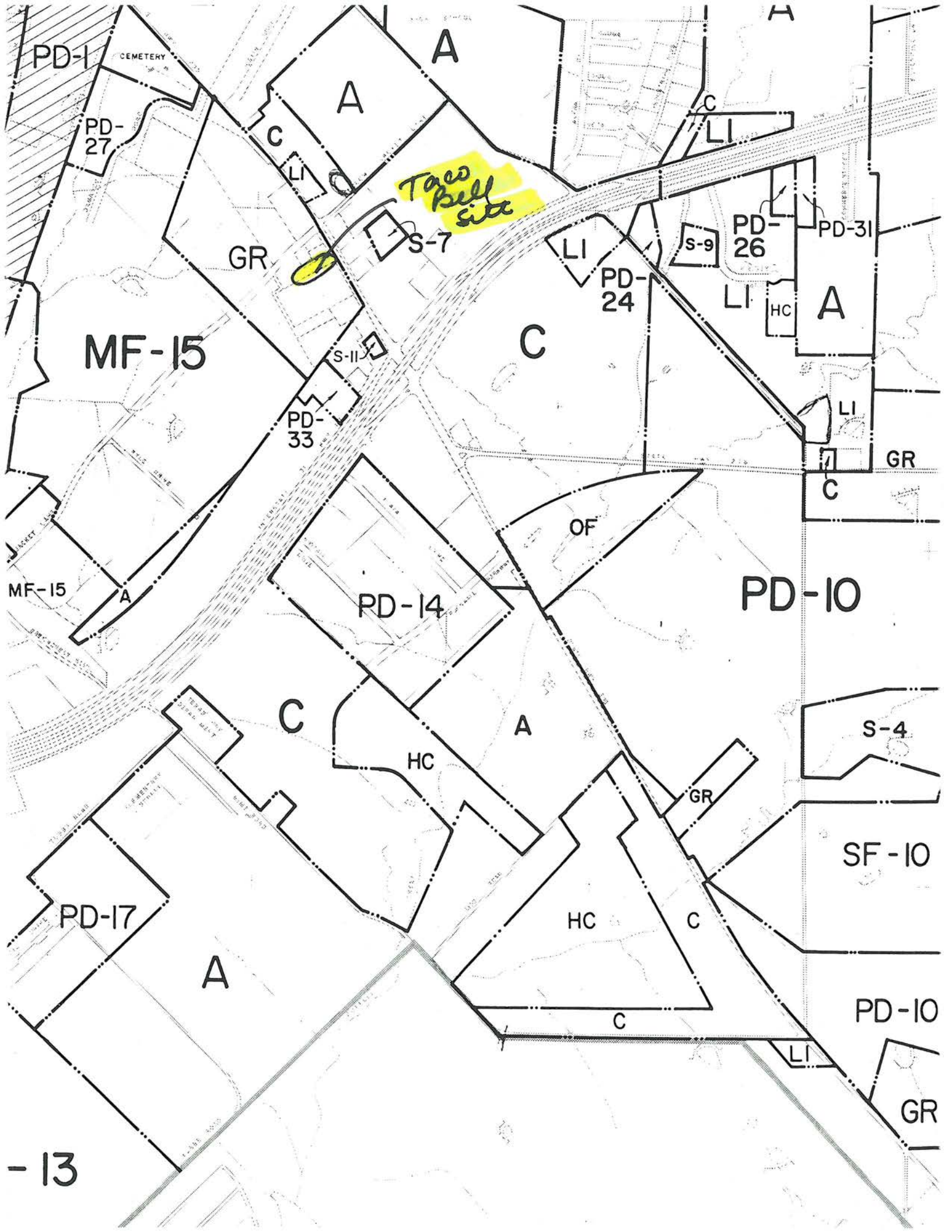
Taco Bell has submitted a site plan for a new store to be located where the old Independent Bank Building is located. They plan to completely remove the existing improvements and they will start over with a new structure. The site plan as submitted meets our requirements with the exception that 505 of the required landscaping is not located in front of the structure. This is primarily due to the configuration of the lot, which is very long and thin. They would have to move the building back approximately 35 feet in order to meet the requirement. Given the shape of the lot we believe they have met the intent of the ordinance and would recommend approval of the plan.

