

SITE PLAN APPLICATION

Date: 8.27.84

NAME OF PROPOSED DEVELOPMENT Lakewood Office Park  
 NAME OF PROPERTY OWNER/DEVELOPER ROCK BERGQ / HELAND MILLER  
 ADDRESS 319 Yacht Club Drive PHONE 722-2607  
 NAME OF LAND PLANNER/ENGINEER ARCHITRIX inc / HAROLD EVANS  
 ADDRESS 103 S. San Jacinto Rockwall PHONE 722-8271  
 TOTAL ACREAGE 52000<sup>±</sup> CURRENT ZONING "C"  
 NUMBER OF LOTS/UNITS 1

Signed Rock Bergq

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>✓</u>	<u>_____</u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>✓</u>	<u>_____</u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>✓</u>	<u>_____</u>	3. Design and location of ingress and egress
<u>_____</u>	<u>_____</u>	4. Off-street parking and loading facilities
<u>✓</u>	<u>_____</u>	5. Height of all structures
<u>✓</u>	<u>_____</u>	6. Proposed Uses
<u>_____</u>	<u>_____</u>	7. Location and types of all signs, including lighting and heights
<u>_____</u>	<u>_____</u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown  
on Site Plan

Not  
Applicable

\_\_\_\_\_

\_\_\_\_\_

9. Street names on proposed streets

\_\_\_\_\_

\_\_\_\_\_

10. The following additional information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: \_\_\_\_\_

File No. GA-92-SP

Date: 8/27/84

Fee: \$85.00

SITE PLAN APPLICATION

Date: 17 Oct. 1984

NAME OF PROPOSED DEVELOPMENT THE TIRE CENTER

NAME OF PROPERTY OWNER/DEVELOPER JOE FRAZIER / DALE TROUT

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

NAME OF LAND PLANNER/ENGINEER ARCHIMATRIX CHARLES E. HOGES A.I.A.

ADDRESS 103 S. San Jacinto (CHUCK) PHONE 722-8271

TOTAL ACREAGE \_\_\_\_\_

CURRENT ZONING C

NUMBER OF LOTS/UNITS 1

Signed Joe E. Frazier A.I.A.

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.

Provided or Shown on Site Plan      Not Applicable

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____

1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
3. Design and location of ingress and egress
4. Off-street parking and loading facilities
5. Height of all structures
6. Proposed Uses
7. Location and types of all signs, including lighting and heights
8. Elevation drawings citing proposed exterior finish materials

Provided or Shown  
on Site Plan

Not  
Applicable

\_\_\_\_\_

\_\_\_\_\_

9. Street names on proposed streets

\_\_\_\_\_

\_\_\_\_\_

10. The following additional information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: \_\_\_\_\_

File No. 84-92-SP

Date: 10/19/84

Fee: \$ 85.00

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 8/24/84  
NAME Architecture Inc  
ADDRESS Em-740 White Hills

