

SP2018-032 - SITE PLAN FOR ROCKWALL ISD
 SITE PLAN - LOCATION MAP = 

PD-80

PD-70

SF-16



City of Rockwall

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

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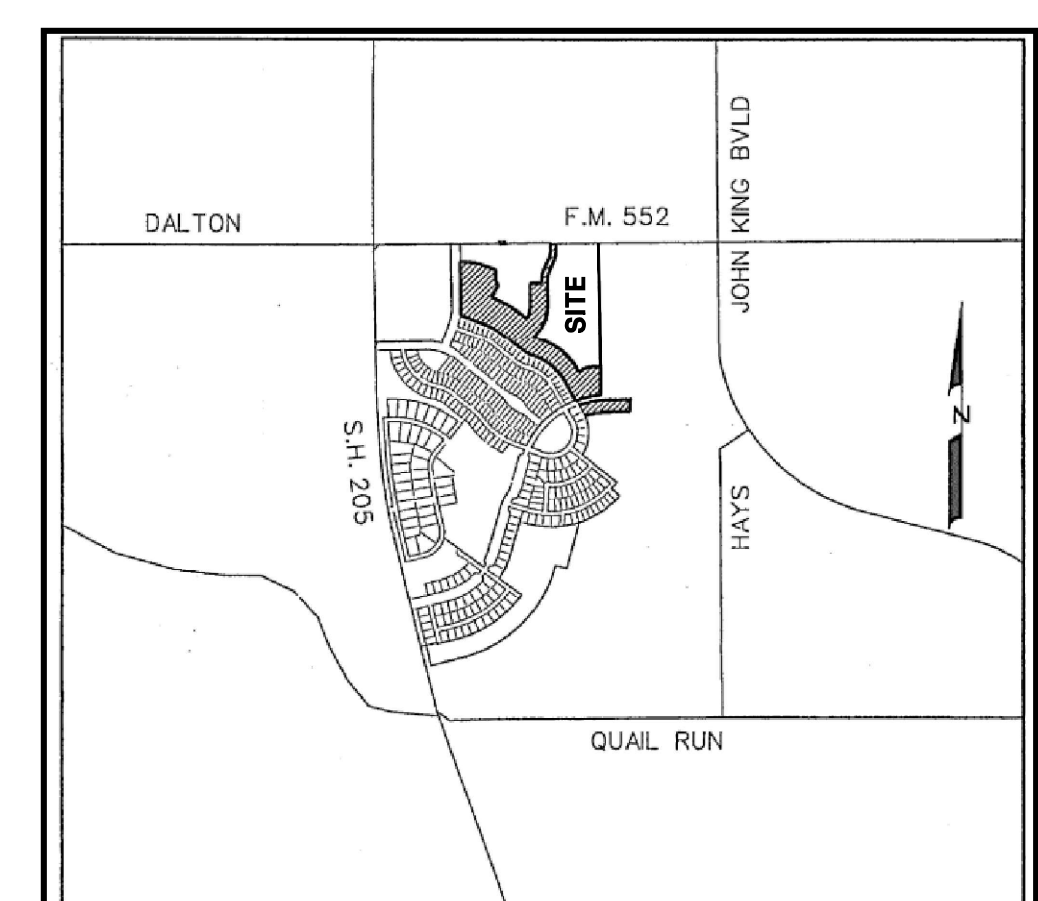
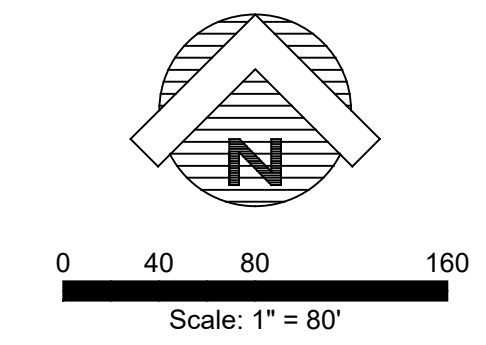
Consultants



T.B.P.E. FIRM REGISTRATION NO. F - 303

PHONE 972-717-5151 FAX 972-717-5176
105 DECKER COURT-SUITE 910 IRVING, TEXAS 75062

- GENERAL SITE NOTES**
- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HOCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER 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 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
 - ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED.



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

EXISTING ZONING	SF-10
PROPOSED ZONING	SF-10
USE	PUBLIC ELEMENTARY SCHOOL
LOT AREA	753,249 SQ. FT. OR 17.2922 ACRES
BUILDING AREA (FLOOR AREA)	91,983 SF
FLOOR AREA RATIO	91,983 SF / 753,249 SF = 12.21%
LOT COVERAGE	0.12 : 1
TOTAL NEW IMPERVIOUS COVERAGE	191,432 SF OR 4.395 ACRES
CLASSROOM BUILDING HEIGHT - AREA A	27'-0" (1 STORY) *MEASURED TO PARAPET*
PARKING REQUIREMENTS	
HOME ROOM - CLASSROOMS	39 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS	97 SPACES REQUIRED
STUDENTS (K-6TH)	900 STUDENTS
PARKING PROVIDED	
PARKING ELEMENTARY SCHOOL	FRONT (9.0' X 20.0') 44 SPACES REAR (9.0' X 18.0') 26 SPACES HC SPACES 4 SPACES TOTAL 74 SPACES
TOTAL PARKING PROVIDED	139 SPACES

Notes

4				
3				
2				
1				

Revision	By	Appd	YYYY.MM.DD
FOR CITY SITE PLAN REVIEW	RAH	CMG	2018.10.12
Issued			YYYY.MM.DD

Permit-Seal

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON OCTOBER 12, 2018. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Client/Project
Rockwall ISD

Elementary School #15

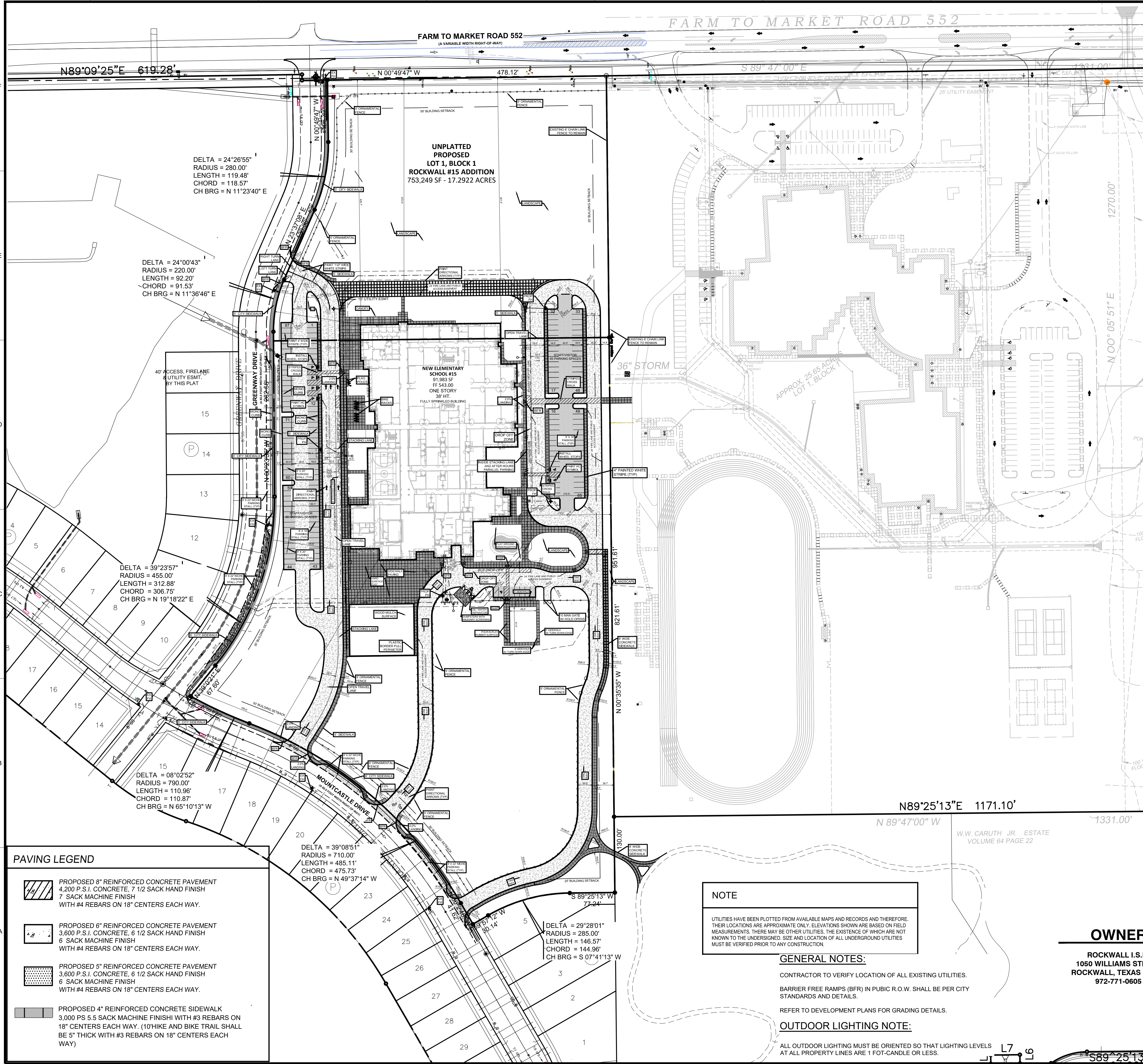
4300 Southern Avenue
Rockwall, TX 75205

Title

SUP SITE PLAN

Project No.	Scale
214000358	AS SHOWN
Revision	Drawing No.

