

Fee: \$75 + \$10/acre

SITE PLAN APPLICATION

Date: February 25, 1985

NAME OF PROPOSED DEVELOPMENT Ridge Road Tower

NAME OF PROPERTY OWNER/DEVELOPER Professional Real Estate Consultants

ADDRESS 16000 Bent Tree Forest Circle, Dallas, Tx. 75248 PHONE 385-8742

NAME OF LAND PLANNER/ENGINEER Hughes/Martin Architecture, Inc.

ADDRESS 3116 Hood Street, Dallas, Texas 75219 PHONE 528-3851

TOTAL ACREAGE .987

CURRENT ZONING Commercial

NUMBER OF LOTS/UNITS 1

Signed Richard M. Rogers

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>X</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>X</u>	<u>          </u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>X</u>	<u>          </u>	3. Design and location of ingress and egress
<u>X</u>	<u>          </u>	4. Off-street parking and loading facilities
<u>X</u>	<u>          </u>	5. Height of all structures
<u>X</u>	<u>          </u>	6. Proposed Uses
<u>X</u>	<u>          </u>	7. Location and types of all signs, including lighting and heights
<u>X</u>	<u>          </u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown  
on Site Plan

Not  
Applicable

\_\_\_\_\_

  x  

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. 85-5-SP/PP

Date: 2/25/85

Fee: \$ 85.00



CITY OF ROCKWALL  
OFFICIAL RECEIPT

NAME Richard Rogers DATE 0/25/85

ADDRESS Fm. 740  
Ridge Road Tower

Cash  Check 519  Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Site Plan</u>		<u>8500</u>

Received By Km 3170  
FORM G-1







# RIDGE ROAD TOWER

Rockwall, Texas

Professional Real Estate Consultants

154

rev. date description

1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_

rev date description

4 \_\_\_\_\_  
5 \_\_\_\_\_  
6 \_\_\_\_\_

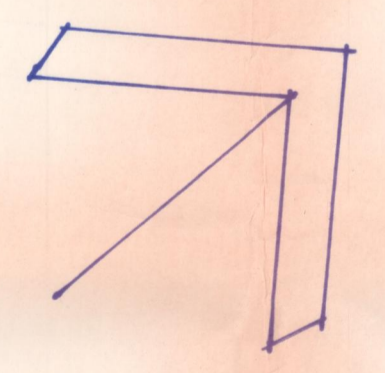


Hughes/Martin Architecture, Inc. 3116 Hood St. Dallas, Texas 75219  
214-528-3851