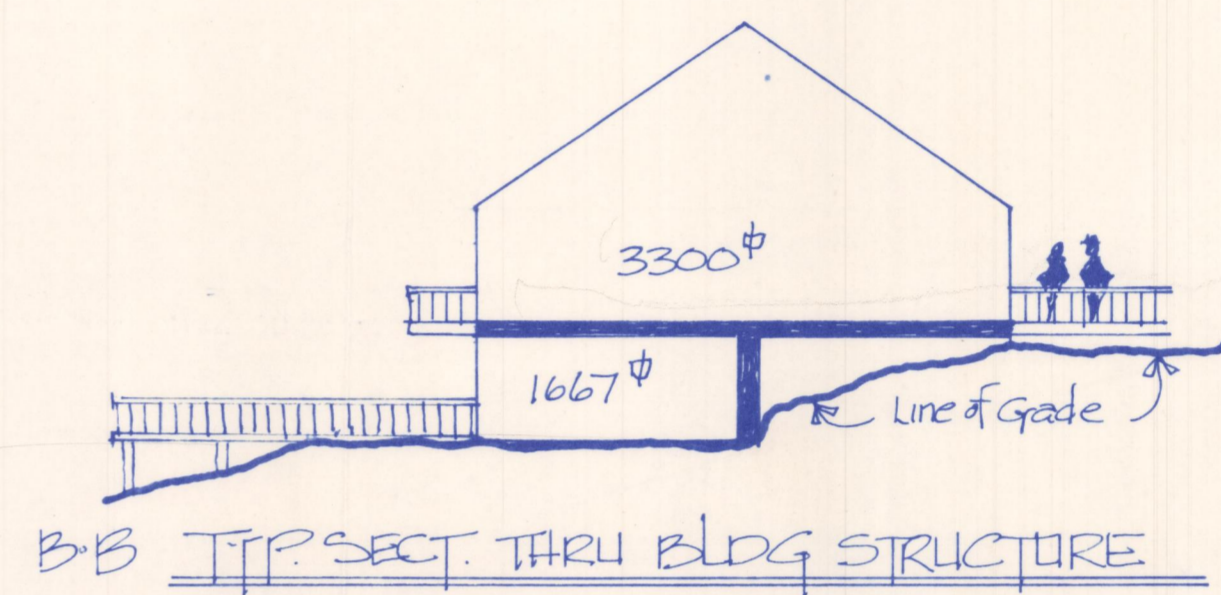
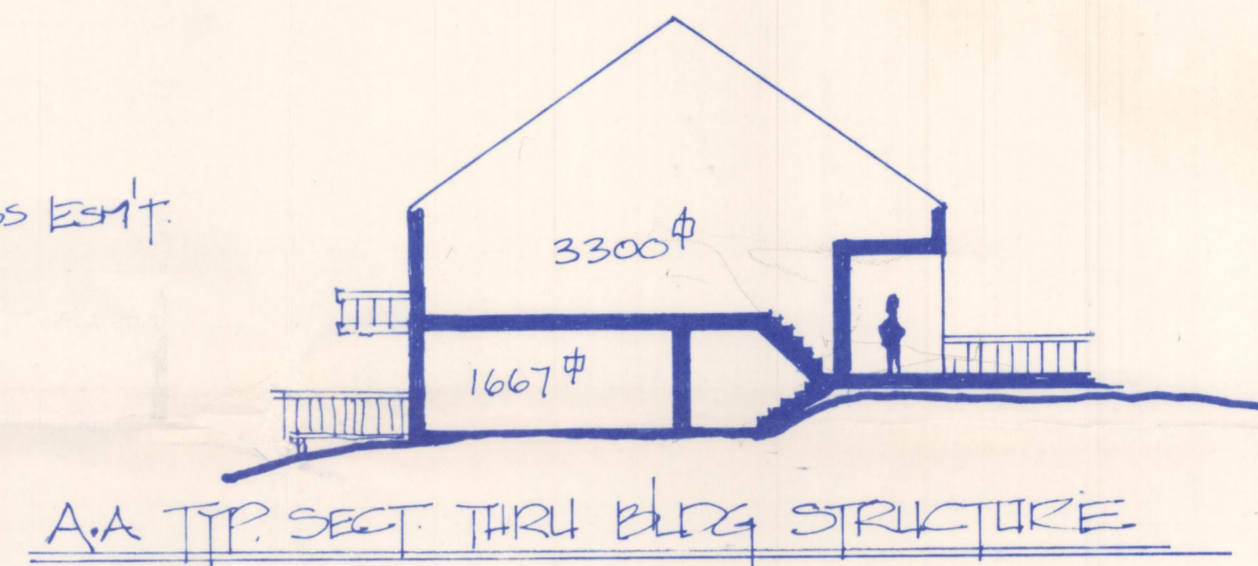
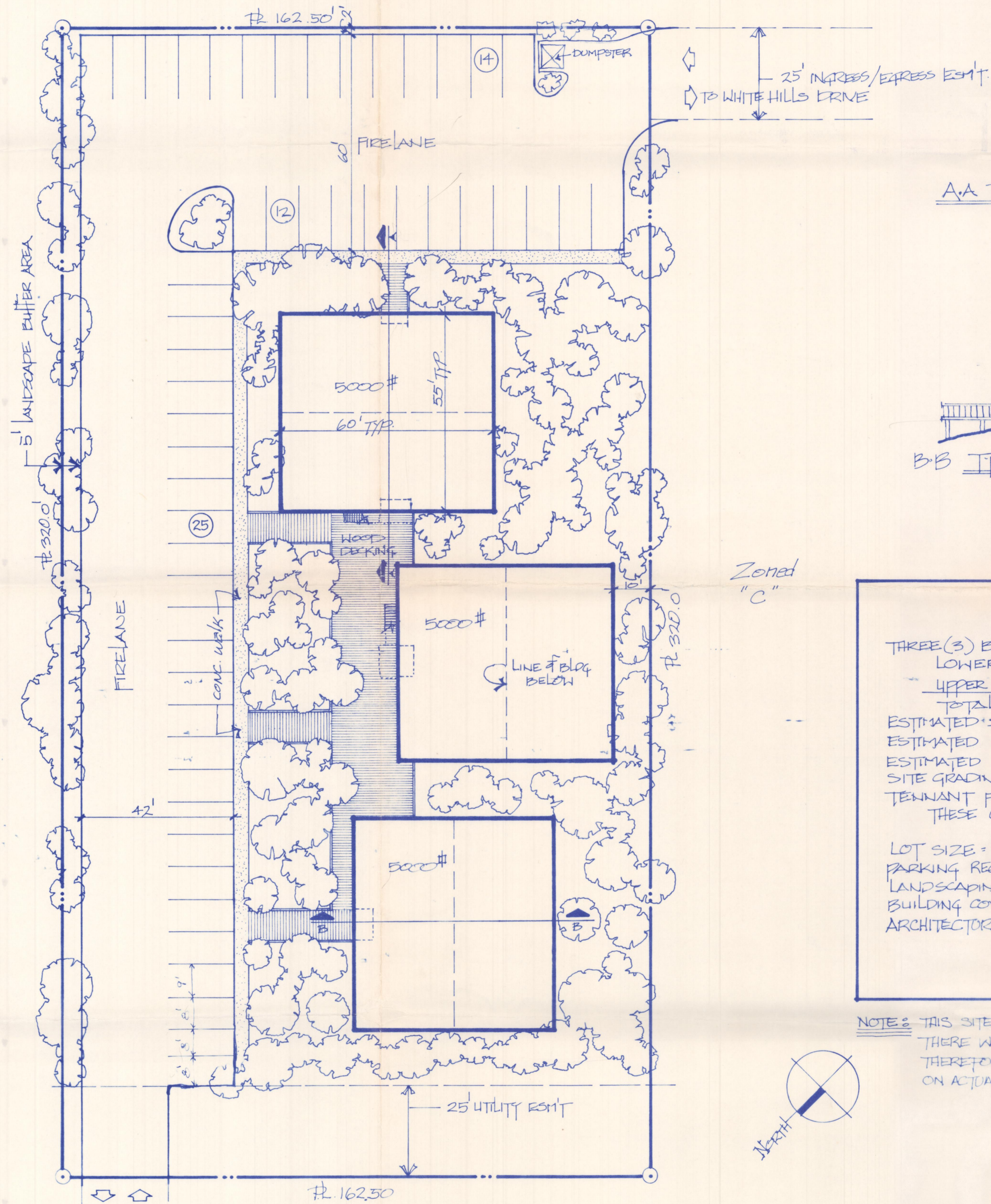
Cash  Check 228  Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Site Plan</u>		<u>85 00</u>

