

APPLICATION AND  
FINAL PLAT CHECKLIST

Date: 1/11/1984

Name of Proposed Subdivision Ellis Centre

Name of Subdivider Richard M. Ellis

Address 116 Rusk St. Rockwall, TX Phone 722 9131

Owner of Record \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer ~~David Ellis~~, Harold Evans

Address 2331 Gus Thomasson, Dallas, TX Phone \_\_\_\_\_

Total Acreage 10.151 Ac Current Zoning LI

Number of Lots/Units \_\_\_\_\_ Signed Richard M. Ellis

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or                      Not  
Shown on Plat            Applicable

- |            |       |  |
|------------|-------|--|
| ✓<br>_____ | _____ | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map     |
| ✓<br>_____ | _____ | 2. Location of the subdivision by City, County and State   |
| ✓<br>_____ | _____ | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark  |
| ✓<br>_____ | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| ✓<br>_____ | _____ | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground   |

- |       |       |  |
|-------|-------|--|
| _____ | _____ | 6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision  |
| ✓     | _____ | 7. Locations, dimensions and purposes of any easements or other rights-of-way  |
| ✓     | _____ | 8. Identification of each lot or site and block by letter or number and building lines of residential lots   |
| ✓     | _____ | 9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page |
| _____ | ✓     | 10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision  |
| ✓     | _____ | 11. Contours at a minimum of 2 ft. intervals   |
| ✓     | _____ | 12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners   |
| ✓     | _____ | 13. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades    |
| ✓     | _____ | 14. An instrument of dedication or adoption signed by the owner or owners  |
| ✓     | _____ | 15. Space for signatures attesting approval of the plat  |
| _____ | _____ | 16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat  |
| _____ | _____ | 17. Complies with all special requirements developed in preliminary plat review  |

18. Plan profiles for streets and  
utilities

\_\_\_\_\_

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

File No. **1984-14-FP**

Date **1/11/1984**

Fee **\$485**

Receipt \_\_\_\_\_

CITY OF ROCKWALL  
OFFICIAL RECEIPT

NAME David Ellis DATE 1/11/24  
ADDRESS \_\_\_\_\_

Cash  Check  Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Ellis Centre</u>		
<u>Final list</u>		<u>785.00</u>

2286

Received By \_\_\_\_\_

FORM G 1

~~SITE/PLAN/PERMITS~~ PLAT/FINAL PLAT  
FACT SHEET

Applicant: Richard Ellis

Name of Proposed Development: Ellis Centre

Acreage: 10.151

Number of Lots: 4

Current Zoning: LI

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

Description: First phase of Ellis' industrial park off High School R Drive

- Staff Comments:
- Engineering submitted to Freese and Nichols
1. Point of beginning
  2. Acreage per lot
  3. Street names
  4. Label as Phase I

Planning and Zoning Commission Recommendations:

2/9/84 - Approval subject to engineering and technical changes

City Council Decision:

3/5/84 - Approve subject to engineering.

**FREESE AND NICHOLS, INC.**  
CONSULTING ENGINEERS

SIMON W. FREESE, P.E.  
JAMES R. NICHOLS, P.E.  
ROBERT L. NICHOLS, P.E.  
LEE B. FREESE, P.E.  
ROBERT S. GOOCH, P.E.  
JOE PAUL JONES, P.E.  
ROBERT A. THOMPSON III, P.E.  
JOHN H. COOK, P.E.  
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.  
OCIE C. ALLEN, P.E.  
W. ERNEST CLEMENT, P.E.  
ELVIN C. COPELAND, P.E.  
GARY N. REEVES, P.E.

February 2, 1984

City of Rockwall  
102 East Washington  
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator  
Mr. Ed Heath, Director of City Services

Re: **Ellis Centre**  
ROK 84016

Gentlemen:

We have reviewed the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practice:

If the streets are dedicated to public use, as indicated in the Owner's Certificate, all must conform to Rockwall's Standard of Design. If public or private, all requirements of the subdivision must also conform to Rockwall's Comprehensive Zoning Ordinances.