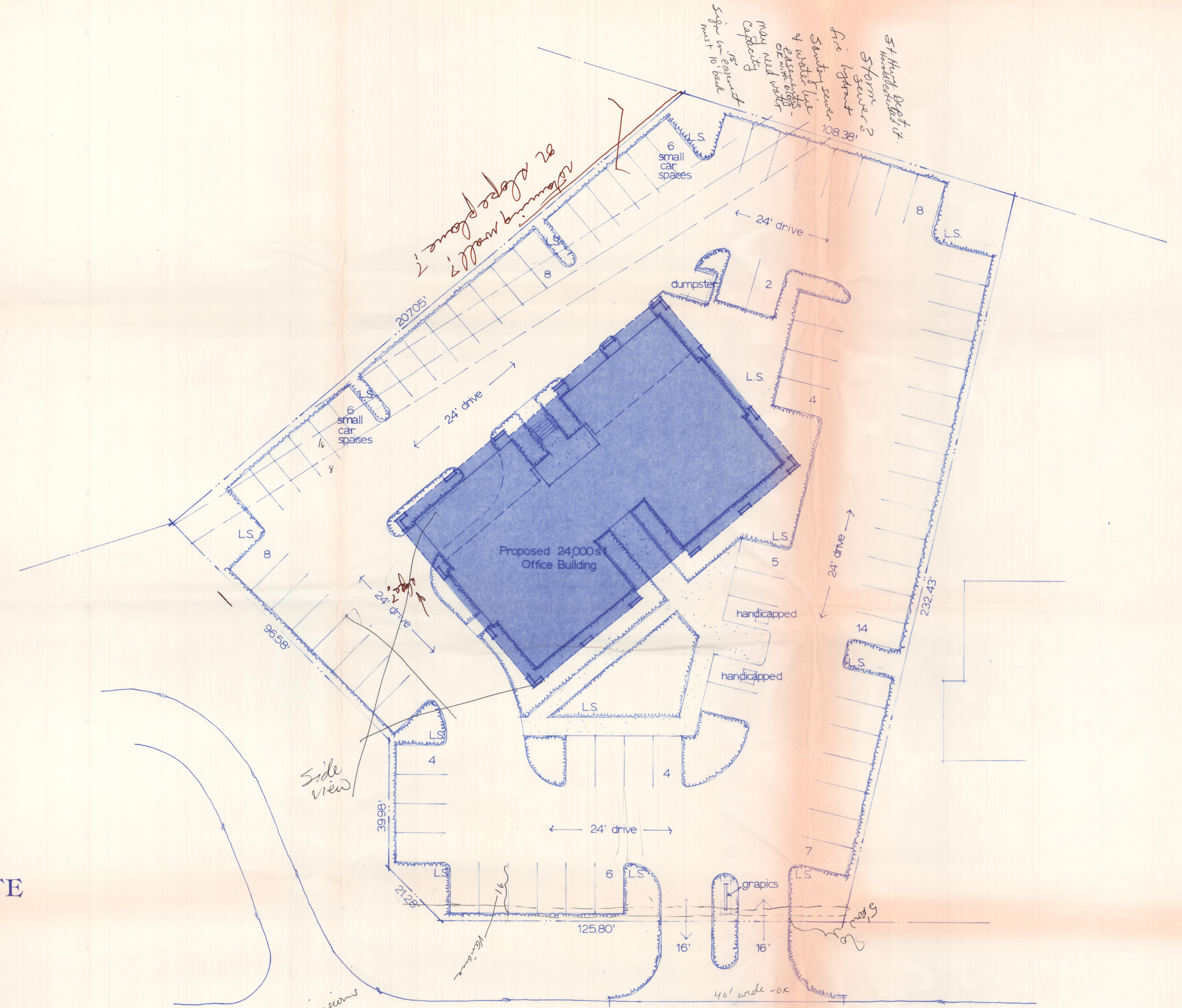


Land Area 43,000 sq. ft.  
 Building Area 24,000 sq. ft.  
 Site Coverage 15%  
 Landscaped Area 5%+ (areas indicated by L.S.)  
 Parking 82 spaces ✓

**DATA**



**SITE**



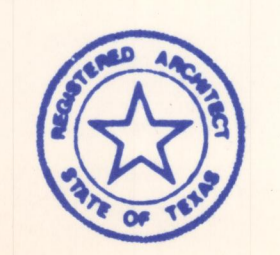
*elevation diff w/ Catfish retain wall 2*  
*label dimensions*

*1:15'*

*9X13 required*  
*9X16 given*  
*2150 required*  
*430 ft setback*  
*OK landscape*

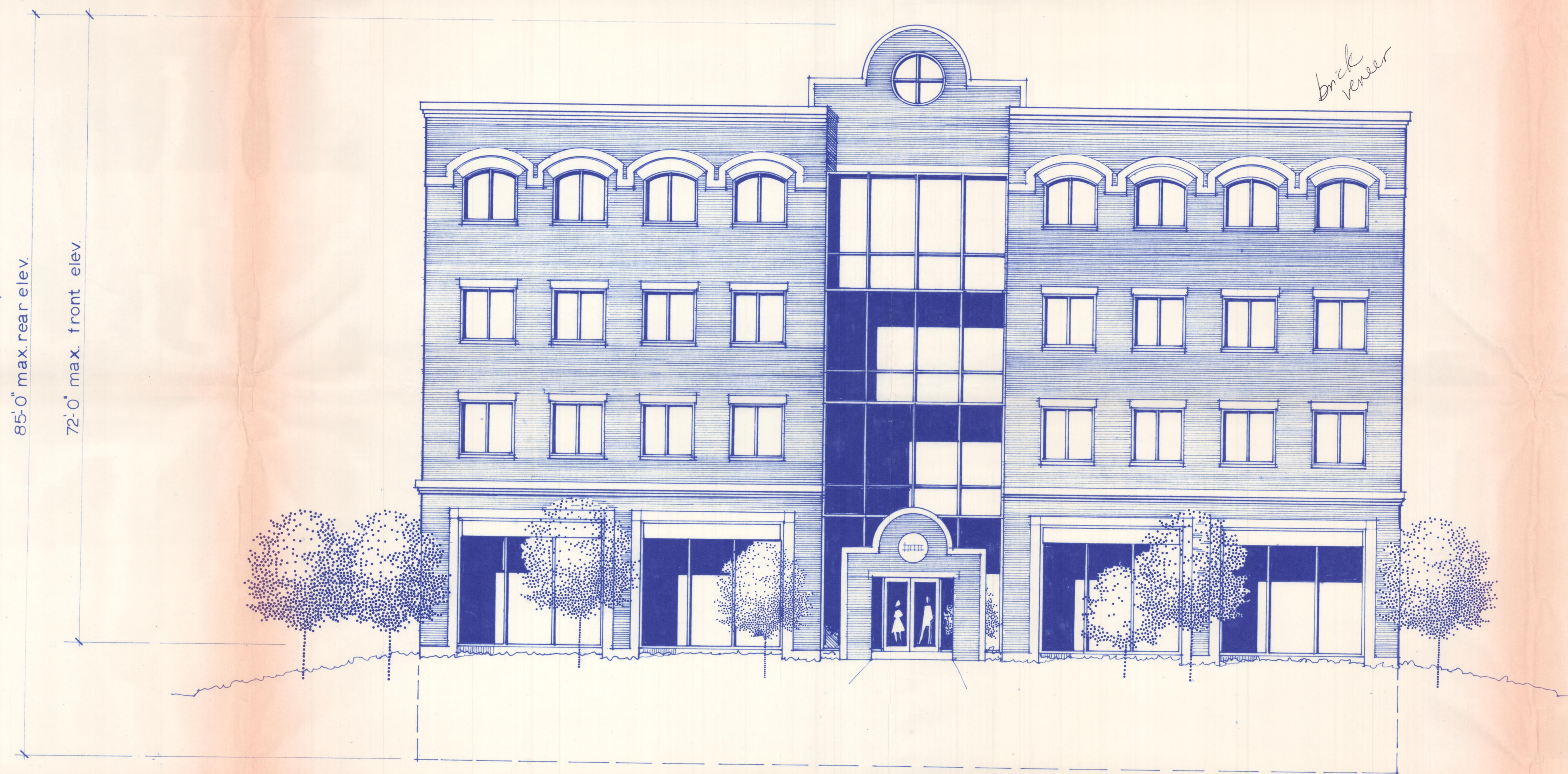
rev.	date	description
1		
2		
3		

rev.	date	description
4		
5		
6		



Hughes/Martin Architecture, Inc. 3116 Hood St. Dallas, Texas 75219  
 214-528-3851