C
03.00



UNPLATTED PROPOSED LOT 1, BLOCK 1 ROCKWALL #15 ADDITION 753,249 SF - 17.2922 ACRES

NEW ELEMENTARY SCHOOL #15 91,983 SF FF 543.00 ONE STORY 38' HT. FULLY SPRINKLED BUILDING

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

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

Date: October 12, 2018
Case Number: SP2018-000

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

Plotted: Oct 12, 2018, 10:38 AM by user: robert...
 D:\Public\Bob's Projects\ROCKWALL\STONE CREEK\ELEMENTARY\STONE CREEK ELEM ENG.dwg

Revision	By	Appd	YYYY.MM.DD
4			
3			
2			
1			

FOR CITY SITE PLAN REVIEW RAH CMG 2018.10.12
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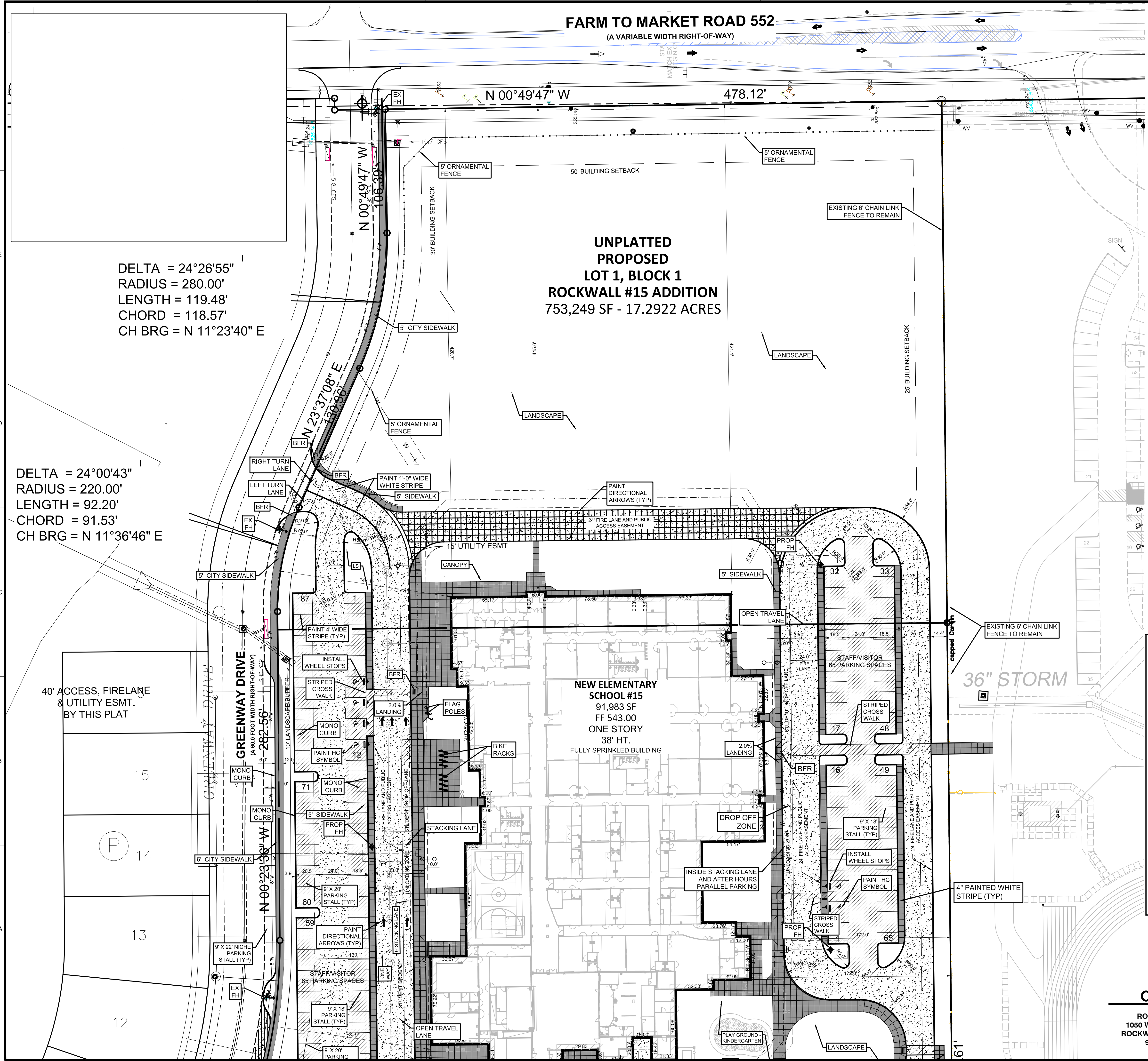
Client/Project
Rockwall ISD

Elementary School #15

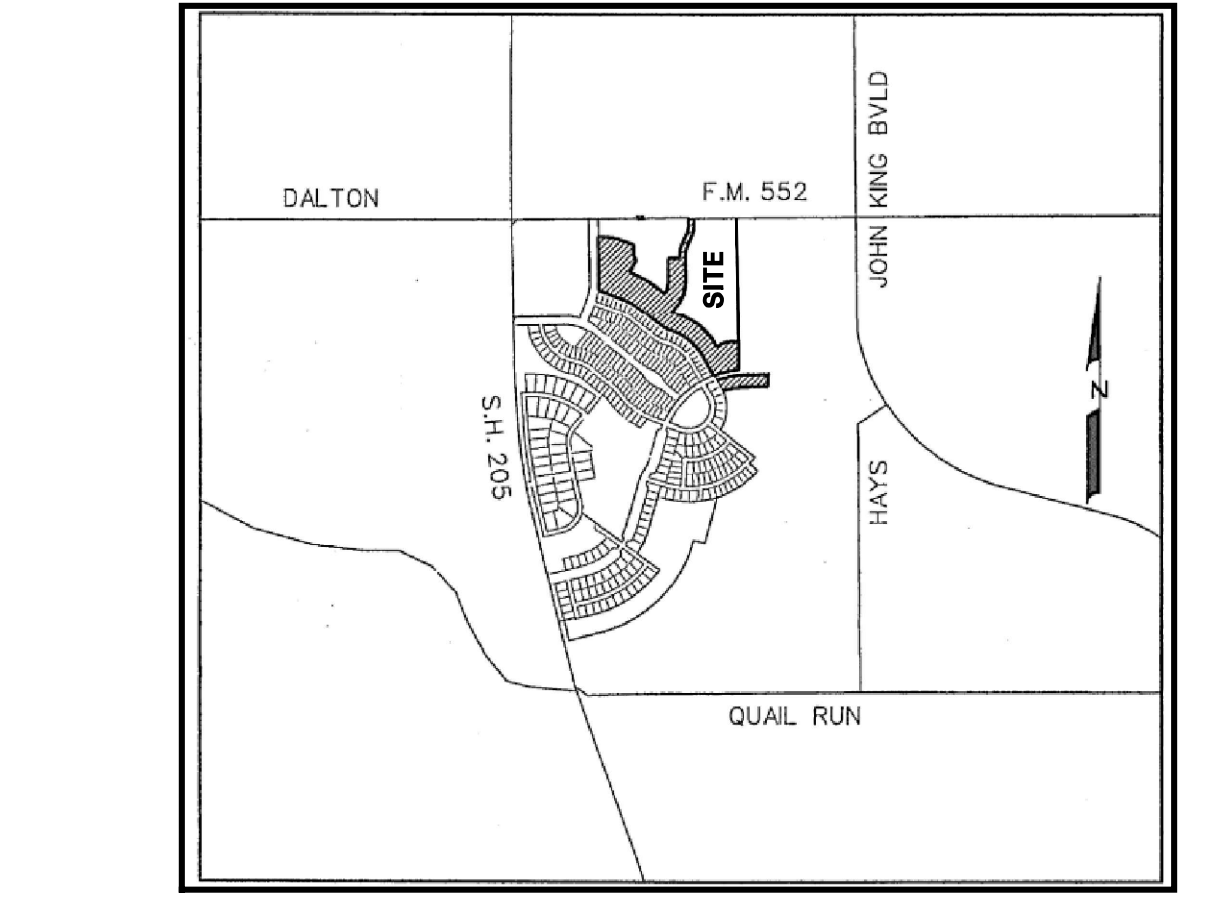
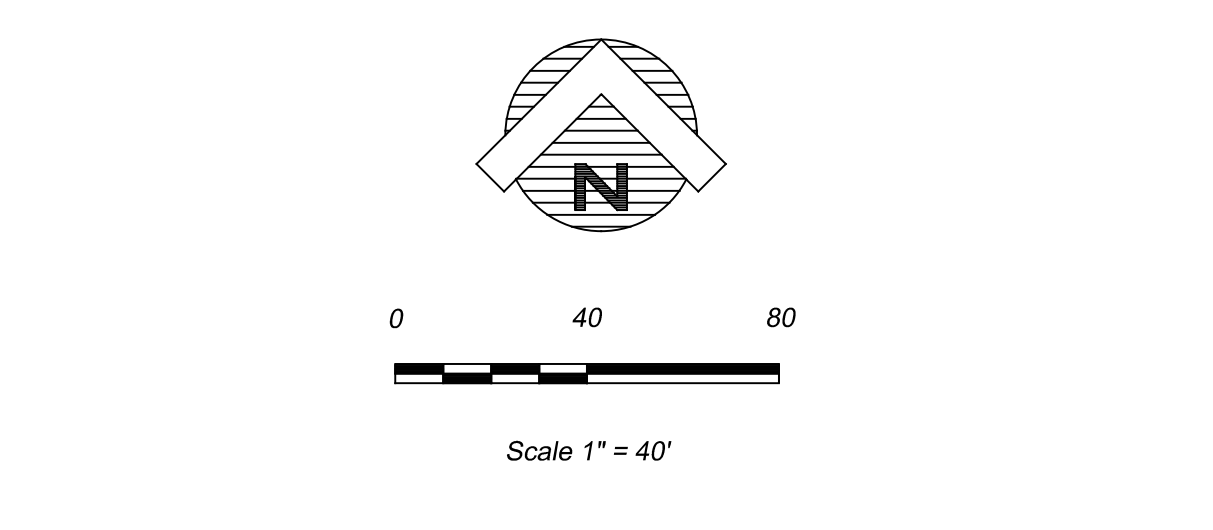
4300 Southern Avenue
Rockwall, TX 75025

Title
DETAILED SITE PLAN - NORTH

Project No. 214000358 Scale AS SHOWN
Revision Drawing No.