**STREET SYSTEM**

1. The "1973 major thoroughfare plan" for the City of Rockwall calls for High School Drive and the collector street to the east to be a Type "E" collector street having a R.O.W. width of 70 feet and roadway width of 44 feet. These plans design the subdivision street for a Type "G" collector street having a R.O.W. width of 60 feet and a roadway width of 36 feet. 3
2. All collector streets shall have a minimum centerline radius of 300 feet and the intersections shall have a minimum curb line radius of 30 feet, unless approved by the city, see paving plan sheet. ✓
3. Curb radius of the Cul-de-sac does not comply with the requirements of the Standards of Design. ✓
4. The use of alleys may be waived by the city if other off-street loading, unloading and parking facilities are provided. ?

5. All parkways, sidewalks and driveways must conform to the requirements of the Standards of Design if these items are to be included in this development. These requirements must also be followed for street post and markers, street lighting and curb ramps for the handicapped. ✓

#### STORM DRAIN SYSTEM

1. Future development of the offsite areas are undefined. Area A-4 is apparently all open land used by the High School, except for the land to the north of this development. The "C" factor used for drainage computations seem to be okay for areas A-3 and A-4. But the "C" used in areas A-1 and A-2, indicate some residential lots of 1.0 acres +, see Drainage Area Map. If "C" values of 0.7 are applicable to A-1 and A-2 then the runoff quantities will increase.
2. Easements for open or lined channels shall be at least 15 feet wider than the top of the channel. Therefore, the drainage easement on the north side of the property is not the sufficient width, see Drainage Plan Sheet.
3. We have determined the open ditch as shown will convey 200 cfs rather than 240 cfs indicated on the Drainage Plan. This conveyance should be adequate, however, to convey the 25-year runoff even with the consideration of the higher "C" values for A-1 and A-2.
4. The Paving Plan sheet indicates the use of a C.M.P. No corrugated metal pipe may be used for drainage except in conjunction with a private driveway. Therefore the 12" drain pipe at High School Drive will need to be concrete with headwalls. No design information was furnished on the plans to show the upstream drainage area for the 12". Therefore, some question is raised as to the ability of the 12" to carry the required 25-yr storm water for the area.
5. For the sizing of street inlets and storm drains in the unnamed collector street, consideration has been given to the use of equal flow ratios for both sides of the street. If the flows in areas A-1 and A-2 are split equally and diverted to each curb gutter, then the storm water will have to cross over the crown of the street thereby flooding all lanes of traffic. The requirements of the "Standards of Design" for collector streets states that the permissible spread of water in the gutters shall be limited so that one standard lane of traffic will remain clear during the design storm. Therefore, the assumption of equal flow in both sides of the street is not compatible with the criteria to maintain the open traffic lane.

6. The 10 foot street inlet in the Cul-de-sac should probably be increased to 15 feet if the flow rates, as shown, are maintained. Details for a 15-ft. inlet will be required.

#### WATER SYSTEM

1. For immediate fire flow protection in the proposed development area, it is imperative that the city's water distribution system be strengthened by adding a 16" line down High School Drive and connecting to the existing 8" line on the north side of I-30. (See letter to city dated January 19, 1984 from Jeff Drager of Freese and Nichols).

If reinforcement of the system is not done in this area, there will be just the very minimum pressure of 20 p.s.i. for fire flow (1500 gpm) requirements using the proposed 8". But if the system is reinforced with the 16" (or equivalent facilities), there would be pressures above the minimum of 20 p.s.i. required.

2. Future area development is undefined except for the proposed Phase 2 of the Ellis Centre. This tract of land is about 3 times the size of Phase 1. Without the reinforcement of the water system, this area will not have ample pressures for fire flow protection. A 12" line should be used in both Phase 1 and Phase 2 for proper fire protection. If the 8" line is to be used, then consideration should be given to it connecting to the existing 8" on Municipal Industrial Drive to the north. This will create a loop and have two sources of water for the areas.
3. A water crossing detail is needed to show open cut, or boring and the encasement requirements beneath High School Drive at the 12" connection.
4. The location of the service connections have not been shown on the Water Plan Sheet and no water line profile has been included to indicate the possible need for air valves. Based on the profile for the sanitary sewer lines, there will probably be no need for water line air valves.

