

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 3/15/93

Name of Proposed Subdivision Rockwall ~~Steel~~ Industrial Park, Phase II

Name of Subdivider (same)

Address _____ Phone 524-5744 Ext. 131 Sherawex 712-6300 Selton

Owner of Record Rockwall Steel Co., Inc

Address Box 159 Phone 524-5844

Name of Land Planner/Surveyor/Engineer (Ron Morrison)

Address _____ Phone _____

Total Acreage 16 ac Current Zoning L1

No. of Lots/Units 1

Signed [Signature]

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Table with 2 columns: Provided or Shown On Plat, Not Applicable. Rows A-D: Vicinity map, Subdivision Name, Name of record owner, subdivider, land planner/engineer, Date of plat preparation, scale and north point.

II. Subject Property

- | | | | |
|----------|----------|----|---|
| <u>X</u> | _____ | A. | Subdivision boundary lines |
| _____ | <u>X</u> | B. | Identification of each lot and block by number or letter |
| _____ | <u>X</u> | C. | Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization |
| <u>X</u> | _____ | D. | Proposed land uses, and existing and proposed zoning categories |
| <u>X</u> | _____ | E. | Approximate acreage |
| _____ | <u>X</u> | F. | Typical lot size; lot layout; smallest lot area; number of lots |
| _____ | <u>X</u> | G. | Building set-back lines adjacent to street |
| <u>?</u> | <u>?</u> | H. | Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable |
| _____ | <u>X</u> | I. | Location of City Limit lines, contiguous or within plat area |
| <u>✓</u> | _____ | J. | Location and sizes of existing utilities |
| <u>X</u> | _____ | K. | Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction |

III. Surrounding Area

✓ _____

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

_____ X

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

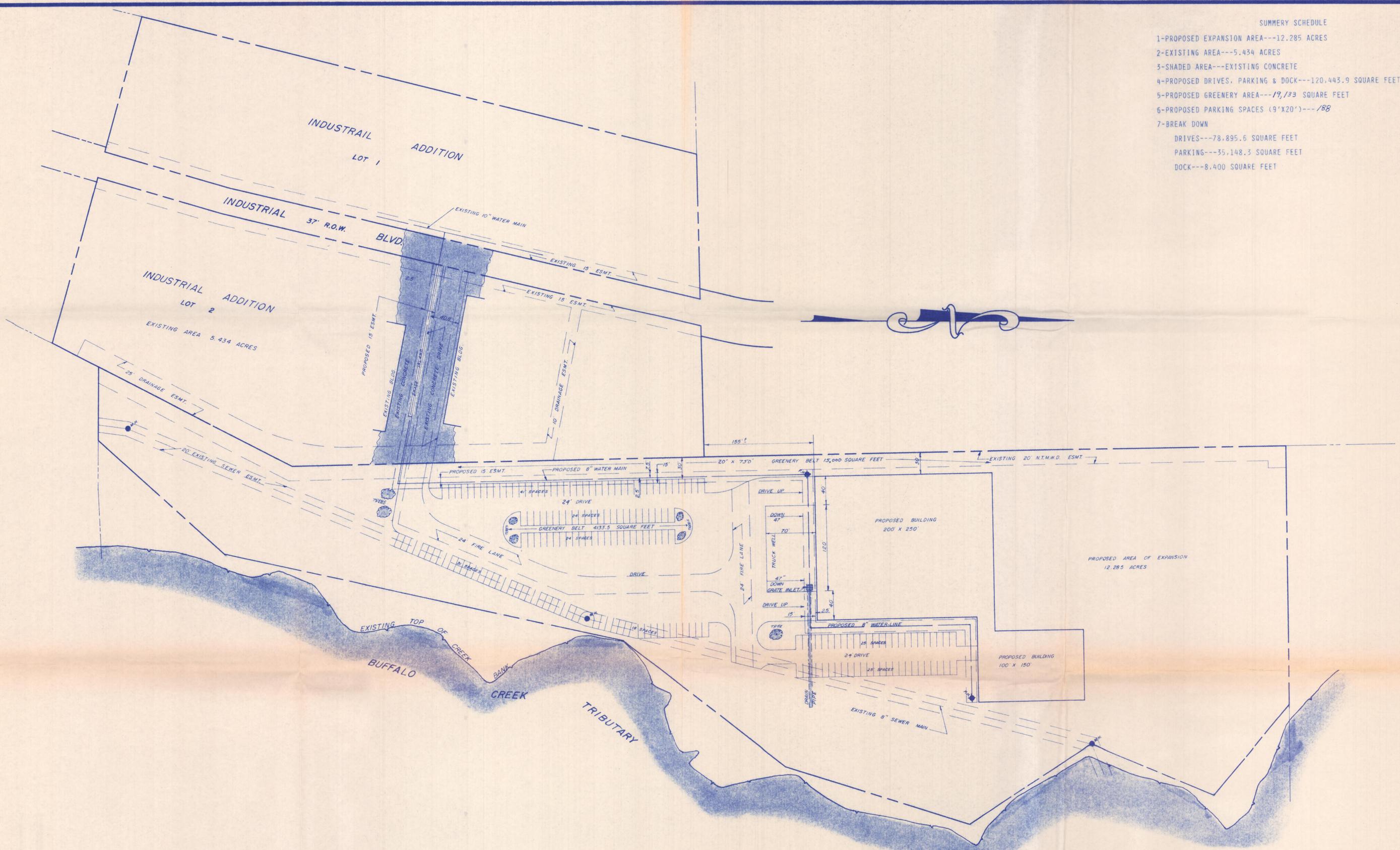
Taken by _____ File No. 93-10-PP

Date 3/25/93 Fee \$ 105.00

Receipt No. 027571

SUMMARY SCHEDULE

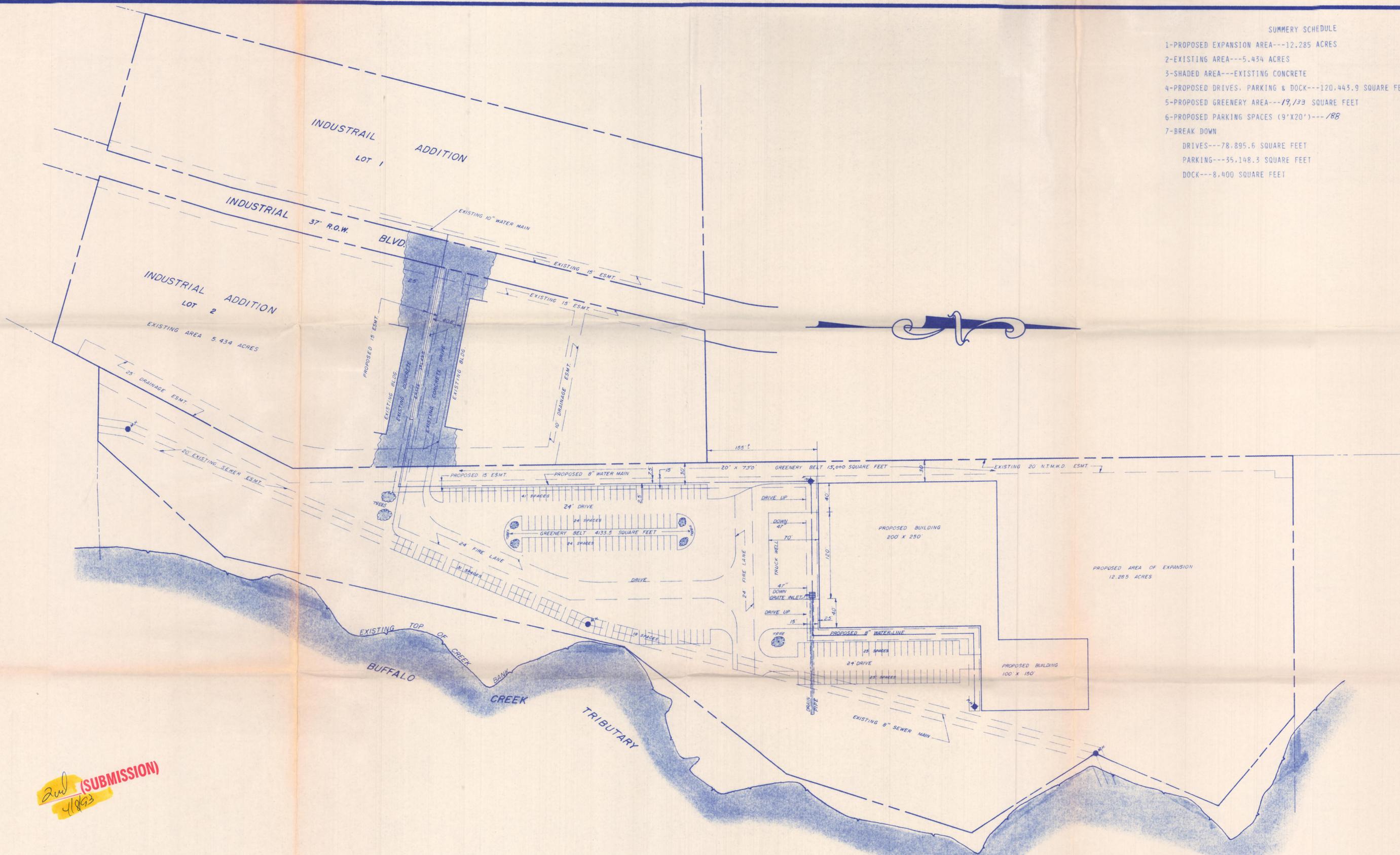
- 1-PROPOSED EXPANSION AREA---12.285 ACRES
- 2-EXISTING AREA---5.434 ACRES
- 3-SHADED AREA---EXISTING CONCRETE
- 4-PROPOSED DRIVES, PARKING & DOCK---120,443.9 SQUARE FEET
- 5-PROPOSED GREENERY AREA---19,133 SQUARE FEET
- 6-PROPOSED PARKING SPACES (9'X20')---188
- 7-BREAK DOWN
 - DRIVES---78,895.6 SQUARE FEET
 - PARKING---35,148.3 SQUARE FEET
 - DOCK---8,400 SQUARE FEET



B.L.S. & ASSOCIATES INC.		PROJECT No.
965 SID'S ROAD, P.O. BOX 65		92094
ROCKWALL, TEXAS 75087		SCALE
(214) 77-3036 FAX (214) 722-3036		1" = 60'
PRELIMINARY PLAT		DATE
REPLAT INDUSTRIAL ADDITION		4-1-93
ROCKWALL STEEL CO., INC.		DRAWN BY
		K.E.B.
		NOTES
		B.O.B.
COUNTY OF ROCKWALL	CITY OF ROCKWALL	

SUMMARY SCHEDULE

- 1-PROPOSED EXPANSION AREA---12.285 ACRES
- 2-EXISTING AREA---5.434 ACRES
- 3-SHADED AREA---EXISTING CONCRETE
- 4-PROPOSED DRIVES, PARKING & DOCK---120,443.9 SQUARE FEET
- 5-PROPOSED GREENERY AREA---19,133 SQUARE FEET
- 6-PROPOSED PARKING SPACES (9'X20')---188
- 7-BREAK DOWN
 - DRIVES---78,895.6 SQUARE FEET
 - PARKING---35,148.3 SQUARE FEET
 - DOCK---8,400 SQUARE FEET



2nd (SUBMISSION)
4/19/93

B.L.S. & ASSOCIATES INC.
 965 50'S ROAD, P.O. BOX 65
 ROCKWALL, TEXAS 75087
 (214) 771-3036 FAX (214) 722-3036

PRELIMINARY PLAT
 REPLAT INDUSTRIAL ADDITION
 ROCKWALL STEEL CO., INC.

COUNTY OF ROCKWALL CITY OF ROCKWALL

PROJECT No.	92094
SCALE	1" = 60'
DATE	4-1-93
DRAWN BY	K.E.B.
NOTES	
	B.O.B.

S.L.S. & ASSOCIATES, INC.

965 SID'S ROAD ,P.O. BOX 65
ROCKWALL TEXAS 75087
(214) 771-3036 FAX (214) 722-3036

DESCRIPTION
13.428 ACRES

MARCH 24, 1993

BEING, a tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, Rockwall County, Texas, and being part of a 49.839 acre tract as conveyed to Rockwall Steel Company, Inc., recorded in Volume 752, Page 28, Real Estate Records, Rockwall County, Texas, and also being part of a tract as conveyed to Nan Smartt, William I. Lofland and Julian Bond, recorded in Volume 14, Page 276, and Volume 70, Page 183, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at the Northeast corner of Resubdivision of Industrial Addition, to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 75, Map and Plat Records, Rockwall County, Texas, an iron stake for corner;

THENCE, S.89°38'09"W., along the North line of Resubdivision of Industrial Addition, and the South line of the Smartt, Lofland and Bond property, a distance of 168.08 feet to a point on the East line of Industrial Boulevard, recorded in Volume 507, Page 216, Real Estate Records, Rockwall County, Texas, an iron stake for corner;

THENCE, along the said East line of Industrial Boulevard, the following;

N.14°16'46"E., a distance of 31.01 feet to the beginning of a curve to the left having a central angle of 12°13'12", a radius of 332.50 feet, an iron stake for corner;

Around said curve, a distance of 70.92 feet to the end of said curve, an iron stake for corner;

THENCE, N.89°38'09"E., leaving the said East line of Industrial Boulevard, a distance of 150.28 feet to an iron stake for corner;

THENCE, N.0°03'17"W., along the East line of said Smartt, Lofland and Bond tract, a distance of 719.44 feet to an iron stake for corner;

B.L.G. & ASSOCIATES, INC.

965 SID'S ROAD ,P.O. BOX 65
ROCKWALL TEXAS 75087
(214) 771-3036 FAX (214) 722-3036

THENCE, S.89°46'19"E., along the South line of M.I.F. Joint Venture property recorded in Volume 159, Page 242, Deed Records, Rockwall County, Texas, a distance of 426.10 feet to an iron stake for corner;

THENCE, S.36°48'37"E., leaving the said South line of M.I.F. Joint Venture property, a distance of 133.19 feet to an iron stake for corner;

THENCE, S.19°35'11"W., a distance of 161.06 feet to an iron stake for corner;

THENCE, S.22°50'36"E., a distance of 190.40 feet to an iron stake for corner;

THENCE, S.18°16'39"W., a distance of 291.79 feet to an iron stake for corner;

THENCE, S.38°39'30"W., a distance of 288.17 feet to an iron stake for corner;

THENCE, S.0°04'52"E., a distance of 252.37 feet to an iron stake for corner;

THENCE, S.20°03'28"W., a distance of 288.31 feet to an iron stake for corner;

THENCE, S.42°55'18"W., a distance of 288.29 feet to a point on the North line of Ridgeview Baptist Church 1.59 acres, an iron stake for corner;

THENCE, N.88°36'21"W., along the North line of Ridgeview Baptist Church 1.59 acres, a distance of 101.96 feet to an iron stake for corner;

THENCE, along the East line of the Resubdivision of Industrial Addition, the following;

N.28°06'23"E., a distance of 305.63 feet to an iron stake for corner;

N.0°04'17"W., a distance of 580.43 feet to the PLACE OF BEGINNING and containing 13.428 acres of land.

B. L. S. & ASSOCIATES, INC.

965 SID'S ROAD ,P.O. BOX 65
ROCKWALL TEXAS 75087
(214) 771-3036 FAX (214) 722-3036

DESCRIPTION
12.285 ACRES

MARCH 31, 1993

BEING, a tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, Rockwall County, Texas, and being part of a 49.839 acre tract as conveyed to Rockwall Steel Company, Inc., recorded in Volume 752, Page 28, Real Estate Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at the Northeast corner of Resubdivision of Industrial Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 75, Map and Plat Records, Rockwall County, Texas;

THENCE, N.01°02'53"W., along the East line of Smartt, Lofland and Bond tract, recorded in Volume 14, Page 276, a distance of 819.44 feet to an iron stake for corner;

THENCE, N.89°14'04"E., along the South line of M.I.F. Joint Venture property, recorded in Volume 159, Page 242, Deed Records, Rockwall County, Texas, a distance of 360.00 feet to an iron stake for corner;

THENCE, S.50°45'11"E., leaving the said South line of M.I.F. Joint Venture property, a distance of 164.94 feet to an iron stake for corner;

THENCE, S.22°25'02"W., a distance of 187.33 feet to an iron stake for corner;

THENCE, S.32°44'49"E., a distance of 205.37 feet to an iron stake for corner;

THENCE, S.17°17'02"W., a distance of 271.79 feet to an iron stake for corner;

B. L. G. & ASSOCIATES, INC.

965 SID'S ROAD ,P.O. BOX 65
ROCKWALL TEXAS 75087
(214) 771-3036 FAX (214) 722-3036

THENCE, S.37°39'53"W., a distance of 288.17 feet to an iron stake for corner;

THENCE, S.12°14'44"W., a distance of 573.81 feet to an iron stake for corner;

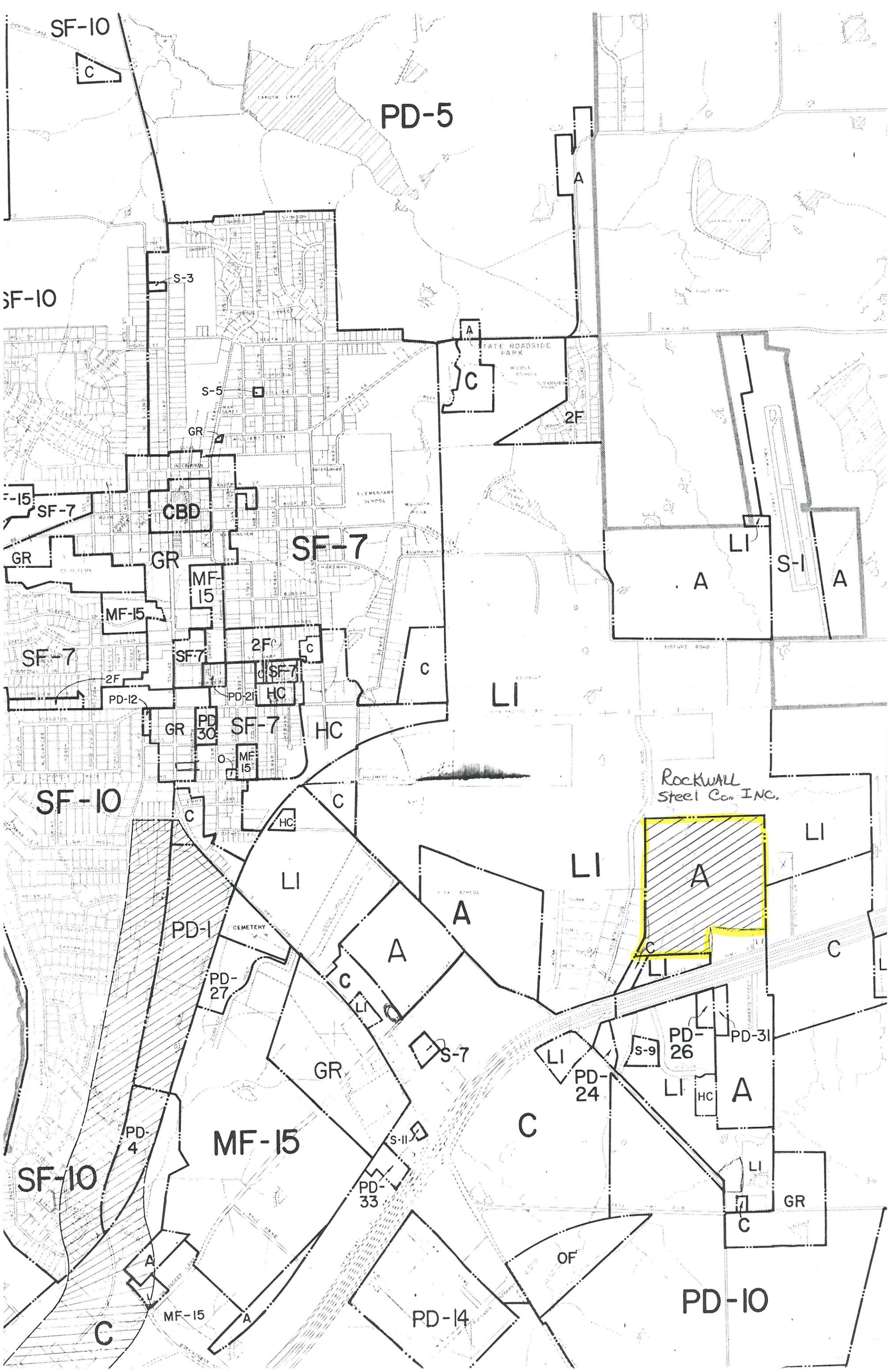
THENCE, S.41°55'41"W., a distance of 240.00 feet to a point on the North line of Ridgeview Baptist Church 1.59 acres, an iron stake for corner;

THENCE, N.89°35'58"W., along the North line of Ridgeview Baptist Church 1.59 acres, a distance of 101.96 feet to an iron stake for corner;

THENCE, along the East line of the Resubdivision of Industrial Addition, the following;

N.27°06'46"E., a distance of 305.63 feet to an iron stake for corner;

N.01°03'54"W., a distance of 580.43 feet to the PLACE OF BEGINNING and containing 12.285 acres of land.



SF-10

PD-5

SF-10

S-3

S-5

GR

SF-7

CBD

SF-7

GR

GR

MF-15

MF-15

SF-7

SF-7

2F

SF-7

2F

PD-12

PD-21

HC

GR

PD-30

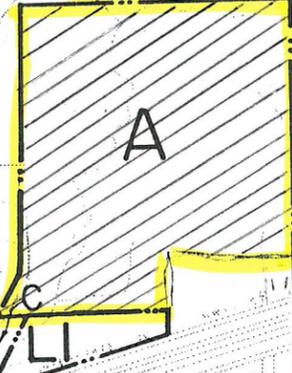
SF-7

HC

MF-15

SF-10

Rockwall Steel Co. Inc.



SF-10

MF-15

PD-4

PD-1

PD-27

GR

S-7

PD-24

S-9

PD-26

PD-31

LI

HC

A

PD-33

S-11

C

LI

GR

C

C

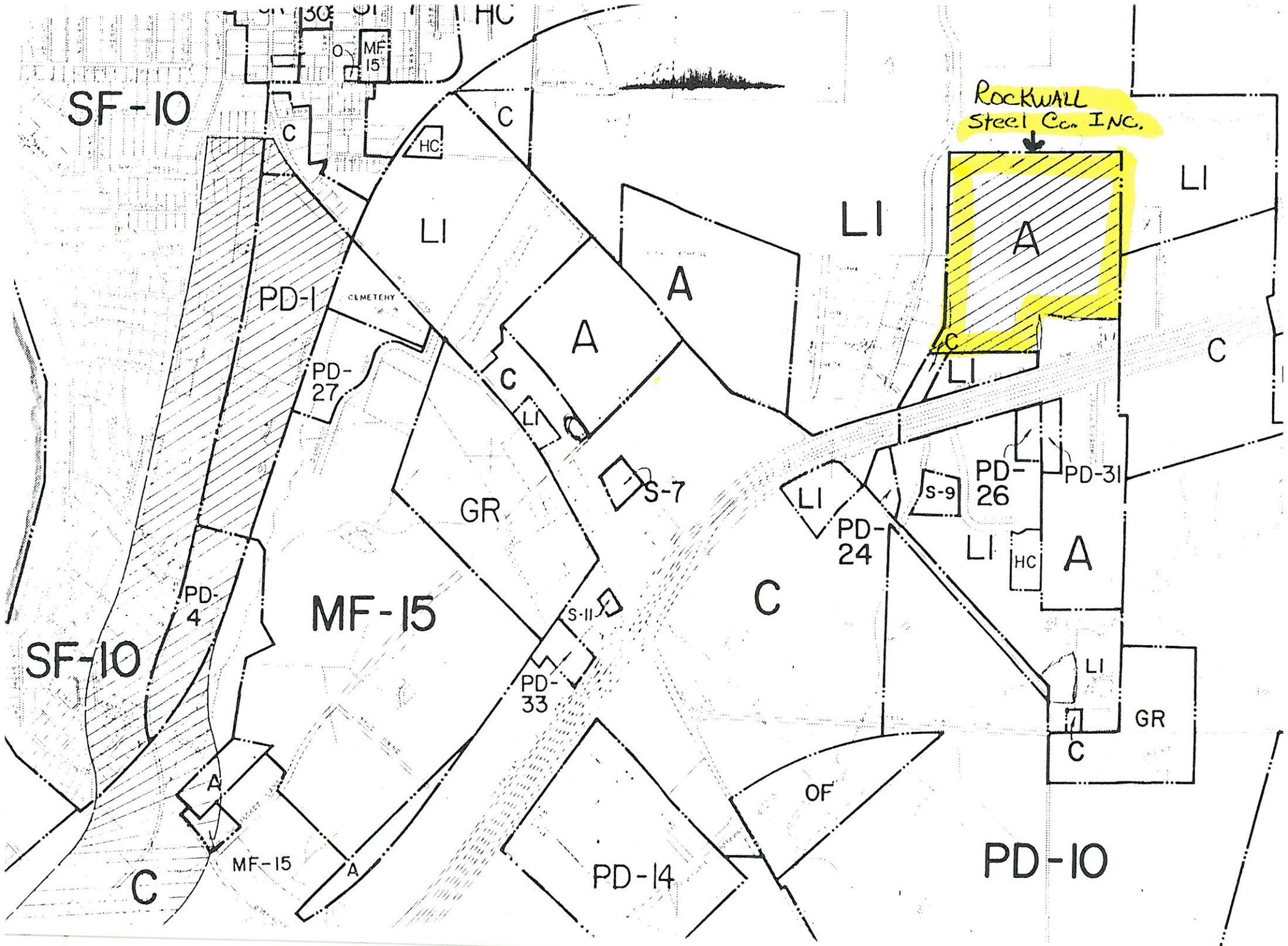
MF-15

A

PD-14

OF

PD-10



SF-10

Rockwall Steel Can Inc.