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N.T.S.

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	HC SPACES	4 SPACES
	HC SPACES	61 SPACES
	HC SPACES	4 SPACES
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ARCHITECT
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Consultants

RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

Notes

Revision By Appd YYYY.MM.DD

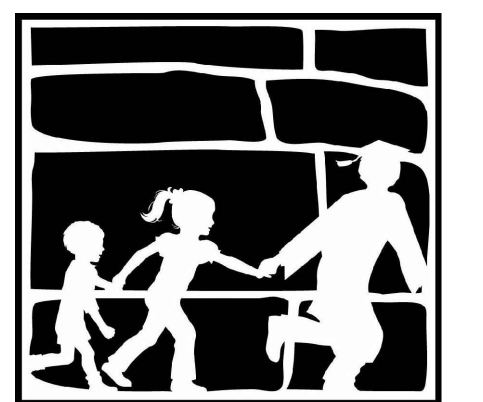
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Client/Project Logo



Rockwall
INDEPENDENT SCHOOL DISTRICT

Client/Project
Rockwall ISD

Elementary School #15

0000 Greenway Drive
Rockwall, TX 75205

Title
**OVERALL
LANDSCAPE PLAN**

Project No. Scale
214000654 1" = 80'-0"

Revision Drawing No.

LP101

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
BUFFER TREES PROVIDED (254 LF / 50 =) 6 TREES

STREET LANDSCAPING

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

MOUNTCASTLE DRIVE 638 LF
BUFFER TREES REQUIRED (638 LF / 50 LF =) 13 TREES
BUFFER TREES PROVIDED 13 TREES

GREEMWAY DRIVE 1112 LF
BUFFER TREES REQUIRED (1,112 LF / 50 LF =) 23 TREES
BUFFER TREES PROVIDED 23 TREES

FM 552 478 LF
BUFFER TREES REQUIRED (478 LF / 50 LF =) 10 TREES
BUFFER TREES 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.

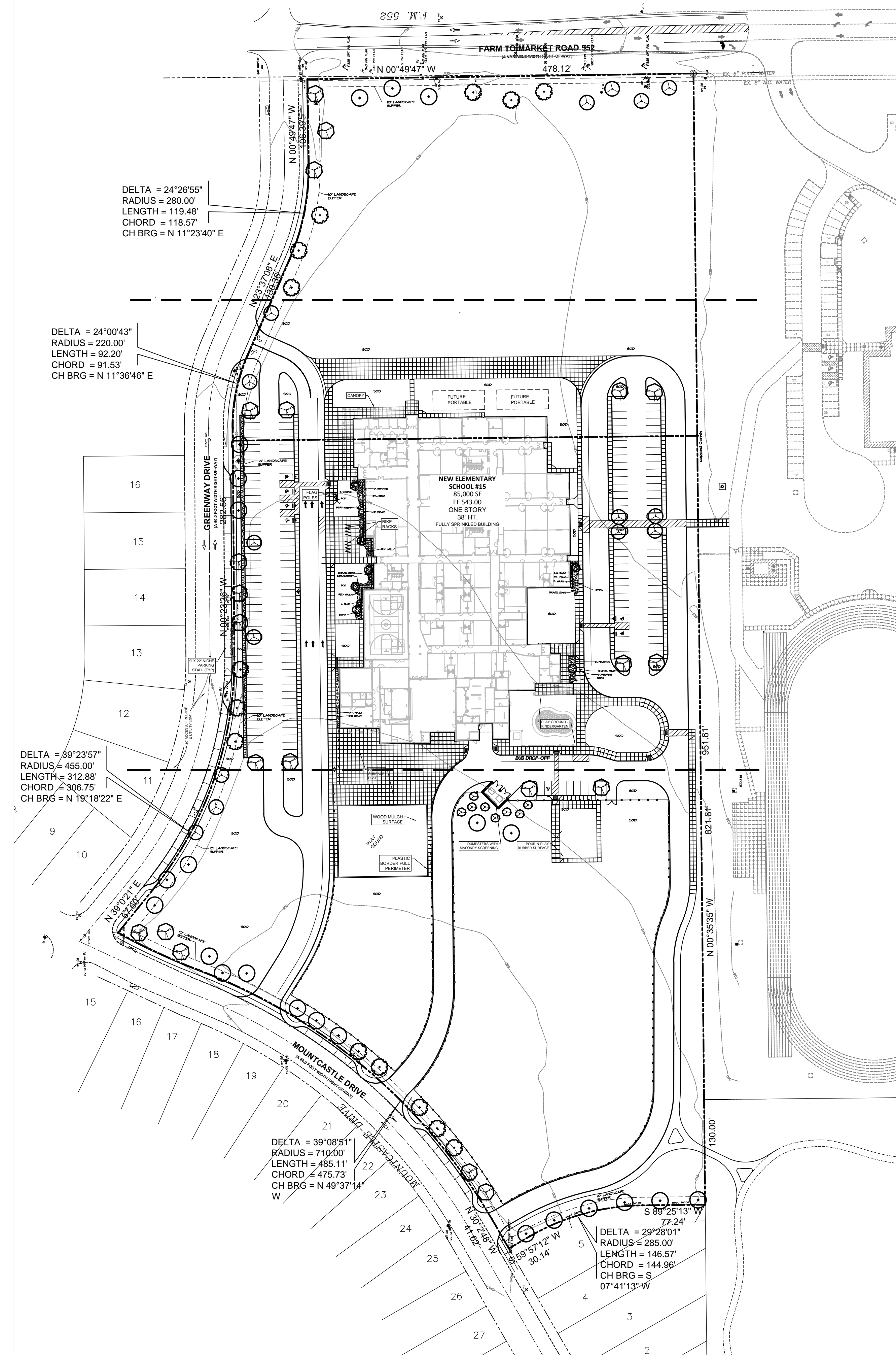
PARKING SPACES (ON-SITE) 161 SPACES
PARKING LANDSCAPE REQUIRED 44,970 SF X 5% =) 2,249 SF
PARKING LANDSCAPE PROVIDED 3,687 SF

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 753,248 SF
SITE LANDSCAPE REQUIRED 753,248 SF X 15% =) 112,987 SF
SITE LANDSCAPE PROVIDED 432,114 SF
% LANDSCAPE PROVIDED FRONT/SIDE (10%) 75,522 SF

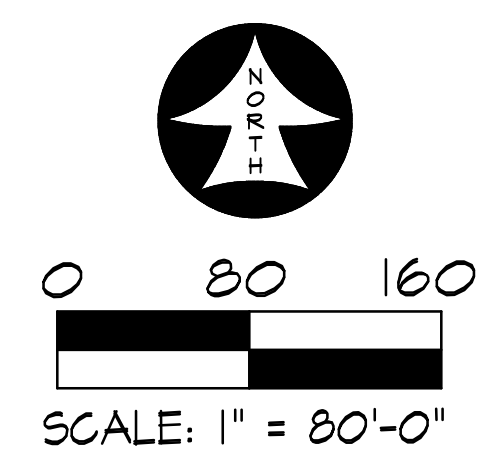
ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



LP104

LP103

LP102



MATCHLINE SEE SHEET LP103



Stantec Architecture Inc.
5717 Legacy Drive Suite 250
Plano, TX 75024-4246
Tel: (214) 473-2400 • www.stantec.com

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FRISCO, TEXAS 75035
PHONE (972) 335-0889

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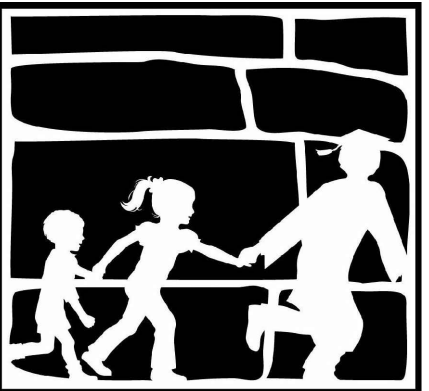
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Client/Project Logo



Rockwall
INDEPENDENT SCHOOL DISTRICT

Client/Project
Rockwall ISD

Elementary School #15

0000 Greenway Drive
Rockwall, TX 75205

Title
LANDSCAPE PLAN
AREA A

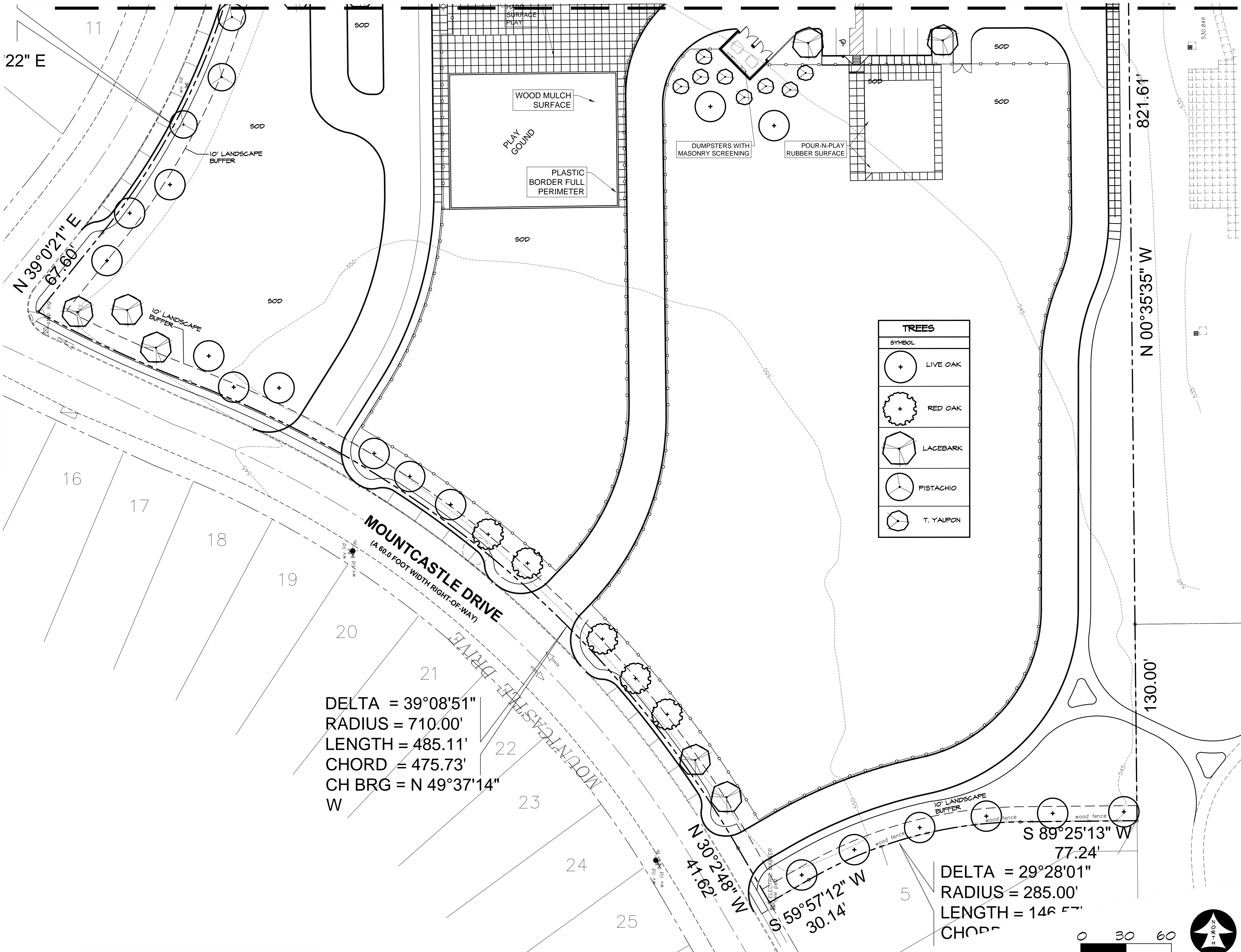
Project No.
214000654

Scale
1" = 30'-0"

Revision

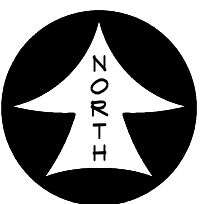
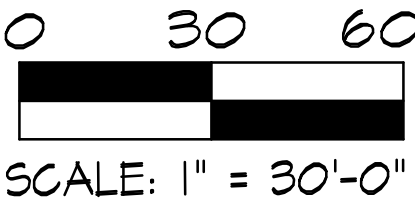
Drawing No.

LP102



DELTA = 39°08'51"
RADIUS = 710.00'
LENGTH = 485.11'
CHORD = 475.73'
CH BRG = N 49°37'14"
W

DELTA = 29°28'01"
RADIUS = 285.00'
LENGTH = 146.57'
CHORD = 130.00'



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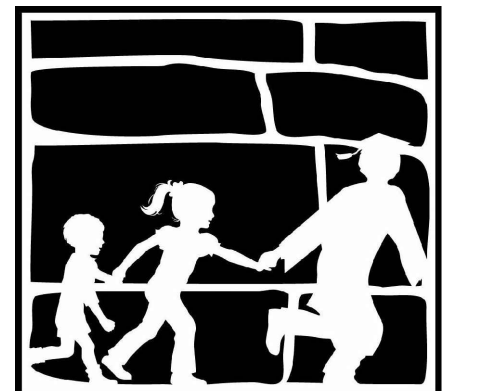
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Client/Project
Rockwall ISD

Elementary School #15

0000 Greenway Drive
Rockwall, TX 75205

Title
**LANDSCAPE PLAN
AREA B**

Project No.
214000654

Scale
1" = 30'-0"

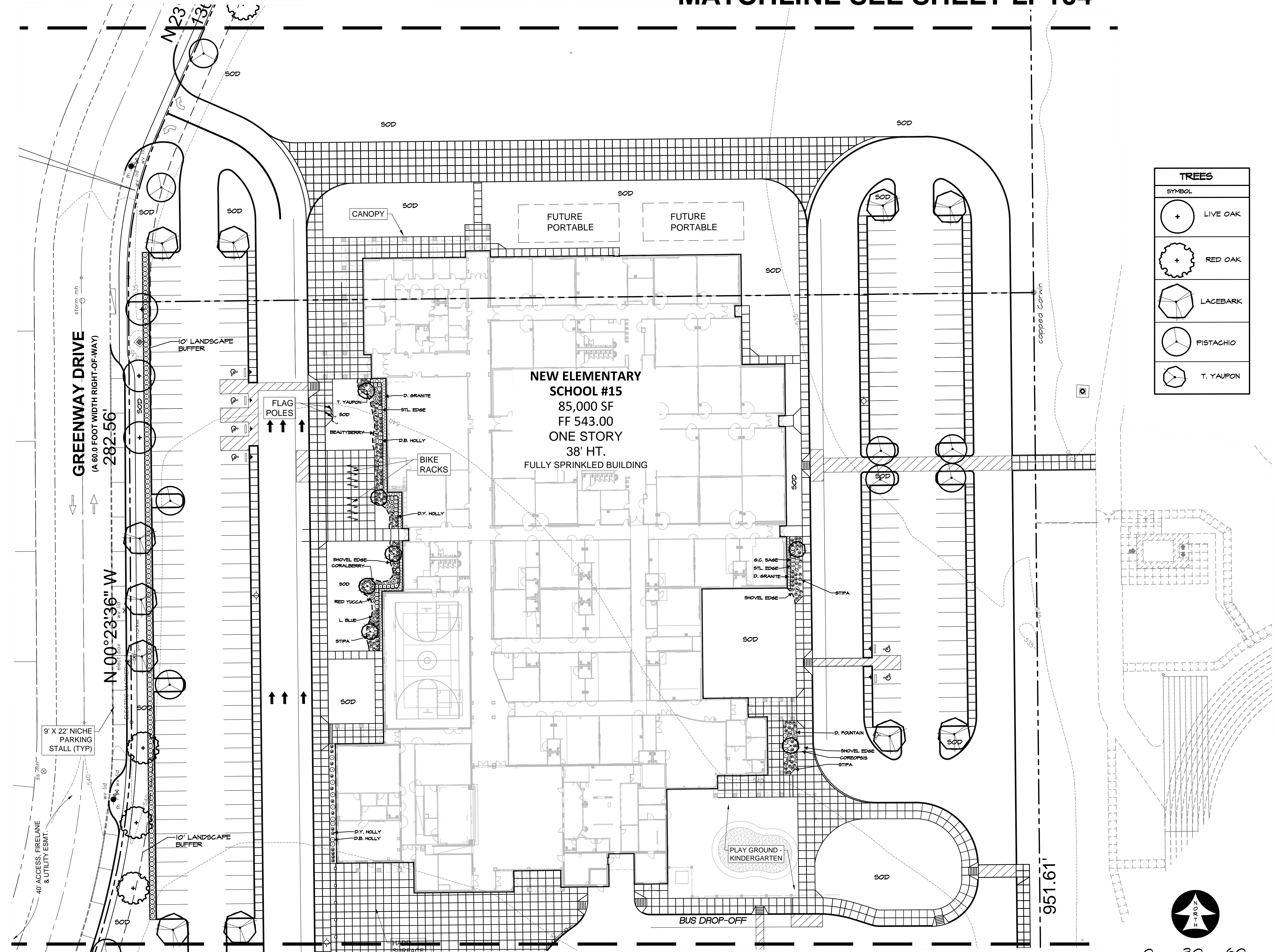
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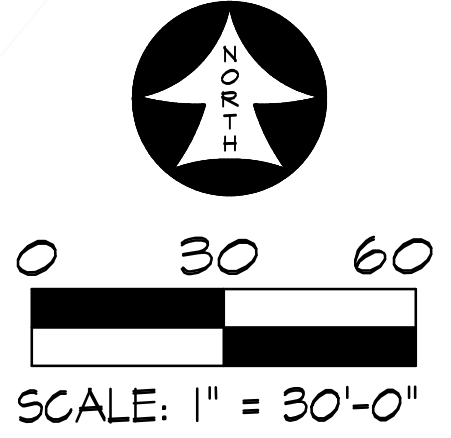
LP103

MATCHLINE SEE SHEET LP104

MATCHLINE SEE SHEET LP102



TREES	
SYMBOL	
	LIVE OAK
	RED OAK
	LACEBARK
	PISTACHIO
	T. YAUPON



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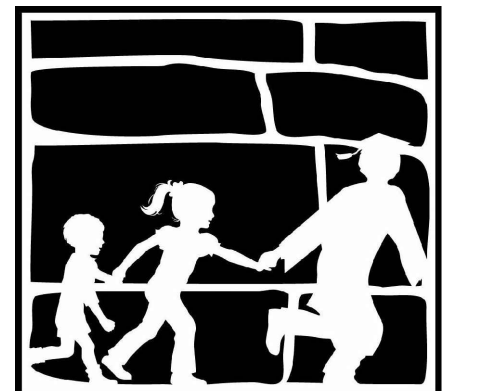
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Title
**LANDSCAPE
ENLARGEMENT**

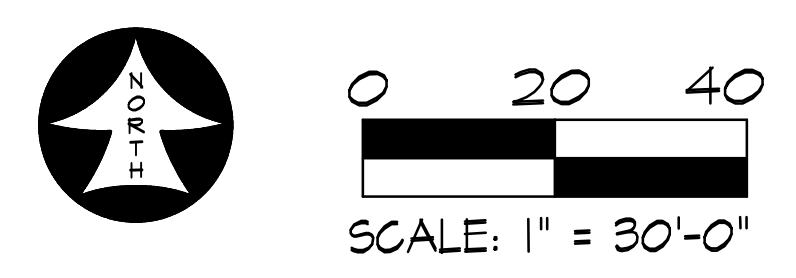
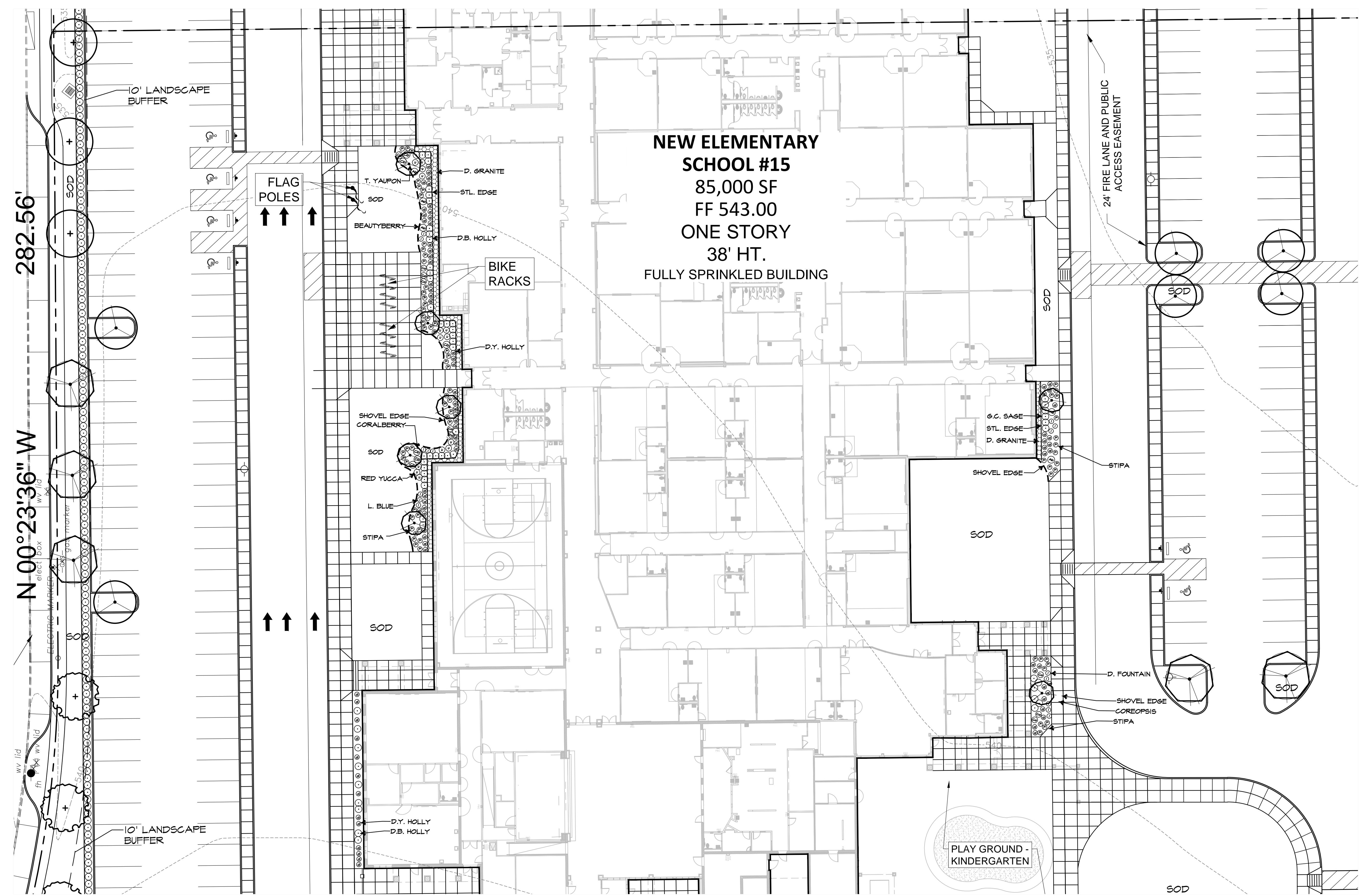
Project No.
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Scale
1" = 20'-0"

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Drawing No.

LP105

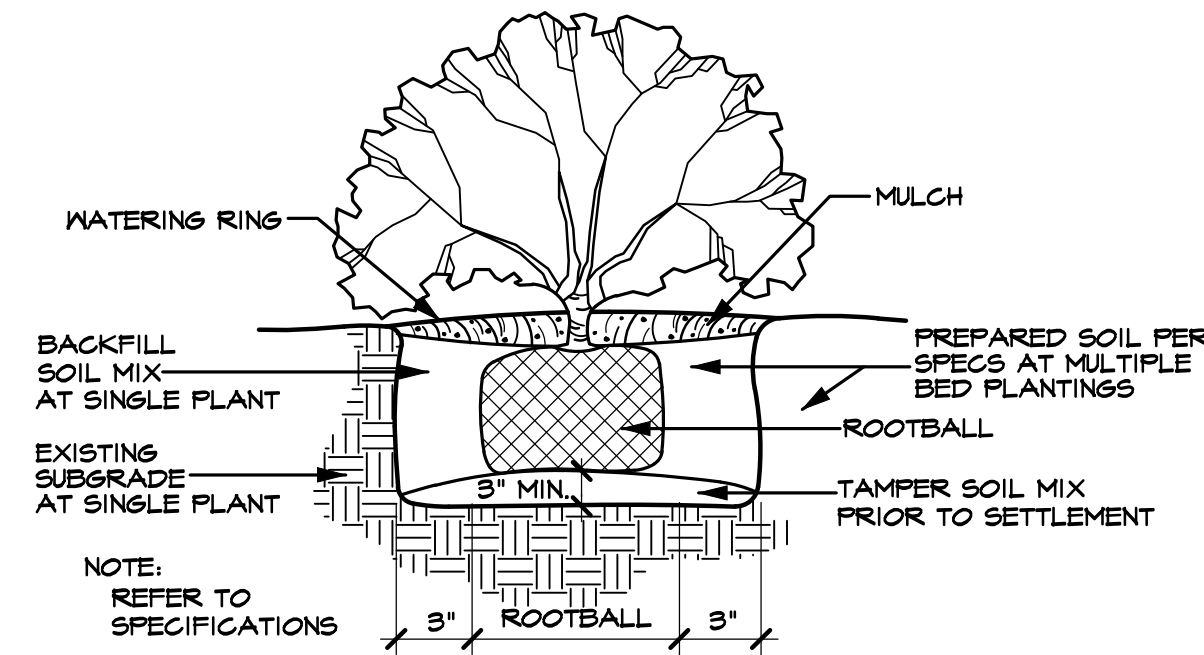


LANDSCAPE NOTES

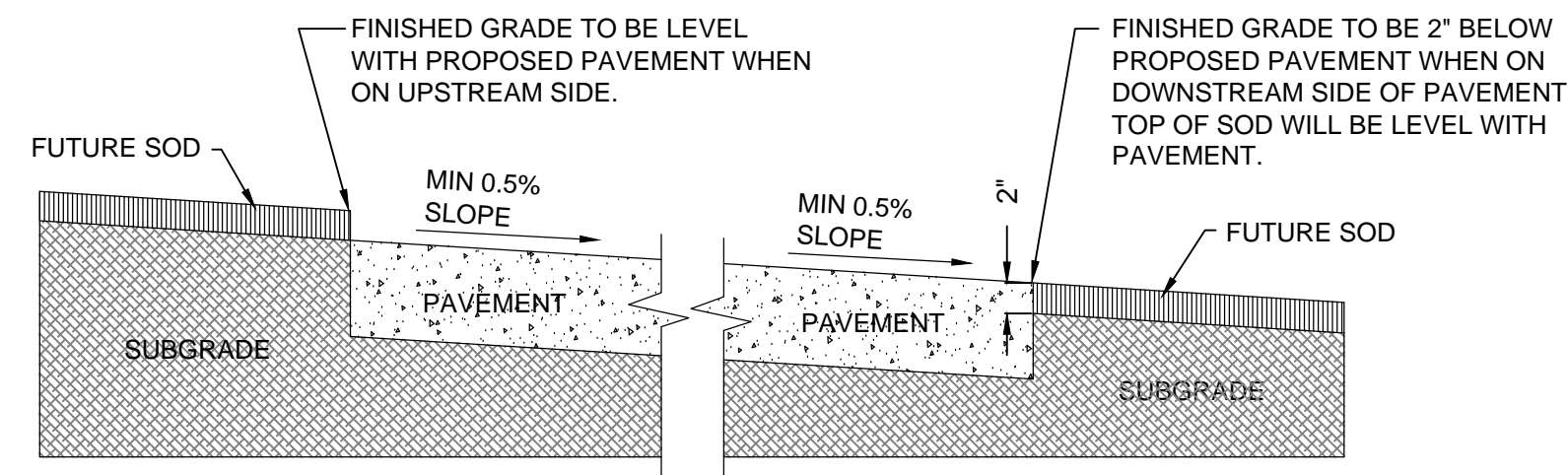
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

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.

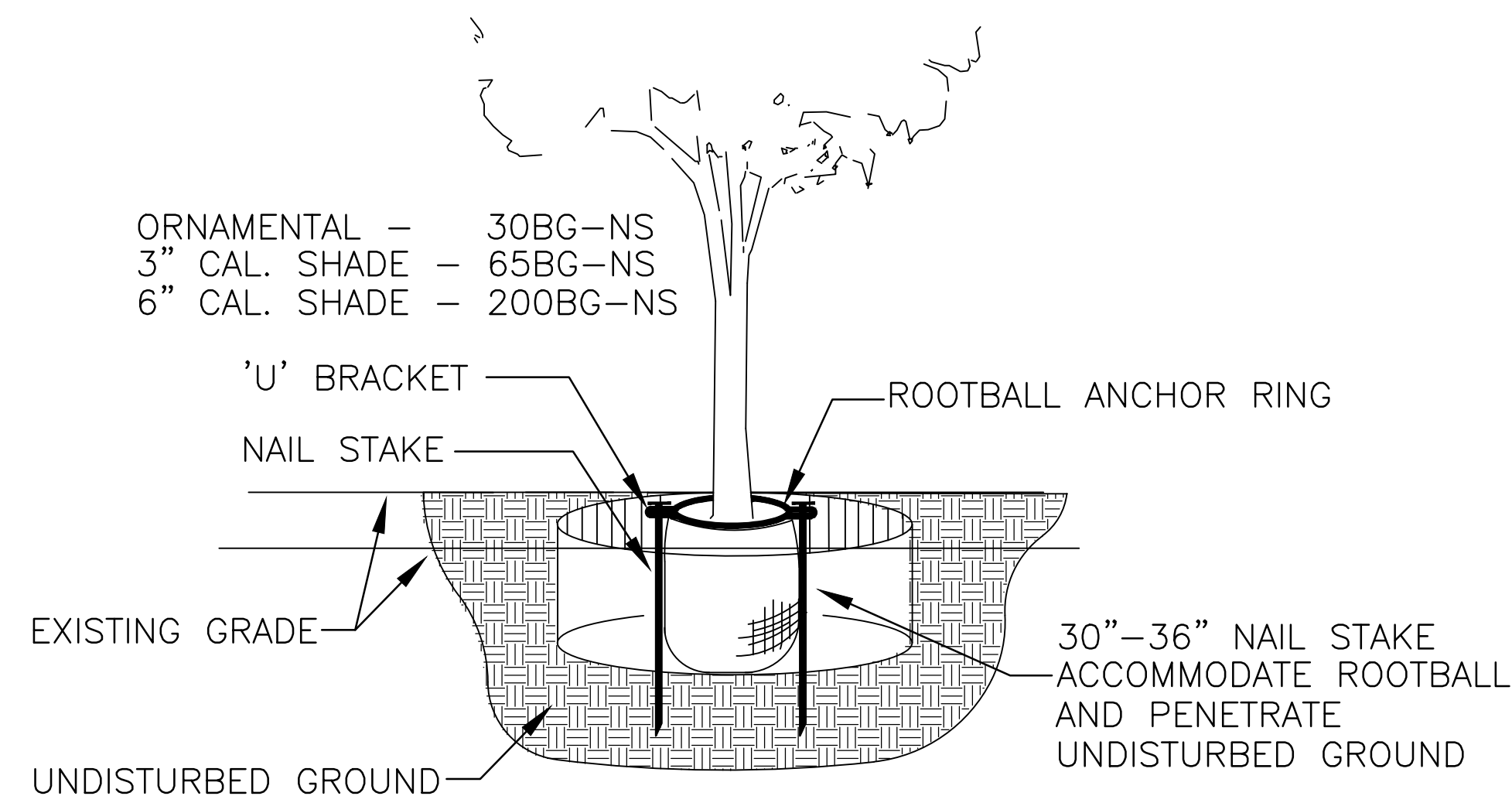


SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



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

TREE STAKE SOLUTIONS TREE STABILIZATION
TREETAKESOLUTIONS.COM
CONTACT - JEFF TULEY (903) 676-6143
ALLOW 2 WEEKS FOR MANUFACTURING



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

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
23		LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14" HT./ 3'-6" spread, B&B straight trunk full rounded canopy
14		RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14" HT./ 3'-6" spread, B&B straight trunk full rounded canopy
21		LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	4" caliper, 12'-14" HT./ 3'-6" spread, B&B straight trunk full rounded canopy
15		PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	4" caliper, 12'-14" HT./ 3'-6" spread, B&B straight trunk full rounded canopy
15		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, limbed to 4'

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
79		D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 16" HT./14" spread, bushy, full to ground
198		D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	5 gallon, 16" HT./14" spread, bushy, full to ground
71		D. FOUNTAIN	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'hamlin'</i>	1 gallon
7		CORALBERRY	Coralberry	<i>Symphoricarpos orbiculatus</i>	1 gallon
5		BEAUTYBERRY	American Beautyberry	<i>Callicarpa americana</i>	5 gallon
14		RED YUCCA	Red Yucca	<i>Hesperaloe parviflora</i>	5 gallon
16		D. FOUNTAIN	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'hamlin'</i>	1 gallon
8		COREOPSIS	Lanceleaf Coreopsis	<i>Coreopsis lanceolata</i>	1 gallon

GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Sod refer to specifications

MISCELLANEOUS					
AS SHOWN		EDGE	EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY		
AS SHOWN		D. 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 EDGINGS. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE "STABILIZER" FROM STABILIZER SOLUTIONS. (800) 336-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE.		
8		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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Consultants

RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
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PHONE (972) 335-0889

Notes

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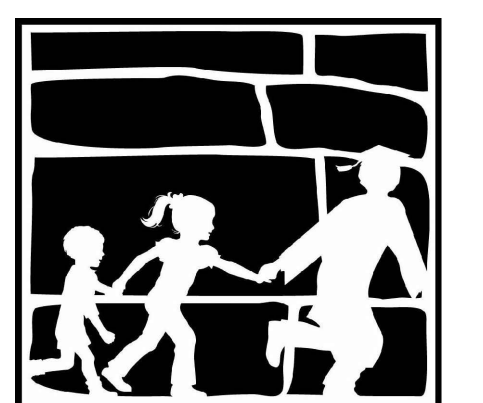
FOR CITY SITE PLAN REVIEW _____ RLA _____ RLA _____ 2018.10.12
Issued _____ By _____ Appd _____ YYYY.MM.DD

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Client/Project Logo



Rockwall
INDEPENDENT SCHOOL DISTRICT

Client/Project
Rockwall ISD

Elementary School #15

0000 Greenway Drive
Rockwall, TX 75205

Title
LANDSCAPE DETAILS

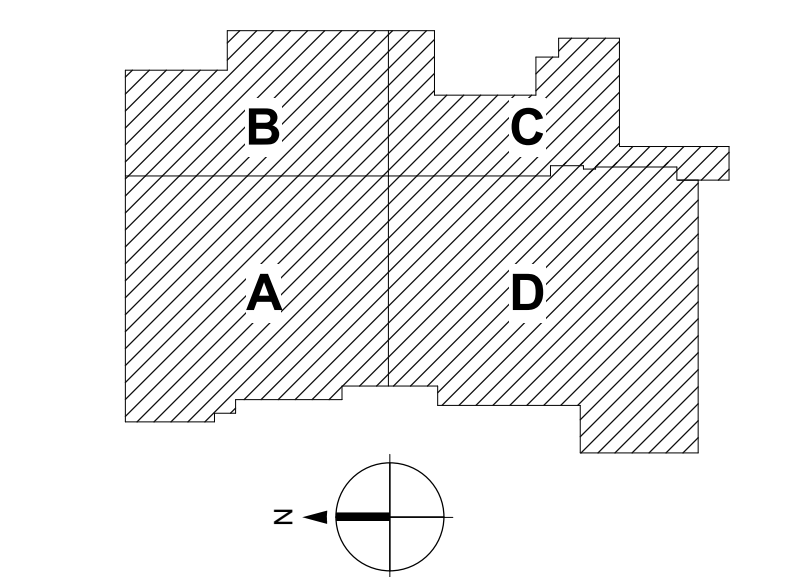
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Revision

Drawing No.

LP501



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PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			
Issued			

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Rockwall ISD

Elementary School #15

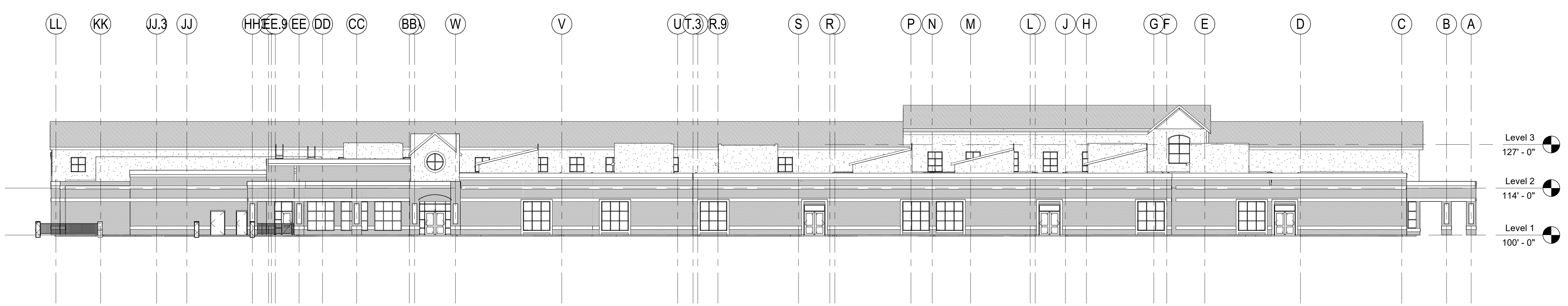
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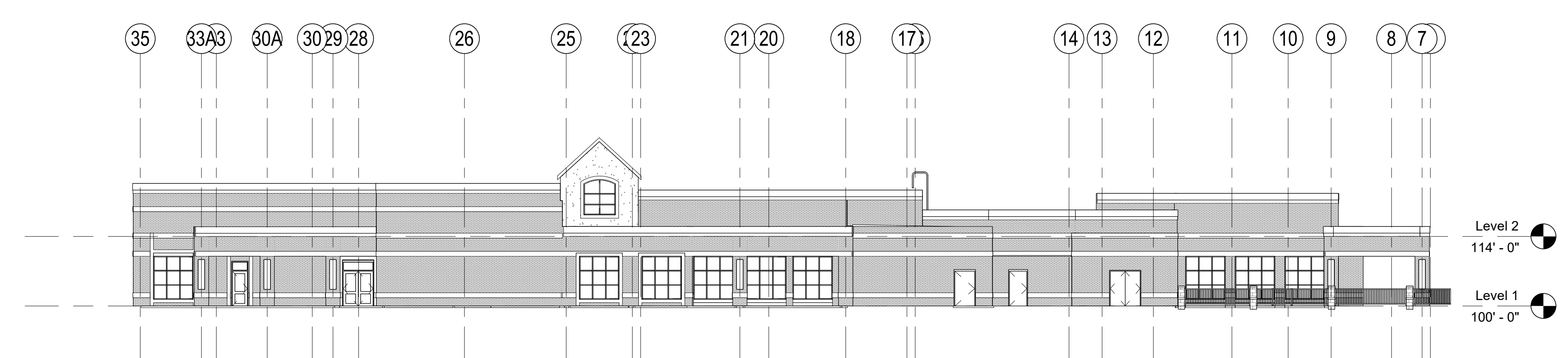
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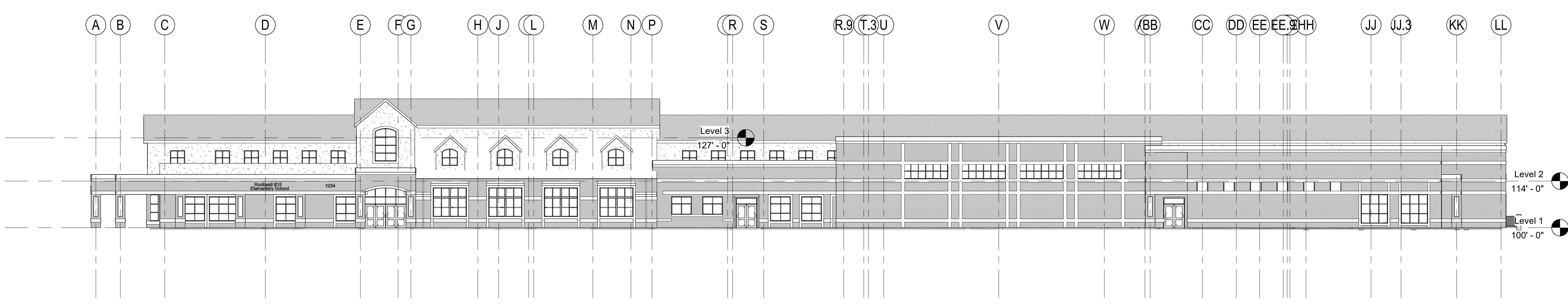
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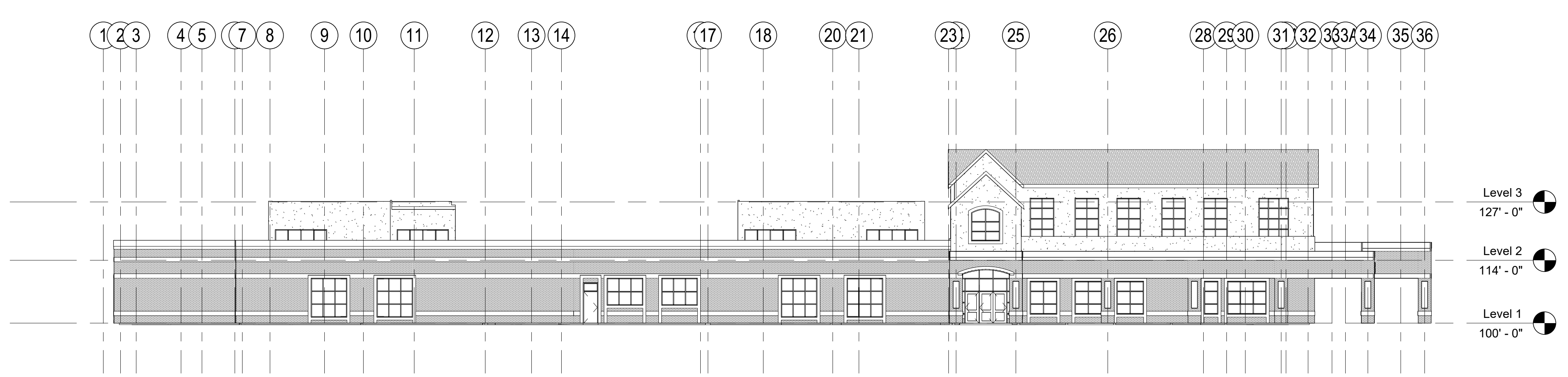
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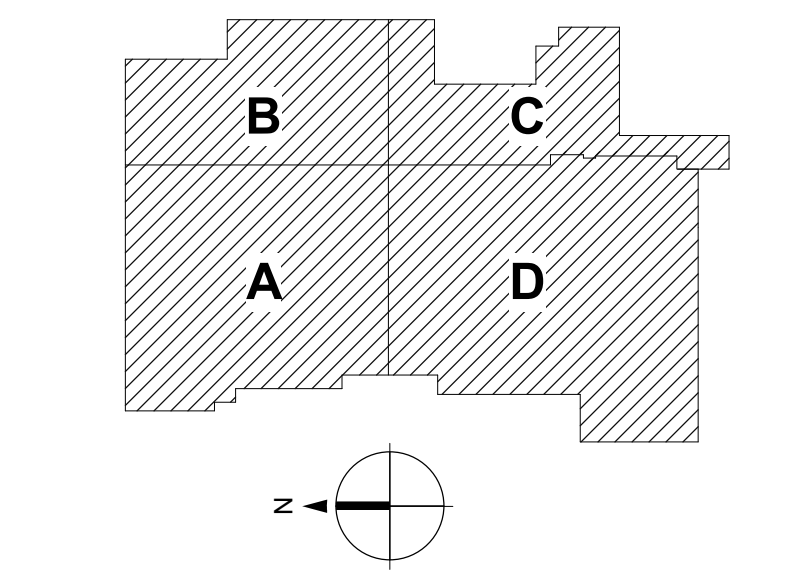
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3 OVERALL EXTERIOR ELEVATION - SOUTH
A201 1/16" = 1'-0"



4 OVERALL EXTERIOR ELEVATION - WEST
A201 1/16" = 1'-0"



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PACKAGE G			
PACKAGE F			
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PACKAGE C			
PACKAGE B			
PACKAGE A			
Issued			

File Name: N/A	Author: Dwn	Designer: Dgn	Checker: Chk	03/10/17	03/10/17
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Rockwall ISD

Elementary School #15

PROJECT ADDRESS

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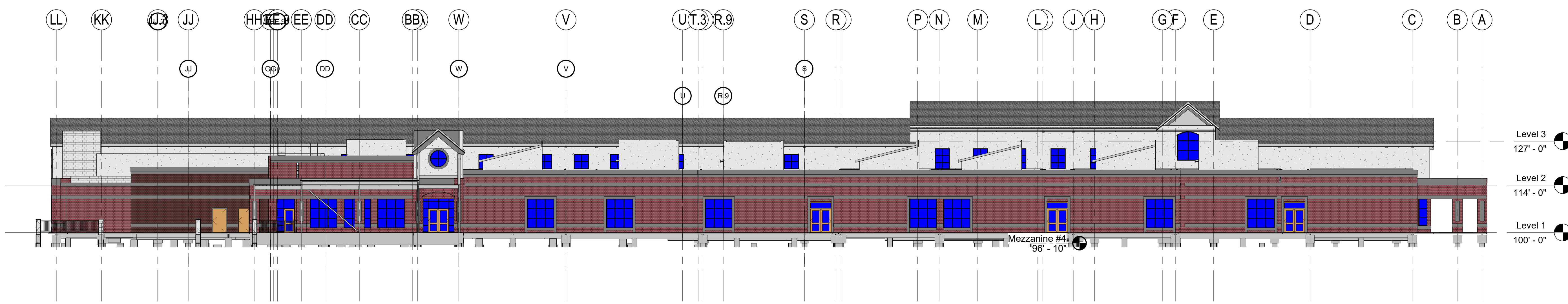
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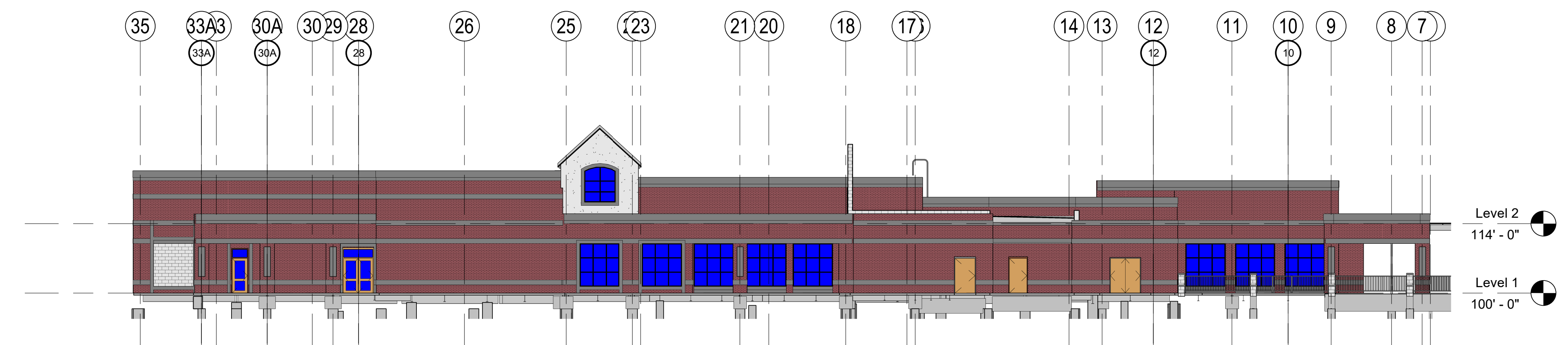
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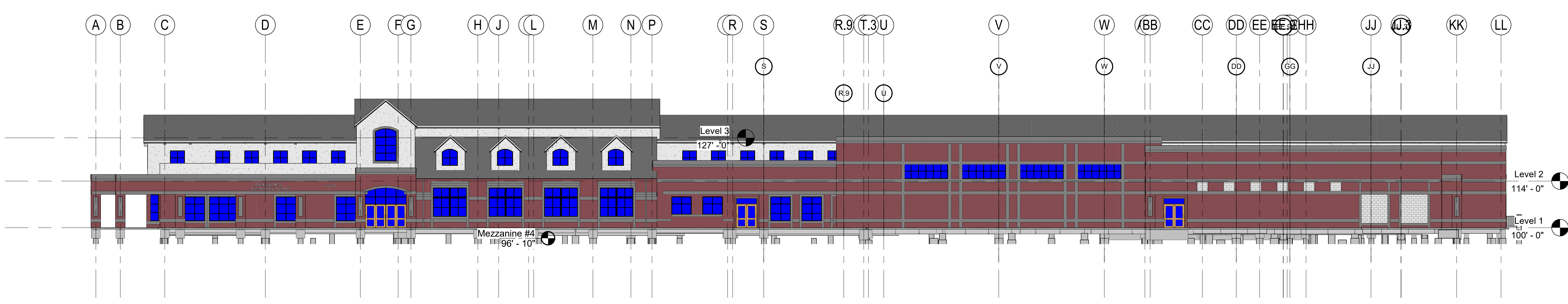
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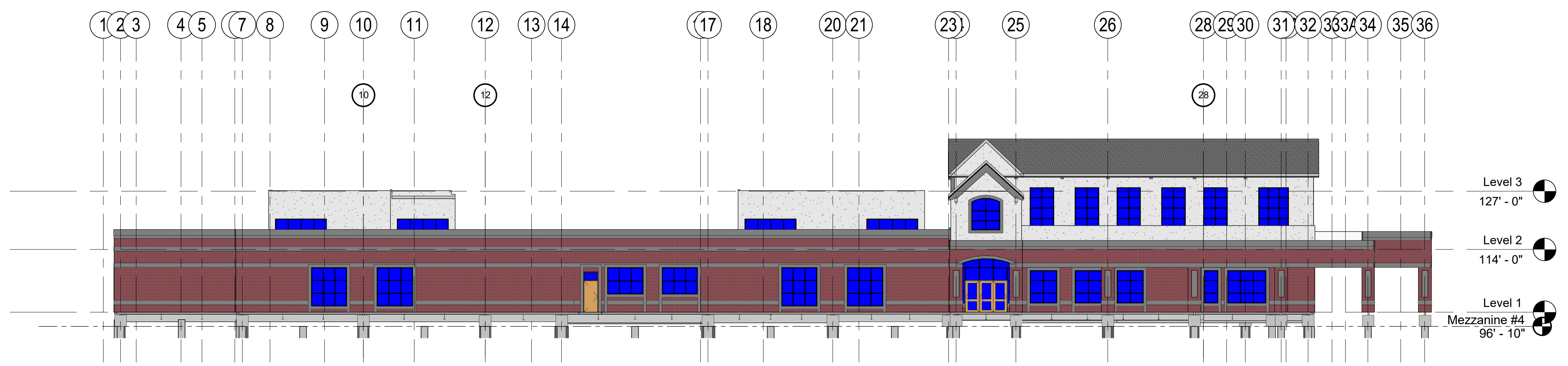
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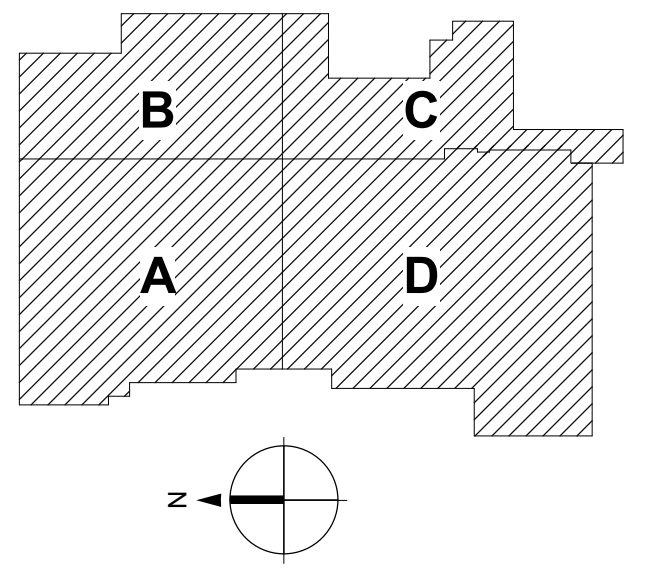
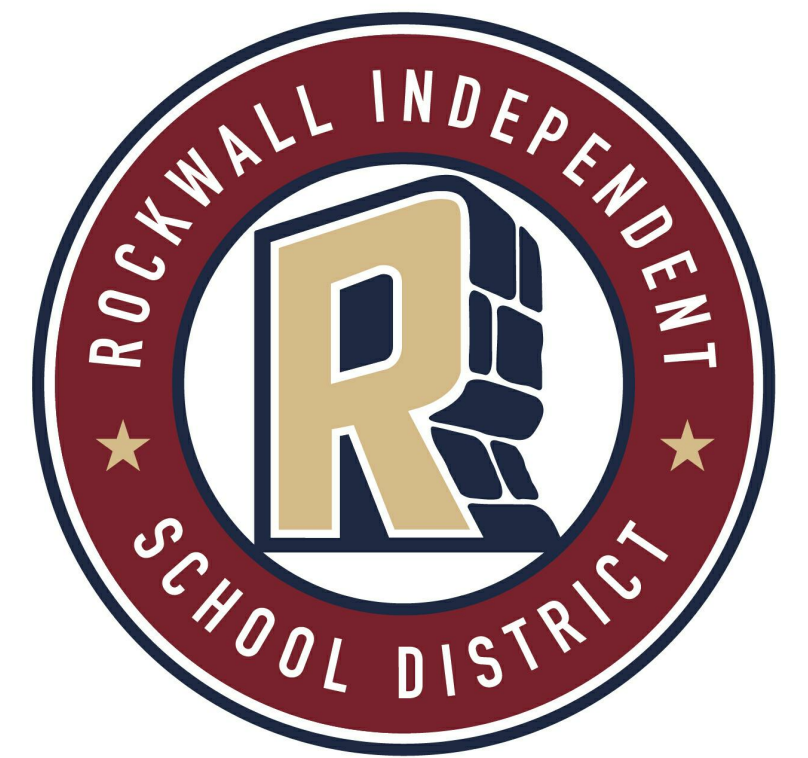
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A201 1/16" = 1'-0"



3 OVERALL EXTERIOR ELEVATION - SOUTH
A201 1/16" = 1'-0"



4 OVERALL EXTERIOR ELEVATION - WEST
A201 1/16" = 1'-0"



Revision	By	Appd	YYYY.MM.DD
PACKAGE G			
PACKAGE F			
PACKAGE E			
PACKAGE D			
PACKAGE C			
PACKAGE B			
PACKAGE A			
Issued			

File Name: N/A	Author: Dwn	Designer: Dgn	Checker: Chk	Date: 03/10/17
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Rockwall ISD

Elementary School #15

PROJECT ADDRESS

Title
AXONOMETRICS

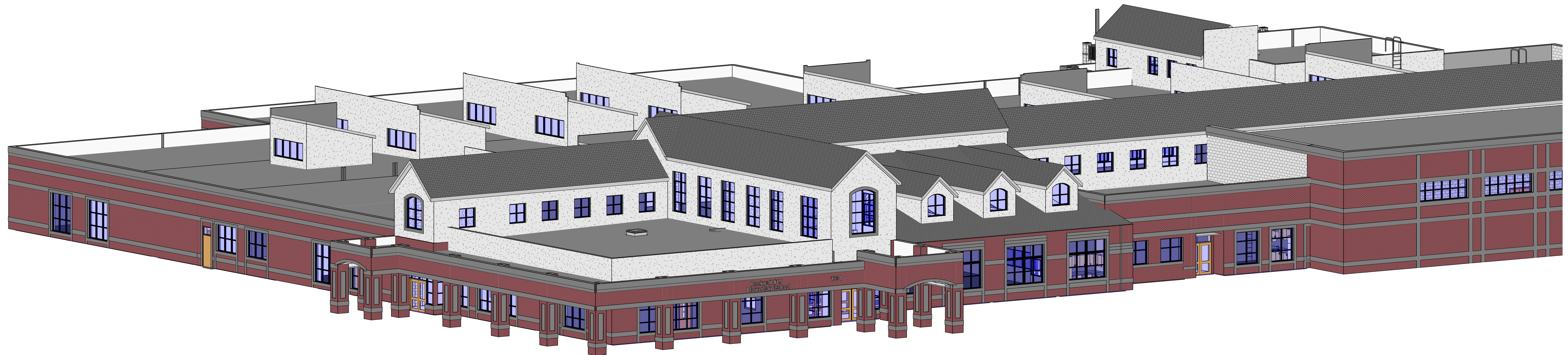
Project No.
214000654

Scale

Revision

Drawing No.

A200



1 Axon 1



2 Axon 2