#### SANITARY SEWERS

1. No design notes were furnished for reviewing the proposed sanitary sewer lines capacities and grades but, minimum slopes and minimum sizes appear to be satisfactory. Design notes should include future flows into this system in order to properly evaluate.



2. No service line locations are shown on the plans or the profile.
3. The plans call for the proposed "offsite" line to connect to an existing force main. Actual connection to the existing line at this location will be to a gravity flow line. The existing upstream line size is a 10" and the downstream size is a 12". The manhole at the connection has an invert elevation out of 527.72. There is a 8" stubout to the west with an invert elevation of 528.20.
4. Will this offsite line require a utility easement to cross the adjoining property or properties?

GENERAL COMMENT

We ask that the set of plans which we are returning to you be returned to us with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning one to the City.

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and two copies of the revised plans be resubmitted for review. Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.

  
Jerry L. Fleming, P.E.

JLF:ce  
Enclosure

Sent to FJW

HAROLD L. EVANS      *Consulting Engineer*  
2331 GUS THOMASSON ROAD      P. O. BOX 28355  
DALLAS, TEXAS 75228      214-328-8133

February 29, 1984

City of Rockwall  
102 East Washington  
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator  
Mr. Ed Heath, Director of City Services

Re: Ellis Centre

Gentlemen:

Transmitted herewith (delivered by courier to Freese & Nichols) are two (2) revised sets of plans for Ellis Centre. The proposed streets, drainage, water and sewer will all conform to the City of Rockwall's standards of design or subdivision ordinance.

The following additions or corrections have been made:

I. STREET SYSTEM

1. The City Council approved the 36' width for the street in the addition.
2. The centerline radius has been changed to 300 feet and the curb radii have been changed to 30' at High School Drive.
3. The curb and property line radii have been changed to comply with the design standards.
4. Alleys were not required by council.
5. The developer understands that lighting and signage is required.

II. STORM DRAIN SYSTEM

1. Enclosed is a copy of a part of the City's zoning map on which has been marked the Ellis Centre project. You will note that the off-site drainage area is zoned "A" which requires a coefficient of 0.30. Calculations of the weighted "C" values are shown on the drainage area map for areas A-1 and A-2.

2. The easement for the drainage channel has been widened.
3. Enclosed herewith is a computer run showing the ability of the channel to carry the design storm.
4. The C.M.P. previously shown has been changed to R.C.P. and increased in size to accomodate the 25 year storm in this area.
5. The Storm Design System has been revised to provide for one dry lane on the collector street.
6. The 10 foot inlet in the sag at the cul-de-sac will pick up approximately two times the amount of run-off that will reach the inlet at design conditions.

### III. WATER SYSTEM

1. The 8" line has been changed to a 12" line that will extend through future phases of Ellis Centre.
2. A water crossing detail has been added to the plans at High School Drive.
3. Water services have been shown on the plans.

### IV. SEWER SYSTEM

1. Design notes have been added to the sanitary sewer profiles. Calculated flows are based on 5,000 gallons per acre per day which should be sufficient for average daily flows plus infiltration. The 8" line on minimum grade will carry five times the design flow in the worst case.
2. Services have been added to the sewer plans.
3. The off-site connection has been changed to reflect the gravity main.
4. The easement for the off-site sewer will be furnished

Should you have any further questions please call.

Yours truly,



Harold L. Evans, P.E.

City of Rockwall  
Page 3  
February 29, 1984

cc: Mr. Jerry Fleming, Freese & Nichols

Two (2) sets of revised plans.

One (1) set of marked up plans.

One (1) nomograph from Standards of Design  
for calculating time of concentration.

One (1) zoning map showing off-site area.

One (1) calculation sheet showing channel design.

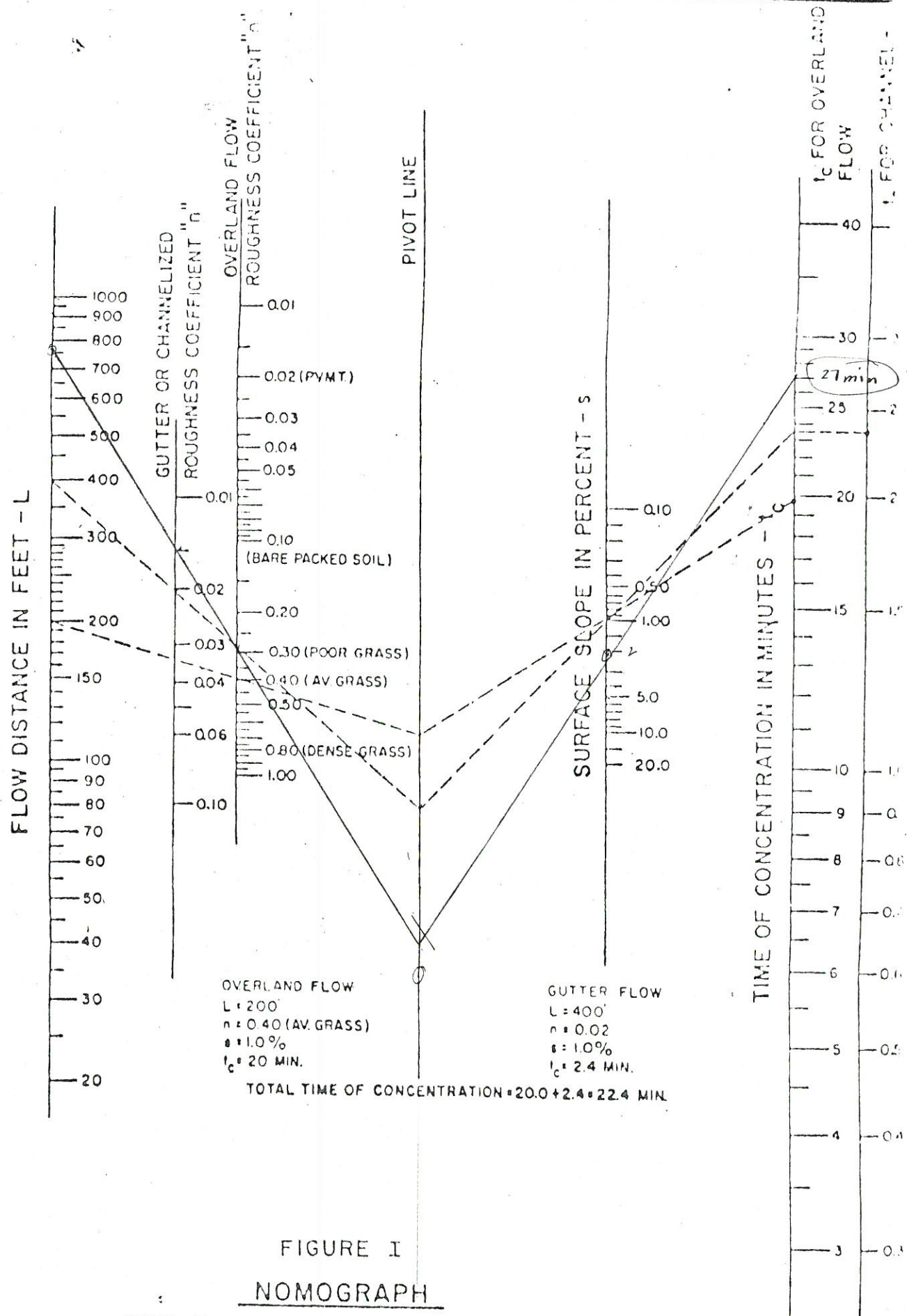
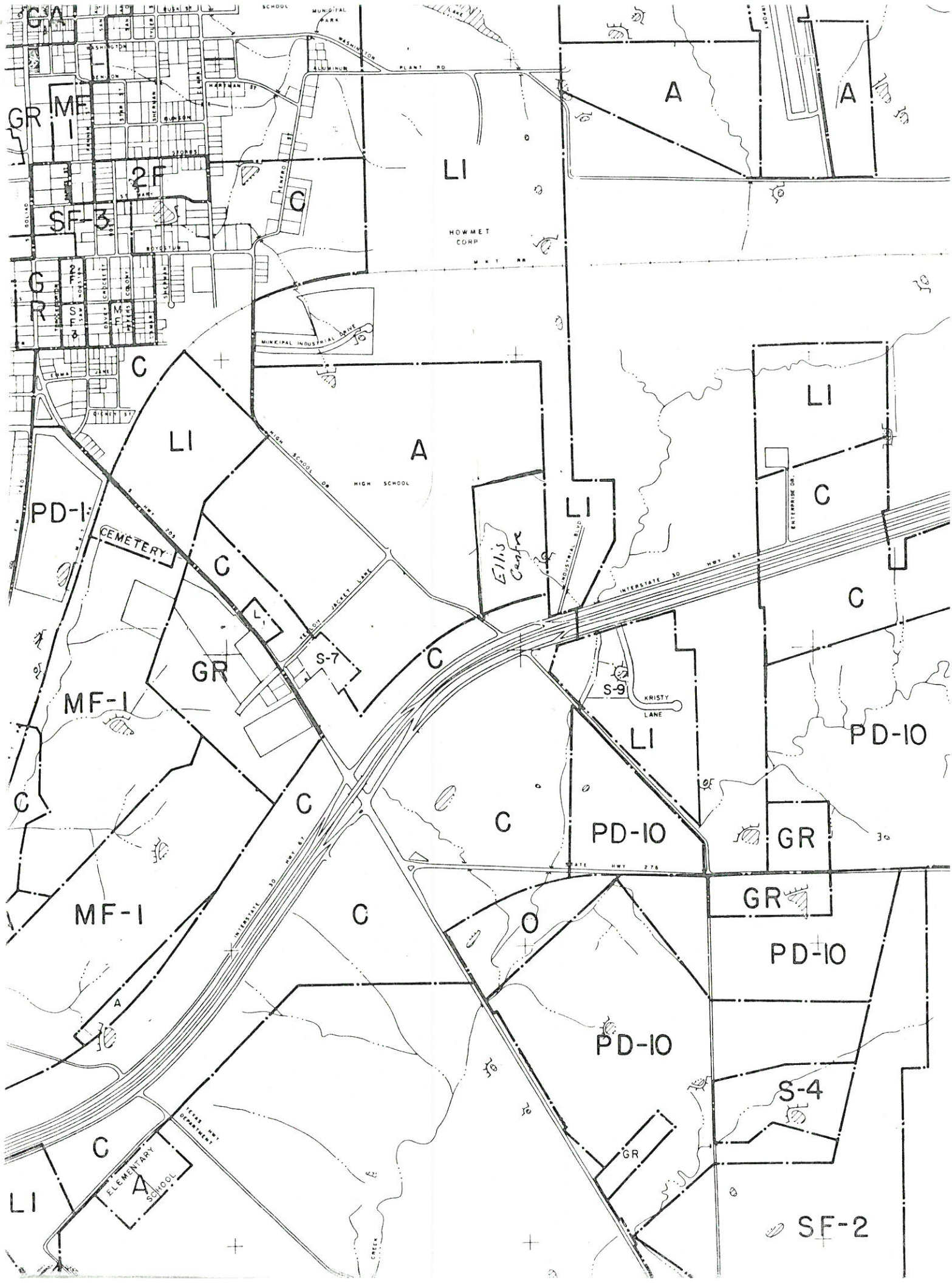