FRONT ELEVATION 1/8" = 1'-0"

rev. date description

1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_

rev. date description

4 \_\_\_\_\_  
 5 \_\_\_\_\_  
 6 \_\_\_\_\_



Hughes/Martin Architecture, Inc. 3116 Hood St. Dallas, Texas 75219  
 214-528-3851







# RIDGE ROAD TOWER

Rockwall, Texas

Professional Real Estate Consultants

3rd

rev.	date	description
1	_____	_____
2	_____	_____
3	_____	_____

rev.	date	description
4	_____	_____
5	_____	_____
6	_____	_____



Hughes/Martin • Architecture, Inc. 3116 Hood St. Dallas, Texas 75219  
214-528-3851

issue date 3/25/85 sheet no. 1 of 3





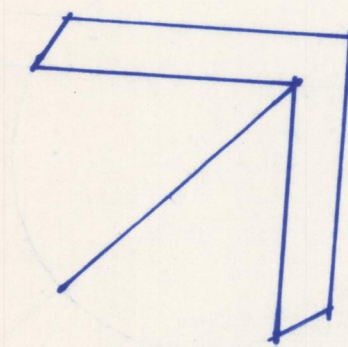


Land Area 43,000 sq. ft.  
 Building Area 24,000 sq. ft.  
 Site Coverage 15%

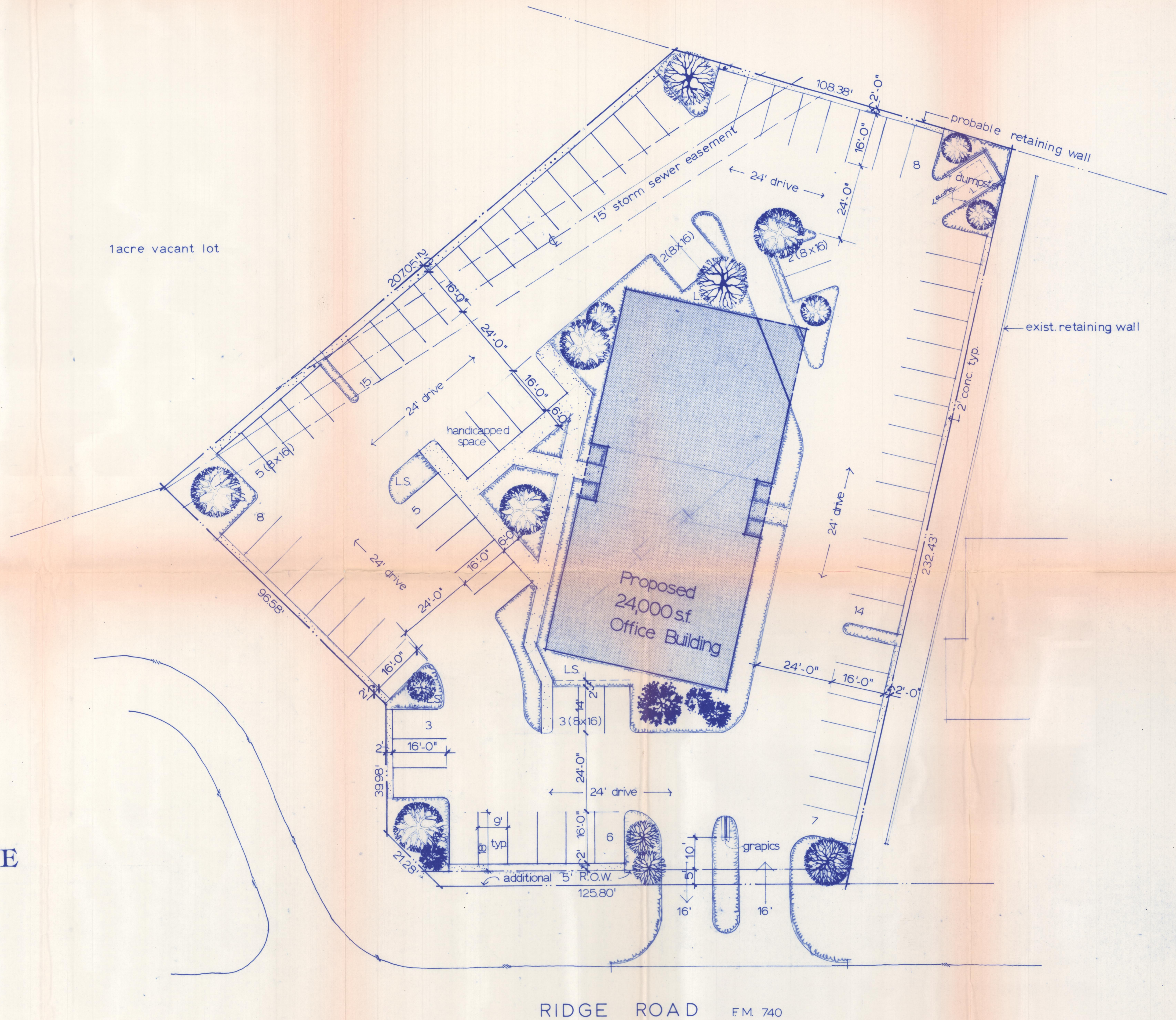
Landscaped Area 5%+ (areas indicated by L.S.)