Received By Km

2767

FORM G-1



Zoned "MF"

Zoned "C"

PROGRAM	
THREE(3) BUILDINGS @ 5000# EA.	
LOWER LEVEL = 1667#	
UPPER LEVEL = 3333#	
TOTAL = 5000# X 3 = 15000#	
ESTIMATED STRUCTURE COST = \$45/# X 15000# = \$675,000 =	
ESTIMATED CONC COST (PAVING) = 20711 @ \$18/# = 38426 =	
ESTIMATED WOOD DECKING = 2120 @ \$16/# = 43520 =	
SITE GRADING & UTILITIES = TO BE DETERMINED .....	
TENANT FINISH OUT = \$12/#	
THESE COST (ESTIMATED) ARE BASED ON 3RD QUARTER 84' PROJECTIONS.	
LOT SIZE = 52,000 #	
PARKING REQD = 52 SPACES	
LANDSCAPING REQD MIN. = 5%	
BUILDING COVERAGE = 29% OF PROPERTY	
ARCHITECTURAL FEES = 6% OF BUILDING COST...	

NOTE: THIS SITE PLAN IS FOR SCHEMATIC PURPOSES ONLY, THERE WAS NOT A TOPOGRAPHICAL SURVEY AVAILAEBLE THEREFORE: SITE PLAN MAY VARY OR CHANGE BASED ON ACTUAL TOPO...