FIGURE I  
 NOMOGRAPH  
 FOR TIME OF CONCENTRATION



BEGINNING STATION	0.00	HYDRAULIC ELEVATION	545.200
SLOPE OF HYD.GRAD.	.008000	FEET PER FOOT	
DESIGN FLOW	179.44	CUBIC FEET PER SECOND	
VELOCITY	5.79	FEET PER SECOND	
CAPACITY	183.57	CUBIC FEET PER SECOND	
DEPTH OF FLOW	2.40	FEET	
BOTTOM WIDTH	6.00	FEET, SIDE SLOPE	3.00TO ONE

STATION 400.00 H. G. UPSTREAM 548.400

STATION 400.00 H. G. UPSTREAM 548.400

STATION	400.00	H. G. DOWNSTREAM	548.400
SLOPE OF HYD.GRAD.	.008000	FEET PER FOOT	
DESIGN FLOW	179.44	CUBIC FEET PER SECOND	
VELOCITY	5.79	FEET PER SECOND	
CAPACITY	183.57	CUBIC FEET PER SECOND	
DEPTH OF FLOW	2.40	FEET	
BOTTOM WIDTH	6.00	FEET, SIDE SLOPE	3.00TO ONE
SLOPE OF HYD.GRAD.	.008000	FEET PER FOOT	
DESIGN FLOW	179.44	CUBIC FEET PER SECOND	
VELOCITY	5.79	FEET PER SECOND	
CAPACITY	183.57	CUBIC FEET PER SECOND	
DEPTH OF FLOW	2.40	FEET	
BOTTOM WIDTH	6.00	FEET, SIDE SLOPE	3.00TO ONE

STATION 540.00 H. G. UPSTREAM 549.520

\* END OF OPEN CHANNEL DESIGN\*

**FREESE AND NICHOLS, INC.**  
**C O N S U L T I N G   E N G I N E E R S**

SIMON W. FREESE, P.E.  
JAMES R. NICHOLS, P.E.  
ROBERT L. NICHOLS, P.E.  
LEE B. FREESE, P.E.  
ROBERT S. GOOCH, P.E.  
JOE PAUL JONES, P.E.  
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ELVIN C. COPELAND, P.E.  
GARY N. REEVES, P.E.

March 8, 1984

City of Rockwall  
102 East Washington  
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator  
Mr. Ed Heath, Director of City Services

Re: Second Review of Ellis Center  
ROK 84016

Gentlemen:

We have completed the second review for the referenced project and offer the following comments regarding compliance with Rockwall's standards of design and good engineering practice:

STREETS

The plans provided for this second review have adequately addressed all of the street comments provided in the first review. The street design, as shown on the second review, complies with the standards of design for the City of Rockwall.

STORM DRAIN SYSTEM

The plans provided for this second review have adequately addressed all of the comments for storm drain as provided in the first review. The storm drain system, as shown in the second review, complies with the standards of design for the City of Rockwall.

WATER SYSTEM

The plans provided for this second review have adequately addressed all of the water system comments provided in the first review, with one exception.

1. Although water services have been shown on the plans, the locations of these services have not been indicated. It is suggested that either dimensions or stations be given to the services so that they can be located in the field after they have been covered.



City of Rockwall  
ROK 84016  
March 8, 1984  
Page Two

SEWER SYSTEM

The plans provided for this second review have adequately addressed all of the sanitary sewer comments provided in the first review, with two exceptions.

1. Although services have been added to the sewer plans, either dimensions or stations should be indicated to allow for location of these services after they have been covered.
2. The developer's engineer states that the easement for the off-site sewer will be furnished. It is recommended that the sewer system design be approved upon submittal of the easement by the developer.

Our recommendations do not in any way relieve the developer or his agent from the responsibility of compliance with the City of Rockwall's design standards and good engineering practices. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

FREESE AND NICHOLS, INC.

  
Jerry L. Fleming, P.E.

JLF:cg

# FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.  
JAMES R. NICHOLS, P.E.  
ROBERT L. NICHOLS, P.E.  
LEE B. FREESE, P.E.  
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OCIE C. ALLEN, P.E.  
W. ERNEST CLEMENT, P.E.  
ELVIN C. COPELAND, P.E.  
GARY N. REEVES, P.E.

July 10, 1984

Ms. Karen Martin  
Administrative Assistant  
City of Rockwall  
205 West Rusk  
Rockwall, TX 75087

Dear Karen:

Following are the summaries of the manhours spent on the review of the indicated projects.

## Ellis Centre - ROK 84016

	<u>Pay Period</u>	<u>Staff</u>	<u>Hours</u>
First Review	1/22	JDW	1
	2/5	JLF	5
Second Review	2/5	JDW	37
	3/4	DCB	9
	3/18	JDW	1


## Harrison Subdivision - ROK 84026

	<u>Pay Period</u>	<u>Staff</u>	<u>Hours</u>
First Review	2/19	JLF	6
	2/19	JDW	3
	3/4	JDW	13

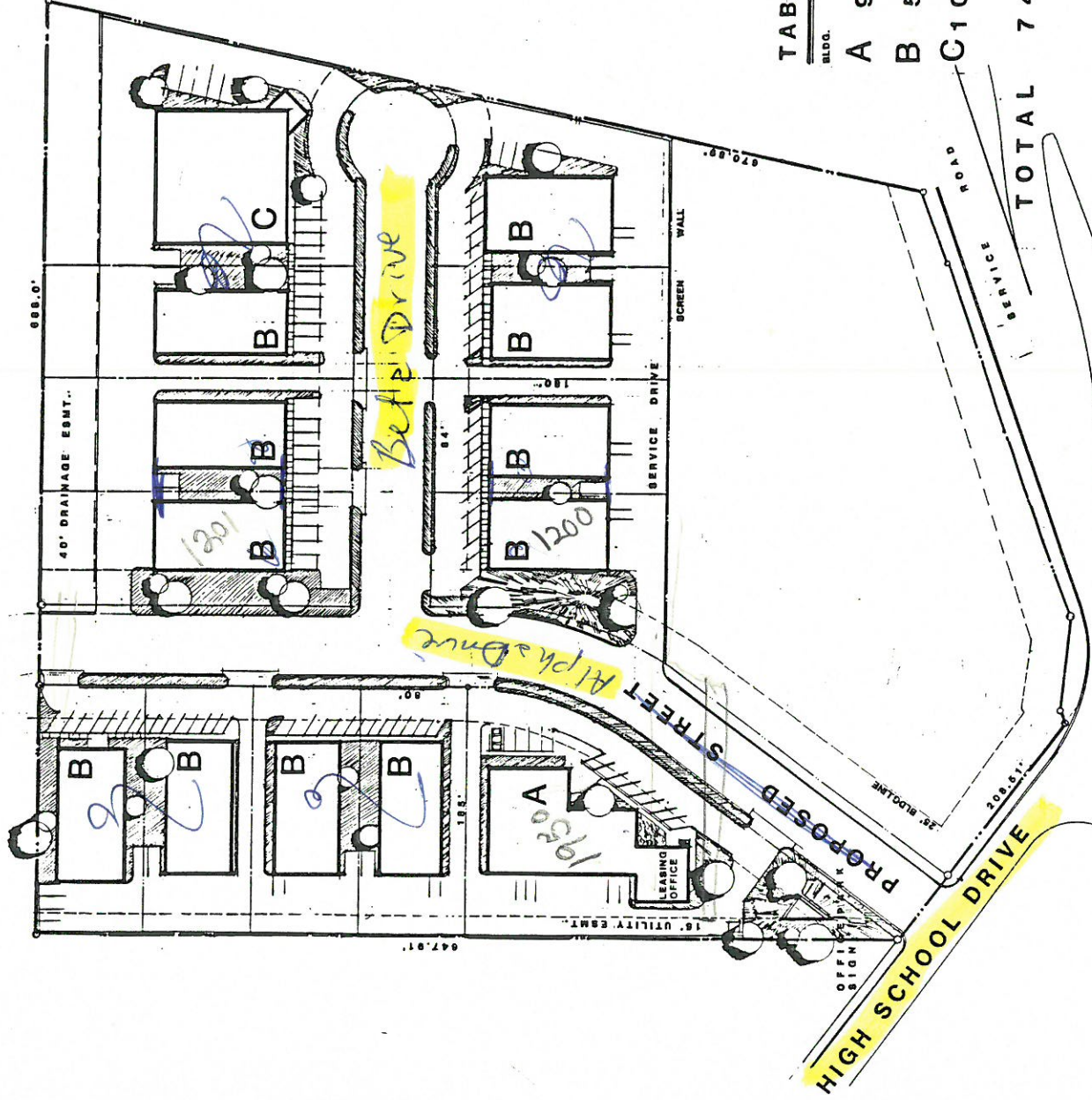
We hope that this additional information satisfies your needs. If additional information would be helpful, please let us know.

Yours very truly,

FREESE AND NICHOLS, INC.

  
T. Anthony Reid, P.E.

TAR:dd



TABULATIONS

BLDG.

- A 9,100 SQ. FT.
- B 5,000 SQ. FT.
- C 10,000 SQ. FT.

TOTAL 74,100 SQ. FT.

PHASE ONE  
ELLIS CENTRE



ROCKWALL, TEXAS



GRAPHIC SCALE





