

02-80-2

SITE PLAN APPLICATION

Date: 9-1-83

NAME OF PROPOSED DEVELOPMENT Ellis Centre

NAME OF PROPERTY OWNER/DEVELOPER Richard M. Ellis, David M. Ellis

ADDRESS 116 Rusk St. Rockwall, Texas 75087 PHONE 722-9131

NAME OF LAND PLANNER/ENGINEER Ramsay Architects

ADDRESS 116-A Rusk St. Rockwall, Texas 75087 PHONE 722-1030

TOTAL ACREAGE 23.888 CURRENT ZONING Agri/Commerical

NUMBER OF LOTS/UNITS _____

Signed *Richard M. Ellis*

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

19

BEING A TRACT OF LAND SITUATED IN THE ARCHIBALD HANNA SURVEY, A-89, ROCKWALL COUNTY, TEXAS AND BEING PART OF A 44.25 ACRE TRACT CONVEYED TO C. J. HANBY OF RECORD IN VOLUME 37, PAGE 240 DEED RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD IN A FENCE CORNER, THE NORTHWEST CORNER OF THE ABOVE MENTIONED 44.25 ACRE TRACT:

THENCE NORTH 89 DEGREES, 03 MINUTES, 00 SECONDS EAST WITH A FENCE LINE 860.18 FEET TO AN IRON ROD IN A FENCE CORNER;

THENCE SOUTH 13 DEGREES, 21 MINUTES, 03 SECONDS WEST WITH A FENCE LINE 1483.69 FEET TO AN IRON ROD IN THE NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY#30;

THENCE SOUTH 72 DEGREES, 00 MINUTES, 08 SECONDS WEST WITH THE RIGHT-OF-WAY OF INTERSTATE HIGHWAY#30, 55.92 FEET TO A RIGHT-OF-WAY MARKER;

THENCE WITH A CURVE TO THE LEFT HAVING AN ANGLE OF 5 DEGREES, 13 MINUTES, 45 SECONDS A RADIUS OF 3014.79 FEET A TANGENT OF 137.67 FEET, A DISTANCE OF 275.15 FEET TO A RIGHT-OF-WAY MARKER;

THENCE NORTH 82 DEGREES, 48 MINUTES, 07 SECONDS WEST WITH THE RIGHT-OF-WAY 71.58 FEET TO A RIGHT-OF-WAY MARKER;

THENCE NORTH 44 DEGREES, 13 MINUTES, 07 SECONDS WEST, 5.7 FEET TO THE RIGHT-OF-WAY OF A 50.0 FOOT COUNTY ROAD;

THENCE NORTH 45 DEGREES, 52 MINUTES, 44 SECONDS WEST WITH THE COUNTY ROAD 231.10 FEET TO AN IRON ROD FOR CORNER;

THENCE NORTH 01 DEGREES, 20 MINUTES, 28 SECONDS EAST WITH A FENCE 1368.82 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.888 ACRES OF LAND MORE OR LESS.

I DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND THAT ALL CORNERS ARE MARKED AS SHOWN AND THERE ARE NO VISIBLE CONFLICTS OR ENCRoACHMENTS OTHER THAN SHOWN.

Scale: 1" = 200'




PAT L. PRESLEY
REGISTERED PUBLIC SURVEYOR



Herman Blum Consulting Engineers

PRESLEY LAND SURVEYORS, INC.

1015 ELM AT GRIFFIN · DALLAS, TEXAS 75202

May 3, 1972

0472-1A-GG



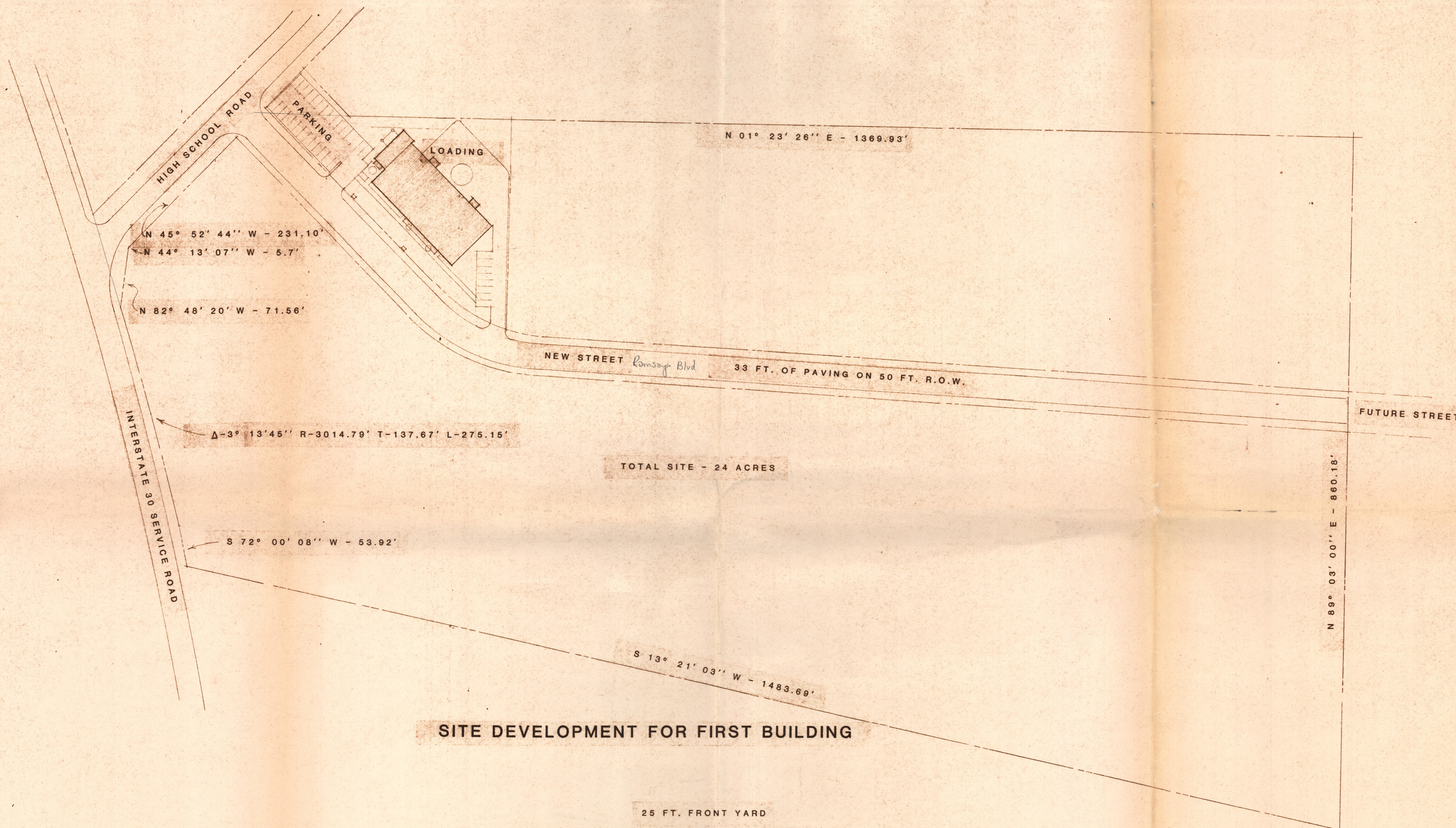
1" = 60'

**RAMSAY ARCHITECTS
ROCKWALL
TEXAS**

ELLIS CENTRE
BUSINESS - TECHNICAL PARK
ROCKWALL, TEXAS

14 AUG 83

SITE



TOTAL SITE - 24 ACRES

SITE DEVELOPMENT FOR FIRST BUILDING

- 25 FT. FRONT YARD
- 15' MINIMUM REAR YARDS + 5.10'
- BUILDING AREA - 11,224 SQ.FT.
- PARKING SPACES - 36 CARS
- LOADING SPACES - 4 TRUCKS
- FIRST BUILDING SITE AREA - 46,175 SQ.FT.
- BUILDING COVERAGE - 24%
- LANDSCAPED AREA - 13,500 SQ.FT. (3%)
- HEIGHT OF THIS STRUCTURE - 20 FT.

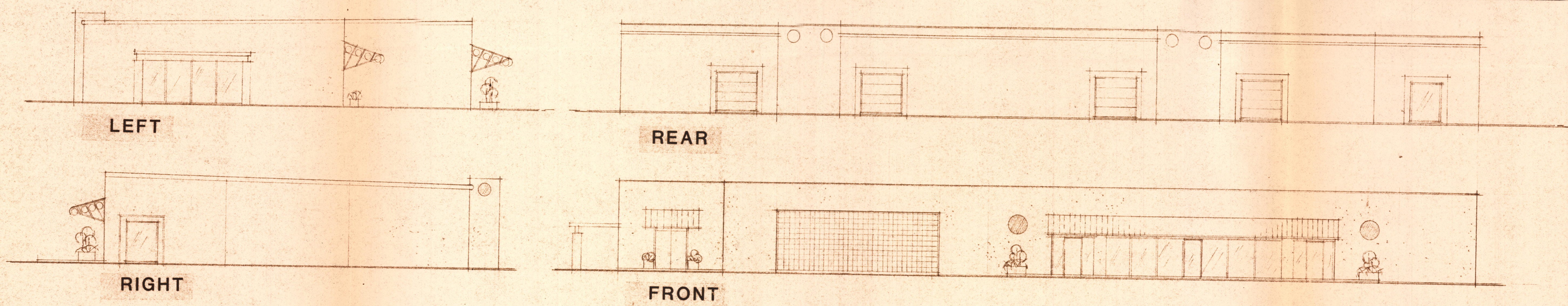




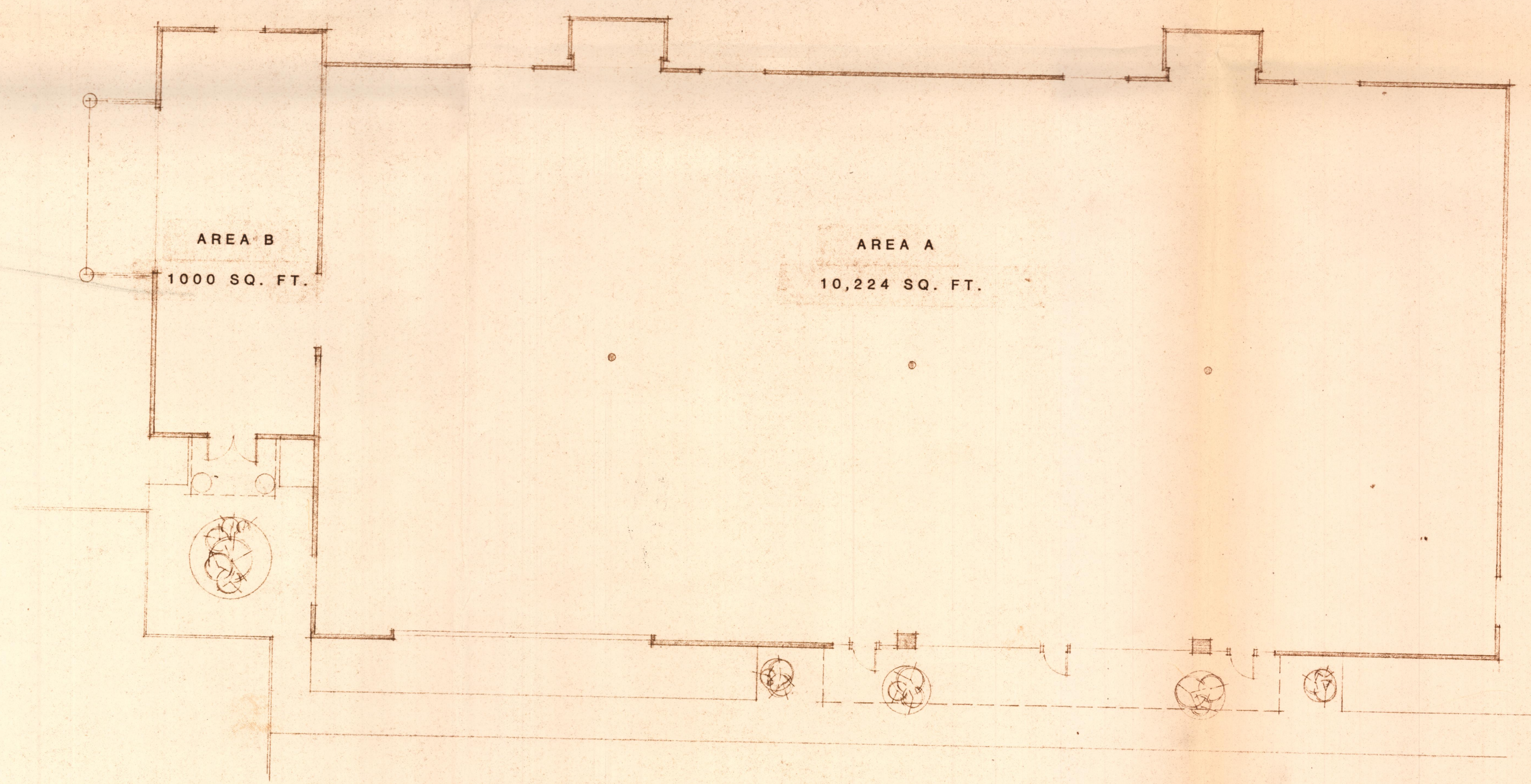
**RAMSAY ARCHITECTS
ROCKWALL
TEXAS**

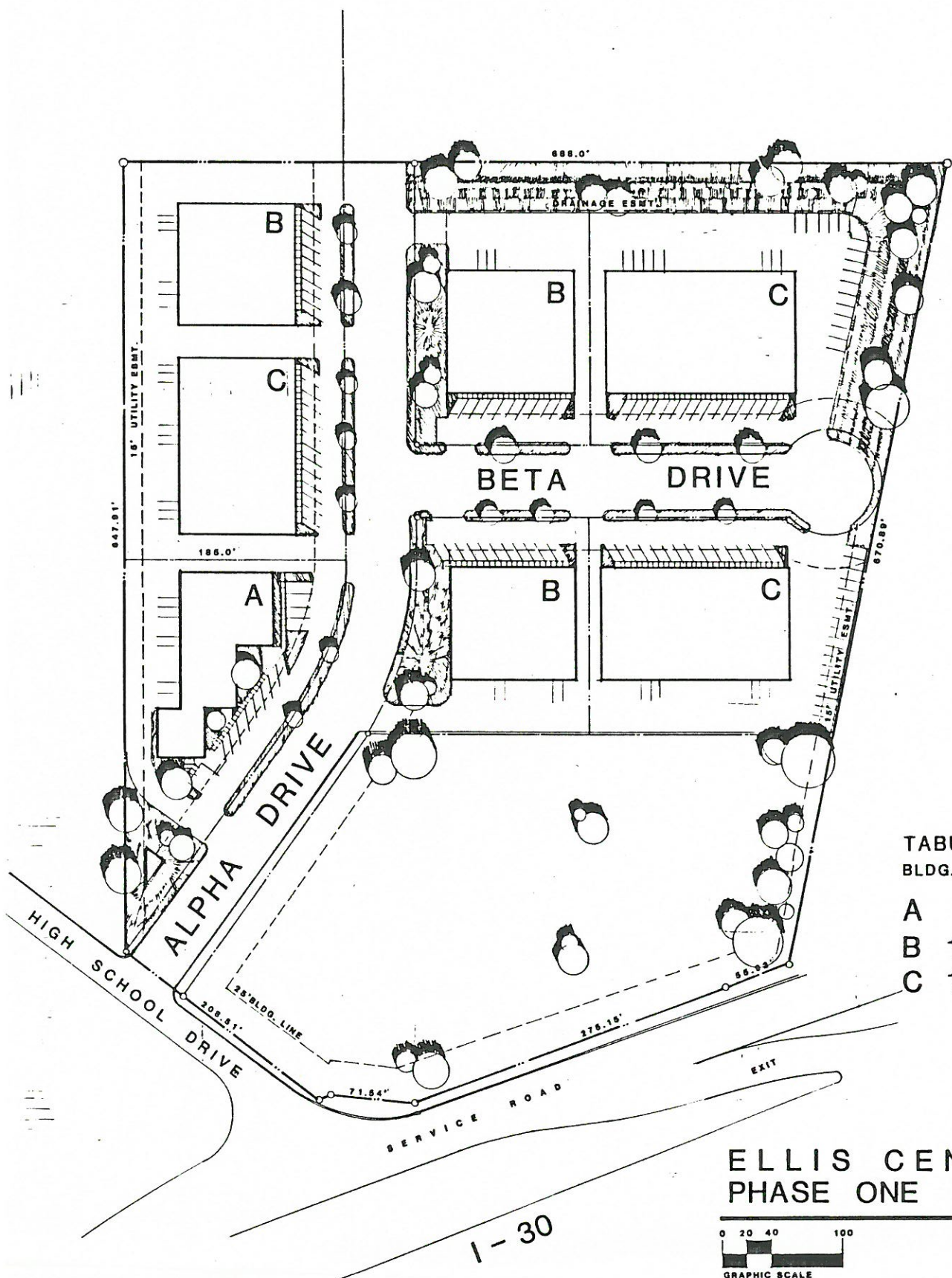
ELLIS CENTRE
BUSINESS - TECHNICAL PARK
ROCKWALL, TEXAS

**FIRST
BLDG.**
1" = 10'



SURFACES: EXPOSED AGGREGATE CONCRETE ON ALL SIDES
ENTRANCE CANOPIES: STEEL

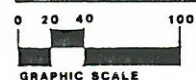




TABULATIONS
BLDG.

A	9200	SQ.FT.
B	10,000	SQ.FT.
C	15,000	SQ.FT.

ELLIS CENTRE
PHASE ONE



I-30

VE2

SITE PLAN/~~PRELIMINARY-PLAT~~/~~FINAL-PLAT~~

FACT SHEET

Applicant: Richard and David Ellis

Name of Proposed Development: Ellis Centre

Acreage: 23.888

Number of Lots: _____

Current Zoning: C & A - Applying for LI

Surrounding Zoning: A & C to west, A to north, LI to east

Description: One lot of the tract is planned for a warehouse/manufacturing building. The rest of the site is as yet unplanned except for the street, Ramsey Boulevard.

Staff Comments: The site plan complies with all plans and ordinances of the City. ~~Screening from the High School might be addressed.~~

Planning and Zoning Commission Recommendations:

10/13/83 Approval

City Council Decision:

11/7/83 Approval

SITE PLAN REVIEW

Date Submitted 9/19/83
 Scheduled for P&Z 10/13/83
 Scheduled for Council _____

Applicant/Owner Richard & David Ellis
 Name of Proposed Development Ellis Centre
 Location I-30 & High School Road
 Total Acreage 23.888 Number Lots/Units _____
 Current Zoning C4A, applied for LI
 Deed Restrictions none
 Surrounding Zoning AIC to west, A to north, LI to east

Planning and Zoning Commission

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly?		<u>applied for</u> ✓	
2. Is this project in compliance with the provisions of a Concept Plan?			✓
3. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance?			
a. Lot size	✓		
b. Building line	✓		
c. Buffering			✓
d. Landscaping	✓		
e. Parking	✓		
f. Lighting			✓
g. Building height	✓		
h. Building materials	✓		
4. Is there adequate access and circulation?	✓		
5. Are street names acceptable?	✓		

Comments:

Building Codes

1. Do buildings meet setback requirements?	✓		
2. Do buildings meet fire codes?	✓		
3. Do signs conform to Sign Ordinance?			✓

Comments: Need sign description

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?			✓
4. Does plan conform with Flood Plain regulations?			✓

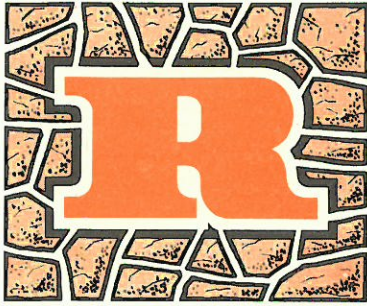
Comments:

<u>Name</u>	<u>Time Spent on Review</u>	<u>Date</u>	<u>Time Spent (in hours)</u>
<u>Karen Martin</u>		<u>9/21</u>	<u>1</u>
_____		_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____

ATTACHMENT TO SITE PLAN CHECKLIST

6. Proposed uses: The twenty-four acres will be utilized for office, clean manufacturing, product assembly and warehouse space. The development will be built in phases beginning with the plans presently in your possession.
8. The exterior finish materials will be exposed aggregate concrete and glass.
9. Street name for the development will be Ramsay Boulevard.

IE



ROCKWALL INDEPENDENT SCHOOL DISTRICT

801 EAST WASHINGTON • ROCKWALL, TEXAS 75087 • (214) 722-3201

SCHOOL BOARD:

Jimmy Williams,
Superintendent

- Philip Hail
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Member
- James T. Spillman, Jr.
Member

October 12, 1983

Mr. Jesse Gilbert
City of Rockwall
102 East Washington
Rockwall, Texas 75087

Dear Jesse:

We have reviewed Mr. David Ellis architectural design and we do not think this design is offensive to the Rockwall High School site.

We feel that the Planning and Zoning Commission will make a fair decision regarding this proposal.

Best personal regards.

Sincerely,

Jimmy Williams

cc: David Ellis