**Attachments:**

1. Location Map
2. Site plan

**Agenda Item:** Taco Bell Site Plan

**Item No:** IV. D.

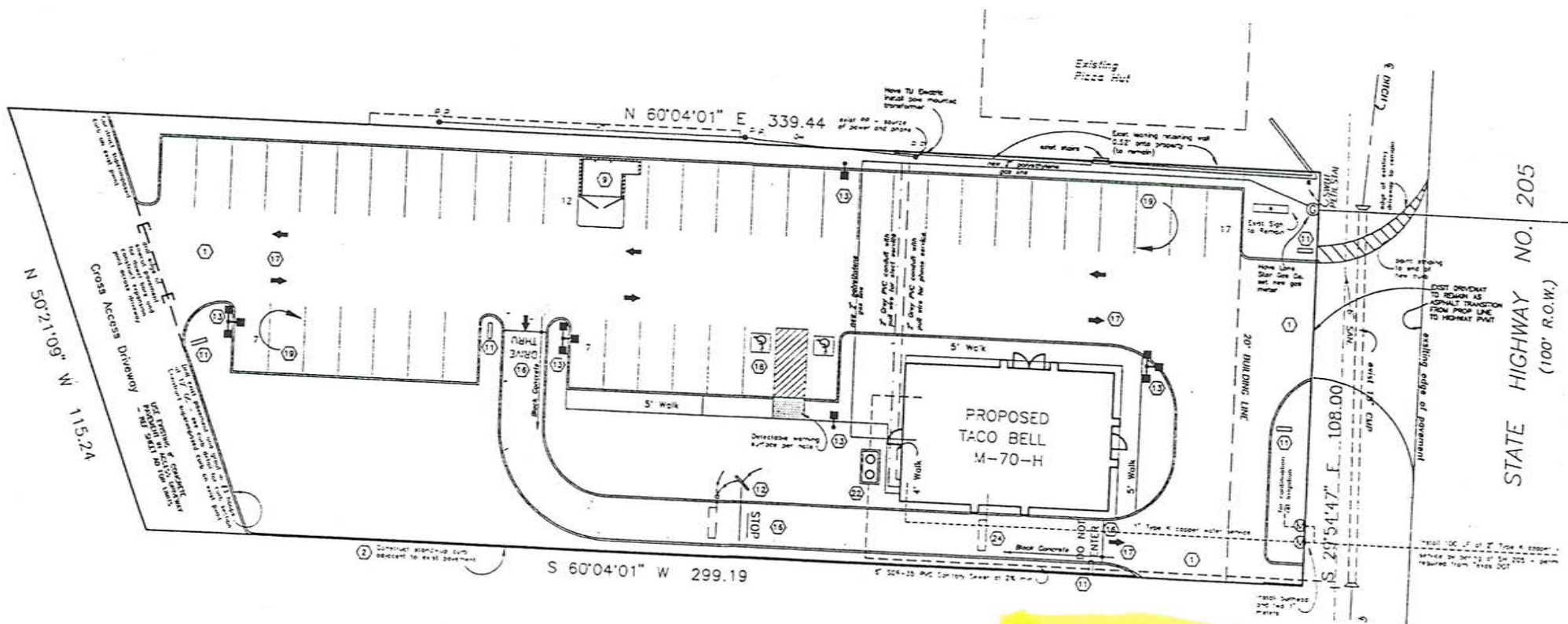




#3 Hoops - use only if curb is superimposed after paving slab is poured

visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface.

safety.



Site Plan



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** January 18, 1993

**Agenda No:** VI. D.

**Agenda Item:** **P&Z 93-5-SP** - Discuss and Consider Approval of a Request from Taco Bell for a Site Plan located on SH-205 south of Yellowjacket Lane

**Item Generated By:** Applicant, Taco Bell

**Action Needed:** Discuss and consider approving the site plan.

**Background Information:**

Taco Bell has submitted a site plan for a new store to be located where the old Independent Bank Building is located. They plan to completely remove the existing improvements and they will start over with a new structure. The site plan as submitted meets our requirements with the exception that 505 of the required landscaping is not located in front of the structure. This is primarily due to the configuration of the lot, which is very long and thin. They would have to move the building back approximately 35 feet in order to meet the requirement. Given the shape of the lot we believe they have met the intent of the ordinance and would recommend approval of the plan.

The Commission will consider this item at their meeting on Thursday night.

**Attachments:**

1. Location Map
2. Site plan

**Agenda Item:** Taco Bell Site Plan

**Item No:** VI. D.

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** January 18, 1993

**Agenda No:** VI. D.

**Agenda Item:** **P&Z 93-5-SP** - Discuss and Consider Approval of a Request from Taco Bell for a Site Plan located on SH-205 south of Yellowjacket Lane

**Item Generated By:** Applicant, Taco Bell

**Action Needed:** Discuss and consider approving the site plan.

**Background Information:**

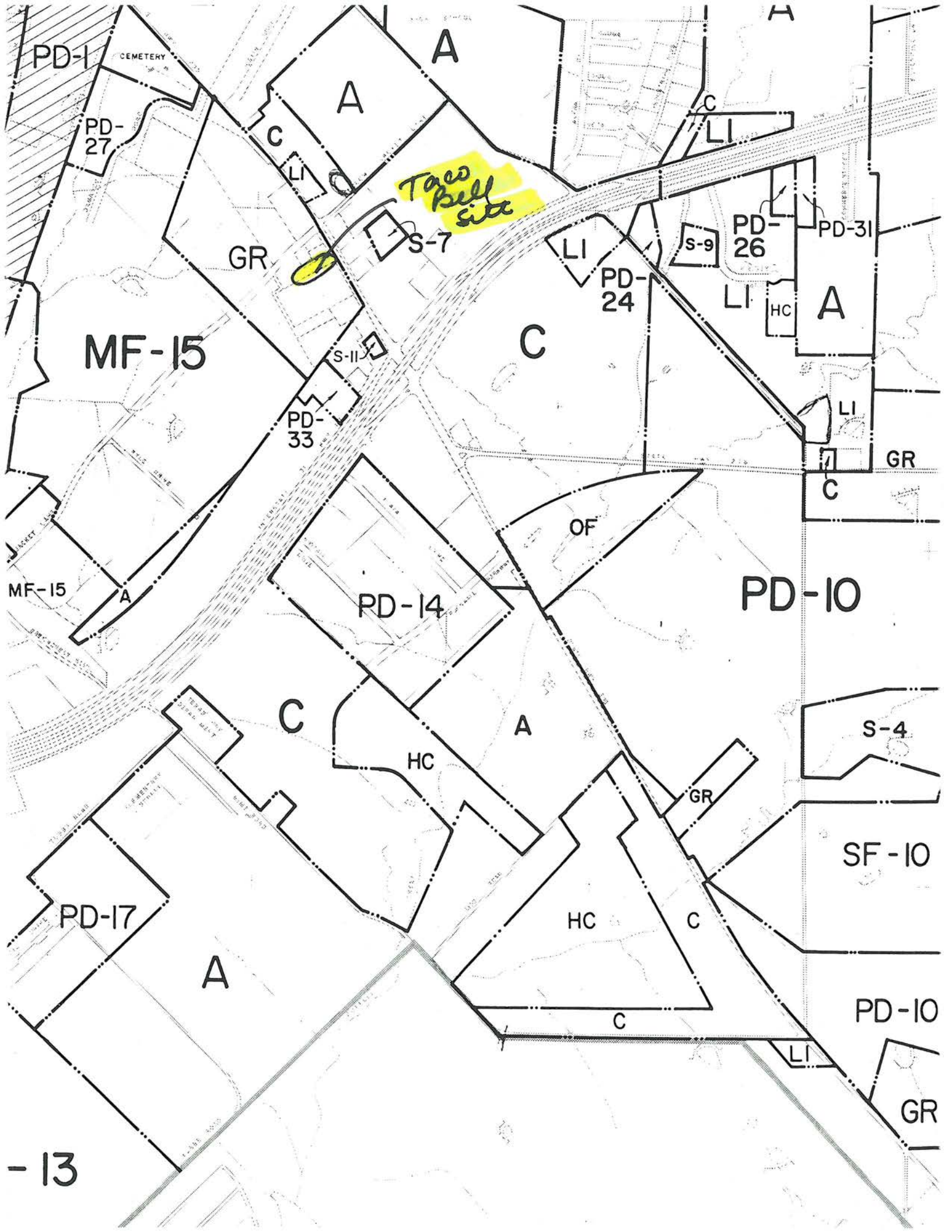
The Commission has recommended approval of the site plan as submitted. It was indicated to the Commission at the meeting that the developer will lengthen the drive thru lane to accommodate an additional car.

**Attachments:**

1. Site plan drawings

**Agenda Item:** Taco Bell Site Plan

**Item No:** VI. D.



PD-1

CEMETERY

A

PD-27

A

Taco Bell site

GR

S-7

C

PD-26

PD-31

S-9

LI

LI

HC

A

MF-15

S-II

C

PD-24

LI

PD-33

GR

C

OF

MF-15

A

PD-14

PD-10

C

A

HC

S-4

GR

SF-10

PD-17

HC

C

A

PD-10

C

LI

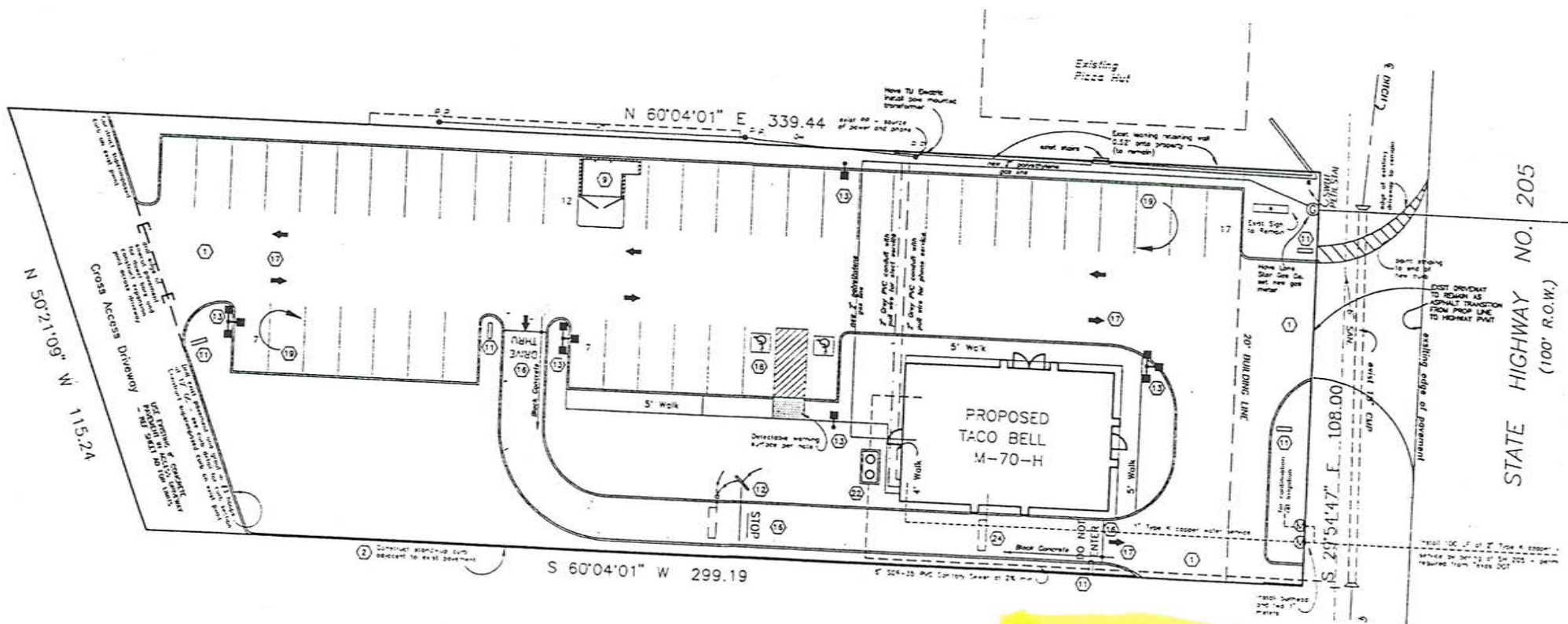
GR



#3 Moops - use only if curb is superimposed after paving slab is poured

visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface.

safety.



STATE HIGHWAY NO. 205  
(100' R.O.W.)

Site Plan

CITY OF ROCKWALL

PLANNING AND ZONING FILING PROCEDURES

General Filing Requirements

All applications, plans and plats should be filed with the Administrative Assistant in accordance with the attached schedule. All applications should be accompanied by the required filing fee. Any additional submissions regarding your application should also be filed with the Administrative Assistant.

A receipt will be issued acknowledging that the City has received your submission.

A case has not been accepted by the City and will not be placed on the Agenda until all required application materials are received and a date assigned by the City.

The applicant or an authorized representative must be present at both the scheduled Planning and Zoning meeting and City Council meeting and be ready to present the request.

(Cases are reviewed by the by the Planning and Zoning Commission at a regularly scheduled Work Session prior to its consideration of the request at the regular meeting for which it is scheduled.)

Applications must be filed by the established deadline. To be considered timely filed, applications must be submitted by 1:00 p.m. on the filing date.



SPECIFIC FILING REQUIREMENTS

_____	Zone Change	1	_____	Conditional Use Permit	1,2
_____	PD Preliminary Plan	1	_____	Board of Adjustments	3

Items to be Filed

1. Signed completed application and filing fee (property owner must sign application or submit letter of authorization)
2. Legal description of property
3. 1 copy of plat plan or boundary survey to scale
4. 9 copies of site plan, as outlined below, if required (check with Staff to determine if necessary)
5. An official Tax Certificate

1  
 Note: If the City Council approves the zoning or permit, an ordinance will be prepared granting the change. This ordinance must be approved at 2 readings. The change is not legally effective until passage of the ordinance and publication of the caption in the newspaper.

2  
 Note: If a Conditional Use Permit is granted but not used within six (6) months from the date it is granted, the permit is automatically canceled and the zoning shall revert to the original zoning.

3  
 Note: Unless specifically authorized by the Board of Adjustments, a variance or special exception granted by the Board shall authorize the issuance of a building permit or Certificate of Occupancy within 90 days. If a building permit or CO is not applied for within 90 days from the date of approval, the special exception or variance is withdrawn and all rights terminated.



Site Plan                      \_\_\_\_\_ PD Development Plan  
\_\_\_\_\_ Preliminary Plat

Items to be Filed

1. Signed completed application and filing fee (application form indicated required information needed on plan) (property owner must sign application or submit letter of authorization).
2. 9 copies of scaled plan with all required information on a sheet no larger than 18" x 14" file folder. (Additional copies will be requested prior to the meeting before the City Council).
3. 1 copy each of plan reduced to 8-1/2" x 11" sheet and mylar (not Xerox reduced).
4. An official Tax Certificate.

\_\_\_\_\_ Final Plat

Items to be Filed

1. Signed completed application and filing fee (application form indicated required information needed on the plan) (property owner must sign application or submit letter of authorization).
2. 9 sets of plat document with all required information of sheets no larger than 18" x 24", folded to fit in an 8-1/2" x 14" file folder (Additional sets will be requested prior to the meeting with the City Council).
3. 1 copy each of complete plat drawing reduced to 8-1/2" x 11" sheet and mylar (not Xerox reduced).
4. 2 sets engineering drawings and completed engineering drawings checklist if required (check with Staff to determine if necessary) on sheets no larger than 24" x 36".
5. An official Tax Certificate.



\_\_\_\_\_ Executed Final Plat  
(to be filed only after final plat is approved by City)

Items to be Filed

1. 16 sets of executed blue line copies (18" x 24") of final plat, rolled.
2. 2 sets of executed mylar copies of final plat (18" x 24") (Additional mylars may be submitted if engineer wishes a signed copy).
3. Approved final plats must be filed of record by the City within 120 days of approval or the plat will be void. In order to insure that your plat is properly filed of record, it must be submitted to the City within 100 days of approval.