FM. ROAD 740

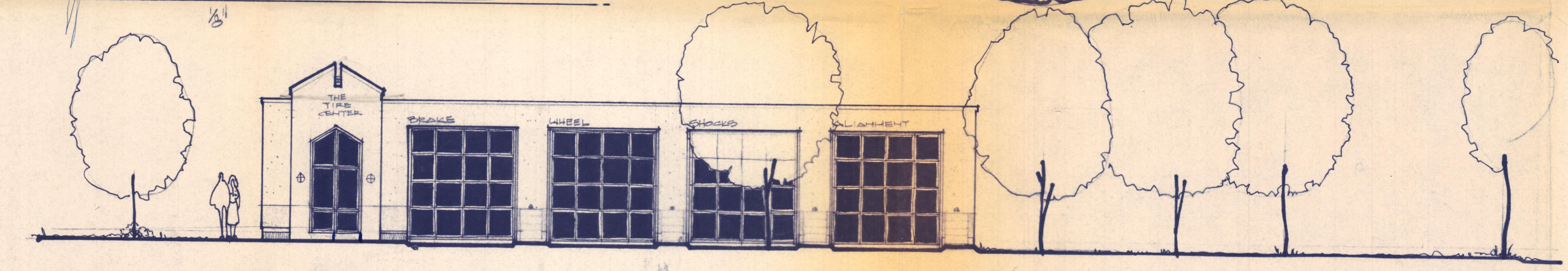
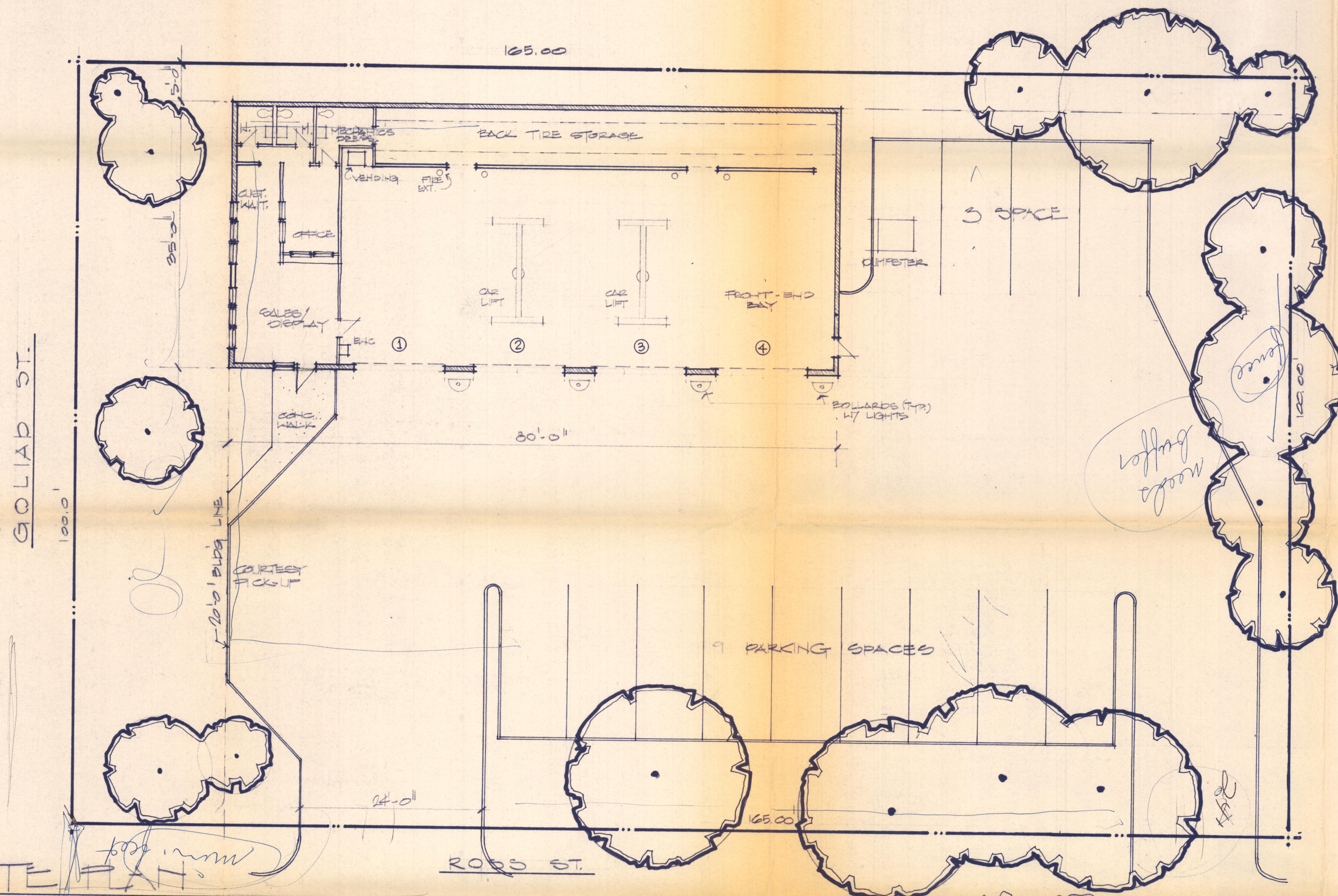
PRELIMINARY SITE PLAN

SCALE 1" = 20.0'

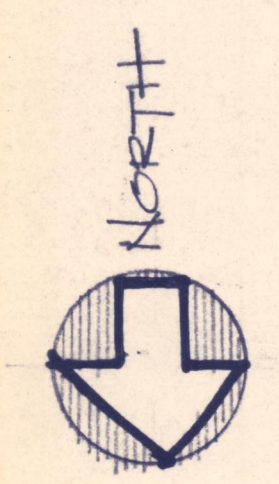
ARCHIMATRIX inc.  
103 S. San Jacinto, Rockwall, TX. 214-722-8271

Approved

*Sign on  
blbs  
Elevate, Mr. Parking*

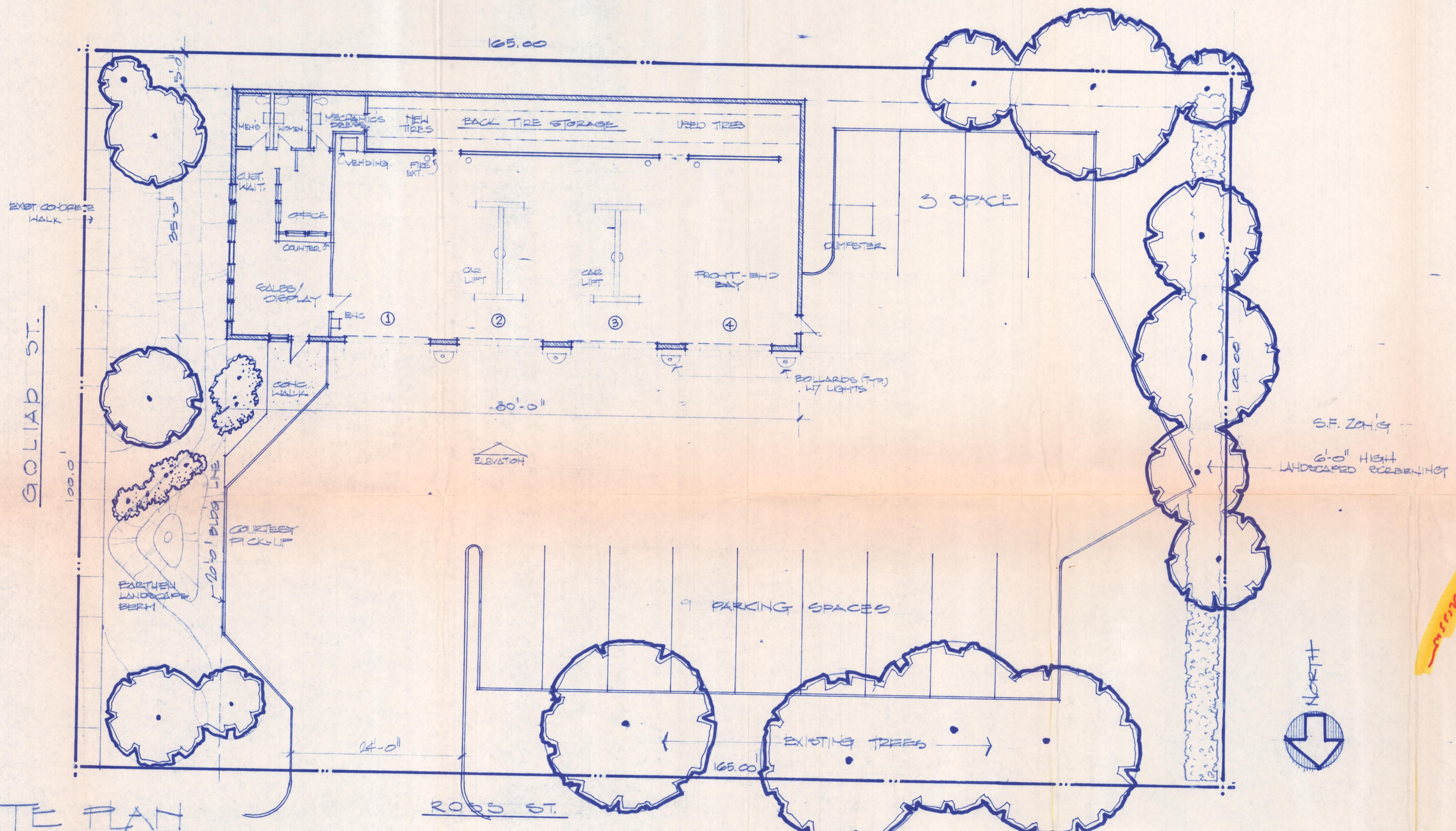


*Completed*

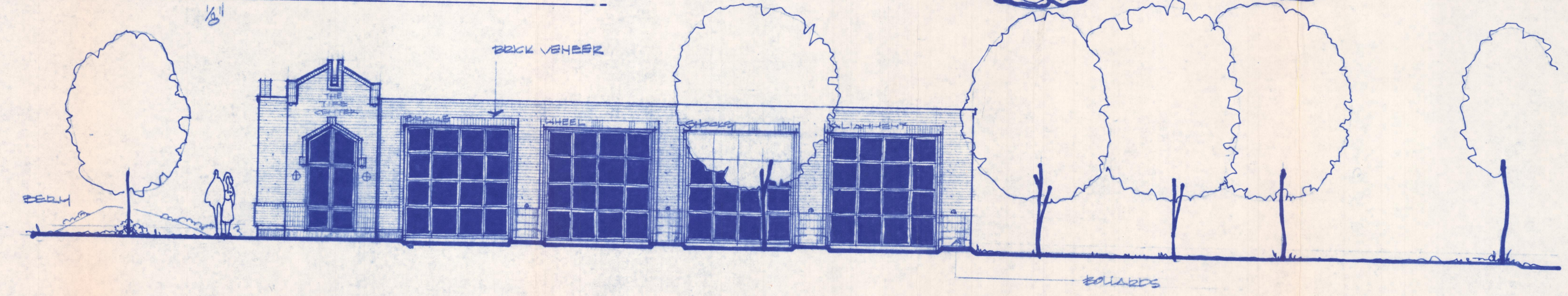


ARCHIMATRIX, INC.  
 CHAS. E. HODGES - AIA  
 103 S. SAN JACINTO ROCKWALL, TX.