A

MF-15

SF-10

PD-10

PD-14

MF-15

PD-1

PD-27

PD-4

PD-33

PD-24

PD-26

PD-31

GR

GR

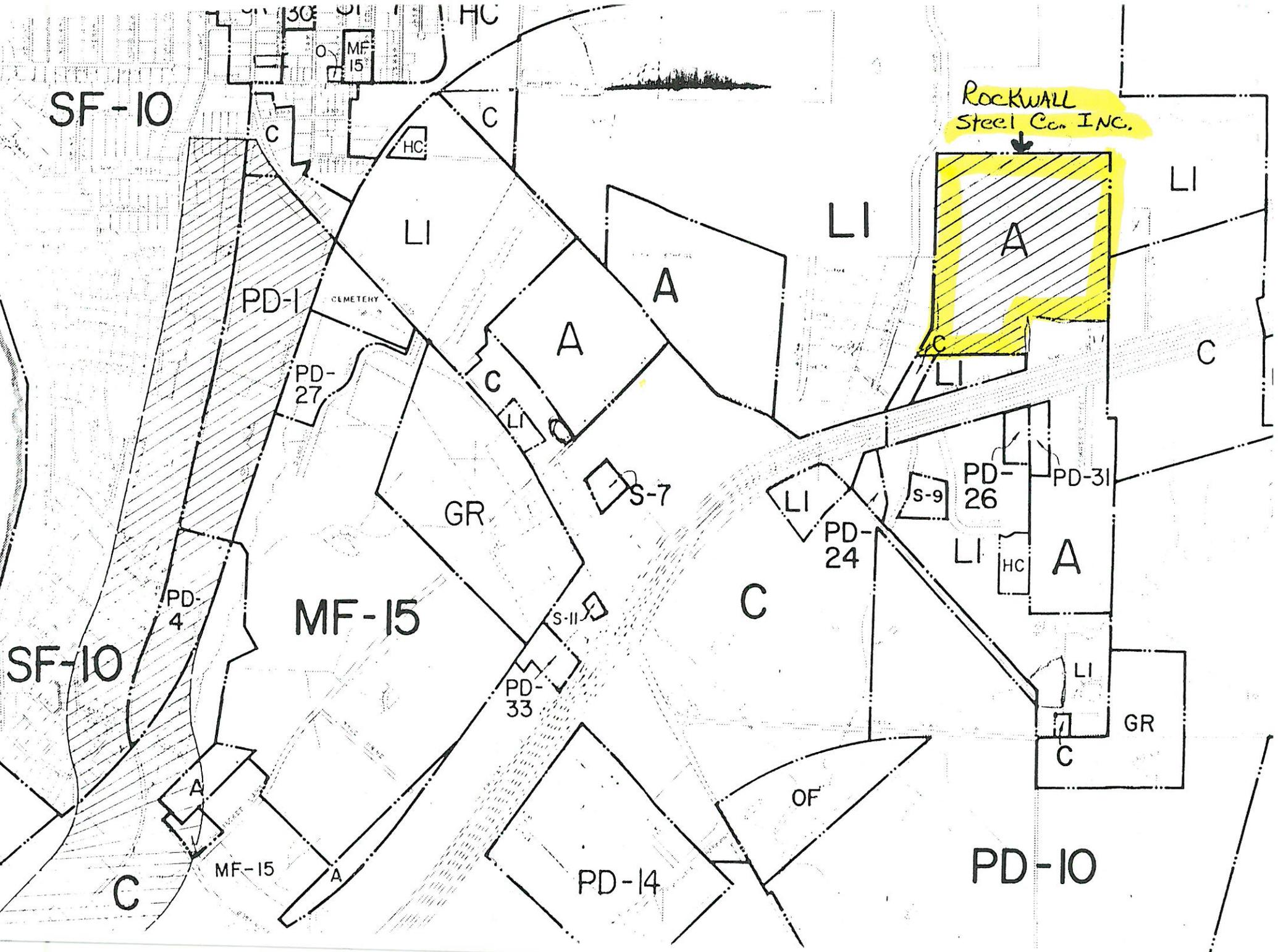
CEMETERY

OF

S-7

S-11

S-9



AIRPORT ROAD

ALUMAX

UNION PACIFIC R.R.

INDUSTRIAL BLVD.

A

GAMMA

SIGMA

BETA

INDUSTRIAL BLVD.

ALPHA DRIVE

ENTERPRISE DR.

HWY. 67

STATE 30

C

COMMERCE STREET

PD 24

S-9

KRISTY

LANE

LI

HC

A

**CITY OF ROCKWALL
Planning and Zoning Agenda**

Agenda Date: April 8, 1993

Agenda No: III. C.

Agenda Item: Discuss and Consider Recommending Approval of a Preliminary Plat and Site Plan on a Replat of Lot 2, Industrial Addition

Item Generated By: Al Sharaway, Owner

Action Needed: Discuss proposed site plan/preliminary plat and take any necessary action.

Background Information:

Mr. Sharaway has submitted his plan for development of the land that was zoned to LI at your last meeting. The first phase consists of parking and a 65,000 sq. ft. building located west of the drainway. The access for this site will be through Lot 2 of the Industrial Addition and they are planning to replat Lot 2 to incorporate this area. Their original plan to provide access into the site directly off of Industrial has not been accomplished and they have therefore changed their plans. The building will be used for assembly and painting. They will be installing a dry paint facility that will not generate any pollution from the building.

They are exceeding the required parking for the new building in order to provide additional parking for the existing facilities on Industrial.

The site to be developed contains 4.3 acres which requires a total of 18,744 sq. ft. of landscaping. Based on the size of the parking lot they would require 5,600 sq. ft. in the parking lot. They are showing a total of 15,780 sq. ft. on this plan with 3,630 sq. ft. in the parking lot. Because of the layout of the site they cannot qualify for any of the credits available under the ordinance. By increasing the landscaping along the western property line they could increase the landscaping to meet the minimum overall requirements. The developer will be ready to address the Commission on whether they wish to request a partial waiver or if they can provide the amount required. Given the location of the site most of the tract will not be visible from a public road.

Our recommendations are as follows:

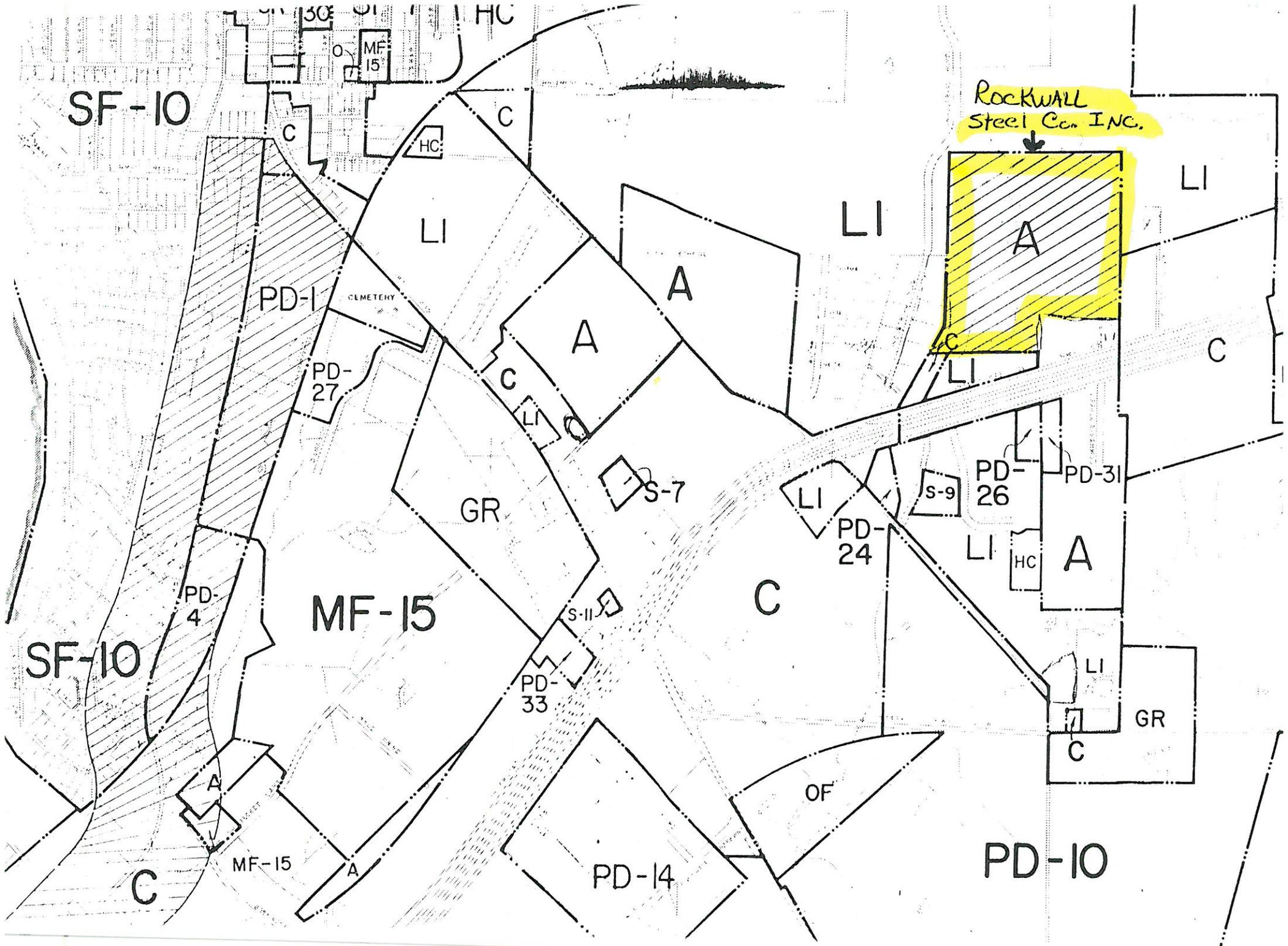
1. That the drive lanes be increased to 24 feet
2. That a determination be made as to the amount of landscaping to be provided.
3. That an access easement and fire lane be provided on the final plat from the old section to the new section.

Attachments:

1. Location Map
2. Site Plan/Preliminary Plat

Agenda Item: Preliminary Plat on Lot 2, Industrial Addition

Item No: III. C.



SF-10

Rockwall Steel Co. Inc.

MF-15

SF-10

PD-10

PD-14

MF-15

PD-1

PD-27

PD-4

PD-33

PD-24

PD-26

PD-31

LI

LI

LI

A

A

A

A

GR

GR

S-7

S-11

S-9

CEMETERY

MF-15

HC

HC

C

C

LI

LI

LI

C

C

OF

LI

C

C

A

A

A

C

C

LI

LI

HC

LI

C

C

C

C

C

C

C

C

C

AIRPORT ROAD

ALUMAX

UNION PACIFIC R.R.

INDUSTRIAL BLVD.

A

GAMMA

SIGMA

BETA

INDUSTRIAL BLVD.

ALPHA DRIVE

ENTERPRISE DR.

HWY. 67

STATE 30

C

COMMERCE STREET

PD 24

S-9

KRISTY

LANE

LI

HC

A

CITY OF ROCKWALL
City Council Agenda

Agenda Date: April 19, 1993

Agenda No: VI. B.

Agenda Item: Discuss and Consider Approval of a Preliminary Plat and Site Plan on a Replat of Lot 2, Industrial Addition

Item Generated By: Al Sharaway, Owner

Action Needed: Discuss proposed site plan/preliminary plat and take any necessary action.

Background Information:

Mr. Sharaway has submitted his plan for development of the land that was zoned to LI at your last meeting. The first phase consists of parking and a 65,000 sq. ft. building located west of the drainway. The access for this site will be through Lot 2 of the Industrial Addition and they are planning to replat Lot 2 to incorporate this area. Their original plan to provide access into the site directly off of Industrial has not been accomplished and they have therefore changed their plans. The building will be used for assembly and painting. They will be installing a dry paint facility that will not generate any pollution from the building.

They are exceeding the required parking for the new building in order to provide additional parking for the existing facilities on Industrial.

Our recommendations to Commission were as follows:

1. That the drive lanes be increased to 24 feet
2. That a determination be made as to the amount of landscaping to be provided.
3. That an access easement and fire lane be provided on the final plat from the old section to the new section.

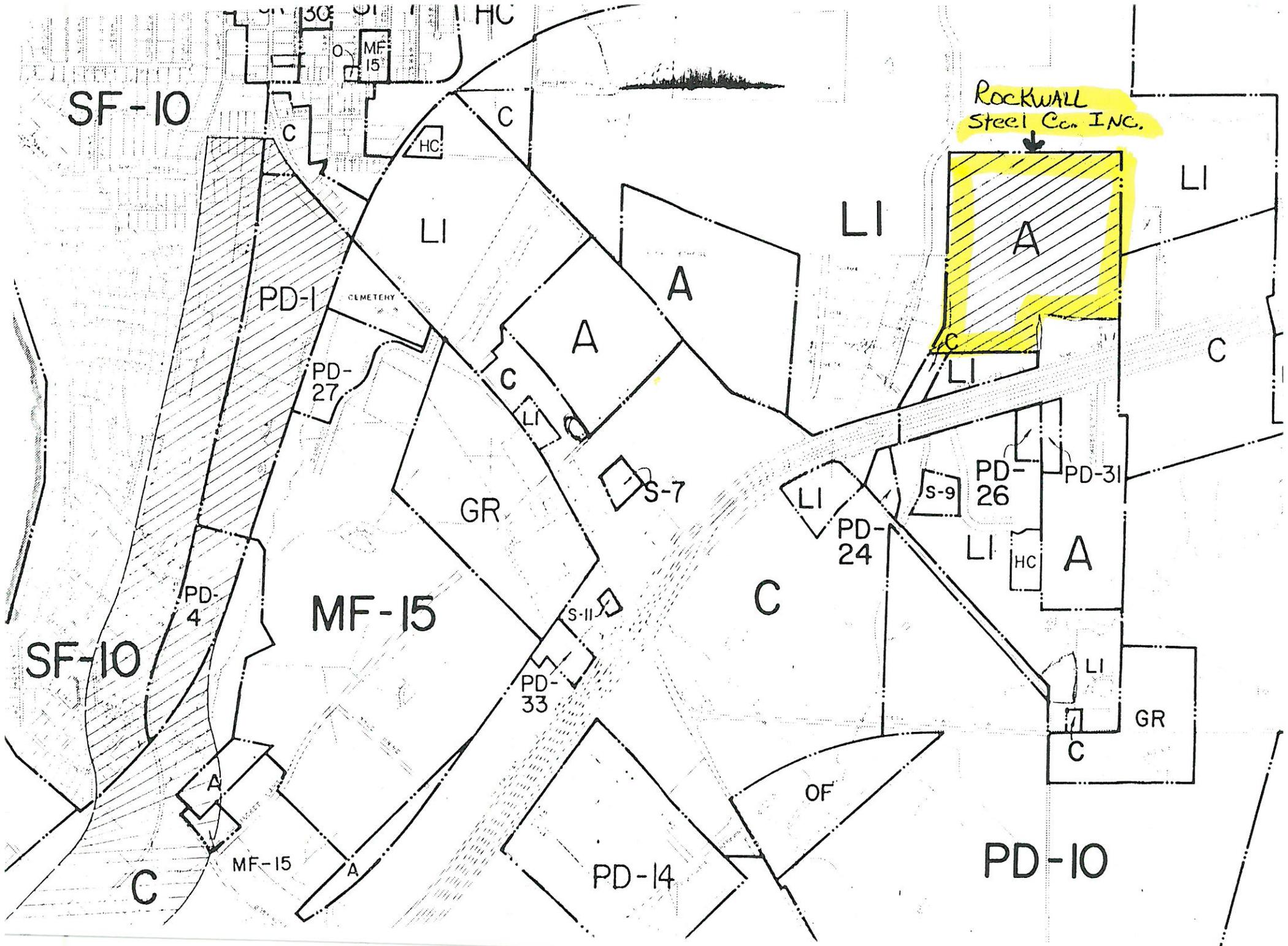
The Commission has recommended approval and the developer has increased the drive lanes to 24 feet, and they are providing the required percentage of landscaping.

Attachments:

1. Location Map
2. Site Plan/Preliminary Plat

Agenda Item: Preliminary Plat on Lot 2, Industrial Addition

Item No: VI. B.



SF-10

Rockwall Steel Co. Inc.

SF-10

MF-15

PD-10

PD-14

MF-15

PD-1

PD-27

PD-4

PD-33

PD-24

PD-26

PD-31

GR

GR

S-7

S-11

S-9

CEMETERY

C

A

A

A

A

A

A

LI

LI

LI

LI

LI

LI

LI

C

LI

C

C

C

C

OF

C

C

MF-15

HC

HC

AIRPORT ROAD

ALUMAX

UNION PACIFIC R.R.

INDUSTRIAL BLVD.

A

GAMMA

SIGMA

BETA

INDUSTRIAL BLVD.

ALPHA DRIVE

ENTERPRISE DR.

HWY. 67

STATE 30

C

COMMERCE STREET

PD 24

S-9

KRISTY

LANE

LI

HC

A

