

Notes



Revision	By	Appd	YYYY.MM.DD
8 - RH #40	RAH	CMG	2020.05.13
7 - RH #79 - FC 20 - REV	RAH	CMG	2020.03.13
6 - RH #116 AND #117	RAH	CMG	2020.01.13
5 - RH #20 AND #21	RAH	CMG	2019.07.23
4 - RH #16	RAH	CMG	2019.07.12
3 - CITY COMMENTS	RAH	CMG	2019.04.30
2 - ASI #1 - CITY COMMENTS	RAH	CMG	2019.04.02

100%CD - For Bidding and Construction	By	Appd	YYYY.MM.DD
Issued	RAH	CMG	2019.03.01

Permit-Seal



The seal appearing on this document was authorized by Mike Glenn, P.E. 35059, on May 13, 2020

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Drive
Rockwall, TX 75087

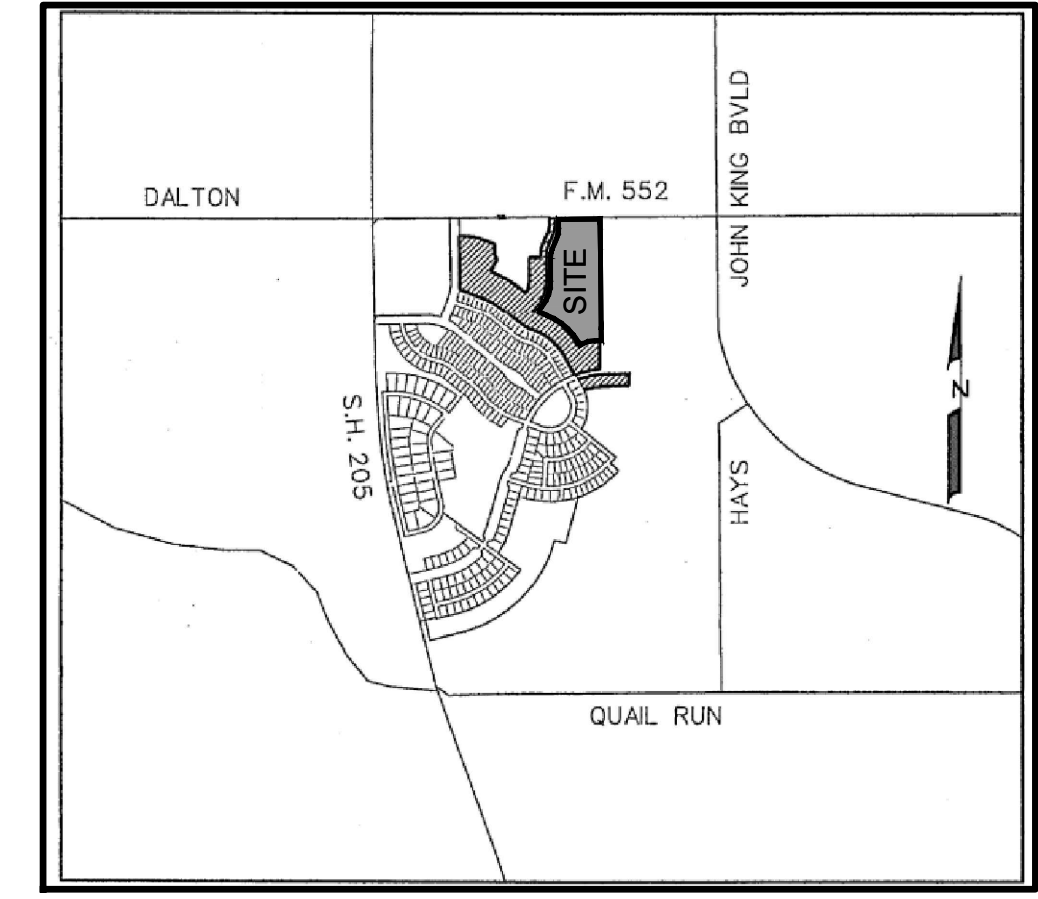
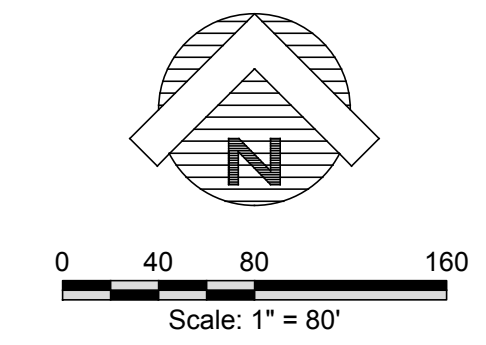
SITE PLAN

Project No.	Scale
214000654	AS SHOWN
Revision	Drawing No.
8	C

03.00

GENERAL SITE NOTES

- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
- ALL FIRE LANES, PARKING STRIPING, HOCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
- ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
- IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER, OWNER, AND CITY SHALL BE NOTIFIED IMMEDIATELY.
- IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
- CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
- TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
- MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE "I" LETTERS ON A "I" RED STRIPED BACKGROUND.
- NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
- ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED.
- DUMPSTER ENCLOSURE SHALL HAVE SELF LATCHING MECHANISM AND GATE SHALL BE OPAQUE. ENCLOSURE SHALL BE 6' IN HEIGHT WITH THE EXTERIOR MATERIALS MATCHING PRIMARY STRUCTURE.



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	711,422 SQ. FT. OR 16.332 ACRES
ADDRESS	2911 GREENWAY DRIVE
BUILDING AREA (FLOOR AREA)	91,983 SF
TOTAL BUILDING AREA	91,983 SF
LOT COVERAGE	91,983 SF / 753,249 SF = 12.21%
FLOOR AREA RATIO	0.12 : 1
TOTAL NEW IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	27'-0" (1 STORY) *MEASURED TO PARAPET*
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	39 CLASSROOMS
2.5 PER HOMEROOM CLASSROOM	97 PARKING SPACES REQUIRED
STUDENTS (K-6TH)	900 STUDENTS
PARKING REQUIRED 1/25 STUDENTS	900/25 = 36 PARKING SPACES REQUIRED
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	FRONT (9.0' X 20.0') 44 SPACES
	(9.0' X 18.0') 41 SPACES
	HC SPACES 4 SPACES
REAR (9.0' X 18.0')	63 SPACES
	HC SPACES 2 SPACES
KITCHEN (9.0' X 20.0')	6 SPACES
	HC SPACES 2 SPACES
TOTAL PARKING PROVIDED	161 SPACES

RECORD DRAWING
THIS IS TO CERTIFY THAT CHANGES AND CORRECTIONS HAVE BEEN MADE TO CONFORM TO THE CONTRACTOR'S RECORD OF THIS PROJECT.
SIGN: *Cheryl Army*
DATE: 06/01/2020
Glenn Engineering Corporation

OWNER

ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

ARCHITECT

STANTEC
5717 LEGACY DRIVE, SUITE 250
PLANO, TEXAS 75024
(214) 473-2400

ENGINEER

GLENN ENGINEERING
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 717-5151

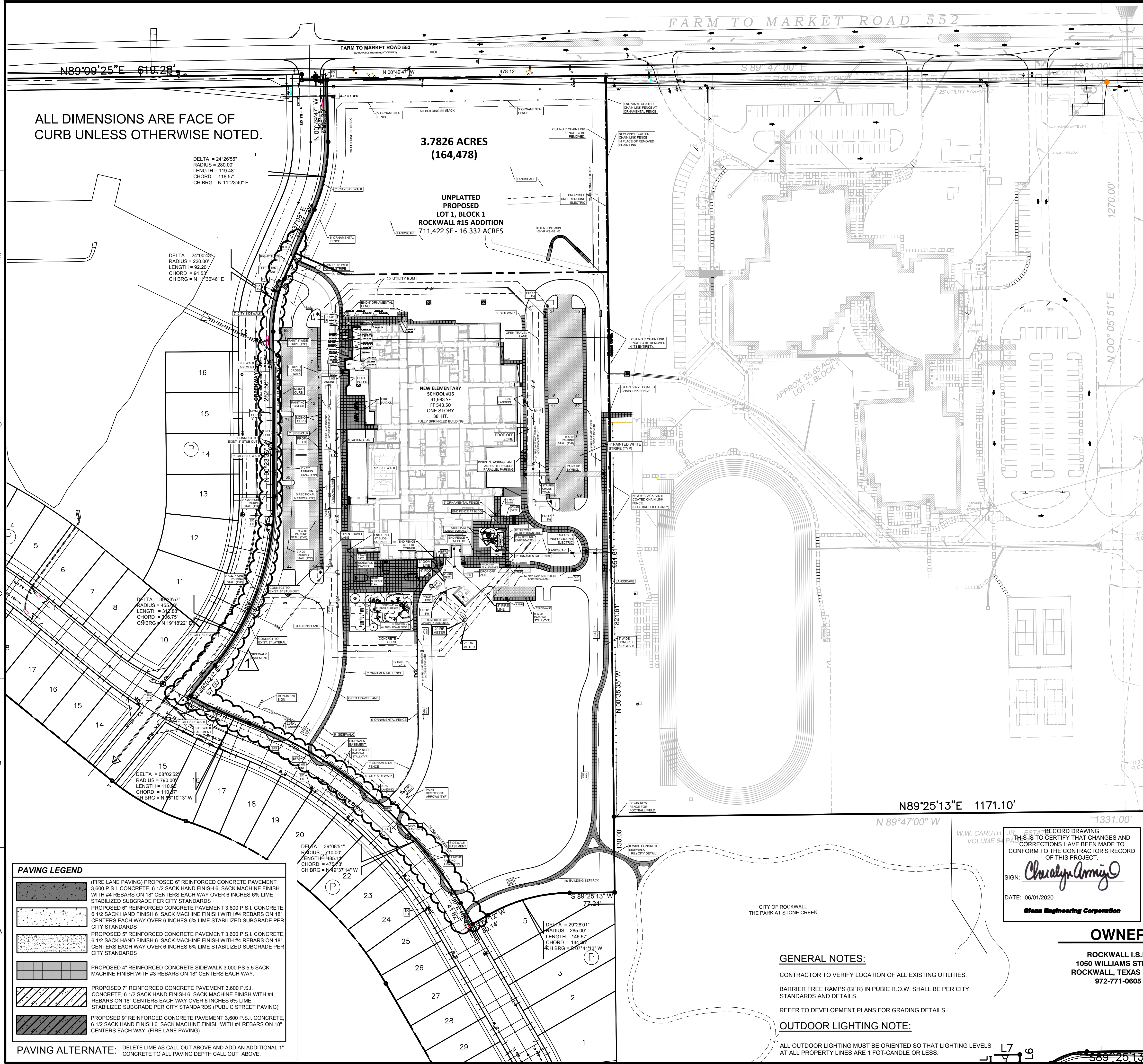
GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.
- REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.



ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.

3.7826 ACRES
(164,478)

UNPLATTED PROPOSED LOT 1, BLOCK 1
ROCKWALL #15 ADDITION
711,422 SF - 16.332 ACRES

NEW ELEMENTARY SCHOOL #15
91,983 SF
FF 543.50
ONE STORY
39 HT.
FULLY SPRINKLED BUILDING

PAVING LEGEND

- (FIRE LANE PAVING) PROPOSED 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY OVER 6 INCHES 6% LIME STABILIZED SUBGRADE PER CITY STANDARDS
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY OVER 6 INCHES 6% LIME STABILIZED SUBGRADE PER CITY STANDARDS
- PROPOSED 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY OVER 6 INCHES 6% LIME STABILIZED SUBGRADE PER CITY STANDARDS
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK 3,000 PS 5.5 SACK MACHINE FINISH WITH #3 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY OVER 6 INCHES 6% LIME STABILIZED SUBGRADE PER CITY STANDARDS (PUBLIC STREET PAVING)
- PROPOSED 9" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY. (FIRE LANE PAVING)

PAVING ALTERNATE: DELETE LIME AS CALL OUT ABOVE AND ADD AN ADDITIONAL 1" CONCRETE TO ALL PAVING DEPTH CALL OUT ABOVE.