THE TIRE CENTER  
 2500 SF.



SITE PLAN

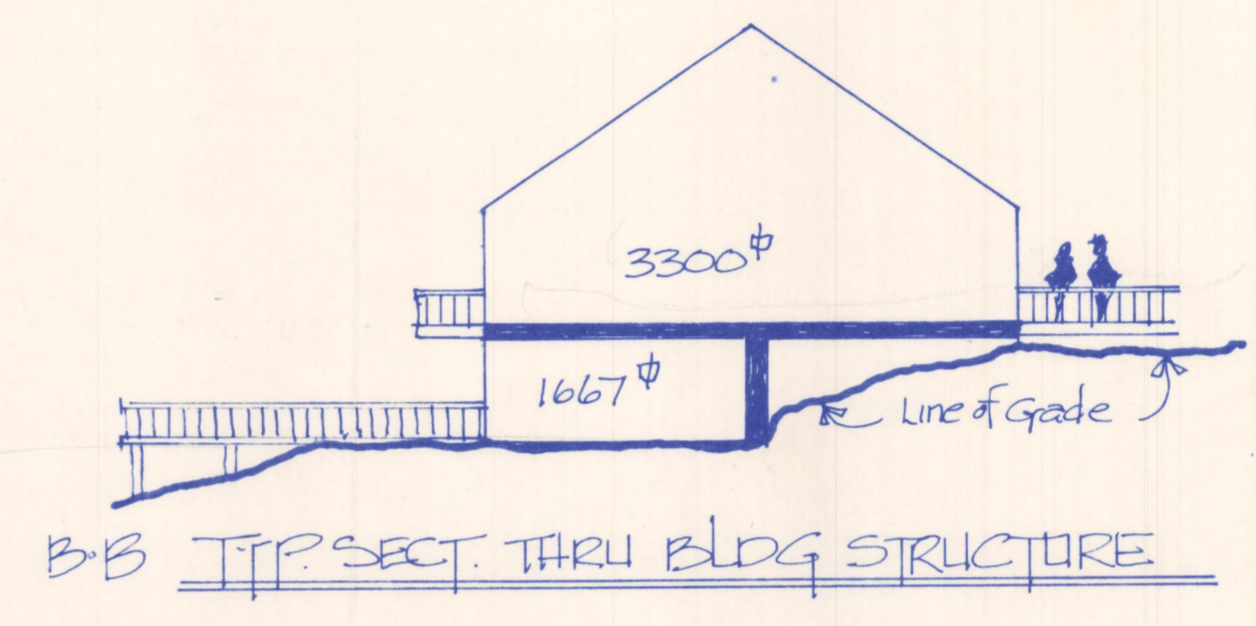
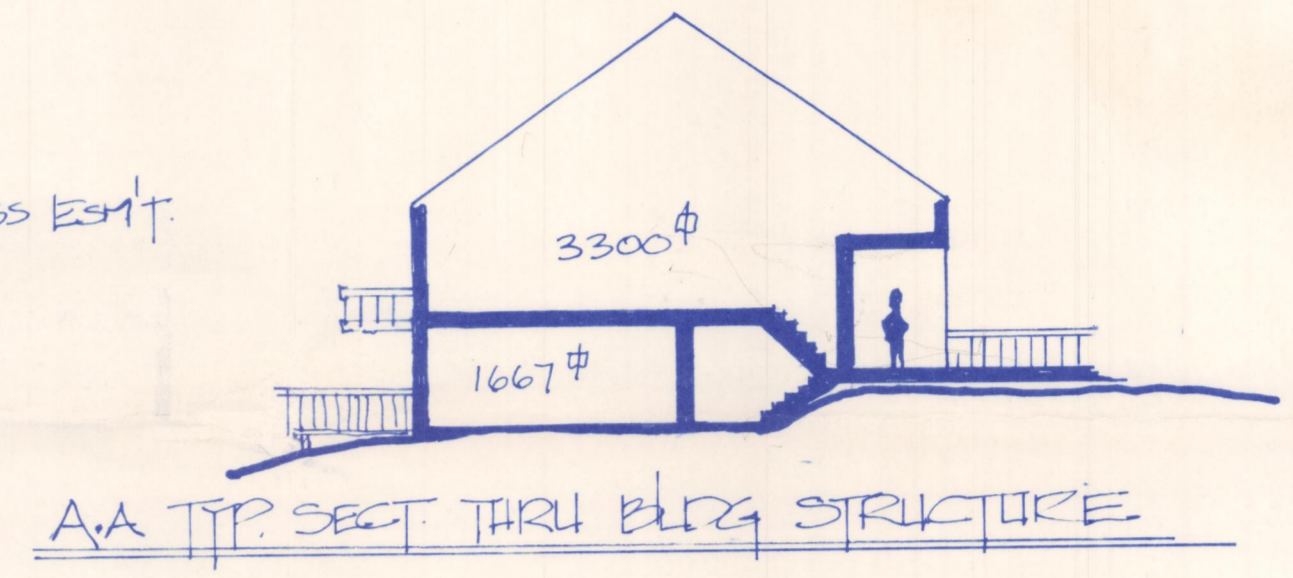
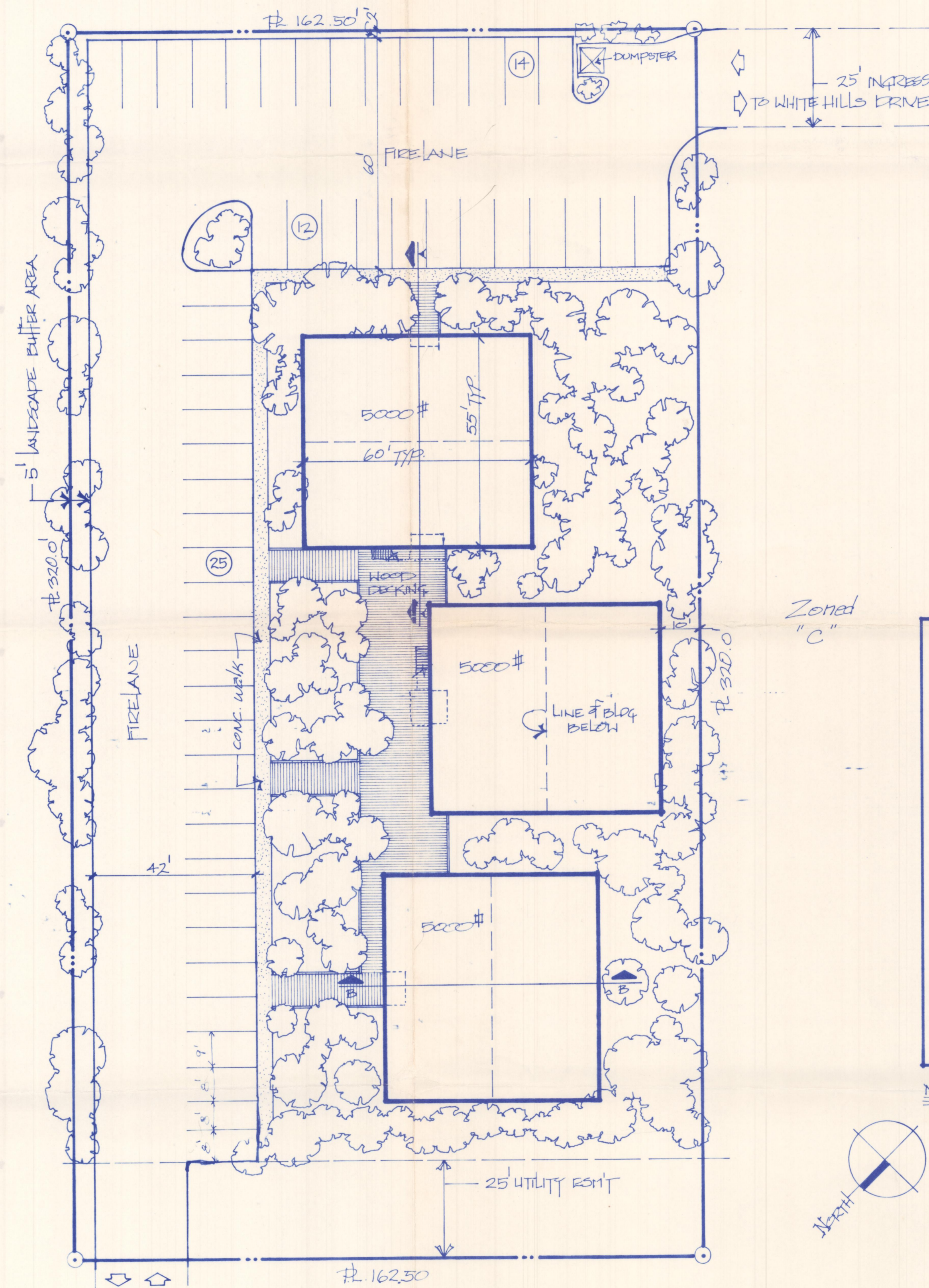


THE TIRE CENTER  
2800 SF

*Handwritten note in red ink:*  
2nd Submission

ARCHIMATRIX, INC.  
CHAS. E. HODGES - AIA  
103 S. SAN JACINTO ROCKWALL TX.





**PROGRAM**

THREE (3) BUILDINGS @ 5000# EA  
 LOWER LEVEL = 1667#  
 UPPER LEVEL = 3333#  
 TOTAL = 5000# x 3 = 15000#

ESTIMATED STRUCTURE COST = \$45/# x 15000# = \$675,000  
 ESTIMATED CONC. COST (PAVING) = 20771 @ \$1.85/# = 38426.00  
 ESTIMATED WOOD DECKING = 2720 @ \$16/# = 43520.00  
 SITE GRADING & UTILITIES = TO BE DETERMINED  
 TENANT FINISH OUT = \$12.00/#  
 THESE COST (ESTIMATED) ARE BASED ON 3RD QUARTER 84 PROJECTIONS.

LOT SIZE = 52,000#  
 PARKING REQD = 52 SPACES  
 LANDSCAPING REQD MIN. = 5%  
 BUILDING COVERAGE = 29% OF PROPERTY  
 ARCHITECTURAL FEES = 6% OF BUILDING COST...

NOTE: THIS SITE PLAN IS FOR SCHEMATIC PURPOSES ONLY, THERE WAS NOT A TOPOGRAPHICAL SURVEY AVAILABLE THEREFORE: SITE PLAN MAY VARY OR CHANGE BASED ON ACTUAL TOPO...



FM. ROAD 740  
 PRELIMINARY SITE PLAN  
 1" = 20.0'

Approved

John Lindsay  
Archimatrix, Inc.  
103 S. San Jacinto  
Rockwall, Tx. 75087

CITY OF ROCKWALL  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT: Lakewood Office Park Site Plan  
DATE: 8/31/84

MESSAGE:

Staff and Planning Commission comments:

1. Do you plan handicapped parking?
2. Will the buildings be accessible to the handicapped?

Site plan will be on Consent Agenda.

CC: Rick Burgy & Leland Miller  
319 Yacht Club Dr.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

*Karen Martin*  
*(mp)*

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO: John Lindsey  
Archimatrix, Inc.  
103 S. San Jacinton  
Rockwall, Tx. 75087

FROM: CITY OF ROCKWALL  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT: Lakewood Office Park  
DATE: 9/17/84

MESSAGE:

On September 13, 1984, the P&Z voted to recommend approval of your site plan. Please provide 7 copies of the plan showing 3 small car spaces and labeling the distance between buildings by September 24th. The plan will be on the October 1st City Council Agenda.

CC: Rick Burgy & Leland Miller

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

*Karen*

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

John Lindsay  
Archimatrix, Inc.  
103 South San Jacinto  
Rockwall, Tx. 75087

CITY OF ROCKWALL  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT

Lakewood Office Park Site Plan

DATE

10/3/84

MESSAGE:

On October 1, 1984, the City Council voted to approve your site plan as submitted.

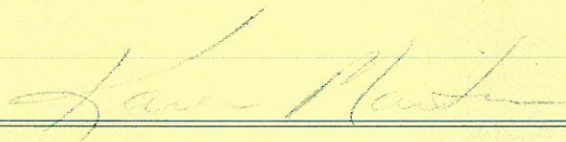
CC: Rick Burgy & Leland Miller

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Dale E. Frouth  
208 Meadowdale  
Rockwall, Texas

722-9251

Chuck Hodges  
Archimatrix  
103 S. San Jacinto  
Rockwall, Tx. 75087

FROM  
CITY OF ROCKWALL  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT  
Tire Center

DATE  
11/9/84

MESSAGE:

On November 8th the Planning and Zoning Commission recommended approval of your site plan subject to the following conditions.

1. Sidewalks on Goliad addressed.
2. More defined landscaping, including a berm and/or screen of the parking lot and bay doors from Goliad.
3. A 6 ft. opaque buffer along the western property line with consideration given to a hedge on the residential district side.
4. Eliminate the second entrance from Ross St.
5. Design restrooms to handicapped standards.
6. Label storage for new and used tires.

CC: Dale Troutt

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

We need 7 copies of your revised site plan submitted to this office by Nov. 23rd to appear before the City Council on Dec. 3, 1984.

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO

Dale Troutt  
308 Meadowdale  
Rockwall, Tx. 75087

FROM

CITY OF ROCKWALL  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT  
Tire Centre

DATE  
12/3/84

MESSAGE:

On December 3, 1984, the City Council approved your site plan for the Tire Centre at 802 South Goliad with 2 entries to Ross Street, one 24 ft. wide and one "exit only" 18 ft. wide, without an earthen berm on Goliad Street. Please submit 3 copies of the revised site plan to the City before requesting a building permit.

CC: Chuck Hodges

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY