



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # SP708-005 P&Z DATE _____ CC DATE _____

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & Z

PROJECT CASE NO.

SP2018-005

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 615 Highland Drive Rockwall, Texas 75087

Subdivision	Rockwall School Addition No. 2	Lot	1	Block	A
-------------	--------------------------------	-----	---	-------	---

General Location Virgina Reinhardt Elementary School, Highland Drive and Sheppard Hill south of City Park Site.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	SF-10	Current Use	Elementary School		
Proposed Zoning	SF-10	Proposed Use	Elementary School		
Acreage	6.983	Lots [Current]	1	Lots [Proposed]	1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	Rockwall Independent School District	<input checked="" type="checkbox"/> Applicant	Huckabee
Contact Person	Will Salee	Contact Person	Crystal Vasquez
Address	1191 TL Townsend Drive	Address	801 Cherry Street, Ste. 500
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Fort Worth, TX 76102
Phone	4696987031	Phone	8179460047
E-Mail	will.salee@rockwallisd.org	E-Mail	cvasquez@huckabee-inc.com

NOTARY VERIFICATION [REQUIRED]

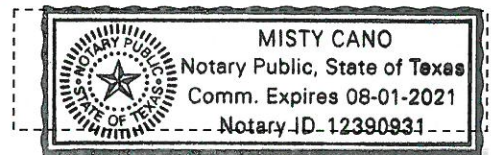
Before me, the undersigned authority, on this day personally appeared Crystal Vasquez [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 390.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of February, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of February, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

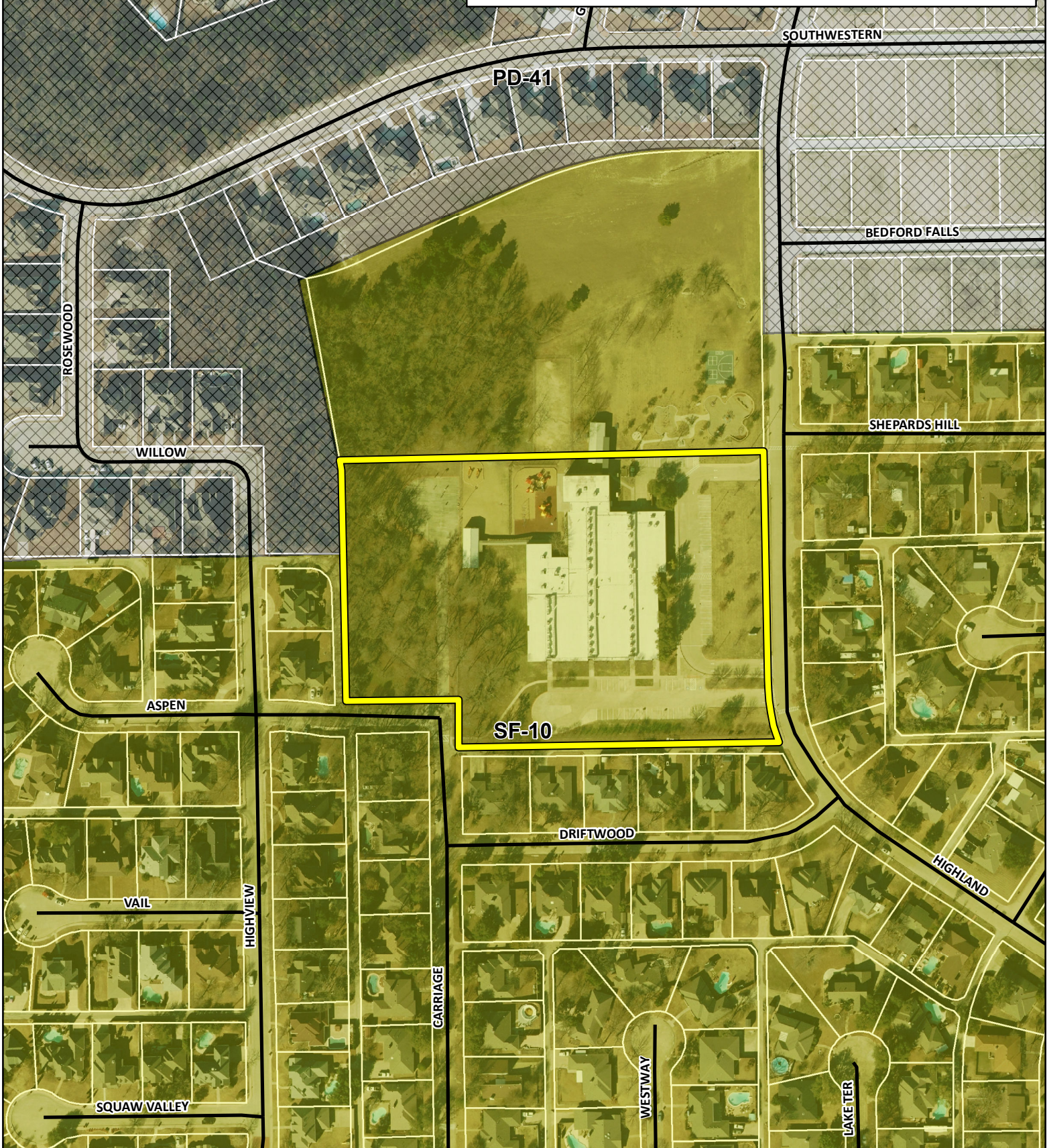
Date: 2/19/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/23/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2018-005
Project Name: 615 Highland Drive
Project Type: SITE PLAN
Applicant Name: HUCKABEE
Owner Name: ROCKWALL, I S D
Project Description:



SP2018-005 -SITE PLAN FOR REINHARDT ELEMENTAR SCHOOL
SITE PLAN - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

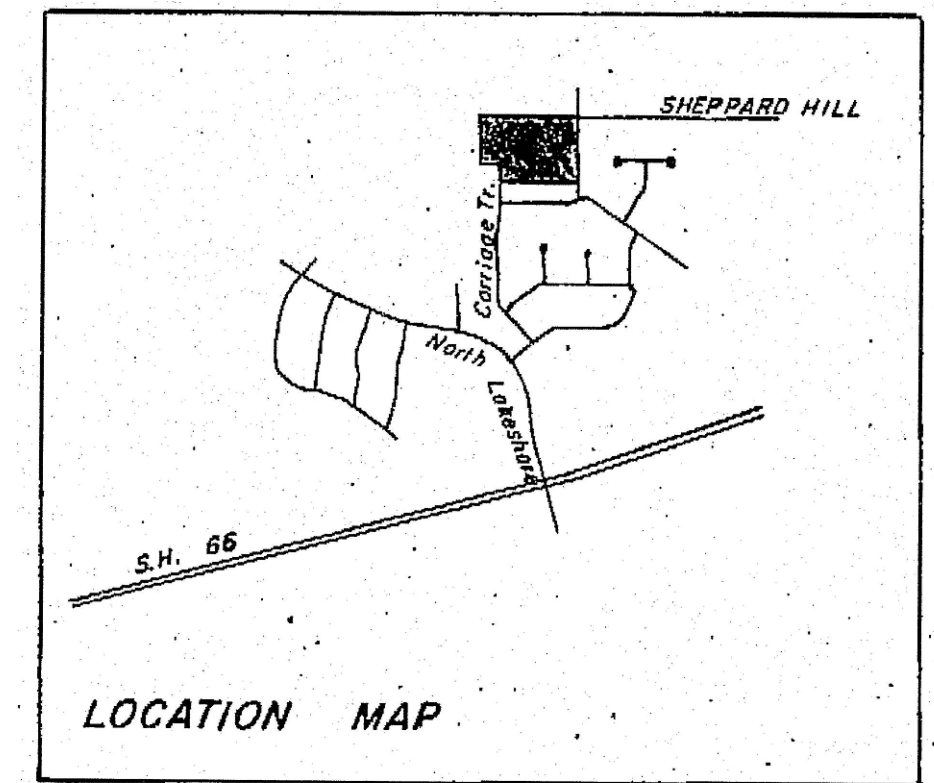
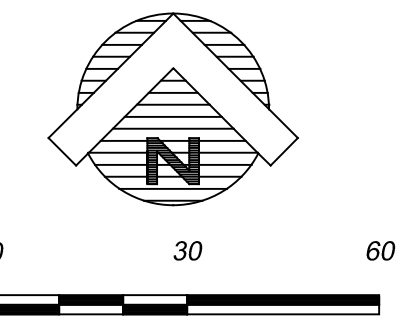
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



- GENERAL NOTES:**
- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 - ALL FIRE LANES, PARKING STRIPING, HDCP 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 THIS 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 AND OWNER 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 "L" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
 - THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
 - ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

Date	Revision /
06/10/2018	1
	2
	3
	4
	5
	6
	7
	8
	9
	10
	11

Project: V. REINHARDT REPLACEMENT SCHOOL
 ROCKWALL SCHOOL ADDITION NO. 2
 LOT 1 BLOCK "A"
 615 HIGHLAND DRIVE
 ROCKWALL, TEXAS



VICINITY MAP
N.T.S.

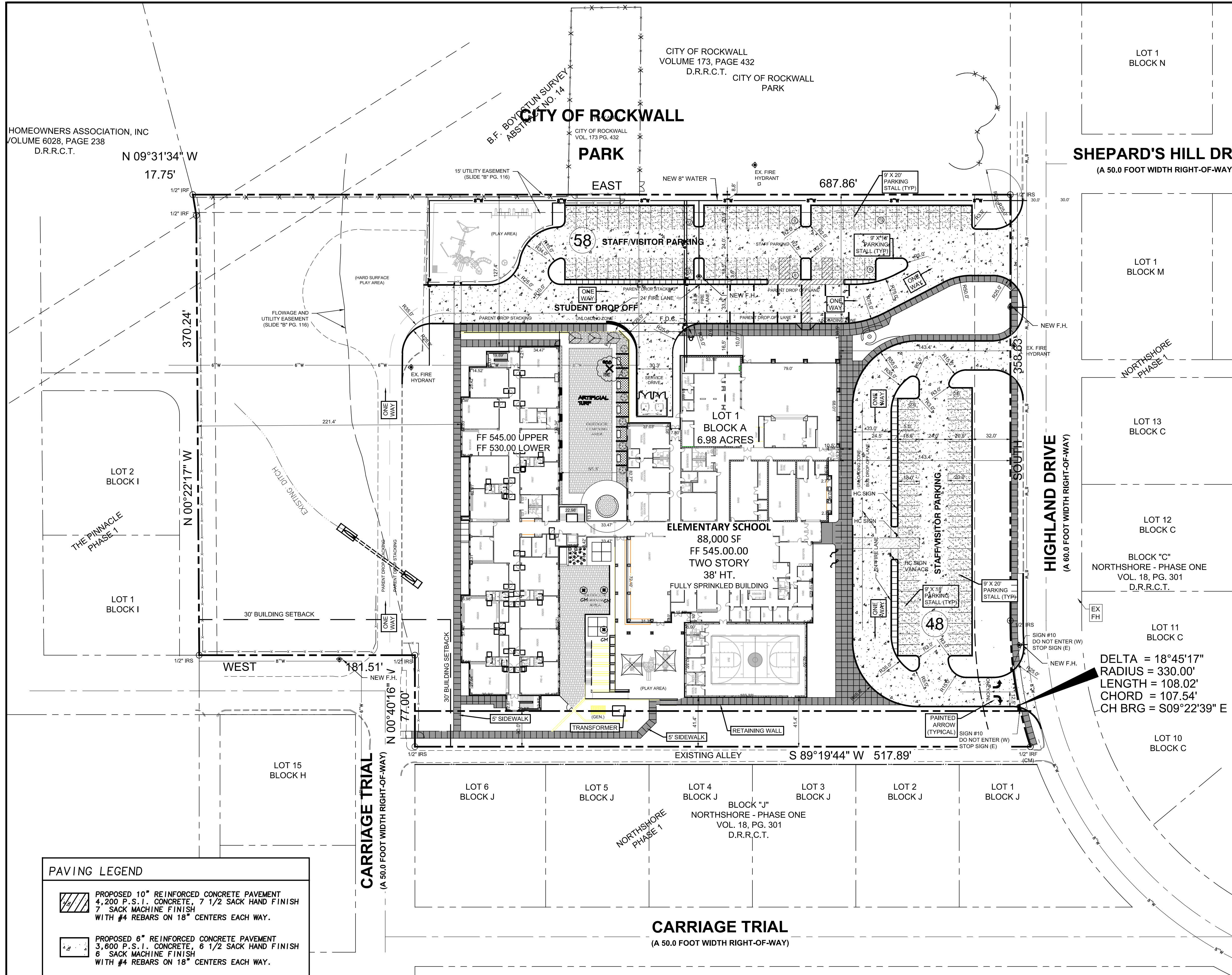
SITE DATA SUMMARY TABLE	
EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 SQ. FT. OR 6.983 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR (UPPER LEVEL)	64,800 SF
PROPOSED SECOND FLOOR	23,200 SF
TOTAL BUILDING AREA	88,000 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
LOT COVERAGE	64,800 SF / 304,169 SF = 21.3%
FLOOR AREA RATIO	0.21 : 1
TOTAL NEW IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
TOTAL EXISTING IMPERVIOUS COVERAGE	151,749 SF OR 3.484 ACRES
INCREASE TO DETAIN	39,683 SF OR 0.911 ACRES (INCREASE)
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" (2 STORY) *MEASURED TO PARAPET*
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	(9.0' X 20.0') 74 SPACES (9.0' X 18.0') 27 SPACES HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E., 5005 OLYMPIA BLVD., SUITE 100, ROCKWALL, TX 75087. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Huckabee
 4025 W. DALLAS - FORT WORTH - DENTON - WACO
 www.huckabee-inc.com
 800.687.1229

SUP SITE PLAN

Job No. 1759-03-01	Sheet No. CS
Drawn By: RAH	1.0A
Date: 02-28-2017	



HOMEOWNERS ASSOCIATION, INC
 VOLUME 6028, PAGE 238
 D.R.R.C.T.

CITY OF ROCKWALL
 VOLUME 173, PAGE 432
 D.R.R.C.T.

CITY OF ROCKWALL
 VOL. 173 PG. 432
PARK

SHEPARD'S HILL DR
 (A 50.0 FOOT WIDTH RIGHT-OF-WAY)

HIGHLAND DRIVE
 (A 60.0 FOOT WIDTH RIGHT-OF-WAY)

CARRIAGE TRIAL
 (A 50.0 FOOT WIDTH RIGHT-OF-WAY)

CARRIAGE TRIAL
 (A 50.0 FOOT WIDTH RIGHT-OF-WAY)

PAVING LEGEND

	PROPOSED 10" REINFORCED CONCRETE PAVEMENT 4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH 7 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
	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.
	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.
	PROPOSED 4" REINFORCED CONCRETE SIDEWALK 3,000 PS 5.5 SACK MACHINE FINISH WITH #3 REBARS ON 18" CENTERS EACH WAY. (10" HIKE AND BIKE TRAIL SHALL BE 5" THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

- 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.

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

ARCHITECT
 HUCKABEE
 700 CHERRY STREET, SUITE 500
 FORT WORTH, TEXAS 76109
 (817) 377-2969

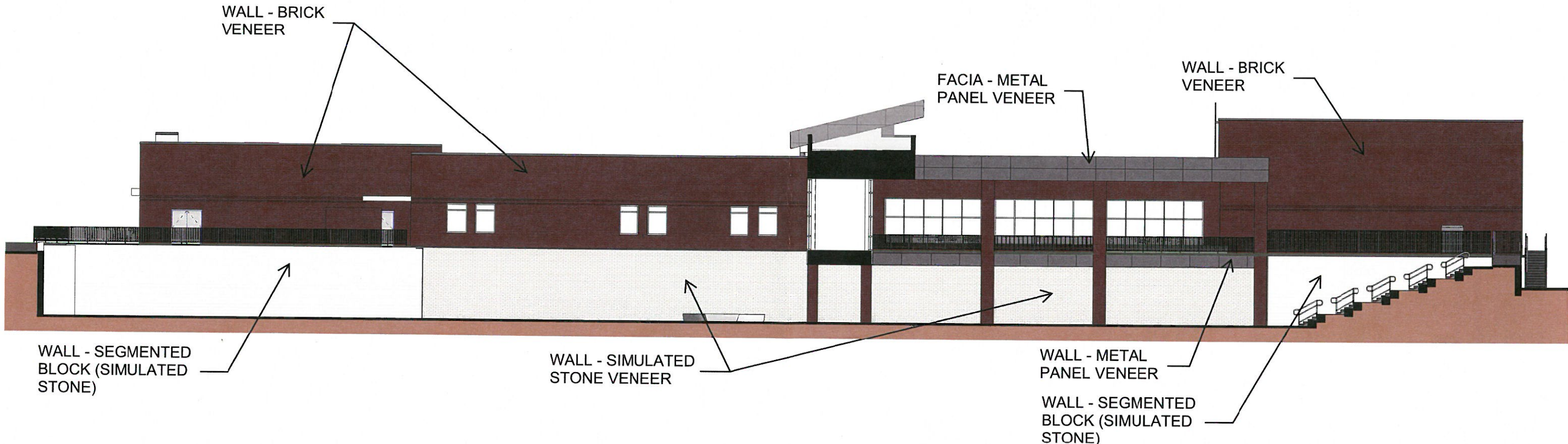
ENGINEER
 GLENN ENGINEERING
 105 DECKER COURT, SUITE 910
 IRVING, TEXAS 75062
 (972) 717-5151

Date: February 12, 2018
 Case Number:

ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

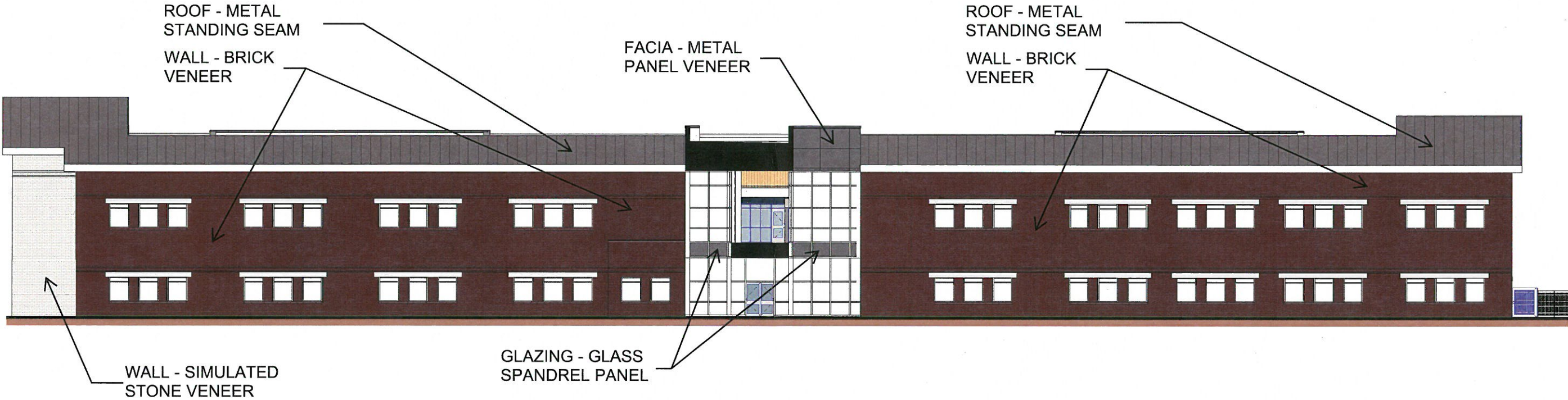
MASONRY MATERIAL PERCENTAGE:	94%
BRICK:	56%
SIMULATED STONE:	38%
METAL WALL PANEL:	6%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	98%
BRICK:	92%
SIMULATED STONE:	6%
METAL WALL PANEL:	2%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 92%

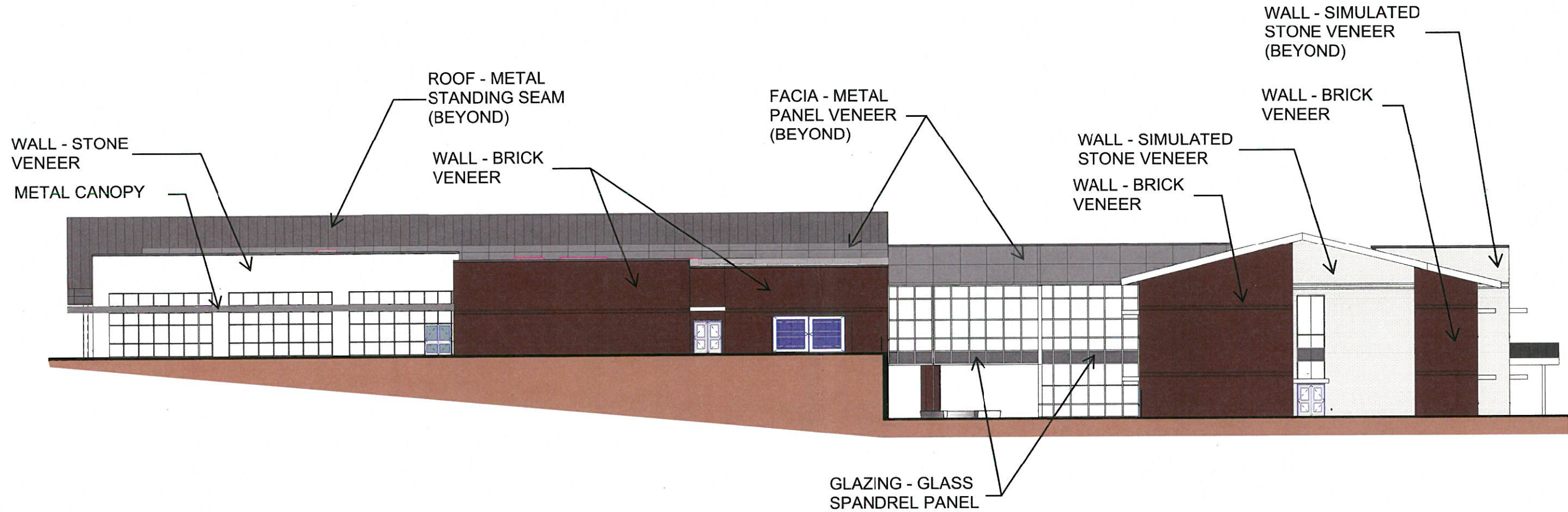
BRICK: 57%

STONE: 15%

SIMULATED STONE: 20%

METAL WALL PANEL: 8%

TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

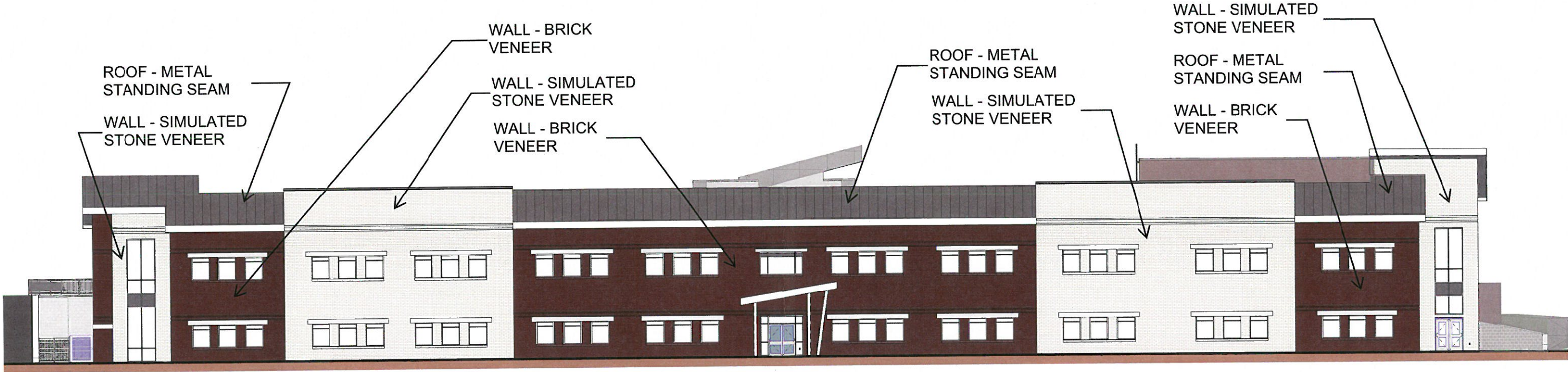
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 100%

BRICK: 48%

SIMULATED STONE: 52%

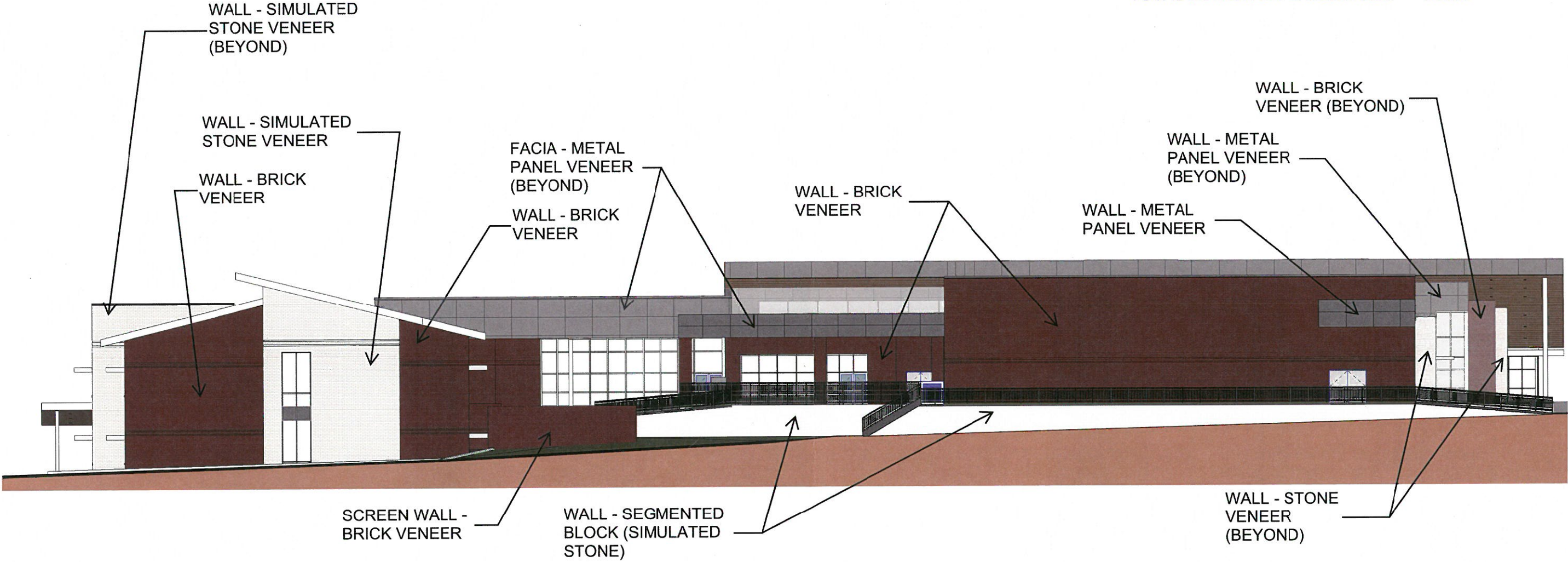
TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	90%
BRICK:	79%
STONE:	3%
SIMULATED STONE:	18%
METAL WALL PANEL:	10%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

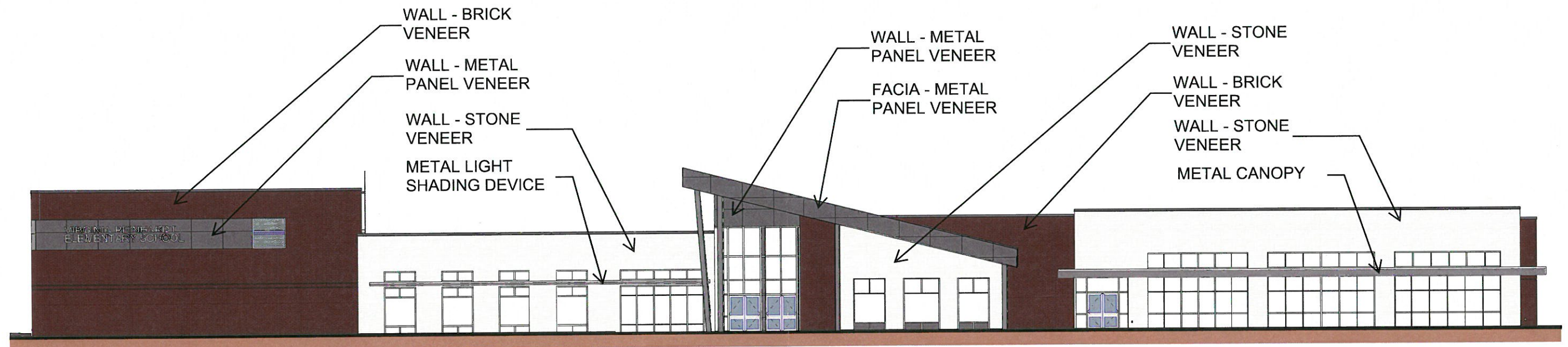
MASONRY MATERIAL PERCENTAGE: 94%

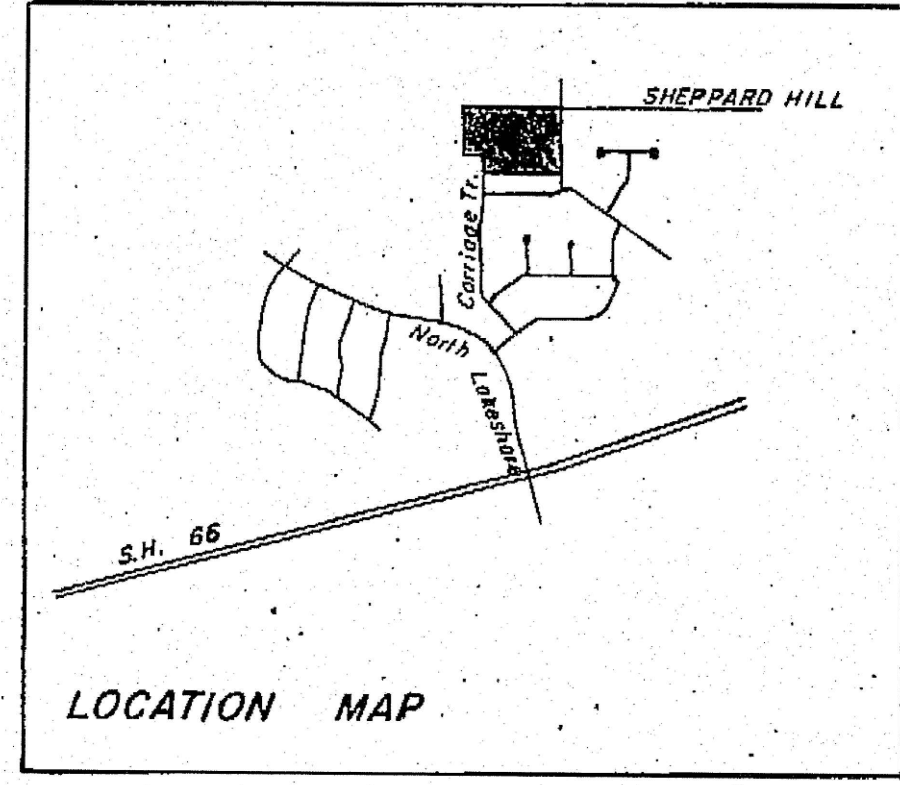
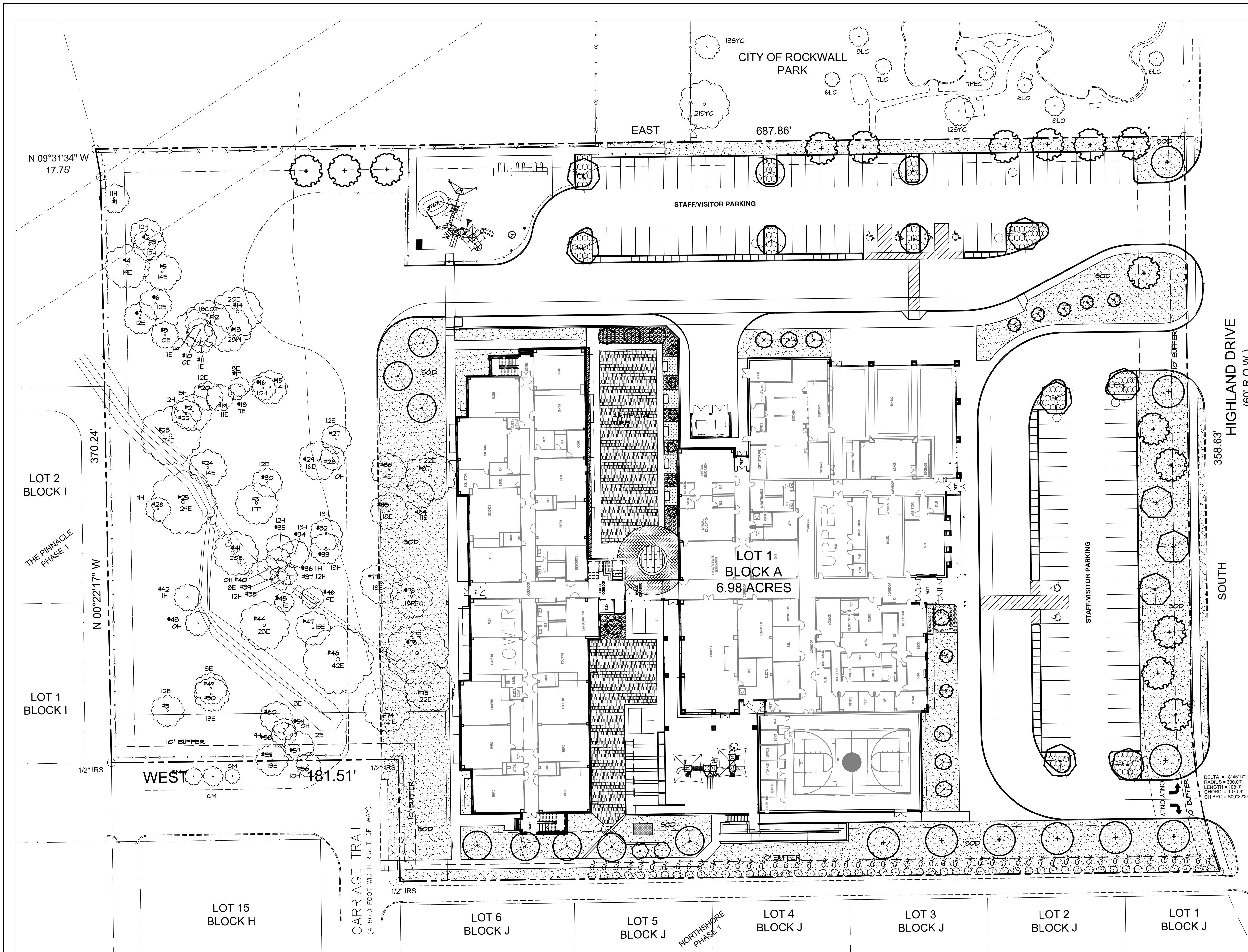
BRICK: 44.5%

STONE: 49.5%

METAL WALL PANEL: 6%

TOTAL MATERIAL PERCENTAGE: 100%



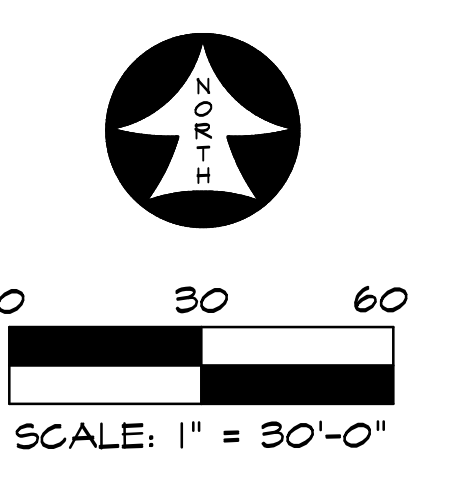


VICINITY MAP
NTS

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 SQ. FT. OR 6.983 ACRES
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STUDENTS (K-6TH)	750 STUDENTS
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PARKING ELEMENTARY SCHOOL	(9.0' X 20.0') 74 SPACES (9.0' X 18.0') 5 SPACES HC SPACES 106 SPACES
TOTAL PARKING PROVIDED	

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND
LANDSCAPE TABULATIONS

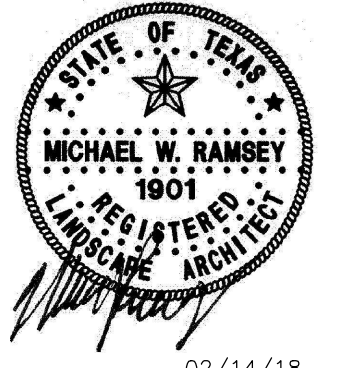


RAMSEY LANDSCAPE ARCHITECTS, LLC
1914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (969) 362-5433
EMAIL MIKE.RLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

LANDSCAPE PLAN

PERMIT REVIEW



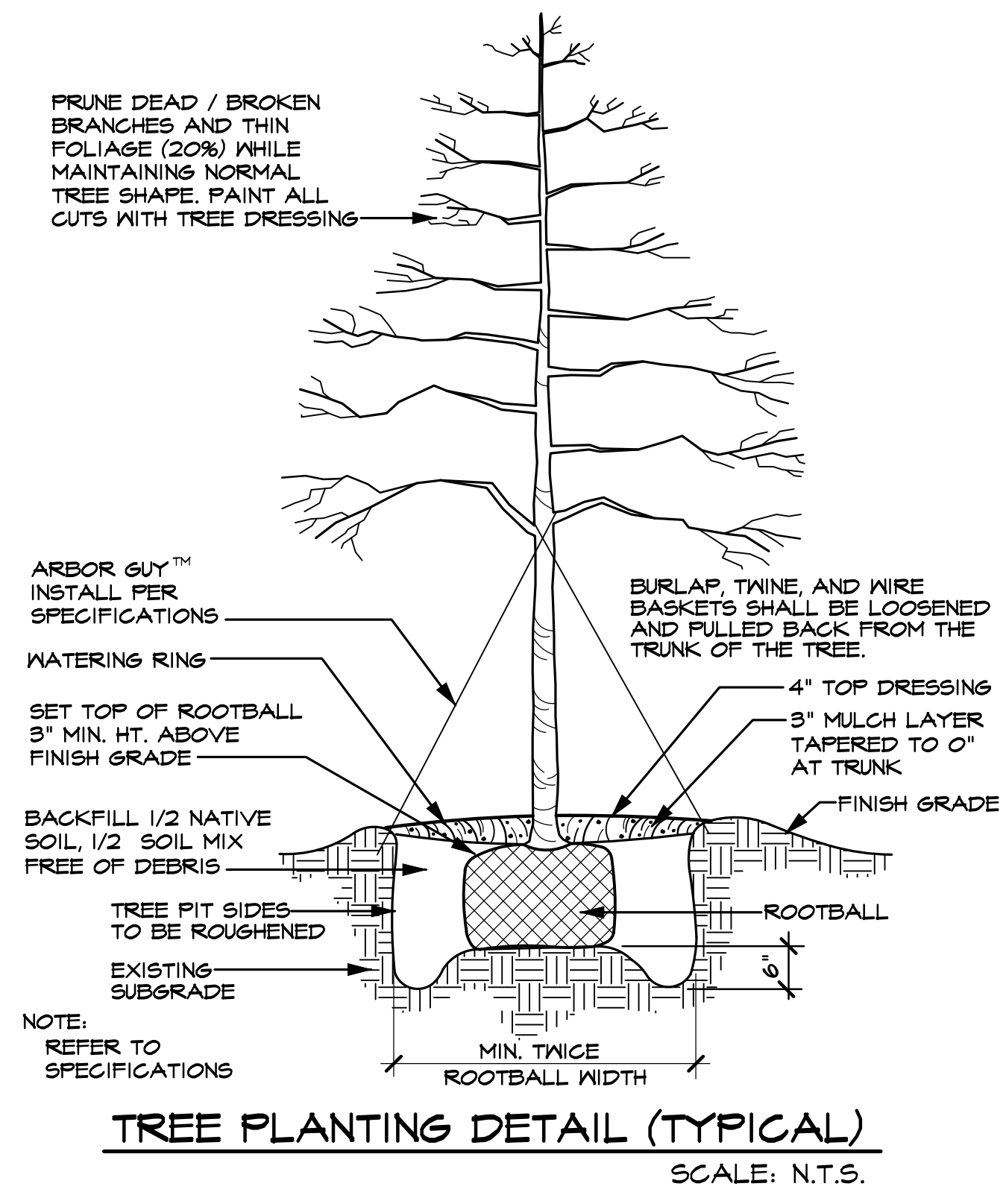
ISSUES/
REVISIONS

DATE: 02/14/2018
SCALE: 1"=30'

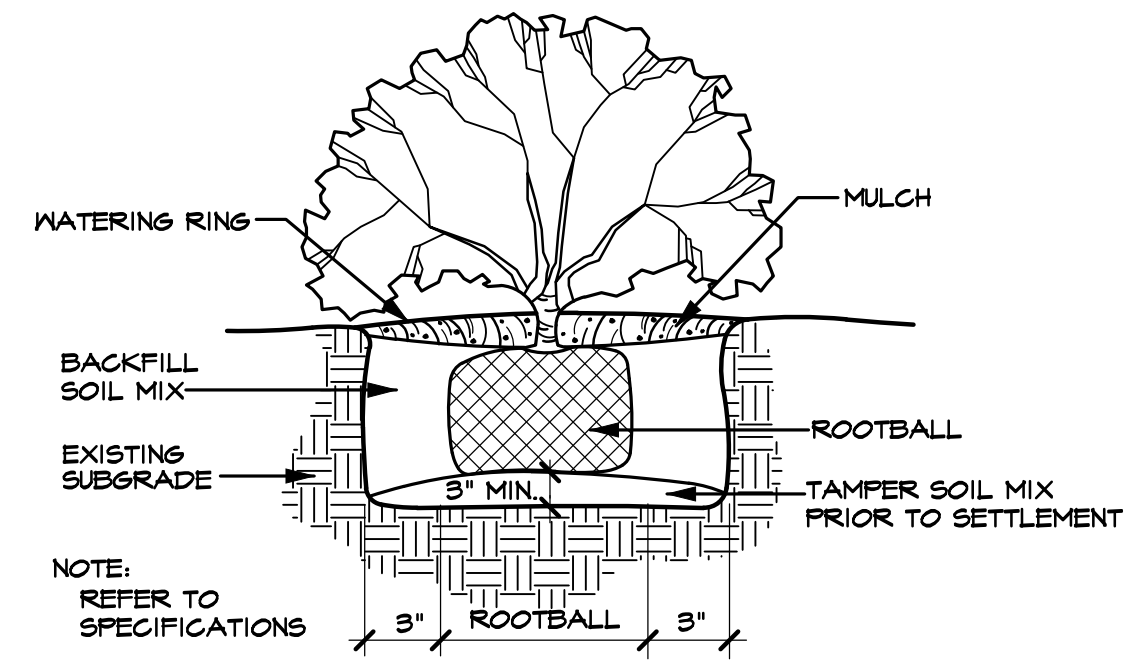
SHEET No.
L1.1

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

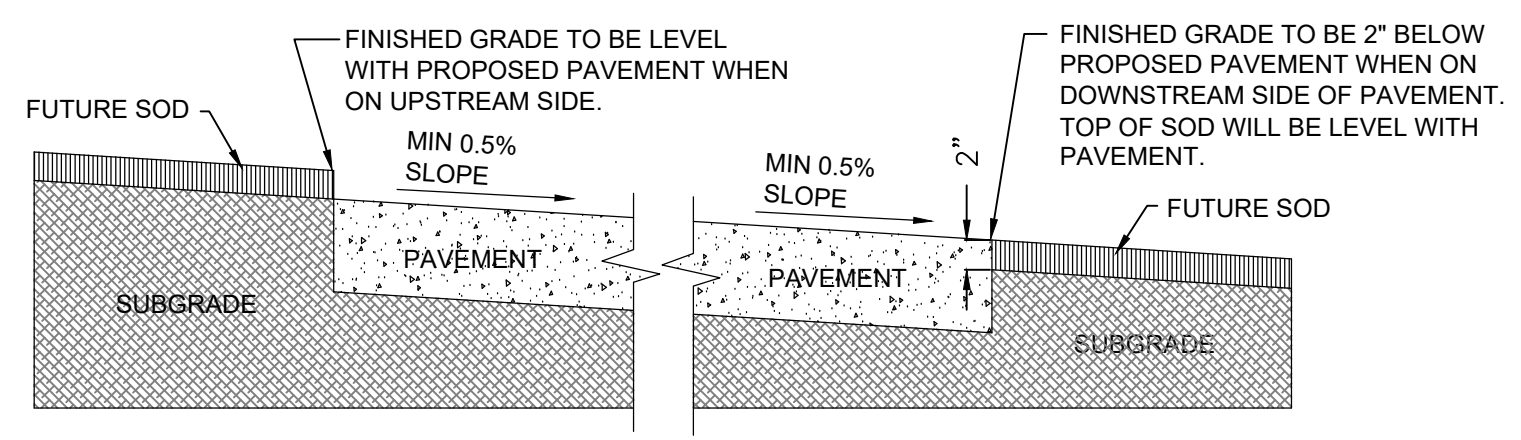
Date: February 12, 2018
Case Number:



TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP
10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.
SOUTH RESIDENTIAL BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER

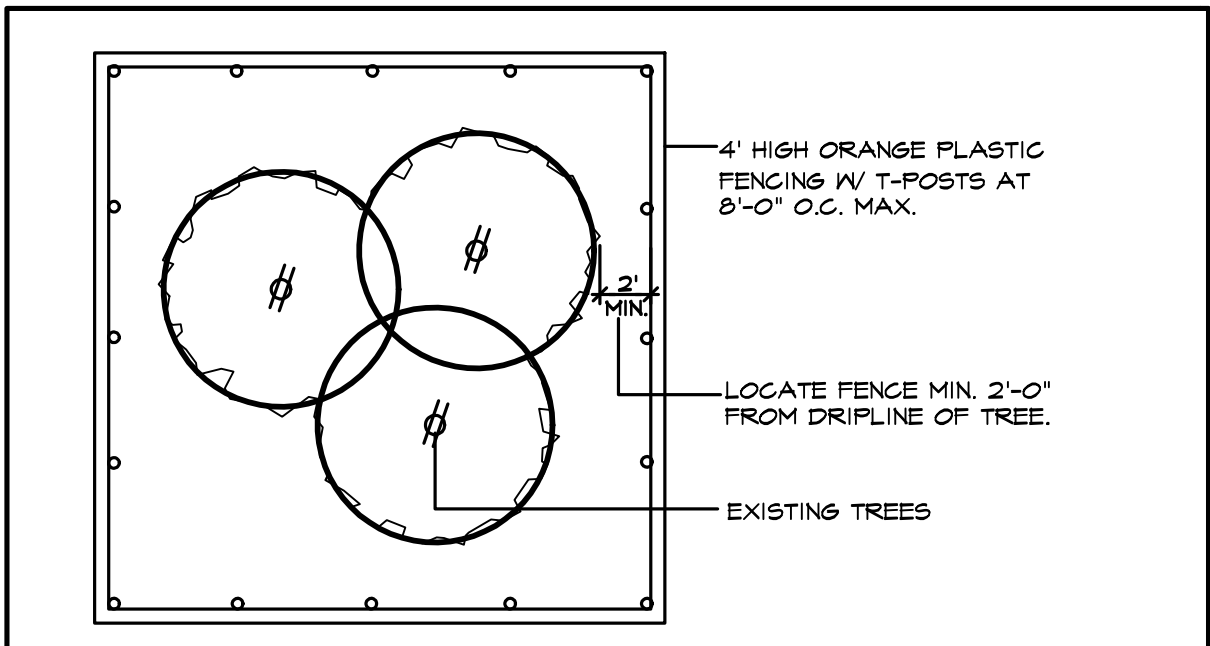
STREET LANDSCAPING
10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF
EAST STREET BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER
EAST BUFFER TREES REQUIRED (466 LF / 50 LF =) 10 TREES
BUFFER PROVIDED 10 TREES

PARKING LOT LANDSCAPING
LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.
PARKING SPACES 109 SPACES
PARKING LANDSCAPE REQUIRED 34,423 SF X 5% =) 1,721 SF
PARKING LANDSCAPE PROVIDED 2,622 SF

AMOUNT OF LANDSCAPING
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.
SITE AREA 304,310 SF
SITE LANDSCAPE REQUIRED 304,310 SF X 15% =) 45,647 SF
SITE LANDSCAPE PROVIDED 113,580 SF
% LANDSCAPE PROVIDED FRONT/SIDE (64%) 29,450 SF
SITE IMPERVIOUS AREA 191,432 SF

TREE MITIGATION
MITIGATION INCHES PER TREE TABLE -599"
PRESERVED CREDIT INCHES PER TREE TABLE +69"
PROPOSED TREES (46 X 4" =) +184"
REMAINING INCHES TO BE MITIGATED TO FUND -346"

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
 - PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
 - IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
 - CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
 - ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.
- TREE PROTECTION FENCE AND NOTES**
SCALE: N.T.S.

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
9	(circle with cross)	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
15	(circle with cross and dots)	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
10	(circle with cross and lines)	LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
12	(circle with cross and lines)	PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
7	(circle with cross and lines)	D. WILLOW	Desert Willow	Chiopsis linearis	5'-6" ht, 4'-5' spread, container
2	(circle with cross and lines)	C. MYRTLE	Red flowering Crape Myrtle	Lagerstroemia indica 'Carolina Beauty'	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
11	(circle with cross and lines)	TREE YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min, 8' Ht./4' spread, container, female - heavy berried tree form, limited to 4'
5	(circle with cross and lines)	NELLIE	Tree Nellie R. Stevens Holly	Ilex vomitoria 'Nellie R. Stevens'	6' Ht./3' spread min, container only pyramidal form, full to the ground single straight trunk, bushy, specimen
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	(circle with cross and lines)	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
2	(circle with cross and lines)	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
26	(circle with cross and lines)	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuroides 'hamlin'	1 gallon
4	(circle with cross and lines)	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	1 gallon
GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(dotted pattern)	SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
MISCELLANEOUS					
AS SHOWN	(solid line)	B. BOARD	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY		
AS SHOWN	(dotted pattern)	D. GRANITE	Decomposed Granite	4" thick compacted decomposed granite. To be between 1/2" to 1" below curb or adjacent pavement. Separated at grass areas by steel edging.	
AS SHOWN	(dotted pattern)	R. ROCK	5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below.		
AS SHOWN	(dotted pattern)	L. ROCK	1" crushed limestone, 4" deep. Separate with edging, filter fabric below.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

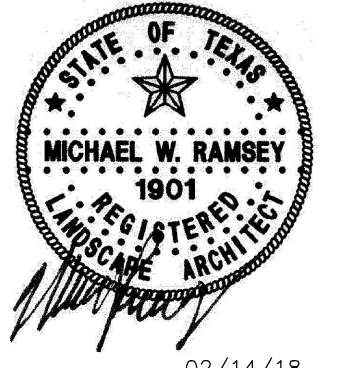
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (969) 362-5433
EMAIL: MIKE.RLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

LANDSCAPE DETAILS

PERMIT REVIEW



ISSUES/
REVISIONS

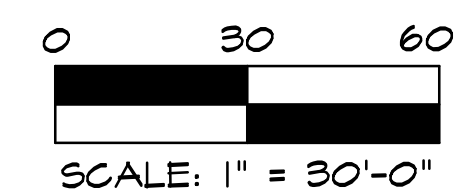
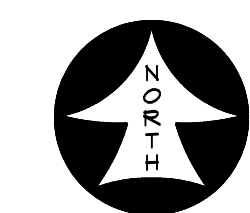
DATE: 02/14/2018
SCALE: AS SHOWN

SHEET No.
L2.2

EXISTING TREE CHART

TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	11	HACKBERRY	SAVE	-	-	0"
2	12	HACKBERRY	SAVE	-	-	0"
3	12	HACKBERRY	SAVE	-	-	0"
4	19	ELM	SAVE	-	-	0"
5	14	ELM	SAVE	-	-	0"
6	12	ELM	SAVE	-	-	0"
7	12	ELM	SAVE	-	-	0"
8	10	ELM	SAVE	-	-	0"
9	17	ELM	SAVE	-	-	0"
10	10	ELM	SAVE	-	-	0"
11	11	ELM	SAVE	-	-	0"
12	18	COTTONWOOD	SAVE	-	-	0"
13	28	WILLOW	SAVE	-	-	0"
14	20	ELM	SAVE	-	-	0"
15	14	HACKBERRY	SAVE	-	-	0"
16	10	HACKBERRY	SAVE	-	-	0"
17	8	ELM	SAVE	-	-	0"
18	7	ELM	SAVE	-	-	0"
19	11	ELM	SAVE	-	-	0"
20	12	ELM	SAVE	-	-	0"
21	15	HACKBERRY	SAVE	-	-	0"
22	12	HACKBERRY	SAVE	-	-	0"
23	24	ELM	SAVE	-	-	0"
24	14	ELM	SAVE	-	-	0"
25	10"	ELM	SAVE	-	-	0"
26	9	HACKBERRY	SAVE	-	-	0"
27	12	ELM	SAVE	-	-	0"
28	10	HACKBERRY	SAVE	-	-	0"
29	16	ELM	SAVE	-	-	0"
30	12	ELM	SAVE	-	-	0"
31	17	ELM	SAVE	-	-	0"
32	13	HACKBERRY	SAVE	-	-	0"
33	13	HACKBERRY	SAVE	-	-	0"
34	13	HACKBERRY	SAVE	-	-	0"
35	12	HACKBERRY	SAVE	-	-	0"
36	11	HACKBERRY	SAVE	-	-	0"
37	12	HACKBERRY	SAVE	-	-	0"
38	12	HACKBERRY	SAVE	-	-	0"
39	8	ELM	SAVE	-	-	0"
40	10	HACKBERRY	SAVE	-	-	0"
41	20	ELM	SAVE	-	-	0"
42	11	HACKBERRY	SAVE	-	-	0"
43	10	HACKBERRY	SAVE	-	-	0"
44	23	ELM	SAVE	-	-	0"
45	7	ELM	SAVE	-	-	0"
46	9	ELM	SAVE	-	-	0"
47	15	ELM	SAVE	-	-	0"
48	42	ELM	SAVE	-	+42	0"
49	13	ELM	SAVE	-	-	0"
50	13	ELM	SAVE	-	-	0"
51	12	ELM	SAVE	-	-	0"
52	3	C.MYRTLE	SAVE	-	-	0"
53	3	C.MYRTLE	SAVE	-	-	0"
54	3	C.MYRTLE	SAVE	-	-	0"
55	13	ELM	SAVE	-	-	0"
56	10	HACKBERRY	SAVE	-	-	0"
57	12	HACKBERRY	SAVE	-	-	0"
58	9	HACKBERRY	SAVE	-	-	0"
59	10	HACKBERRY	SAVE	-	-	0"
60	13	ELM	SAVE	-	-	0"

61	16	ELM	DEMO	-16	-	0"
62	11	ELM	DEMO	-11	-	0"
63	10	ELM	DEMO	-10	-	0"
64	6	ELM	DEMO	-6	-	0"
65	11	ELM	DEMO	-11	-	0"
66	12	ELM	DEMO	-12	-	0"
67	10	HACKBERRY	DEMO	0	-	0"
68	11	ELM	DEMO	-11	-	0"
69	18	PECAN	DEMO	-18	-	0"
70	22	ELM	DEMO	-22	-	0"
71	11	ELM	DEMO	-11	-	0"
72	28	ELM	DEMO	-56	-	0"
73	27	ELM	DEMO	-54	-	0"
74	21	ELM	SAVE	-	-	0"
75	22	ELM	SAVE	-	-	0"
76	27	ELM	SAVE	-	+27	0"
77	18	ELM	SAVE	-	-	0"
78	18	PECAN	SAVE	-	-	0"
79	25	PECAN	DEMO	-25	-	0"
80	13	HACKBERRY	DEMO	-7	-	0"
81	16	ELM	DEMO	-16	-	0"
82	16	ELM	DEMO	-16	-	0"
83	12	ELM	DEMO	-12	-	0"
84	11	ELM	SAVE	-	-	0"
85	18	ELM	SAVE	-	-	0"
86	14	ELM	SAVE	-	-	0"
87	22	ELM	SAVE	-	-	0"
88	15	ELM	DEMO	-15	-	0"
89	9	HACKBERRY	DEMO	0	-	0"
90	13	LIVE OAK	DEMO	-13	-	0"
91	15	LIVE OAK	DEMO	-15	-	0"
92	8	PINE	DEMO	-8	-	0"
93	14	PINE	DEMO	-14	-	0"
94	20	LIVE OAK	DEMO	-20	-	0"
95	20	LIVE OAK	DEMO	-20	-	0"
96	16	LIVE OAK	DEMO	-16	-	0"
97	12	PINE	DEMO	-12	-	0"
98	15	PEAR	DEMO	-15	-	0"
99	14	LIVE OAK	DEMO	-14	-	0"
100	11	PEAR	DEMO	-11	-	0"
101	14	PEAR	DEMO	-14	-	0"
102	13	PEAR	DEMO	-13	-	0"
103	14	PEAR	DEMO	-14	-	0"
104	7	PECAN	DEMO	-7	-	0"
105	13	RED OAK	DEMO	-13	-	0"
106	6	RED OAK	DEMO	-6	-	0"
107	11	RED OAK	DEMO	-11	-	0"
108	9	RED OAK	DEMO	-9	-	0"
109	5	RED OAK	DEMO	-5	-	0"
110	6	RED OAK	DEMO	-6	-	0"
111	4	RED OAK	DEMO	-4	-	0"
112	7	PECAN	DEMO	-7	-	0"
				MITIGATE	CREDIT	
				-549	+69	
PROPOSED TREES (46 X 4" =)						+184"

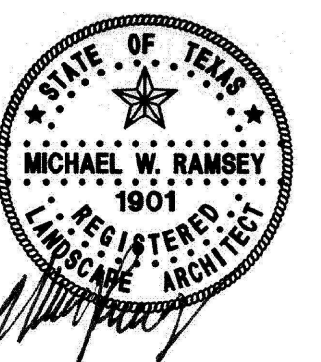


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V. REINHARDT REPLACEMENT SCHOOL
 ROCKWALL SCHOOL ADDITION NO. 2
 LOT 1 BLOCK "A"
 615 HIGHLAND DRIVE
 ROCKWALL, TEXAS

TREESCAPE CHART

PERMIT REVIEW



02/14/18

ISSUES/
 REVISIONS

DATE: 02/14/2018
 SCALE: 1"=30'

SHEET No.
TS2.1

Date: February 12, 2018
 Case Number: _____

City of Rockwall Project Plan Review History



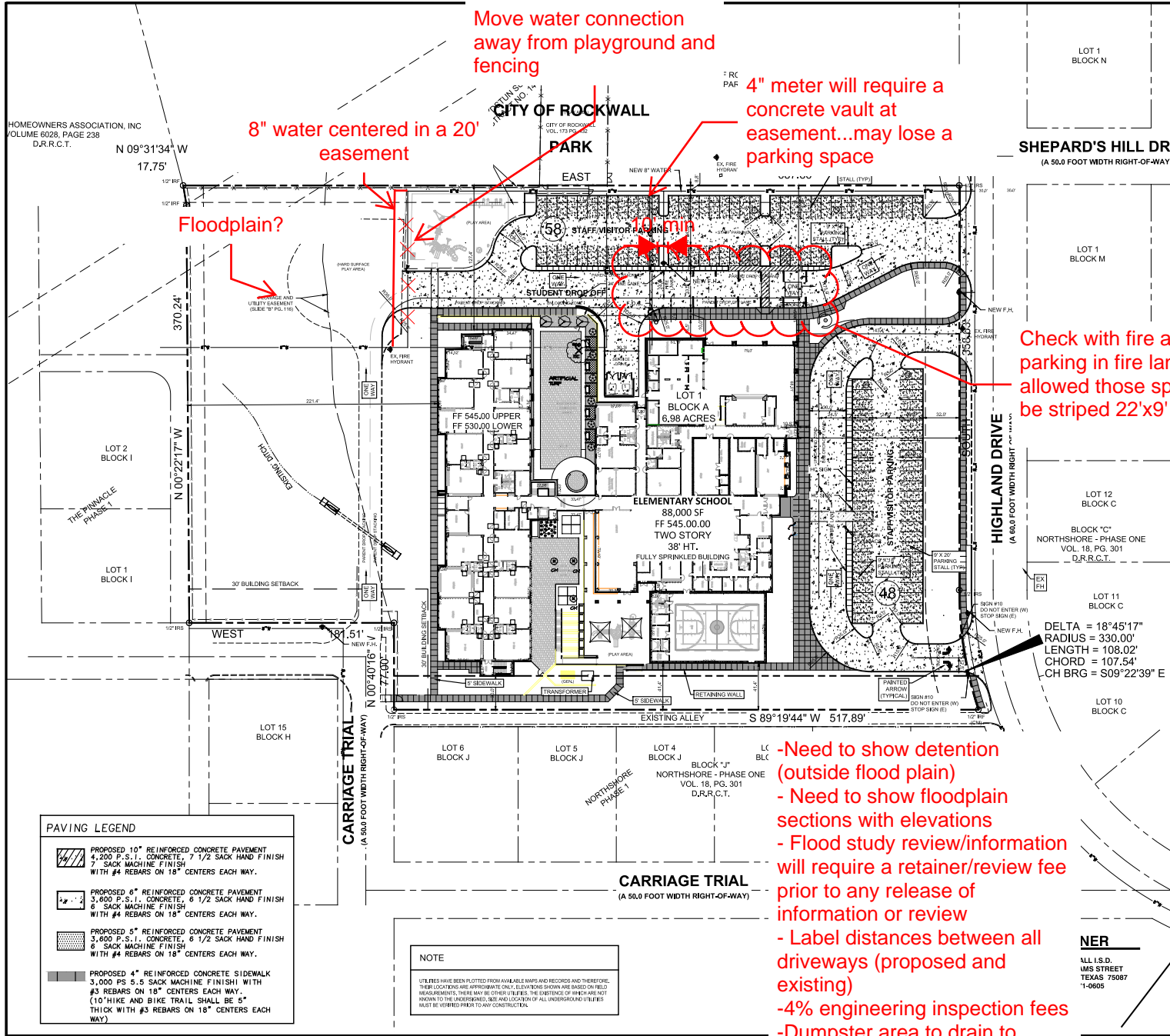
Project Number SP2018-005	Owner ROCKWALL, I S D	Applied 2/19/2018	LM
Project Name 615 Highland Drive	Applicant HUCKABEE	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
 Site Address 615 HIGHLAND DR		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision NORTHSHORE PH 1	Tract 1	Block A	Lot No 1
		Parcel No 4849-000A-0001-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	2/19/2018	2/26/2018	2/21/2018	2	APPROVED	
ENGINEERING	Amy Williams	2/19/2018	2/26/2018	2/21/2018	2	COMMENTS	See Comments
<p>(2/21/2018 12:30 PM AW)</p> <p>See Markups</p> <p>Need to show detention (outside flood plain)</p> <p>Need to show floodplain sections with elevations</p> <p>Flood study review/information will require a retainer/review fee prior to any release of information or review</p> <p>Label distances between all driveways (proposed and existing)</p> <p>4% engineering inspection fees</p> <p>Dumpster area to drain to oil/water separator</p> <p>Check with fire marshal's office regarding parking in a fire lane. If allowed the parking striping should be 22'x9'</p> <p>Move 8" away from the playground and fencing</p> <p>8" water to be centered in a 20' easement</p> <p>4" water service will require a concrete vault for the meter at the easement, so you may have to give up a parking spot.</p> <p>Parking island around the fire hydrant to be a minimum of 10' wide</p> <p>Landscape Comment</p> <p>Move 5' along the north side away from the water line (see markup)</p>							
FIRE	Ariana Hargrove	2/19/2018	2/26/2018	2/23/2018	4	COMMENTS	comments
<p>(2/23/2018 9:46 AM AA)</p> <p>Need to show all existing fire lane. If existing fire lane is to be utilized, it shall be platted.</p> <p>Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.</p>							

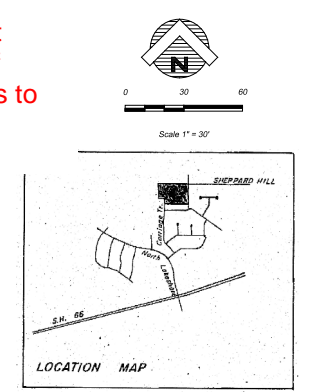
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	2/19/2018	2/26/2018	2/21/2018	2	APPROVED	
PLANNING	David Gonzales	2/19/2018	2/26/2018	2/21/2018	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of a site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.						
The following staff comments are to be addressed and resubmitted no later than Tuesday, March 6, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:						
** Planning Department General Comments to be addressed:						
1. Adherence to Engineering and Fire Department standards shall be required.						
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).						
3. Label all revised site plan documents with "Case No. SP2018-005" at the lower right corner of each plan.						
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.						
5. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March 6, 2018.						
EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:						
** The following request requires approval by a simple majority vote of Council**						
1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of one of the two east elevations that were submitted, which indicates 49.5% stone. The additional east elevations indicates 0%. The exception would allow for not meeting the stone requirement for the north, south, east, and west facades as submitted and requires approval of a simple majority vote of the City Council.						
** Please address the following Planning Comments for each plan and resubmit revised plans by date requested:						
Site Plan:						
1. Re-label all firelane as "24-ft Firelane and Public Access Easement" – (if utilities exist, add utility easement in label).						
2. Remove labels indicating "Parent Drop Stacking" & "Bus Drop-Off Line" as these are located within the dedicated 24-ft Firelane.						
3. Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such.						
Landscape Plan:						
1. Meets or exceeds the intent of the UDC as submitted.						
Treescape Plan:						
1. The treescape plan as submitted meets or exceeds the requirements of the UDC.						
2. How will you satisfy the mitigation balance of 599-caliper inches?						
Photometric Plan:						
1. The lighting pole standards are not to exceed a maximum overall height of 30-ft includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.						
2. In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures.						
3. The lighting levels at the southeast and southwest corners of the property exceed 0.2-FC at the property lines. Adjust accordingly.						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Building Elevations:						
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and/or dash-in RTU's on elevations. Provide detail of screening mechanism to be used.						
2. Why are there two (2) drawing submitted for the east and west elevations?						
3. The following requires approval of an exception to the masonry standards by the City Council due to the "simulated stone" appearing to be thin brick per the materials sample board submitted and as indicated above:						
a) To allow for not meeting the 20% stone requirement for north (15%), south (3%), east (0%), and west (0%) facades, which are visible from a public street or open space. As a note, one (1) of the east elevations indicates 49.5% stone.						
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Scheduled Meeting Dates to Attend:						
Architectural Review Board: February 27, 2018(5:00 p.m.) [Applicant to receive recommendations from ARB]						
Planning - Work Session: February 27, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]						
Parks Board: March 6, 2018 (6:00 p.m.)						
Architectural Review Board: March 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]						
Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]						



- GENERAL NOTES:**
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 2. ALL FIRE LANES PARKING STRIPING, STOP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FURNISH HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS SHALL INCLUDE ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROJECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CONTRACTOR TO FURNISH HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THE WORK SHALL AND NOT BE THE CONTRACTOR'S RESPONSIBILITY FOR OBTAINING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. A CONTRACTOR SHALL HAVE IN PLACE BEFORE BEGINNING CONSTRUCTION ALL NECESSARY PERMITS, SIGNAGE, ETC. CONTRACTOR SHALL HAVE OBTAINED ALL SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND ORDINANCES.
 6. IF UNFORESEEN PROBLEMS OR CONDITIONS ARE ENCOUNTERED IN THE CONSTRUCTION FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 7. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR ALL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, NO PARKING FIRE LANE EVERY 20 FEET OF LETTERS SHALL BE RED TYPED BACKGROUND.
 11. NO TREES ARE TO BE PLANTED WITHIN OF ANY UTILITIES.
 12. THE HOOKUP WEDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
 13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED.



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SP-10
PROPOSED ZONING	SP-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 SQ. FT. OR 6.983 ACRES
BUILDING AREA (FLOOR AREA)	64,800 SF
PROPOSED FIRST FLOOR (UPPER LEVEL)	23,200 SF
PROPOSED SECOND FLOOR	88,000 SF
TOTAL BUILDING AREA	64,800 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF / 304,169 SF = 21.3%
LOT COVERAGE	0.21 - 1
TOTAL NEW IMPERVIOUS COVERAGE	161,432 SF OR 4.395 ACRES
TOTAL EXISTING IMPERVIOUS COVERAGE	151,748 SF OR 3.484 ACRES
INCREASE TO DETAIN	39,683 SF OR 0.911 ACRES (INCREASE)
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" (2 STORY) MEASURED TO PARAPET
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
7.5 PER HOMEROOM CLASSROOMS	75 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	(8'0" X 20'0") 74 SPACES
	(8'0" X 18'0") 27 SPACES
	HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

PAVING LEGEND

- PROPOSED 10" REINFORCED CONCRETE PAVEMENT
4-200 P.S.I. CONCRETE, 7 1/2" SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2" SACK HAND FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 5" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2" SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK
3,000 P.S.I. CONCRETE, 5" SACK MACHINE FINISH WITH
#3 REBARS ON 18" CENTERS EACH WAY.
(10" HIKE AND BIKE TRAIL SHALL BE 5"
THICK WITH #3 REBARS ON 18" CENTERS EACH
WAY.)

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS; THERE MAY BE OTHER UTILITIES. THE DEPTH OF UTILITIES ARE NOT KNOWN TO THE UNDERSIGNED, NOR ARE LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

- Need to show detention (outside flood plain)
- Need to show floodplain sections with elevations
- Flood study review/information will require a retainer/review fee prior to any release of information or review
- Label distances between all driveways (proposed and existing)
- 4% engineering inspection fees
- Dumpster area to drain to oil/water separator

DELTA = 18°45'17"
RADIUS = 330.00'
LENGTH = 108.02'
CHORD = 107.54'
CH BRG = S09°22'39" E

NER
ALL I.S.D.
1805 S. STREET
FORT WORTH, TEXAS 76087
1-800-555-5555

ARCHITECT
HUCKABEE
700 CHERRY STREET, SUITE 500
FORT WORTH, TEXAS 76109
(817) 377-2969

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

Date: February 12, 2018
Case Number:

Project: V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

Date: 06/08/2018
Revision: 100% DD SET

THIS DOCUMENT IS RELEASED FOR REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E., 30069, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Huckabee
www.huckabee.com
800.542.0070

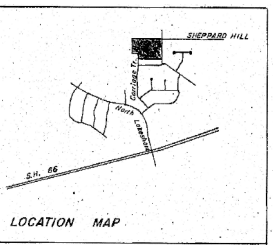
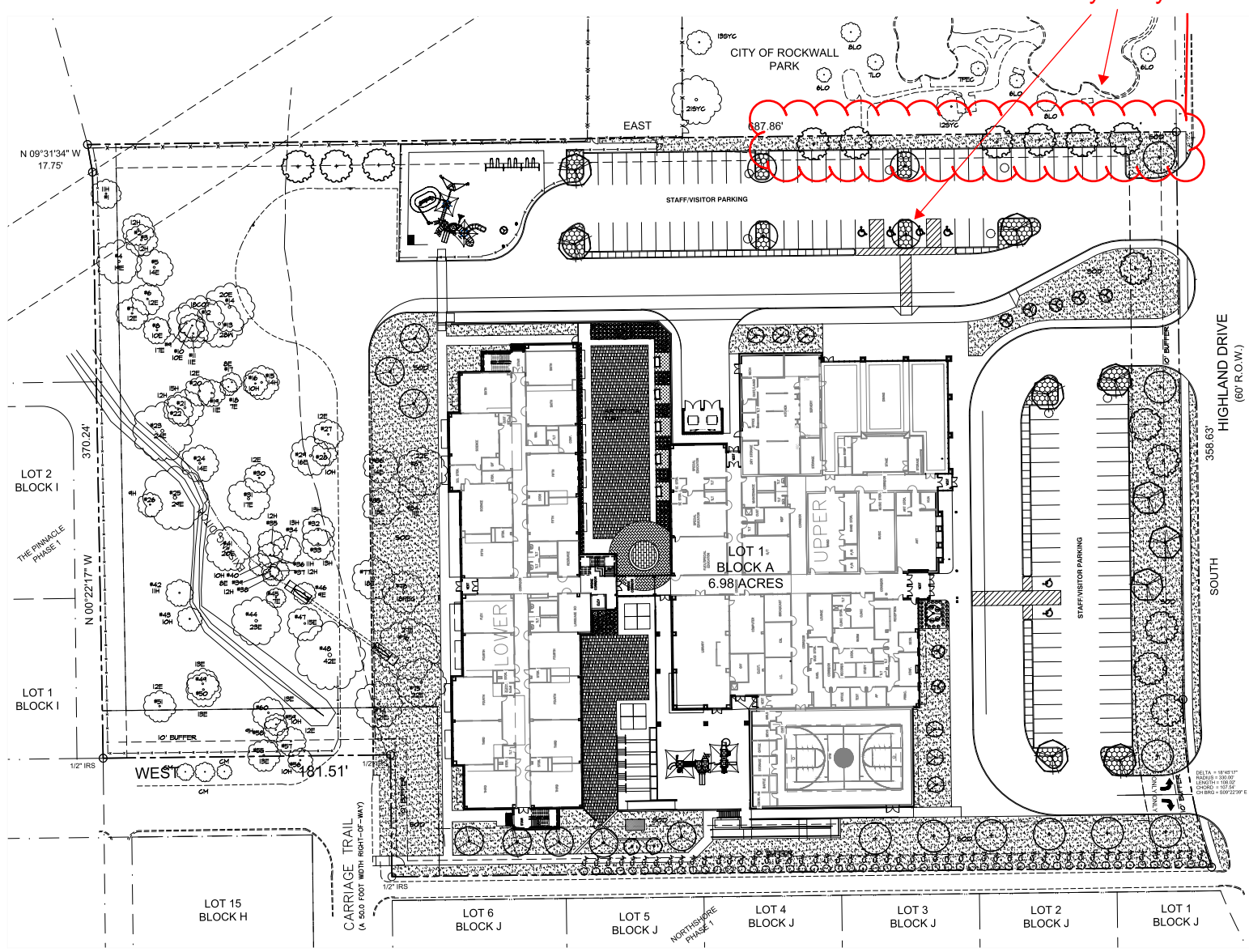
SUP SITE PLAN

Job No. E15642-01
Drawn By: RSH
Date: 02-29-2017

Sheet No. **CS**
1.0A

Plotted: Feb 14, 2018, 11:57 AM by user: robert. Saved: 2/14/2018 by user: robert.
C:\huckabee\Projects\ROCKWALL\ROCKWALL\SSSET\PlanSheet.dwg - rev: 2/14/2018

No trees within 5' of any utility



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,662.00 SQ. FT. OR 6.98 ACRES
BUILDING AREA (FLOOR AREA)	54,800 SF
PROPOSED FIRST FLOOR (UPPER LEVEL)	23,200 SF
PROPOSED SECOND FLOOR	88,000 SF
TOTAL BUILDING AREA	111,200 SF
TOTAL FLOOR AREA (FIRST FLOOR)	54,800 SF
LOT COVERAGE	54,800 SF / 304,662 SF = 18.0%
FLOOR AREA RATIO	0.21 : 1
TOTAL IMPERVIOUS COVERAGE	151,432 SF OR 4.35 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" (2 STORY) MEASURED TO PARAPET

PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	700 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	(9.0' X 20.0') 74 SPACES
	(9.0' X 18.0') 27 SPACES
	HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND
LANDSCAPE TABULATIONS

RAINSEY LANDSCAPE ARCHITECTS, LLC
11814 WASHINGTON HILL CT
FRESSCO, TEXAS 75055
PHONE: (972) 335-7089
EMAIL: MME@RLA.GT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

LANDSCAPE PLAN



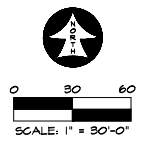
ISSUES/
REVISIONS

DATE: 02/14/2018
SCALE: 1"=30'


SHEET No.
L1.1

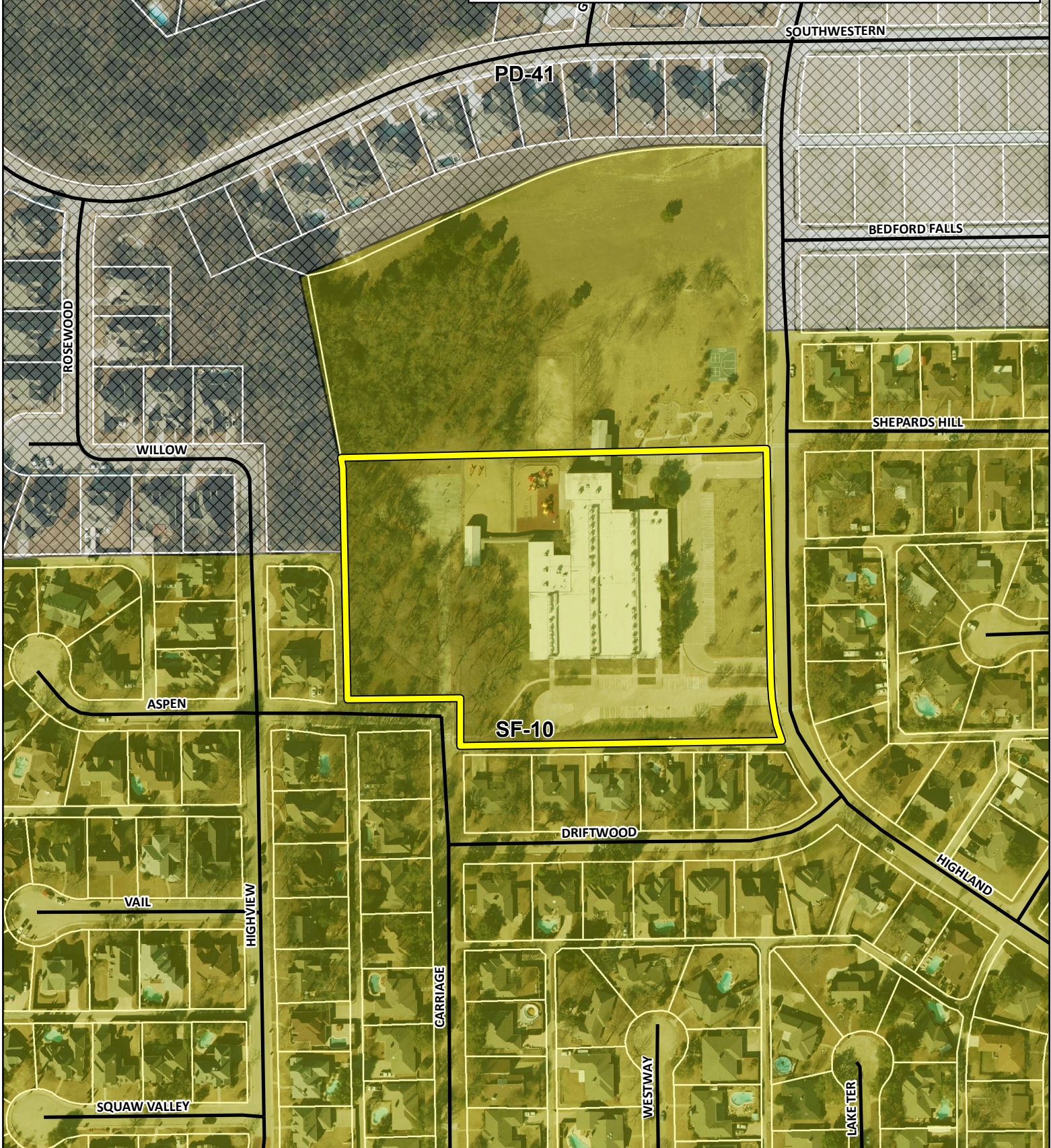
OWNER
ROCKWALL I.S.D.
100 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972.711.9655

Date: February 12, 2018
Case Number:





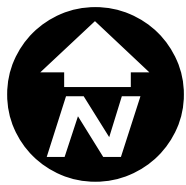
SP2018-005 -SITE PLAN FOR REINHARDT ELEMENTAR SCHOOL
SITE PLAN - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



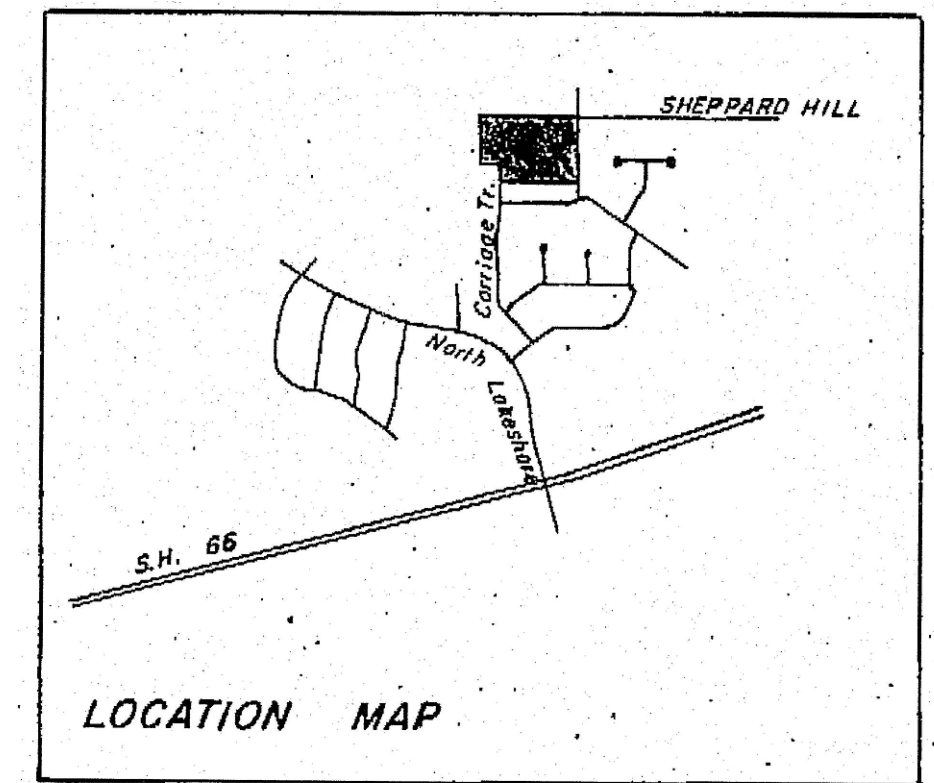
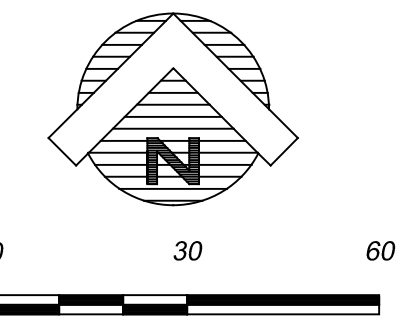
- GENERAL NOTES:**
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS 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.
 4. 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.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 7. 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.
 8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE "L" LETTERS ON A 6" RED STRIPED BACKGROUND.
 11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
 12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
 13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

Date: 06/10/2018

Revision /

1	100% DD SET
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

Project: V. REINHARDT REPLACEMENT SCHOOL
 ROCKWALL SCHOOL ADDITION NO. 2
 LOT 1 BLOCK "A"
 615 HIGHLAND DRIVE
 ROCKWALL, TEXAS



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 SQ. FT. OR 6.983 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR (UPPER LEVEL)	64,800 SF
PROPOSED SECOND FLOOR	23,200 SF
TOTAL BUILDING AREA	88,000 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
LOT COVERAGE	64,800 SF / 304,169 SF = 21.3%
FLOOR AREA RATIO	0.21 : 1
TOTAL NEW IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
TOTAL EXISTING IMPERVIOUS COVERAGE	151,749 SF OR 3.484 ACRES
INCREASE TO DETAIN	39,683 SF OR 0.911 ACRES (INCREASE)
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" (2 STORY) *MEASURED TO PARAPET*
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	(9.0' X 20.0') 74 SPACES (9.0' X 18.0') 27 SPACES HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.L. 35059, ONE GLENN, P.L. 35059, ONE GLENN, P.L. 35059. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

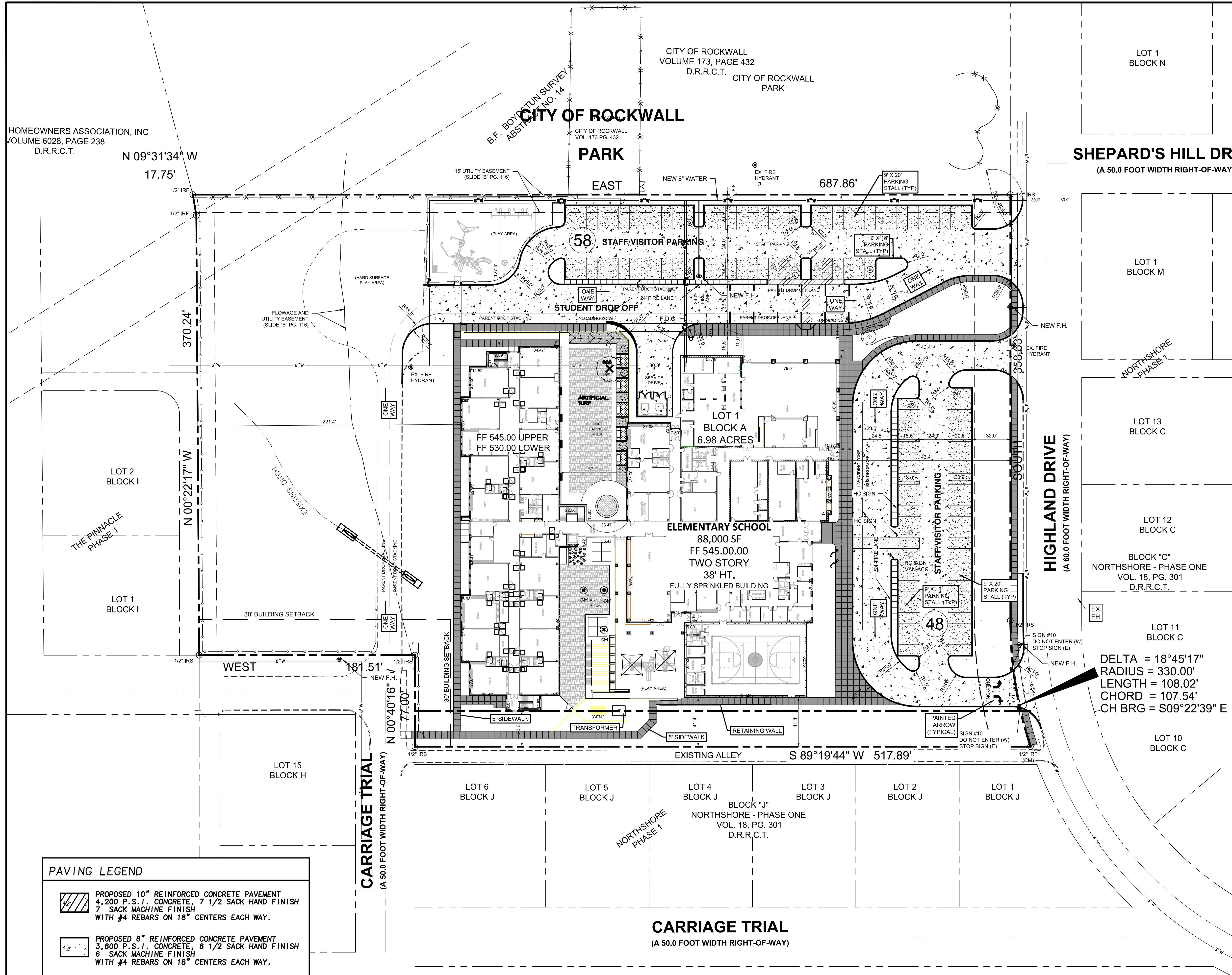
Huckabee
 ARCHITECT
 700 CHERRY STREET, SUITE 500
 FORT WORTH, TEXAS 76109
 (817) 377-2969

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

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

SUP SITE PLAN

Job No. 1759-03-01
 Sheet No. CS 1.0A
 Date: 02-28-2017



HOMEOWNERS ASSOCIATION, INC
 VOLUME 6028, PAGE 238
 D.R.R.C.T.

CITY OF ROCKWALL
 VOLUME 173, PAGE 432
 D.R.R.C.T.

SHEPARD'S HILL DR
 (A 50.0 FOOT WIDTH RIGHT-OF-WAY)

HIGHLAND DRIVE
 (A 60.0 FOOT WIDTH RIGHT-OF-WAY)

CARRIAGE TRIAL
 (A 50.0 FOOT WIDTH RIGHT-OF-WAY)

CARRIAGE TRIAL
 (A 50.0 FOOT WIDTH RIGHT-OF-WAY)

PAVING LEGEND

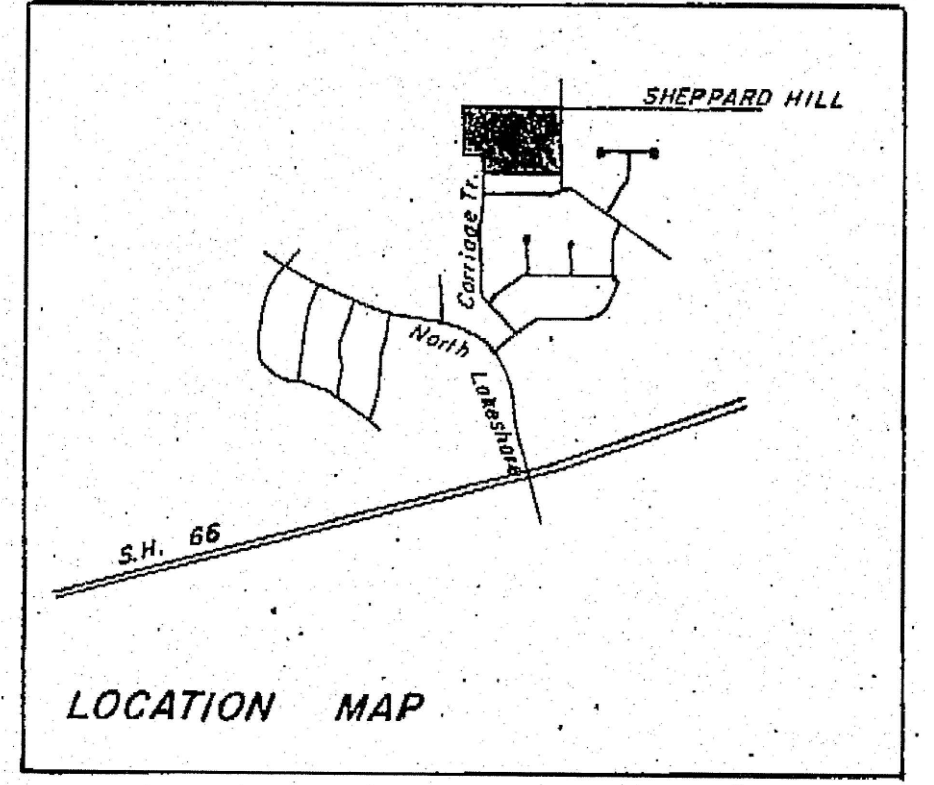
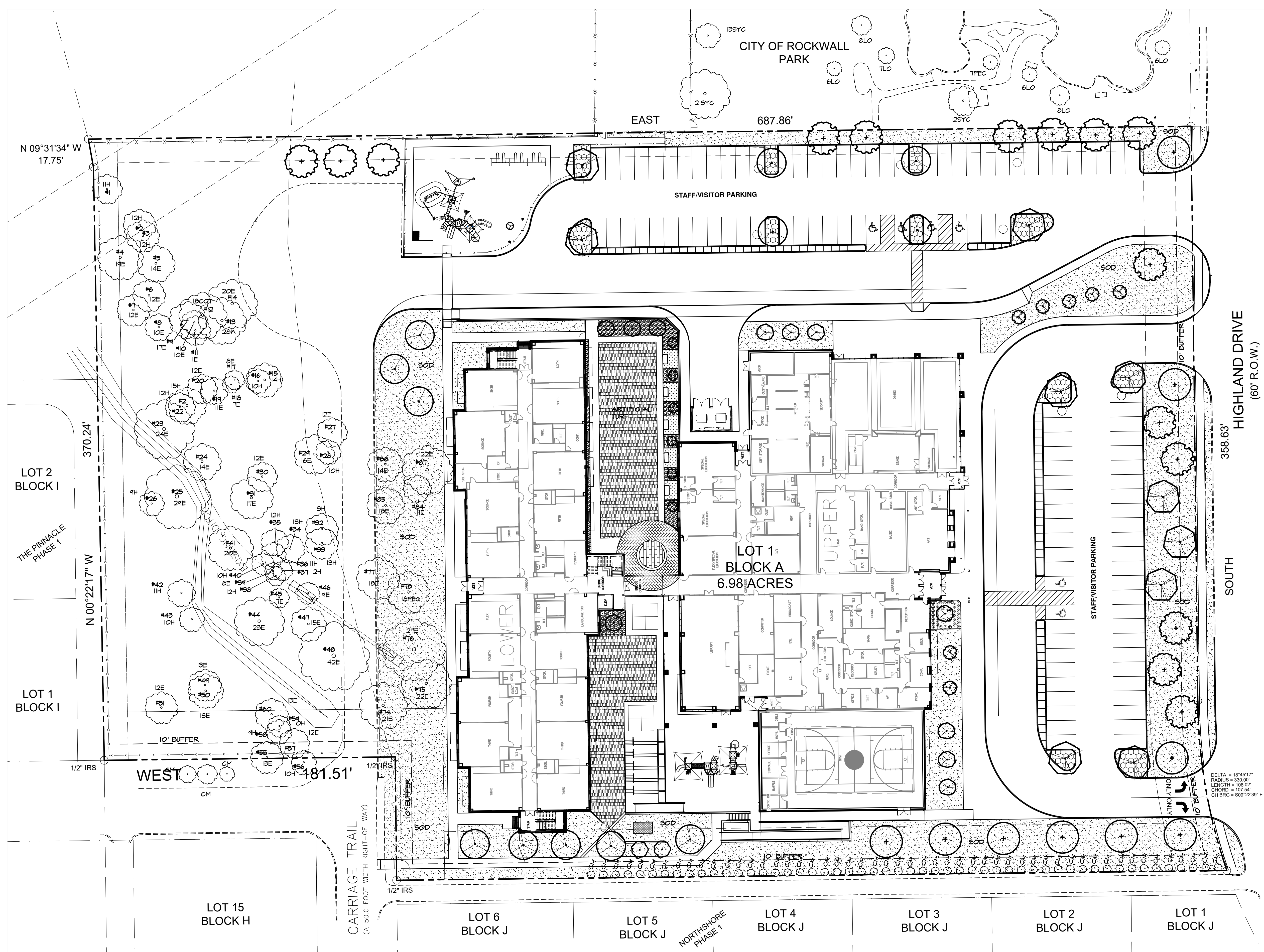
	PROPOSED 10" REINFORCED CONCRETE PAVEMENT 4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH 7 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
	PROPOSED 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
	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.
	PROPOSED 4" REINFORCED CONCRETE SIDEWALK 3,000 PS 5.5 SACK MACHINE FINISH WITH #3 REBARS ON 18" CENTERS EACH WAY. (10" HIKE AND BIKE TRAIL SHALL BE 5" THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

- 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.

Date: February 12, 2018
 Case Number:



VICINITY MAP
NTS.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 SQ. FT. OR 6.983 ACRES
BUILDING AREA (FLOOR AREA)	64,800 SF
PROPOSED FIRST FLOOR (UPPER LEVEL)	23,200 SF
PROPOSED SECOND FLOOR	88,000 SF
TOTAL BUILDING AREA	64,800 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
LOT COVERAGE	64,800 SF / 304,169 SF = 21.3%
FLOOR AREA RATIO	0.21 : 1
TOTAL IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" (2 STORY) *MEASURED TO PARAPET*
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	(9.0' X 20.0') 74 SPACES (9.0' X 18.0') 27 SPACES HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

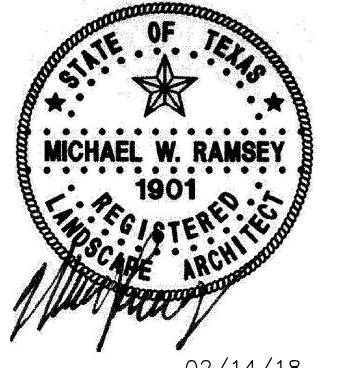
REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND
LANDSCAPE TABULATIONS

RAMSEY LANDSCAPE ARCHITECTS, LLC
1914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (969) 362-5433
EMAIL MIKE.RLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

LANDSCAPE PLAN

PERMIT REVIEW



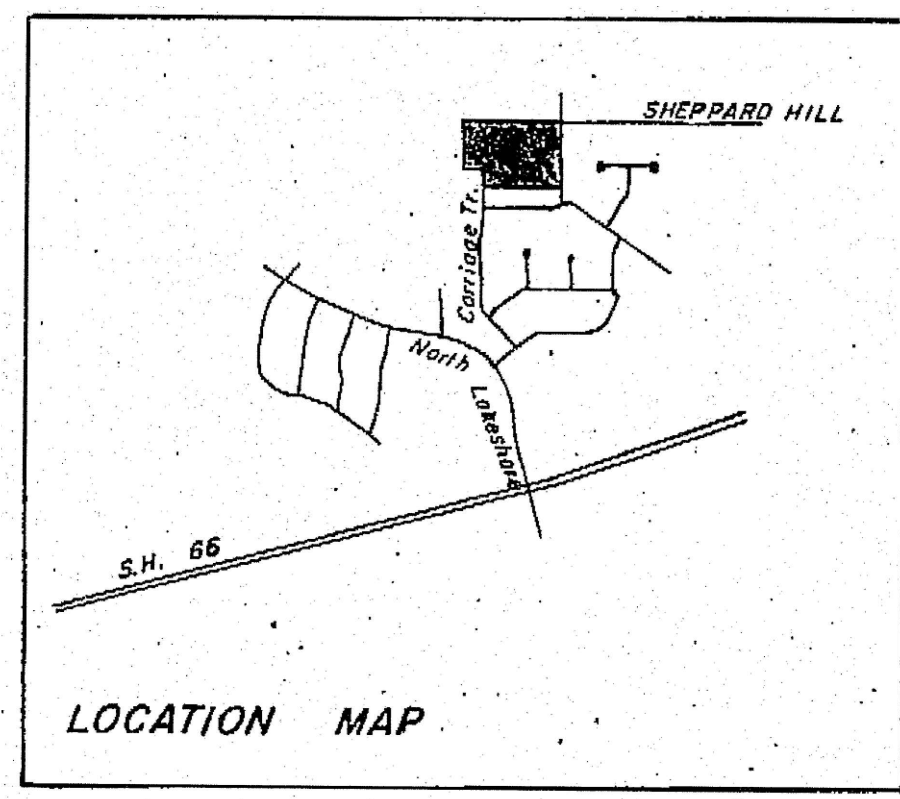
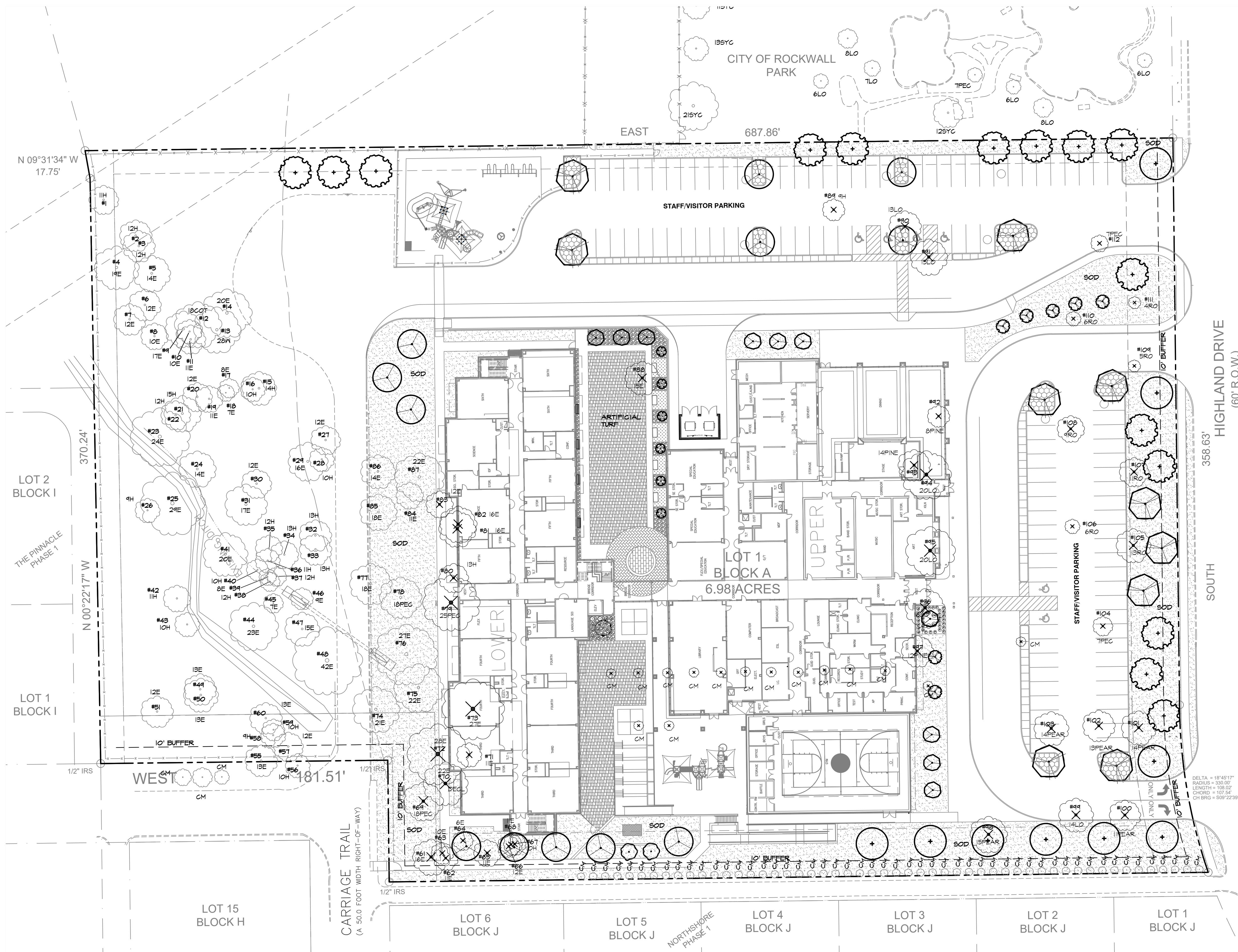
ISSUES/
REVISIONS

DATE: 02/14/2018
SCALE: 1"=30'

SHEET No.
L1.1

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

Date: February 12, 2018
Case Number:



VICINITY MAP
NTS

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 SQ. FT. OR 6.983 ACRES
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TOTAL IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" (2 STORY) *MEASURED TO PARAPET*

PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	(9.0' X 20.0') 74 SPACES
	(9.0' X 18.0') 27 SPACES
	5 HC SPACES
TOTAL PARKING PROVIDED	106 SPACES

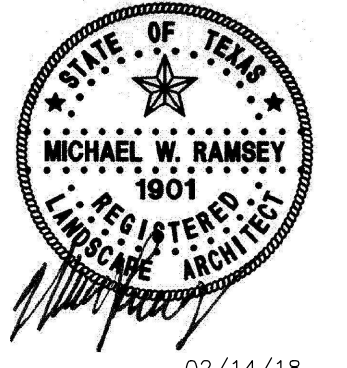
REF. SHEET TS2.1
TREESCAPE TREE CHART

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (972) 322-5433
EMAIL: MIKE.RLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK 'A'
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

TREESCAPE PLAN

PERMIT REVIEW



02/14/18

ISSUES/
REVISIONS

DATE: 02/14/2018
SCALE: 1"=30'

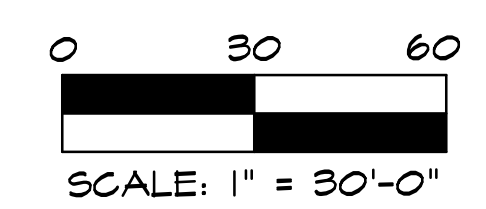
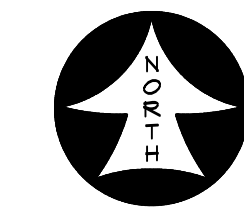
SHEET No.
TS1.1

Date: February 12, 2018
Case Number:

EXISTING TREE CHART

TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	11	HACKBERRY	SAVE	-	-	0"
2	12	HACKBERRY	SAVE	-	-	0"
3	12	HACKBERRY	SAVE	-	-	0"
4	19	ELM	SAVE	-	-	0"
5	14	ELM	SAVE	-	-	0"
6	12	ELM	SAVE	-	-	0"
7	12	ELM	SAVE	-	-	0"
8	10	ELM	SAVE	-	-	0"
9	17	ELM	SAVE	-	-	0"
10	10	ELM	SAVE	-	-	0"
11	11	ELM	SAVE	-	-	0"
12	18	COTTONWOOD	SAVE	-	-	0"
13	28	WILLOW	SAVE	-	-	0"
14	20	ELM	SAVE	-	-	0"
15	14	HACKBERRY	SAVE	-	-	0"
16	10	HACKBERRY	SAVE	-	-	0"
17	8	ELM	SAVE	-	-	0"
18	7	ELM	SAVE	-	-	0"
19	11	ELM	SAVE	-	-	0"
20	12	ELM	SAVE	-	-	0"
21	15	HACKBERRY	SAVE	-	-	0"
22	12	HACKBERRY	SAVE	-	-	0"
23	24	ELM	SAVE	-	-	0"
24	14	ELM	SAVE	-	-	0"
25	10"	ELM	SAVE	-	-	0"
26	9	HACKBERRY	SAVE	-	-	0"
27	12	ELM	SAVE	-	-	0"
28	10	HACKBERRY	SAVE	-	-	0"
29	16	ELM	SAVE	-	-	0"
30	12	ELM	SAVE	-	-	0"
31	17	ELM	SAVE	-	-	0"
32	13	HACKBERRY	SAVE	-	-	0"
33	13	HACKBERRY	SAVE	-	-	0"
34	13	HACKBERRY	SAVE	-	-	0"
35	12	HACKBERRY	SAVE	-	-	0"
36	11	HACKBERRY	SAVE	-	-	0"
37	12	HACKBERRY	SAVE	-	-	0"
38	12	HACKBERRY	SAVE	-	-	0"
39	8	ELM	SAVE	-	-	0"
40	10	HACKBERRY	SAVE	-	-	0"
41	20	ELM	SAVE	-	-	0"
42	11	HACKBERRY	SAVE	-	-	0"
43	10	HACKBERRY	SAVE	-	-	0"
44	23	ELM	SAVE	-	-	0"
45	7	ELM	SAVE	-	-	0"
46	9	ELM	SAVE	-	-	0"
47	15	ELM	SAVE	-	-	0"
48	42	ELM	SAVE	-	+42	0"
49	13	ELM	SAVE	-	-	0"
50	13	ELM	SAVE	-	-	0"
51	12	ELM	SAVE	-	-	0"
52	3	C.MYRTLE	SAVE	-	-	0"
53	3	C.MYRTLE	SAVE	-	-	0"
54	3	C.MYRTLE	SAVE	-	-	0"
55	13	ELM	SAVE	-	-	0"
56	10	HACKBERRY	SAVE	-	-	0"
57	12	HACKBERRY	SAVE	-	-	0"
58	9	HACKBERRY	SAVE	-	-	0"
59	10	HACKBERRY	SAVE	-	-	0"
60	13	ELM	SAVE	-	-	0"

61	16	ELM	DEMO	-16	-	0"
62	11	ELM	DEMO	-11	-	0"
63	10	ELM	DEMO	-10	-	0"
64	6	ELM	DEMO	-6	-	0"
65	11	ELM	DEMO	-11	-	0"
66	12	ELM	DEMO	-12	-	0"
67	10	HACKBERRY	DEMO	0	-	0"
68	11	ELM	DEMO	-11	-	0"
69	18	PECAN	DEMO	-18	-	0"
70	22	ELM	DEMO	-22	-	0"
71	11	ELM	DEMO	-11	-	0"
72	28	ELM	DEMO	-56	-	0"
73	27	ELM	DEMO	-54	-	0"
74	21	ELM	SAVE	-	-	0"
75	22	ELM	SAVE	-	-	0"
76	27	ELM	SAVE	-	+27	0"
77	18	ELM	SAVE	-	-	0"
78	18	PECAN	SAVE	-	-	0"
79	25	PECAN	DEMO	-25	-	0"
80	13	HACKBERRY	DEMO	-7	-	0"
81	16	ELM	DEMO	-16	-	0"
82	16	ELM	DEMO	-16	-	0"
83	12	ELM	DEMO	-12	-	0"
84	11	ELM	SAVE	-	-	0"
85	18	ELM	SAVE	-	-	0"
86	14	ELM	SAVE	-	-	0"
87	22	ELM	SAVE	-	-	0"
88	15	ELM	DEMO	-15	-	0"
89	9	HACKBERRY	DEMO	0	-	0"
90	13	LIVE OAK	DEMO	-13	-	0"
91	15	LIVE OAK	DEMO	-15	-	0"
92	8	PINE	DEMO	-8	-	0"
93	14	PINE	DEMO	-14	-	0"
94	20	LIVE OAK	DEMO	-20	-	0"
95	20	LIVE OAK	DEMO	-20	-	0"
96	16	LIVE OAK	DEMO	-16	-	0"
97	12	PINE	DEMO	-12	-	0"
98	15	PEAR	DEMO	-15	-	0"
99	14	LIVE OAK	DEMO	-14	-	0"
100	11	PEAR	DEMO	-11	-	0"
101	14	PEAR	DEMO	-14	-	0"
102	13	PEAR	DEMO	-13	-	0"
103	14	PEAR	DEMO	-14	-	0"
104	7	PECAN	DEMO	-7	-	0"
105	13	RED OAK	DEMO	-13	-	0"
106	6	RED OAK	DEMO	-6	-	0"
107	11	RED OAK	DEMO	-11	-	0"
108	9	RED OAK	DEMO	-9	-	0"
109	5	RED OAK	DEMO	-5	-	0"
110	6	RED OAK	DEMO	-6	-	0"
111	4	RED OAK	DEMO	-4	-	0"
112	7	PECAN	DEMO	-7	-	0"
			MITIGATE		CREDIT	
				-549	+69	
PROPOSED TREES (46 X 4" =)						+184"



RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (969) 322-5433
 EMAIL: MIKE.RA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
 ROCKWALL SCHOOL ADDITION NO. 2
 LOT 1 BLOCK "A"
 615 HIGHLAND DRIVE
 ROCKWALL, TEXAS

TREESCAPE CHART

PERMIT REVIEW



ISSUES/
 REVISIONS

DATE: 02/14/2018
 SCALE: 1"=30'

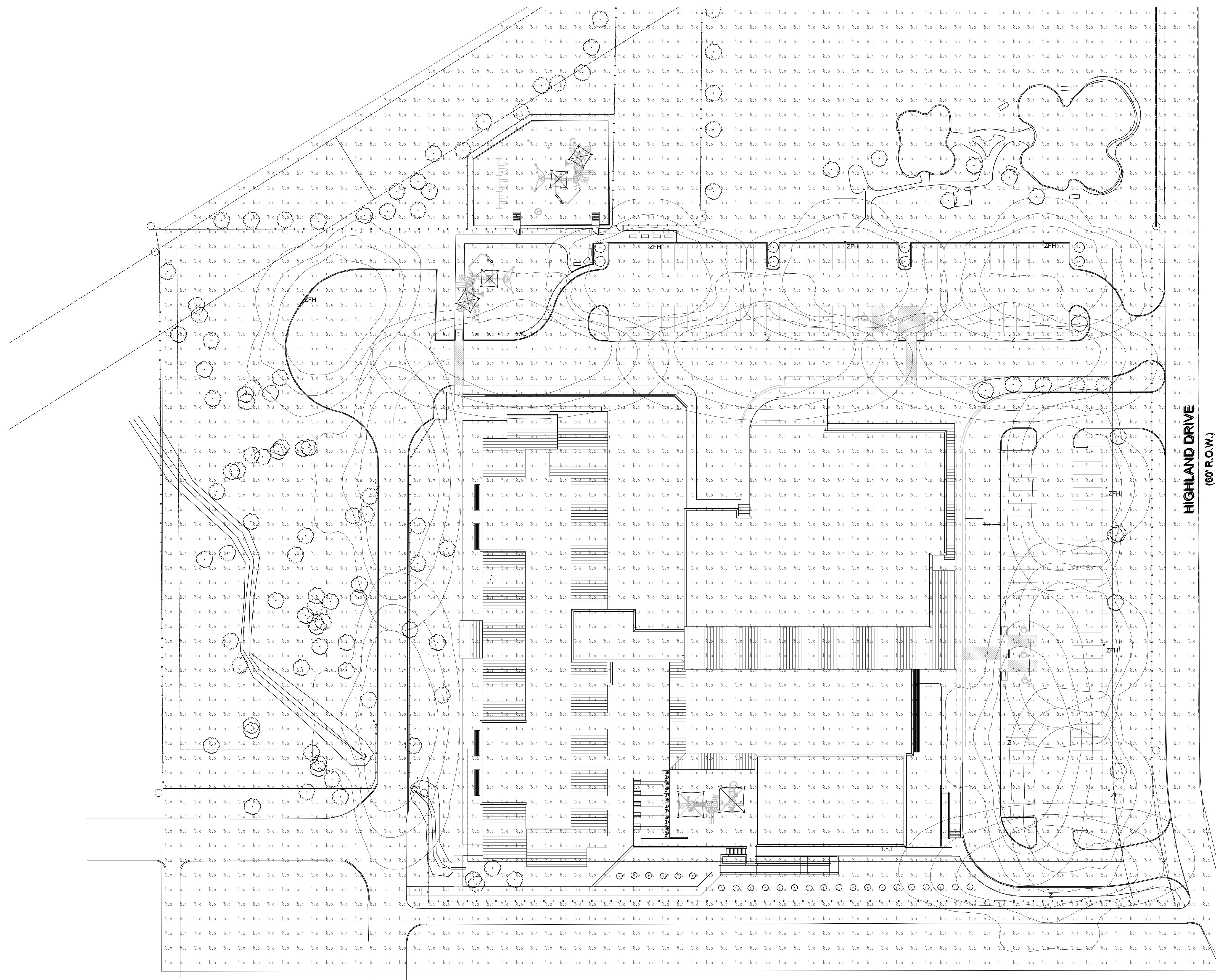
SHEET No.
TS2.1

Date: February 12, 2018
 Case Number: _____

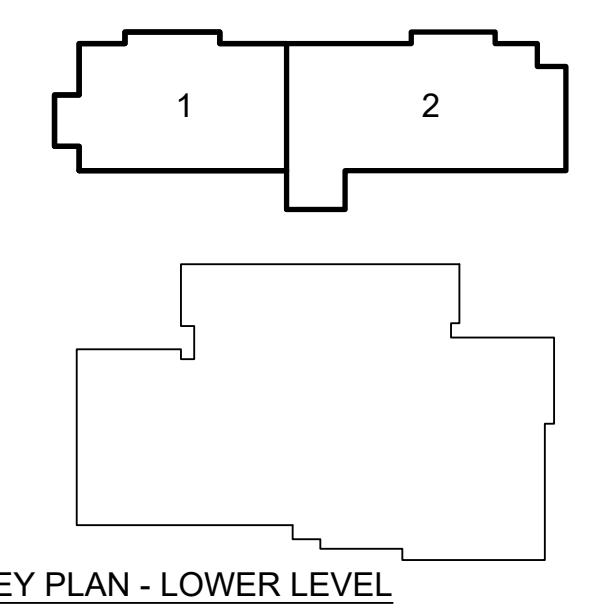
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
PARKING LOT_Planar	Illuminance	Fc	0.41	4.0	0.0	N.A.

PHOTOMETRIC CALCULATIONS GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE TOWN OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AG32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



HIGHLAND DRIVE
(60' R.O.W.)



KEY PLAN - LOWER LEVEL
NTS.

1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

REINHARDT ELEMENTARY REPLACEMENT SCHOOL
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

Project

REVIEW ONLY
NOT FOR CONSTRUCTION
Feb 15, 2018

Huckabee
AUSTIN • DALLAS • FORT WORTH
HOUSTON • SAN ANTONIO • WACO
www.huckabee-inc.com
800.687.2229

JASON W. REED
TEXAS P.E. 105120
Feb 15, 2018

JAMES M. TATE III
TEXAS P.E. 102427
Feb 15, 2018

EMA EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmclure.com

ELECTRICAL
PHOTOMETRIC SITE PLAN

SUBMISSION OF BID WILL BE CONSIDERED AN ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

Job No.
1738-06-01

Drawn By:
SSW

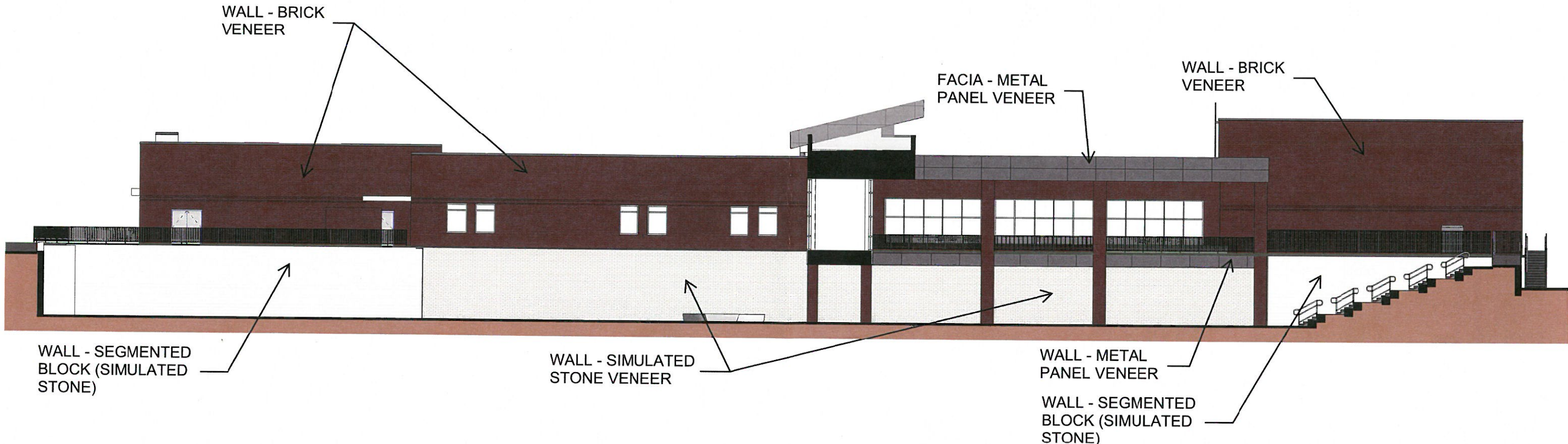
Date:
02-23-2018

Sheet No.
ES1.2

ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

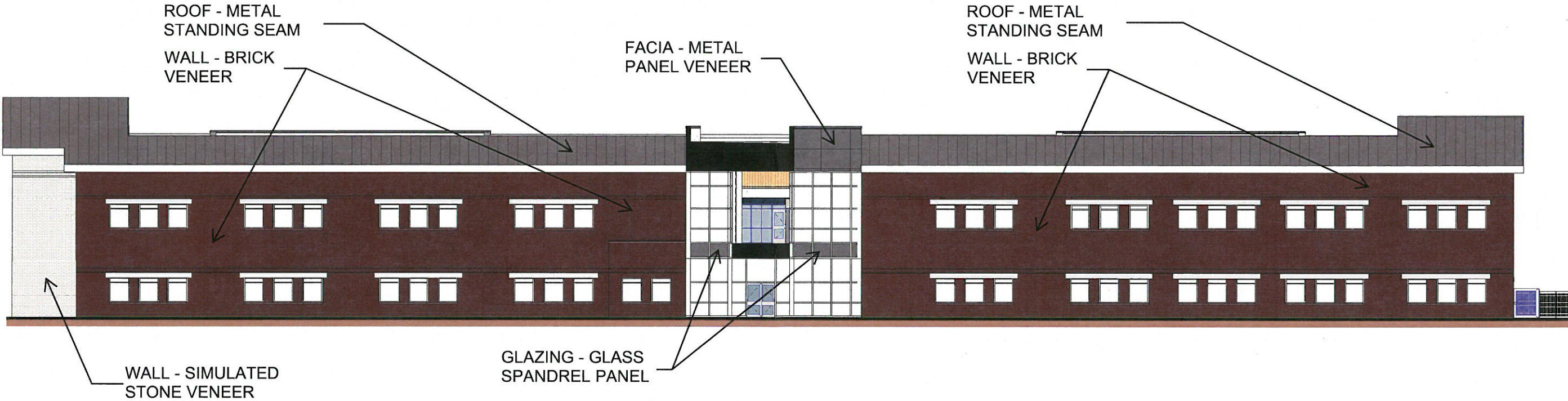
MASONRY MATERIAL PERCENTAGE:	94%
BRICK:	56%
SIMULATED STONE:	38%
METAL WALL PANEL:	6%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	98%
BRICK:	92%
SIMULATED STONE:	6%
METAL WALL PANEL:	2%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 92%

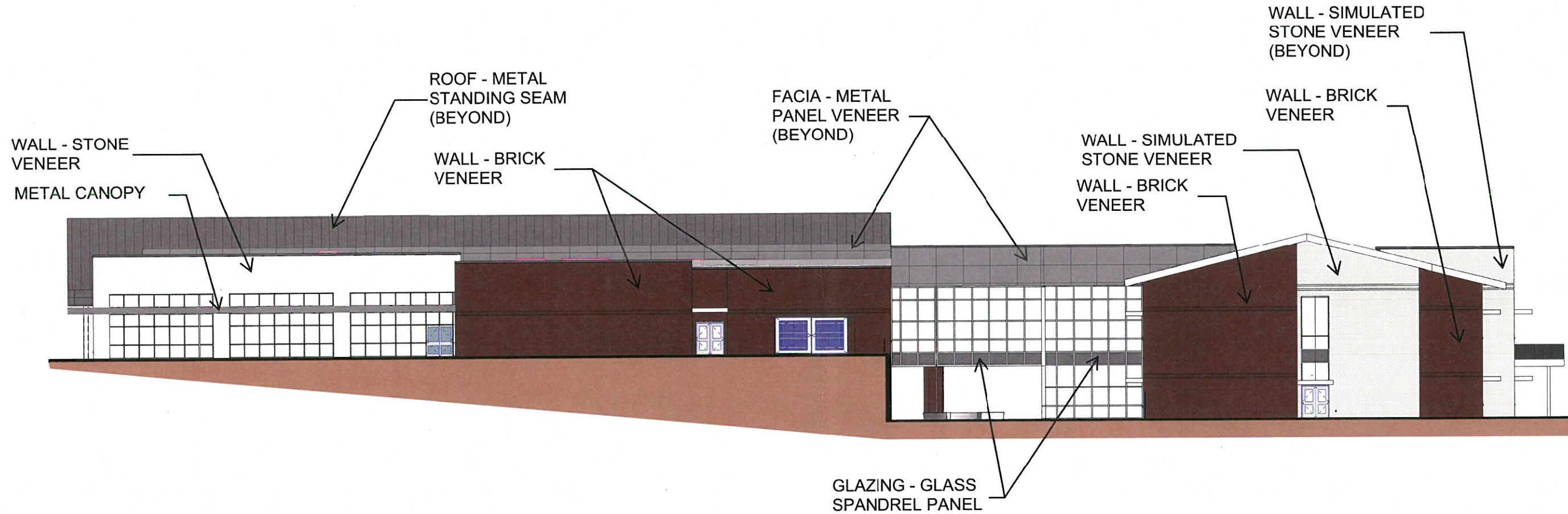
BRICK: 57%

STONE: 15%

SIMULATED STONE: 20%

METAL WALL PANEL: 8%

TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

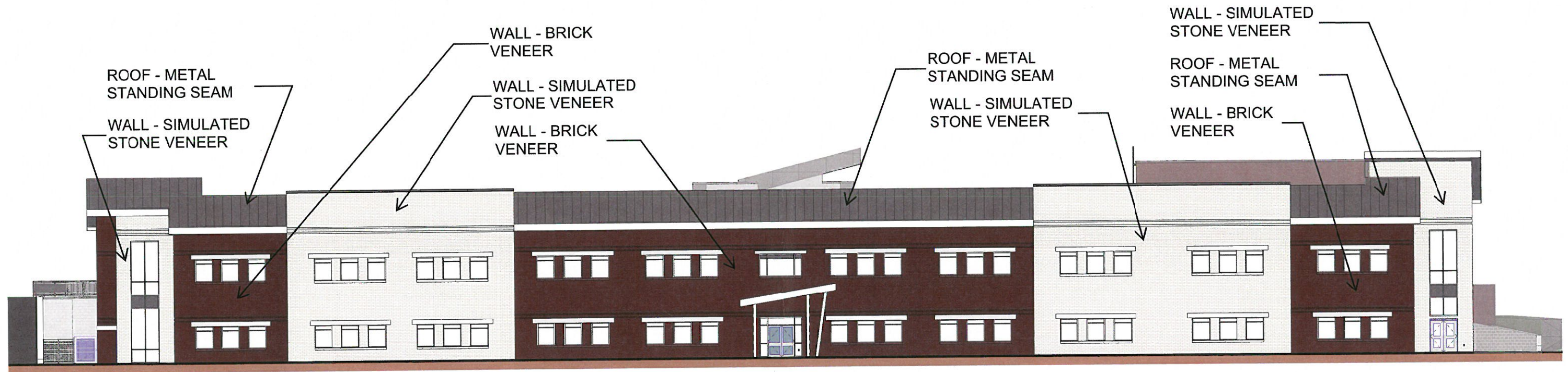
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 100%

BRICK: 48%

SIMULATED STONE: 52%

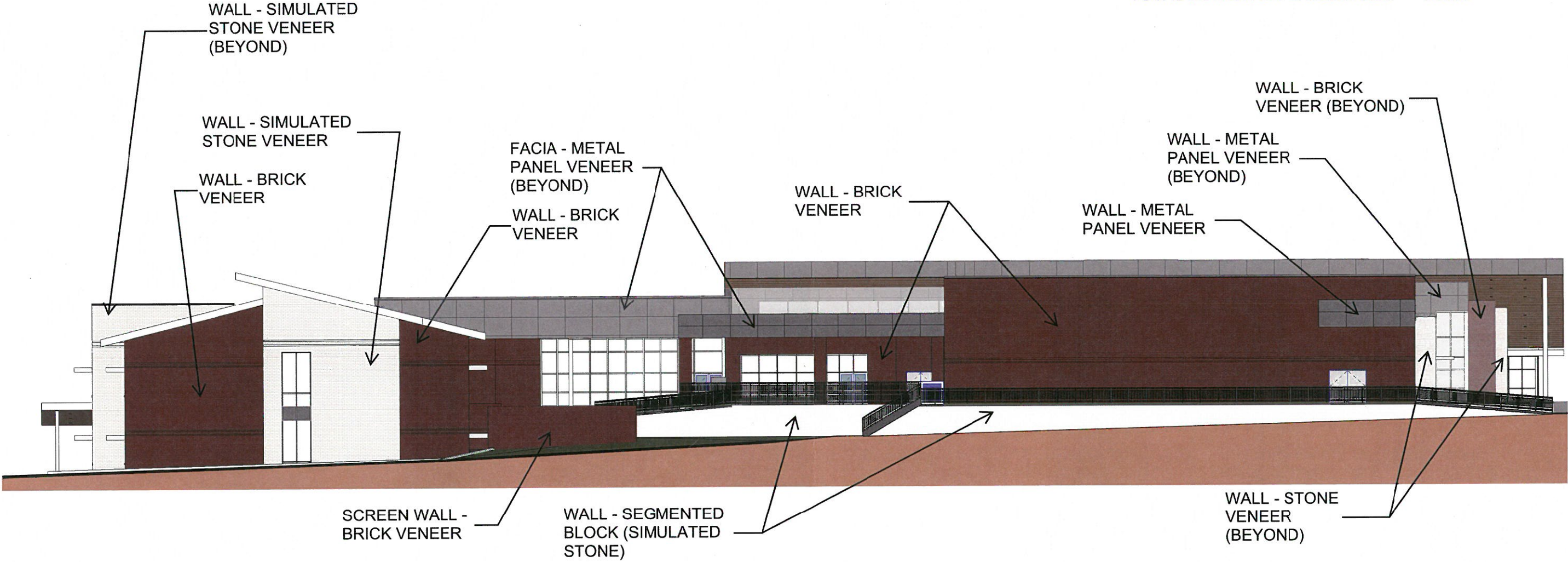
TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	90%
BRICK:	79%
STONE:	3%
SIMULATED STONE:	18%
METAL WALL PANEL:	10%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

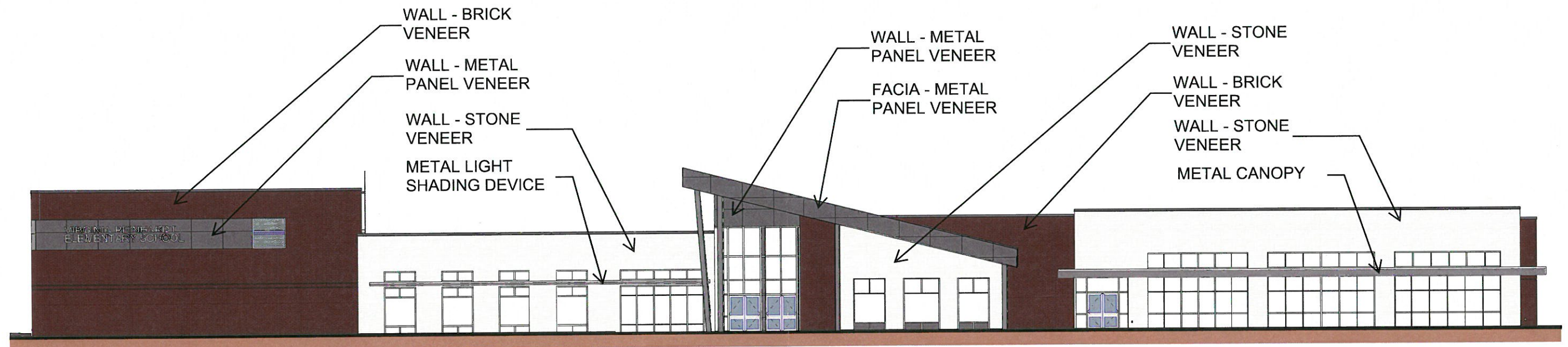
MASONRY MATERIAL PERCENTAGE: 94%

BRICK: 44.5%

STONE: 49.5%

METAL WALL PANEL: 6%

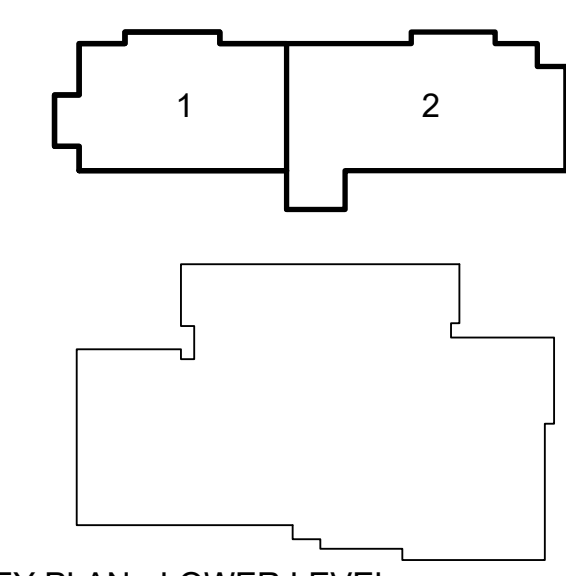
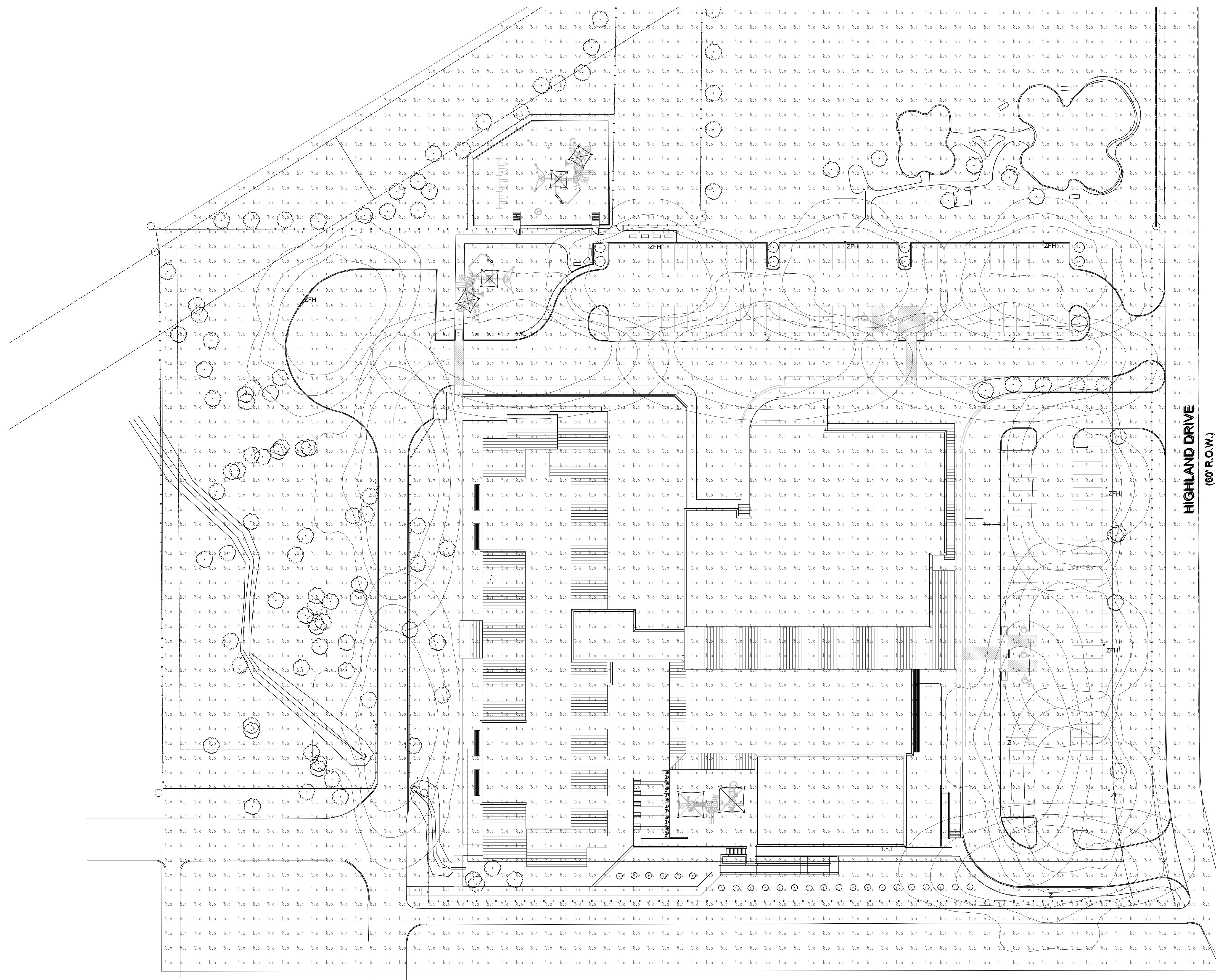
TOTAL MATERIAL PERCENTAGE: 100%



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
PARKING LOT_Planar	Illuminance	Fc	0.41	4.0	0.0	N.A.

PHOTOMETRIC CALCULATIONS GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

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KEY PLAN - LOWER LEVEL
NTS.

REINHARDT ELEMENTARY REPLACEMENT SCHOOL
 FOR
 ROCKWALL I.S.D.
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Project

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JASON W. REED **JAMES M. TATE III**
 TEXAS P.E. 105120 TEXAS P.E. 102427
 Feb 15, 2018 Feb 15, 2018

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 TBPE Firm Registration No. F-893
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**ELECTRICAL
PHOTOMETRIC SITE PLAN**

Job No. 1738-06-01 Sheet No.
 Drawn By: SSW
 Date: 02-23-2018 **ES1.2**

1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

SUBMISSION OF BID WILL BE CONSIDERED AN ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 03/13/2018

APPLICANT: Crystal Vasquez of Huckabee

AGENDA ITEM: **SP2018-005**; *Rockwall ISD – Reinhardt Elementary School*

SUMMARY:

Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of a site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

PURPOSE:

The applicant is requesting approval of a site plan for the purpose of constructing a two-story, 88,000 SF public school facility [*i.e. Reinhardt Elementary School*]. The existing Reinhardt Elementary School -- *located on a 6.983-acre parcel of land* -- will be demolished in order to construct the proposed public school facility. The property is zoned Single Family 10 (SF-10) District and is generally situated at the northwest quadrant of Highland Drive and Driftwood Street, and is addressed as 615 Highland Drive.

BACKGROUND INFORMATION:

The proposed elementary school (*i.e. K – 6th grade students*) will have 28 classrooms and accommodate approximately 750 students. Parking for the facility is calculated at one (1) space per twenty-five (25) students, requiring a minimum of 30 parking spaces. The site will incorporate a total of 105 parking spaces that will accommodate the faculty, visitors, and any additional events that may necessitate additional parking. The re-design of the site is to alleviate traffic congestion that currently occurs during drop-off and pick-up times along Highland Drive. This will be accomplished by creating a one-way entrance and stacking lanes at the rear of the facility that can be accessed from adjacent streets (*e.g. Driftwood Street, Carriage Trail, Aspen Court, etc.*) and will exit at Highland Drive. Additionally, the primary entrance to the elementary school can be accessed via a one-way drive from Highland Drive. This entrance will also be used for buses.

The treescape plan provided by the applicant indicates 599 caliper inches of trees will be removed from the site and will require mitigation. The applicant will be installing 184 caliper inches on site, which will be applied toward the mitigation balance. Additionally, two (2) Elm trees -- *Tree No. 48 = 42 caliper inches & Tree No. 78 = 27 caliper inches* -- totaling 69 caliper inches will be saved and qualify for the *Tree Preservation Credit* that will be applied to the mitigation balance. Taking into account the trees being installed on site and the saved Elm trees, the total mitigation balance due is 443 caliper inches. The applicant can satisfy the mitigation balance by either a) installing additional trees on site, b) petition the Parks and

Recreations Department to accept the mitigation balance based on a required number of three (3) inch caliper trees meeting the mitigation balance, or c) purchase tree credits for up to 20% of the total mitigation balance and satisfy the remaining 80% balance as indicated in a) and/or b) above. The applicant may also request -- *by recommendation of the Planning and Zoning Commission* -- an *Alternative Tree Mitigation Settlement Agreement* that requires approval by the City Council. It should be noted that the applicant has not indicated to staff how the mitigation balance will be satisfied. However, the removal of the trees has been included as a condition of approval, including the method for satisfying the mitigation balance as indicated in staff's report.

The submitted site plan, building elevations, landscape plan, treescape plan and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), with the exclusion of the exception request and conditions as listed in the Recommendations section of this report. The density and dimensional requirements are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>6.983-Acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>80-Feet</i>	<i>x>400-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>x>680-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>20-Feet</i>	<i>x>20-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>x>10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>6-Feet</i>	<i>x>6-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Ft</i>	<i>38-ft at Parapet, Below 36-ft at TOP; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>45%</i>	<i>x>21.3%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>>90%; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20% ea facade</i>	<i>x<20%; Variance Requested</i>
<i>Minimum Number of Parking Spaces</i>	<i>30</i>	<i>105 Spaces Provided; In Conformance</i>

EXCEPTION REQUEST:

The applicant is requesting an exception to the Unified Development Code (UDC) for the section as outlined below. As a note, an exception request to the UDC requires approval of a simple majority vote of all City Council members present.

The exception request is as follows:

1. Sec. 4.1.A.1 of Article V, of the UDC requires each exterior wall to consist of 90% masonry materials including a minimum of 20 percent stone on walls visible from a public street or open space. The north (15%), south (3%), and west (0%) elevations do not meet this standard. If granted, the exception would allow for not meeting the minimum stone requirement and requires approval by a simple majority vote of the City Council.

A requests for an exception as outlined above is considered a discretionary decision for the City Council.

ARCHITECTURAL REVIEW BOARD:

On February 27, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. After general discussion of the agenda item, the board agreed with the presence of simulated stone (*i.e. white brick*) in lieu the cultured stone. The ARB made a motion to recommend approval of the elevations as presented, which passed by a vote of 5 to 0 with Board Members Craddock and Dayman absent, and Board Member Meyrat present after the meeting was adjourned.

RECOMMENDATIONS:

Should the Planning and Zoning Commission choose to approve the applicant's request and recommend approval of the requested exception to the City Council, then staff would offer the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- 2) Approval by the City Council for an exception to the masonry standards to allow for not meeting the 20% stone requirement of the Unified Development Code (UDC); and,
- 3) Approval of a method for satisfying the mitigation balance due of 443 caliper inches and as established by the Unified Development Code (UDC); and,
- 4) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

3/7/2018

City of Rockwall Project Plan Review History



Revised Staff Comments - Highlighted

Project Number SP2018-005
Project Name 615 Highland Drive
Type SITE PLAN
Subtype
Status P&Z HEARING

Owner ROCKWALL, I S D
Applicant HUCKABEE

Applied 2/19/2018 LM
Approved
Closed
Expired
Status 3/7/2018 DG

Site Address 615 HIGHLAND DR
City, State Zip ROCKWALL, TX 75087

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
NORTHSHORE PH 1	1	A	1	4849-000A-0001-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	2/19/2018	2/26/2018	2/21/2018	2	APPROVED	
ENGINEERING (2/21/2018 12:30 PM AW) See Markups Need to show detention (outside flood plain) Need to show floodplain sections with elevations Flood study review/information will require a retainer/review fee prior to any release of information or review Label distances between all driveways (proposed and existing) 4% engineering inspection fees Dumpster area to drain to oil/water separator Check with fire marshal's office regarding parking in a fire lane. If allowed the parking striping should be 22'x9' Move 8" away from the playground and fencing 8" water to be centered in a 20' easement 4" water service will require a concrete vault for the meter at the easement, so you may have to give up a parking spot. Parking island around the fire hydrant to be a minimum of 10' wide Landscape Comment Move 5' along the north side away from the water line (see markup)	Amy Williams	2/19/2018	2/26/2018	2/21/2018	2	COMMENTS	See Comments
ENGINEERING	Amy Williams	3/7/2018	3/14/2018	3/7/2018		APPROVED	
FIRE	Ariana Hargrove	2/19/2018	2/26/2018	2/23/2018	4	COMMENTS	comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/23/2018 9:46 AM AA)							
Need to show all existing fire lane. If existing fire lane is to be utilized, it shall be platted.							
Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.							
GIS	Lance Singleton	2/19/2018	2/26/2018	2/21/2018	2	APPROVED	
PLANNING	David Gonzales	2/19/2018	2/26/2018	2/21/2018	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of a site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday March 6, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:</p> <p>** Planning Department General Comments to be addressed:</p> <ol style="list-style-type: none"> 1. Adherence to Engineering and Fire Department standards shall be required 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO). 3. Label all revised site plan documents with "Case No. SP2018-005" at the lower right corner of each plan. 4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department 5. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March6, 2018. <p>EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:</p> <p>** The following request requires approval by a simple majority vote of Council**</p> <ol style="list-style-type: none"> 1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of one of the two east elevations that were submitted which indicates 49.5% stone. The additional east elevations indicates 0%. The exception would allow for not meeting the stone requirement for the north, south, east, and west facades as submitted and requires approval of a simple majority vote of the City Council. <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested</p> <p>Site Plan:</p> <ol style="list-style-type: none"> 1. Re-label all firelane as "24-ft Firelane and Public Access Easement" – (if utilities exist, add utility easement in label). 2. Remove labels indicating "Parent Drop Stacking" & "Bus Drop-Off Line" as these are located within the dedicated 24-ft Firelane. 3. Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such. <p>Landscape Plan:</p> <ol style="list-style-type: none"> 1. Meets or exceeds the intent of the UDC as submitted <p>Treescape Plan:</p> <ol style="list-style-type: none"> 1. The treescape plan as submitted meets or exceeds the requirements of the UDC 2. How will you satisfy the mitigation balance of 599-caliper inches? <p>Photometric Plan:</p> <ol style="list-style-type: none"> 1. The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail. 2. In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures 3. The lighting levels at the southeast and southwest corners of the property exceed 0.2-FC at the property lines. Adjust accordingly. 						

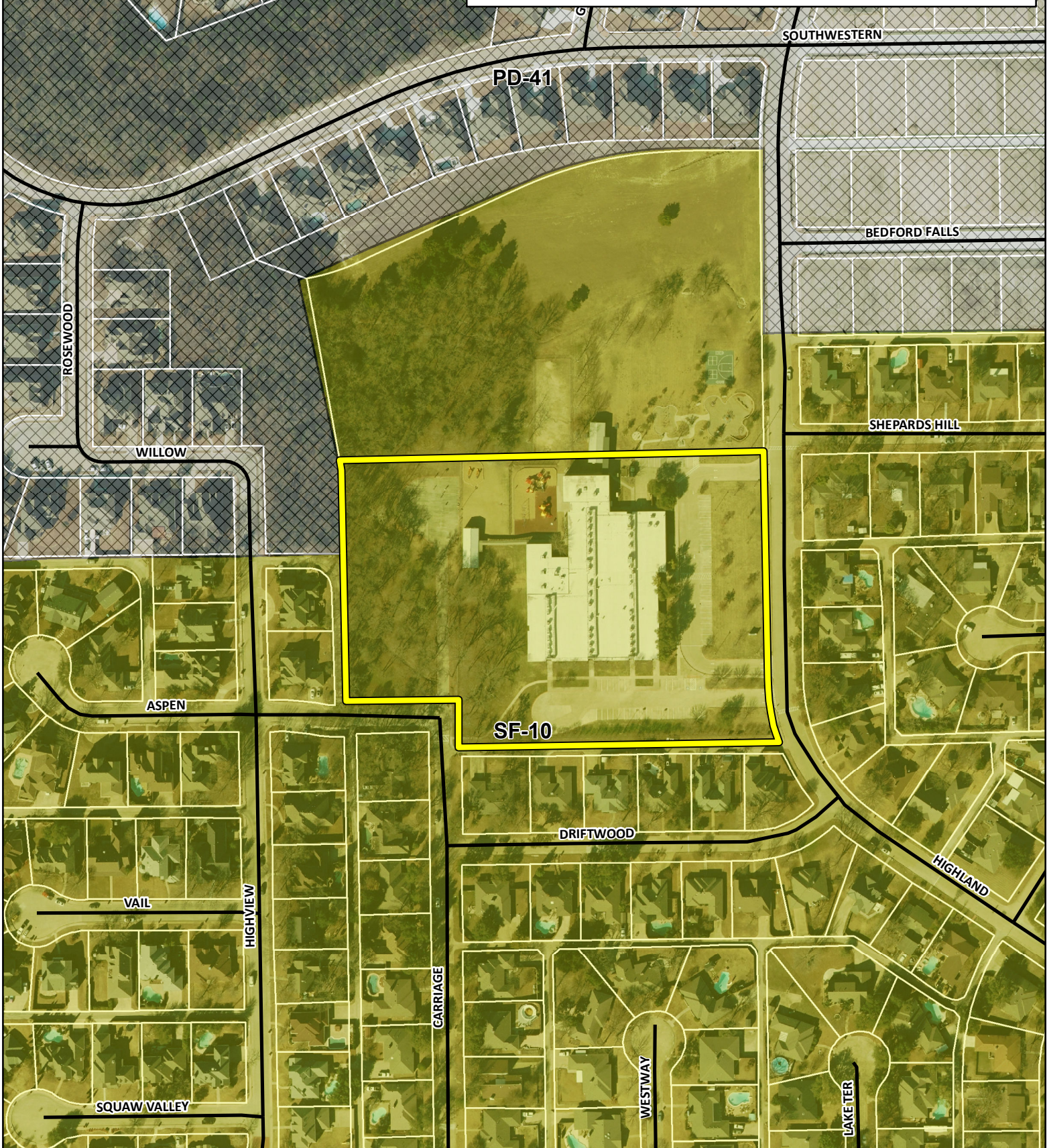
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Building Elevations:</p> <p>1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and/or dash-in RTU's on elevations. Provide detail of screening mechanism to be used</p> <p>2. Why are there two (2) drawing submitted for the east and west elevations?</p> <p>3. The following requires approval of an exception to the masonry standards by the City Council due to the "simulated stone" appearing to be thin brick per the materials sample board submitted and as indicated above</p> <p>a) To allow for not meeting the 20% stone requirement for north (15%), south (3%), east (0%), and west (0%) facades, which are visible from a public street or open space. As a note, one (1) of the east elevations indicates 49.5% stone.</p> <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Scheduled Meeting Dates to Attend</p> <p>Architectural Review Board: February 27, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]</p> <p>Planning - Work Session: February 27, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]</p> <p>Parks Board: March 6, 2018 (6:00 p.m.)</p> <p>Architectural Review Board: March 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]</p> <p>Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]</p> <p>City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]</p>						
PLANNING	David Gonzales	3/7/2018	3/14/2018	3/7/2018	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
REVISED PLAN COMMENTS - 03.07.2018						
The following staff comments from the revised plans are to be addressed and resubmitted no later than Tuesday March 20, 2018 or ASAP. Please provide one large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:						
** Planning Department General Comments and Conditions:						
<ol style="list-style-type: none"> 1. Adherence to Engineering and Fire Department standards shall be required 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO). 3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department 4. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March6, 2018. 						
EXCEPTION TO BE CONSIDERED BY CITY COUNCIL:						
** The following request requires approval by a simple majority vote of Council**						
1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of the east elevation. The exception would allow for not meeting the stone requirement for the north, south, and west facades as submitted and requires approval of a simple majority vote of the City Council						
** Please address the following Planning Comments for each revised plan. Submit only the revised plans by date requested above:						
Site Plan:						
<ol style="list-style-type: none"> 1. Remove labels indicating "Parent Drop Stacking" at the rear of the property as these are located within the dedicated 24-ft Firelane. 2. Dumpster enclosure -- provide a label/note indicating the use of an opaque gate and a self-latching mechanism. 3. Correct Outdoor Lighting Note at bottom of site plan to indicate 0.2-FC [i.e. not 1 FOT Candle or Less] or Remove this note from site plan. Label would be appropriate on photometric plan. 						
Landscape Plan:						
1. Meets or exceeds the intent of the UDC as submitted						
Treescape Plan:						
<ol style="list-style-type: none"> 1. The treescape plan as submitted meets or exceeds the requirements of the UDC 2. How will you satisfy the mitigation balance of 599-caliper inches? 						
Photometric Plan:						
1. The lighting levels remain high at the southeast corner of the property and exceeds 0.2-FC at the property lines. This area has residential homes that are adjacent/back-up to the school site. Make necessary adjustment to prevent glare (e.g. shield light source) and reduce readings to not exceed 0.2-FC at the property line.						
Building Elevations:						
1. See exception requested as listed above						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>Scheduled Meeting Dates to Attend</p>						
<p>Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]</p>						
<p>City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR EXCEPTION REQUEST ONLY]</p>						



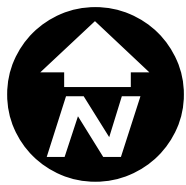
SP2018-005 -SITE PLAN FOR REINHARDT ELEMENTAR SCHOOL
SITE PLAN - LOCATION MAP = 



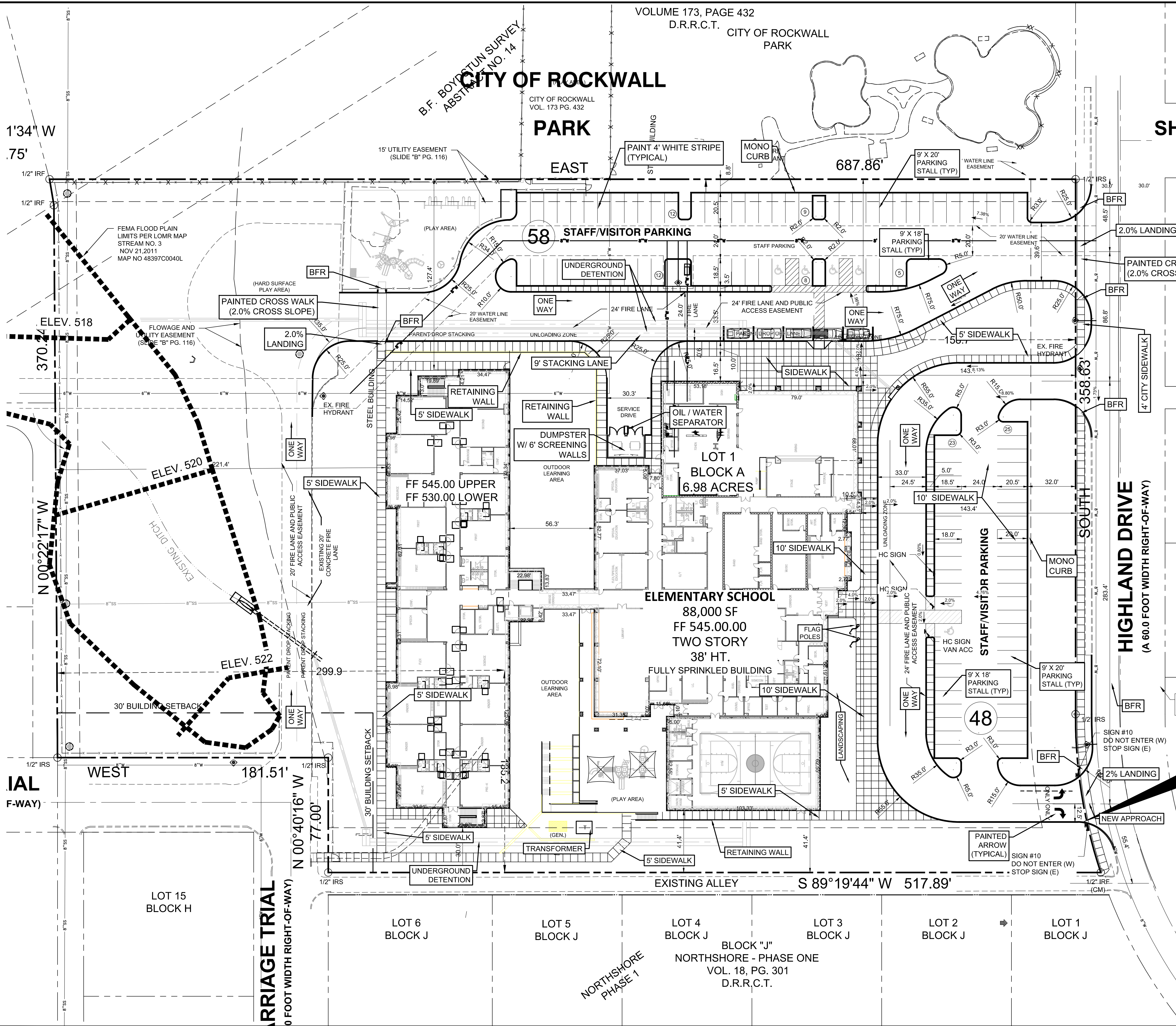
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



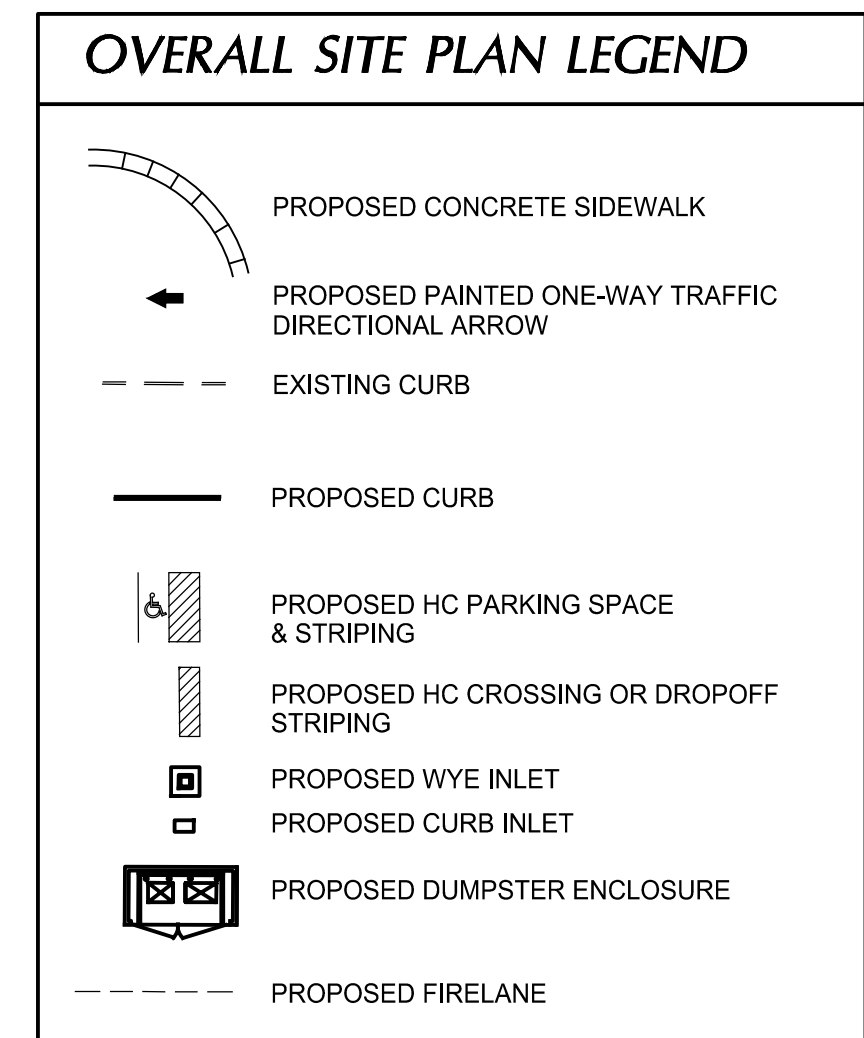
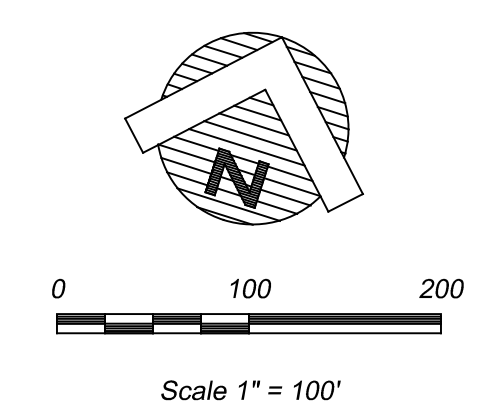
CITY OF ROCKWALL



- GENERAL NOTES:**
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 2. ALL FIRE LANES, PARKING STRIPING, HDOP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF NORTH LAKE REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF NORTH LAKE 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.
 4. 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.
 5. ALL WORK SHALL CONFORM TO THE CITY OF NORTH LAKE SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTICED IMMEDIATELY.
 7. 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.
 8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF NORTH LAKE ENGINEERING DEPARTMENT FOR REVIEW.
 10. MARK FIRE LANES TO THE CITY OF NORTH LAKE SPECIFICATION. NO PARKING FIRE LANE EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



Revision /	Date
1	02/15/2018
2	
3	
4	
5	
6	
7	
8	
9	
10	

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

DRAFT COPY ONLY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

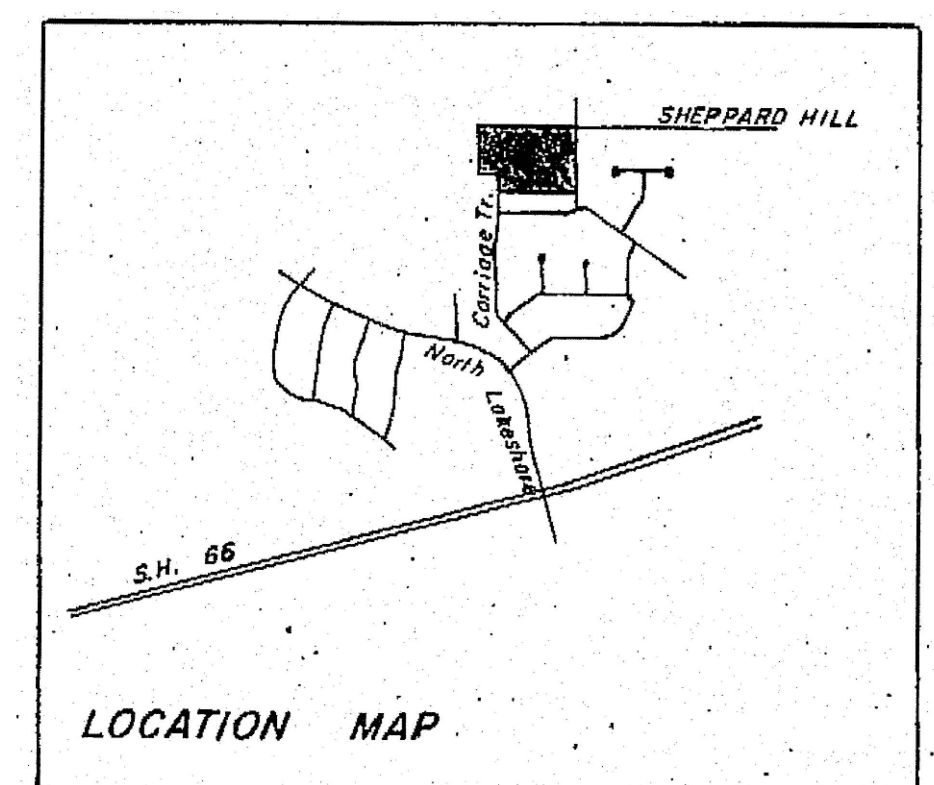
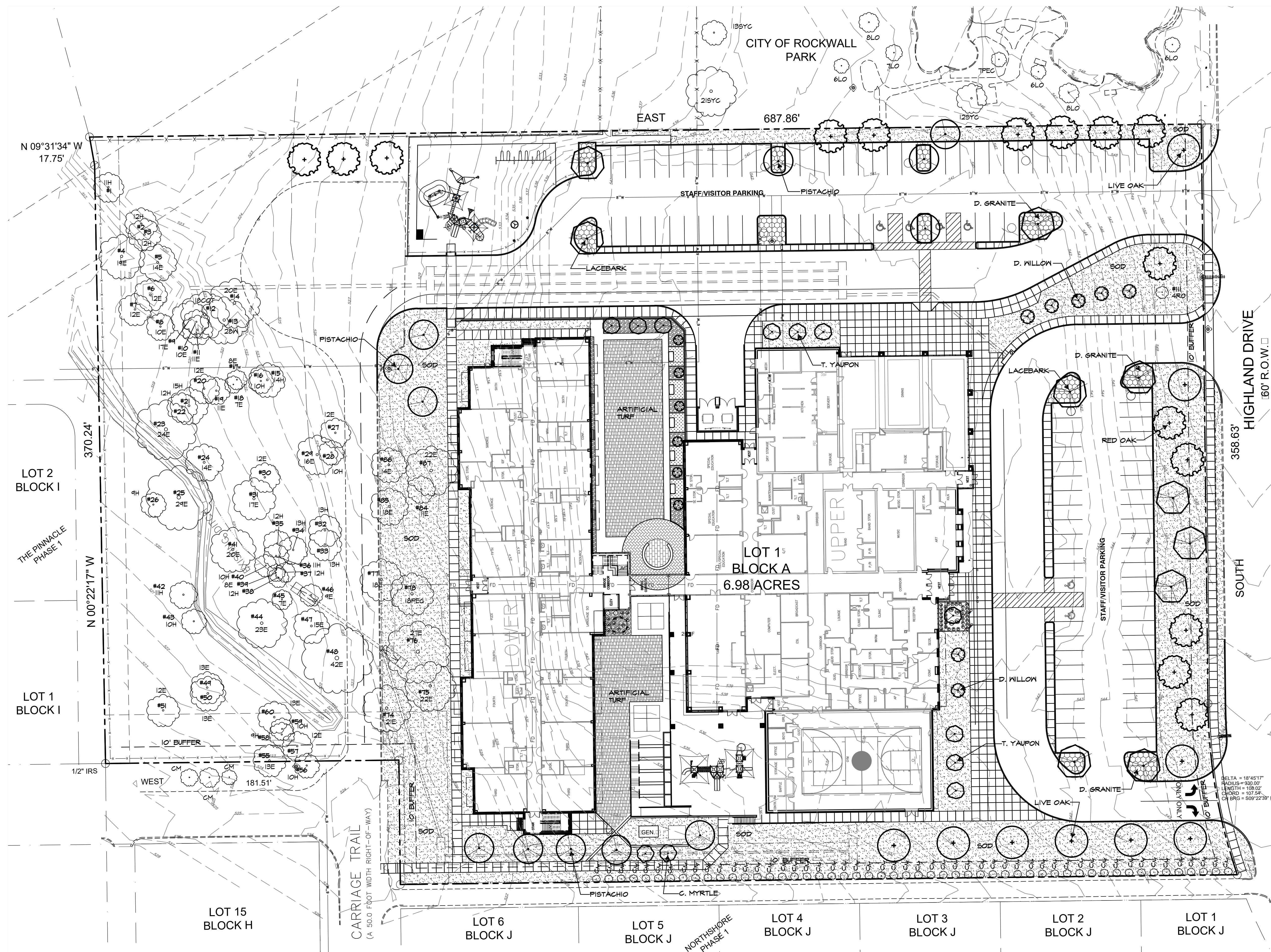
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON March 15, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

DETAILED SITE PLAN

Job No. 1759-03-01	Sheet No. C
Drawn By: RAH	03.01
Date: 02-15-2018	

Case Number: SP2018-005

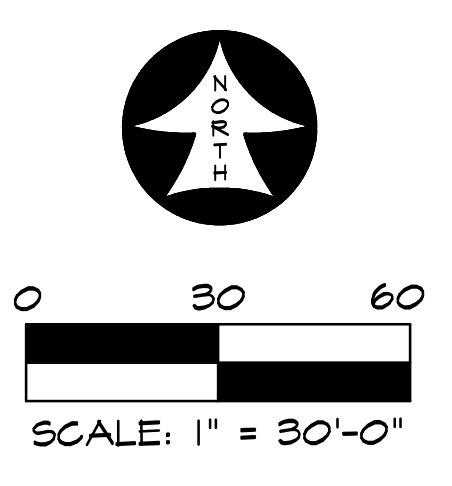


VICINITY MAP
NTS.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 S. FT. OR 6.983 ACRES
BUILDING AREA, FLOOR AREA	
PROPOSED FIRST FLOOR UPPER LEVEL	64,800 SF
PROPOSED SECOND FLOOR	23,200 SF
TOTAL BUILDING AREA	88,000 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
FLOOR AREA RATIO	0.21 : 1
TOTAL IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" 2 STORY (MEASURED TO PARAPET)
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	9'-0" x 20'-0" 74 SPACES
	9'-0" x 18'-0" 27 SPACES
	HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND
LANDSCAPE TABULATIONS



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

LANDSCAPE PLAN

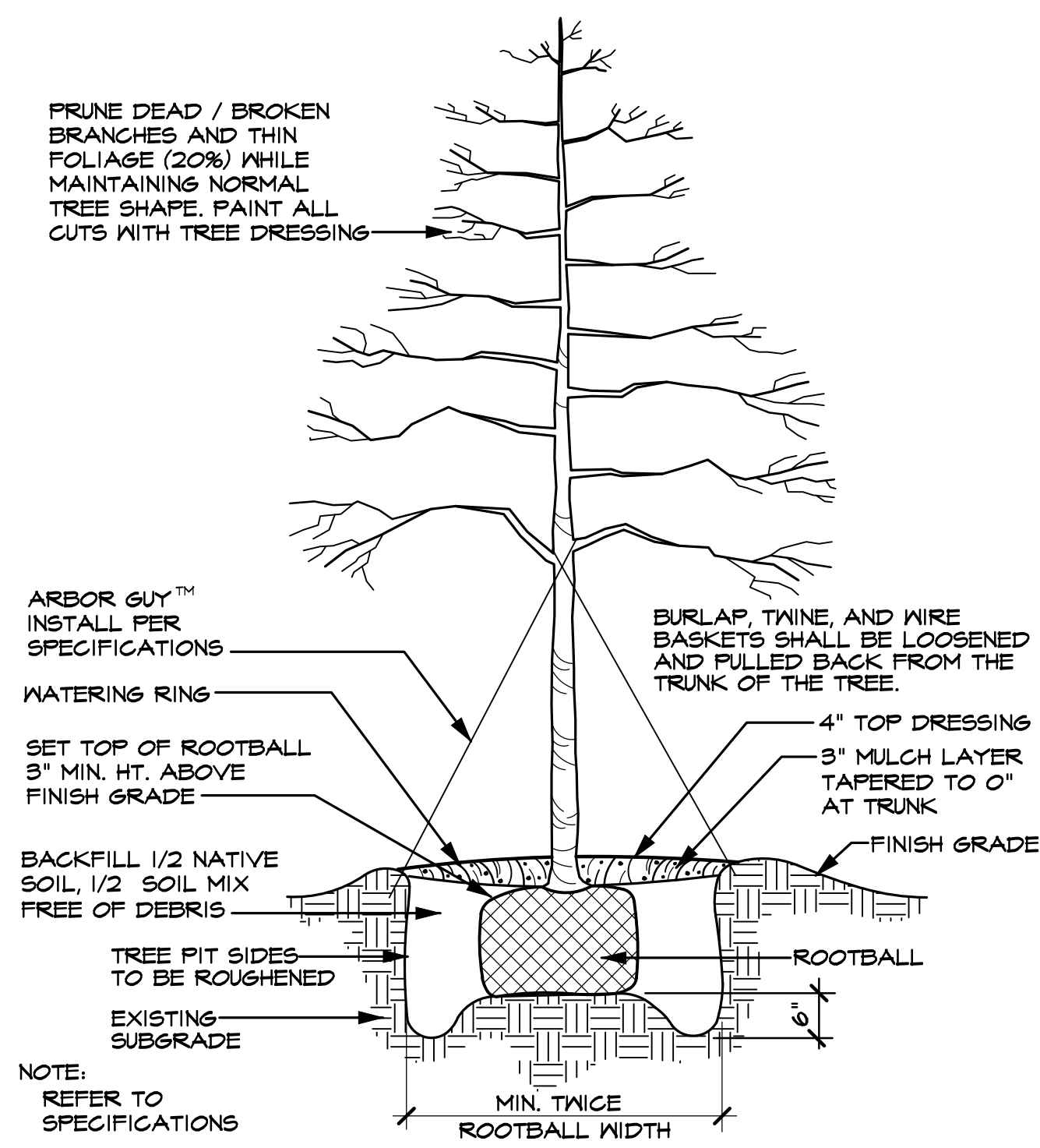
PERMIT REVIEW

ISSUES/
REVISIONS

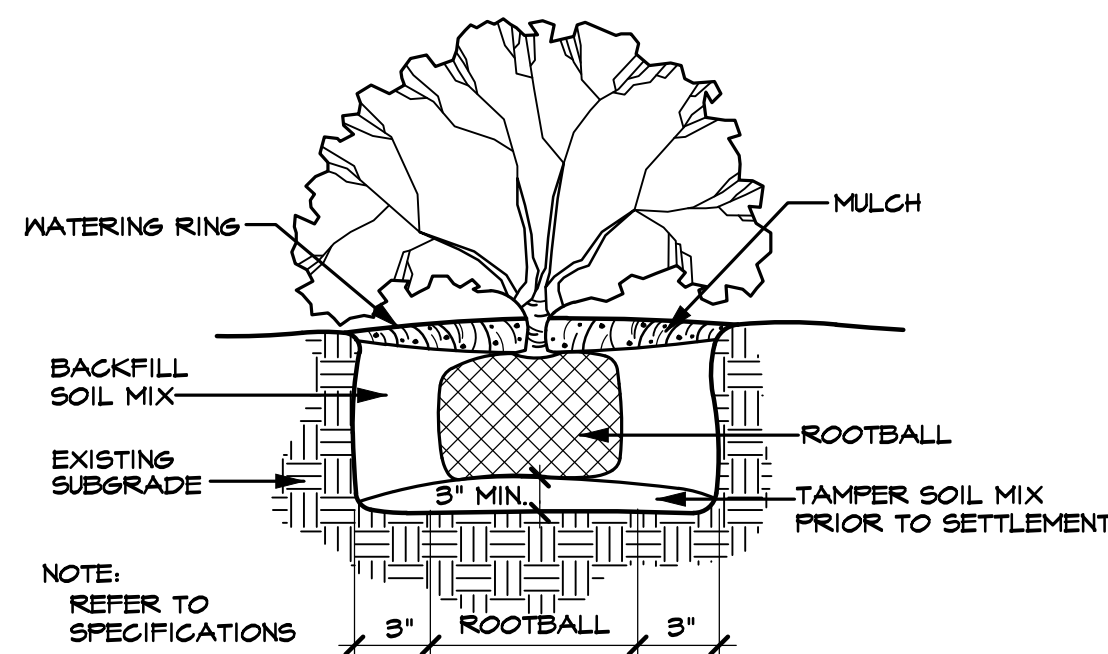
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SCALE: 1"=30'

SHEET No.
L1.1

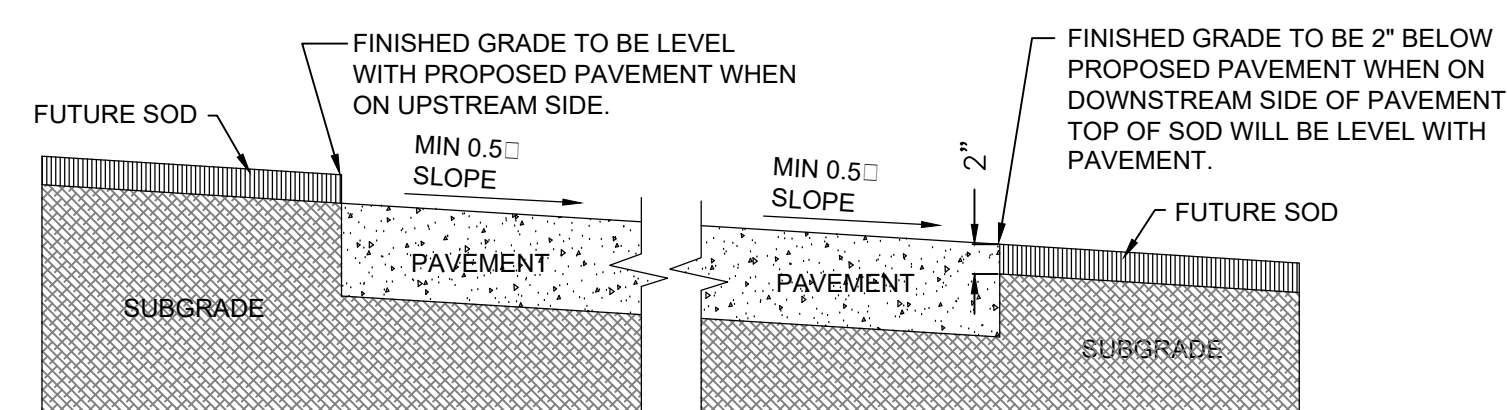
OWNER
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605



TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

SOUTH RESIDENTIAL BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF
EAST STREET BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER

EAST BUFFER TREES REQUIRED (466 LF / 50 LF =) 10 TREES
BUFFER PROVIDED 10 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES 108 SPACES
PARKING LANDSCAPE REQUIRED 34,423 SF X 5% =) 1,721 SF
PARKING LANDSCAPE PROVIDED 2,622 SF

AMOUNT OF LANDSCAPING

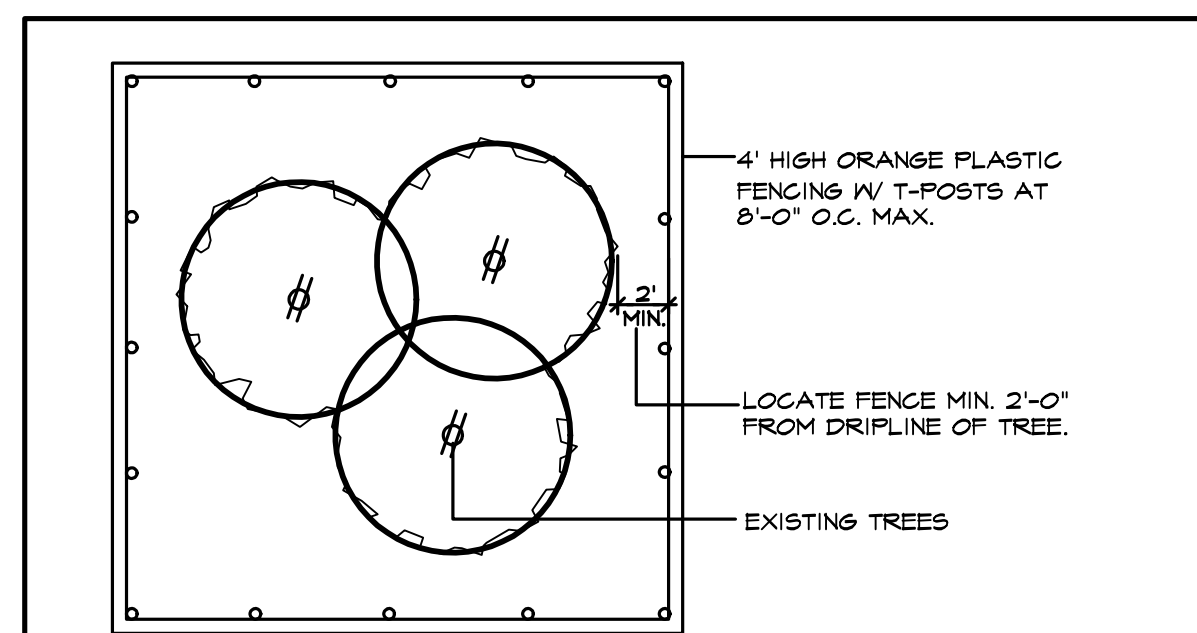
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA 304,310 SF
SITE LANDSCAPE REQUIRED 304,310 SF X 15% =) 45,647 SF
SITE LANDSCAPE PROVIDED 113,580 SF
% LANDSCAPE PROVIDED FRONT/SIDE (64%) 29,450 SF
SITE IMPERVIOUS AREA 191,432 SF

TREE MITIGATION

MITIGATION INCHES PER TREE TABLE -599"
PRESERVED CREDIT INCHES PER TREE TABLE +69"
PROPOSED TREES (46 X 4" =) +184"
REMAINING INCHES TO BE MITIGATED TO FUND -346"

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
9	(circle with cross)	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
15	(circle with cross and dots)	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10	(circle with lines)	LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
12	(circle with lines)	PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
7	(circle with lines)	D. WILLOW	Desert Willow	<i>Chilopsis linearis</i>	5'-6' ht, 4'-5' spread, container
2	(circle with dots)	C. MYRTLE	Red Flowering Grape Myrtle	<i>Lagerstroemia indica Carolina Beauty</i>	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
11	(circle with lines)	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbs to 4'
5	(circle with lines)	NELLIE	Tree Nellie R. Stevens Holly	<i>Ilex vomitoria 'Nellie R. Stevens'</i>	6" Ht./3' spread min., container only pyramidal form, full to the ground single straight trunk, bushy, specimen
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	(circle with cross)	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
2	(circle with cross)	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
26	(circle with cross)	D. FOUNTAIN	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'hamlin'</i>	1 gallon
4	(circle with cross)	CORALBERRY	Coralberry	<i>Symphoricarpos orbiculatus</i>	1 gallon
GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(stippled pattern)	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Sod refer to specifications
MISCELLANEOUS					
AS SHOWN	(solid line)	EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY		
AS SHOWN	(dotted pattern)	D. GRANITE	Decomposed Granite	4" THICK COMPACTED DECOMPOSED GRANITE. TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 3%-5% FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE 'STABILIZER' FROM STABILIZER SOLUTIONS. (800) 936-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE.	
AS SHOWN	(stippled pattern)	R. ROCK	5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below.		
AS SHOWN	(stippled pattern)	L. ROCK	1" crushed limestone, 4" deep. Separate with edging, filter fabric below.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

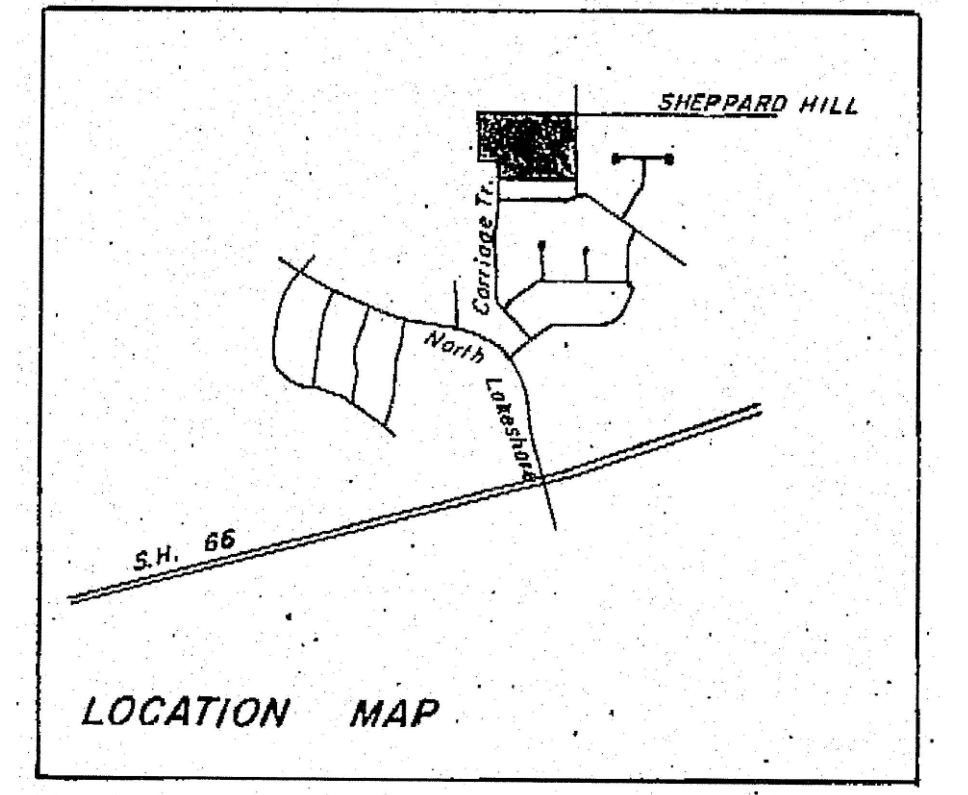
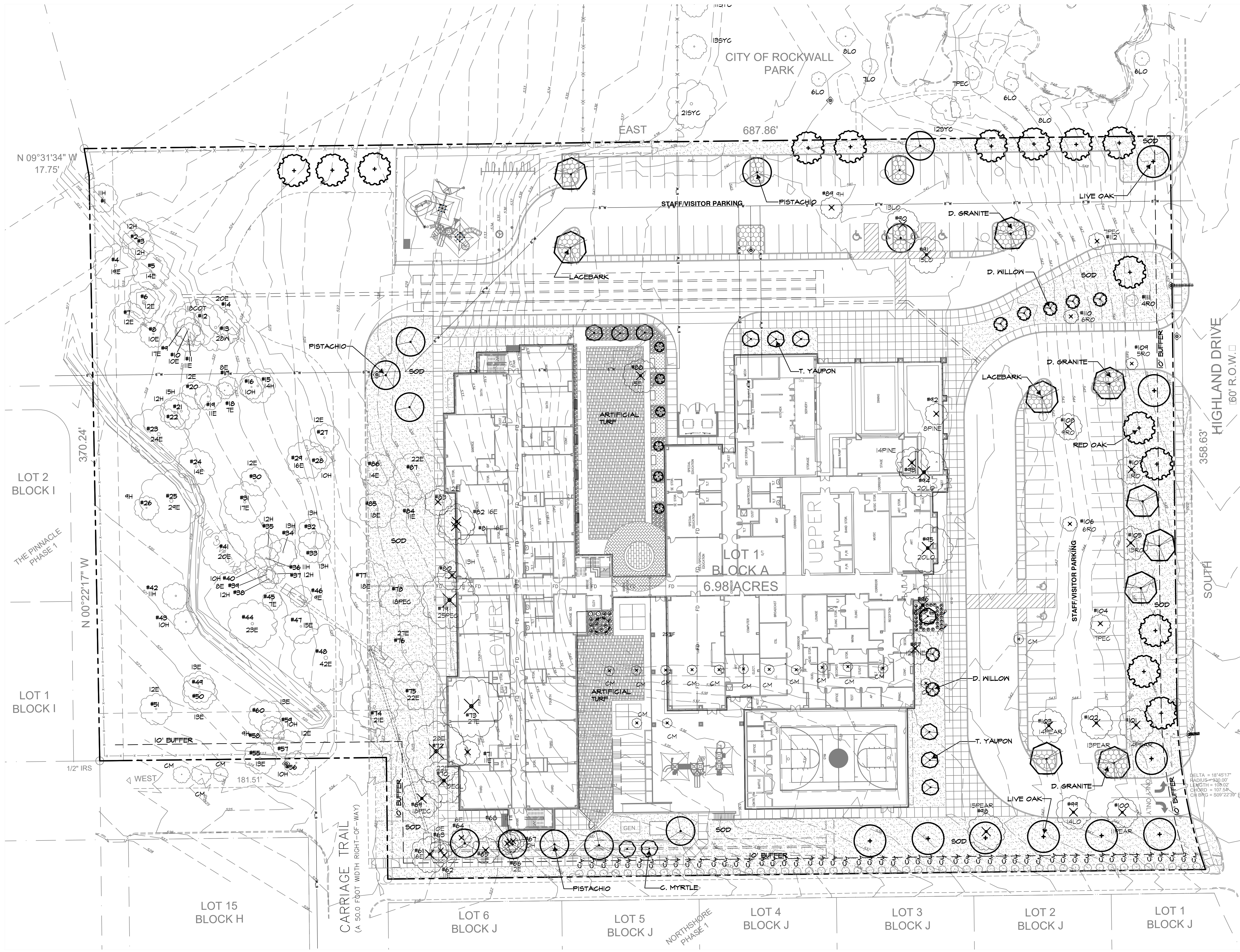
LANDSCAPE DETAILS

PERMIT REVIEW

ISSUES/
REVISIONS

DATE: 03/06/2018
SCALE: AS SHOWN

SHEET No.
L2.1

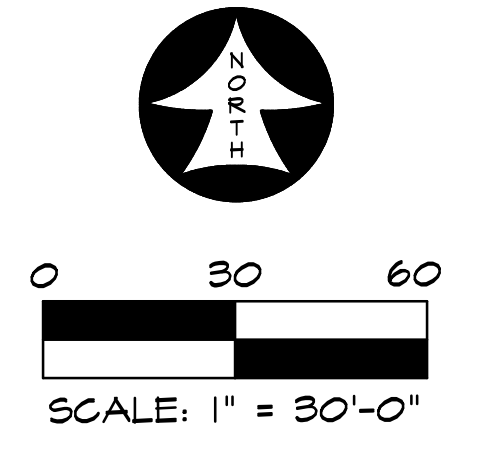


VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

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PROPOSED ZONING	SF-10
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PROPOSED SECOND FLOOR	41,600 SF
TOTAL BUILDING AREA	64,800 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
FLOOR AREA RATIO	0.21:1
TOTAL IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" 2 STORY - MEASURED TO PARAPET
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	9'-0" x 20'-0" 74 SPACES
PARKING ELEMENTARY SCHOOL	9'-0" x 18'-0" 27 SPACES
	HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

REF. SHEET TS.21
TREESCAPE TREE CHART



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
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V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

TREESCAPE PLAN

PERMIT REVIEW

ISSUES/
REVISIONS

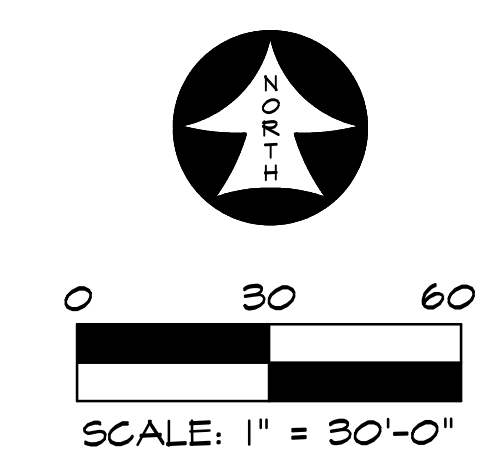
DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
TS1.1

EXISTING TREE CHART

TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	11	HACKBERRY	SAVE	-	-	0"
2	12	HACKBERRY	SAVE	-	-	0"
3	12	HACKBERRY	SAVE	-	-	0"
4	19	ELM	SAVE	-	-	0"
5	14	ELM	SAVE	-	-	0"
6	12	ELM	SAVE	-	-	0"
7	12	ELM	SAVE	-	-	0"
8	10	ELM	SAVE	-	-	0"
9	17	ELM	SAVE	-	-	0"
10	10	ELM	SAVE	-	-	0"
11	11	ELM	SAVE	-	-	0"
12	18	COTTONWOOD	SAVE	-	-	0"
13	28	WILLOW	SAVE	-	-	0"
14	20	ELM	SAVE	-	-	0"
15	14	HACKBERRY	SAVE	-	-	0"
16	10	HACKBERRY	SAVE	-	-	0"
17	8	ELM	SAVE	-	-	0"
18	7	ELM	SAVE	-	-	0"
19	11	ELM	SAVE	-	-	0"
20	12	ELM	SAVE	-	-	0"
21	15	HACKBERRY	SAVE	-	-	0"
22	12	HACKBERRY	SAVE	-	-	0"
23	24	ELM	SAVE	-	-	0"
24	14	ELM	SAVE	-	-	0"
25	10"	ELM	SAVE	-	-	0"
26	9	HACKBERRY	SAVE	-	-	0"
27	12	ELM	SAVE	-	-	0"
28	10	HACKBERRY	SAVE	-	-	0"
29	16	ELM	SAVE	-	-	0"
30	12	ELM	SAVE	-	-	0"
31	17	ELM	SAVE	-	-	0"
32	13	HACKBERRY	SAVE	-	-	0"
33	13	HACKBERRY	SAVE	-	-	0"
34	13	HACKBERRY	SAVE	-	-	0"
35	12	HACKBERRY	SAVE	-	-	0"
36	11	HACKBERRY	SAVE	-	-	0"
37	12	HACKBERRY	SAVE	-	-	0"
38	12	HACKBERRY	SAVE	-	-	0"
39	8	ELM	SAVE	-	-	0"
40	10	HACKBERRY	SAVE	-	-	0"
41	20	ELM	SAVE	-	-	0"
42	11	HACKBERRY	SAVE	-	-	0"
43	10	HACKBERRY	SAVE	-	-	0"
44	23	ELM	SAVE	-	-	0"
45	7	ELM	SAVE	-	-	0"
46	9	ELM	SAVE	-	-	0"
47	15	ELM	SAVE	-	-	0"
48	42	ELM	SAVE	-	+42	0"
49	13	ELM	SAVE	-	-	0"
50	13	ELM	SAVE	-	-	0"
51	12	ELM	SAVE	-	-	0"
52	3	C.MYRTLE	SAVE	-	-	0"
53	3	C.MYRTLE	SAVE	-	-	0"
54	3	C.MYRTLE	SAVE	-	-	0"
55	13	ELM	SAVE	-	-	0"
56	10	HACKBERRY	SAVE	-	-	0"
57	12	HACKBERRY	SAVE	-	-	0"
58	9	HACKBERRY	SAVE	-	-	0"
59	10	HACKBERRY	SAVE	-	-	0"
60	13	ELM	SAVE	-	-	0"

61	16	ELM	DEMO	-16	-	0"
62	11	ELM	DEMO	-11	-	0"
63	10	ELM	DEMO	-10	-	0"
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66	12	ELM	DEMO	-12	-	0"
67	10	HACKBERRY	DEMO	0	-	0"
68	11	ELM	DEMO	-11	-	0"
69	18	PECAN	DEMO	-18	-	0"
70	22	ELM	DEMO	-22	-	0"
71	11	ELM	DEMO	-11	-	0"
72	28	ELM	DEMO	-56	-	0"
73	27	ELM	DEMO	-54	-	0"
74	21	ELM	SAVE	-	-	0"
75	22	ELM	SAVE	-	-	0"
76	27	ELM	SAVE	-	+27	0"
77	18	ELM	SAVE	-	-	0"
78	18	PECAN	SAVE	-	-	0"
79	25	PECAN	DEMO	-25	-	0"
80	13	HACKBERRY	DEMO	-7	-	0"
81	16	ELM	DEMO	-16	-	0"
82	16	ELM	DEMO	-16	-	0"
83	12	ELM	DEMO	-12	-	0"
84	11	ELM	SAVE	-	-	0"
85	18	ELM	SAVE	-	-	0"
86	14	ELM	SAVE	-	-	0"
87	22	ELM	SAVE	-	-	0"
88	15	ELM	DEMO	-15	-	0"
89	9	HACKBERRY	DEMO	0	-	0"
90	13	LIVE OAK	DEMO	-13	-	0"
91	15	LIVE OAK	DEMO	-15	-	0"
92	8	PINE	DEMO	-8	-	0"
93	14	PINE	DEMO	-14	-	0"
94	20	LIVE OAK	DEMO	-20	-	0"
95	20	LIVE OAK	DEMO	-20	-	0"
96	16	LIVE OAK	DEMO	-16	-	0"
97	12	PINE	DEMO	-12	-	0"
98	15	PEAR	DEMO	-15	-	0"
99	14	LIVE OAK	DEMO	-14	-	0"
100	11	PEAR	DEMO	-11	-	0"
101	14	PEAR	DEMO	-14	-	0"
102	13	PEAR	DEMO	-13	-	0"
103	14	PEAR	DEMO	-14	-	0"
104	7	PECAN	DEMO	-7	-	0"
105	13	RED OAK	DEMO	-13	-	0"
106	6	RED OAK	DEMO	-6	-	0"
107	11	RED OAK	DEMO	-11	-	0"
108	9	RED OAK	DEMO	-9	-	0"
109	5	RED OAK	DEMO	-5	-	0"
110	6	RED OAK	DEMO	-6	-	0"
111	4	RED OAK	DEMO	-4	-	0"
112	7	PECAN	DEMO	-7	-	0"
				MITIGATE	CREDIT	
				-599	+69	
PROPOSED TREES (46 X 4" =)						+184"



RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 362-5433
 EMAIL: MIKE.FLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
 ROCKWALL SCHOOL ADDITION NO. 2
 LOT 1 BLOCK "A"
 615 HIGHLAND DRIVE
 ROCKWALL, TEXAS

TREESCAPE CHART

PERMIT REVIEW

ISSUES/
 REVISIONS

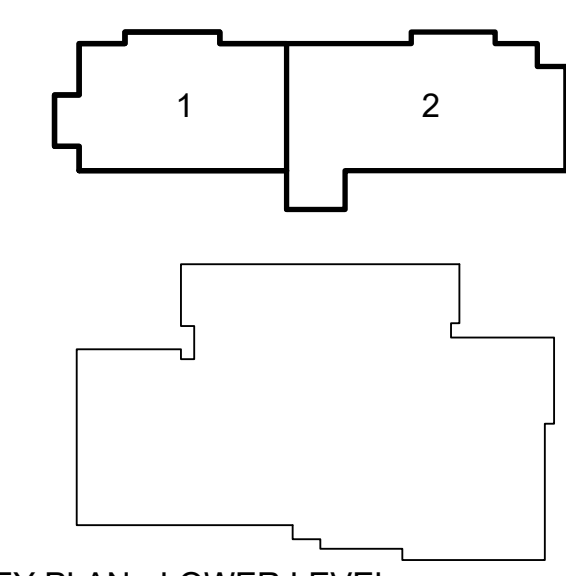
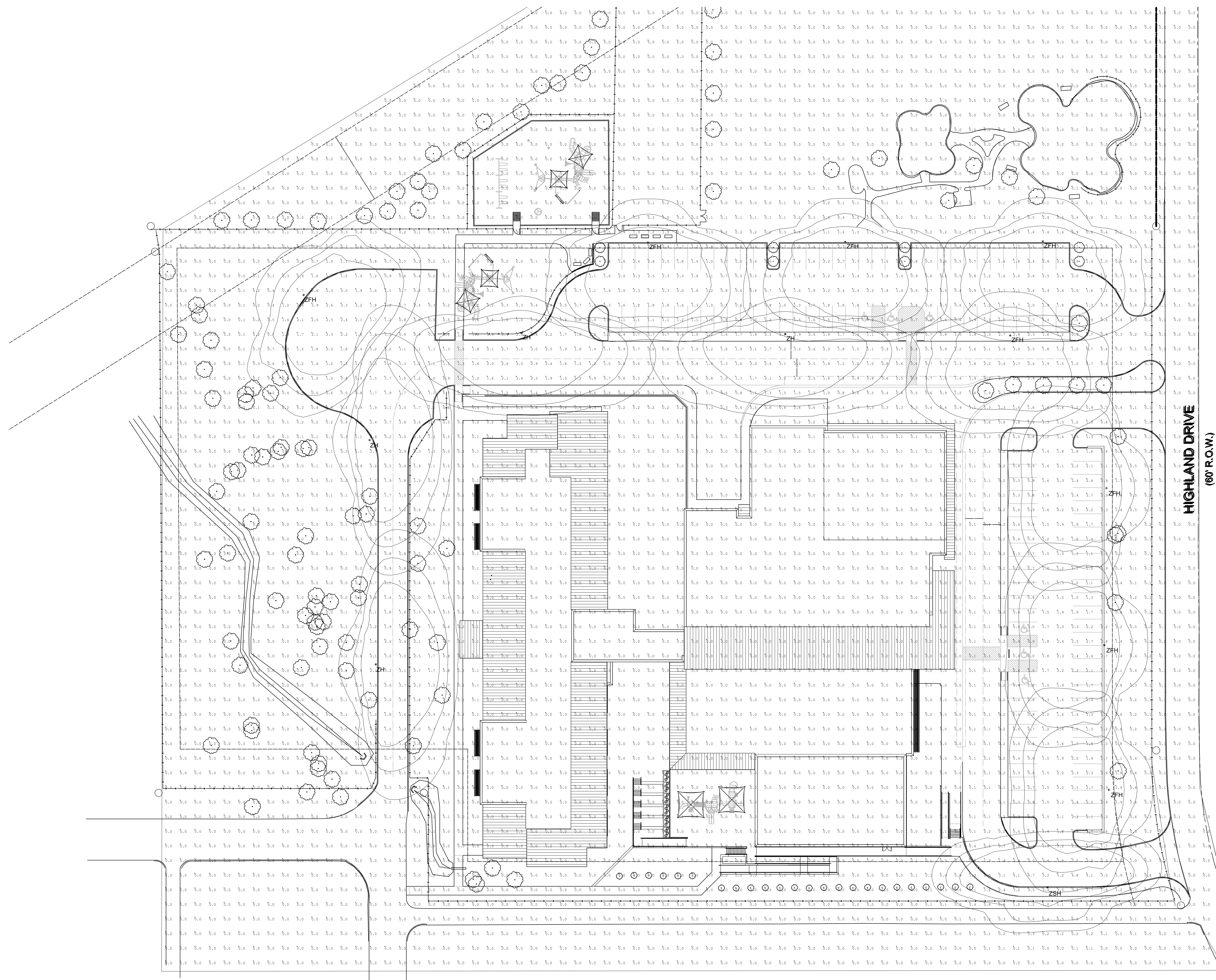
DATE: 03/06/2018
 SCALE: 1"=30'

SHEET No.
TS2.1

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
PARKING LOT_Planar	Illuminance	Fc	0.34	5.2	0.0	N.A.

PHOTOMETRIC CALCULATIONS GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE TOWN OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AG32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

Project
 New Reinhardt Elementary School
 REINHARDT ELEMENTARY REPLACEMENT SCHOOL
 FOR
 ROCKWALL I.S.D.
 ROCKWALL, TEXAS

REVIEW ONLY
 NOT FOR CONSTRUCTION
 Mar 06, 2018

Huckabee
 AUSTIN • DALLAS • FORT WORTH
 HOUSTON • SAN ANTONIO • WACO
 www.huckabee-inc.com
 800.687.2229

JASON W. REED
 TEXAS P.E. 105120
 Mar 06, 2018

JAMES M. TATE III
 TEXAS P.E. 102427
 Mar 06, 2018

EMA Engineering and Consulting
 Tyler • Austin • Houston
 Phone: 1-800-933-0538
 TBPE Firm Registration No. F-893
 www.estesmclure.com

ELECTRICAL
PHOTOMETRIC SITE PLAN

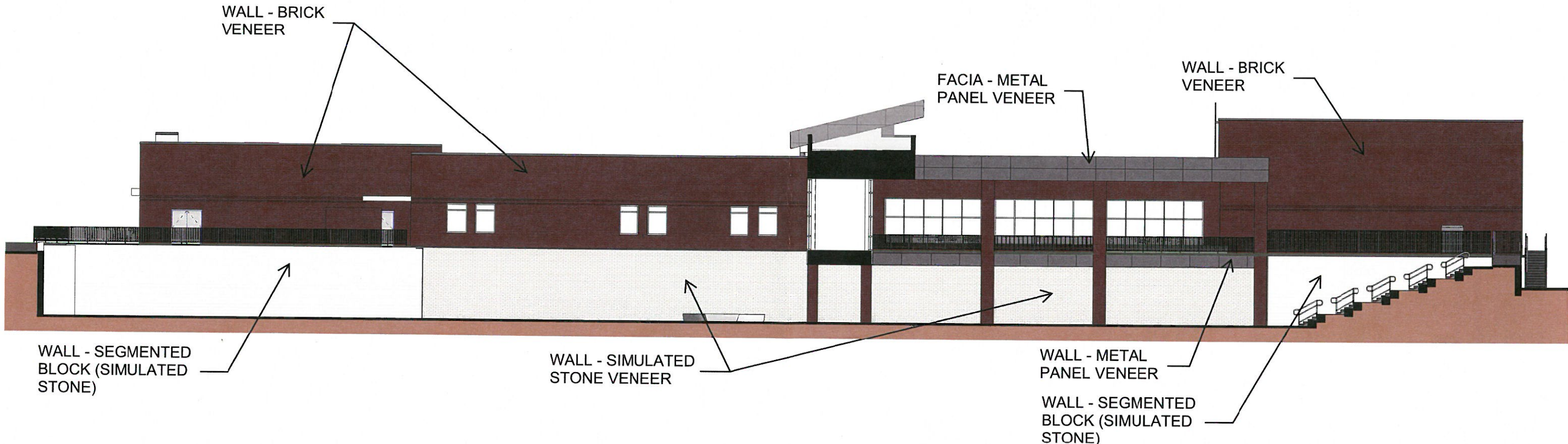
Job No. 1738-06-01
 Drawn By: SSW
 Date: 03/01-2018
 Sheet No. **ES1.2**

SUBMISSION OF BID WILL BE CONSIDERED AN ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

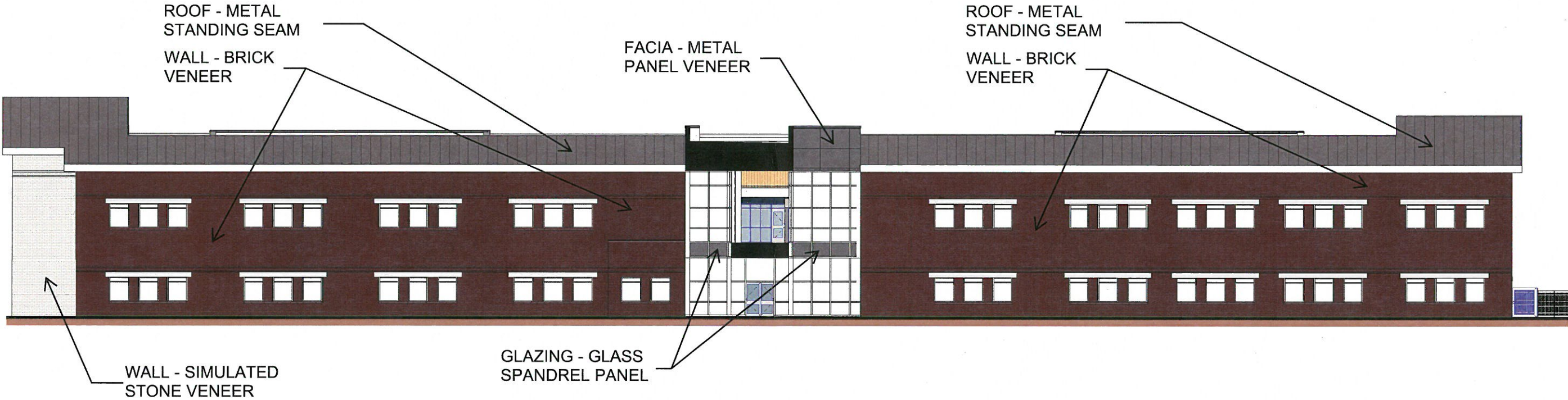
MASONRY MATERIAL PERCENTAGE:	94%
BRICK:	56%
SIMULATED STONE:	38%
METAL WALL PANEL:	6%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	98%
BRICK:	92%
SIMULATED STONE:	6%
METAL WALL PANEL:	2%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 92%

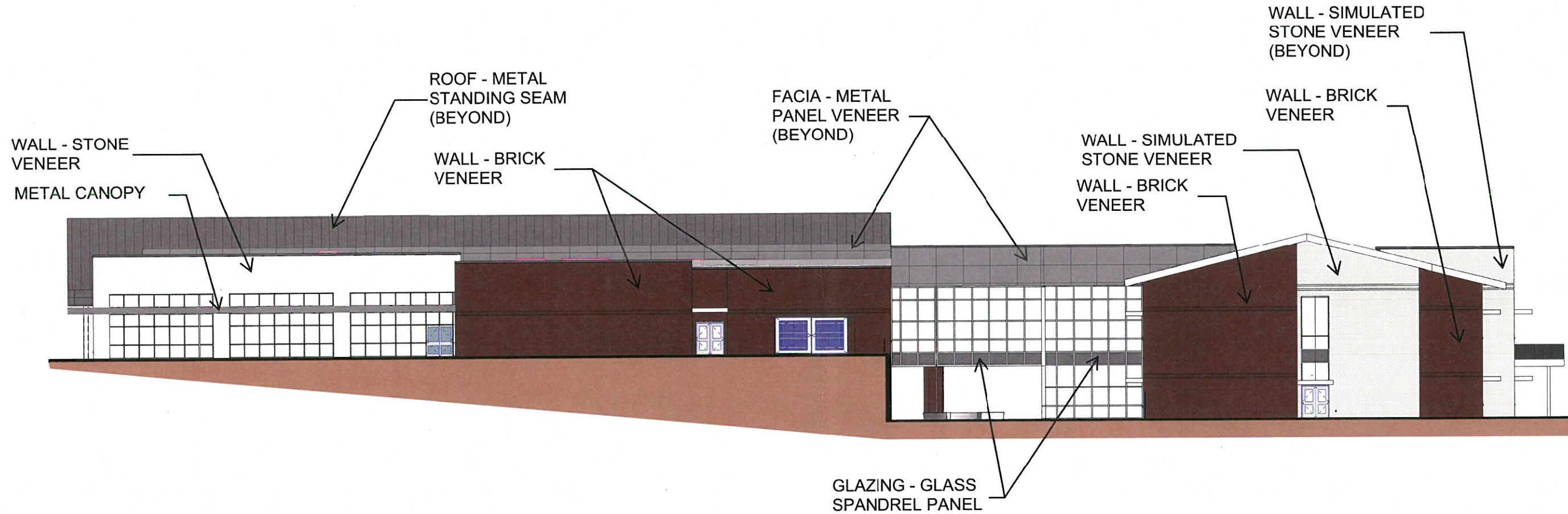
BRICK: 57%

STONE: 15%

SIMULATED STONE: 20%

METAL WALL PANEL: 8%

TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

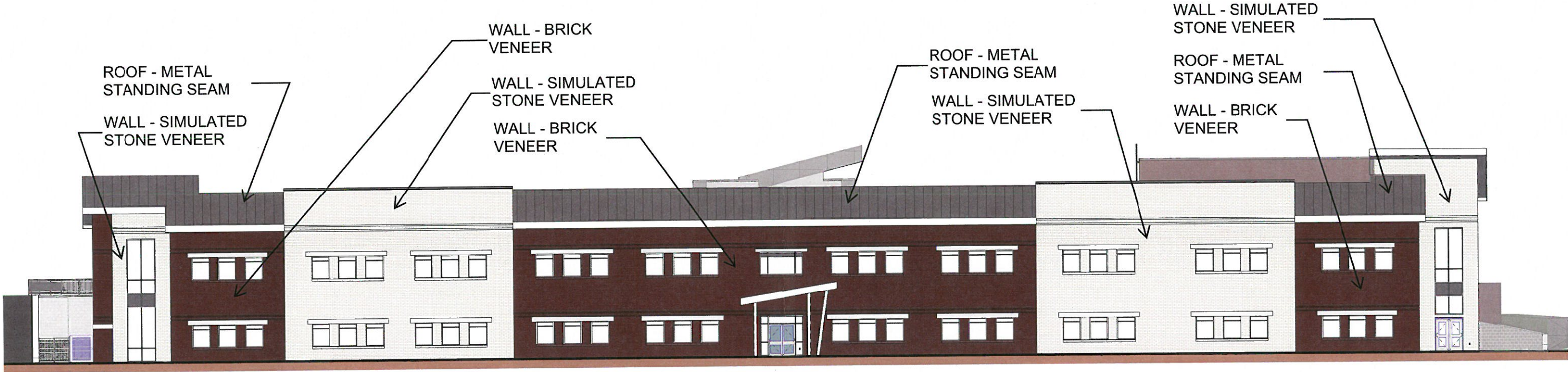
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 100%

BRICK: 48%

SIMULATED STONE: 52%

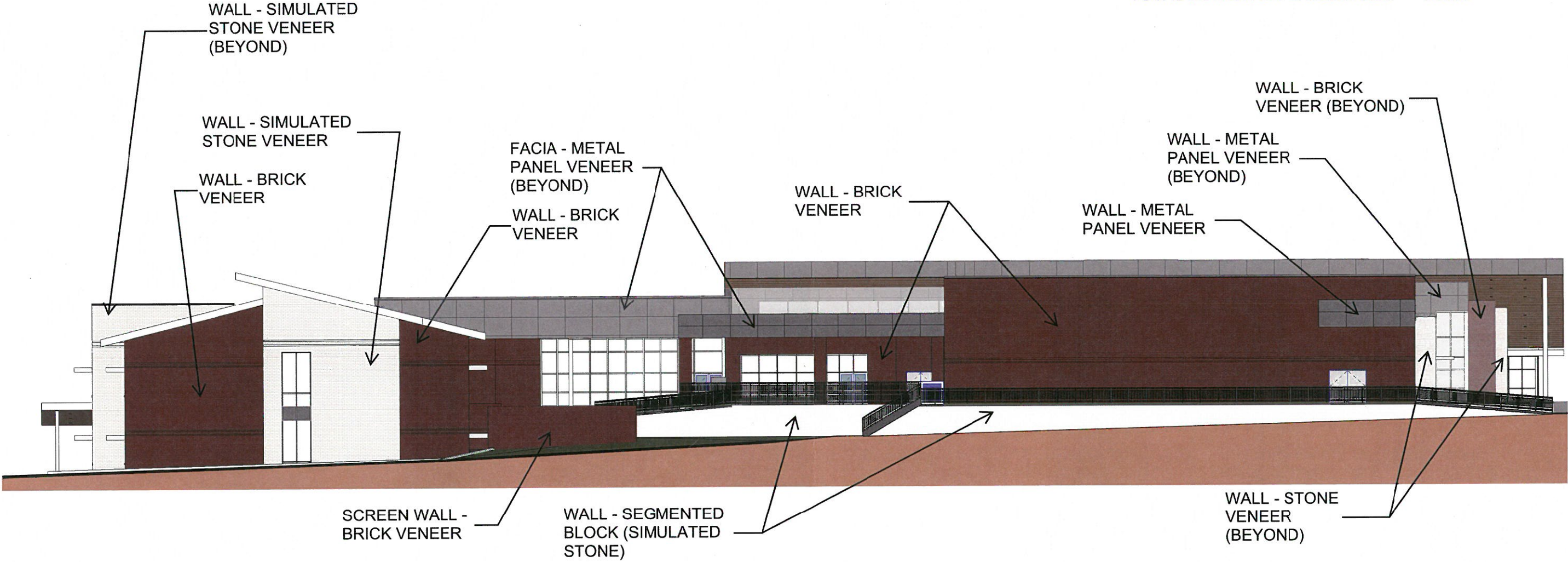
TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	90%
BRICK:	79%
STONE:	3%
SIMULATED STONE:	18%
METAL WALL PANEL:	10%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

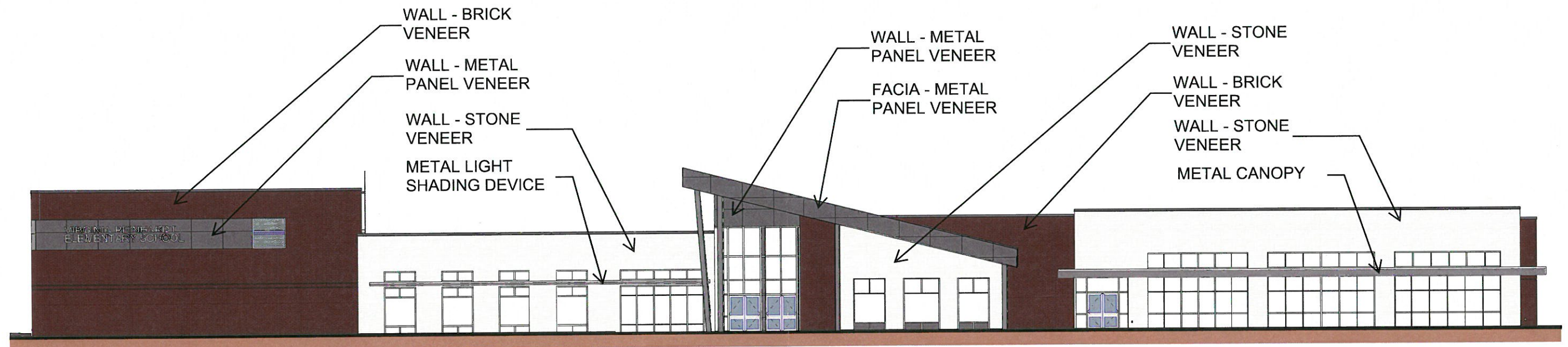
MASONRY MATERIAL PERCENTAGE: 94%

BRICK: 44.5%

STONE: 49.5%

METAL WALL PANEL: 6%

TOTAL MATERIAL PERCENTAGE: 100%















VIRGINIA REINHARDT
ELEMENTARY SCHOOL









CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 03/19/2018

APPLICANT: Crystal Vasquez of Huckabee

AGENDA ITEM: **SP2018-005**; *Rockwall ISD – Reinhardt Elementary School*

SUMMARY:

Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of an exception to the minimum stone requirements stipulated by Article V, District Development Standards, of the Unified Development Code (UDC) in conjunction with an approved site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

PURPOSE:

The applicant is requesting approval of an exception to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan and would allow for the construction a two-story, 88,000 SF public school facility [*i.e. Reinhardt Elementary School*]. The existing Reinhardt Elementary School -- *located on a 6.983-acre parcel of land* -- will be demolished in order to construct the proposed public school facility. The property is zoned Single Family 10 (SF-10) District and is generally situated at the northwest quadrant of Highland Drive and Driftwood Street, and is addressed as 615 Highland Drive.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan, building elevations, landscape plan, treescape plan and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), with the exclusion of the exception request and conditions as listed in the Recommendations section of this report. The density and dimensional requirements are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>6.983-Acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>80-Feet</i>	<i>x>400-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>x>680-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>20-Feet</i>	<i>x>20-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>x>10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>6-Feet</i>	<i>x>6-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Ft</i>	<i>38-ft at Parapet, Below 36-ft at TOP; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>45%</i>	<i>x>21.3%; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Masonry Requirement</i>	90%	>90%; <i>In Conformance</i>
<i>Minimum Stone Requirement</i>	20% ea facade	x<20%; <i>Variance Requested</i>
<i>Minimum Number of Parking Spaces</i>	30	105 Spaces Provided; <i>In Conformance</i>

EXCEPTION REQUEST:

The applicant is requesting an exception to the Unified Development Code (UDC) for the section as outlined below. As a note, an exception request to the UDC requires approval of a simple majority vote of all City Council members present.

The exception request is as follows:

1. Sec. 4.1.A.1 of Article V, of the UDC requires each exterior wall to consist of 90% masonry materials including a minimum of 20 percent stone on walls visible from a public street or open space. The north (15%), south (3%), and west (0%) elevations do not meet this standard. If granted, the exception would allow for not meeting the minimum stone requirement and requires approval by a simple majority vote of the City Council.

A requests for an exception as outlined above is considered a discretionary decision for the City Council.

ARCHITECTURAL REVIEW BOARD:

On February 27, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. After general discussion of the agenda item, the board agreed with the presence of simulated stone (*i.e. white brick*) in lieu the cultured stone. The ARB made a motion to recommend approval of the elevations as presented, which passed by a vote of 5 to 0 with Board Members Craddock and Dayman absent, and Board Member Meyrat present after the meeting was adjourned.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant’s request then staff would recommend the following conditions of approval:


- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- 2) Approval by the City Council for an exception to the masonry standards to allow for not meeting the 20% stone requirement of the Unified Development Code (UDC); and,
- 3) Approval of a method for satisfying the mitigation balance due of 443 caliper inches and as established by the Unified Development Code (UDC); and,
- 4) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall

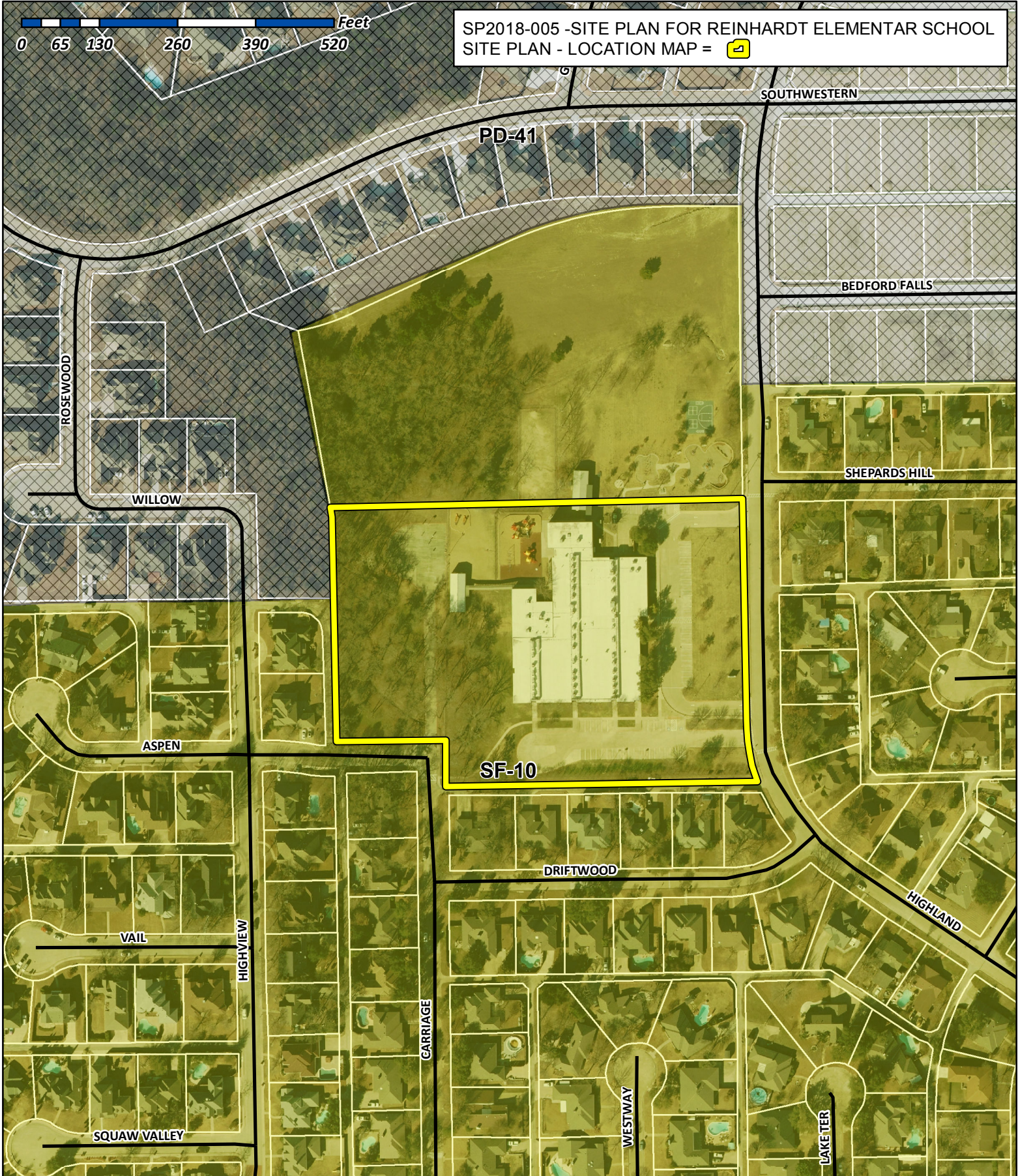
Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On March 13, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent. Additionally, the motion included a recommendation of approval of the exception being requested as outlined in staff's report.



SP2018-005 -SITE PLAN FOR REINHARDT ELEMENTAR SCHOOL
SITE PLAN - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



- GENERAL NOTES:**
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. 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.
 4. 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.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 7. 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.
 8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
 12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
 13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

Date	02/15/2018
Revision /	1 2 3 4 5 6 7 8 9 10 11

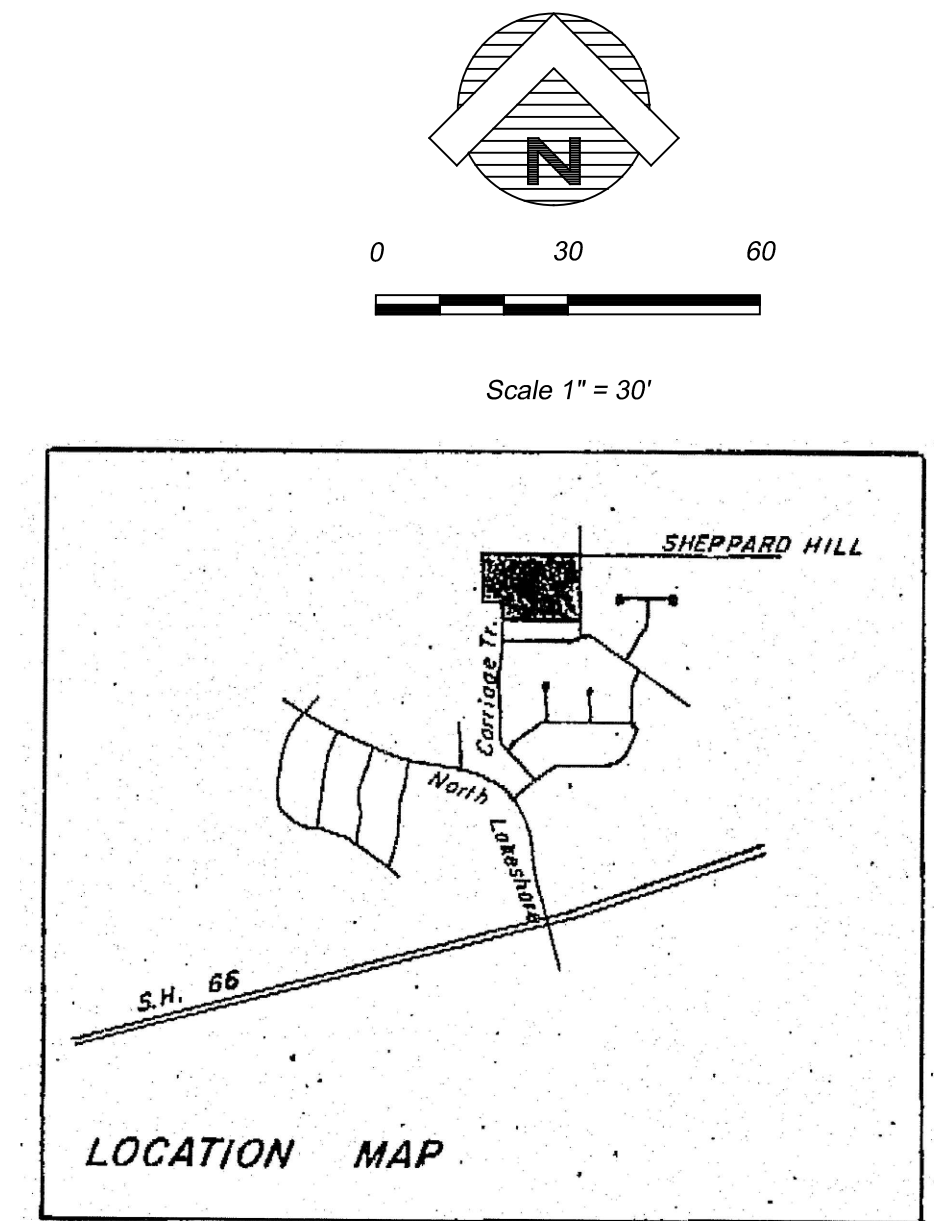
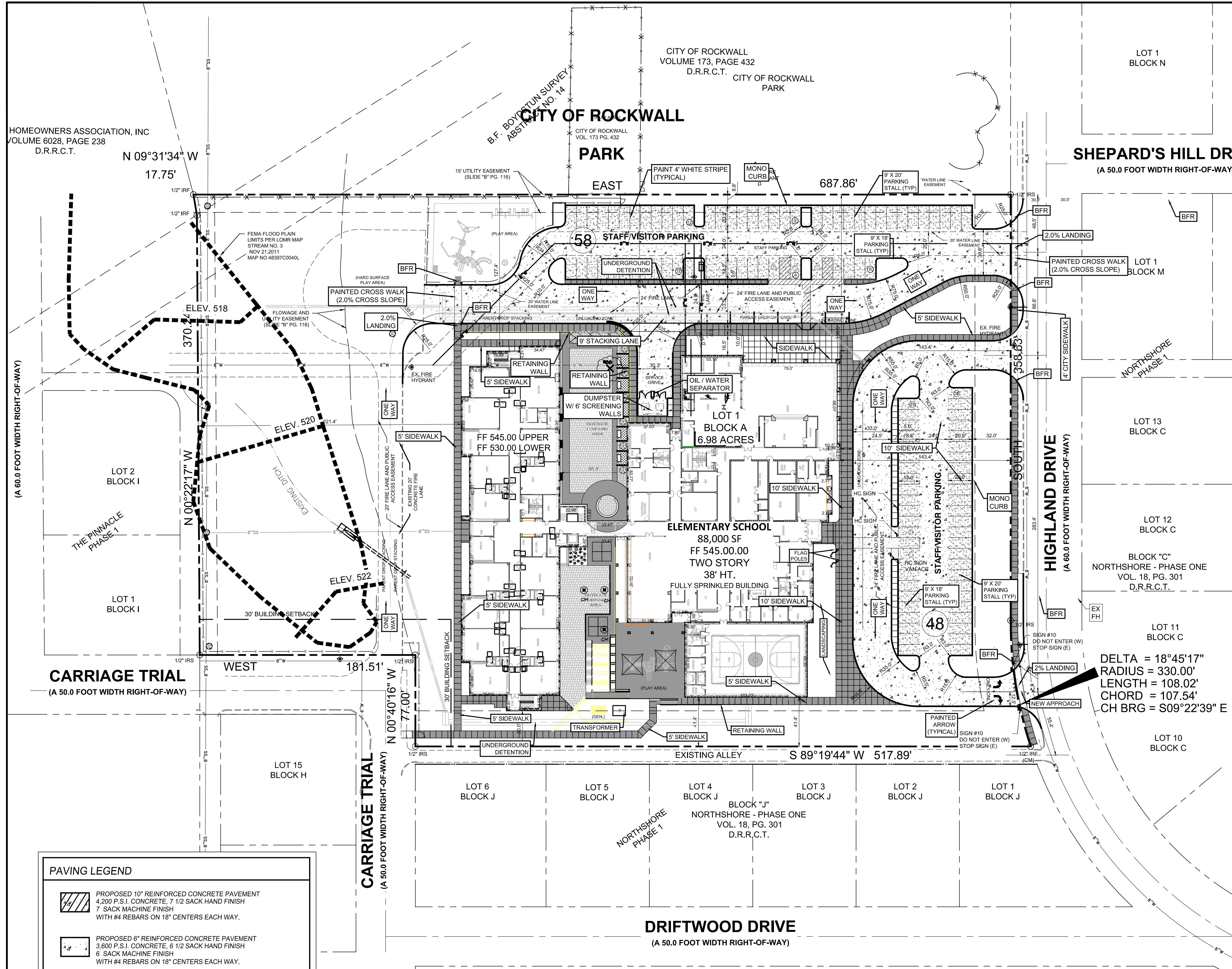
**V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS**

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 36509, ON MARCH 15, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



Job No.	1759-03-01
Sheet No.	C
Drawn By:	RAH
Date:	02-15-2018
Scale	03.00



SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 SQ. FT. OR 6.983 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR (UPPER LEVEL)	64,800 SF
PROPOSED SECOND FLOOR	23,200 SF
TOTAL BUILDING AREA	88,000 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
LOT COVERAGE	64,800 SF / 304,169 SF = 21.3%
FLOOR AREA RATIO	0.21 : 1
TOTAL NEW IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
TOTAL EXISTING IMPERVIOUS COVERAGE	151,749 SF OR 3.484 ACRES
INCREASE TO DETAIN	39,683 SF OR 0.911 ACRES (INCREASE)
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" (2 STORY) *MEASURED TO PARAPET*
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	(9.0' X 20.0') 74 SPACES (9.0' X 18.0') 26 SPACES HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	105 SPACES

PAVING LEGEND

	PROPOSED 10' REINFORCED CONCRETE PAVEMENT 4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH 7 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
	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.
	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.
	PROPOSED 4" REINFORCED CONCRETE SIDEWALK 3,000 PS 5.5 SACK MACHINE FINISH WITH #3 REBARS ON 18" CENTERS EACH WAY. (10' HIKE AND BIKE TRAIL SHALL BE 5" THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

NOTE
UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

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.

OWNER
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 76108
972-771-0605

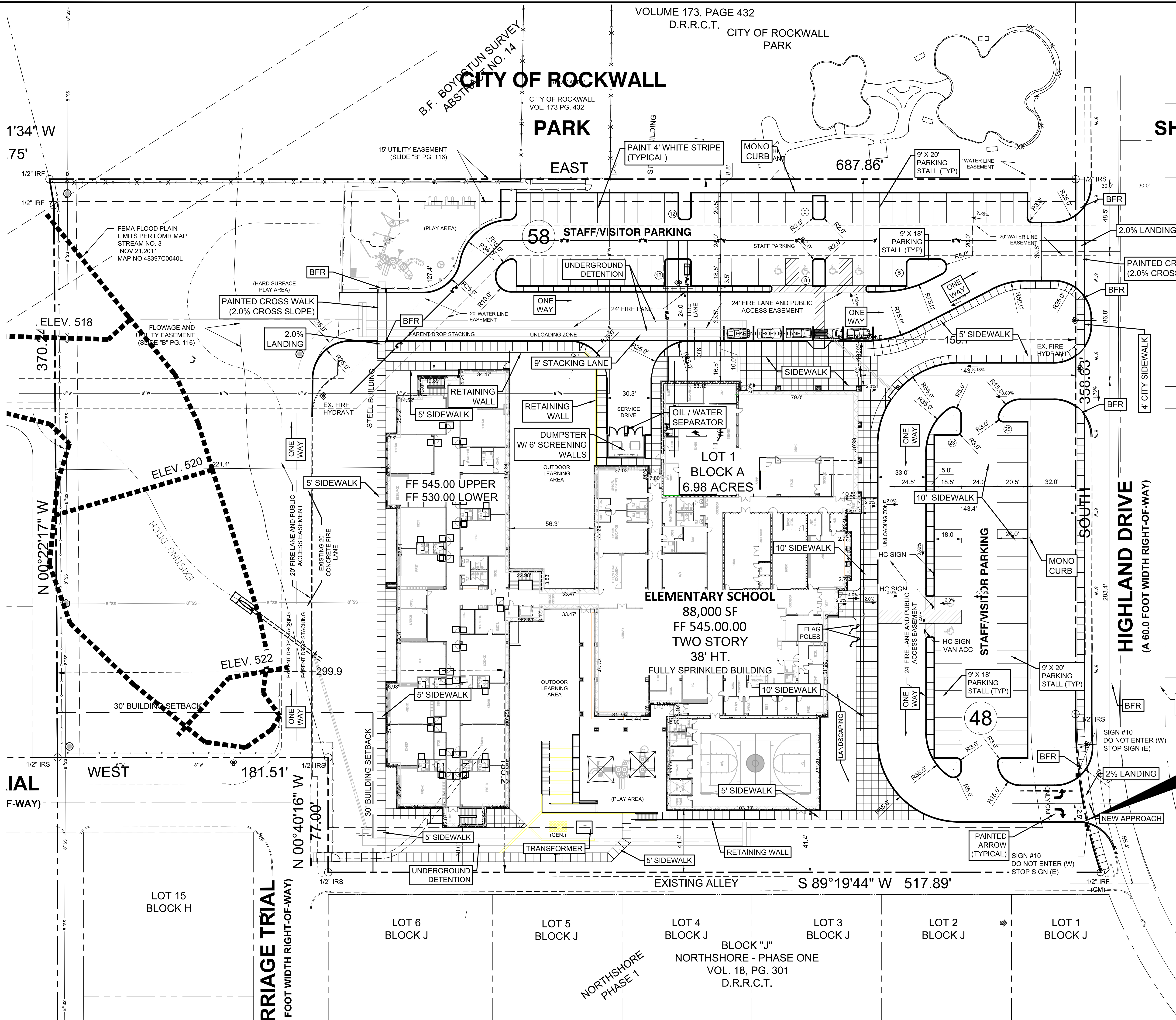
ARCHITECT
HUCKABEE
700 CHERRY STREET, SUITE 500
FORT WORTH, TEXAS 76109
(817) 377-2969

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

Date: February 12, 2018
Case Number: SP2018-005

CITY OF ROCKWALL

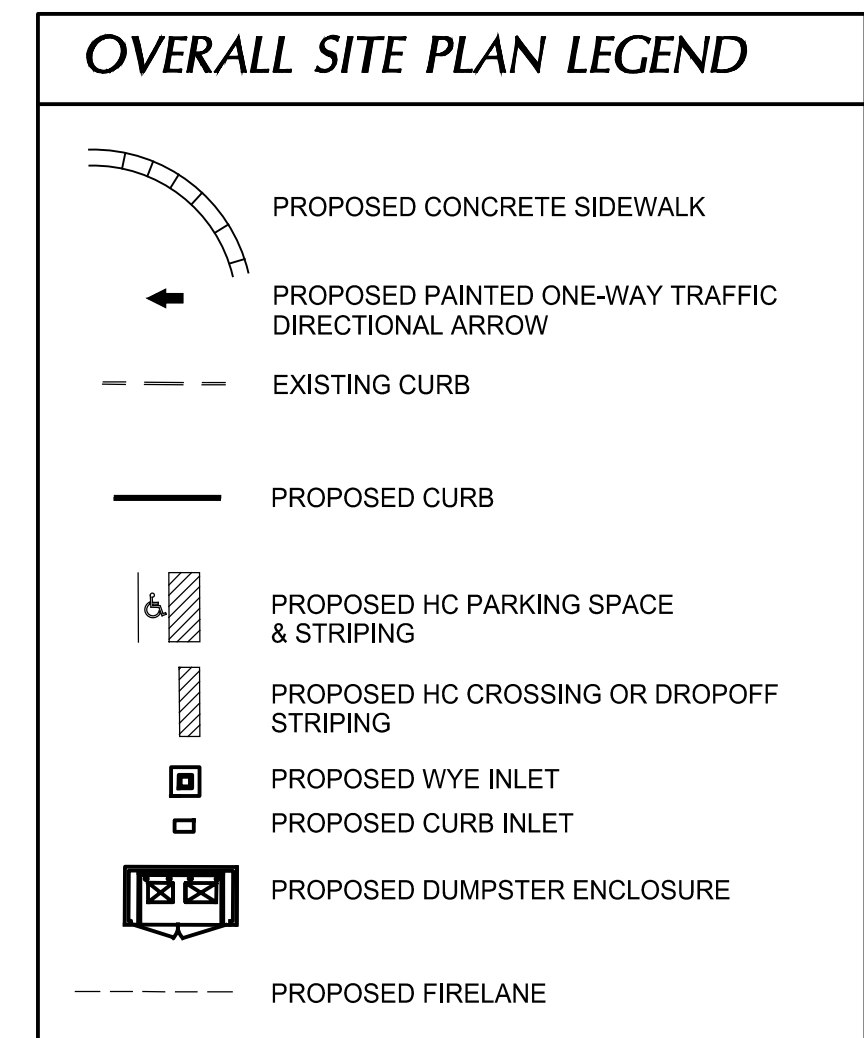
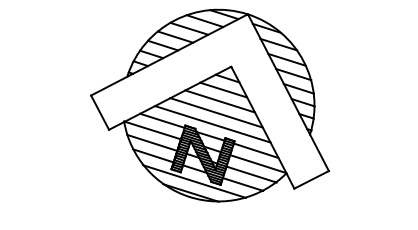
CITY OF ROCKWALL
VOL. 173 PG. 432



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Revision /	Date
1	02/15/2018
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Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

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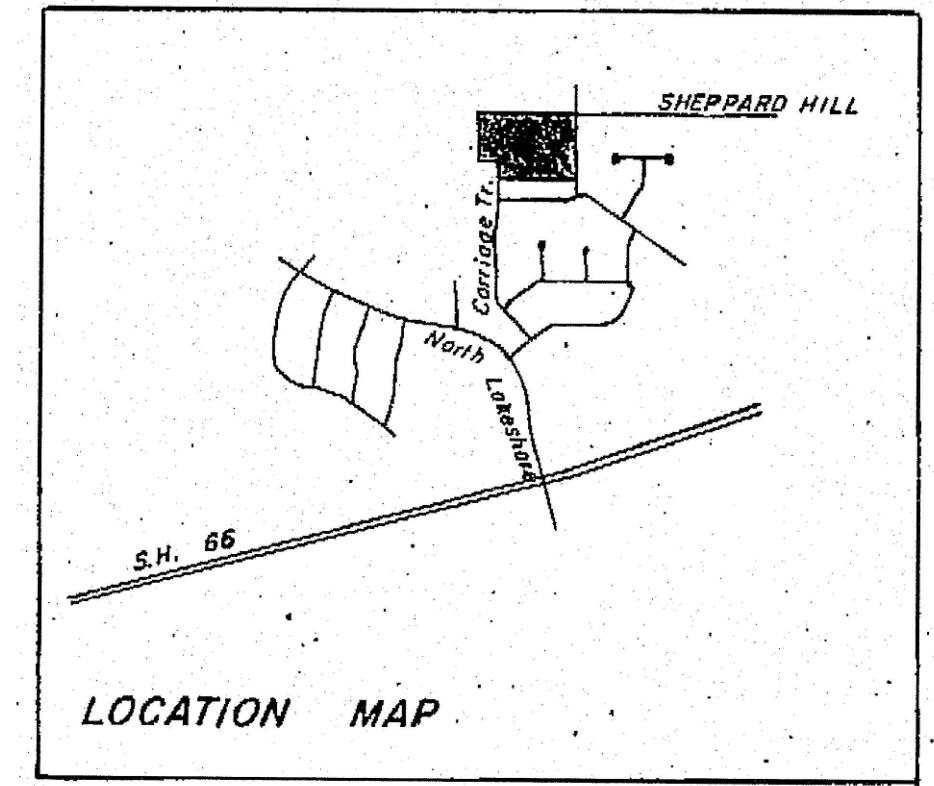
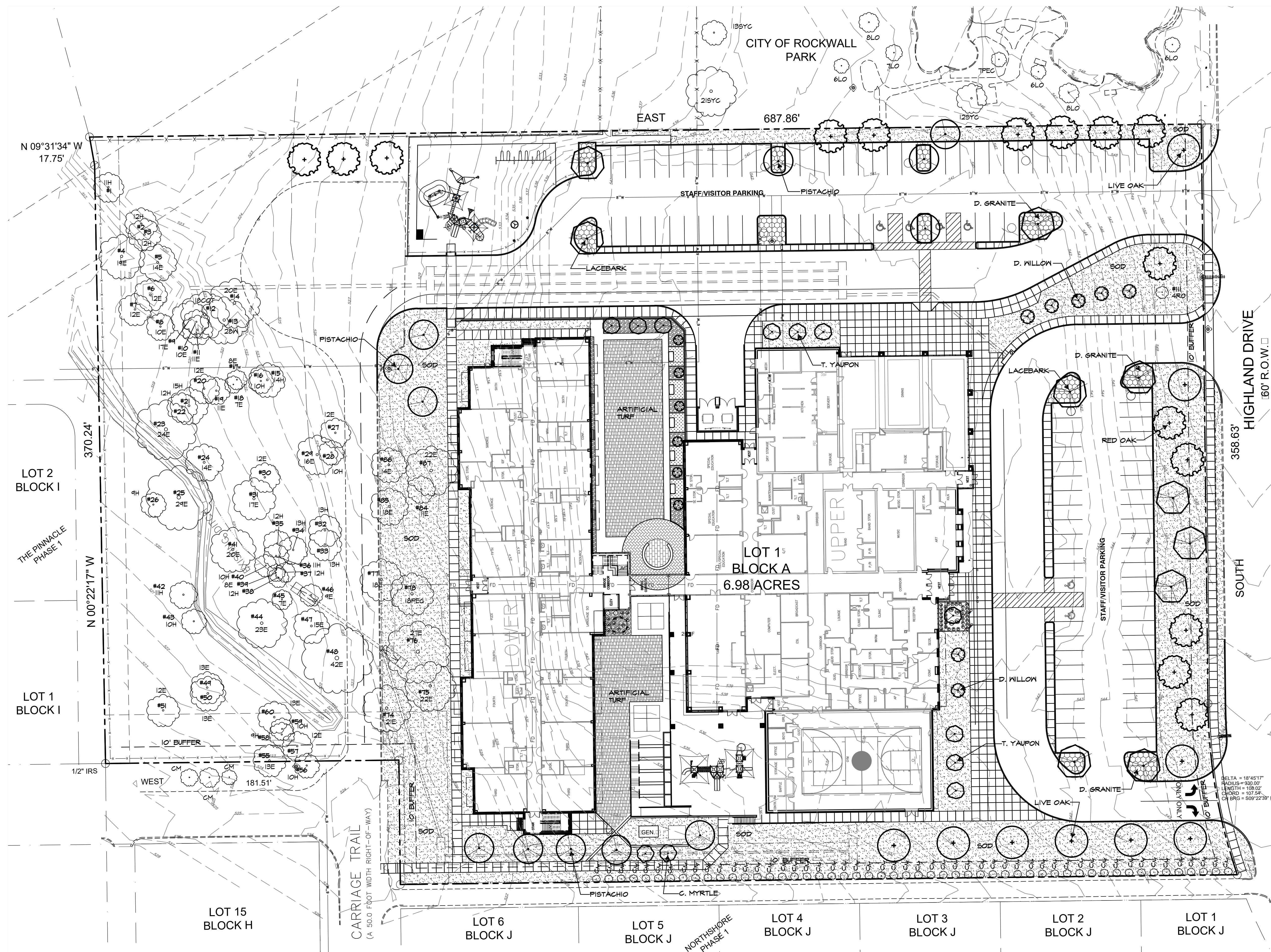
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DETAILED SITE PLAN

Job No. 1759-03-01	Sheet No. C
Drawn By: RAH	03.01
Date: 02-15-2018	

Case Number: SP2018-005

Plotted: Mar 6, 2018, 10:18 AM by user: robert - Saved: 3/5/2018 by user: robert
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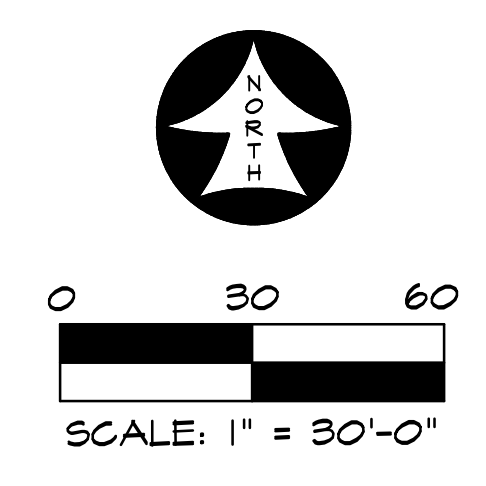


VICINITY MAP
NTS.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 S. FT. OR 6.983 ACRES
BUILDING AREA, FLOOR AREA	
PROPOSED FIRST FLOOR, UPPER LEVEL	64,800 SF
PROPOSED SECOND FLOOR	23,200 SF
TOTAL BUILDING AREA	88,000 SF
TOTAL FLOOR AREA, FIRST FLOOR	64,800 SF
FLOOR AREA RATIO	0.21 : 1
TOTAL IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" 2 STORY, MEASURED TO PARAPET
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	9'-0" x 20'-0" 74 SPACES
	9'-0" x 18'-0" 27 SPACES
	HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND
LANDSCAPE TABULATIONS



RAMSEY LANDSCAPE ARCHITECTS, LLC
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V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

LANDSCAPE PLAN

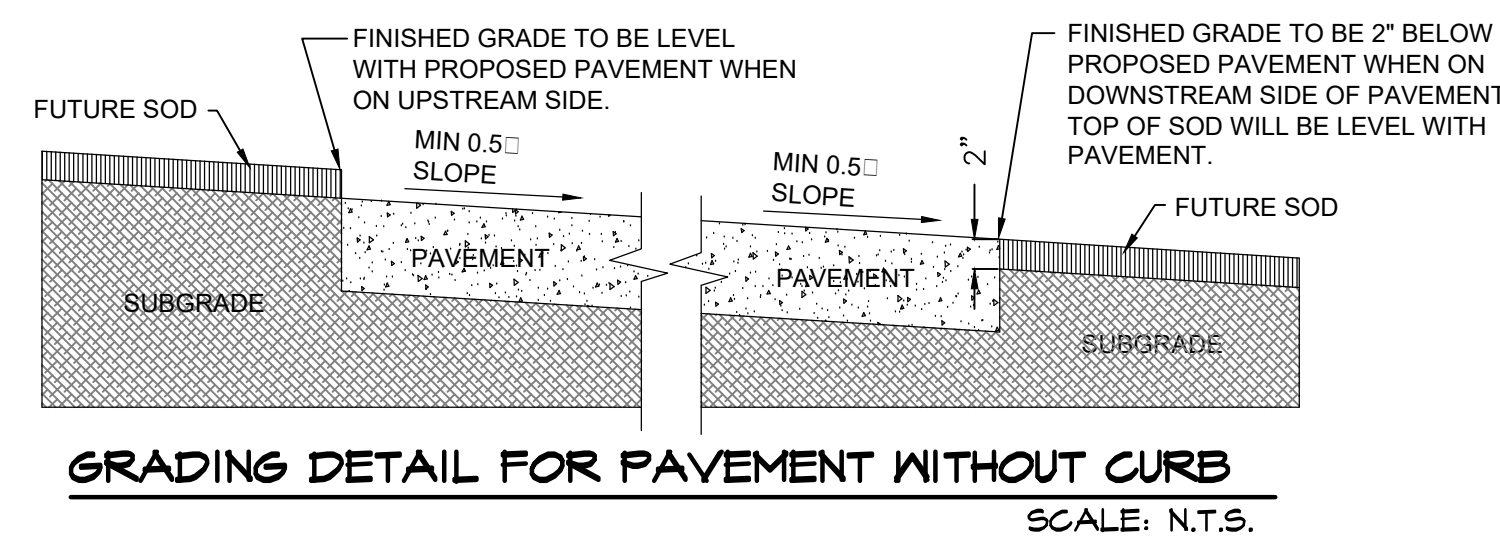
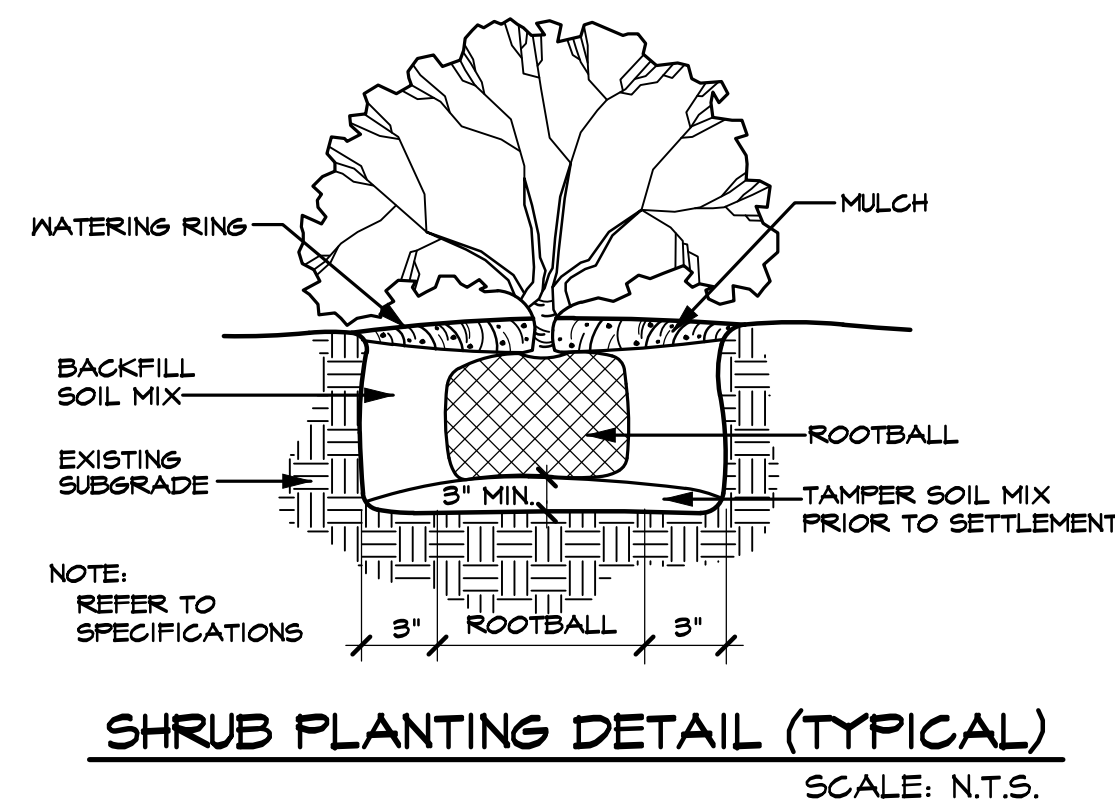
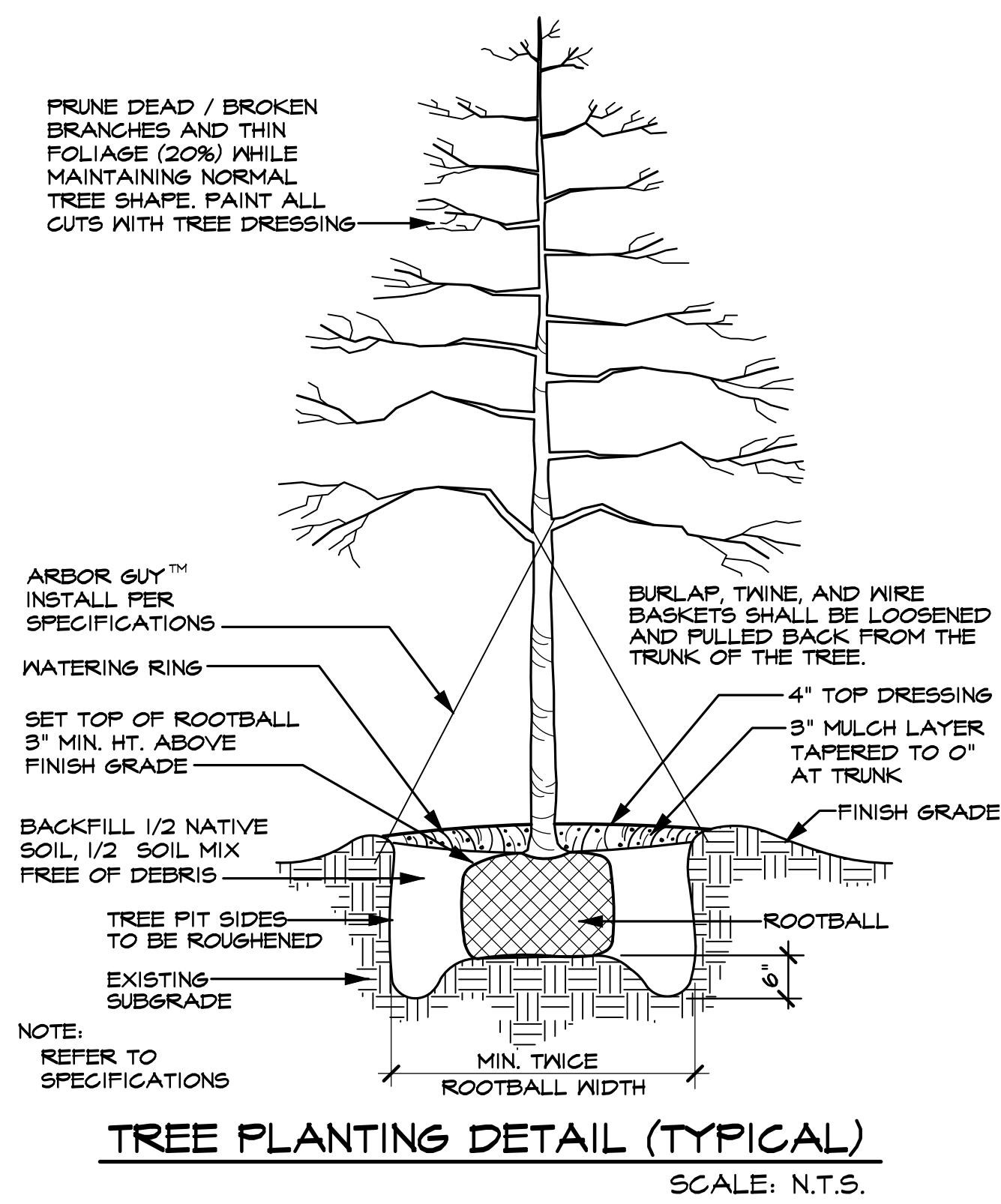
PERMIT REVIEW

ISSUES/
REVISIONS

DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
L1.1

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



LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.
SOUTH RESIDENTIAL BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF
EAST STREET BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER
EAST BUFFER TREES REQUIRED (466 LF / 50 LF =) 10 TREES
BUFFER PROVIDED 10 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.
PARKING SPACES 108 SPACES
PARKING LANDSCAPE REQUIRED 34,423 SF X 5% =) 1,721 SF
PARKING LANDSCAPE PROVIDED 2,622 SF

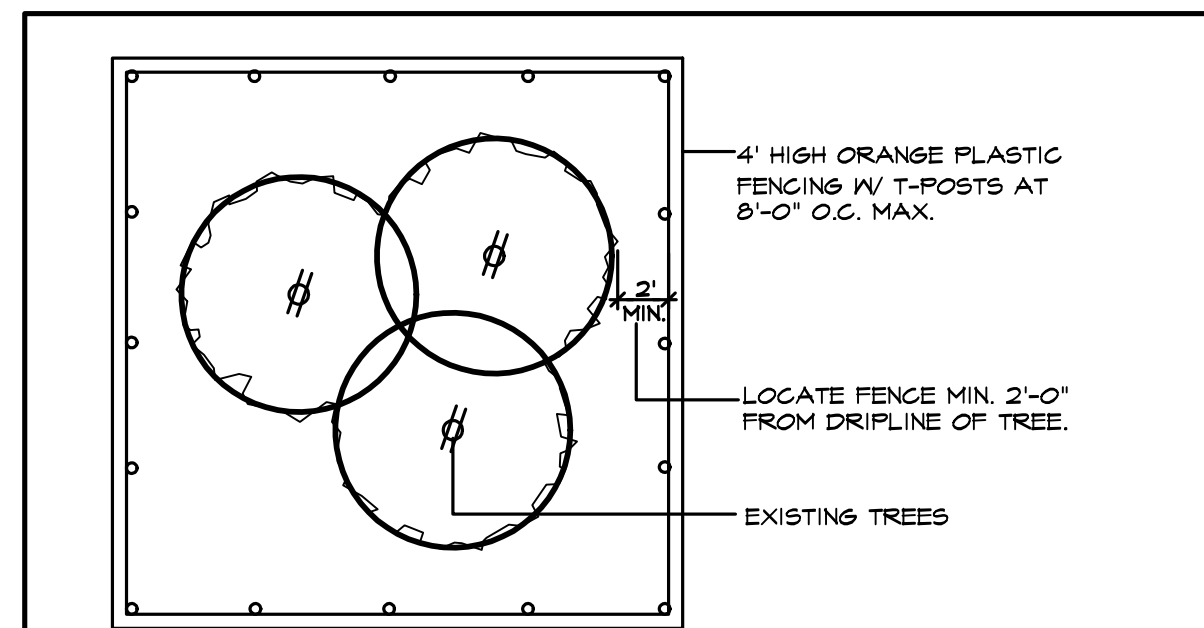
AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.
SITE AREA 304,310 SF
SITE LANDSCAPE REQUIRED 304,310 SF X 15% =) 45,647 SF
SITE LANDSCAPE PROVIDED 113,580 SF
% LANDSCAPE PROVIDED FRONT/SIDE (64%) 29,450 SF
SITE IMPERVIOUS AREA 191,432 SF

TREE MITIGATION

MITIGATION INCHES PER TREE TABLE -599"
PRESERVED CREDIT INCHES PER TREE TABLE +69"
PROPOSED TREES (46 X 4" =) +184"
REMAINING INCHES TO BE MITIGATED TO FUND -346"

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
9	(circle with cross)	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
15	(circle with cross and irregular outline)	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10	(circle with cross and irregular outline)	LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
12	(circle with cross and irregular outline)	PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
7	(circle with cross and irregular outline)	D. WILLOW	Desert Willow	Chilopsis linearis	5'-6' Ht., 4'-5' spread, container
2	(circle with cross and irregular outline)	C. MYRTLE	Red Flowering Grape Myrtle	Lagerstroemia indica Carolina Beauty	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
11	(circle with cross and irregular outline)	T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbs to 4'
5	(circle with cross and irregular outline)	NELLIE	Tree Nellie R. Stevens Holly	Ilex vomitoria 'Nellie R. Stevens'	6' Ht./3' spread min., container only pyramidal form, full to the ground single straight trunk, bushy, specimen

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	(circle with cross and irregular outline)	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
2	(circle with cross and irregular outline)	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
26	(circle with cross and irregular outline)	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuroides 'hamlin'	1 gallon
4	(circle with cross and irregular outline)	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	1 gallon

GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(stippled pattern)	SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications

MISCELLANEOUS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(solid line)	EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY		
AS SHOWN	(stippled pattern)	D. GRANITE	Decomposed Granite	4" THICK COMPACTED DECOMPOSED GRANITE. TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 3%-5% FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE 'STABILIZER' FROM STABILIZER SOLUTIONS. (800) 886-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE.	
AS SHOWN	(stippled pattern)	R. ROCK	5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below.		
AS SHOWN	(stippled pattern)	L. ROCK	1" crushed limestone, 4" deep. Separate with edging, filter fabric below.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
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V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

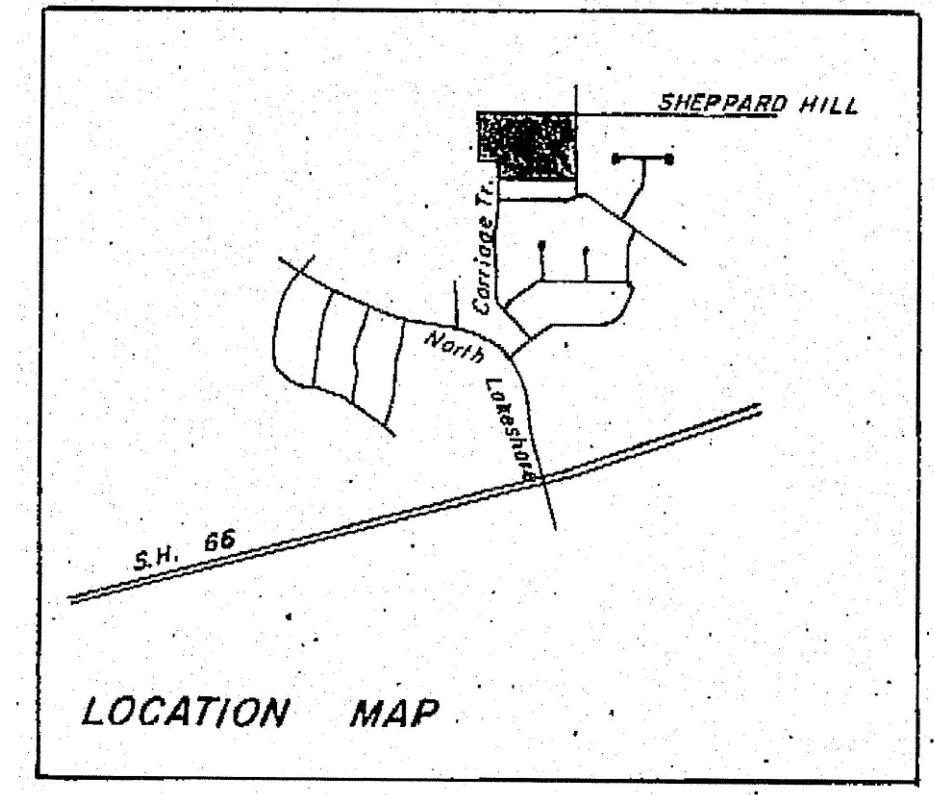
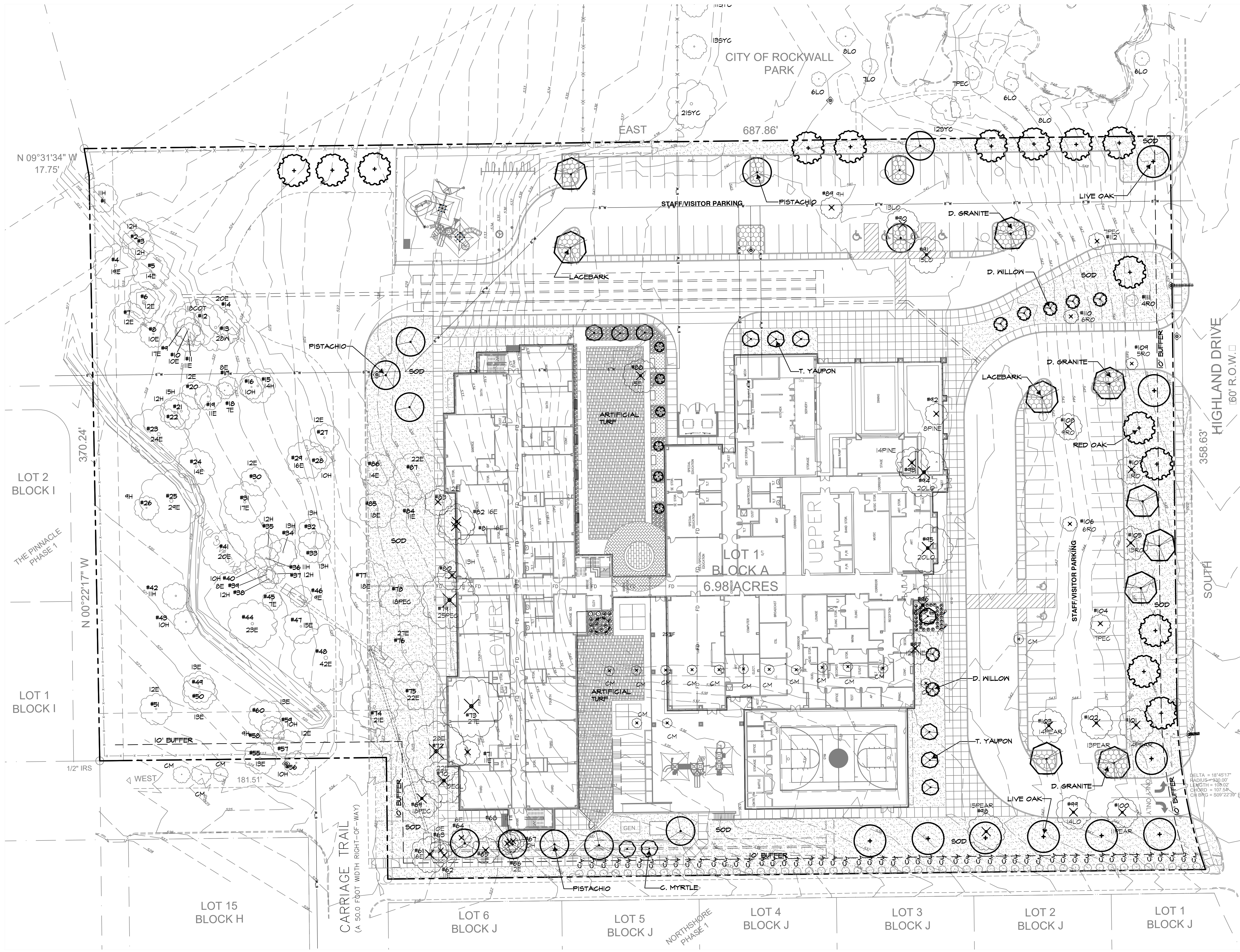
LANDSCAPE DETAILS

PERMIT REVIEW

ISSUES/
REVISIONS

DATE: 03/06/2018
SCALE: AS SHOWN

SHEET No.
L2.1

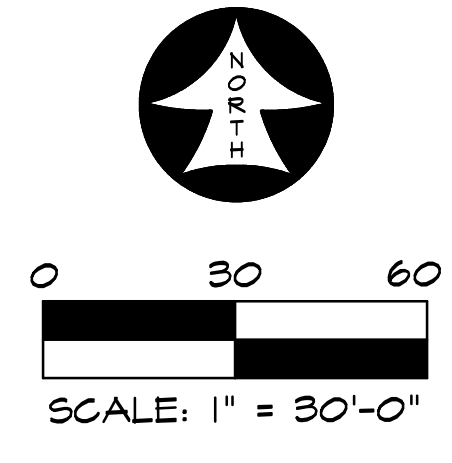


VICINITY MAP
N.T.S.

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REF. SHEET TS.21
TREESCAPE TREE CHART



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TREESCAPE PLAN

PERMIT REVIEW

ISSUES/
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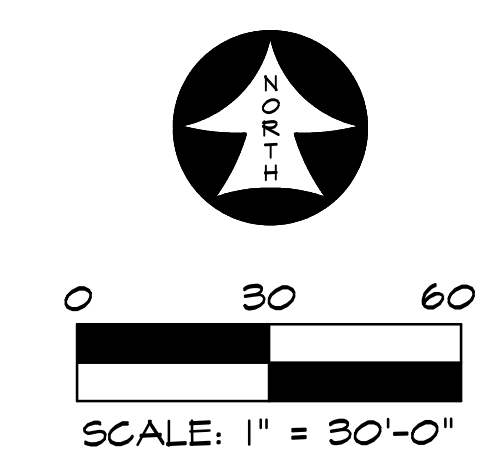
DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
TS1.1

EXISTING TREE CHART

TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	11	HACKBERRY	SAVE	-	-	0"
2	12	HACKBERRY	SAVE	-	-	0"
3	12	HACKBERRY	SAVE	-	-	0"
4	19	ELM	SAVE	-	-	0"
5	14	ELM	SAVE	-	-	0"
6	12	ELM	SAVE	-	-	0"
7	12	ELM	SAVE	-	-	0"
8	10	ELM	SAVE	-	-	0"
9	17	ELM	SAVE	-	-	0"
10	10	ELM	SAVE	-	-	0"
11	11	ELM	SAVE	-	-	0"
12	18	COTTONWOOD	SAVE	-	-	0"
13	28	WILLOW	SAVE	-	-	0"
14	20	ELM	SAVE	-	-	0"
15	14	HACKBERRY	SAVE	-	-	0"
16	10	HACKBERRY	SAVE	-	-	0"
17	8	ELM	SAVE	-	-	0"
18	7	ELM	SAVE	-	-	0"
19	11	ELM	SAVE	-	-	0"
20	12	ELM	SAVE	-	-	0"
21	15	HACKBERRY	SAVE	-	-	0"
22	12	HACKBERRY	SAVE	-	-	0"
23	24	ELM	SAVE	-	-	0"
24	14	ELM	SAVE	-	-	0"
25	10"	ELM	SAVE	-	-	0"
26	9	HACKBERRY	SAVE	-	-	0"
27	12	ELM	SAVE	-	-	0"
28	10	HACKBERRY	SAVE	-	-	0"
29	16	ELM	SAVE	-	-	0"
30	12	ELM	SAVE	-	-	0"
31	17	ELM	SAVE	-	-	0"
32	13	HACKBERRY	SAVE	-	-	0"
33	13	HACKBERRY	SAVE	-	-	0"
34	13	HACKBERRY	SAVE	-	-	0"
35	12	HACKBERRY	SAVE	-	-	0"
36	11	HACKBERRY	SAVE	-	-	0"
37	12	HACKBERRY	SAVE	-	-	0"
38	12	HACKBERRY	SAVE	-	-	0"
39	8	ELM	SAVE	-	-	0"
40	10	HACKBERRY	SAVE	-	-	0"
41	20	ELM	SAVE	-	-	0"
42	11	HACKBERRY	SAVE	-	-	0"
43	10	HACKBERRY	SAVE	-	-	0"
44	23	ELM	SAVE	-	-	0"
45	7	ELM	SAVE	-	-	0"
46	9	ELM	SAVE	-	-	0"
47	15	ELM	SAVE	-	-	0"
48	42	ELM	SAVE	-	+42	0"
49	13	ELM	SAVE	-	-	0"
50	13	ELM	SAVE	-	-	0"
51	12	ELM	SAVE	-	-	0"
52	3	C.MYRTLE	SAVE	-	-	0"
53	3	C.MYRTLE	SAVE	-	-	0"
54	3	C.MYRTLE	SAVE	-	-	0"
55	13	ELM	SAVE	-	-	0"
56	10	HACKBERRY	SAVE	-	-	0"
57	12	HACKBERRY	SAVE	-	-	0"
58	9	HACKBERRY	SAVE	-	-	0"
59	10	HACKBERRY	SAVE	-	-	0"
60	13	ELM	SAVE	-	-	0"

61	16	ELM	DEMO	-16	-	0"
62	11	ELM	DEMO	-11	-	0"
63	10	ELM	DEMO	-10	-	0"
64	6	ELM	DEMO	-6	-	0"
65	11	ELM	DEMO	-11	-	0"
66	12	ELM	DEMO	-12	-	0"
67	10	HACKBERRY	DEMO	0	-	0"
68	11	ELM	DEMO	-11	-	0"
69	18	PECAN	DEMO	-18	-	0"
70	22	ELM	DEMO	-22	-	0"
71	11	ELM	DEMO	-11	-	0"
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74	21	ELM	SAVE	-	-	0"
75	22	ELM	SAVE	-	-	0"
76	27	ELM	SAVE	-	+27	0"
77	18	ELM	SAVE	-	-	0"
78	18	PECAN	SAVE	-	-	0"
79	25	PECAN	DEMO	-25	-	0"
80	13	HACKBERRY	DEMO	-7	-	0"
81	16	ELM	DEMO	-16	-	0"
82	16	ELM	DEMO	-16	-	0"
83	12	ELM	DEMO	-12	-	0"
84	11	ELM	SAVE	-	-	0"
85	18	ELM	SAVE	-	-	0"
86	14	ELM	SAVE	-	-	0"
87	22	ELM	SAVE	-	-	0"
88	15	ELM	DEMO	-15	-	0"
89	9	HACKBERRY	DEMO	0	-	0"
90	13	LIVE OAK	DEMO	-13	-	0"
91	15	LIVE OAK	DEMO	-15	-	0"
92	8	PINE	DEMO	-8	-	0"
93	14	PINE	DEMO	-14	-	0"
94	20	LIVE OAK	DEMO	-20	-	0"
95	20	LIVE OAK	DEMO	-20	-	0"
96	16	LIVE OAK	DEMO	-16	-	0"
97	12	PINE	DEMO	-12	-	0"
98	15	PEAR	DEMO	-15	-	0"
99	14	LIVE OAK	DEMO	-14	-	0"
100	11	PEAR	DEMO	-11	-	0"
101	14	PEAR	DEMO	-14	-	0"
102	13	PEAR	DEMO	-13	-	0"
103	14	PEAR	DEMO	-14	-	0"
104	7	PECAN	DEMO	-7	-	0"
105	13	RED OAK	DEMO	-13	-	0"
106	6	RED OAK	DEMO	-6	-	0"
107	11	RED OAK	DEMO	-11	-	0"
108	9	RED OAK	DEMO	-9	-	0"
109	5	RED OAK	DEMO	-5	-	0"
110	6	RED OAK	DEMO	-6	-	0"
111	4	RED OAK	DEMO	-4	-	0"
112	7	PECAN	DEMO	-7	-	0"
				MITIGATE	CREDIT	
				-599	+69	
PROPOSED TREES (46 X 4" =)						+184"



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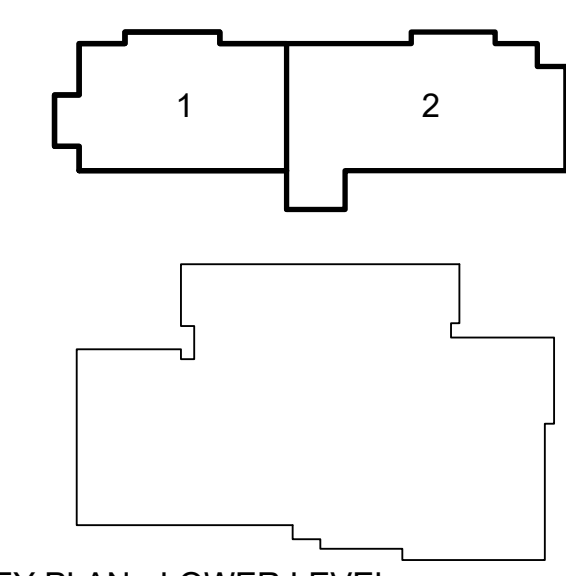
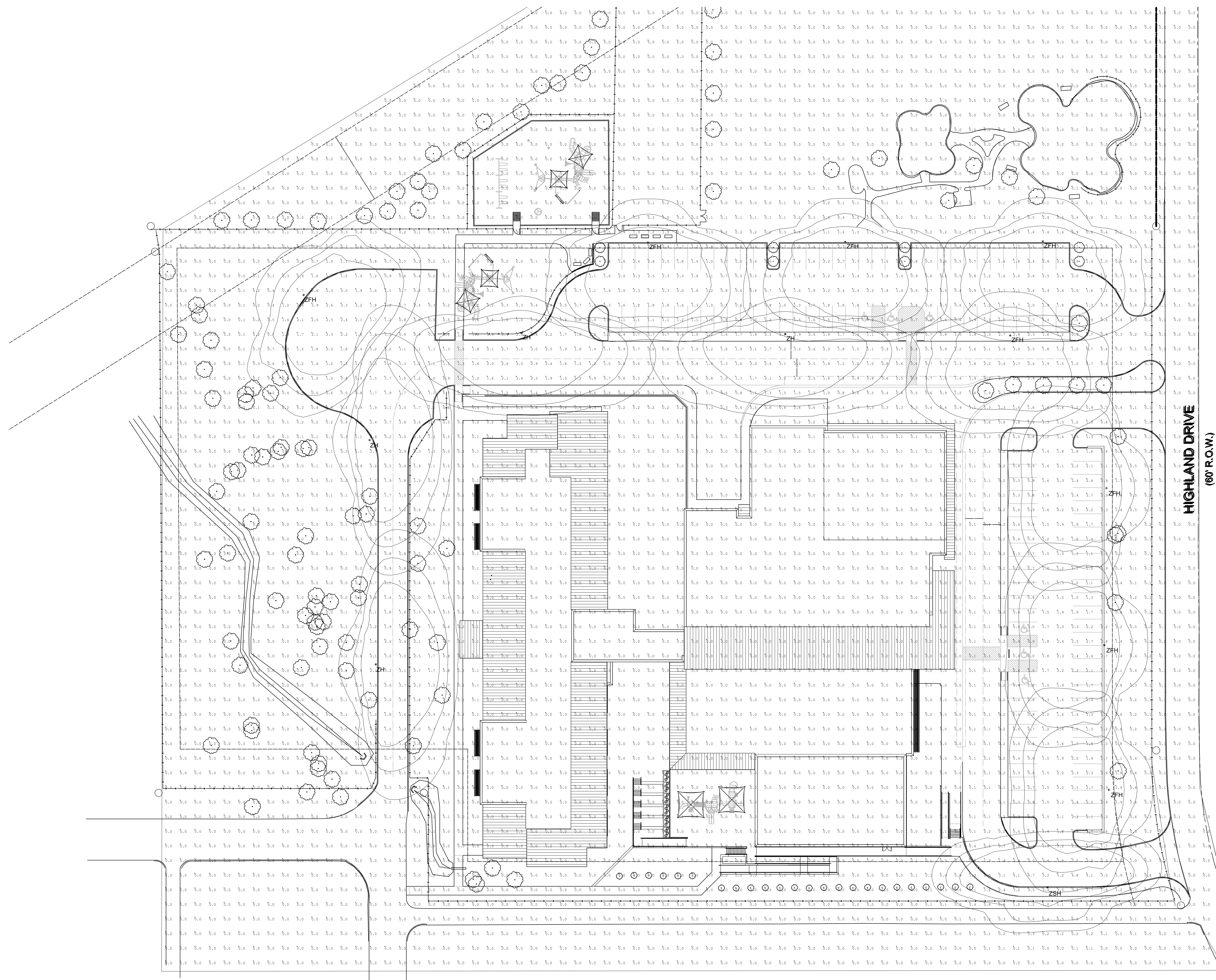
DATE: 03/06/2018
 SCALE: 1"=30'

SHEET No.
TS2.1

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
PARKING LOT_Planar	Illuminance	Fc	0.34	5.2	0.0	N.A.

PHOTOMETRIC CALCULATIONS GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE TOWN OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AG32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

JASON W. REED
TEXAS P.E. 105120
Mar 06, 2018

JAMES M. TATE III
TEXAS P.E. 102427
Mar 06, 2018

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmclure.com

SUBMISSION OF BID WILL BE CONSIDERED AN ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

Project
New Reinhardt Elementary School
REINHARDT ELEMENTARY REPLACEMENT SCHOOL
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

REVIEW ONLY
NOT FOR CONSTRUCTION
Mar 06, 2018

Huckabee
Austin • Dallas • Fort Worth
Houston • San Antonio • West
www.huckabee-inc.com
650.587.2222

ELECTRICAL
PHOTOMETRIC SITE PLAN

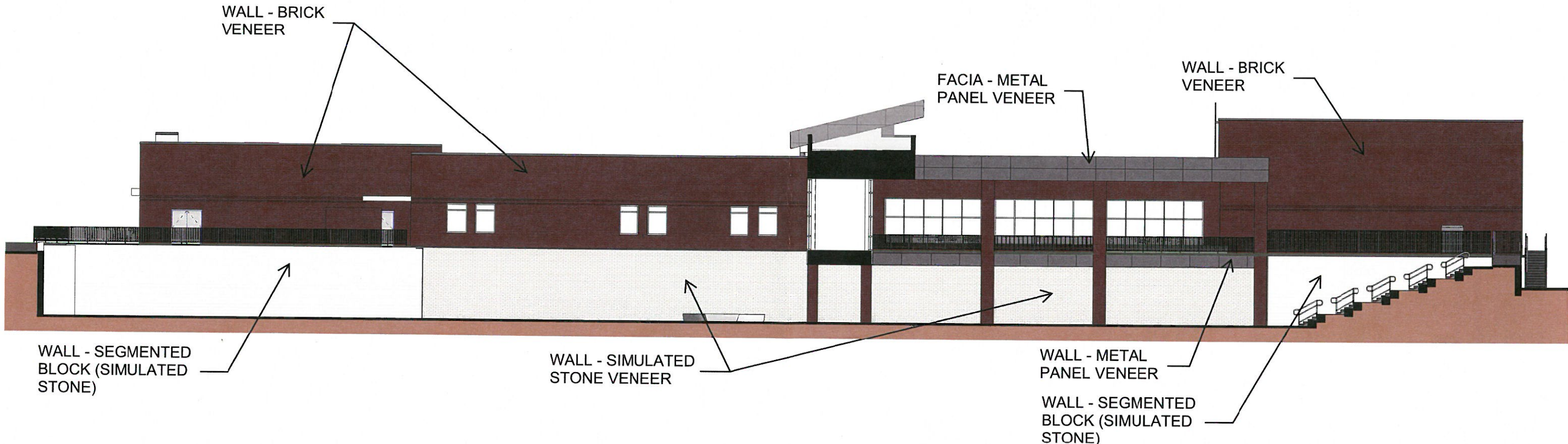
Job No. 1738-06-01
Sheet No. ES1.2

Drawn By: SSW
Date: 03/01-2018

ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

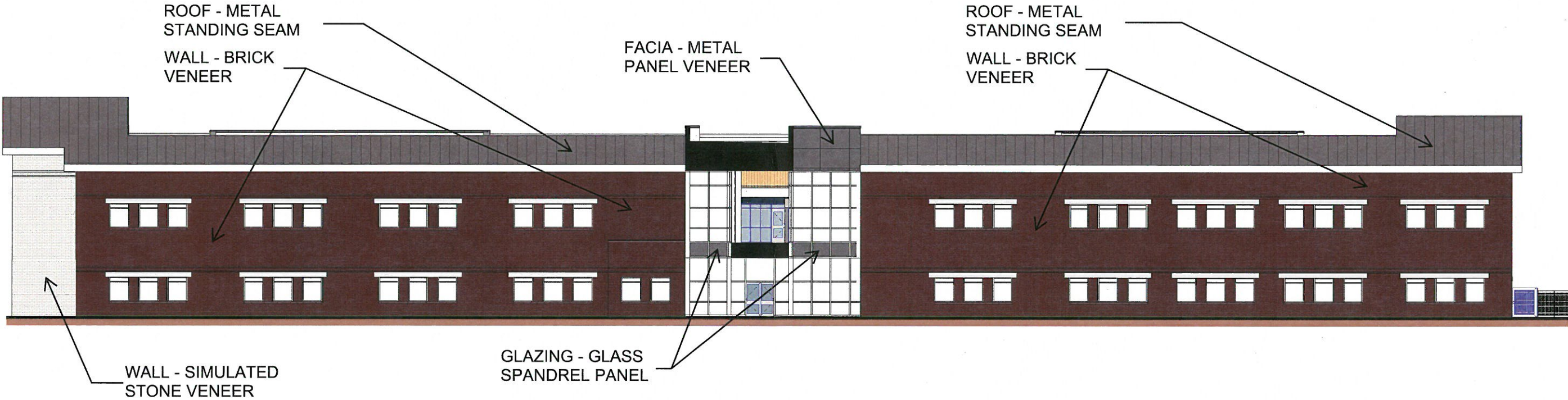
MASONRY MATERIAL PERCENTAGE:	94%
BRICK:	56%
SIMULATED STONE:	38%
METAL WALL PANEL:	6%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	98%
BRICK:	92%
SIMULATED STONE:	6%
METAL WALL PANEL:	2%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 92%

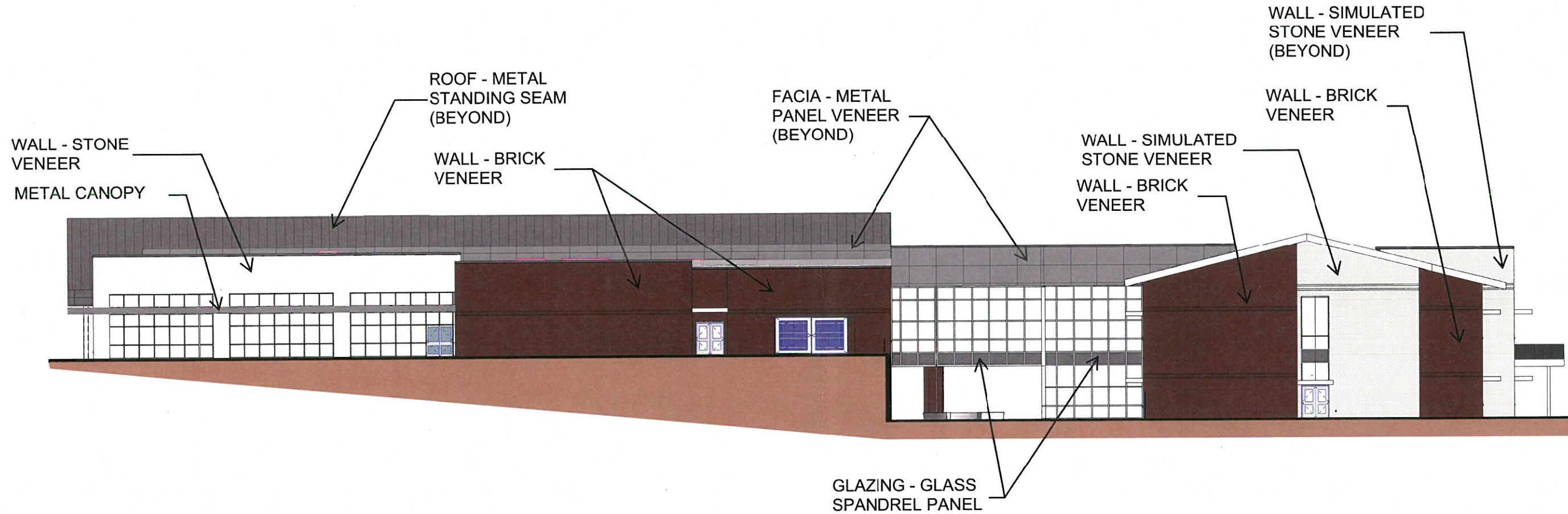
BRICK: 57%

STONE: 15%

SIMULATED STONE: 20%

METAL WALL PANEL: 8%

TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

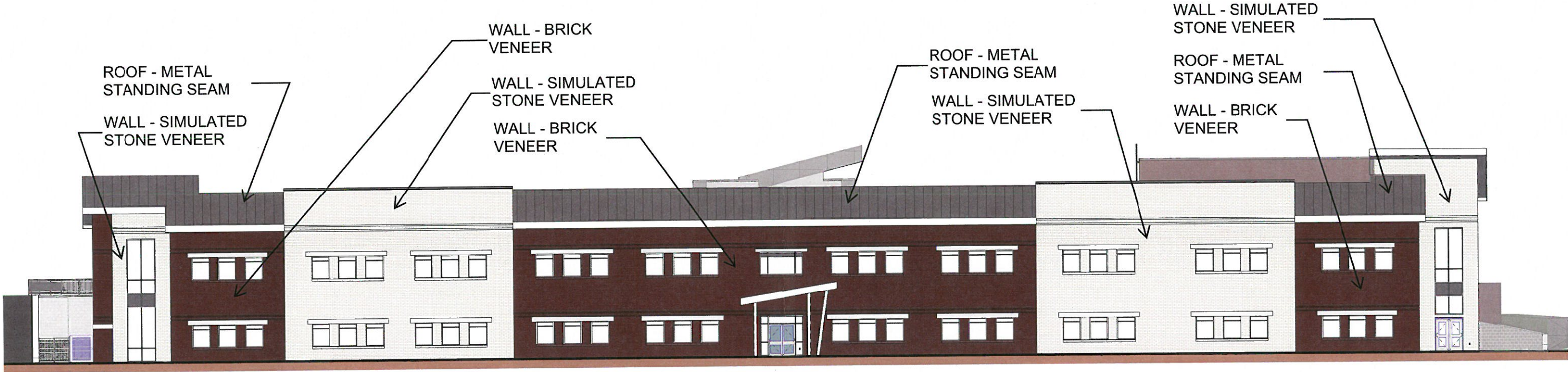
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 100%

BRICK: 48%

SIMULATED STONE: 52%

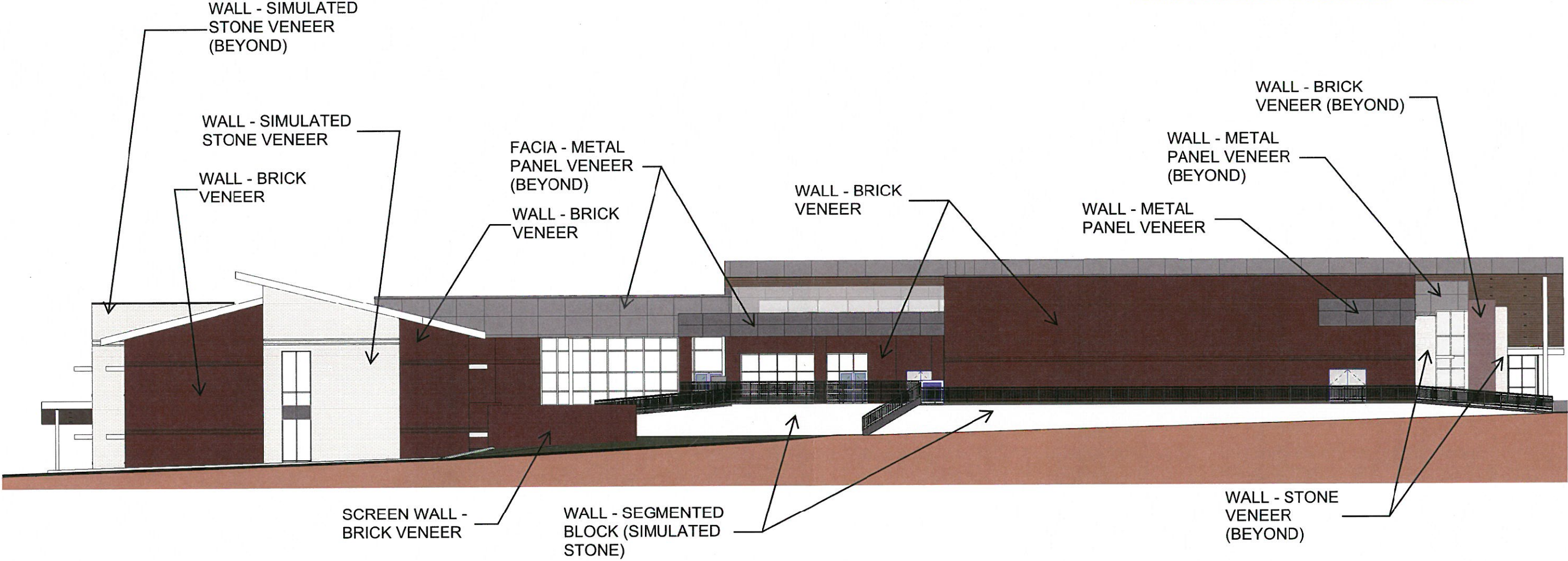
TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE:	90%
BRICK:	79%
STONE:	3%
SIMULATED STONE:	18%
METAL WALL PANEL:	10%
TOTAL MATERIAL PERCENTAGE:	100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

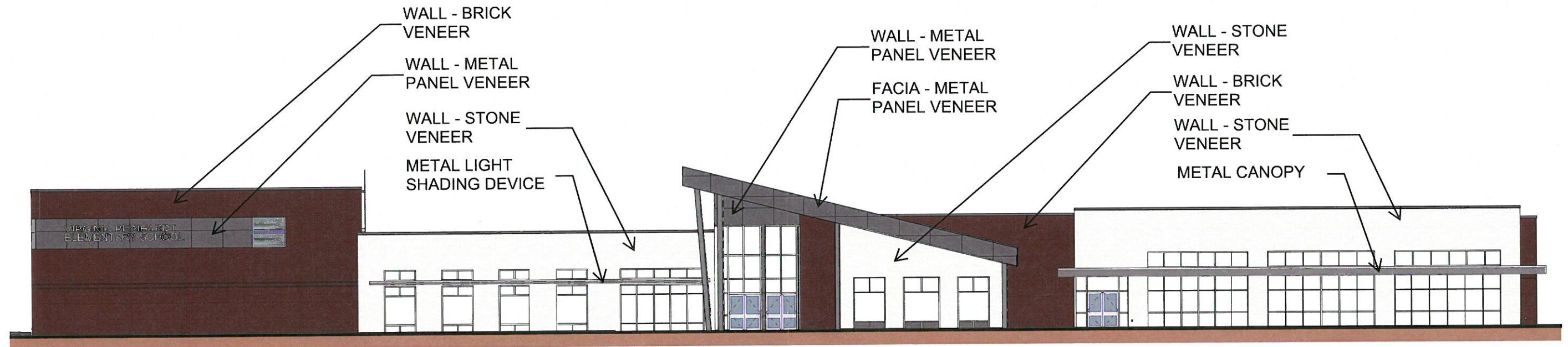
MASONRY MATERIAL PERCENTAGE: 94%

BRICK: 44.5%

STONE: 49.5%

METAL WALL PANEL: 6%

TOTAL MATERIAL PERCENTAGE: 100%















VIRGINIA REINHARDT
ELEMENTARY SCHOOL





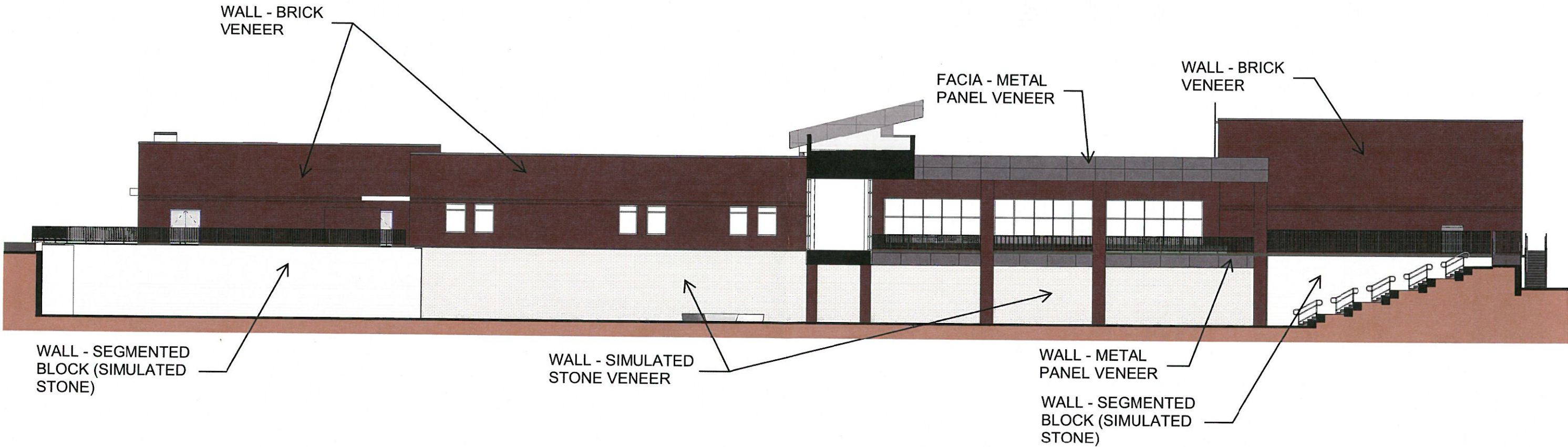




ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

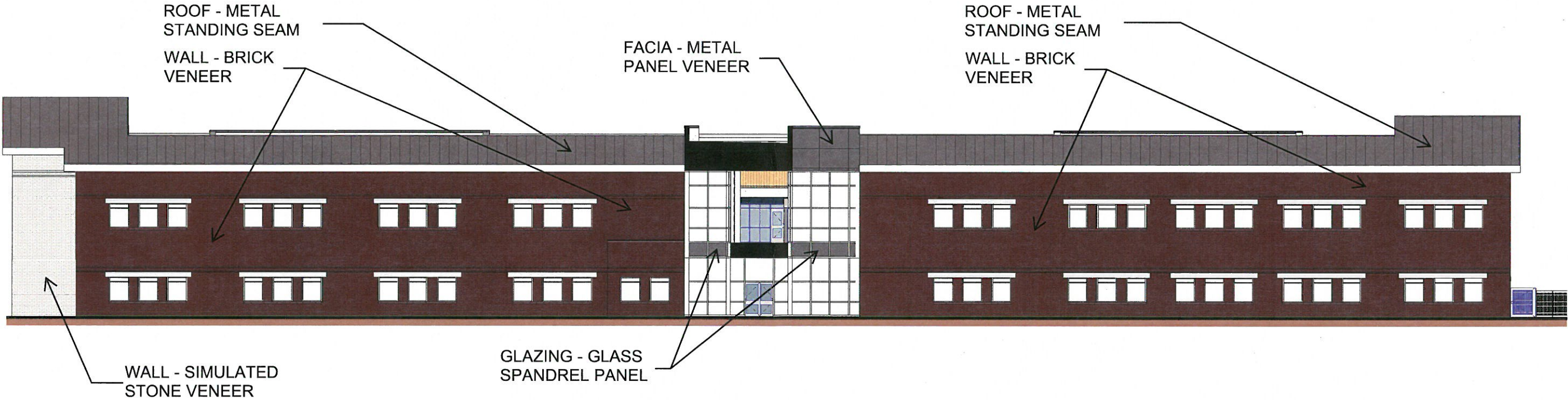
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SIMULATED STONE:	38%
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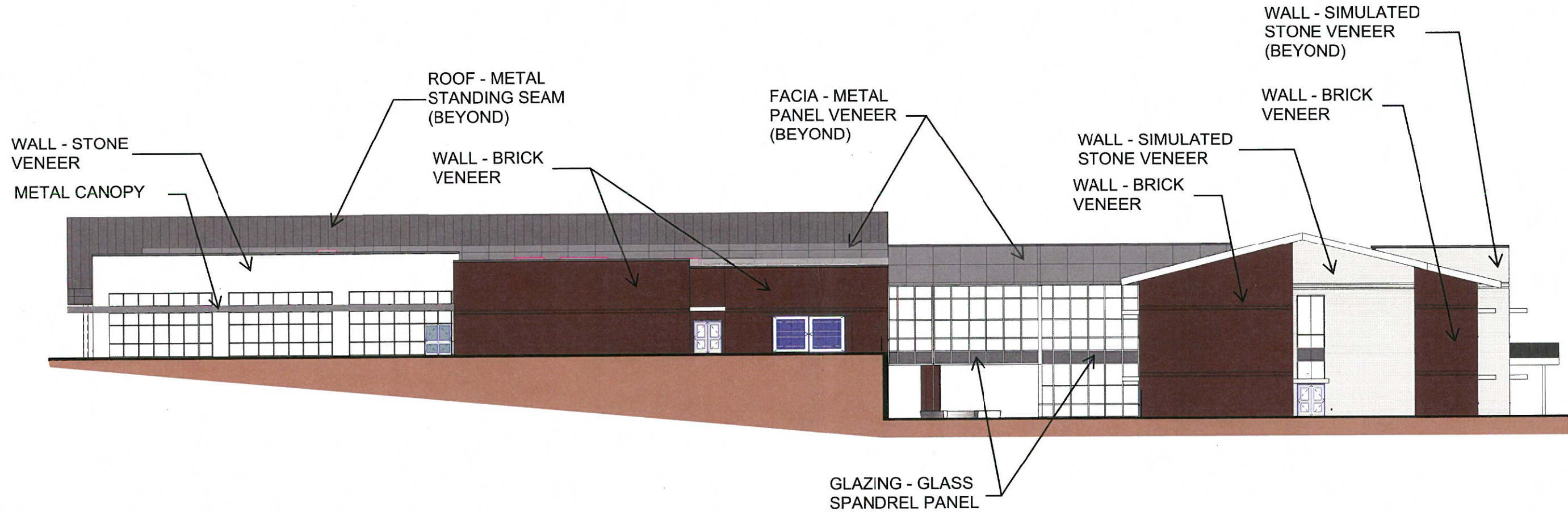
BRICK: 57%

STONE: 15%

SIMULATED STONE: 20%

METAL WALL PANEL: 8%

TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

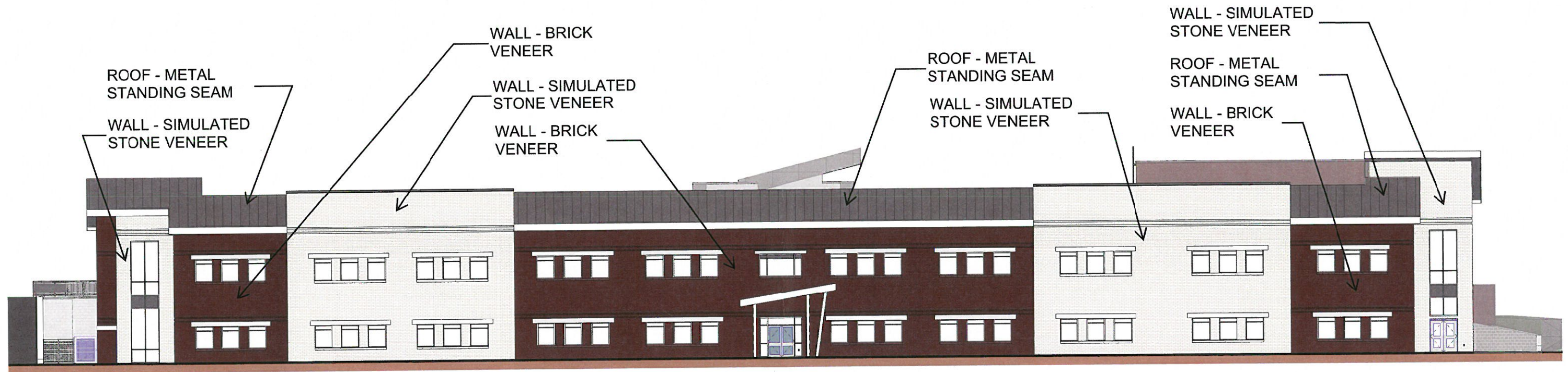
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

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BRICK: 48%

SIMULATED STONE: 52%

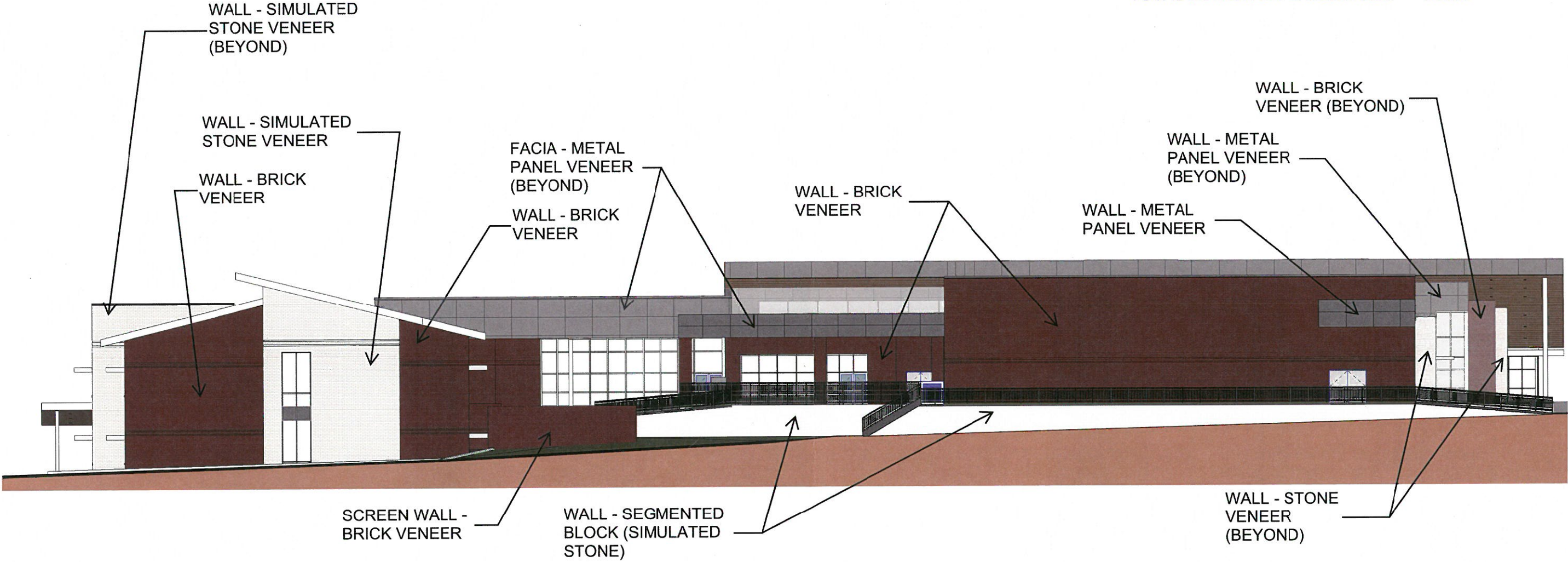
TOTAL MATERIAL PERCENTAGE: 100%



ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

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ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

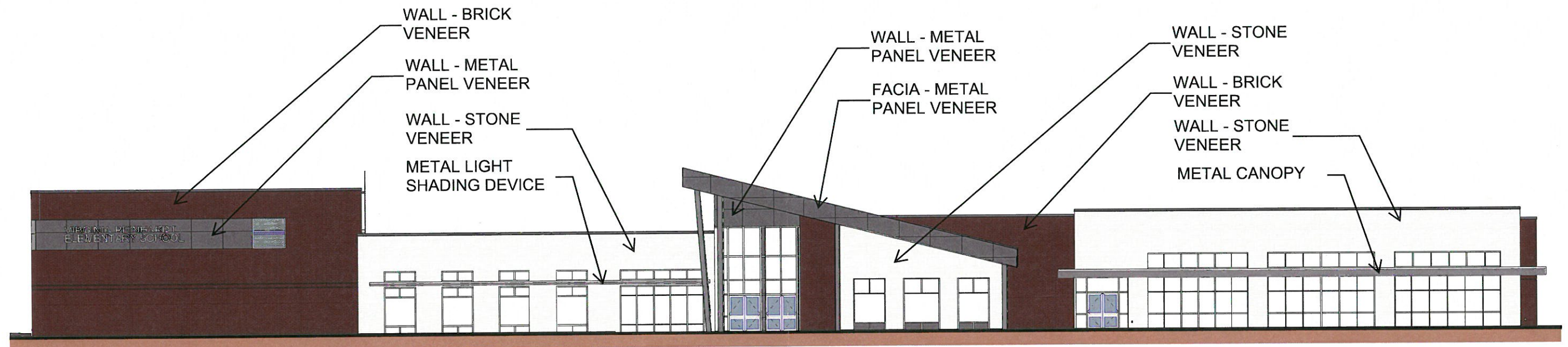
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VIRGINIA REINHARDT
ELEMENTARY SCHOOL





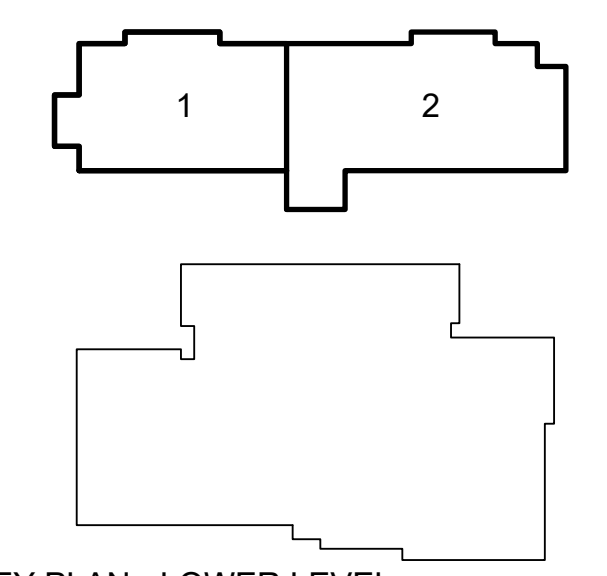
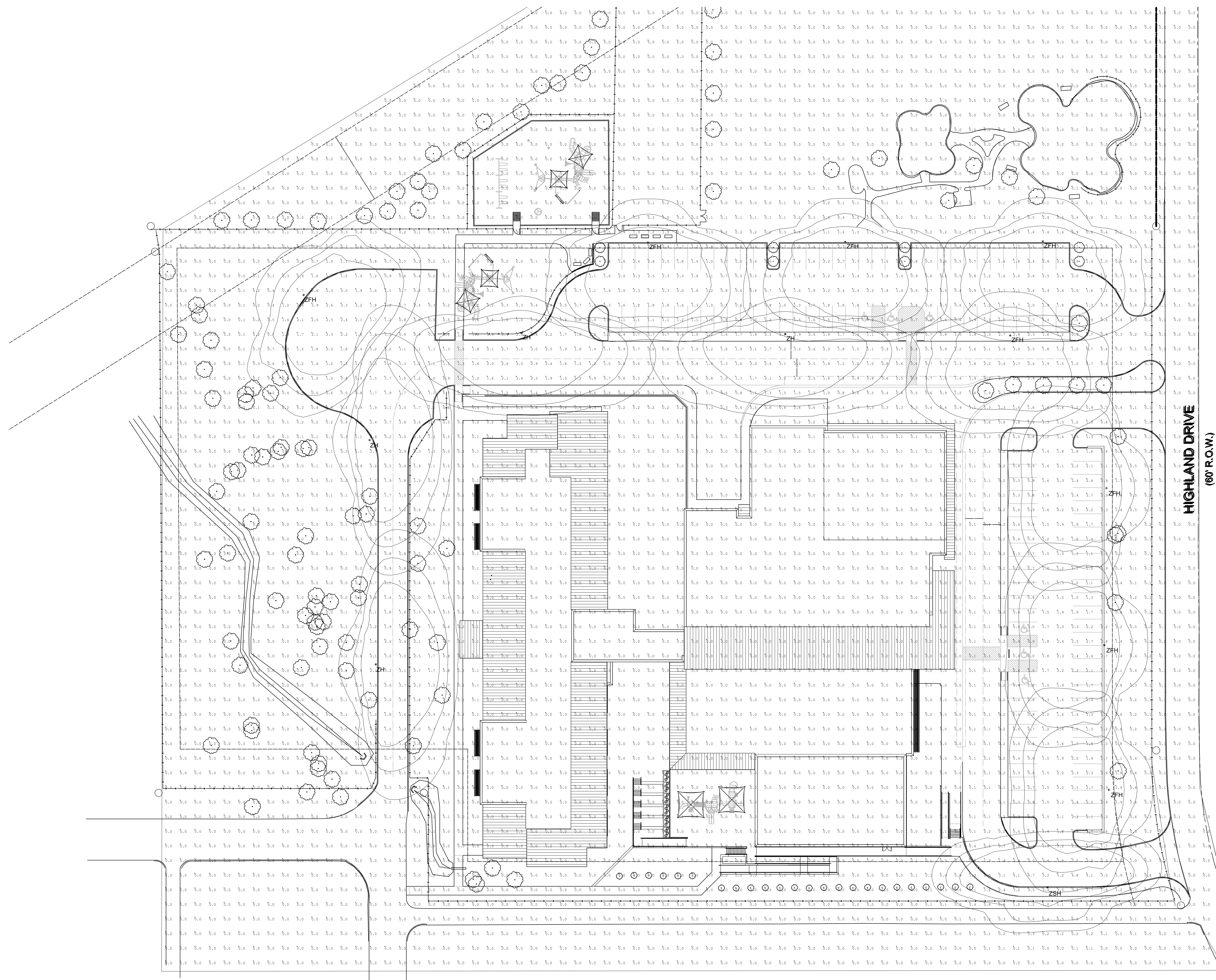




Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
PARKING LOT_Planar	Illuminance	Fc	0.34	5.2	0.0	N.A.

PHOTOMETRIC CALCULATIONS GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE TOWN OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AG32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



KEY PLAN - LOWER LEVEL
NTS.

1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

Project
 New Reinhardt Elementary School
 REINHARDT ELEMENTARY REPLACEMENT SCHOOL
 FOR
 ROCKWALL I.S.D.
 ROCKWALL, TEXAS

Project

REVIEW ONLY
 NOT FOR CONSTRUCTION
 Mar 06, 2018

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 800.687.2229

JASON W. REED
 TEXAS P.E. 105120
 Mar 06, 2018

JAMES M. TATE III
 TEXAS P.E. 102427
 Mar 06, 2018

EMA Engineering and Consulting
 Tyler • Austin • Houston
 Phone: 1-800-933-0538
 TBPE Firm Registration No. F-893
 www.estesmclure.com

ELECTRICAL
PHOTOMETRIC SITE PLAN

SUBMISSION OF BID WILL BE CONSIDERED AN ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

Job No. 1738-06-01
 Drawn By: SSW
 Date: 03/01-2018
 Sheet No. **ES1.2**

3/7/2018

City of Rockwall Project Plan Review History



Revised Staff Comments - Highlighted

Project Number SP2018-005
Project Name 615 Highland Drive
Type SITE PLAN
Subtype
Status P&Z HEARING

Owner ROCKWALL, I S D
Applicant HUCKABEE

Applied 2/19/2018 LM
Approved
Closed
Expired
Status 3/7/2018 DG

Site Address 615 HIGHLAND DR
City, State Zip ROCKWALL, TX 75087

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
NORTHSHORE PH 1	1	A	1	4849-000A-0001-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	2/19/2018	2/26/2018	2/21/2018	2	APPROVED	
ENGINEERING (2/21/2018 12:30 PM AW) See Markups Need to show detention (outside flood plain) Need to show floodplain sections with elevations Flood study review/information will require a retainer/review fee prior to any release of information or review Label distances between all driveways (proposed and existing) 4% engineering inspection fees Dumpster area to drain to oil/water separator Check with fire marshal's office regarding parking in a fire lane. If allowed the parking striping should be 22'x9' Move 8" away from the playground and fencing 8" water to be centered in a 20' easement 4" water service will require a concrete vault for the meter at the easement, so you may have to give up a parking spot. Parking island around the fire hydrant to be a minimum of 10' wide Landscape Comment Move 5' along the north side away from the water line (see markup)	Amy Williams	2/19/2018	2/26/2018	2/21/2018	2	COMMENTS	See Comments
ENGINEERING	Amy Williams	3/7/2018	3/14/2018	3/7/2018		APPROVED	
FIRE	Ariana Hargrove	2/19/2018	2/26/2018	2/23/2018	4	COMMENTS	comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/23/2018 9:46 AM AA)							
Need to show all existing fire lane. If existing fire lane is to be utilized, it shall be platted.							
Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.							
GIS	Lance Singleton	2/19/2018	2/26/2018	2/21/2018	2	APPROVED	
PLANNING	David Gonzales	2/19/2018	2/26/2018	2/21/2018	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of a site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday March 6, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:</p> <p>** Planning Department General Comments to be addressed:</p> <ol style="list-style-type: none"> 1. Adherence to Engineering and Fire Department standards shall be required 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO). 3. Label all revised site plan documents with "Case No. SP2018-005" at the lower right corner of each plan. 4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department 5. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March6, 2018. <p>EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:</p> <p>** The following request requires approval by a simple majority vote of Council**</p> <ol style="list-style-type: none"> 1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of one of the two east elevations that were submitted which indicates 49.5% stone. The additional east elevations indicates 0%. The exception would allow for not meeting the stone requirement for the north, south, east, and west facades as submitted and requires approval of a simple majority vote of the City Council. <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested</p> <p>Site Plan:</p> <ol style="list-style-type: none"> 1. Re-label all firelane as "24-ft Firelane and Public Access Easement" – (if utilities exist, add utility easement in label). 2. Remove labels indicating "Parent Drop Stacking" & "Bus Drop-Off Line" as these are located within the dedicated 24-ft Firelane. 3. Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such. <p>Landscape Plan:</p> <ol style="list-style-type: none"> 1. Meets or exceeds the intent of the UDC as submitted <p>Treescape Plan:</p> <ol style="list-style-type: none"> 1. The treescape plan as submitted meets or exceeds the requirements of the UDC 2. How will you satisfy the mitigation balance of 599-caliper inches? <p>Photometric Plan:</p> <ol style="list-style-type: none"> 1. The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail. 2. In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures 3. The lighting levels at the southeast and southwest corners of the property exceed 0.2-FC at the property lines. Adjust accordingly. 						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Building Elevations:</p> <p>1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and/or dash-in RTU's on elevations. Provide detail of screening mechanism to be used</p> <p>2. Why are there two (2) drawing submitted for the east and west elevations?</p> <p>3. The following requires approval of an exception to the masonry standards by the City Council due to the "simulated stone" appearing to be thin brick per the materials sample board submitted and as indicated above</p> <p>a) To allow for not meeting the 20% stone requirement for north (15%), south (3%), east (0%), and west (0%) facades, which are visible from a public street or open space. As a note, one (1) of the east elevations indicates 49.5% stone.</p> <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Scheduled Meeting Dates to Attend</p> <p>Architectural Review Board: February 27, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]</p> <p>Planning - Work Session: February 27, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]</p> <p>Parks Board: March 6, 2018 (6:00 p.m.)</p> <p>Architectural Review Board: March 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]</p> <p>Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]</p> <p>City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]</p>						
PLANNING	David Gonzales	3/7/2018	3/14/2018	3/7/2018	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
REVISED PLAN COMMENTS - 03.07.2018						
The following staff comments from the revised plans are to be addressed and resubmitted no later than Tuesday March 20, 2018 or ASAP. Please provide one large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:						
** Planning Department General Comments and Conditions:						
<ol style="list-style-type: none"> 1. Adherence to Engineering and Fire Department standards shall be required 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO). 3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department 4. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March6, 2018. 						
EXCEPTION TO BE CONSIDERED BY CITY COUNCIL:						
** The following request requires approval by a simple majority vote of Council**						
1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of the east elevation. The exception would allow for not meeting the stone requirement for the north, south, and west facades as submitted and requires approval of a simple majority vote of the City Council						
** Please address the following Planning Comments for each revised plan. Submit only the revised plans by date requested above:						
Site Plan:						
<ol style="list-style-type: none"> 1. Remove labels indicating "Parent Drop Stacking" at the rear of the property as these are located within the dedicated 24-ft Firelane. 2. Dumpster enclosure -- provide a label/note indicating the use of an opaque gate and a self-latching mechanism. 3. Correct Outdoor Lighting Note at bottom of site plan to indicate 0.2-FC [i.e. not 1 FOT Candle or Less] or Remove this note from site plan. Label would be appropriate on photometric plan. 						
Landscape Plan:						
1. Meets or exceeds the intent of the UDC as submitted						
Treescape Plan:						
<ol style="list-style-type: none"> 1. The treescape plan as submitted meets or exceeds the requirements of the UDC 2. How will you satisfy the mitigation balance of 599-caliper inches? 						
Photometric Plan:						
1. The lighting levels remain high at the southeast corner of the property and exceeds 0.2-FC at the property lines. This area has residential homes that are adjacent/back-up to the school site. Make necessary adjustment to prevent glare (e.g. shield light source) and reduce readings to not exceed 0.2-FC at the property line.						
Building Elevations:						
1. See exception requested as listed above						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>Scheduled Meeting Dates to Attend</p>						
<p>Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]</p>						
<p>City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR EXCEPTION REQUEST ONLY]</p>						



MORE THAN ARCHITECTS

March 6, 2018

David Gonzales
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Rockwall ISD
Project Name: New Reinhardt Elementary School
Permit No: SP2018-005

Dear Mr. Gonzales,

This letter is in response to Site Review comments received on February 23, 2018.

Engineering Comments

Comment 1: Need to show detention (outside flood plain)

Response: *Civil has compiled, per LOMR.*

Comment 2: Need to show floodplain sections with elevations

Response: *Civil has compiled, per LOMR.*

Comment 3: Flood study review/information will require a retainer/review fee prior to any release of information or review

Response: *Per Civil, it should not be necessary with detention, see LOMR.*

Comment 4: Label distances between all driveways (proposed and existing)

Response: *Civil has compiled, please see Topo for existing.*

Comment 5: Dumpster area to drain to oil/water separator

Response: *Civil has compiled, per LOMR.*

Comment 6: Check with fire marshal's office regarding parking in a fire lane. If allowed the parking striping should be 22'x9'

Response: *Comment acknowledged.*

Comment 7: Move 8" away from the playground and fencing

Response: *Civil has compiled and relocated water line.*

Comment 8: 8" water to be centered in a 20' easement

Response: *Added 20' water easement.*

Huckabee

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www.huckabee-inc.com

Comment 9: 4" water service will require a concrete vault for the meter at the easement, so you may have to give up a parking spot.

Response: *Civil has compiled and removed one parking stall.*

Comment 10: Parking island around the fire hydrant to be a minimum of 10' wide

Response: *Removed one parking stall.*

Comment 11: LANDSCAPE COMMENT: Move 5' along the north side away from the water line (see markup)

Response: *Civil has compiled, relocated water line location.*

Fire Comments

Comment 1: Need to show all existing fire lane. If existing fire lane is to be utilized, it shall be platted.

Response: *Comment acknowledged and will comply.*

Comment 2: Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.

Response: *Civil has compiled.*

Planning Comments

Site Plan

Comment 1: Re-label all firelane as "24-ft Firelane and Public Access Easement" – (if utilities exist, add utility easement in label).

Response: *Civil has compiled.*

Comment 2: Remove labels indicating "Parent Drop Stacking" & "Bus Drop-Off Line" as these are located within the dedicated 24-ft Firelane.

Response: *Civil has compiled.*

Comment 3: Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such.

Response: *Civil has compiled.*

Treescape Plan

Comment 2: How will you satisfy the mitigation balance of 599-caliper inches?

Response: *It is our understanding this comment is under discussion.*

Photometric Plan

Comment 1: The lighting pole standards are not to exceed a maximum overall height of 30-ft includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.

Response: *Please see attached detail.*

Comment 2: In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures.

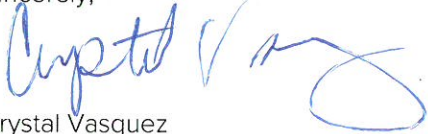
Response: *Please see attached cut sheets.*

Comment 3: The lighting levels at the southeast and southwest corners of the property exceed 0.2-FC at the property lines. Adjust accordingly.

Response: *Please see revised sheet.*

If you have any questions or concerns, please contact me, Crystal Vasquez at 800.687.1229.

Sincerely,



Crystal Vasquez
Regulatory Specialist

GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. 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.
4. 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.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. 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.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

Date	02/15/2018
Revision /	1
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	11

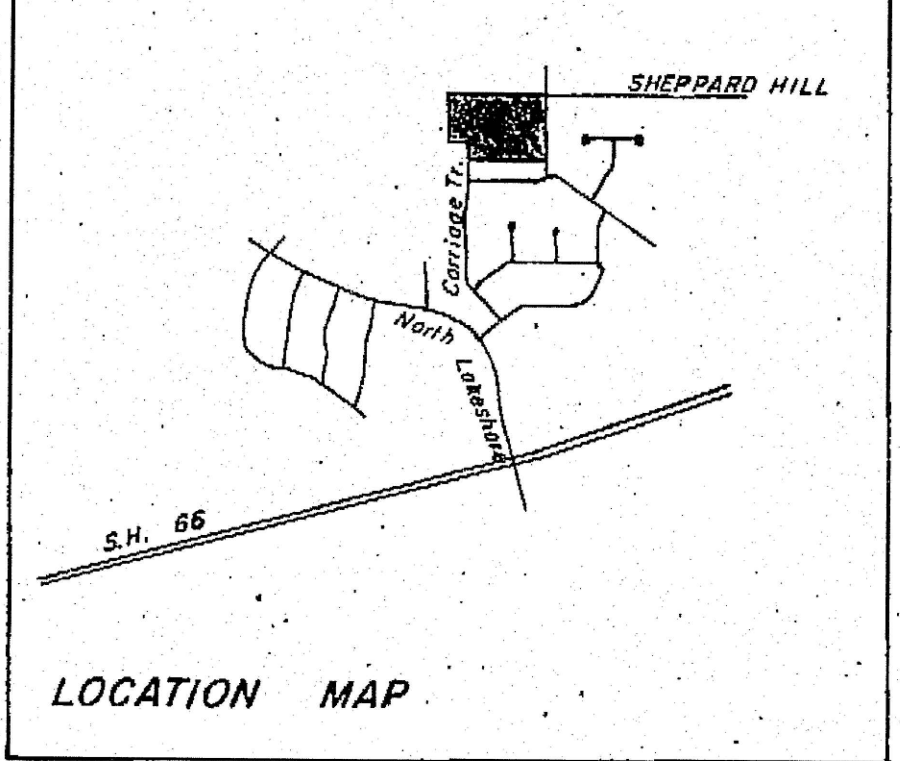
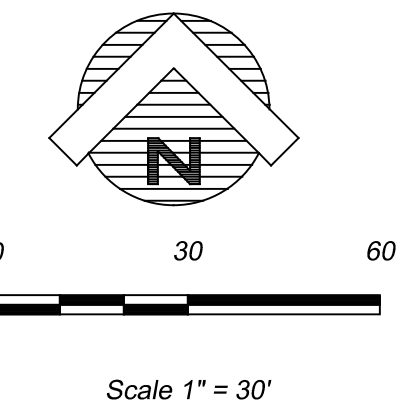
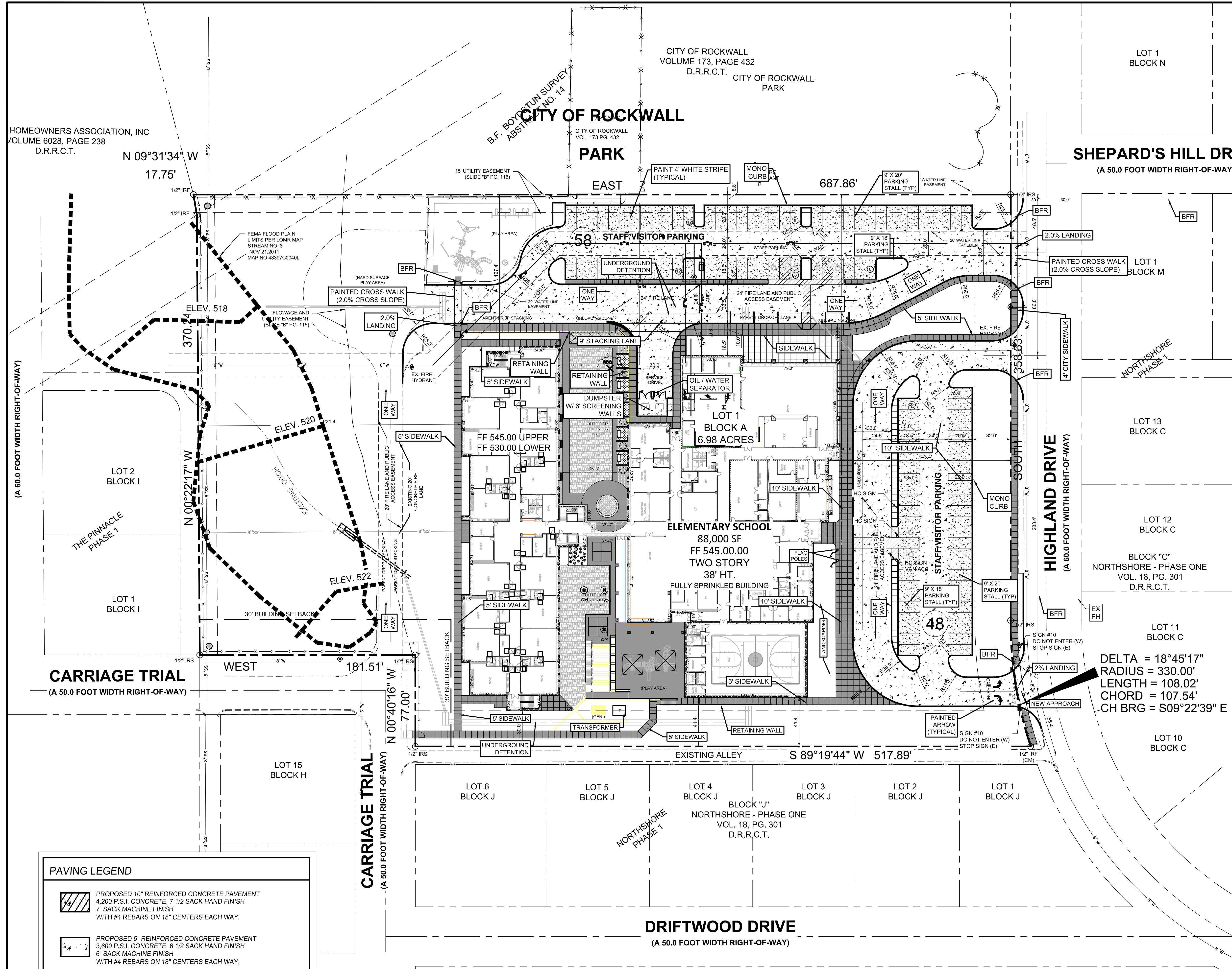
V. REINHARDT REPLACEMENT SCHOOL
 ROCKWALL SCHOOL ADDITION NO. 2
 LOT 1 BLOCK "A"
 615 HIGHLAND DRIVE
 ROCKWALL, TEXAS

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SUP SITE PLAN
 Job No. 1759-03-01
 Sheet No. C
 Date: 02-15-2018
 03.00



DELTA = 18°45'17"
 RADIUS = 330.00'
 LENGTH = 108.02'
 CH BRG = S09°22'39" E

PAVING LEGEND

	PROPOSED 10" REINFORCED CONCRETE PAVEMENT 4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH 7 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
	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.
	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.
	PROPOSED 4" REINFORCED CONCRETE SIDEWALK 3,000 PS 5.5 SACK MACHINE FINISH WITH #3 REBARS ON 18" CENTERS EACH WAY. (10" HIKE AND BIKE TRAIL SHALL BE 5" THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

NOTE
 UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- BARRIER FREE RAMPS (BFR) IN PUBLIC 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.