Parking 82 spaces

**DATA**



**SITE**



rev.	date	description
1	4-1-85	per city reqmt.
2	4-15-85	
3	4-24-85	

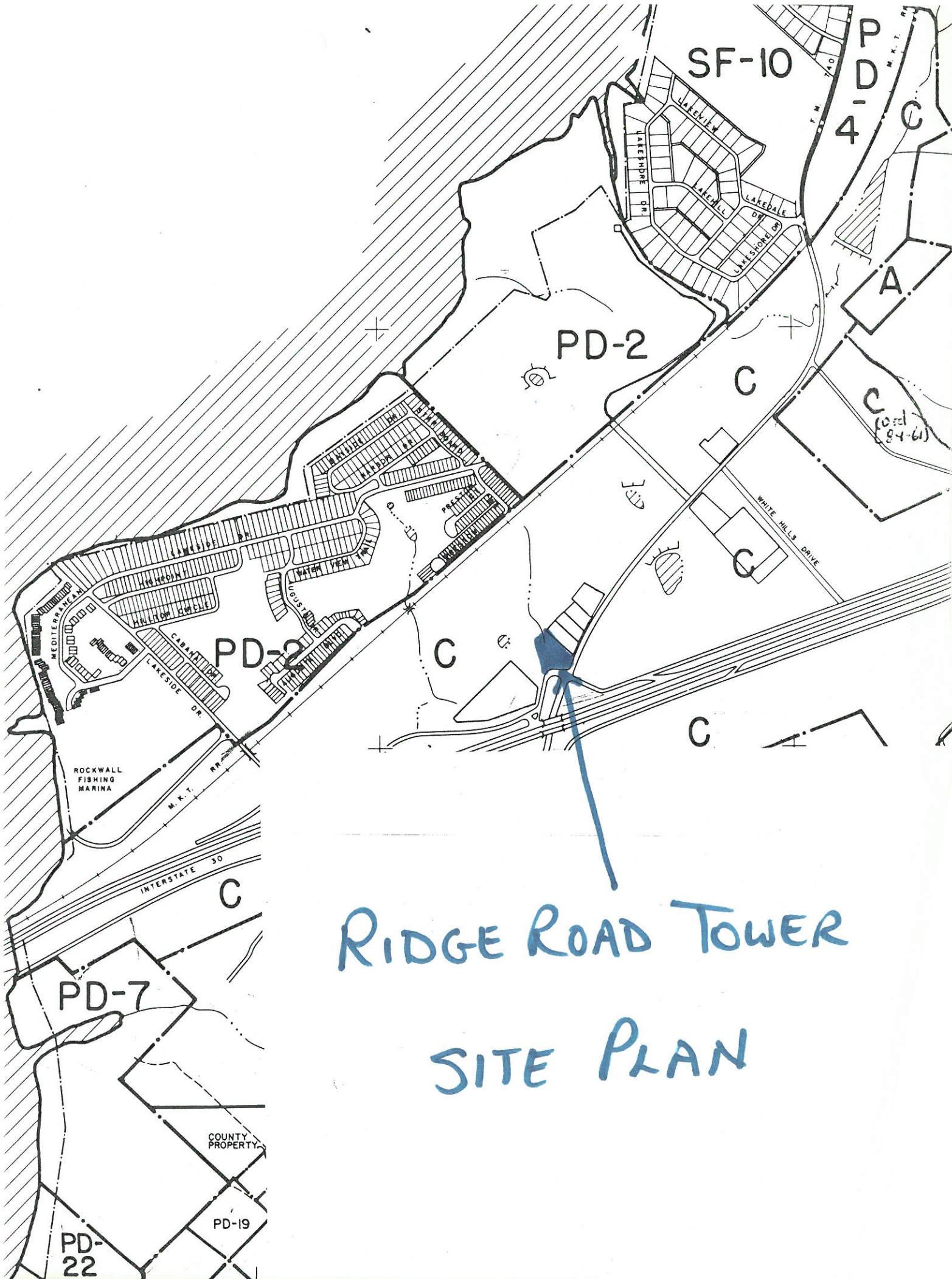
rev.	date	description
4		
5		
6		



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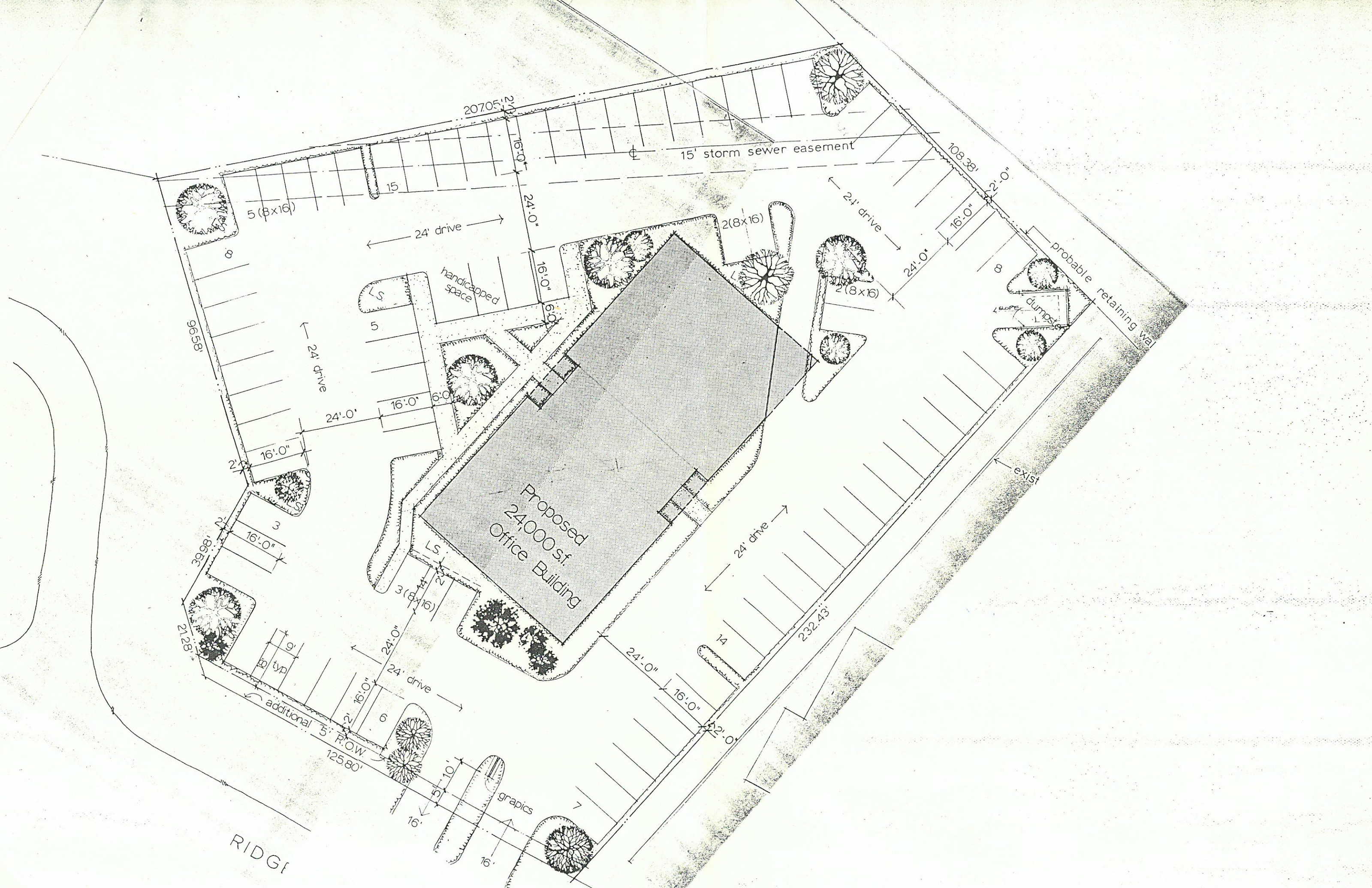
*4/16 approved*





# RIDGE ROAD TOWER SITE PLAN





20705.12

15' storm sewer easement

5 (8x16)

24' drive

2 (8x16)

2 (8x16)

probable retaining wall

dump

9658'

24' drive

handicapped space

5

24'-0"

16'-0"

6'-0"

2'

16'-0"

3998'

3

16'-0"

2128'

9'

typ

additional 5' R.O.W.

2'

16'-0"

24'-0"

24' drive

6

12580'

5'-10"

grapics

16'

16'

7

24'-0"

16'-0"

14

24' drive

232.43'

2'-0"

108.38'

24'-0"

24' drive

16'-0"

2'-0"

8

2'-0"

exist

RIDGE



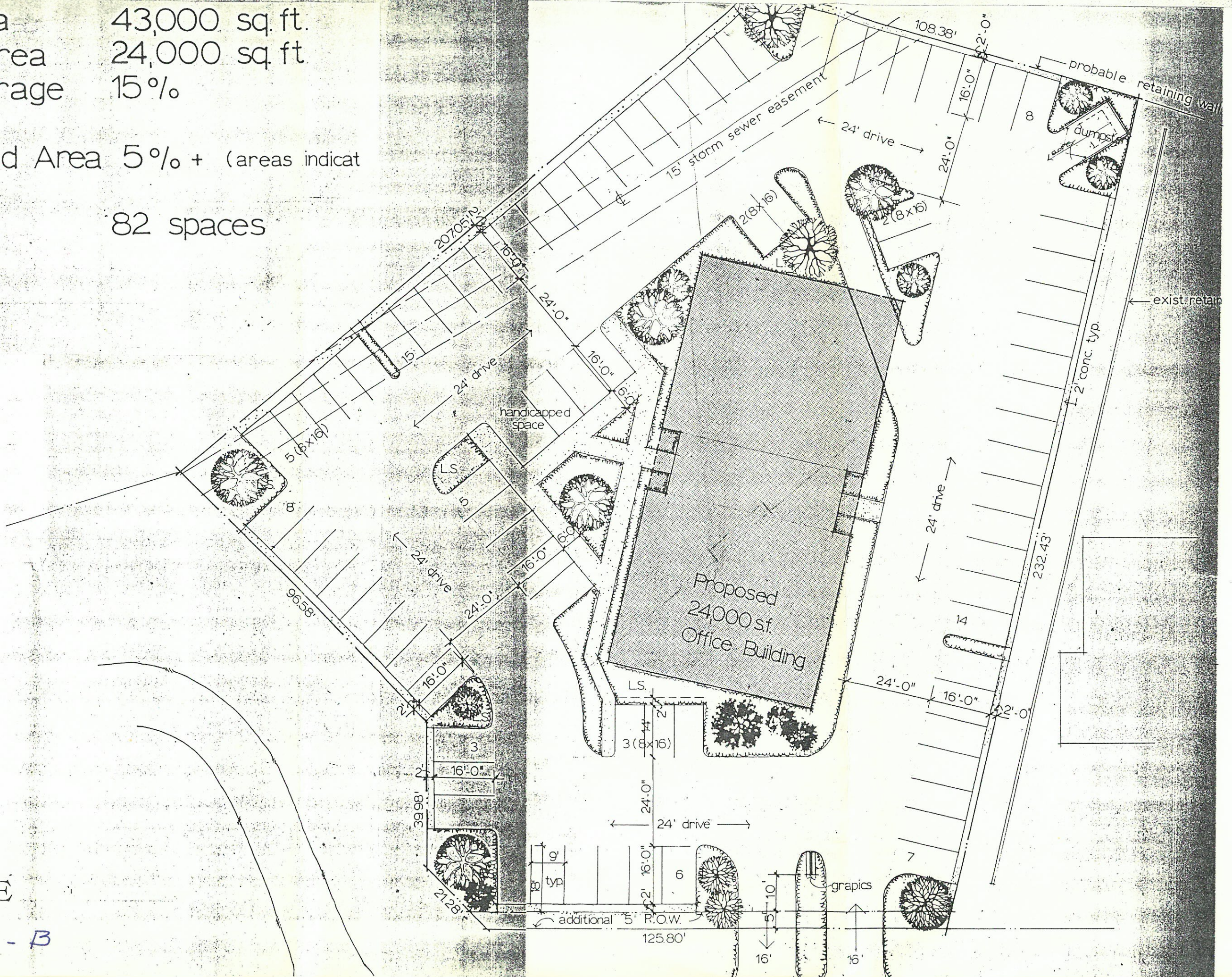
Land Area 43,000 sq. ft.  
 Building Area 24,000 sq. ft.  
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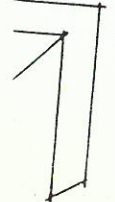
Landscaped Area 5%+ (areas indicated by L.S.)

Parking 82 spaces

# DATA

indicated by L.S. )



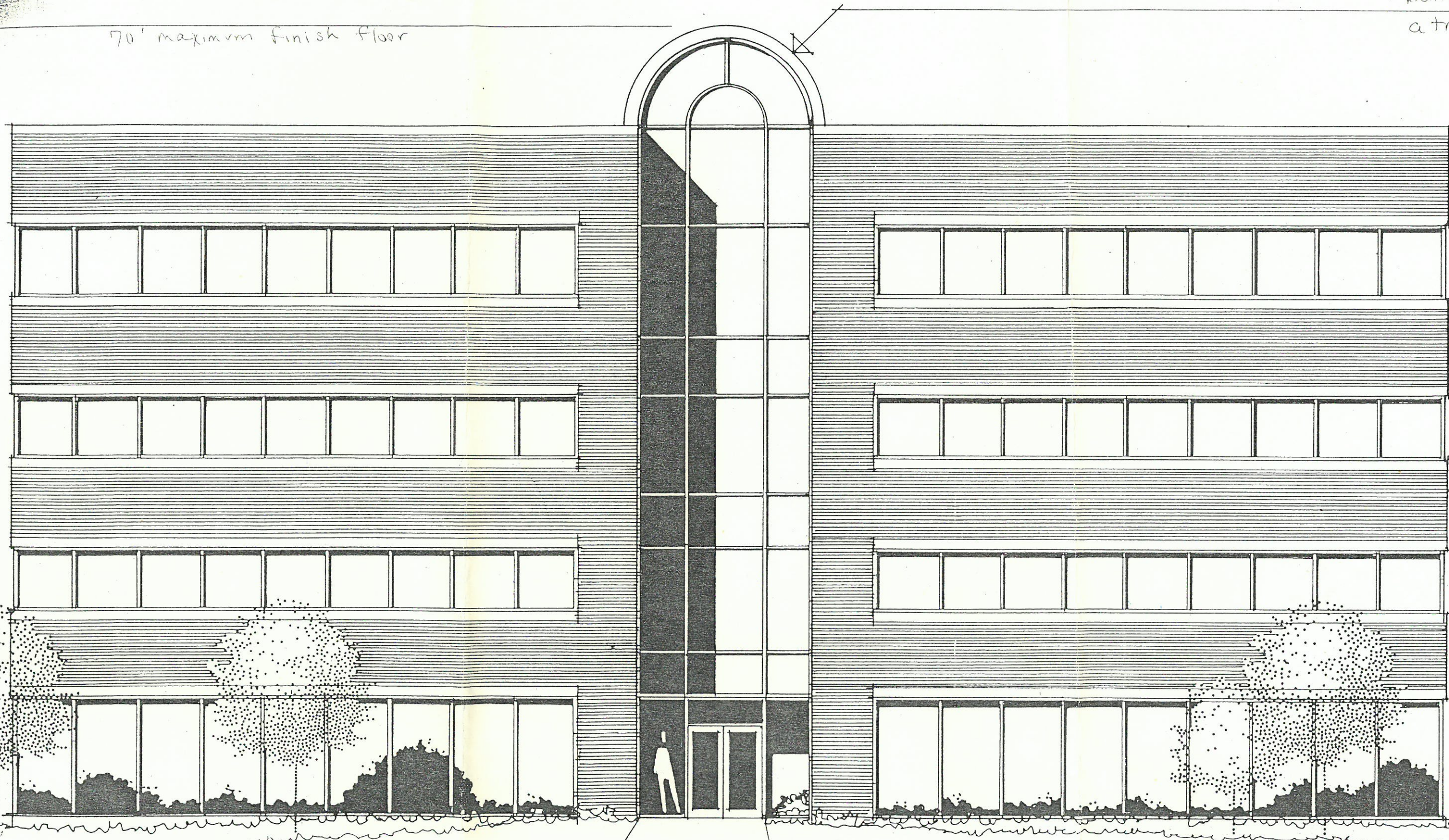
  
 SITE  
 VII - B



~~VII - B~~

70' maximum finish floor

barrel vault  
atrium skylight



Brick

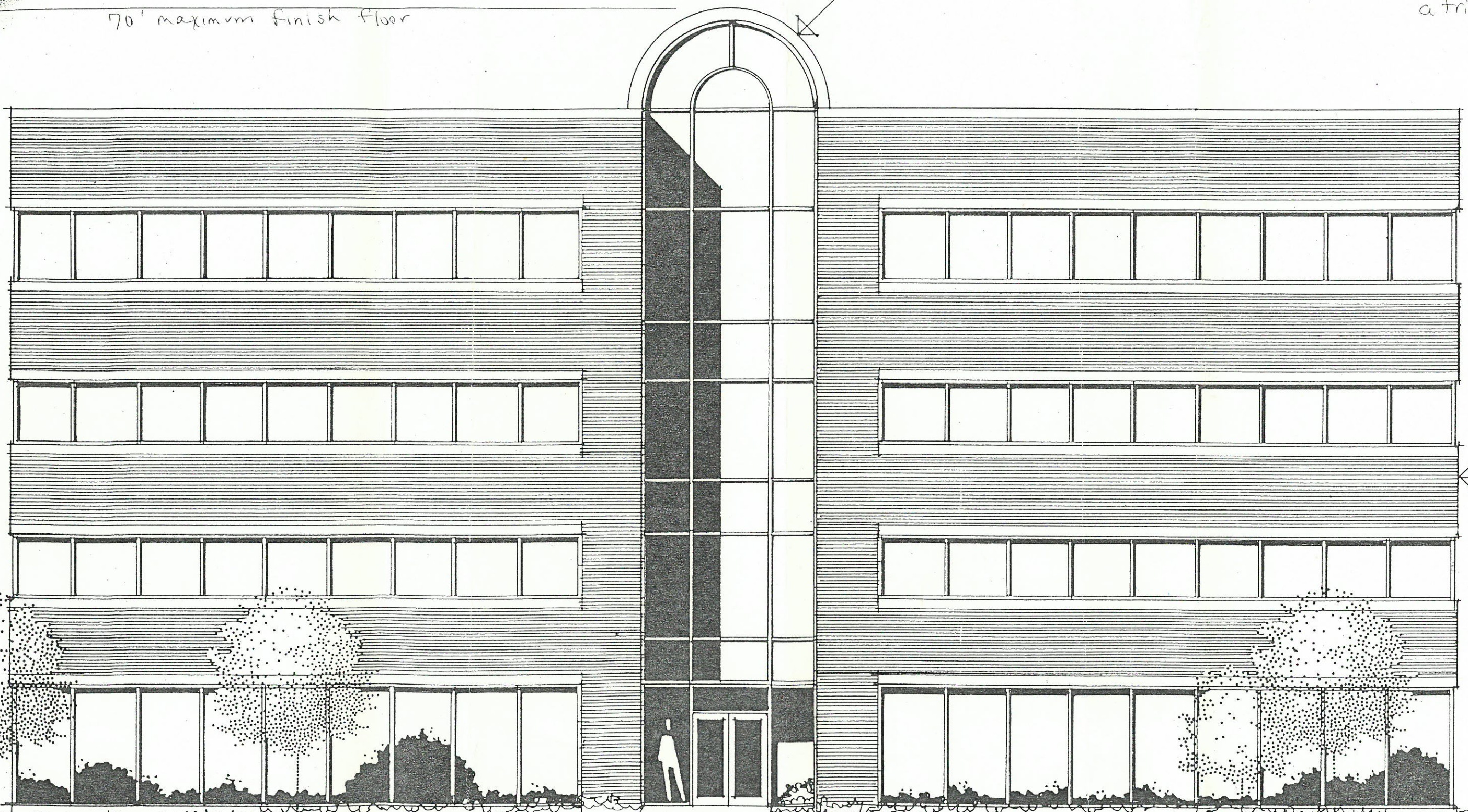
VII - B



JHC

70' maximum finish floor

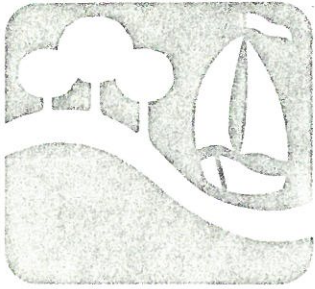
barrel vault  
atrium skylight



Brick

approved  
JHC B





# CITY OF ROCKWALL

## "THE NEW HORIZON"

March 1, 1985

Hughes/Martin Architecture  
3116 Hood St.  
Dallas, Texas 75219

Subject: Ridge Road Tower Site Plan

Staff and P & Z Comments:

1. Plat will require 5 ft. right-of-way dedication on FM-740, so parking must be 5 feet off current property line. Landscaping in this 5 ft. does not count toward minimum requirement.
2. Parking spaces must be paved 18 feet in length or receive variance from Board of Adjustments
3. Label all dimensions on site plan
4. Check and show location of storm sewer, water line and sewer line easements
5. Sign must be 10 foot behind new property line after right-of-way dedication
6. Will site grading match Mr. Catfish elevation or require retaining wall?
- (7. Final plat engineering may require fire hydrant and water line improvements.)

Please submit 8 copies of a revised site plan by March 7, 1985.

  
Karen Martin  
Administrative Assistant

cc: Professional Real Estate  
Consultants

KM/sle

TO Hughes/Martin Architecture

3116 Hood St.

Dallas, Texas 75219

FROM

CITY OF ROCKWALL  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3628  
(214) 722-1111 • Dallas 226-7885

SUBJECT

Ridge Road Tower Site Plan

DATE

March 18, 1985

MESSAGE:  
Your site plan was removed from the March 14, 1985 Planning and Zoning Commission agenda as you requested.

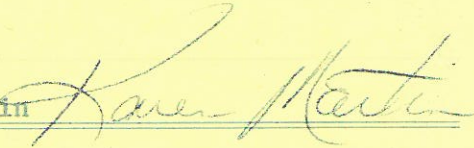
cc: Professional Real Estate Consultants

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin



REPLY

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

CITY OF ROCKWALL  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3628  
(214) 722-1111 — Dallas 226-7885

March 29, 1985

TO: • Hughes/Martin Architecture •  
3116 Hood ST •  
• Dallas, TX 75219 •  
•

Subject: Ridge Road Tower site plan

Planning and Zoning Commission comments:

1. Provide wheel stops 2 ft. inside property lines
2. Provide wheel stops or 6 ft. wide sidewalks around building
3. Indicate only trees on site plan which will be planted
4. Since garbage collector has only driver side loaders for the next two years, ensure that grade at dumpster will enable a man to roll the dumpster out of protected area for truck to pick up

Please submit 5 additional copies of site plan by April 3, 1985.

cc: Professional Real Estate Consultants

Karen Martin

DUPLICATE



**CITY OF ROCKWALL**  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3628  
(214) 722-1111 — Dallas 226-7885

**TO:**

Empire Builders  
16000 Bent Tree Forest Circle,  
Suite 1712  
Dallas, Tx. 75248

April 16, 1985

Re: Ridge Road Tower Site Plan

On April 11, 1985, the Planning and Zoning Commission recommended approval of your site plan with 12 trees and a retaining wall. The plan will be considered by the City Council on May 6, 1985. Please submit 3 additional copies of the site plan by April 26th.

CC: Hughes/Martin Architecture

*Karen Martin*  
Karen Martin

DUPLICATE

<p><b>TO:</b> Empire Builders 16000 Bent Tree Forest Cir. Suite 1712 Dallas, Texas 75248</p>	<p><b>FROM:</b> <b>CITY OF ROCKWALL</b> 205 West Rusk Street ROCKWALL, TEXAS 75087-3628 (214) 722-1111 • Dallas 226-7885</p>
<p><b>SUBJECT:</b> Ridge Road Office Tower</p>	<p><b>DATE:</b> May 9, 1985</p>
<p><b>MESSAGE:</b> On May 6, 1985 the City Council approved your site plan as submitted with 12 trees. The property has been platted. Before you can obtain a building permit you must submit complete engineering including grading and drainage plans to the Building Inspection Department for review. In addition you must ensure that water service to the site meets our fire protection standards through our Director of Community Services.</p>	
<p><b>cc:</b> Hughes/Martin Architecture J. Hildreth</p>	
<p><small>ORIGINATOR-DO NOT WRITE BELOW THIS LINE</small></p>	<p style="text-align: center;"><b>REPLY TO</b> → <b>SIGNED</b> <i>Karen Martin</i></p>
<p><b>REPLY</b></p>	

DATE

SIGNED

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



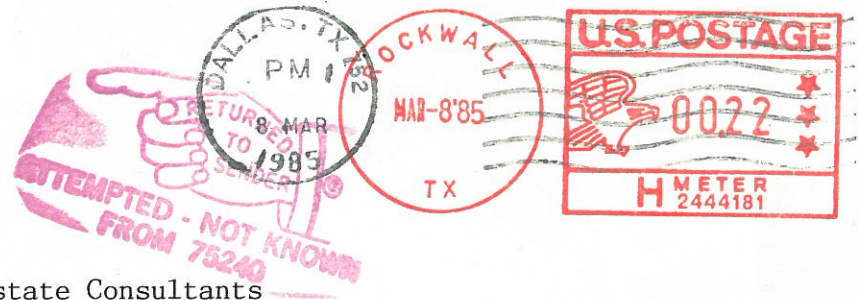


205 West Rusk

# CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



Professional Real Estate Consultants  
16000 Bent Tree Forest Circle  
Dallas, Texas 75248

PRO 00 651346N1 03/13/85  
RETURN TO SENDER  
NO FORWARDING ORDER ON FI  
UNABLE TO FORWARD

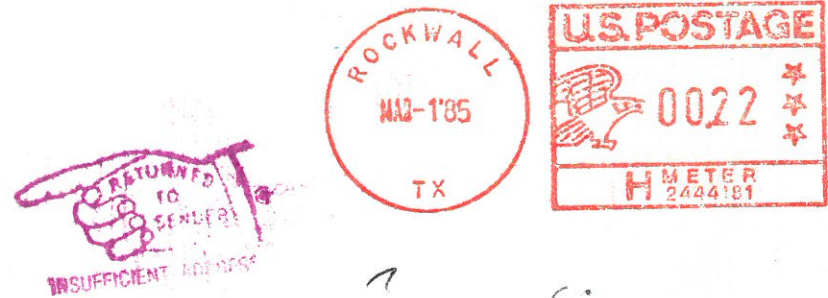


205 West Rusk

# CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



Professional Real Estate Consultants  
16000 Bent Tree Forest Circle  
Dallas, Texas 75248

*Bent Oak Apts.  
At this address.  
No P.R.C.*

PRO 00 651224N1 03/12/85  
RETURN TO SENDER  
NO FORWARDING ORDER ON FI  
UNABLE TO FORWARD