OWNER

ROCKWALL I.S.D.
 1050 WILLIAMS STREET
 ROCKWALL, TEXAS 76108
 972-771-0605

ARCHITECT

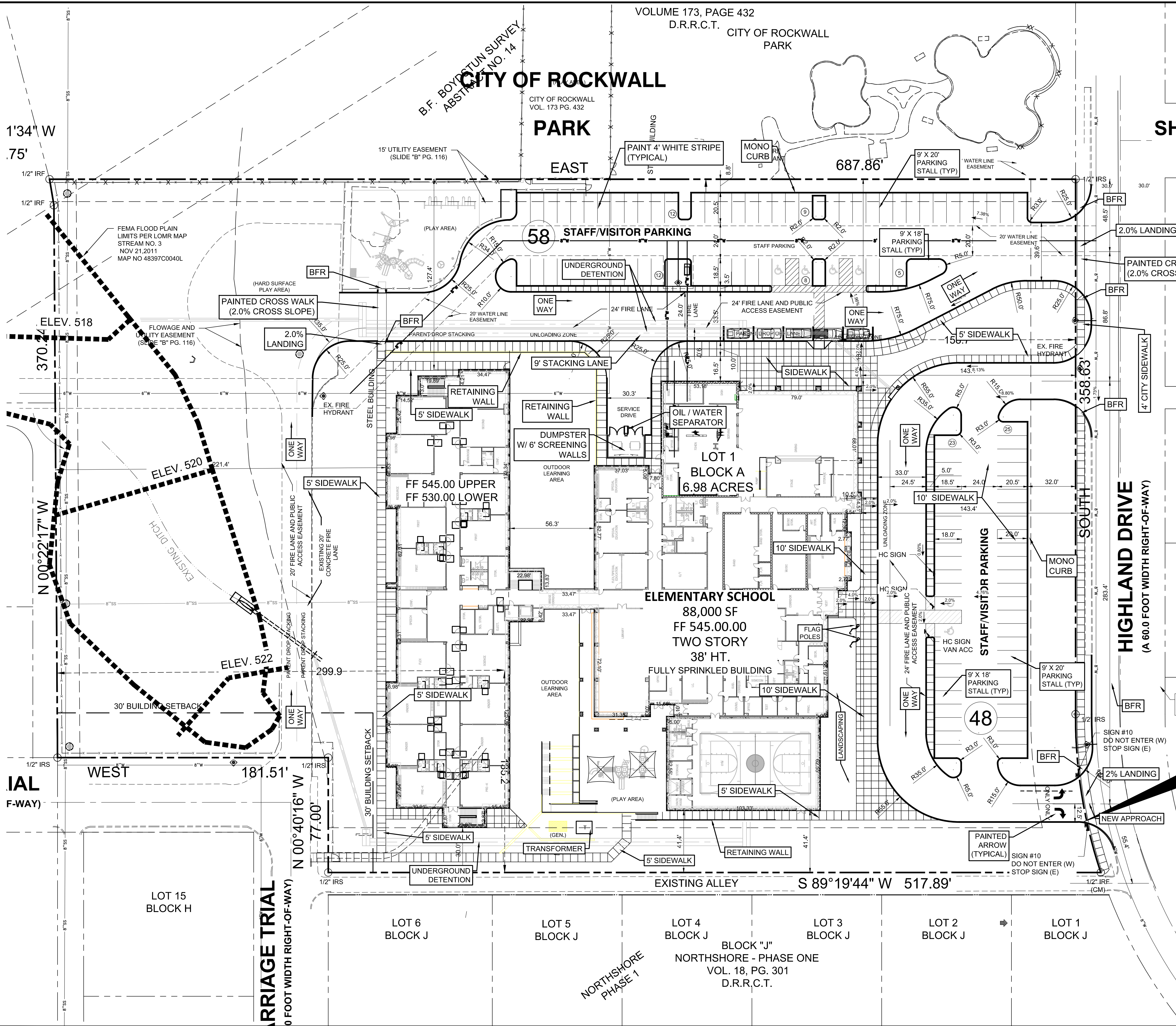
HUCKABEE
 700 CHERRY STREET, SUITE 500
 FORT WORTH, TEXAS 76109
 (817) 377-2969

ENGINEER

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

Date: February 12, 2018
 Case Number: SP2018-005

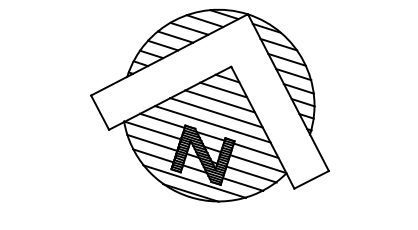
CITY OF ROCKWALL



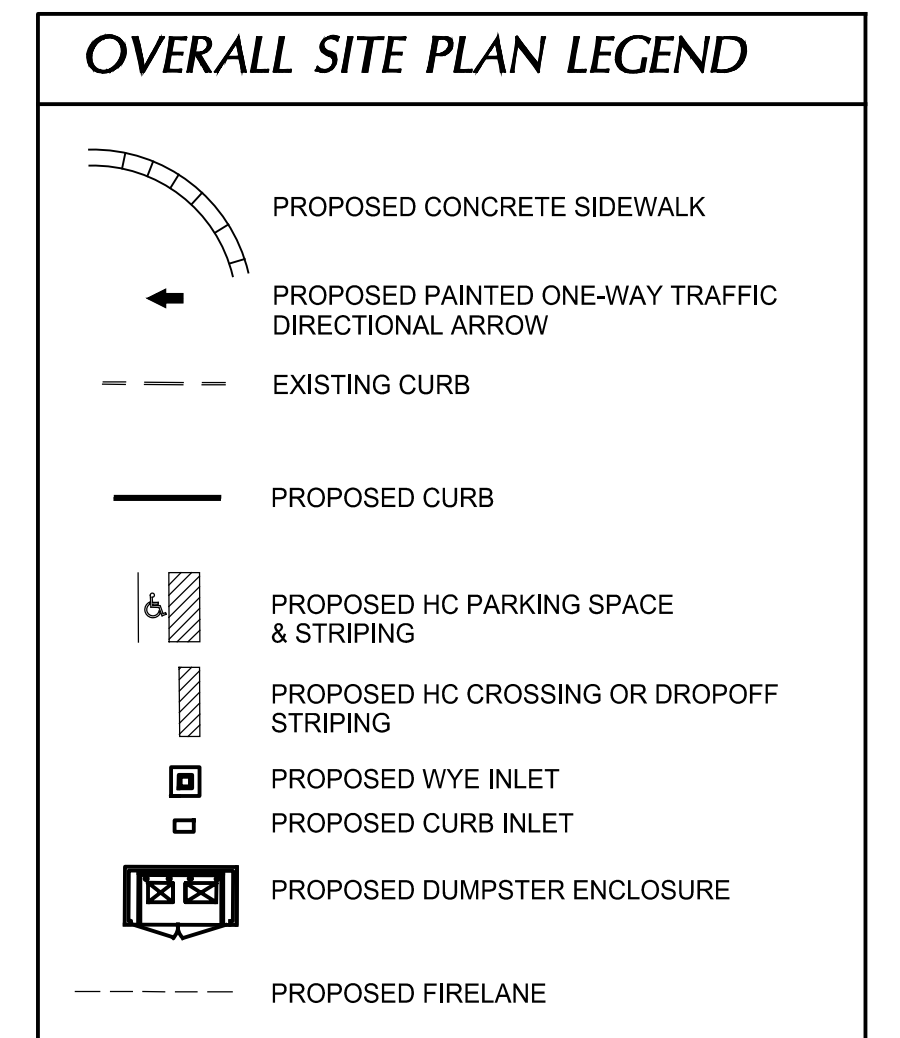
- GENERAL NOTES:**
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
 2. ALL FIRE LANES, PARKING STRIPING, HDOP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF NORTH LAKE REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF NORTH LAKE 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.
 4. 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.
 5. ALL WORK SHALL CONFORM TO THE CITY OF NORTH LAKE SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTICED IMMEDIATELY.
 7. 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.
 8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF NORTH LAKE ENGINEERING DEPARTMENT FOR REVIEW.
 10. MARK FIRE LANES TO THE CITY OF NORTH LAKE SPECIFICATION. NO PARKING FIRE LANE EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



Scale 1" = 100'



Revision /	Date
1	02/15/2018
2	
3	
4	
5	
6	
7	
8	
9	
10	

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

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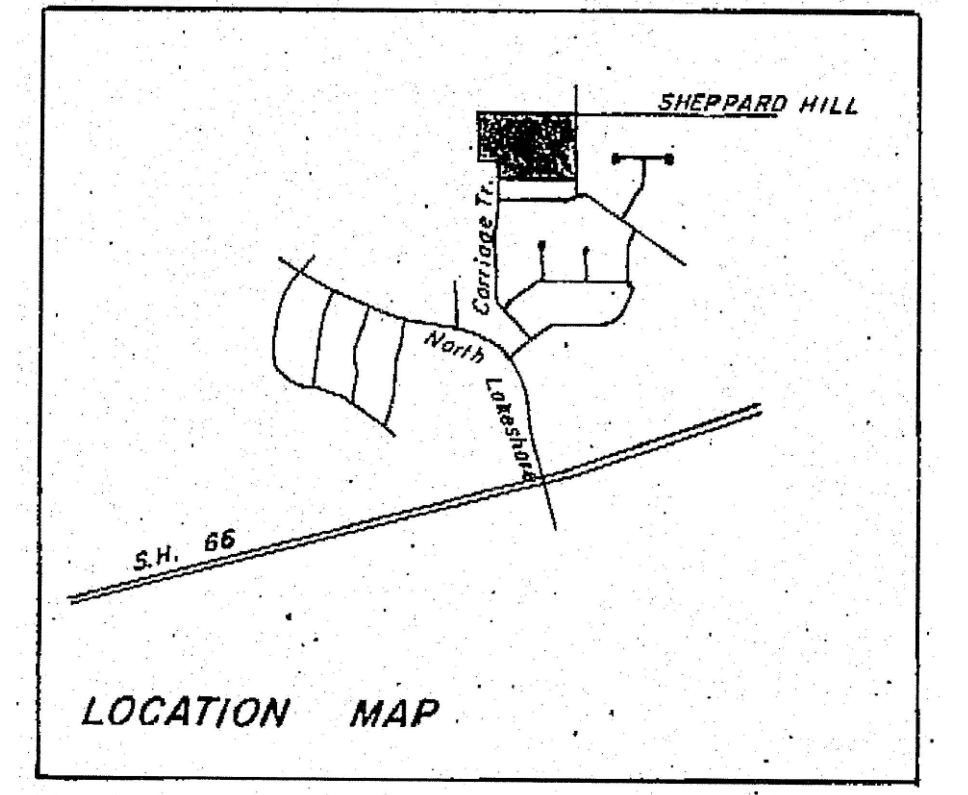
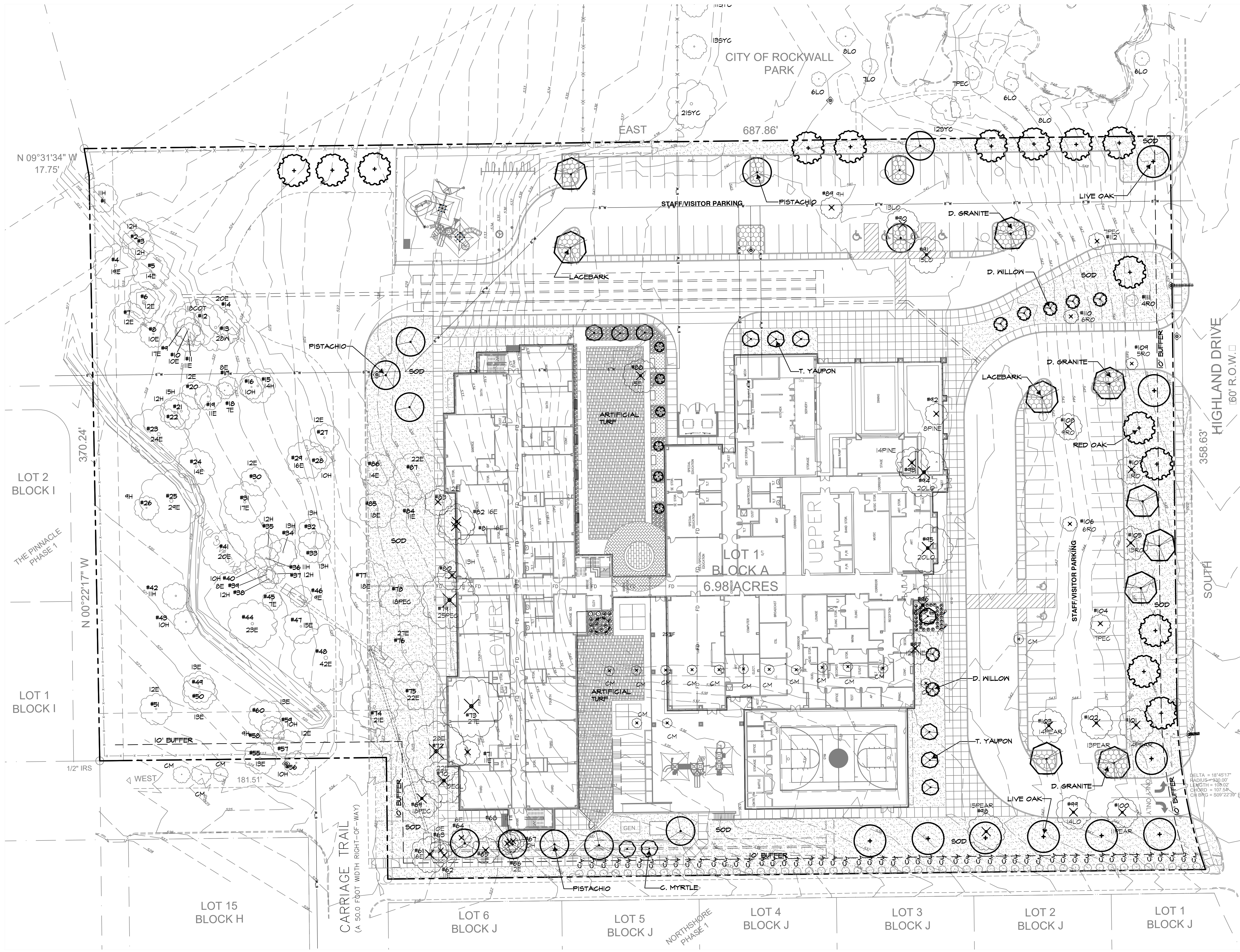
Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

DETAILED SITE PLAN

Job No. 1759-03-01	Sheet No. C
Drawn By: RAH	03.01
Date: 02-15-2018	

Case Number: SP2018-005

Plotted: Mar 6, 2018, 10:18 AM by user: robert - Saved: 3/5/2018 by user: robert
D:\Public\03\Projects\ROCKWALL\Reinhardt\BIDSET\Reinhardt Eng 4.dwg



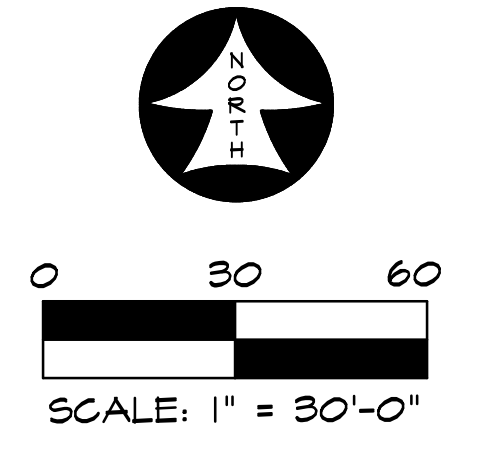
VICINITY MAP
 N.T.S.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 S. FT. OR 6.983 ACRES
BUILDING AREA, FLOOR AREA	64,800 SF
PROPOSED FIRST FLOOR UPPER LEVEL	23,200 SF
PROPOSED SECOND FLOOR	41,600 SF
TOTAL BUILDING AREA	64,800 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
FLOOR AREA RATIO	0.21:1
TOTAL IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" 2 STORY - MEASURED TO PARAPET

PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	9'-0" x 20'-0" 74 SPACES
PARKING ELEMENTARY SCHOOL	9'-0" x 18'-0" 27 SPACES
	HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

REF. SHEET TS.21
 TREESCAPE TREE CHART



RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 362-5433
 EMAIL: MIKE.RLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
 ROCKWALL SCHOOL ADDITION NO. 2
 LOT 1 BLOCK "A"
 615 HIGHLAND DRIVE
 ROCKWALL, TEXAS

TREESCAPE PLAN

PERMIT REVIEW

ISSUES/
 REVISIONS

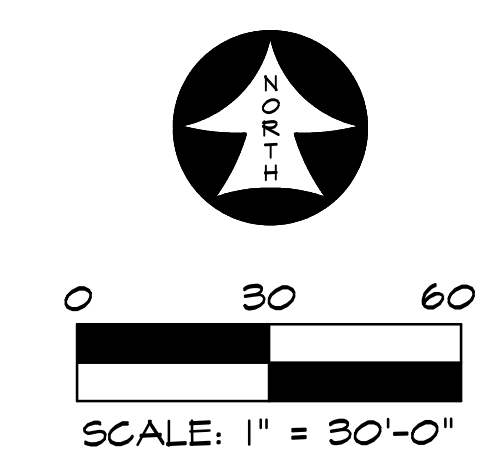
DATE: 03/06/2018
 SCALE: 1"=30'

SHEET No.
TS1.1

EXISTING TREE CHART

TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	11	HACKBERRY	SAVE	-	-	0"
2	12	HACKBERRY	SAVE	-	-	0"
3	12	HACKBERRY	SAVE	-	-	0"
4	19	ELM	SAVE	-	-	0"
5	14	ELM	SAVE	-	-	0"
6	12	ELM	SAVE	-	-	0"
7	12	ELM	SAVE	-	-	0"
8	10	ELM	SAVE	-	-	0"
9	17	ELM	SAVE	-	-	0"
10	10	ELM	SAVE	-	-	0"
11	11	ELM	SAVE	-	-	0"
12	18	COTTONWOOD	SAVE	-	-	0"
13	28	WILLOW	SAVE	-	-	0"
14	20	ELM	SAVE	-	-	0"
15	14	HACKBERRY	SAVE	-	-	0"
16	10	HACKBERRY	SAVE	-	-	0"
17	8	ELM	SAVE	-	-	0"
18	7	ELM	SAVE	-	-	0"
19	11	ELM	SAVE	-	-	0"
20	12	ELM	SAVE	-	-	0"
21	15	HACKBERRY	SAVE	-	-	0"
22	12	HACKBERRY	SAVE	-	-	0"
23	24	ELM	SAVE	-	-	0"
24	14	ELM	SAVE	-	-	0"
25	10"	ELM	SAVE	-	-	0"
26	9	HACKBERRY	SAVE	-	-	0"
27	12	ELM	SAVE	-	-	0"
28	10	HACKBERRY	SAVE	-	-	0"
29	16	ELM	SAVE	-	-	0"
30	12	ELM	SAVE	-	-	0"
31	17	ELM	SAVE	-	-	0"
32	13	HACKBERRY	SAVE	-	-	0"
33	13	HACKBERRY	SAVE	-	-	0"
34	13	HACKBERRY	SAVE	-	-	0"
35	12	HACKBERRY	SAVE	-	-	0"
36	11	HACKBERRY	SAVE	-	-	0"
37	12	HACKBERRY	SAVE	-	-	0"
38	12	HACKBERRY	SAVE	-	-	0"
39	8	ELM	SAVE	-	-	0"
40	10	HACKBERRY	SAVE	-	-	0"
41	20	ELM	SAVE	-	-	0"
42	11	HACKBERRY	SAVE	-	-	0"
43	10	HACKBERRY	SAVE	-	-	0"
44	23	ELM	SAVE	-	-	0"
45	7	ELM	SAVE	-	-	0"
46	9	ELM	SAVE	-	-	0"
47	15	ELM	SAVE	-	-	0"
48	42	ELM	SAVE	-	+42	0"
49	13	ELM	SAVE	-	-	0"
50	13	ELM	SAVE	-	-	0"
51	12	ELM	SAVE	-	-	0"
52	3	C.MYRTLE	SAVE	-	-	0"
53	3	C.MYRTLE	SAVE	-	-	0"
54	3	C.MYRTLE	SAVE	-	-	0"
55	13	ELM	SAVE	-	-	0"
56	10	HACKBERRY	SAVE	-	-	0"
57	12	HACKBERRY	SAVE	-	-	0"
58	9	HACKBERRY	SAVE	-	-	0"
59	10	HACKBERRY	SAVE	-	-	0"
60	13	ELM	SAVE	-	-	0"

61	16	ELM	DEMO	-16	-	0"
62	11	ELM	DEMO	-11	-	0"
63	10	ELM	DEMO	-10	-	0"
64	6	ELM	DEMO	-6	-	0"
65	11	ELM	DEMO	-11	-	0"
66	12	ELM	DEMO	-12	-	0"
67	10	HACKBERRY	DEMO	0	-	0"
68	11	ELM	DEMO	-11	-	0"
69	18	PECAN	DEMO	-18	-	0"
70	22	ELM	DEMO	-22	-	0"
71	11	ELM	DEMO	-11	-	0"
72	28	ELM	DEMO	-56	-	0"
73	27	ELM	DEMO	-54	-	0"
74	21	ELM	SAVE	-	-	0"
75	22	ELM	SAVE	-	-	0"
76	27	ELM	SAVE	-	+27	0"
77	18	ELM	SAVE	-	-	0"
78	18	PECAN	SAVE	-	-	0"
79	25	PECAN	DEMO	-25	-	0"
80	13	HACKBERRY	DEMO	-7	-	0"
81	16	ELM	DEMO	-16	-	0"
82	16	ELM	DEMO	-16	-	0"
83	12	ELM	DEMO	-12	-	0"
84	11	ELM	SAVE	-	-	0"
85	18	ELM	SAVE	-	-	0"
86	14	ELM	SAVE	-	-	0"
87	22	ELM	SAVE	-	-	0"
88	15	ELM	DEMO	-15	-	0"
89	9	HACKBERRY	DEMO	0	-	0"
90	13	LIVE OAK	DEMO	-13	-	0"
91	15	LIVE OAK	DEMO	-15	-	0"
92	8	PINE	DEMO	-8	-	0"
93	14	PINE	DEMO	-14	-	0"
94	20	LIVE OAK	DEMO	-20	-	0"
95	20	LIVE OAK	DEMO	-20	-	0"
96	16	LIVE OAK	DEMO	-16	-	0"
97	12	PINE	DEMO	-12	-	0"
98	15	PEAR	DEMO	-15	-	0"
99	14	LIVE OAK	DEMO	-14	-	0"
100	11	PEAR	DEMO	-11	-	0"
101	14	PEAR	DEMO	-14	-	0"
102	13	PEAR	DEMO	-13	-	0"
103	14	PEAR	DEMO	-14	-	0"
104	7	PECAN	DEMO	-7	-	0"
105	13	RED OAK	DEMO	-13	-	0"
106	6	RED OAK	DEMO	-6	-	0"
107	11	RED OAK	DEMO	-11	-	0"
108	9	RED OAK	DEMO	-9	-	0"
109	5	RED OAK	DEMO	-5	-	0"
110	6	RED OAK	DEMO	-6	-	0"
111	4	RED OAK	DEMO	-4	-	0"
112	7	PECAN	DEMO	-7	-	0"
				MITIGATE	CREDIT	
				-599	+69	
PROPOSED TREES (46 X 4" =)						+184"



RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 362-5433
 EMAIL: MIKE.FLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
 ROCKWALL SCHOOL ADDITION NO. 2
 LOT 1 BLOCK "A"
 615 HIGHLAND DRIVE
 ROCKWALL, TEXAS

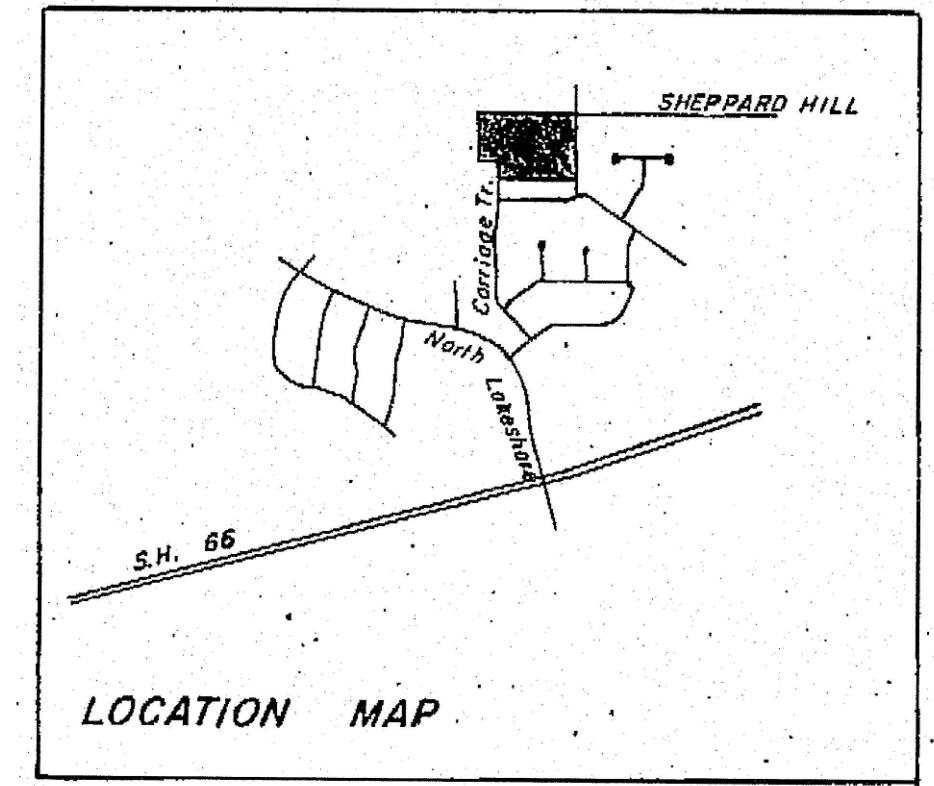
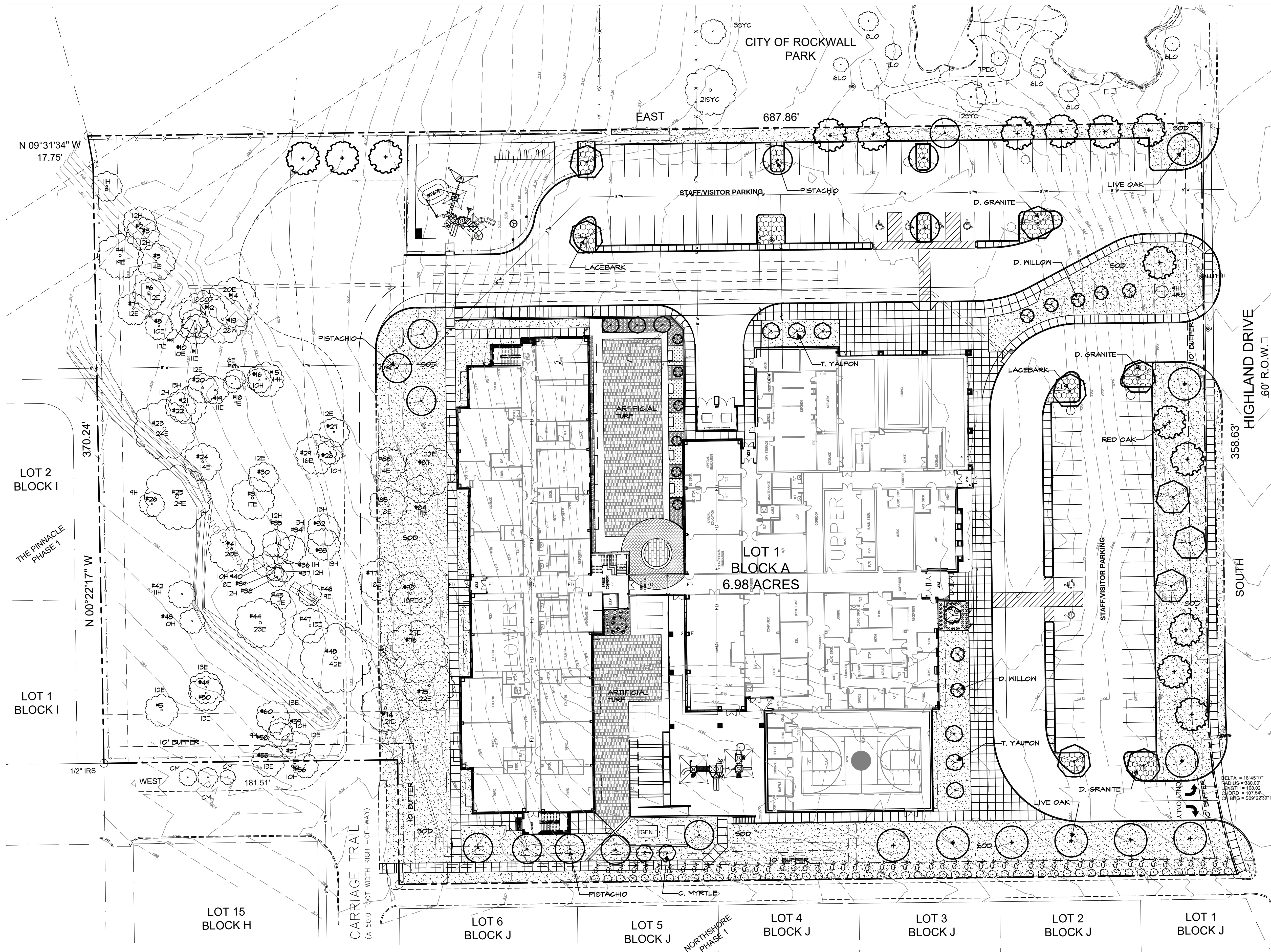
TREESCAPE CHART

PERMIT REVIEW

ISSUES/
 REVISIONS

DATE: 03/06/2018
 SCALE: 1"=30'

SHEET No.
TS2.1

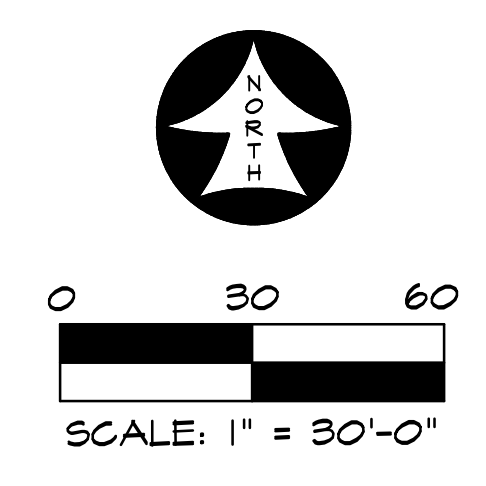


VICINITY MAP
NTS.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	304,169 S. FT. OR 6.983 ACRES
BUILDING AREA, FLOOR AREA	
PROPOSED FIRST FLOOR UPPER LEVEL	64,800 SF
PROPOSED SECOND FLOOR	23,200 SF
TOTAL BUILDING AREA	88,000 SF
TOTAL FLOOR AREA (FIRST FLOOR)	64,800 SF
FLOOR AREA RATIO	0.21 : 1
TOTAL IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	38'-0" 2 STORY, MEASURED TO PARAPET
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	70 SPACES REQUIRED
STUDENTS (K-6TH)	750 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	9'-0" x 20'-0" 74 SPACES
	9'-0" x 18'-0" 27 SPACES
	HC SPACES 5 SPACES
TOTAL PARKING PROVIDED	106 SPACES

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND
LANDSCAPE TABULATIONS



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
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EMAIL: MIKE.RLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

LANDSCAPE PLAN

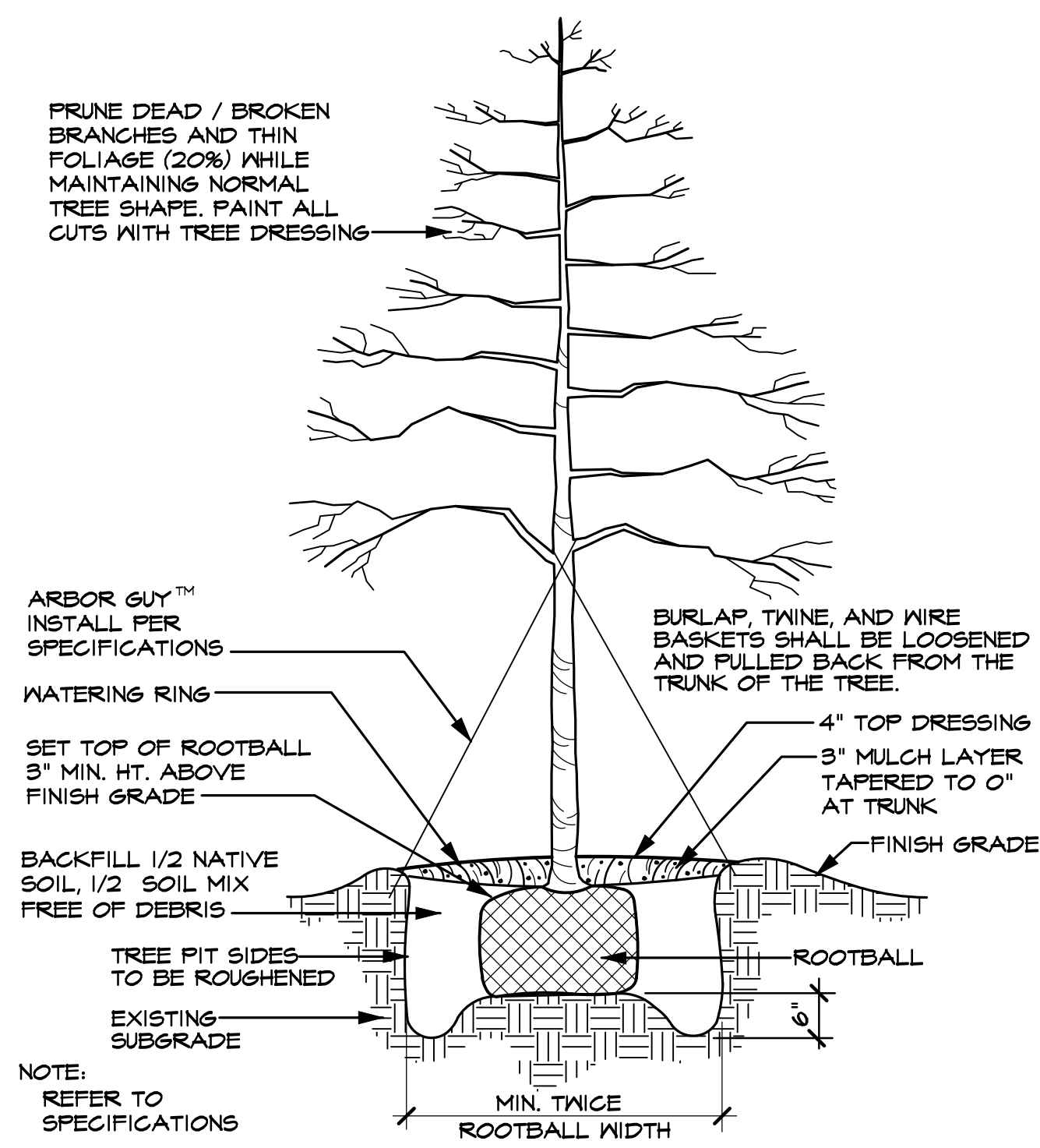
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ISSUES/
REVISIONS

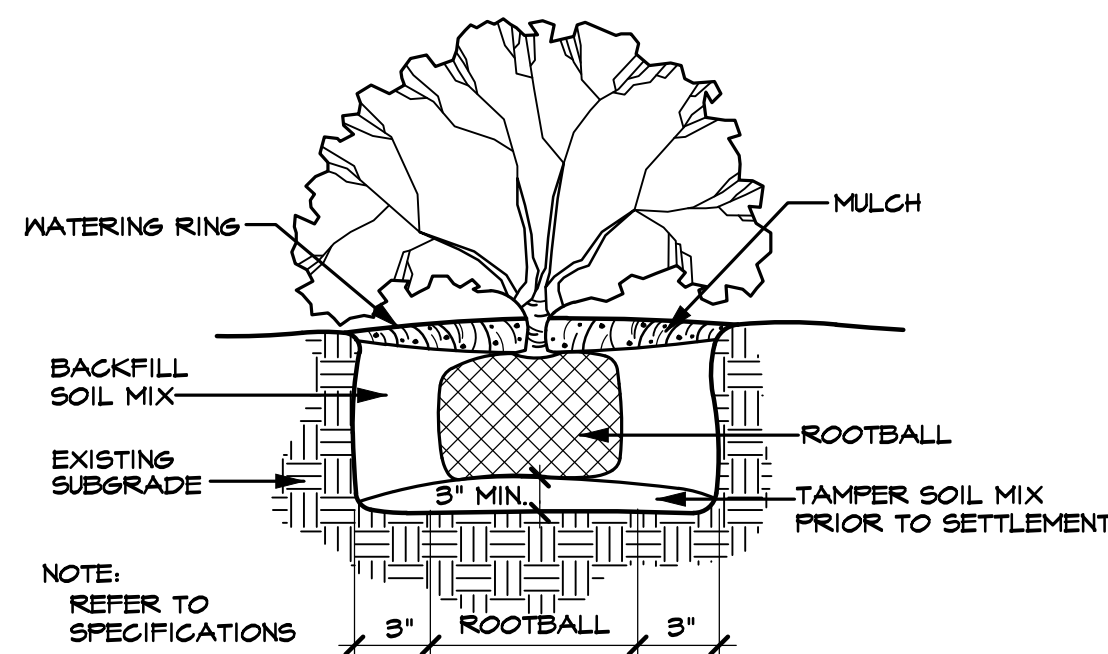
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SHEET No.
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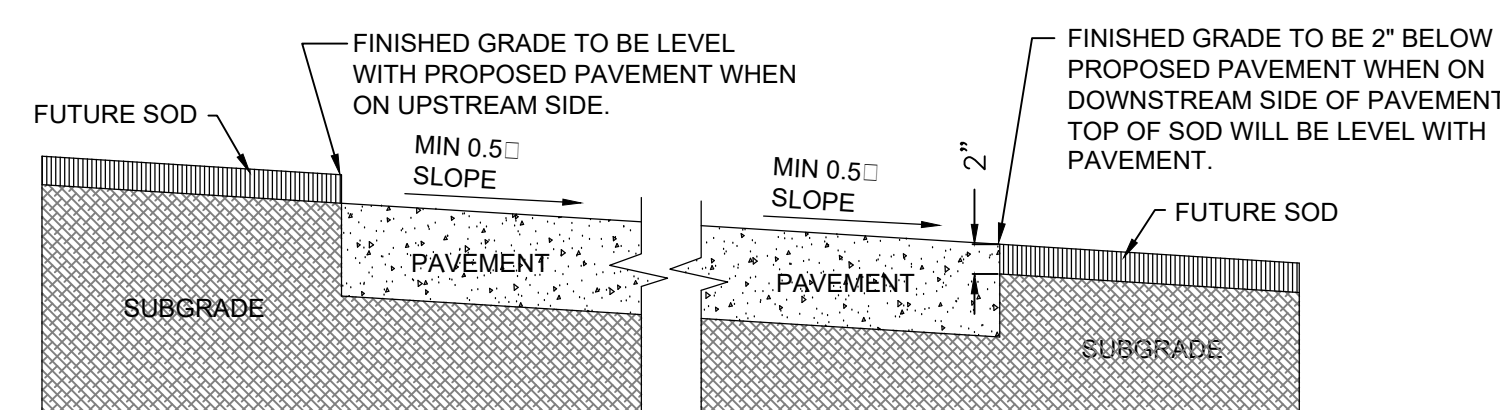
OWNER
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605



TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

SOUTH RESIDENTIAL BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF
EAST STREET BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER

EAST BUFFER TREES REQUIRED (466 LF / 50 LF =) 10 TREES
BUFFER PROVIDED 10 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES 108 SPACES
PARKING LANDSCAPE REQUIRED 34,423 SF X 5% =) 1,721 SF
PARKING LANDSCAPE PROVIDED 2,622 SF

AMOUNT OF LANDSCAPING

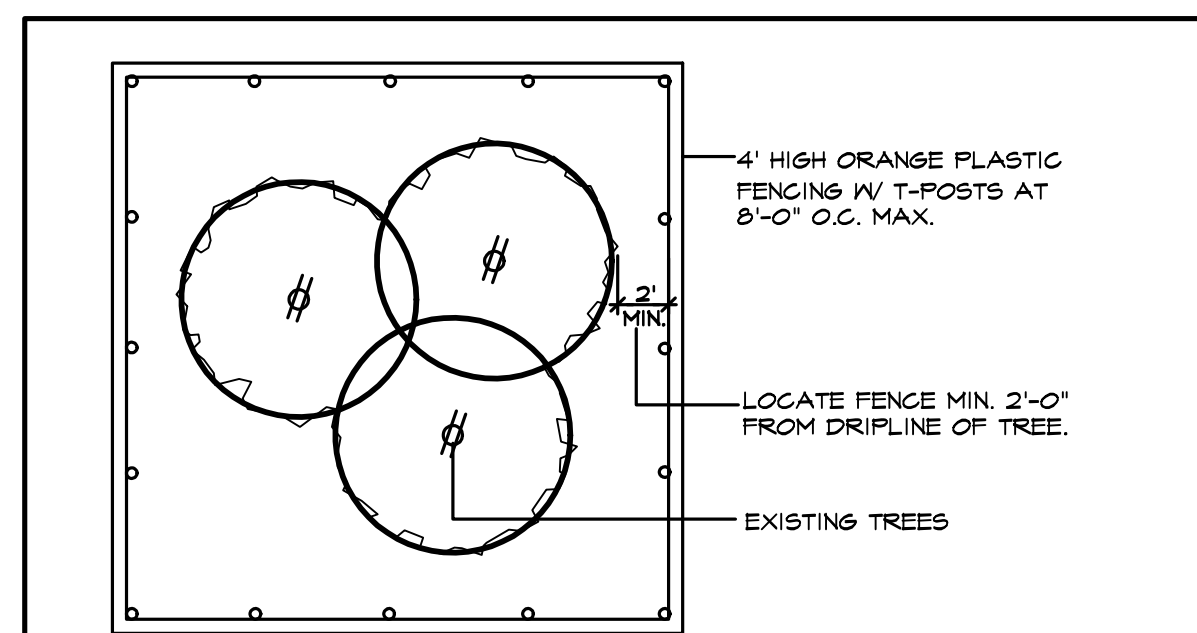
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

SITE AREA 304,310 SF
SITE LANDSCAPE REQUIRED 304,310 SF X 15% =) 45,647 SF
SITE LANDSCAPE PROVIDED 113,580 SF
% LANDSCAPE PROVIDED FRONT/SIDE (64%) 29,450 SF
SITE IMPERVIOUS AREA 191,432 SF

TREE MITIGATION

MITIGATION INCHES PER TREE TABLE -599"
PRESERVED CREDIT INCHES PER TREE TABLE +69"
PROPOSED TREES (46 X 4" =) +184"
REMAINING INCHES TO BE MITIGATED TO FUND -346"

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
9	(circle with cross)	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
15	(circle with cross and dots)	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10	(circle with lines)	LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
12	(circle with lines)	PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
7	(circle with lines)	D. WILLOW	Desert Willow	<i>Chilopsis linearis</i>	5'-6' ht, 4'-5' spread, container
2	(circle with dots)	C. MYRTLE	Red Flowering Grape Myrtle	<i>Lagerstroemia indica Carolina Beauty</i>	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
11	(circle with lines)	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbs to 4'
5	(circle with lines)	NELLIE	Tree Nellie R. Stevens Holly	<i>Ilex vomitoria 'Nellie R. Stevens'</i>	6" Ht./3' spread min., container only pyramidal form, full to the ground single straight trunk, bushy, specimen
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
21	(circle with cross)	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
2	(circle with cross)	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
26	(circle with cross)	D. FOUNTAIN	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'hamlin'</i>	1 gallon
4	(circle with cross)	CORALBERRY	Coralberry	<i>Symphoricarpos orbiculatus</i>	1 gallon
GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(stippled pattern)	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Sod refer to specifications
MISCELLANEOUS					
AS SHOWN	(solid line)	EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY		
AS SHOWN	(dotted pattern)	D. GRANITE	Decomposed Granite	4" THICK COMPACTED DECOMPOSED GRANITE. TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 3%-5% FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE 'STABILIZER' FROM STABILIZER SOLUTIONS. (800) 886-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE.	
AS SHOWN	(stippled pattern)	R. ROCK	5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below.		
AS SHOWN	(stippled pattern)	L. ROCK	1" crushed limestone, 4" deep. Separate with edging, filter fabric below.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

LANDSCAPE DETAILS

PERMIT REVIEW

ISSUES/
REVISIONS

DATE: 03/06/2018
SCALE: AS SHOWN

SHEET No.
L2.1



March 23, 2018

ATTN: CRYSTAL VASQUEZ
HUCKABEE
801 CHERRY STREET, SUITE 500
Fort Worth, TX 76102

RE: SITE PLAN (SP2018-005), 615 Highland Drive

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 03/19/2018. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD:

On February 27, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. After general discussion of the agenda item, the board agreed with the presence of simulated stone (i.e. white brick) in lieu the cultured stone. The ARB made a motion to recommend approval of the elevations as presented, which passed by a vote of 5 to 0 with Board Members Craddock and Dayman absent, and Board Member Meyrat present after the meeting was adjourned.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,*
- 2) Approval by the City Council for an exception to the masonry standards to allow for not meeting the 20% stone requirement of the Unified Development Code (UDC); and,*
- 3) Approval of a method for satisfying the mitigation balance due of 443 caliper inches and as established by the Unified Development Code (UDC); and,*
- 4) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION:

On March 13, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent. Additionally, the motion included a recommendation of approval of the exception being requested as outlined in staff's report.



CITY COUNCIL:

On March 19, 2018, the City Council's motion to approve an exception to the minimum stone requirements passed by a vote of 7 to 0.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX