



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 [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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 899 Rochell Ct, Rockwall, TX 75032

SUBDIVISION A0064 E P G CHISUM, TRACT 17-01

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE public school

PROPOSED ZONING AG

PROPOSED USE public school

ACREAGE 11.605

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall ISD

APPLICANT Glenn Engineering

CONTACT PERSON Will Salee

CONTACT PERSON Robert Howman

ADDRESS 1050 Williams St.,

ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Irving, Tx 75038

PHONE Phone 972-771-0605

PHONE 972.989.2174

E-MAIL Will.Salee@rockwalliso.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Will Salee [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

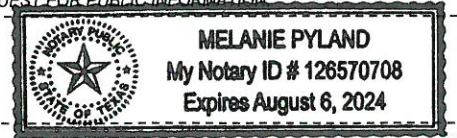
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ TBD TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE TBD DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 14th DAY OF November, 20 22

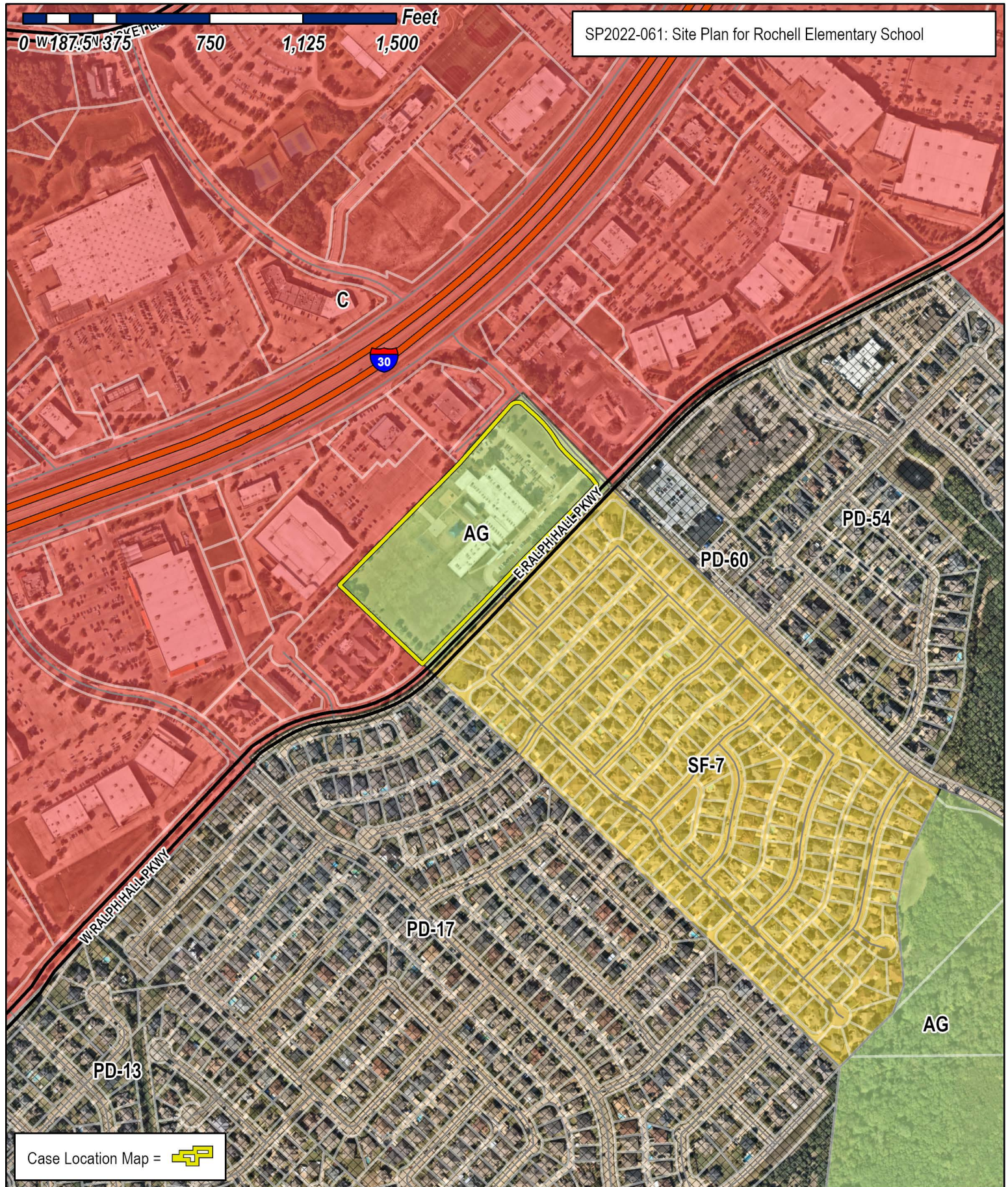
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melanie Pyland



MY COMMISSION EXPIRES August 6, 2024



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



November 14, 2022

Bethany Ross
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Rockwall ISD – Rochell Elementary School Replacement
Project Number: TBD
Request for: Masonry Percentage & Landscape Variances

Dear Ms. Ross:

Masonry Percentage Variance

We are requesting a variance from the masonry percentage requirements per the IH-30 Overlay District for the Rockwall ISD Rochell Elementary School Replacement. Per the overlay district requirements, we are to have 90% masonry materials on exterior elevations and 20% of that masonry is to be stone. Currently, 3 of our 4 overall elevations meet the stone requirement and 2 of our 4 overall elevations meet the 90% masonry requirement.

The North facing elevation, adjacent to retail lot north of the site, exceeds the required percentage of stone at 32% but only has a total masonry percentage of 77%. The South facing elevation, adjacent to Ralph Hall Parkway, exceeds the required percentage of stone at 22% but only has a total masonry percentage of 76%. This is due to the use of wood-look phenolic panel and increase in glazing, and the use of metal panel on these facades. Both facades are the entrances into the school, with the North being the secondary (bus drop off entrance) and the South being the main entrance into the school. As the entrances into these school, these are being treated to have lighter materials (i.e., glass and wood look phenolic panels) to give an open and welcoming feeling to those entering. The use of strategic security systems will mitigate the vulnerability of traditionally glazed systems. Special attention has been paid to the north façade glazing in order to mitigate visibility into the cafeteria from the retail parking lot to the North. The metal panel used is located on walls that are set far back from the face of the building and located up on the roof. The location and set back of these walls make it so the majority of the metal wall panel isn't visible from ground level.

The East facing elevation, adjacent to Mims road, meets the masonry percentage at 91%, but only has a total stone percentage of 16%. This is due to the large amount of glazing used on this façade. This glazing continues the feel of openness that the District desires in the student exterior courtyard space. This transparent glazing that otherwise would be largely masonry, reduces the overall percentage of masonry on this elevation, but allows for meeting the districts goals while maintaining security and increasing visual oversight of the exterior student occupied space.

Please reference the provided samples of these materials on the exterior material boards provided to the city for review.

In addition to this natural look phenolic panel, we believe that our design meets the following compensatory measures as described in the City of Rockwall Unified Development Code, Subsection 09.01 of Article 11.

- a large outdoor student courtyard with native plantings and natural stone features.
- Increased architectural elements, such as canopies, outdoor patio/plaza space and varied roof heights.
- Two entry plazas with natural stone seating and raised planter features.

Landscape Variance

We are also requesting a variance from the below Landscape City Code requirements for Rockwall ISD Rochell Elementary School Replacement.

Article 08 Landscape and Fence Standards - 5.01 Landscape Buffers

This code section requires that all required trees shall be located in the landscape buffer.

We are requesting to utilize existing and proposed trees for required landscape buffer trees that are located between the street and parking but that are not located in the landscape buffer. This provides a more park like setting for the school. This also allows for more sunlight to reach the ground and reduce shade out of grass which causes erosion.

Appendix C Landscape Guidelines - Section 04 Recommended tree Varieties

We are requesting that the existing Crape Myrtle trees, not in recommended tree list by the City, be allowed to be used towards the required ornamental trees for the developed site.

Article 09 Tree Preservation - Subsection 01.03 Exemptions

(B) Damaged/Diseased Trees

(D) Public Safety

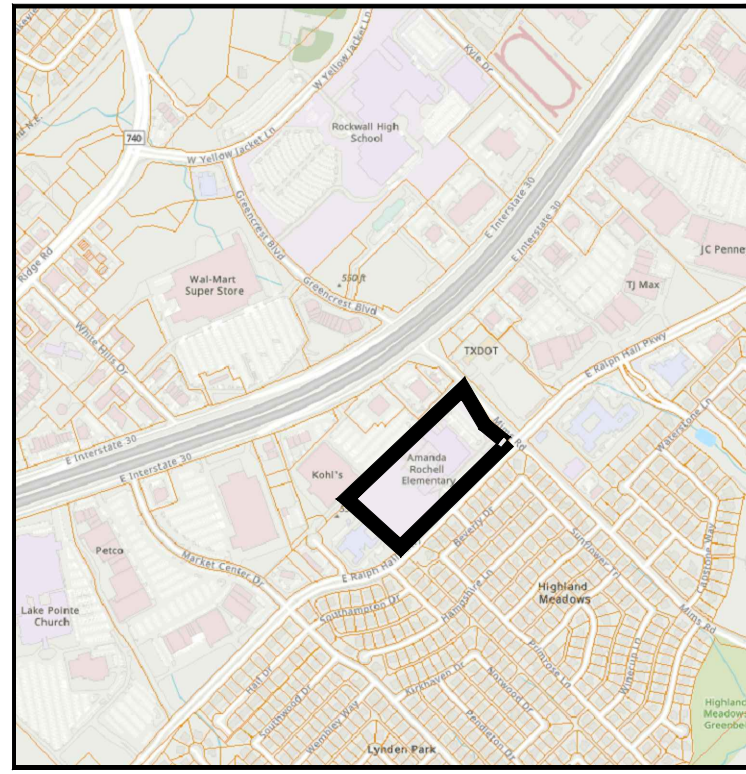
We are requesting that an exception be provided for the tree mitigation of all the Pear trees on site due to falling branches and public safety. Trees have already lost several limbs and will continue to do so. Trees are at the limits of their life span, and many have rot where branches meet the trunk. The limbs on these trees could pose a risk of falling in the future.

We thank you for your consideration of this exception. We would be happy to answer any further questions regarding this material and our design for the Rockwall ISD Rochell Elementary School Replacement.

Sincerely,



BEVERLY FORNOF, AIA
Project Manager — Senior Associate
Corgan



VICINITY MAP
(NOT TO SCALE)

BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON RD. +.210 WEST OF INTERSECTION OF SH 205 AND DALTON RD. +.10 NORTH OF NORTH CURB LINE.
N: 7040336.992 E: 2592422.633 ELEVATION 541.67

CITY OF ROCKWALL BENCHMARK COR-12
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET +.250 NORTHEAST OF THE INTERSECTION OF RIDGE ROAD WEST AND TWIN CREEK LANE.
N: 7037197.891 E: 2592384.786 ELEVATION 497.13

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL."
N: 7036823.314 E: 2600421.475 ELEVATION 537.556

ONSITE BENCHMARK
CAPPED IRON ROD LABELED "BOWMAN CONTROL."
N: 7037384.481 E: 2600384.414 ELEVATION 543.145

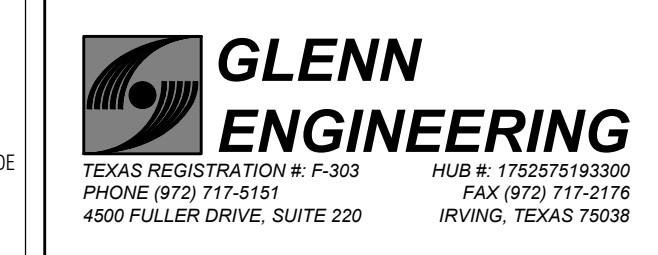
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

- GENERAL SITE NOTES**
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP 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. 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.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 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. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 12. BARRIER FIRE RAMP (BFR) IN PUBLIC D.O.W. SHALL BE PER CITY SPECIFICATIONS.
 13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1FOOT-CANDLE OR LESS.



ISSUES
11/11/22 30% CHECK SET

REVISIONS



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 350569, ON November 14, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Rochell Elementary School Replacement

899 Rochell Ct. Rockwall, TX 75032

PAVING LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

PAVING LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PROPERTY LINE
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT (PRIVATE) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER COMPACTED SUBGRADE (PRIVATE) 8" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER COMPACTED SUBGRADE (PUBLIC) 8" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT (PUBLIC) 1/2" HMAC OVER 4" ROAD BASE (T&OT) 2" OF HOT MIX TREATMENT T&OT ITEM NO. 340 TYPE C HMAC (T&OT) 2" OF HOT MIX TREATMENT T&OT ITEM NO. 340 TYPE C HMAC OVER 8" OF HOT MIX BASE T&OT ITEM NO. 340 TYPE B HMAC OVER 8" LIME TREATED SUBGRADE COMPACTED TO 95% DENSITY (CITY) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT (T&OT) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT TURF, COLOR A TURF, COLOR B PLANTING AREA RE: LANDSCAPE

Delta = 08°38'18"
Radius = 440.5'
Length = 66.41'
Chord = 66.35'
Ch Brg = N 41°10'40" W

Delta = 08°19'53"
Radius = 240.50'
Length = 34.97'
Chord = 34.94'
Ch Brg = S 32°41'35" E

Delta = 17°04'07"
Radius = 259.50'
Length = 77.31'
Chord = 77.02'
Ch Brg = S 37°03'40" E

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	462,835 S.F. OR 10.6252 AC.
BUILDING AREA (FLOOR AREA)	55,325 S.F.
PROPOSED FIRST FLOOR	21,575 S.F.
TOTAL BUILDING AREA	76,900 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	55,325 S.F.
LOT COVERAGE	55,325 S.F./462,835 S.F. = 12.0%
FLOOR AREA RATIO	0.121
TOTAL IMPERVIOUS AREA	216,929 S.F. OR 4.98 AC.
BUILDING HEIGHT	35'-4" (2 STORY)
STUDENT CAPACITY (K-6) DESIGN	642 STUDENT
STUDENT CAPACITY (K-6) EXISTING	650 STUDENT
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	27 SPACES
642 STUDENT / 1 PER 25 STUDENTS = 25.68 (27) SPACES REQUIRED	
PARKING PROVIDED	
PARKING SURFACE	92 SPACES
9.0 x 18.0'	27 SPACES
9.0 x 20.0' PARALLEL	119 SPACES
TOTAL PARKING PROVIDED	

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022. WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

AMANDA ROCHELL ELEMENTARY SCHOOL
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: WILLIAM SALEE

SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR. IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO. SP2022-???

OVERALL SITE PLAN

JOB 22285.0000
DATE 11/11/2022
SHEET

C05.00

Nov 14, 2022 - 10:27am User: Robert
D:\Public\Bobb's Projects\RockKSD\Rockell\2022 REPLACEMENT\BIDSET\ROCHELL ES-ENG.dwg

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

ISSUES

11/11/22	30% CHECK SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1752579193300
PHONE (972) 717-8191 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON November 14, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

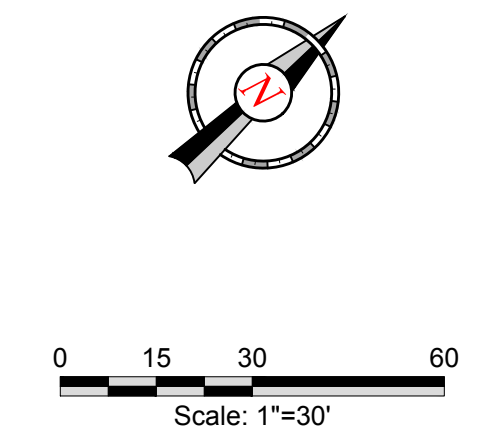
DETAILED SITE PLAN - WEST

SITE LEGEND (PROPOSED)

[Symbol]	CONCRETE CURB
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF CONCRETE
[Symbol]	FIRE LANE
[Symbol]	ORNAMENTAL FENCE
[Symbol]	PROPERTY LINE
[Symbol]	STORM SEWER
[Symbol]	WASTEWATER
[Symbol]	WATER
[Symbol]	PAINTED TRAFFIC DIRECTIONAL ARROW (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A PER GEOTECHNICAL REPORT
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[Symbol]	(CITY) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 24" CENTERS EACH WAY PER GEOTECHNICAL REPORT
[Symbol]	(TODD) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
[Symbol]	TURF, COLOR A
[Symbol]	TURF, COLOR B
[Symbol]	PLANTING AREA RE LANDSCAPE

SITE LEGEND (EXISTING)

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[Symbol]	STORM SEWER
[Symbol]	WATER



BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON ROAD, + 210 WEST OF INTERSECTION OF SH 205 AND DALTON ROAD, + 10' NORTH OF NORTH CURB LINE. N:17040336.992 E:2592422.633 ELEVATION 541.67
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APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2022. WITNESS OUR HANDS, this ____ day of ____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
JOHN M. GASS SURVEY, ABSTRACT NO. 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

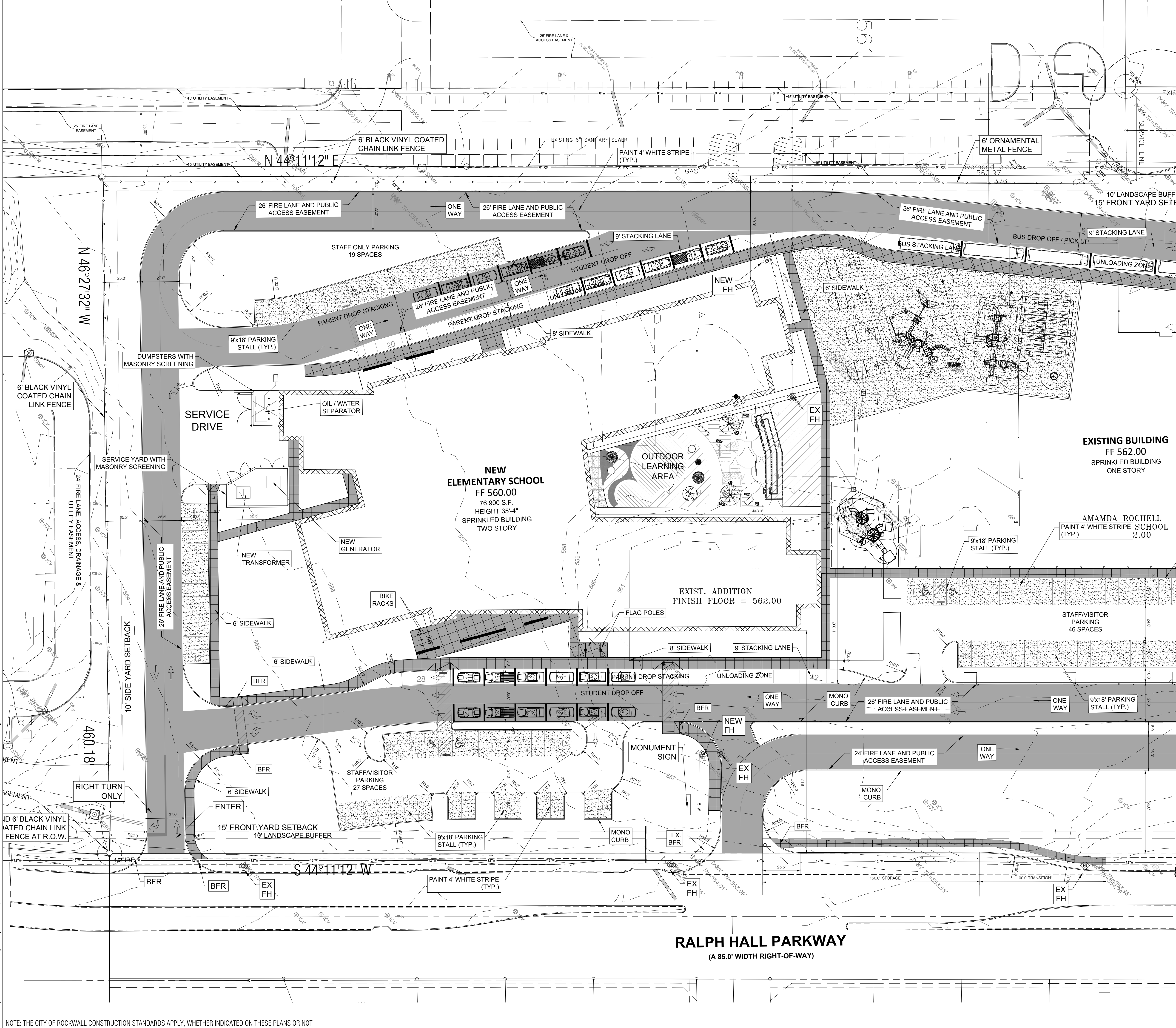
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801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO. SP2022-017

JOB 22285.0000
DATE 11/11/2022
SHEET
C05.01



User: Robert
Nov 14, 2022 - 10:34am
D:\Public\Bobb's Projects\ROCKISD\Rockell\2022 REPLACEMENT\BIDSET\ROCHELL ES-ENG.dwg

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

- GENERAL SITE NOTES**
- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
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 - IF UNDESIRABLE 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 RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE FOOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	ORNAMENTAL FENCE
	PROPERTY LINE
	(PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A PER GEOTECHNICAL REPORT
	TURF, COLOR A
	TURF, COLOR B
	PLANTING AREA RE-LANDSCAPE

ISSUES

11/11/22	30% CHECK SET
----------	---------------

REVISIONS

--	--

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1752579193300
PHONE (972) 717-6161 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON November 14, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

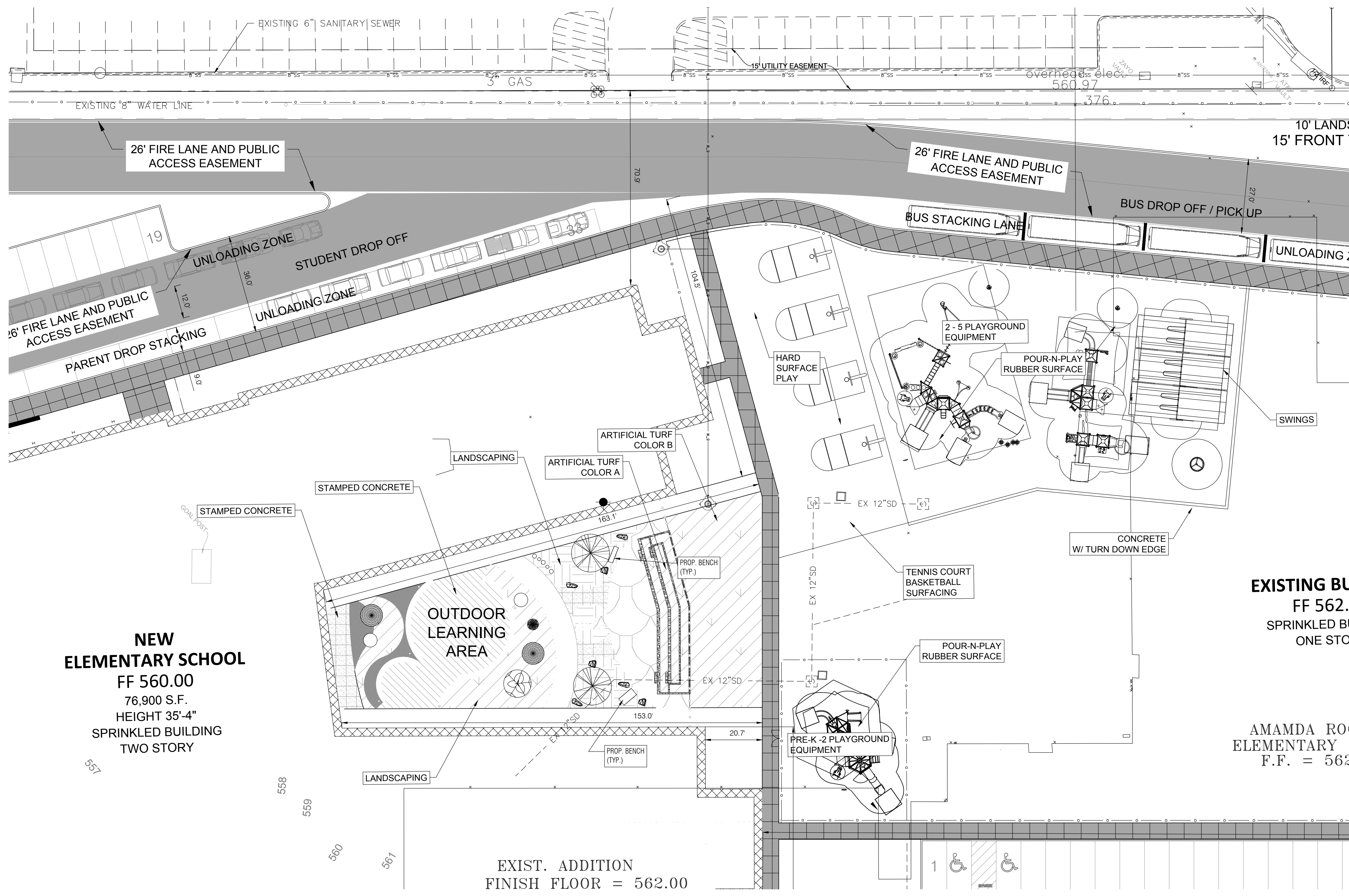
Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

PAVING PLAN - COURTYARD

JOB 22285.0000
DATE 11/11/2022
SHEET

C06.02

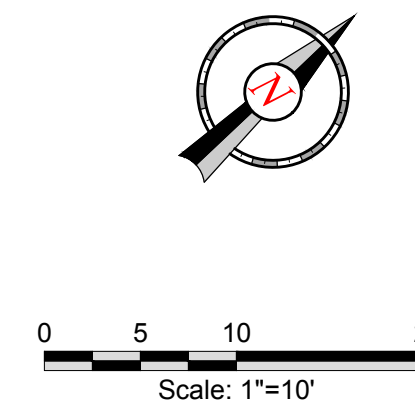


NEW ELEMENTARY SCHOOL
FF 560.00
76,900 S.F.
HEIGHT 35'-4"
SPRINKLED BUILDING
TWO STORY

EXIST. ADDITION
FINISH FLOOR = 562.00

EXISTING BUILDING
FF 562.00
SPRINKLED BUILDING
ONE STORY

AMANDA ROCHELL
ELEMENTARY SCHOOL
F.F. = 562

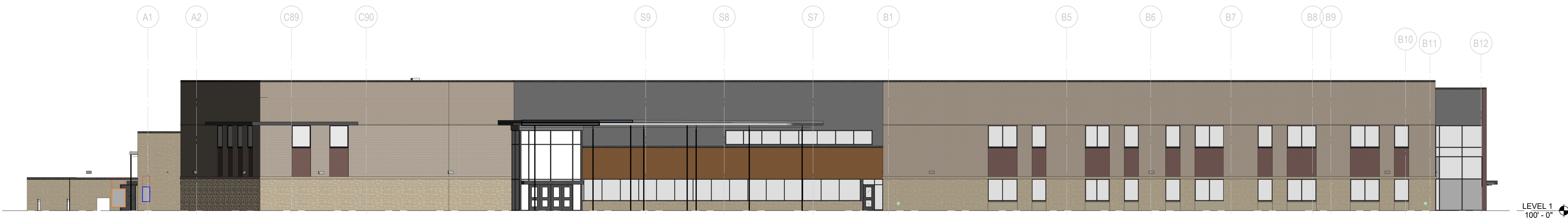


BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON RD. + 210' WEST OF INTERSECTION OF 841 205 AND DALTON RD., + 10' NORTH OF NORTH CURB LINE. N:7040336.992 E:2592422.633 ELEVATION 541.67
CITY OF ROCKWALL BENCHMARK COR-12 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET + 250' NORTHEAST OF THE INTERSECTION OF RIDGE ROAD WEST AND TWIN CREEK LANE. N:7037197.891 E:2592384.786 ELEVATION 497.13
ONSITE BENCHMARK CAPPED IRON ROD LABELED "BOWMAN CONTROL" N: 7036823.314 E: 2600421.475 ELEVATION 537.556
ONSITE BENCHMARK CAPPED IRON ROD LABELED "BOWMAN CONTROL" N: 7037384.481 E: 2600384.414 ELEVATION 543.145

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

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



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

TOTAL FACADE SQUARE FOOTAGE:	12,121 SF	
TOTAL FACADE SF: (MINUS GLAZING/DOORS: 1,927 SF)	10,194 SF	
BRICK:	5,459 SF	(53.55%)
STONE:	2,274 SF	(22.31%)
METAL PANEL:	1,717 SF	(16.84%)
PHENOLIC PANEL:	744 SF	(7.30%)
MASONRY PERCENTAGE:		(75.86%)



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

TOTAL FACADE SQUARE FOOTAGE:	6,289 SF	
TOTAL FACADE SF: (MINUS GLAZING: 297 SF)	5,992 SF	
BRICK:	3,487 SF	(58.19%)
STONE:	1,991 SF	(33.23%)
METAL PANEL:	429 SF	(7.14%)
PHENOLIC PANEL:	86 SF	(1.40%)
MASONRY PERCENTAGE:		(91.42%)

EXT. MATERIALS LEGEND

	BR-1A		ST-1		MP-1
	BR-1B		ST-2		WDP-1
	BR-2				

APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

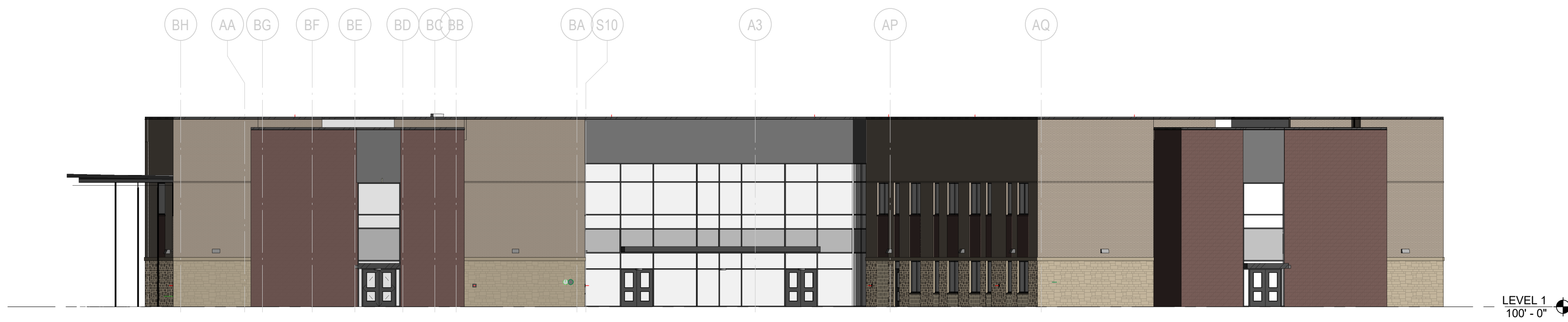
Director of Planning and Zoning



OVERALL BUILDING ELEVATIONS

As indicated





02 EXTERIOR ELEVATION - OVERALL - EAST
1/16" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE:	8,620 SF	
TOTAL FACADE SF:	6,790 SF	
(MINUS GLAZING/DOORS: 1,830 SF)		
BRICK:	5,088 SF	(74.93%)
STONE:	1,074 SF	(15.82%)
METAL PANEL:	628 SF	(9.25%)
PHENOLIC PANEL:	0 SF	(0.00%)
MASONRY PERCENTAGE:		(90.12%)



01 EXTERIOR ELEVATION - OVERALL - NORTH
1/16" = 1'-0"

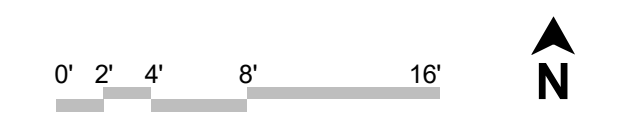
TOTAL FACADE SQUARE FOOTAGE:	12,979 SF	
TOTAL FACADE SF:	10,511 SF	
(MINUS GLAZING/DOORS: 2,468 SF)		
BRICK:	4,714 SF	(44.85%)
STONE:	3,407 SF	(32.42%)
METAL PANEL:	1,553 SF	(14.77%)
PHENOLIC PANEL:	837 SF	(7.96%)
MASONRY PERCENTAGE:		(77.27%)

EXT. MATERIALS LEGEND

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Planning & Zoning Commission, Chairman

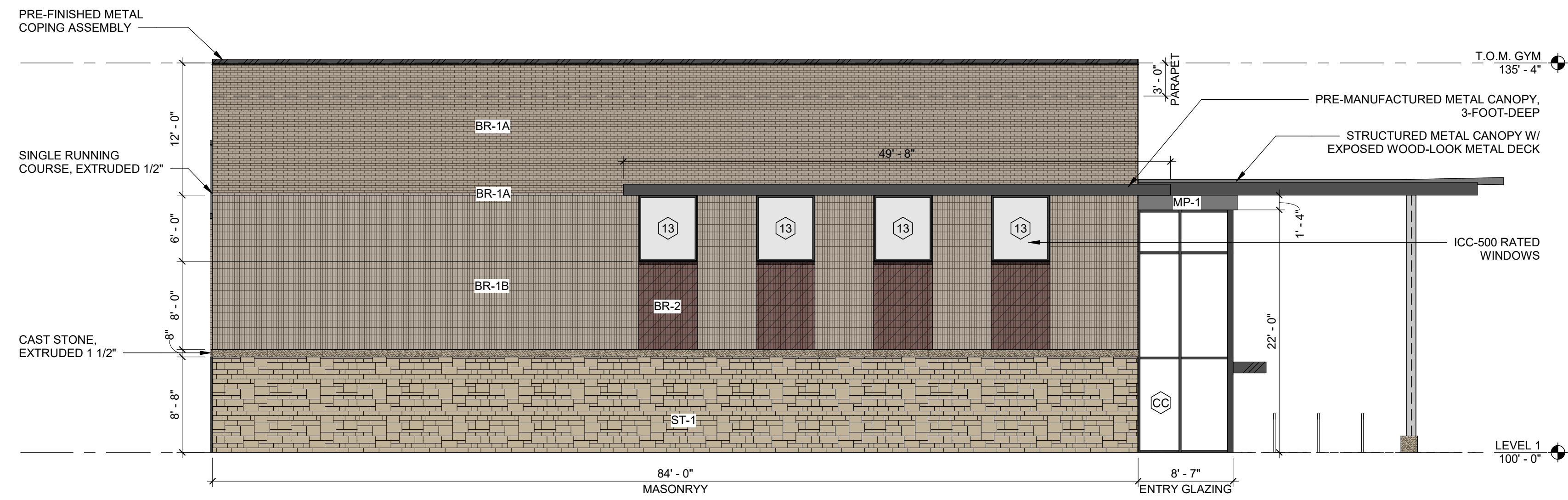
Director of Planning and Zoning



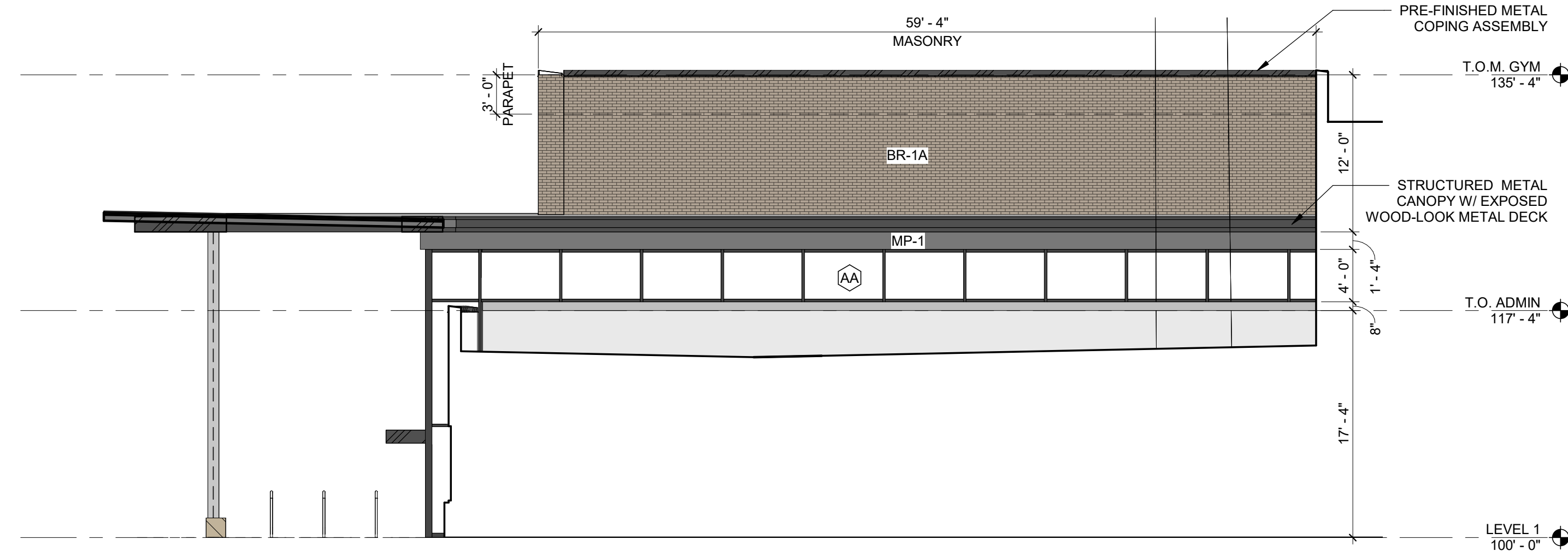
OVERALL BUILDING ELEVATIONS

As indicated

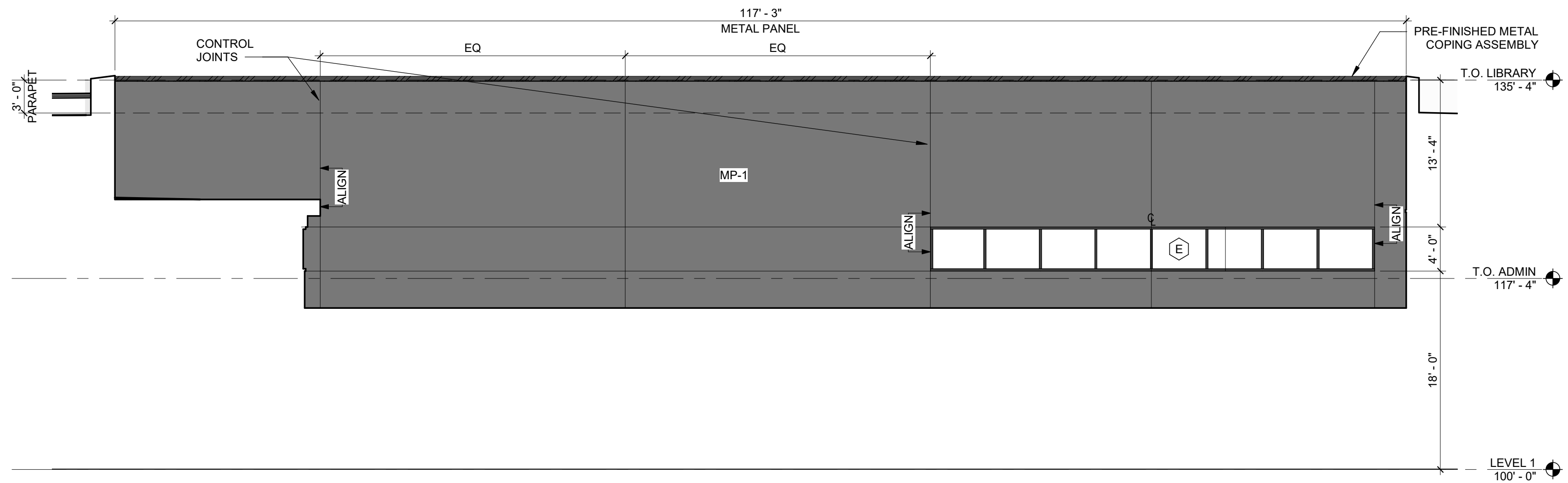




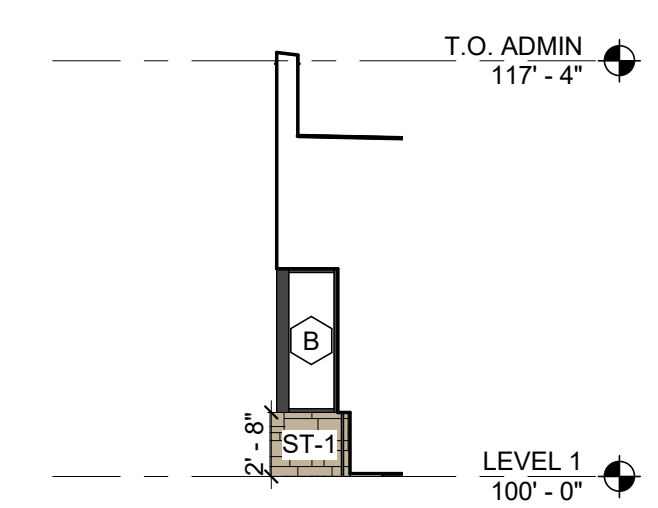
05 EXTERIOR ELEVATION - AREA A - SOUTHWEST
1/8" = 1'-0"



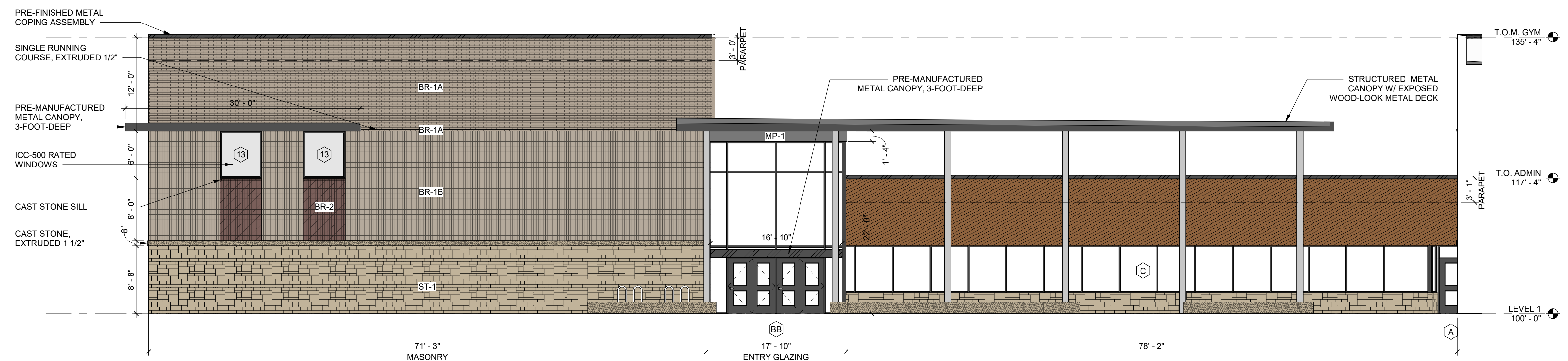
04 EXTERIOR ELEVATION - AREA A - NORTHEAST Copy 1
1/8" = 1'-0"



03 EXTERIOR ELEVATION - AREA A - SOUTH
1/8" = 1'-0"



02 EXTERIOR ELEVATION - AREA A - WEST
1/8" = 1'-0"

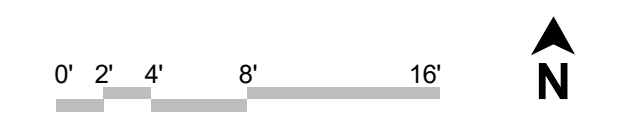


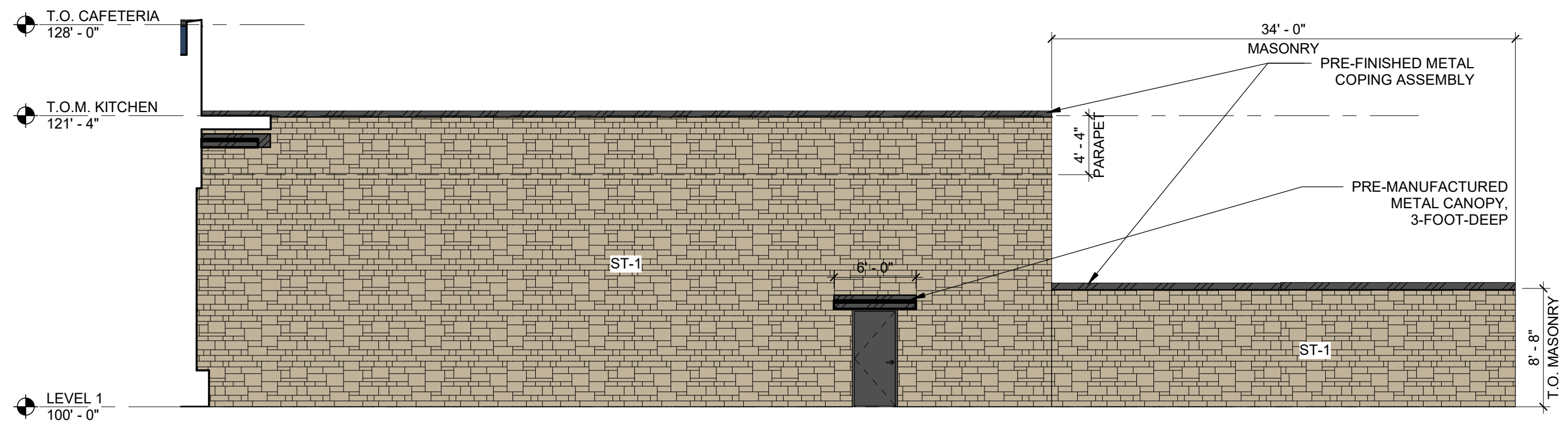
01 EXTERIOR ELEVATION - AREA A - SOUTHEAST
1/8" = 1'-0"

EXT. MATERIALS LEGEND		
	BR-1A	
	BR-1B	
	BR-2	
	MP-1	

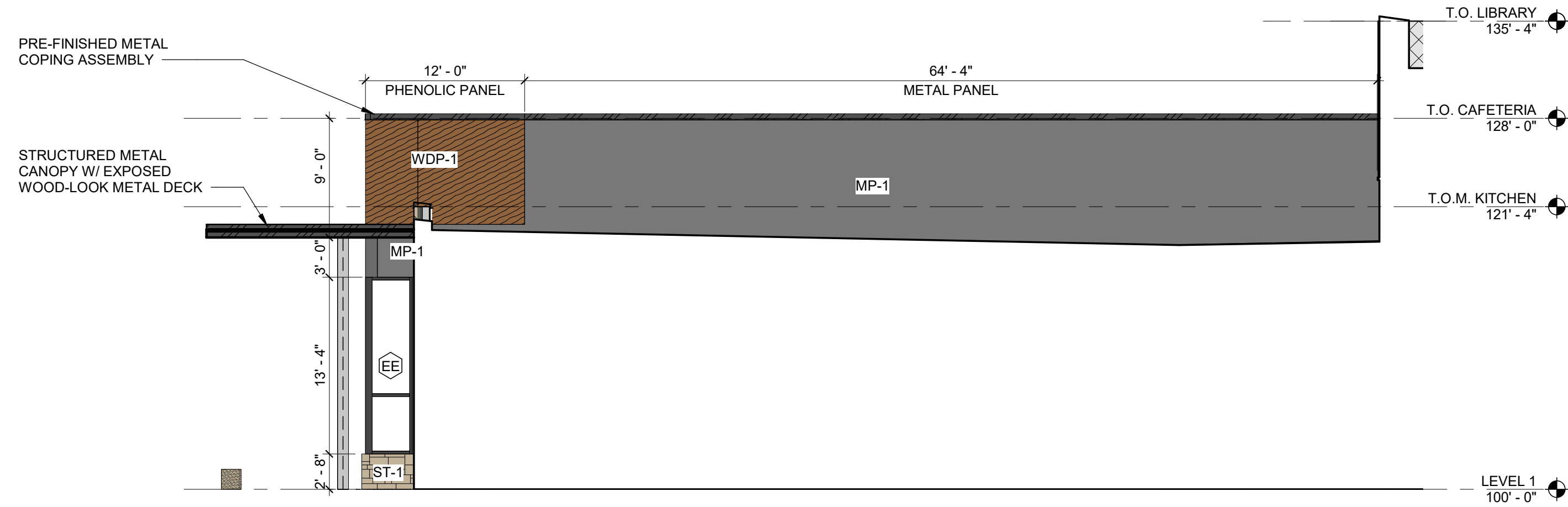
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WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

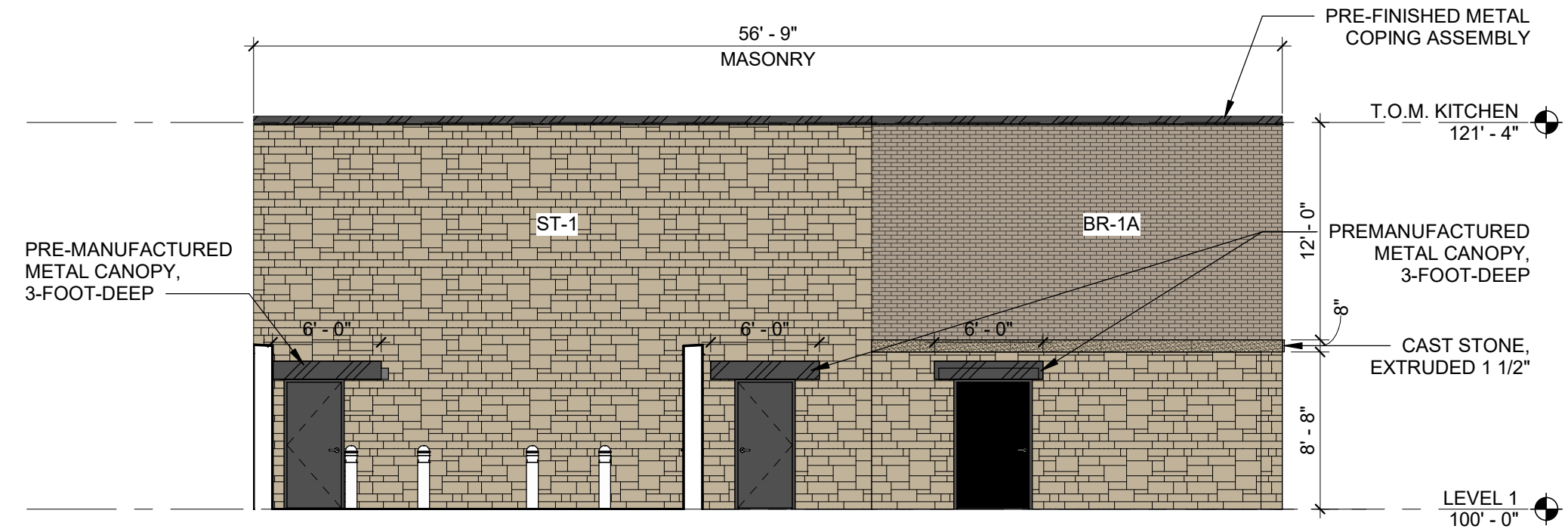




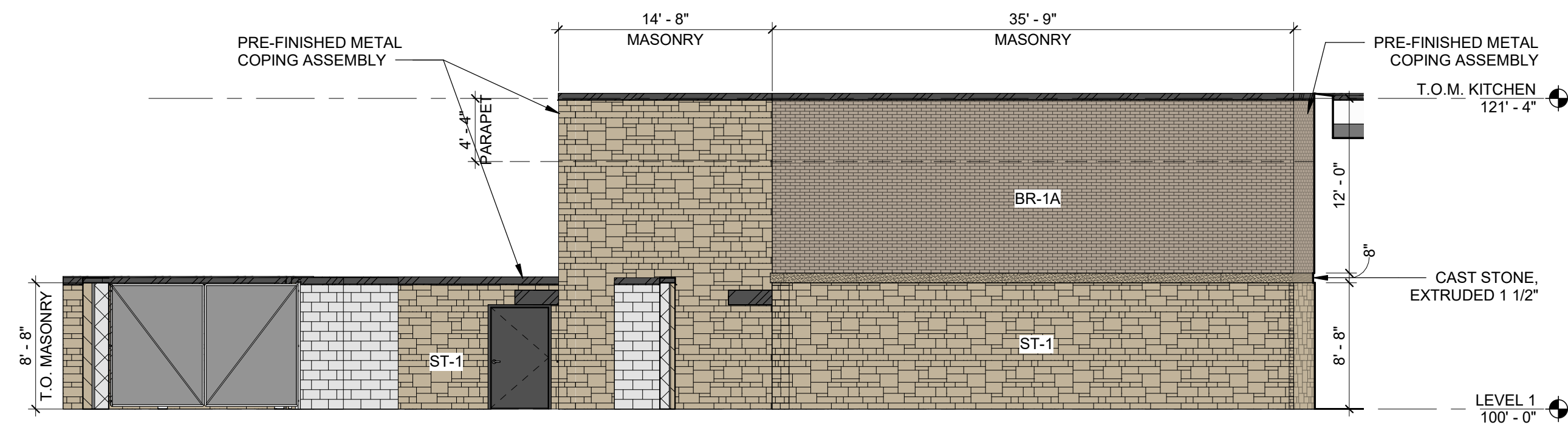
06 EXTERIOR ELEVATION - AREA A - NORTH
1/8" = 1'-0"



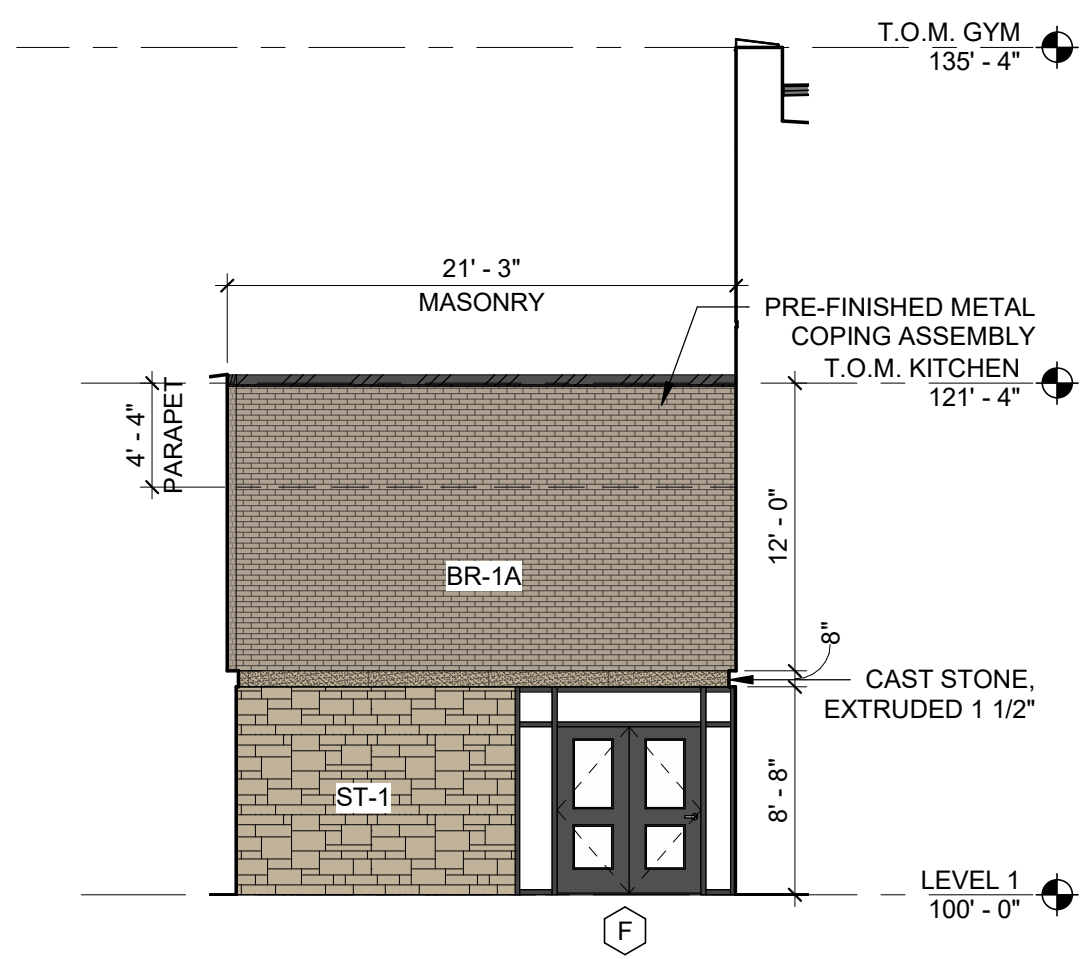
05 EXTERIOR ELEVATION - AREA A - WEST
1/8" = 1'-0"



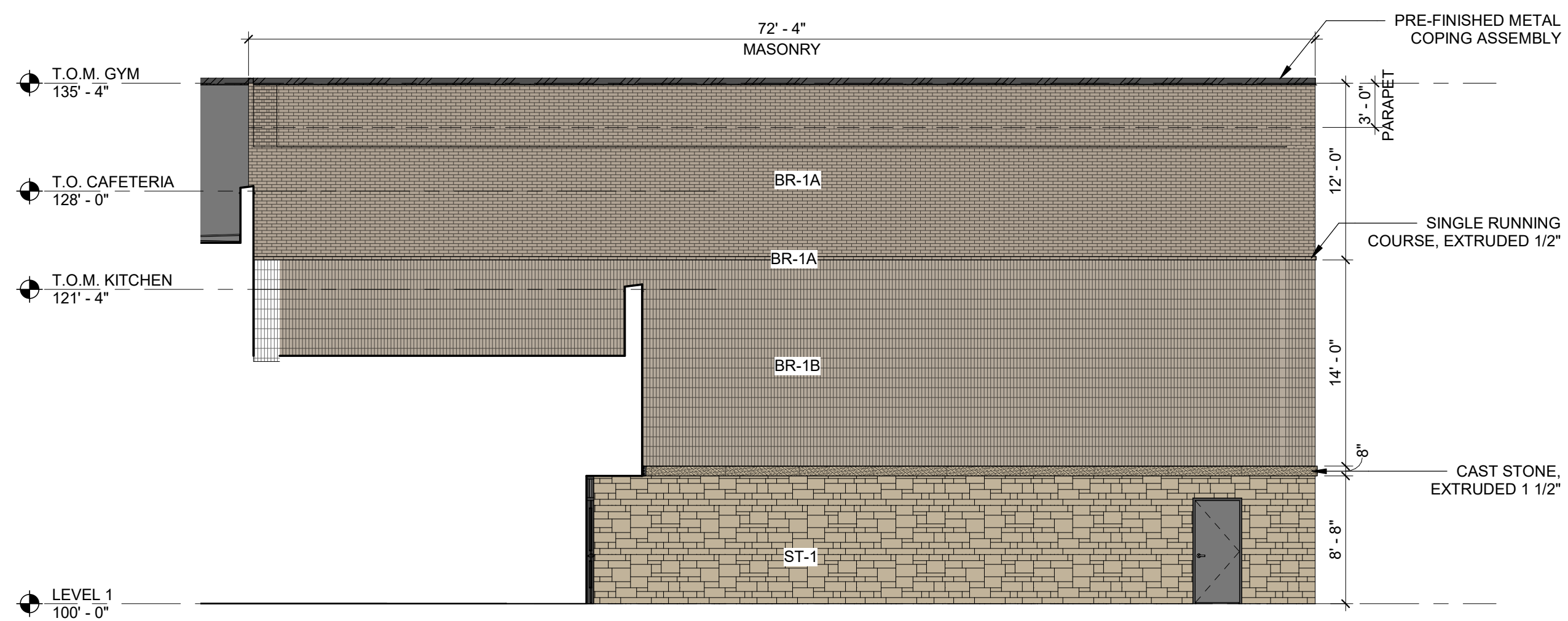
04 EXTERIOR ELEVATION - AREA A - WEST
1/8" = 1'-0"



03 EXTERIOR ELEVATION - AREA A - SOUTH
1/8" = 1'-0"



02 EXTERIOR ELEVATION - AREA A - SOUTHWEST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - AREA A - NORTHWEST
1/8" = 1'-0"

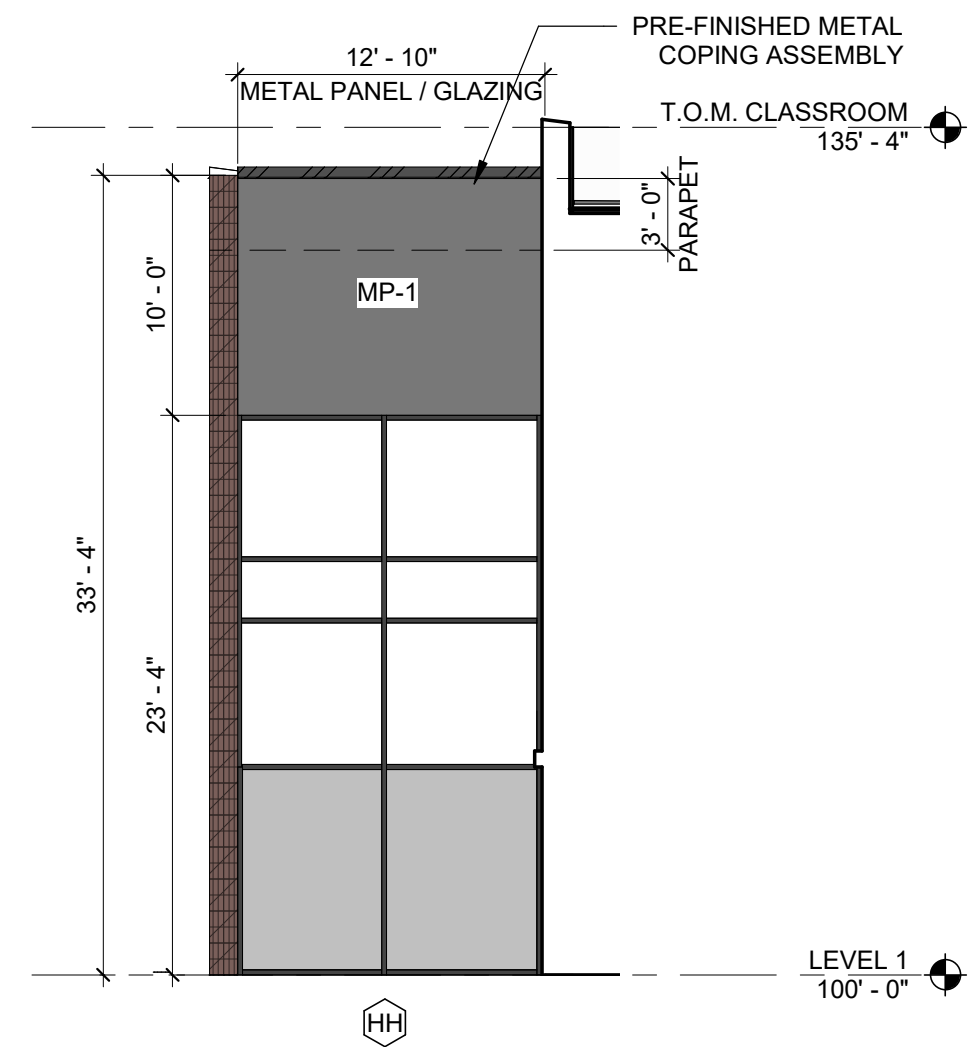
EXT. MATERIALS LEGEND		
	BR-1A	
	BR-1B	
	BR-2	

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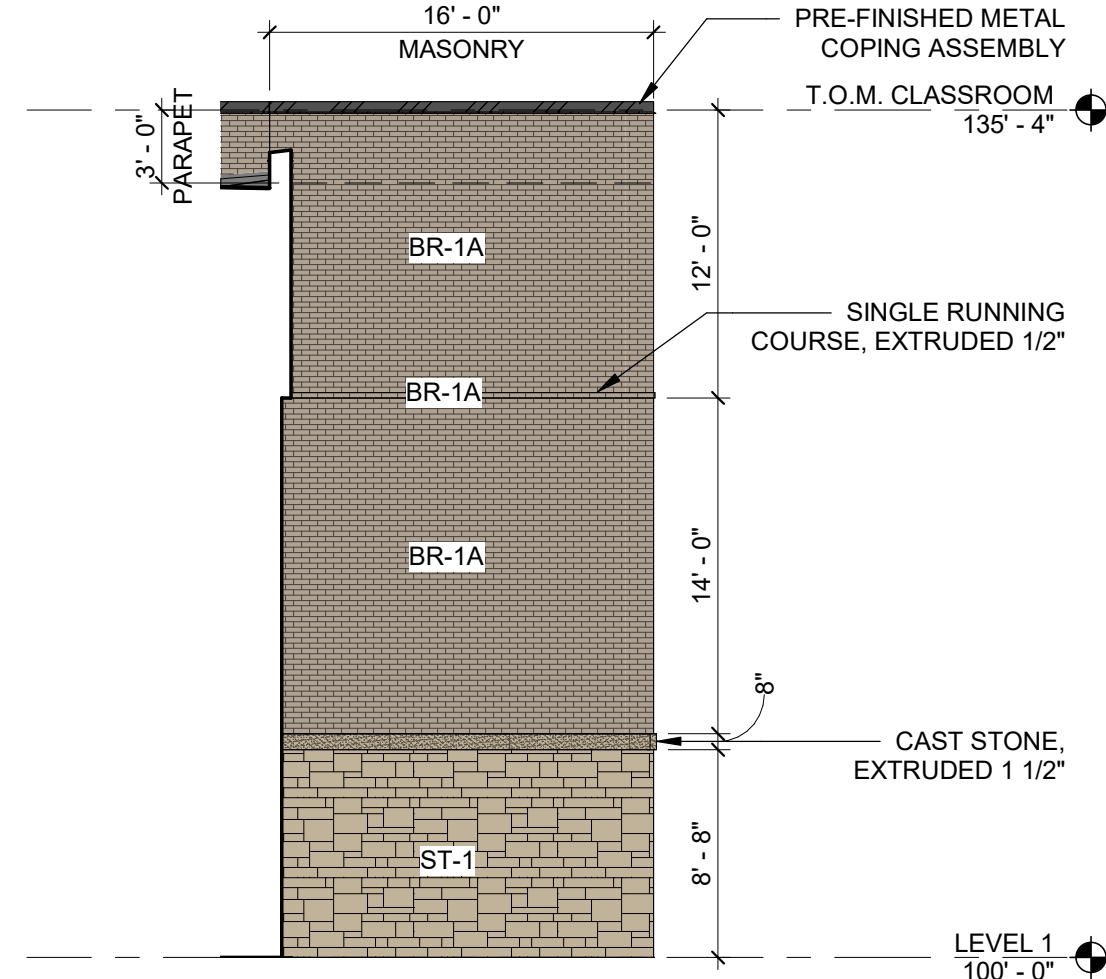
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

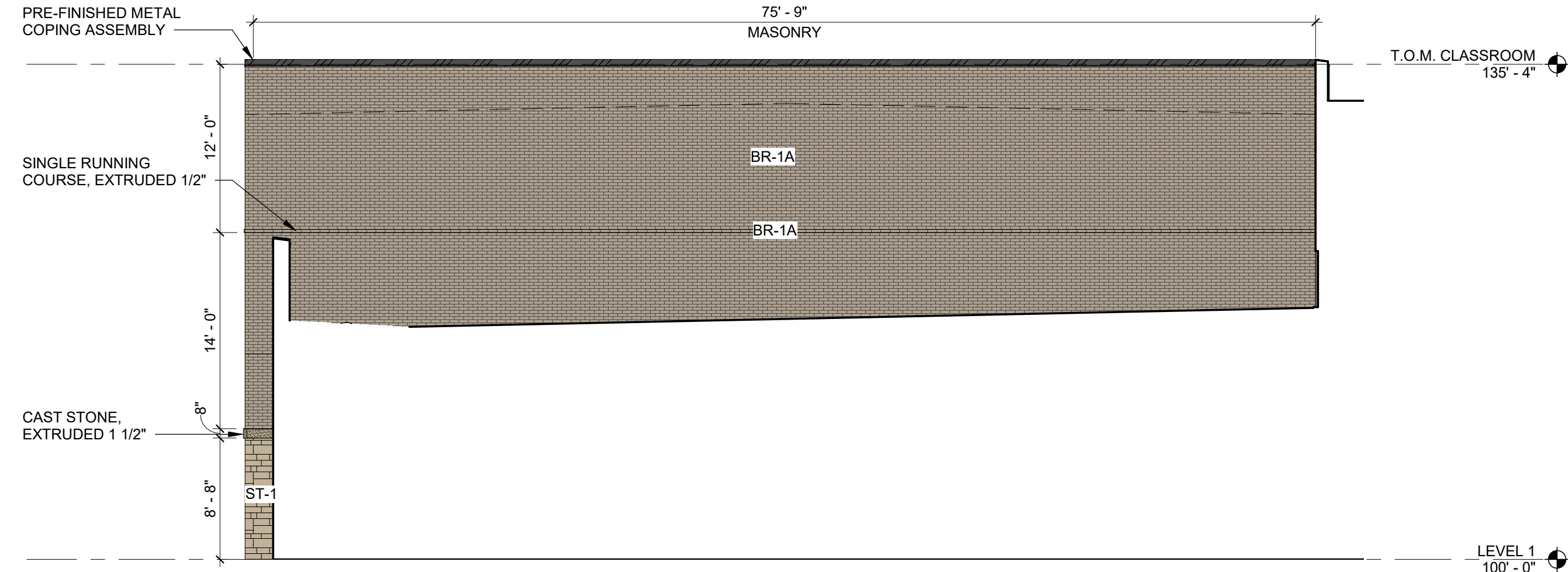




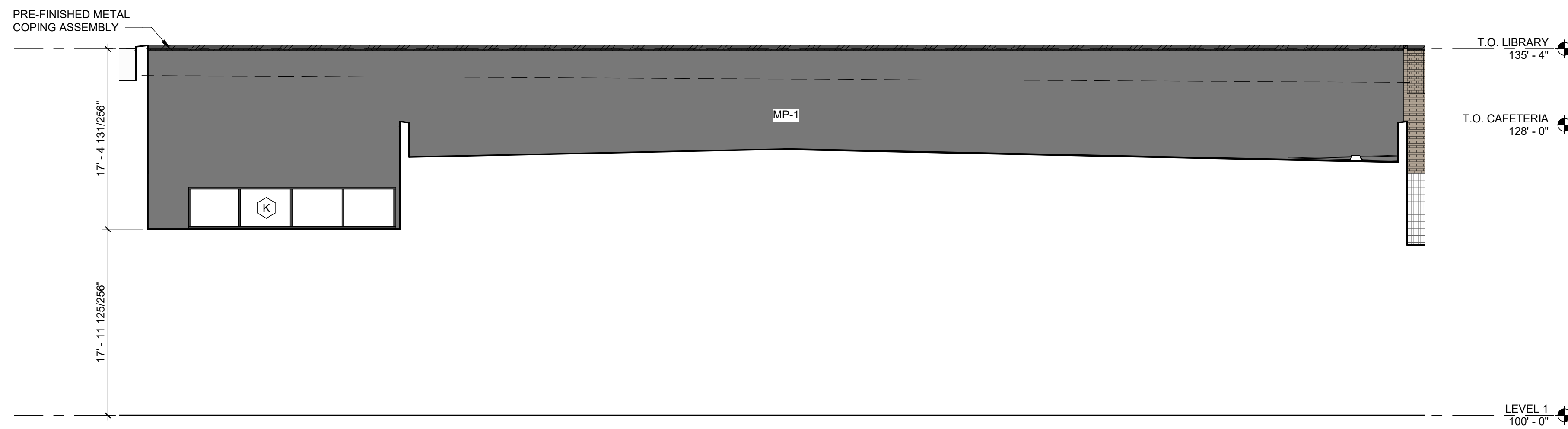
07 EXTERIOR ELEVATION - AREA B - NORTHWEST
1/8" = 1'-0"



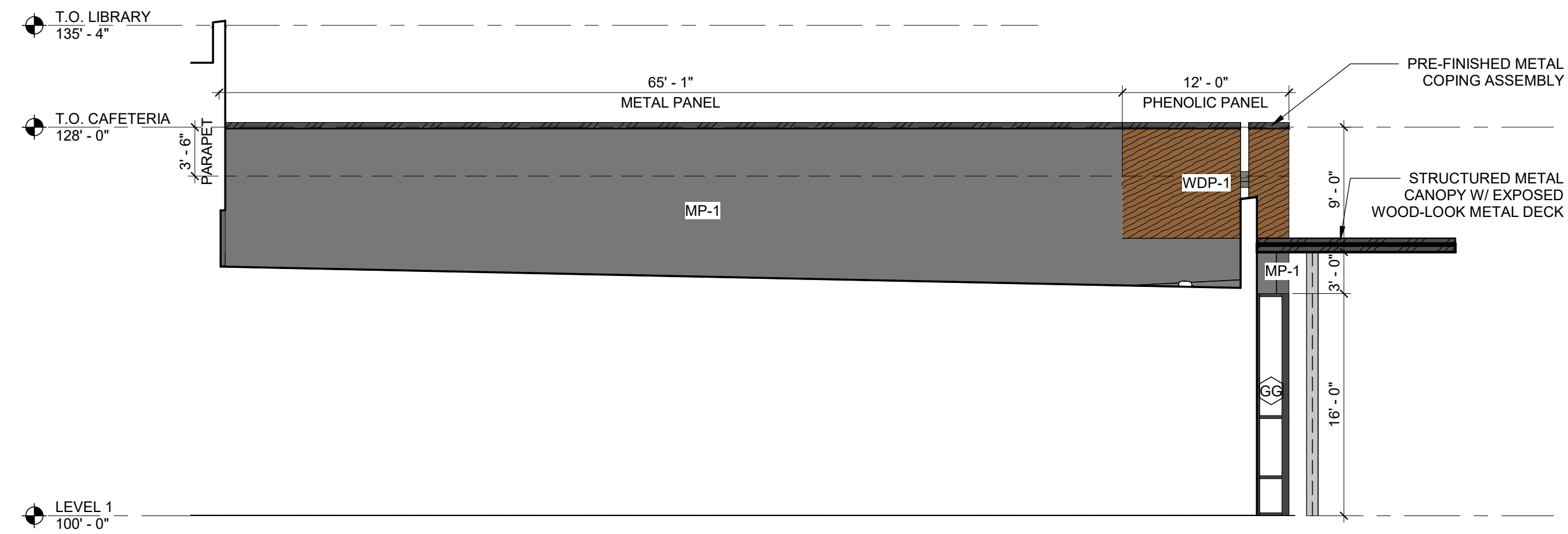
06 EXTERIOR ELEVATION - AREA B - NORTHEAST
1/8" = 1'-0"



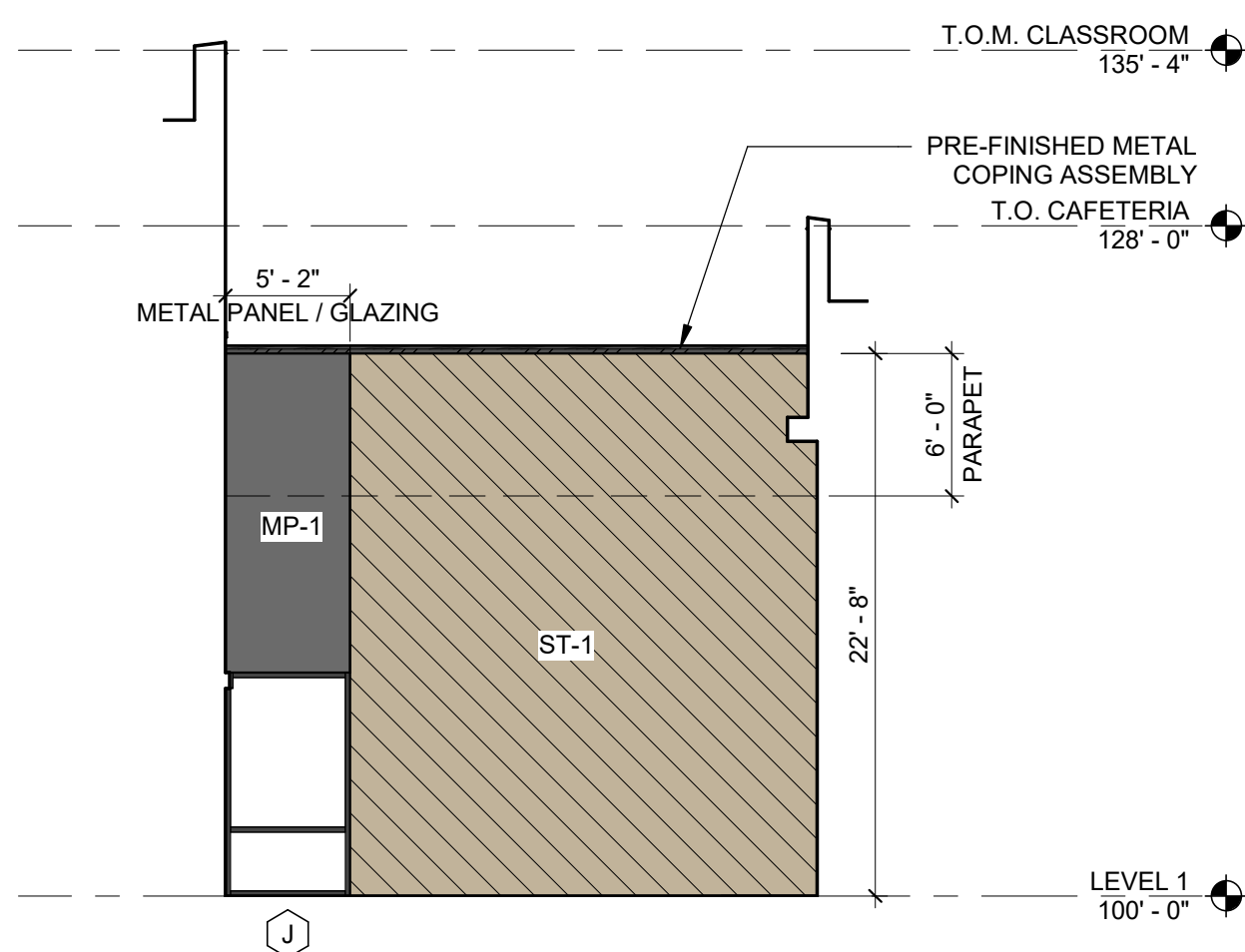
05 EXTERIOR ELEVATION - AREA A - SOUTHWEST
1/8" = 1'-0"



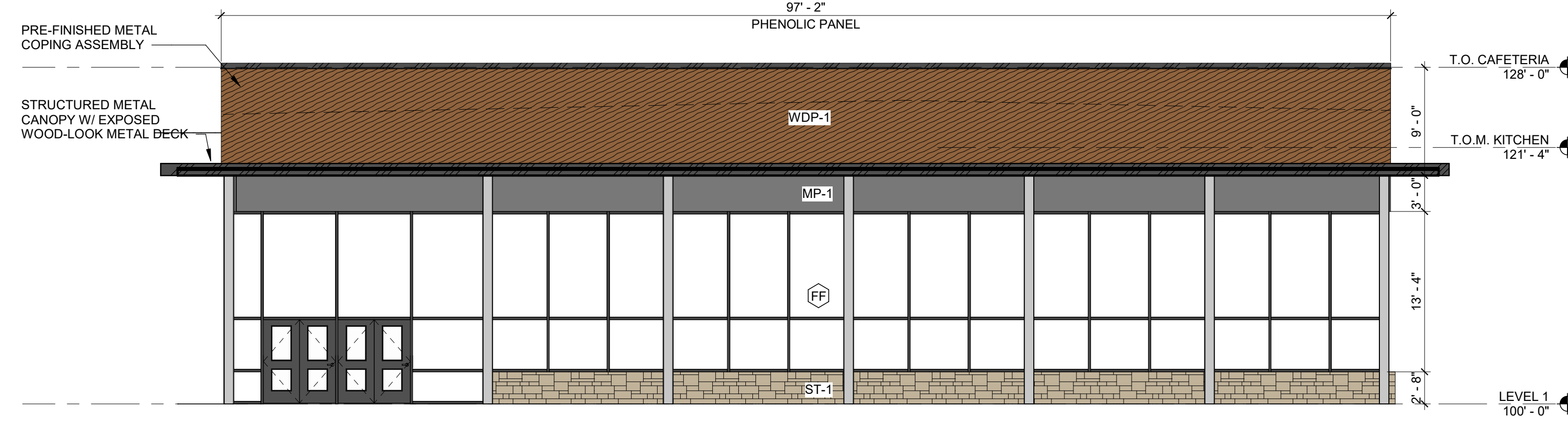
04 EXTERIOR ELEVATION - AREA A - NORTHWEST
1/8" = 1'-0"



03 EXTERIOR ELEVATION - AREA A - NORTHEAST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - AREA A - NORTHWEST
1/8" = 1'-0"



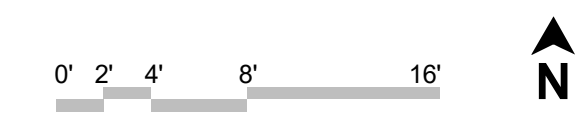
01 EXTERIOR ELEVATION - AREA A - NORTHWEST
1/8" = 1'-0"

EXT. MATERIALS LEGEND		
	BR-1A	
	BR-1B	
	BR-2	
	MP-1	

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Planning & Zoning Commission, Chairman

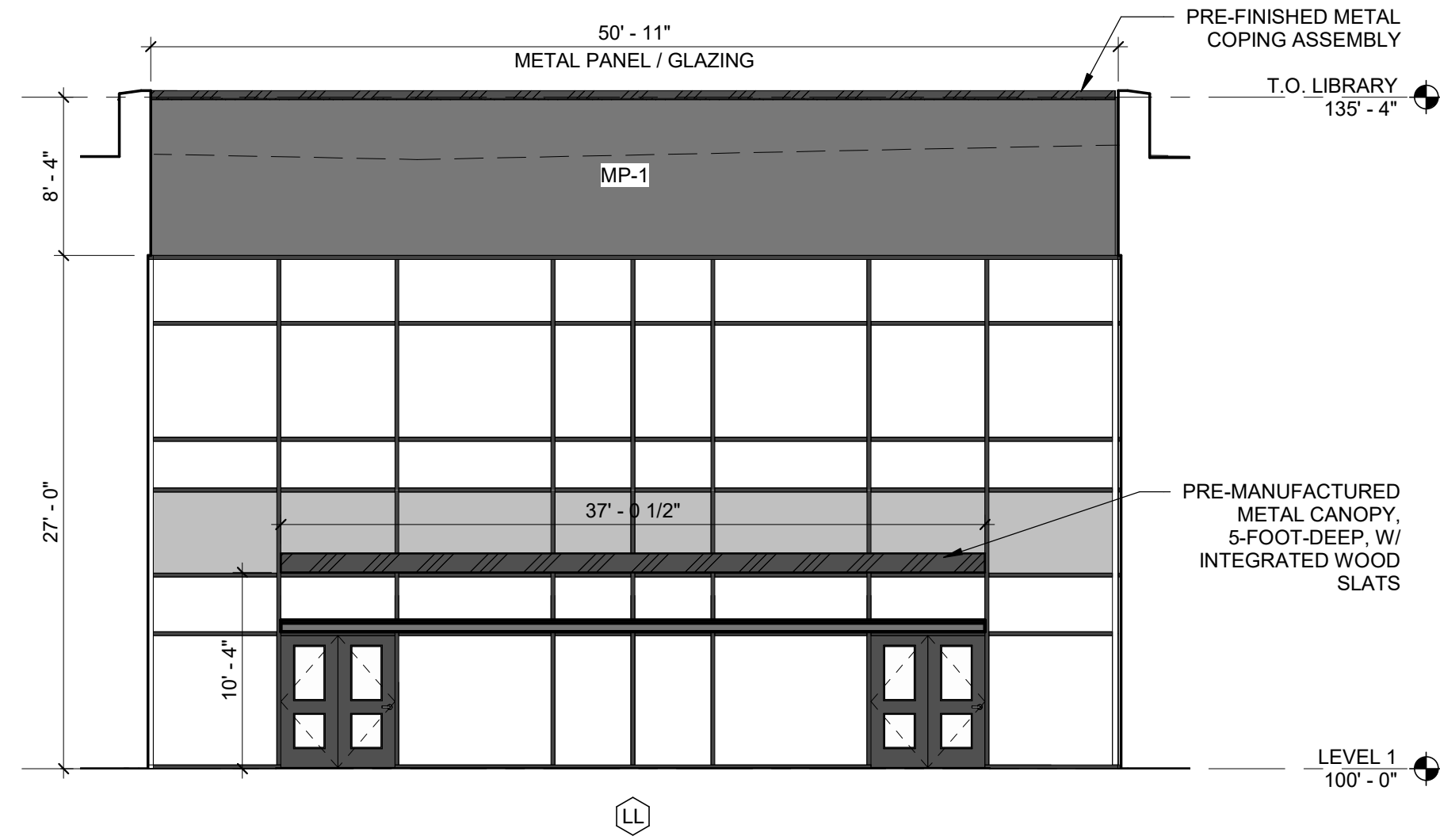
Director of Planning and Zoning



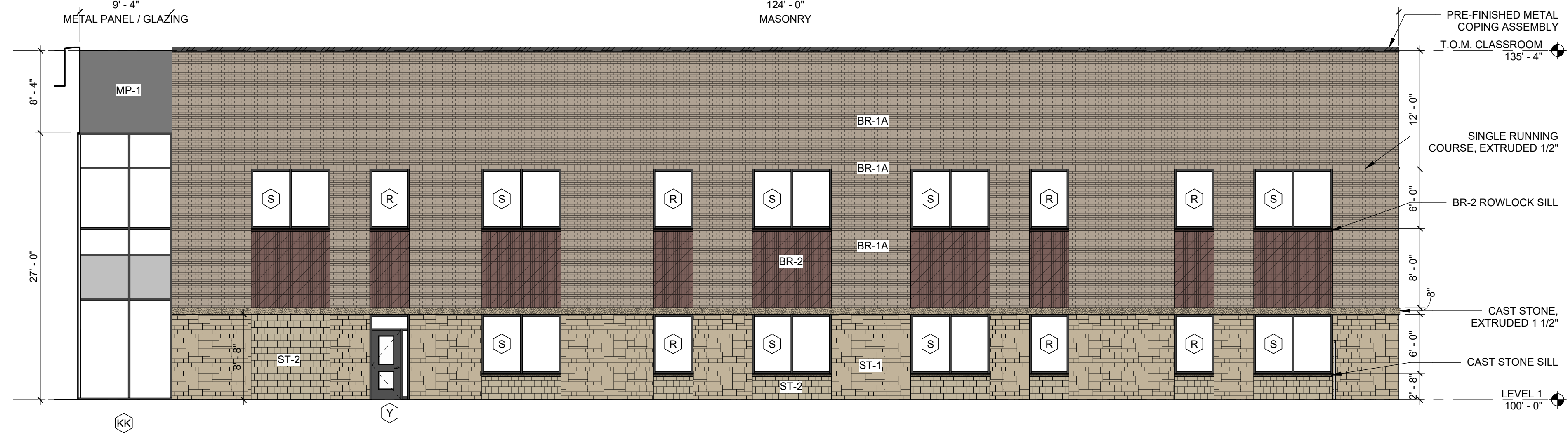
BUILDING ELEVATIONS

As indicated

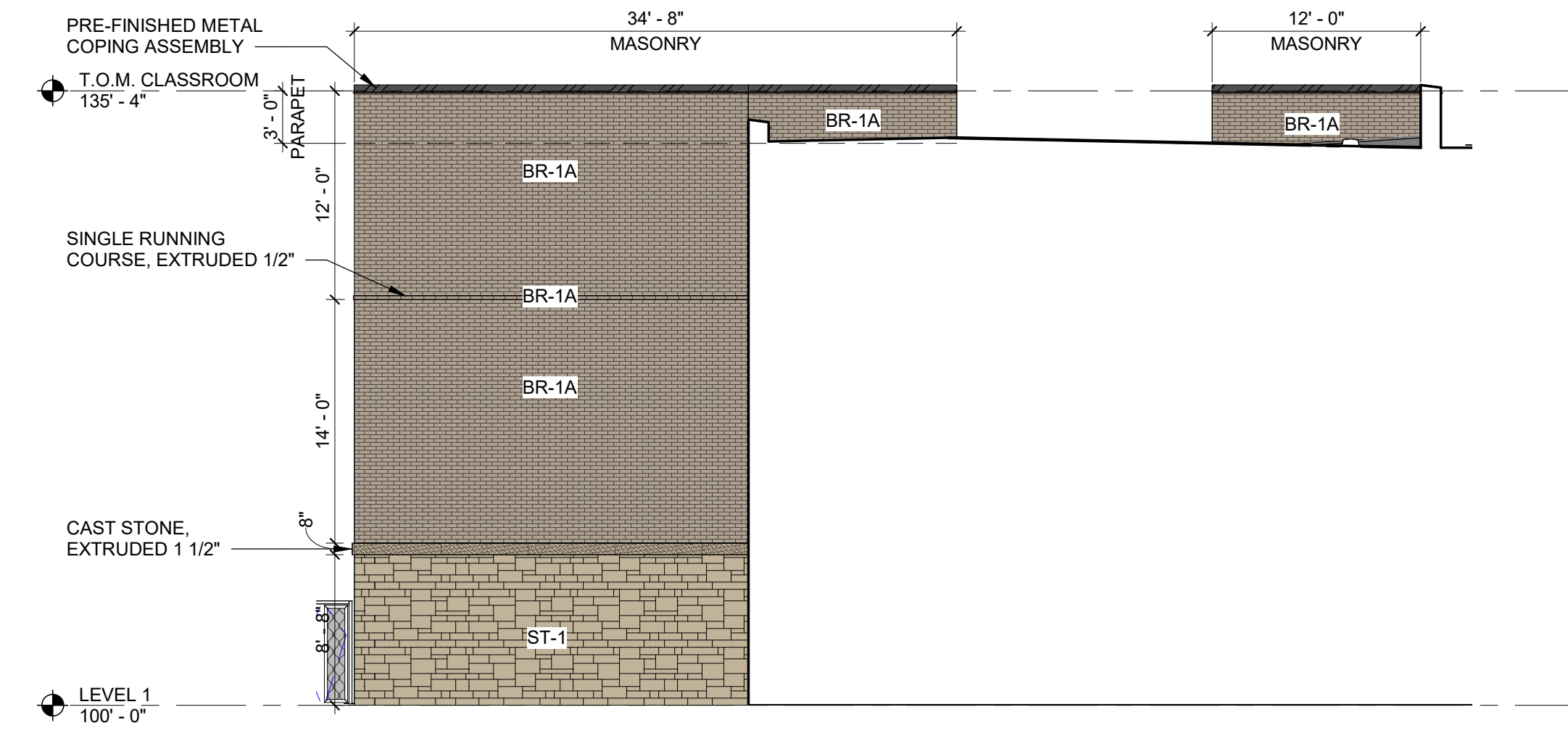




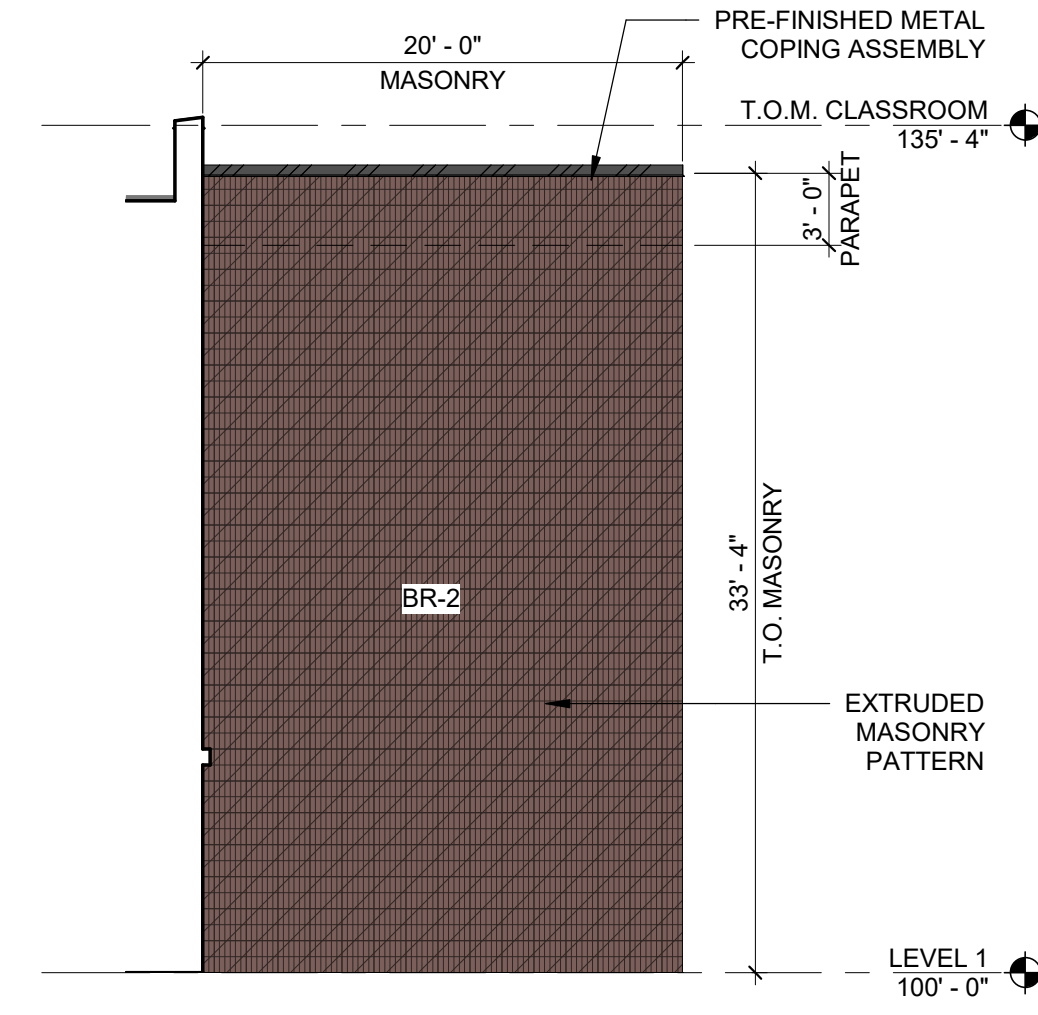
06 EXTERIOR ELEVATION - AREA A - NORTHEAST
1/8" = 1'-0"



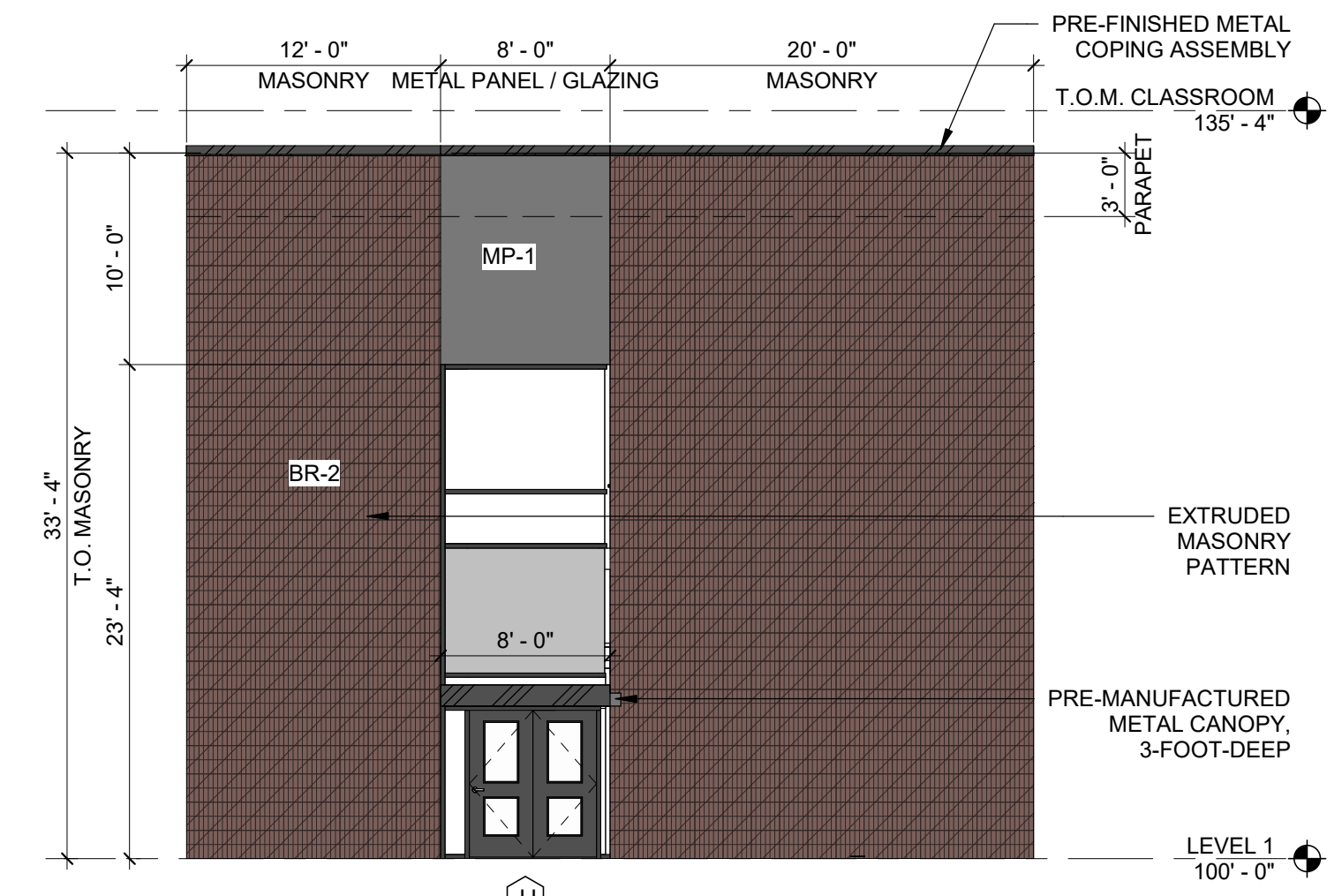
05 EXTERIOR ELEVATION - AREA B - SOUTHEAST
1/8" = 1'-0"



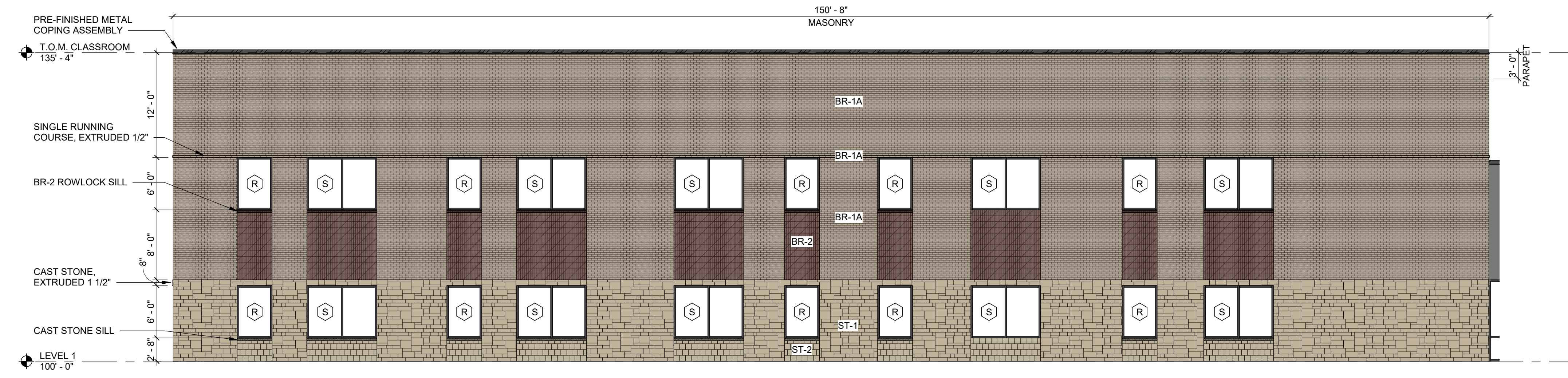
04 EXTERIOR ELEVATION - AREA B - NORTHEAST
1/8" = 1'-0"



03 EXTERIOR ELEVATION - AREA B - SOUTHEAST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - AREA B - NORTHEAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - AREA B - NORTHWEST
1/8" = 1'-0"

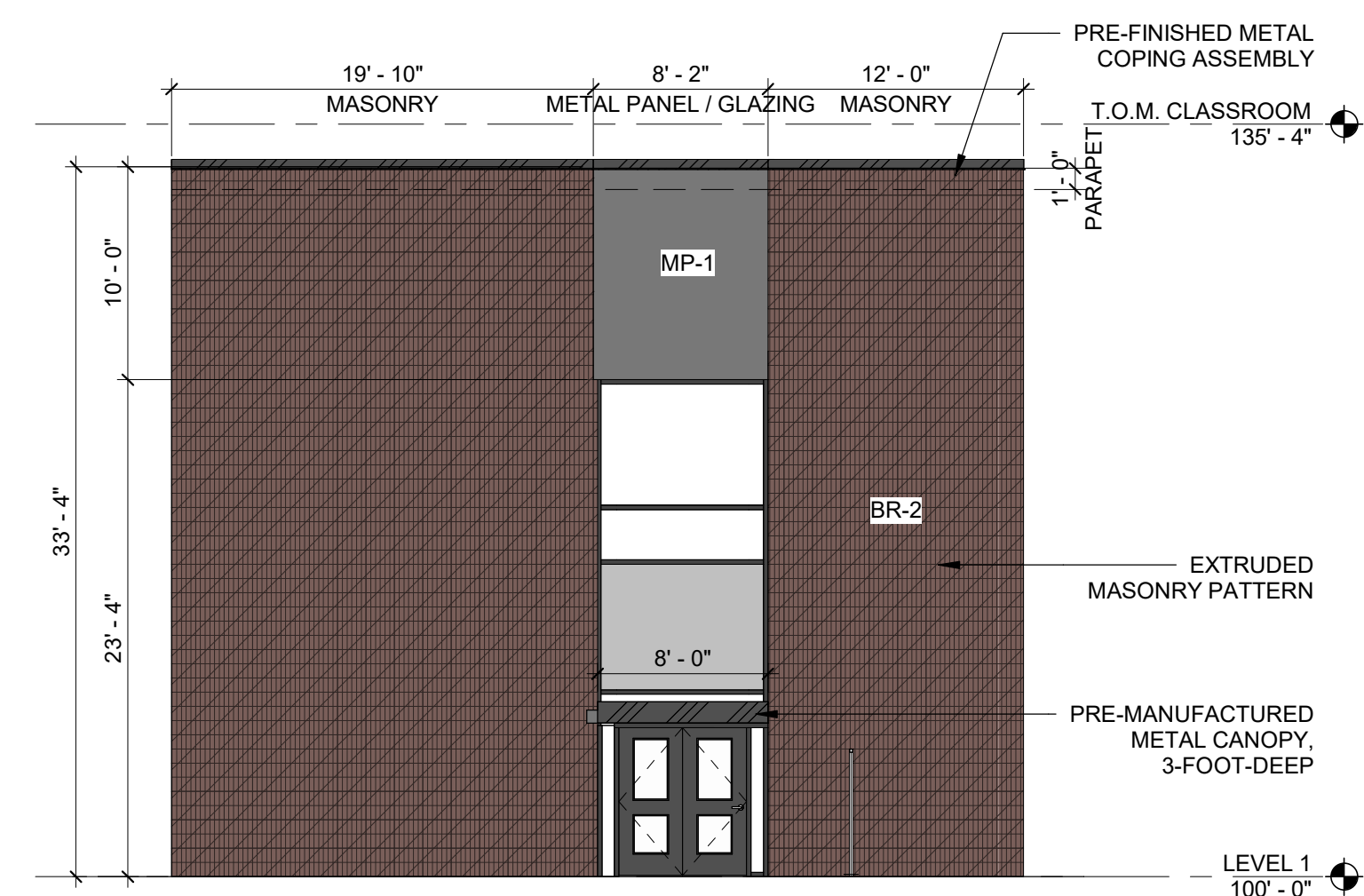
EXT. MATERIALS LEGEND		
	BR-1A	
	BR-1B	
	BR-2	

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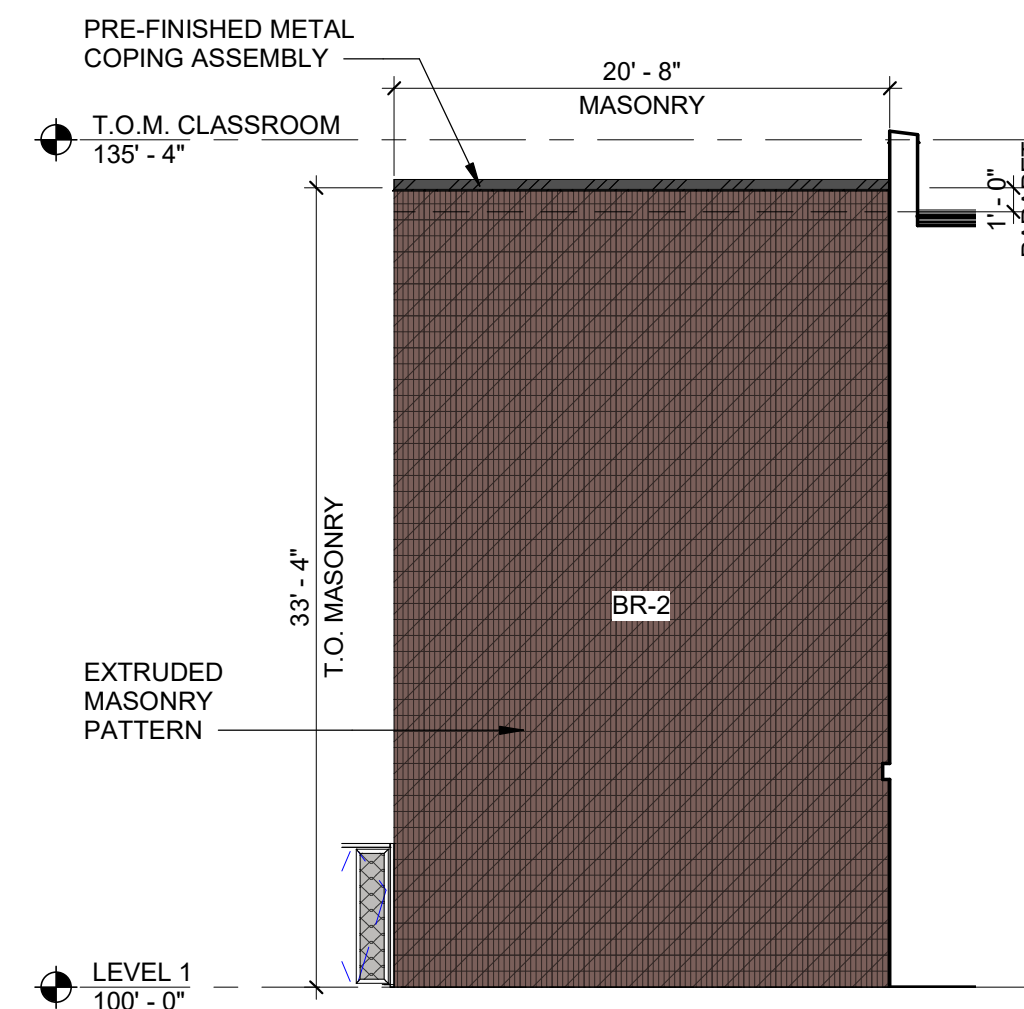
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

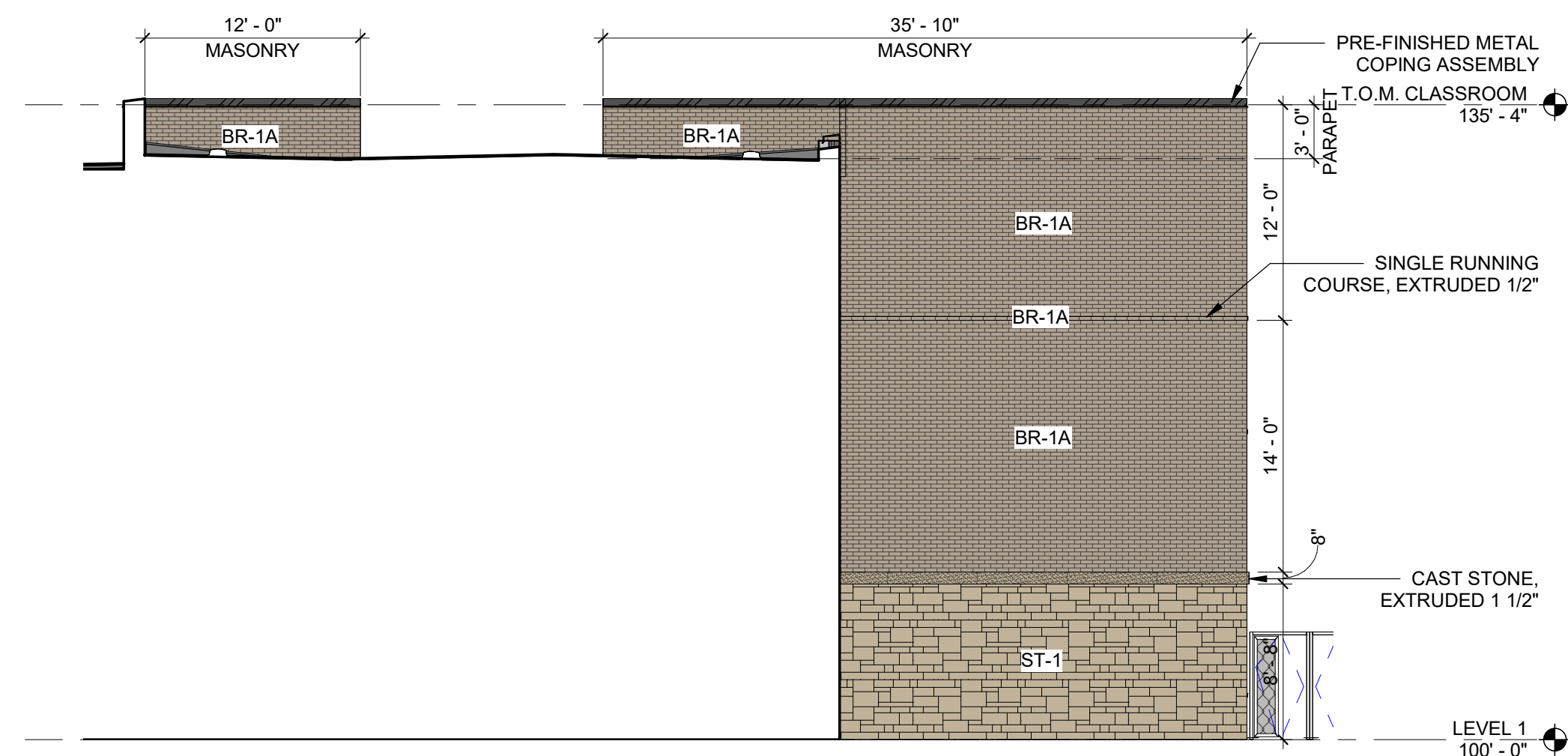




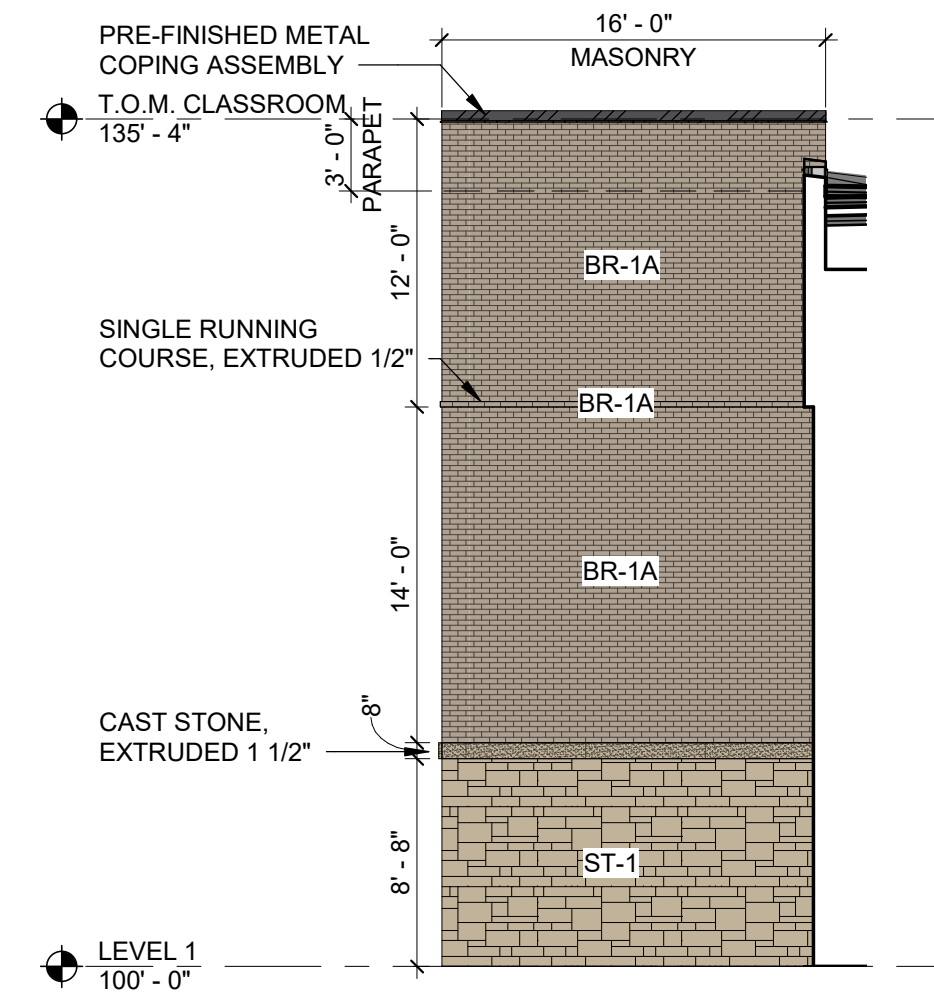
04 EXTERIOR ELEVATION - AREA C - NORTH
1/8" = 1'-0"



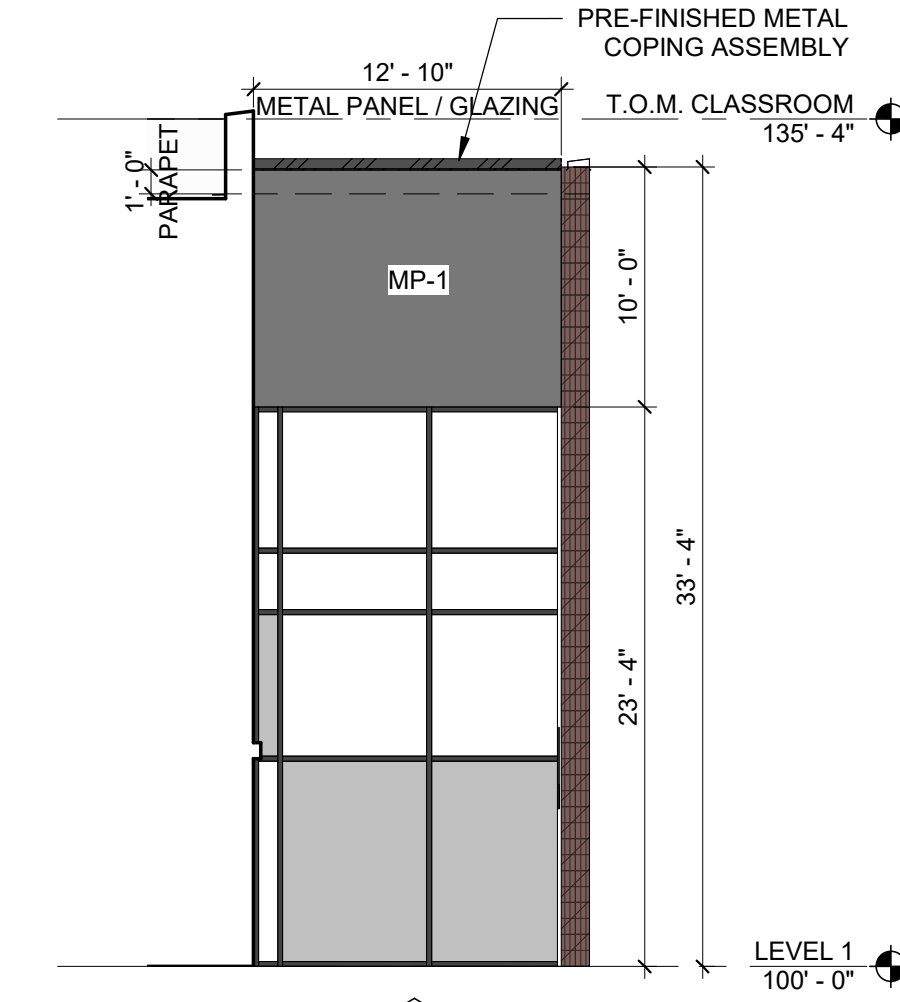
03 EXTERIOR ELEVATION - AREA C - NORTH
1/8" = 1'-0"



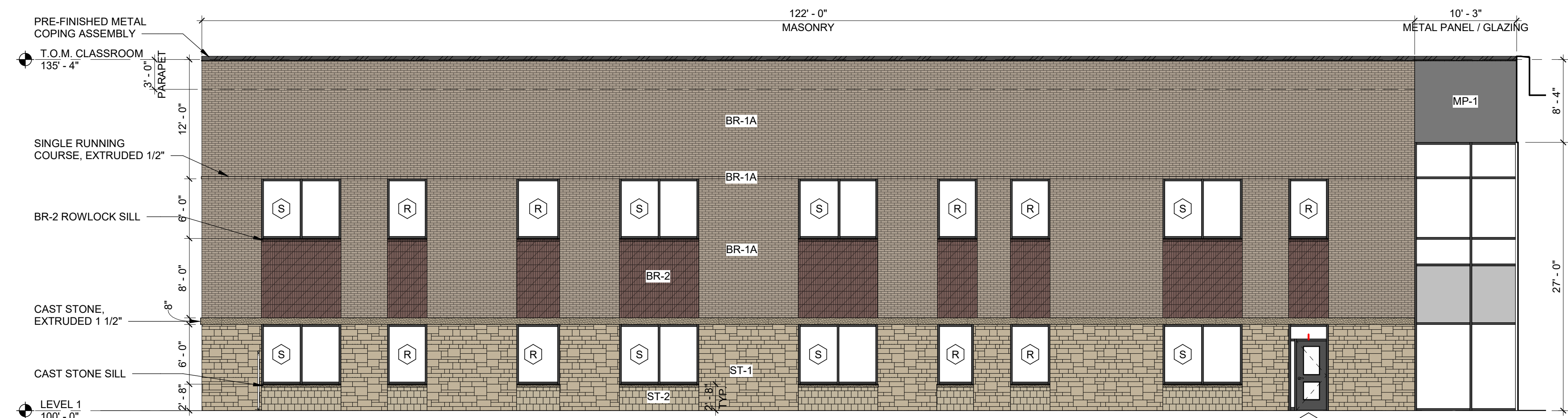
02 EXTERIOR ELEVATION - AREA C - EAST
1/8" = 1'-0"



06 EXTERIOR ELEVATION - AREA C - EAST
1/8" = 1'-0"



05 EXTERIOR ELEVATION - AREA C - SOUTH
1/8" = 1'-0"



01 EXTERIOR ELEVATION - AREA C - NORTH
1/8" = 1'-0"

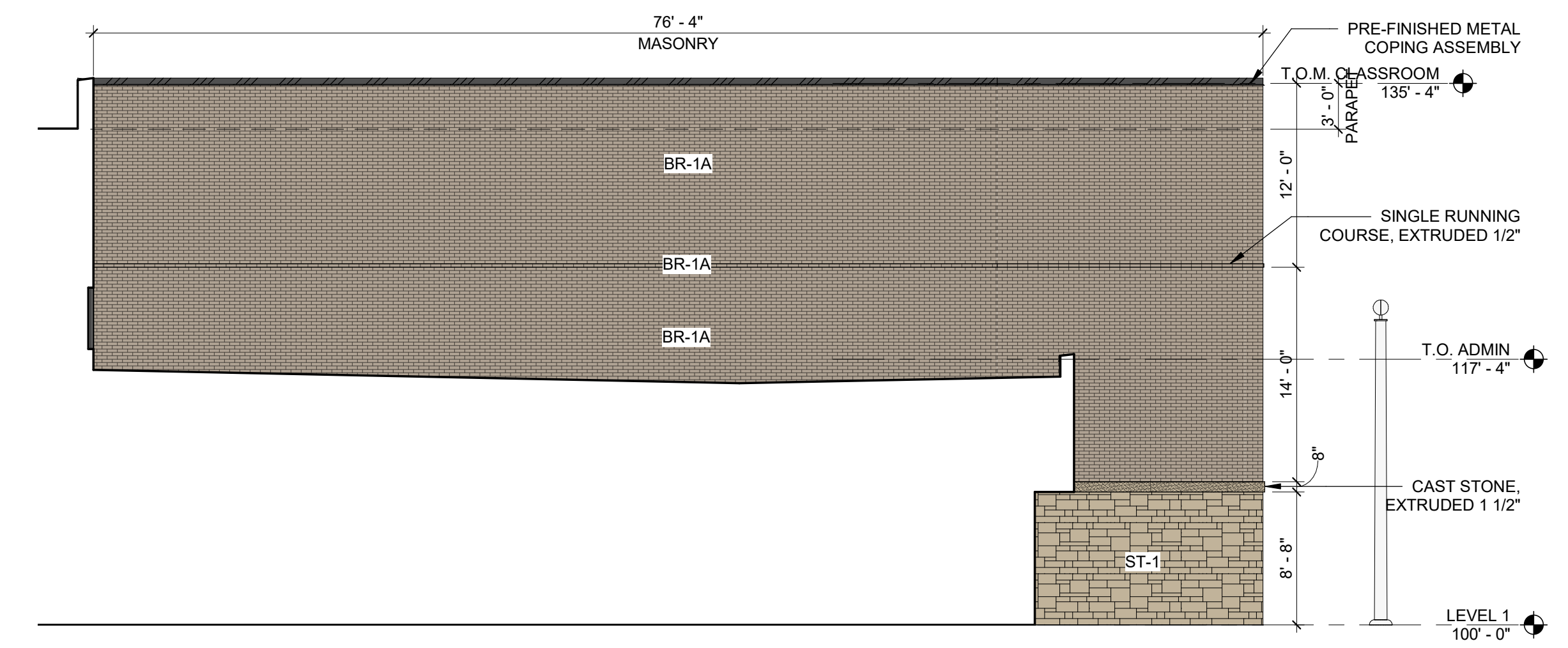
EXT. MATERIALS LEGEND		
	BR-1A	
	BR-1B	
	BR-2	

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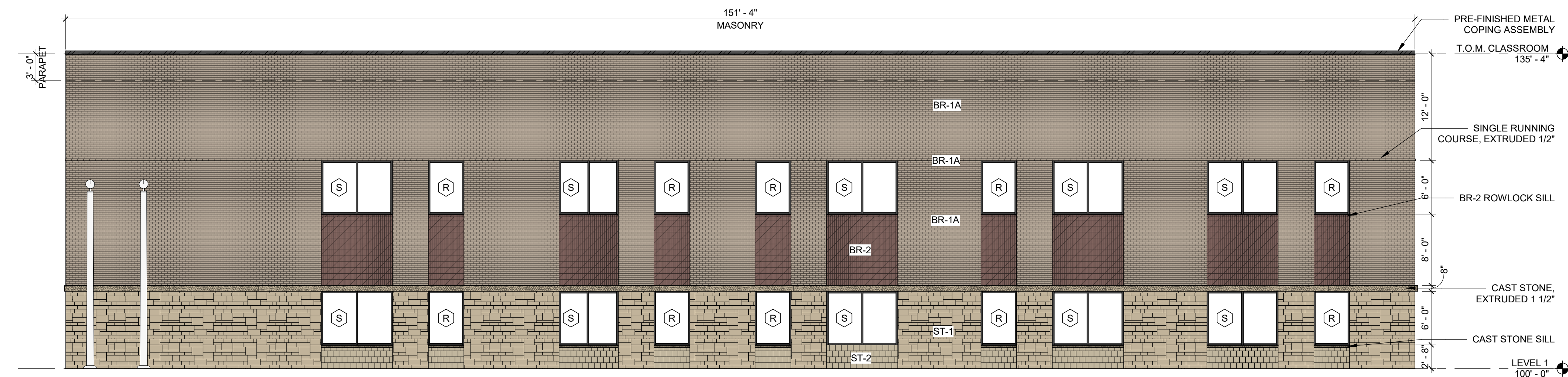
Planning & Zoning Commission, Chairman

Director of Planning and Zoning





02 EXTERIOR ELEVATION - AREA C - WEST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - AREA C - SOUTH
1/8" = 1'-0"

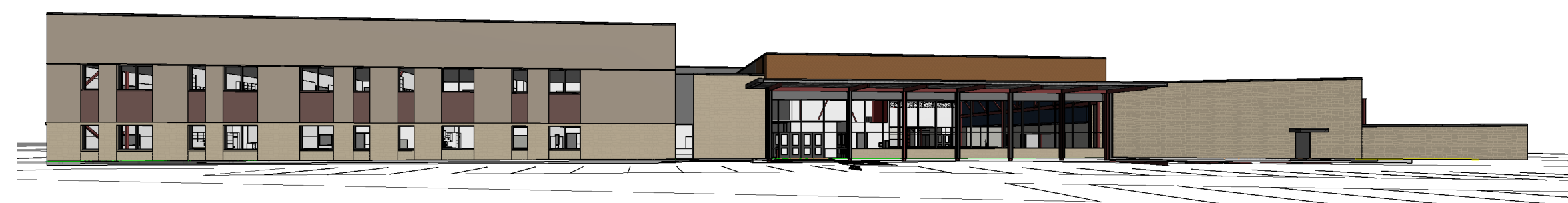
EXT. MATERIALS LEGEND		

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Director of Planning and Zoning





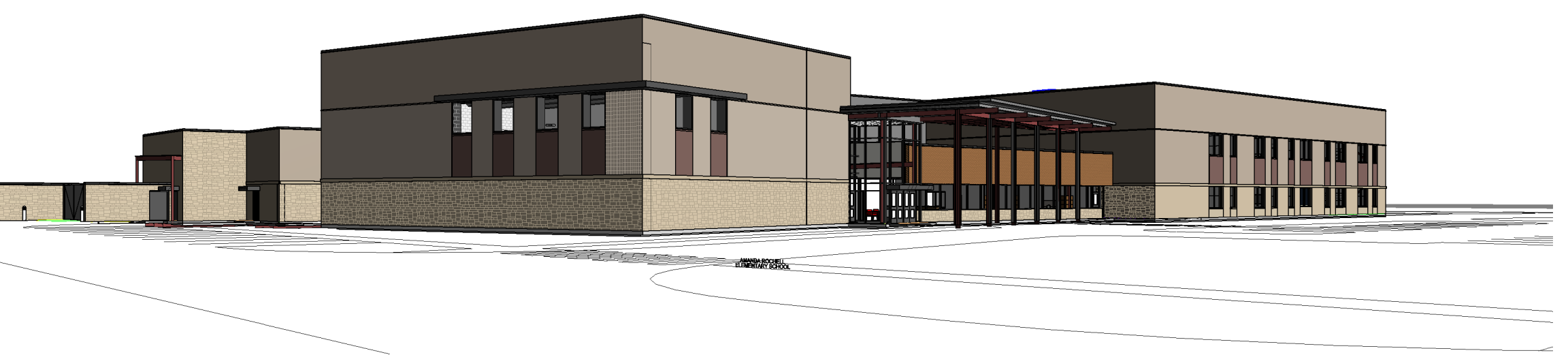
05 VIEW 04



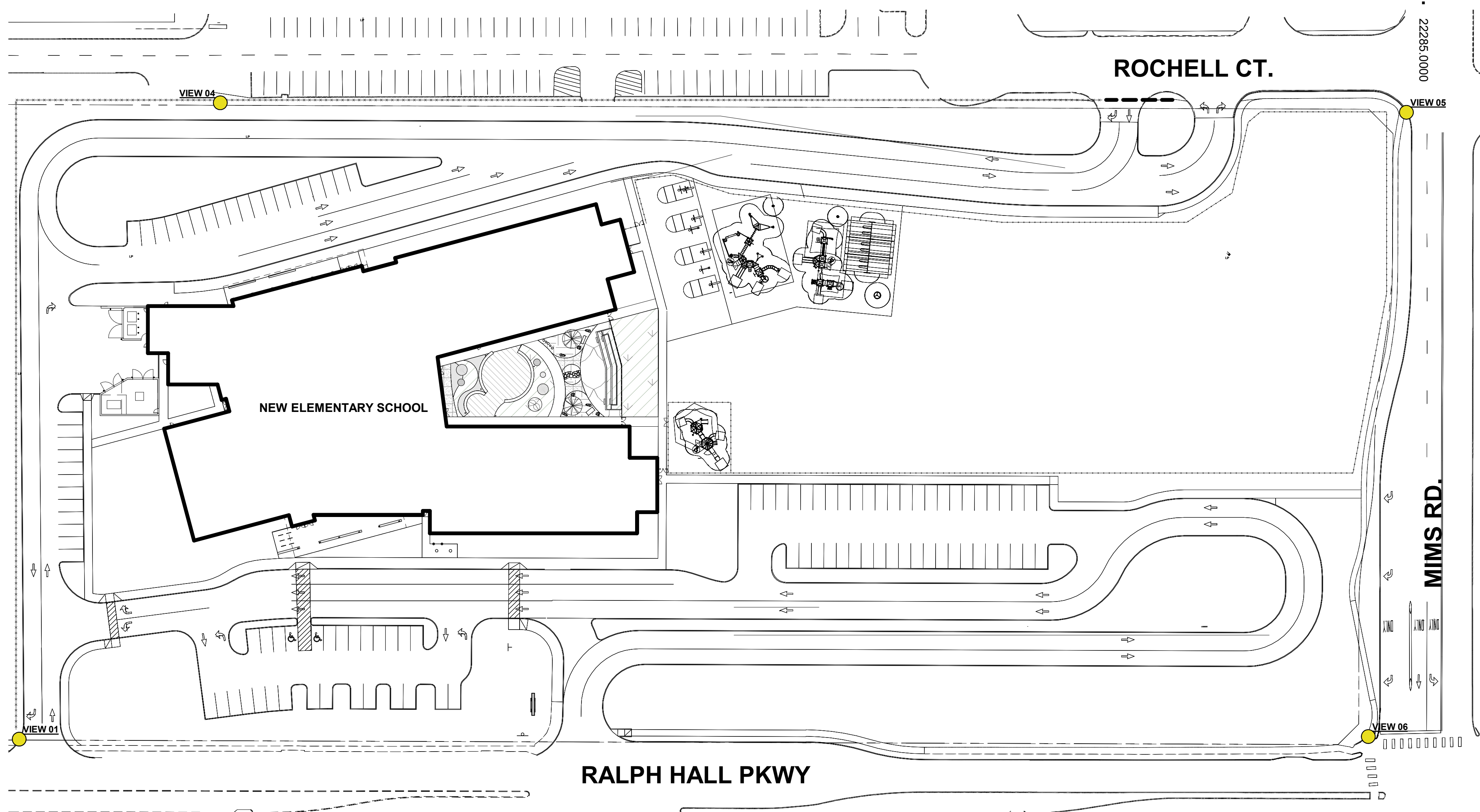
04 VIEW 03



03 VIEW 02



02 VIEW 01

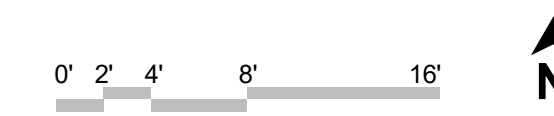


01 SITE PLAN - RTU VISIBILITY KEY PLAN
1" = 50'-0"

APPROVED:
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



RTU VISIBILITY

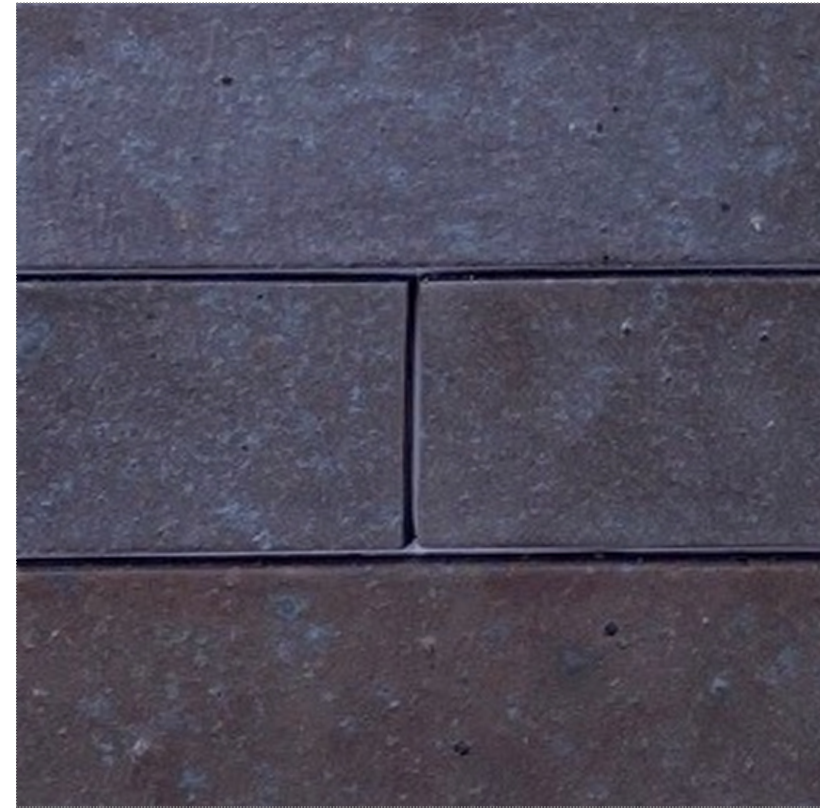
1" = 50'-0"



ROCKWALL ISD - AMANDA ROCHELL ELEMENTARY SCHOOL



BR-1 FIELD BRICK



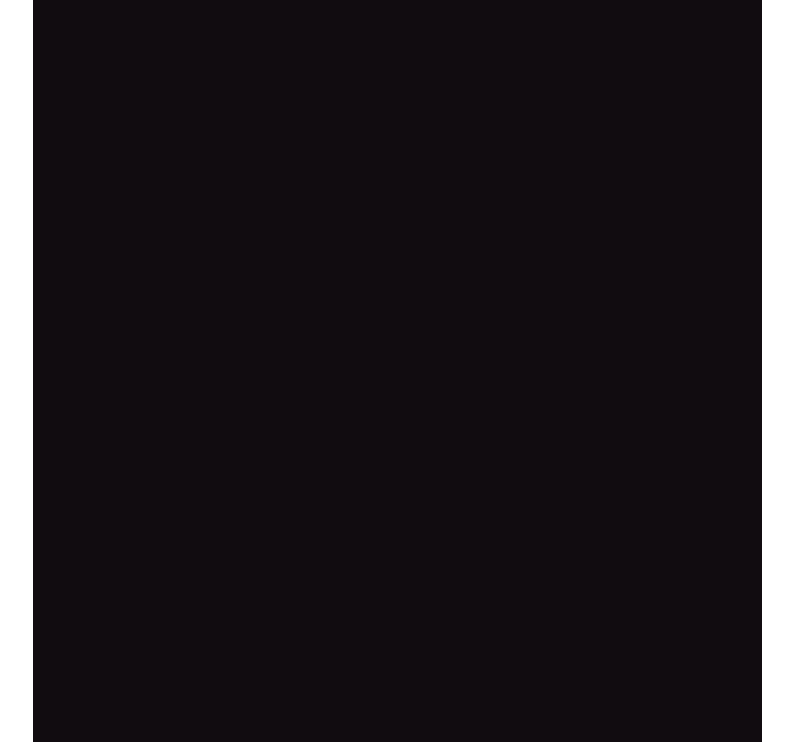
BR-2 ACCENT BRICK



WDP-1 PHENOLIC WOOD-LOOK PANEL



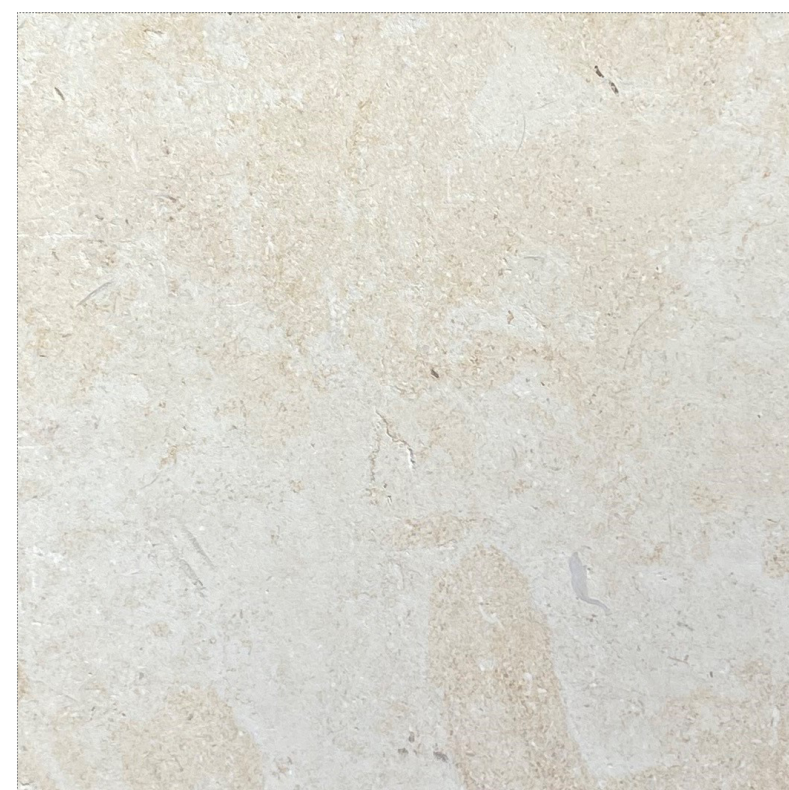
MP-1 METAL PANEL



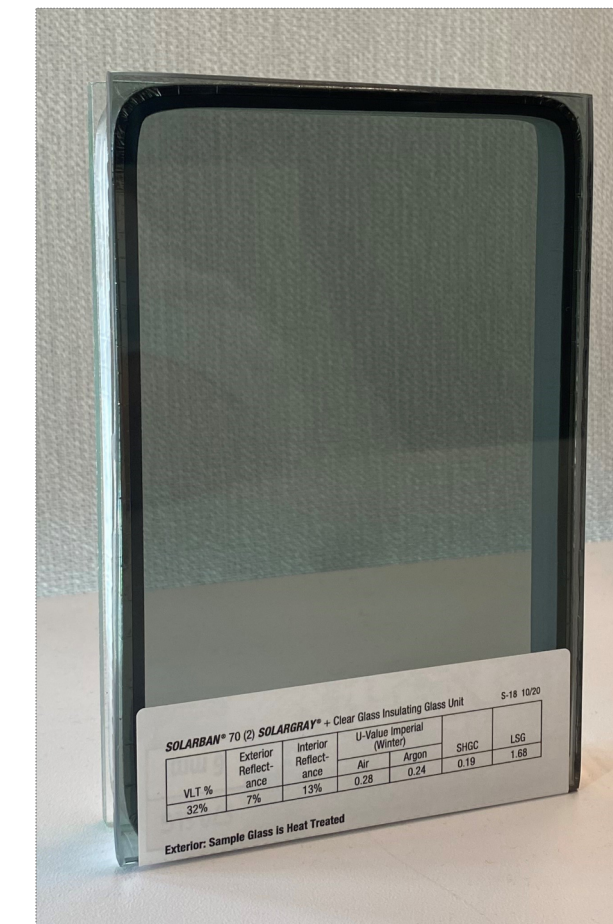
AL-1 STOREFRONT ALUMINUM



ST-1 ROUGH FACE STONE



ST-2 SMOOTH FACE STONE



GL-1 FIELD GLAZING

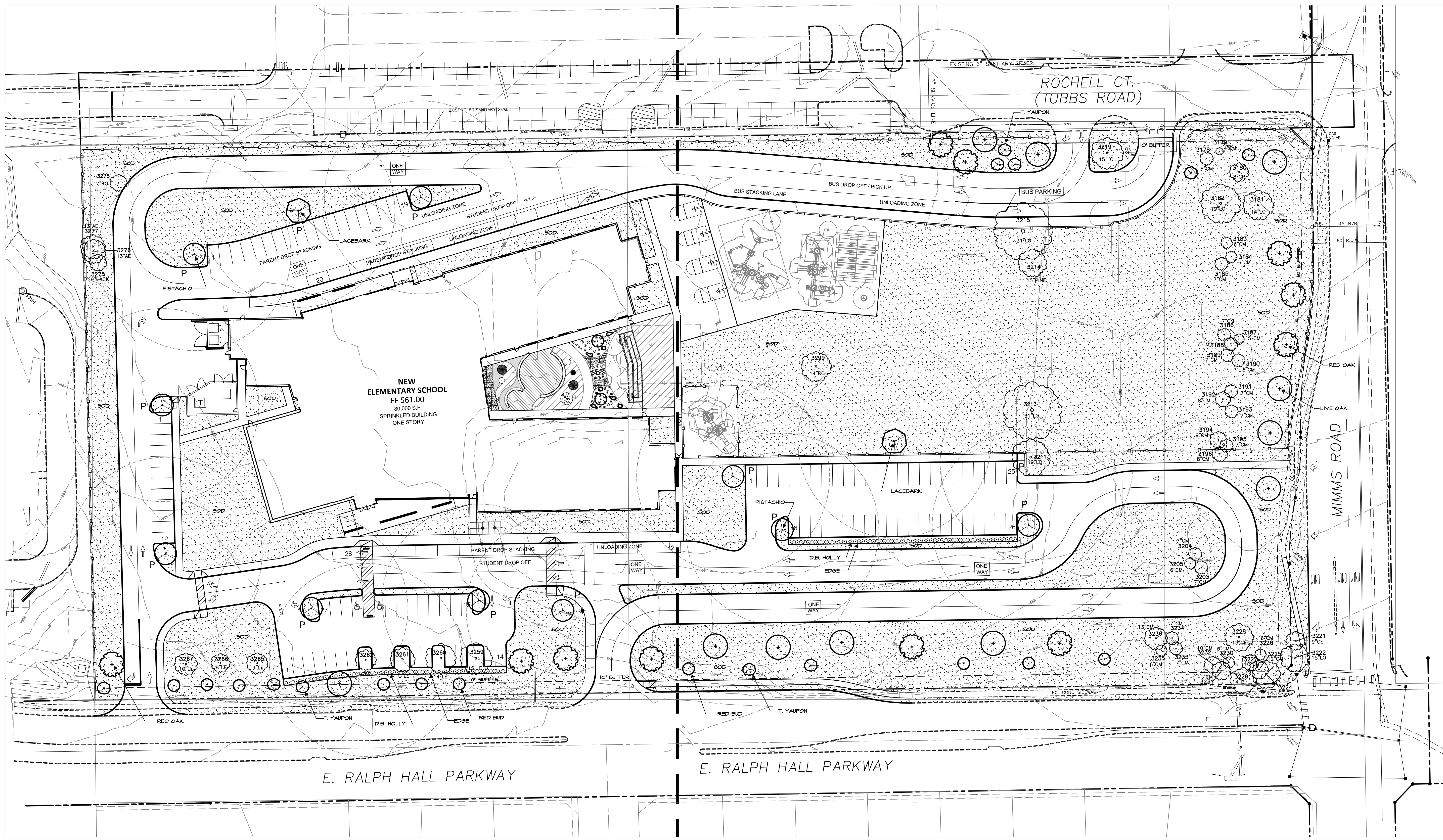


GL-2 SPECIALTY GLAZING

ROCKWALL ISD - AMANDA ROCHELL ELEMENTARY SCHOOL

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	FIELD BRICK	HEBRON BRICK CO.	SEA GRAY 12
BR-2	ACCENT BRICK	ENDICOTT CLAY PRODUCTS	DARK IRONSPOT SMOOTH
ST-1	ROUGH FACE STONE	BLACKSON BRICK	BLANCO ANTIQUE
ST-2	SMOOTH FACE STONE	BLACKSON BRICK	CREAM HONED
WDP-1	PHENOLIC WOOD-LOOK PANEL	FUNDERMAX	CREEK - NT
MP-1	METAL PANEL	PAC-CLAD	MUSKEY GRAY
AL-1	STOREFRONT ANODIZED ALUMINUM	KAWNEER	BLACK </td
GL-1	INSULATED GLAZING UNIT	VITRO	GRAY TINT + CLEAR
GL-2	INSULATED GLAZING UNIT	VITRO	GRAY TINT + R77 REFLECTIVE





ISSUES	
1	11.14.22 PERMIT SET
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REVISIONS	

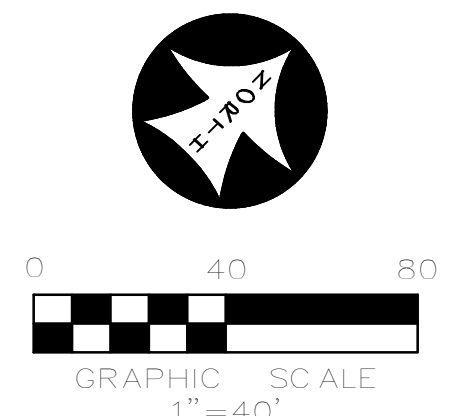
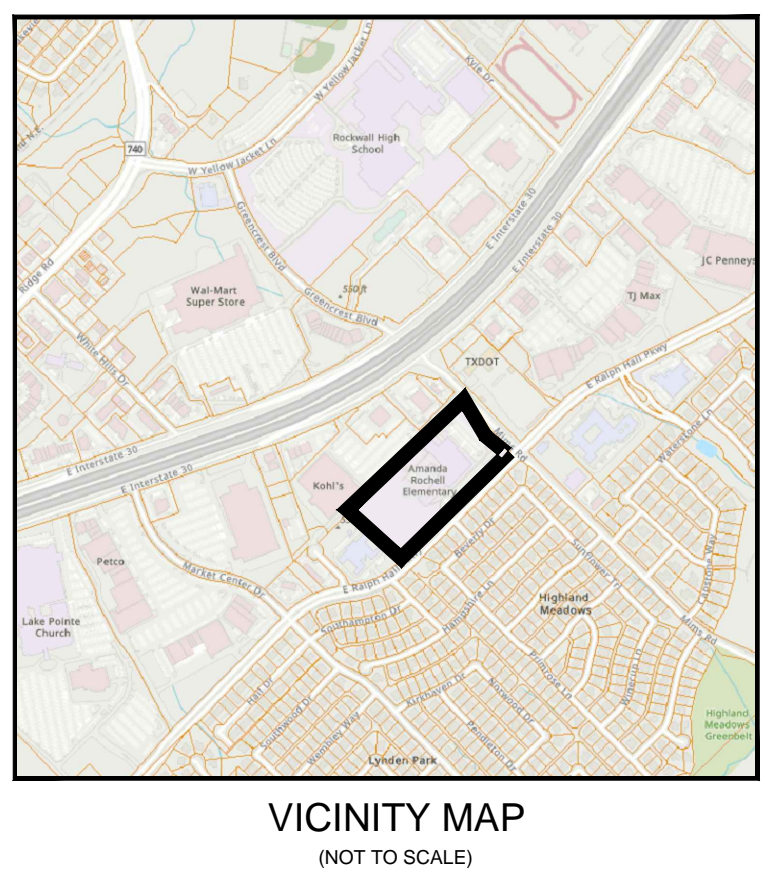
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RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 302-5433
 EMAIL: MIKE.RLA@ATT.NET

Rochell Elementary School Replacement
 899 Rochell Ct.
 Rockwall, TX 75032

LEGEND

EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	462,835 S.F. OR 10.6252 AC.
BUILDING AREA (FLOOR AREA)	55,325 S.F.
PROPOSED FIRST FLOOR	21,575 S.F.
PROPOSED SECOND FLOOR	16,900 S.F.
TOTAL BUILDING AREA	55,325 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	55,325 S.F./482,835 S.F. = 12.0%
LOT COVERAGE	0.12:1
FLOOR AREA RATIO	216,929 S.F. OR 4.98 AC.
TOTAL IMPERVIOUS AREA	39' - 4" (2 STORY)
BUILDING HEIGHT	642 STUDENT
STUDENT CAPACITY (K-6) DESIGN	650 STUDENT
STUDENT CAPACITY (K-6) EXISTING	27 SPACES
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	642 STUDENT / 1 PER 25 STUDENTS = 25.68 (27) SPACES REQUIRED
PARKING PROVIDED	92 SPACES
PARKING SURFACE	27 SPACES
9.0' x 18.0'	119 SPACES
9.0' x 20.0' PARALLEL	
TOTAL PARKING PROVIDED	



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 Planning & Zoning Commission, Chairman Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
 OUT OF THE
 JOHN M. GASS SURVEY, ABSTRACT NO. 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 CONTACT: JAMES WATSON

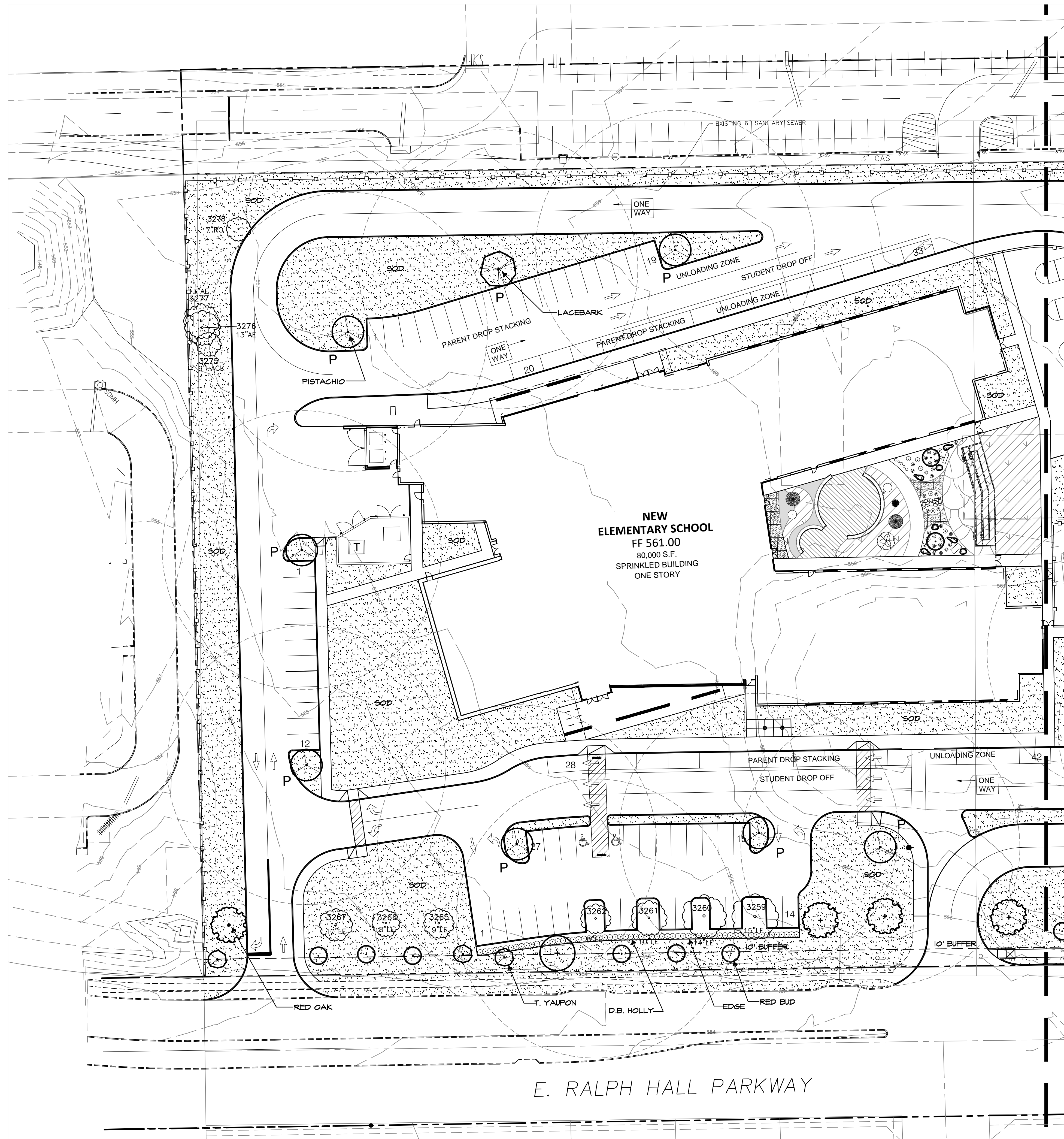
SURVEYOR: BOWMAN
 1200 W. MAGNOLIA BLVD.
 SUITE 300
 FORT WORTH, TEXAS 76104
 CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.
 4500 FULLER DR.
 IRVING, TEXAS 75038
 (972) 717-5151
 CONTACT: CHERALYN M. ARMUO

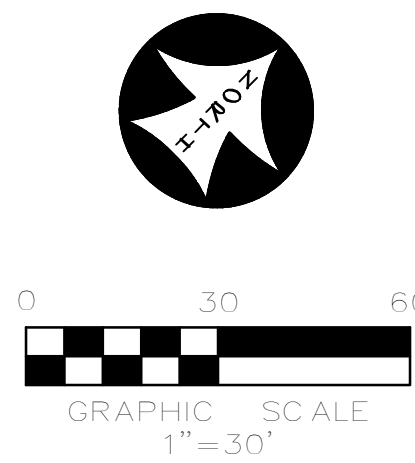
CITY OF ROCKWALL CASE NO. SP2022-###

OVERALL LANDSCAPE PLAN

JOB 22285.0000
DATE 11/14/2022
SHEET L 1



MATCHLINE SEE SHEET L3



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CITY OF ROCKWALL CASE NO. SP2022-##

ISSUES	
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Rochell Elementary School Replacement

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LANDSCAPE PLAN
AREA A

JOB 22285.0000
DATE 11/14/2022
SHEET

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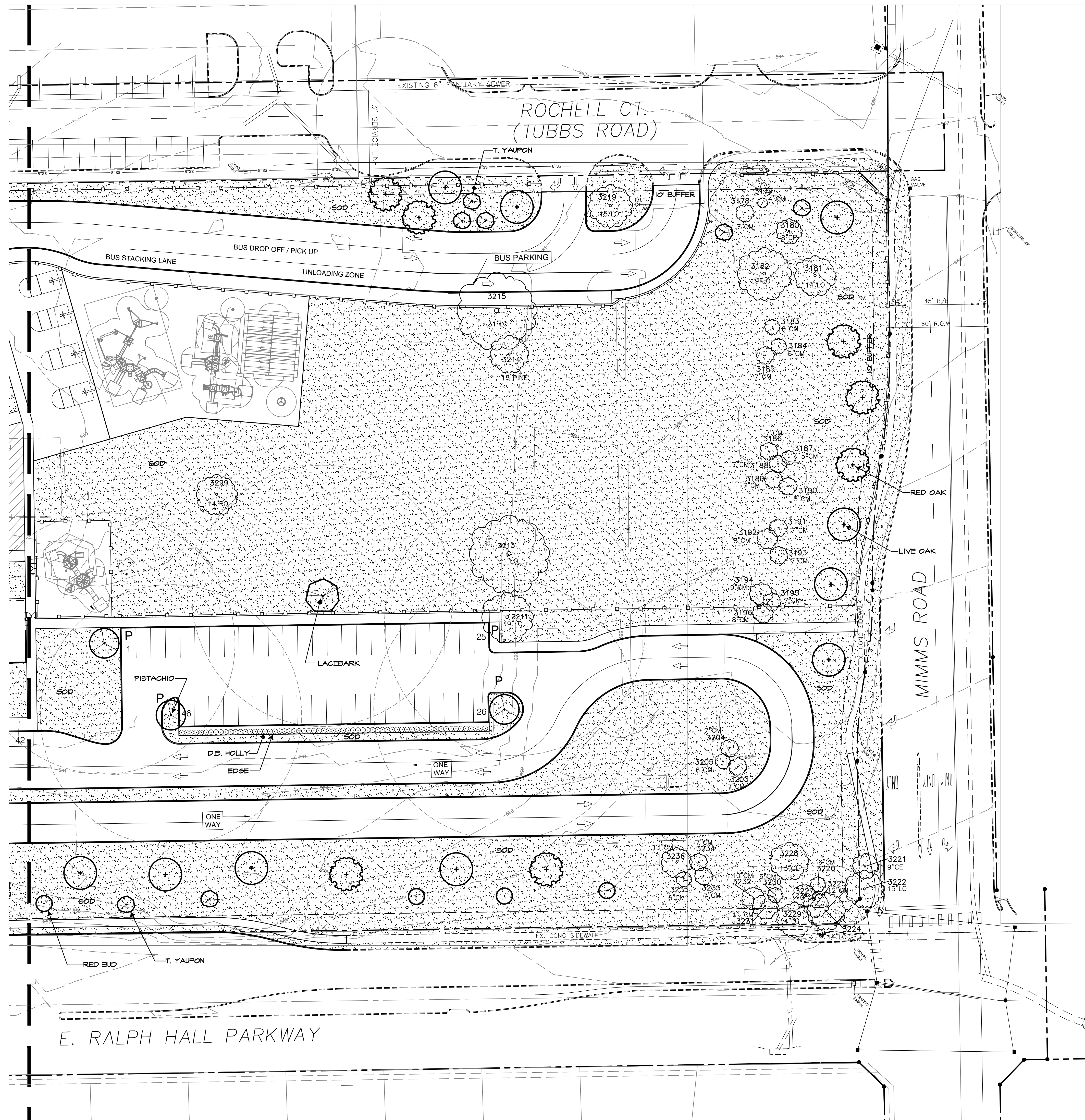
899 Rochell Ct.
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LANDSCAPE PLAN AREA B

JOB 22285.0000
DATE 11/14/2022
SHEET

L 3

MATCHLINE SEE SHEET L2



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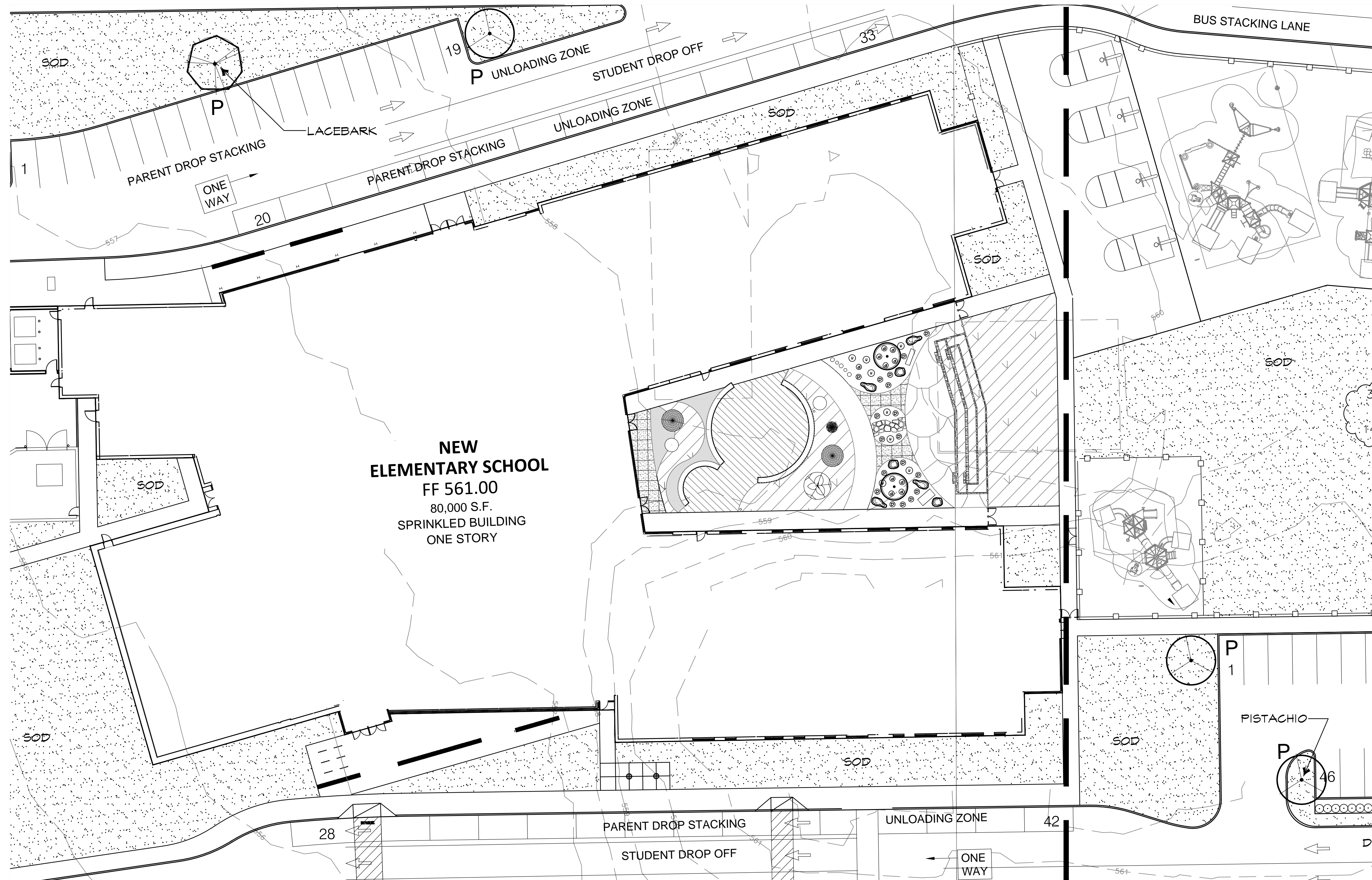
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CITY OF ROCKWALL CASE NO. SP2022-##

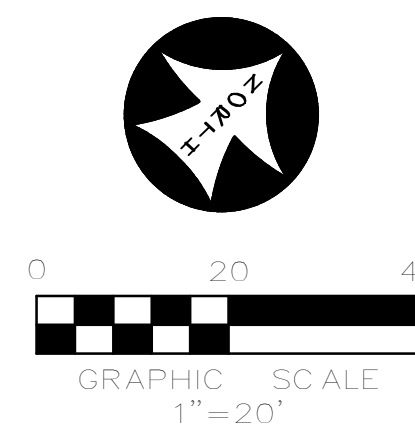


**NEW
ELEMENTARY SCHOOL**
FF 561.00
80,000 S.F.
SPRINKLED BUILDING
ONE STORY

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CITY OF ROCKWALL CASE NO. SP2022-###

CORGAN

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**Rochell Elementary School
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Rockwall, TX 75032

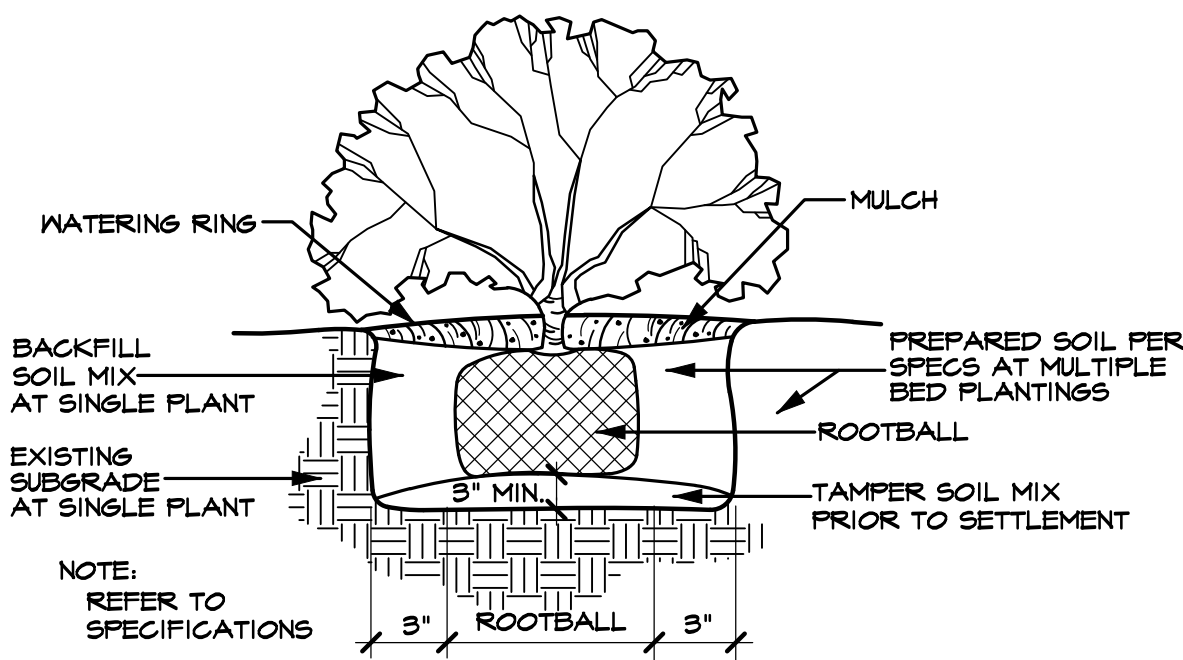
**LANDSCAPE
ENLARGEMENT**

JOB 22285.0000
DATE 11/14/2022
SHEET

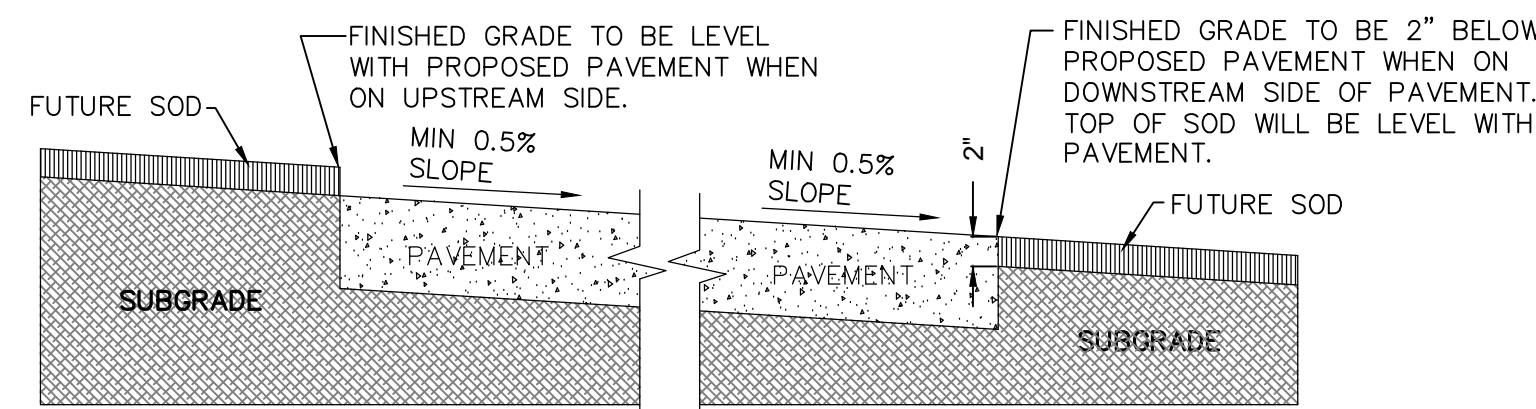
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LANDSCAPE TABULATIONS

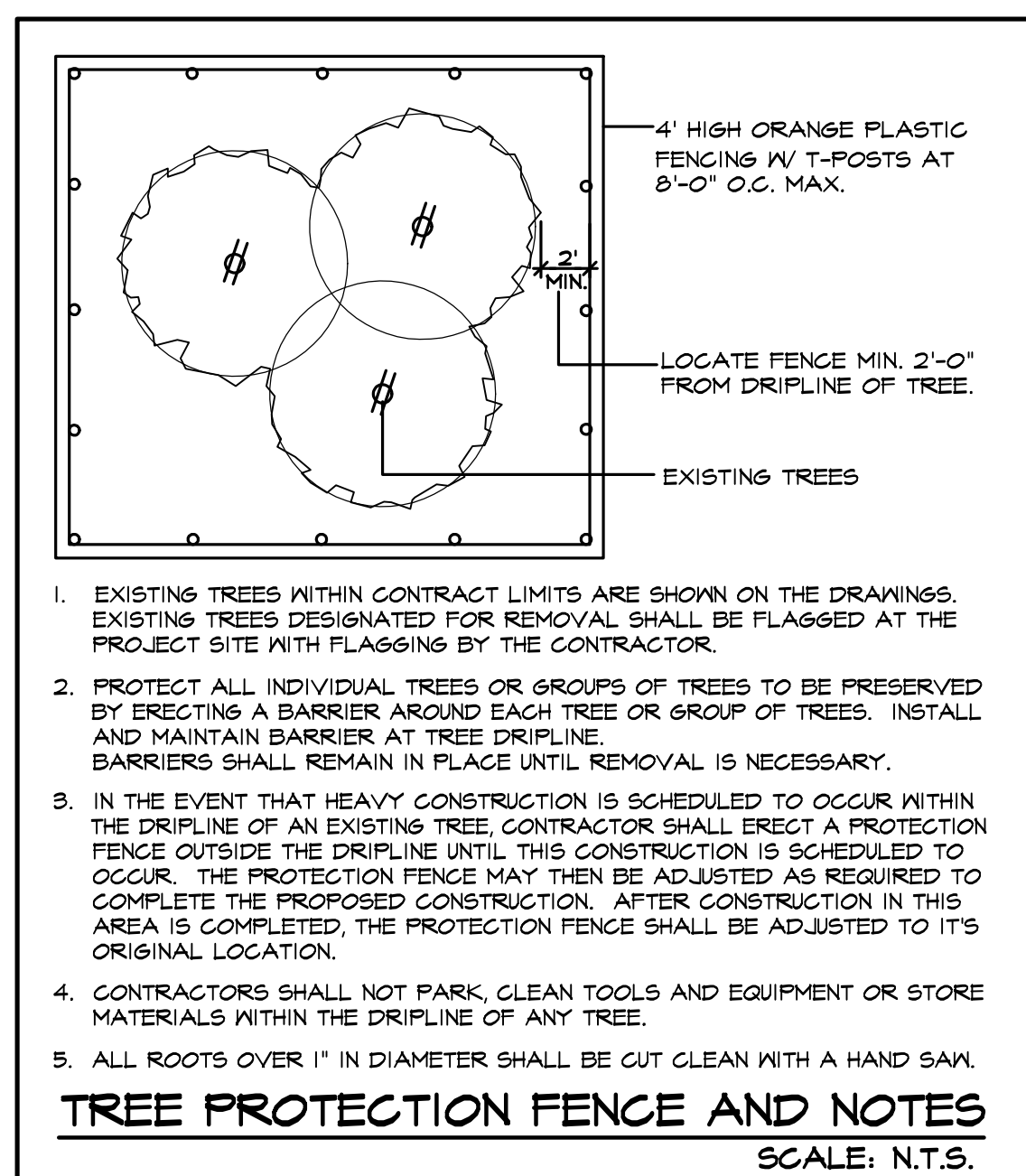
STREET BUFFER	
10' BUFFER, 1 SHADE AND 1 ORN. TREE PER 50 LF	
E. RALPH HALL PKWY. STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
E. RALPH HALL PKWY. BUFFER TREES REQUIRED (490 LF/50 LF =)	20 TREES
TREES PROVIDED (EX. 5 ORN. 10 SH., PROP. 15 ORN. 10 SH.)	20 CANOPY/20 ACCENT
MIMMS ROAD STREET BUFFER REQUIRED	
BUFFER PROVIDED	10' BUFFER
MIMMS ROAD BUFFER TREES REQUIRED (460 LF/50 LF =)	10 TREES
TREES PROVIDED (EX. 10 ORN. 3 SH., PROP. 0 ORN. 3 SH.)	10 CANOPY/10 ACCENT
ROCHELL CT (TUBBS ROAD) STREET BUFFER REQUIRED	
BUFFER PROVIDED	10' BUFFER
TREES PROVIDED	10' BUFFER
TUBBS ROAD BUFFER TREES REQUIRED (310 LF/50 LF =)	7 TREES
TREES PROVIDED (EX. 2 ORN. 2 SH., PROP. 5 ORN. 5 SH.)	7 CANOPY/7 ACCENT
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	119 SPACES
PARKING LANDSCAPE REQUIRED (27,010 SF X 5% =)	2,351 SF
PARKING LANDSCAPE PROVIDED	3,345 SF
PARKING TREES REQUIRED (119 SPACES / 10 =)	12 TREES
PARKING TREES PROVIDED	12 TREES
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	462,895 SF
SITE LANDSCAPE REQUIRED (462,895 SF X 15% =)	69,425 SF
SITE LANDSCAPE PROVIDED	214,810 SF
% LANDSCAPE PROVIDED FRONT/SIDE (243%)	162,700 SF
SITE IMPERVIOUS AREA	216,924 SF
TREE MITIGATION	
REFERENCE TREESCPE PLANS ('TS' SHEETS)	
ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.	



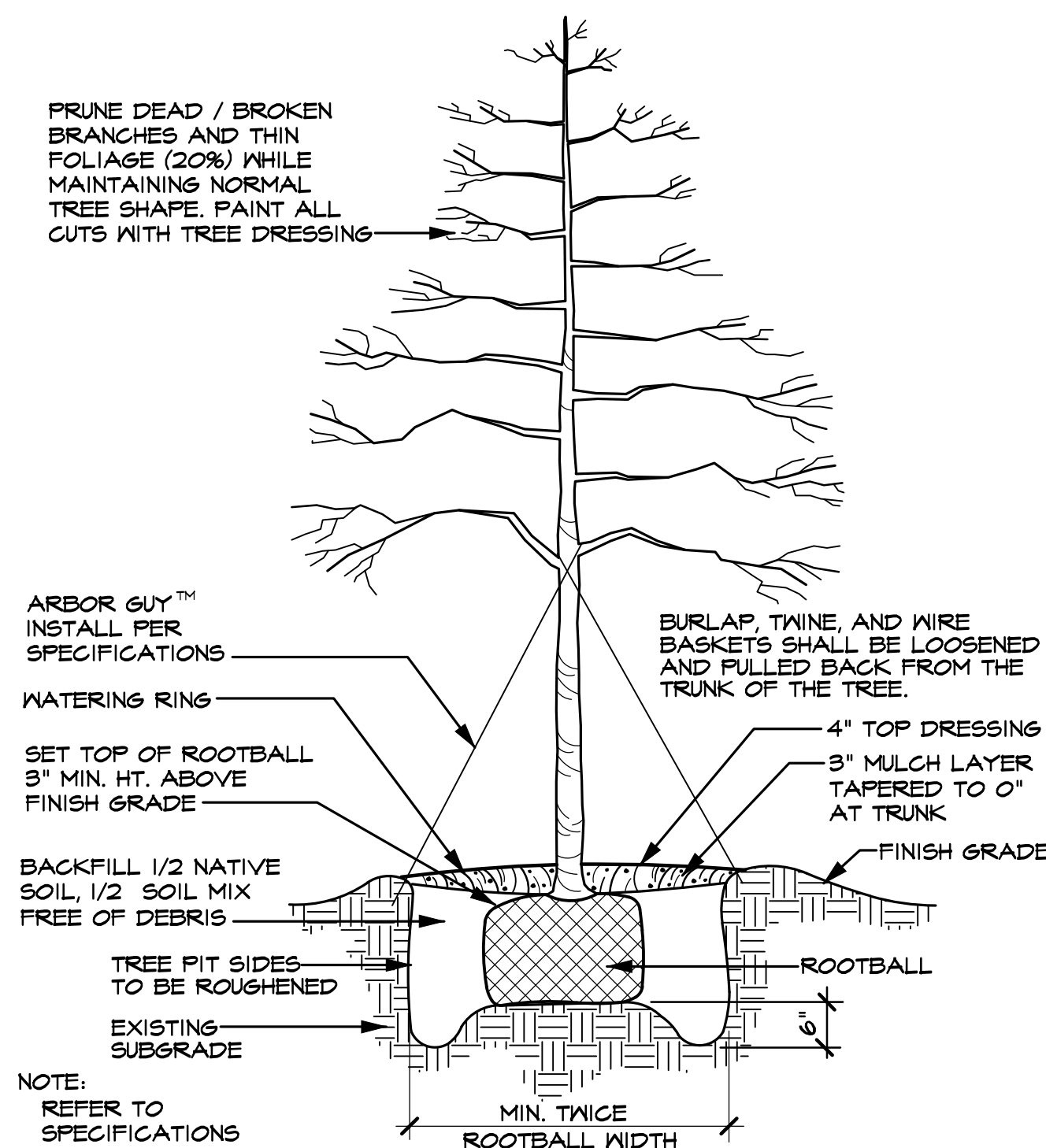
SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



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



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



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

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
11	(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
11	(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
2	(circle with cross and dots)	LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	4" caliper, 12'-14' ht / 5'-6' spread, B&B straight trunk full rounded canopy
9	(circle with cross and dots)	PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	4" caliper, 12'-14' ht / 5'-6' spread, B&B straight trunk full rounded canopy
10	(circle with cross and dots)	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 5 trunk min., 6' ht./4' spread, container, female - heavy berried tree form, limbed to 3'
12	(circle with cross and dots)	RED BUD	Oklahoma Red Bud	<i>Cercis canadensis 'oklahoma'</i>	5'-6' ht, 3'-4' spread, container
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
18	(circle with cross and dots)	D. FOUNTAIN	Dwarf Fountain Grass	<i>Fernisetum atropurpureum 'hamlin'</i>	1 gallon
10	(circle with cross and dots)	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 16" ht./14" spread, bushy, full to ground
62	(circle with cross and dots)	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	5 gallon, 20" ht./16" spread, bushy, full to ground
8	(circle with cross and dots)	RED YUCCA	Red Yucca	<i>Hesperaloe parviflora</i>	5 gallon
GROUNDCOVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(square with dots)	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Sod refer to specifications
MISCELLANEOUS					
AS SHOWN	(line)	EDGE	L.F. Ryerson steel edge, 1/8" x 4" with 12" stakes, black color adjacent to beds with rock, green at shrubs on berms.		
7	(circle with cross and dots)	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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SURVEYOR: BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN
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CITY OF ROCKWALL CASE NO. SP2022-###

CORGAN
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ISSUES

1	11.14.22	PERMIT SET
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LANDSCAPE DETAILS

JOB 22285.0000
DATE 11/14/2022
SHEET

L 5

ISSUES

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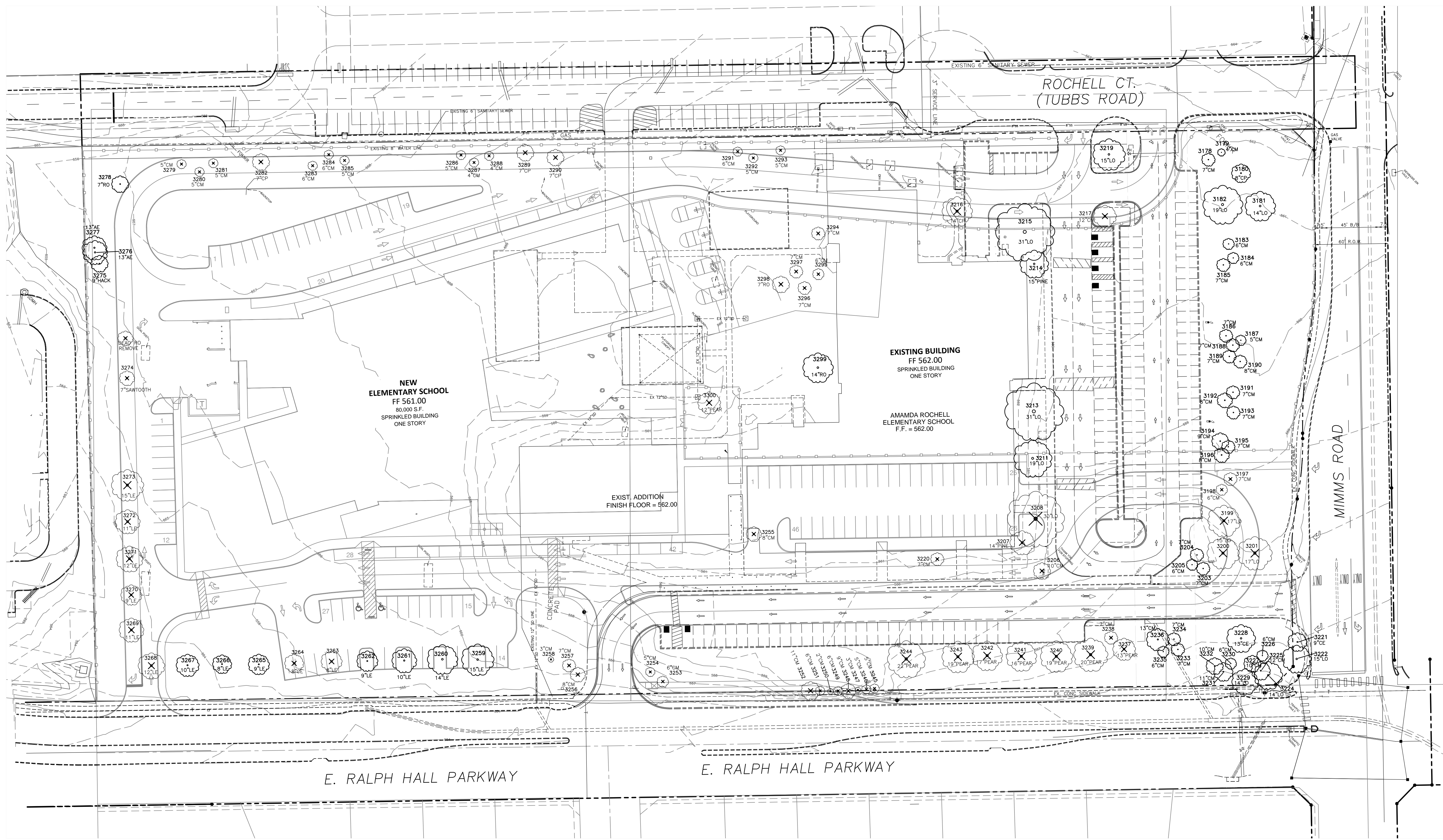
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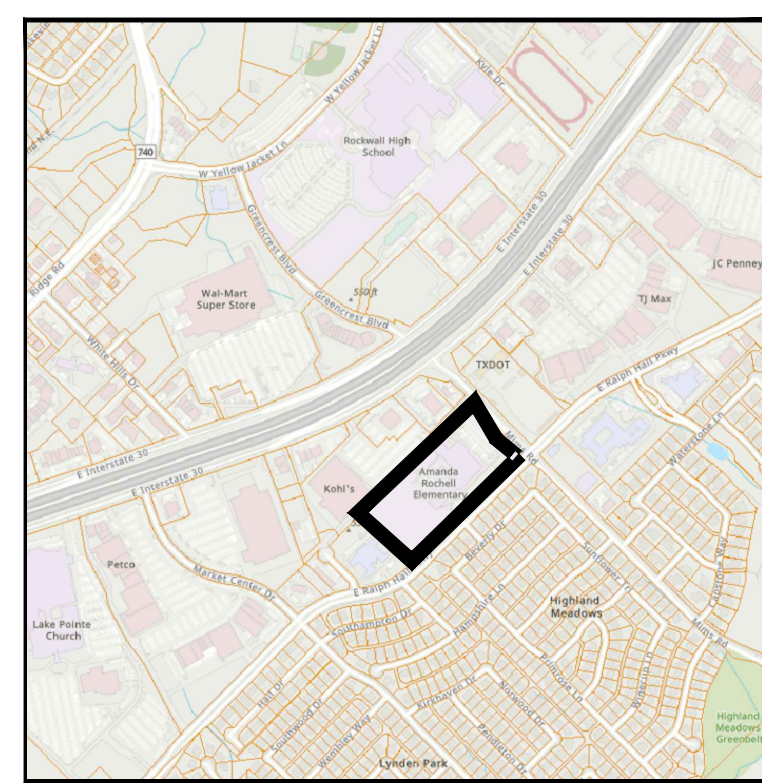
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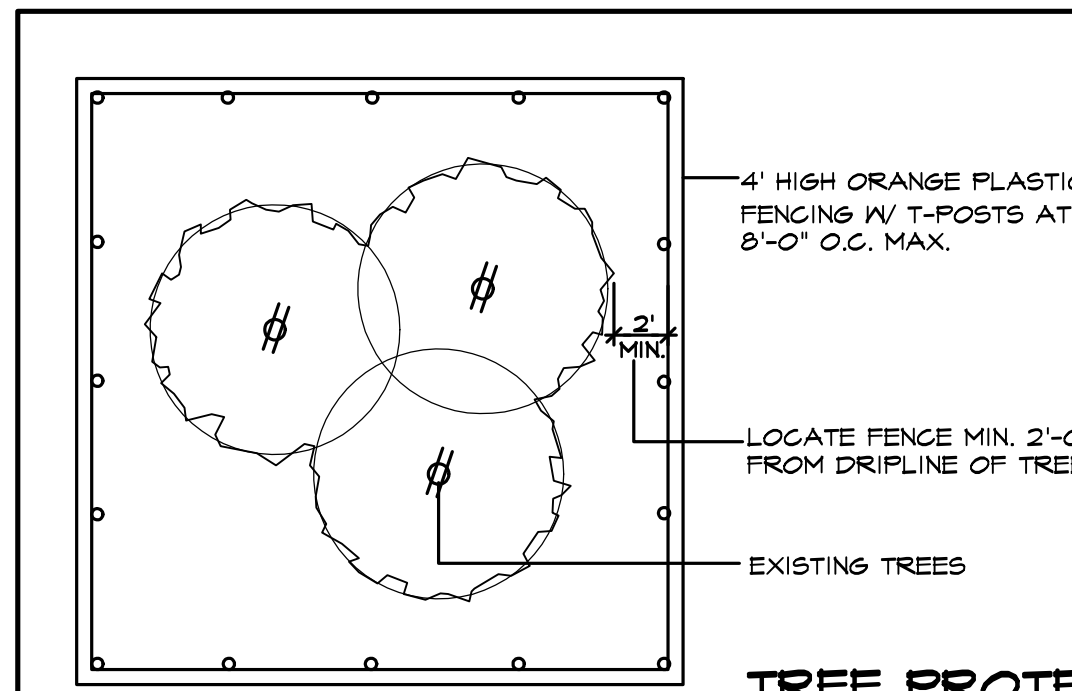


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LOT COVERAGE	55,325 S.F. / 462,835 S.F. = 12.0%
FLOOR AREA RATIO	0.12:1
TOTAL IMPERVIOUS AREA	216,929 S.F. OR 4.98 AC.
BUILDING HEIGHT	35'-4" (3 STORIES)
STUDENT CAPACITY (K-6) DESIGN	642 STUDENT
STUDENT CAPACITY (K-6) EXISTING	650 STUDENT
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	27 SPACES
462 STUDENT, 1 PER 25 STUDENTS = 25.68 (27) SPACES REQUIRED	
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9.0' x 18.0'	27 SPACES
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TOTAL PARKING PROVIDED	



VICINITY MAP
(NOT TO SCALE)

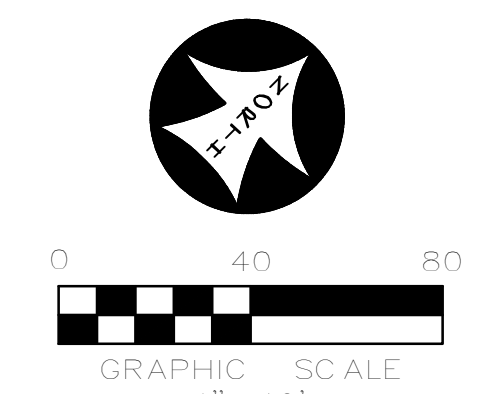


TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

- 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.

EXISTING TREE LEGEND

○ 3467	EXISTING TREE TO BE SAVED
⊗ 3468	EXISTING TREE TO BE REMOVED



SEE SHEET TS2 FOR TREE CHART

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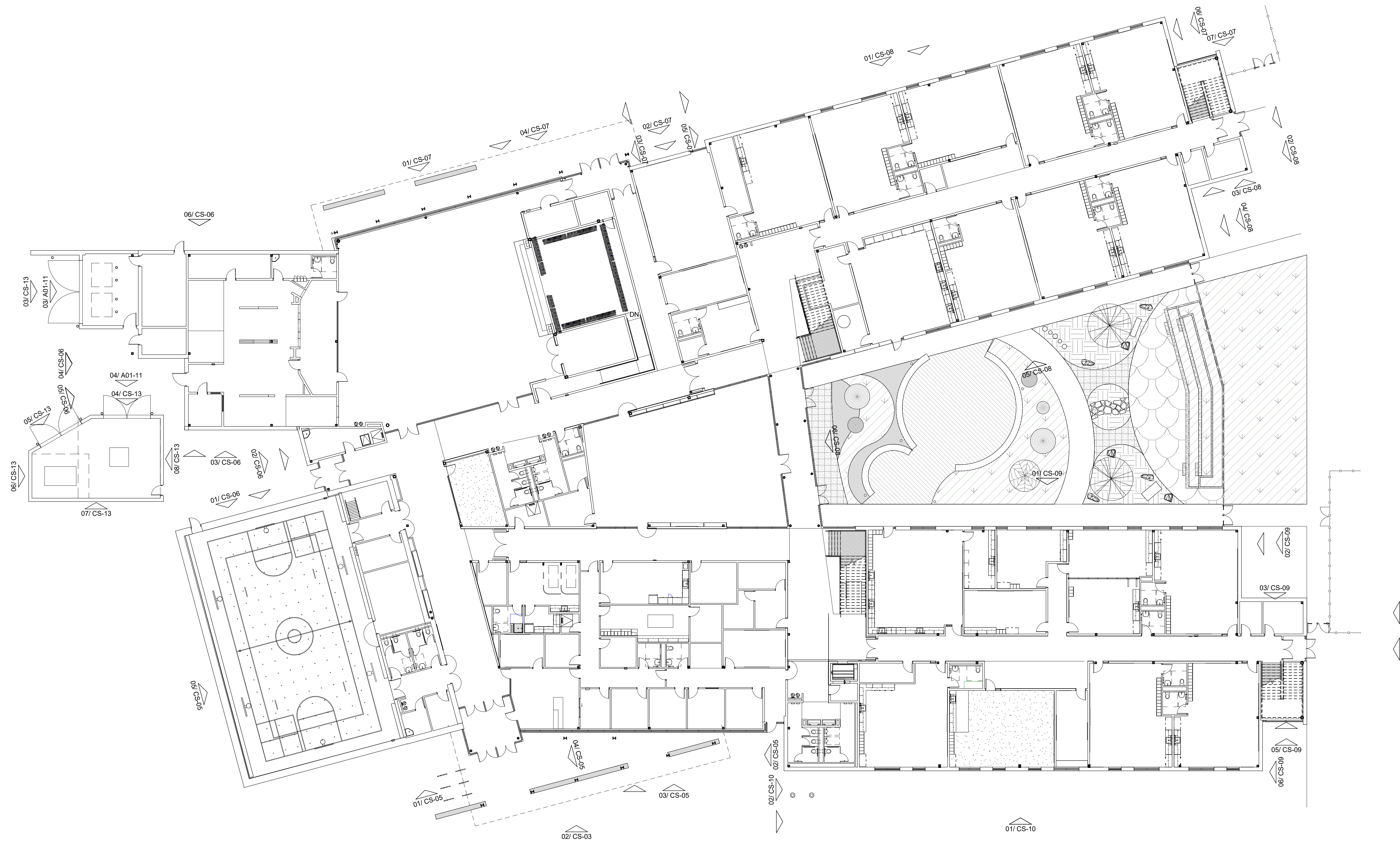
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TREESCAPE PLAN

JOB 22285.0000
DATE 11/14/2022
SHEET

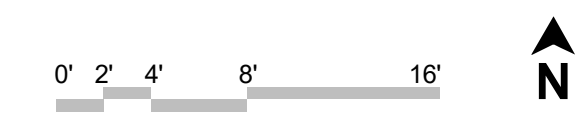
TS 1



APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.
 WITNESS OUR HANDS, this _____ day of _____, 2022.

 Planning & Zoning Commission, Chairman

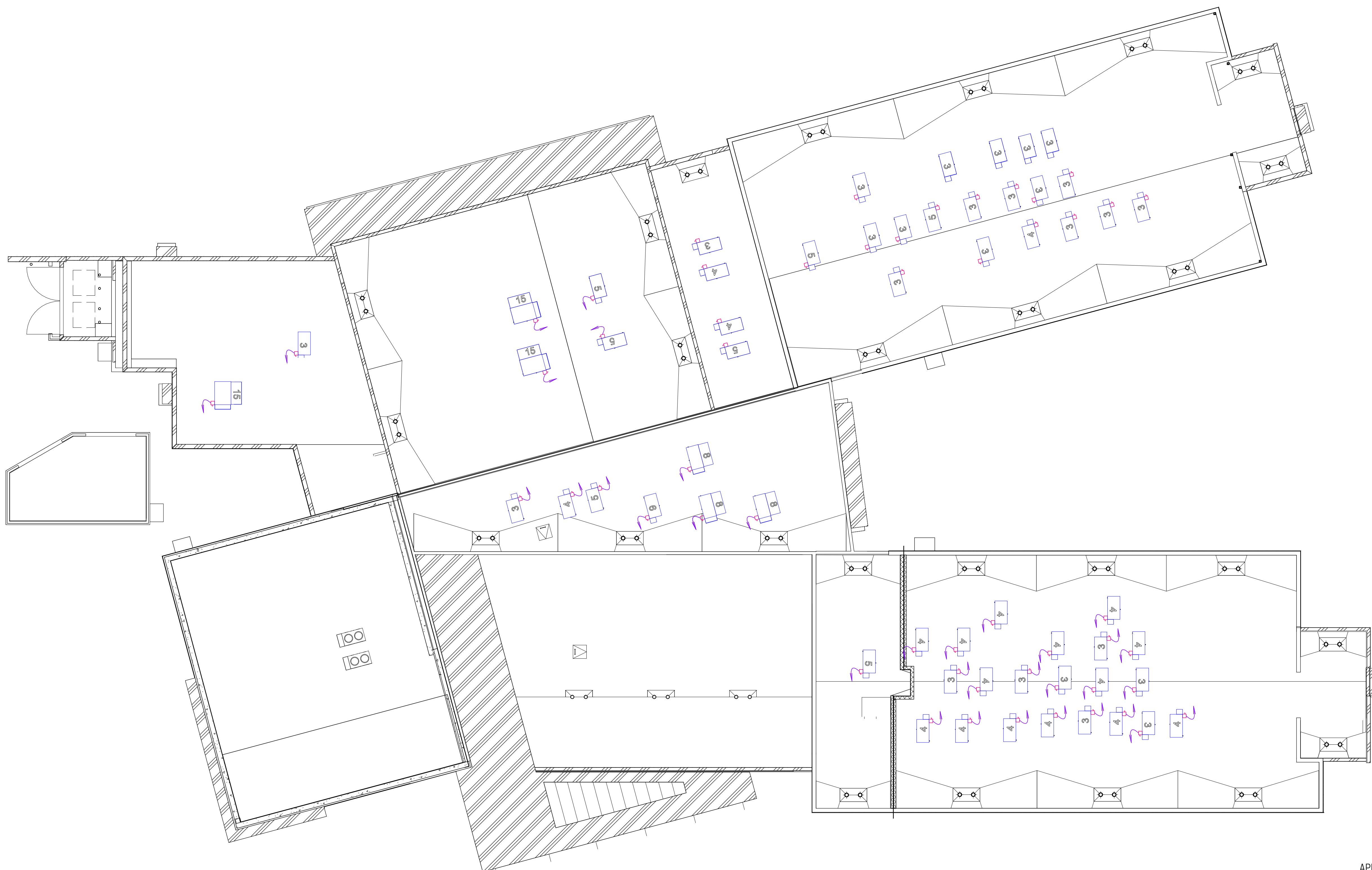
 Director of Planning and Zoning



FLOOR PLAN - LEVEL ONE

1/16" = 1'-0"

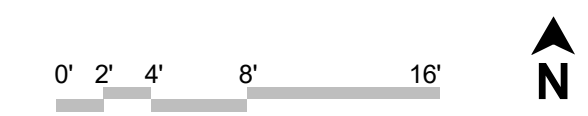




APPROVED:
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 City of Rockwall, Texas, was approved by the Planning & Zoning
 Commission of the City of Rockwall on the _____ day of _____, 2022.
 WITNESS OUR HANDS, this _____ day of _____, 2022.

 Planning & Zoning Commission, Chairman

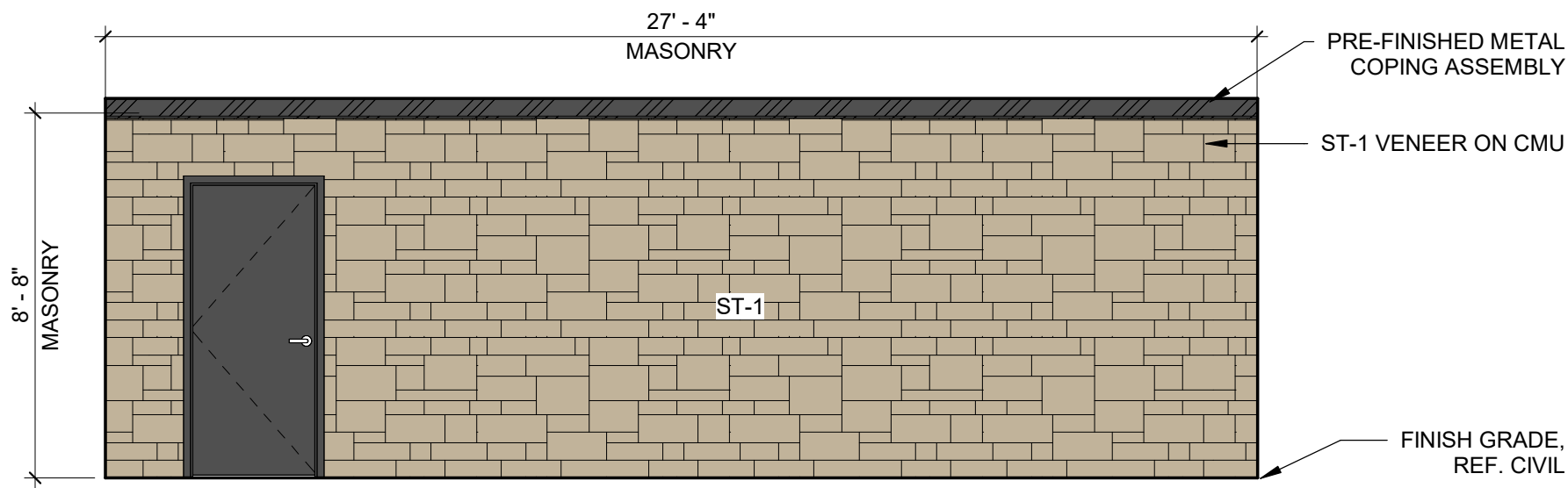
 Director of Planning and Zoning



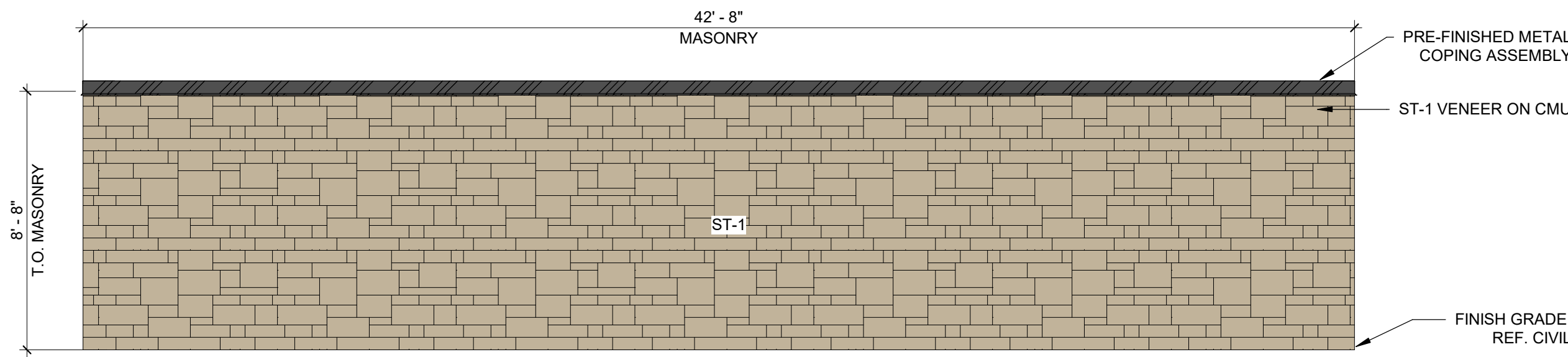
ROOF PLAN - RTU LOCATIONS

1/16" = 1'-0"

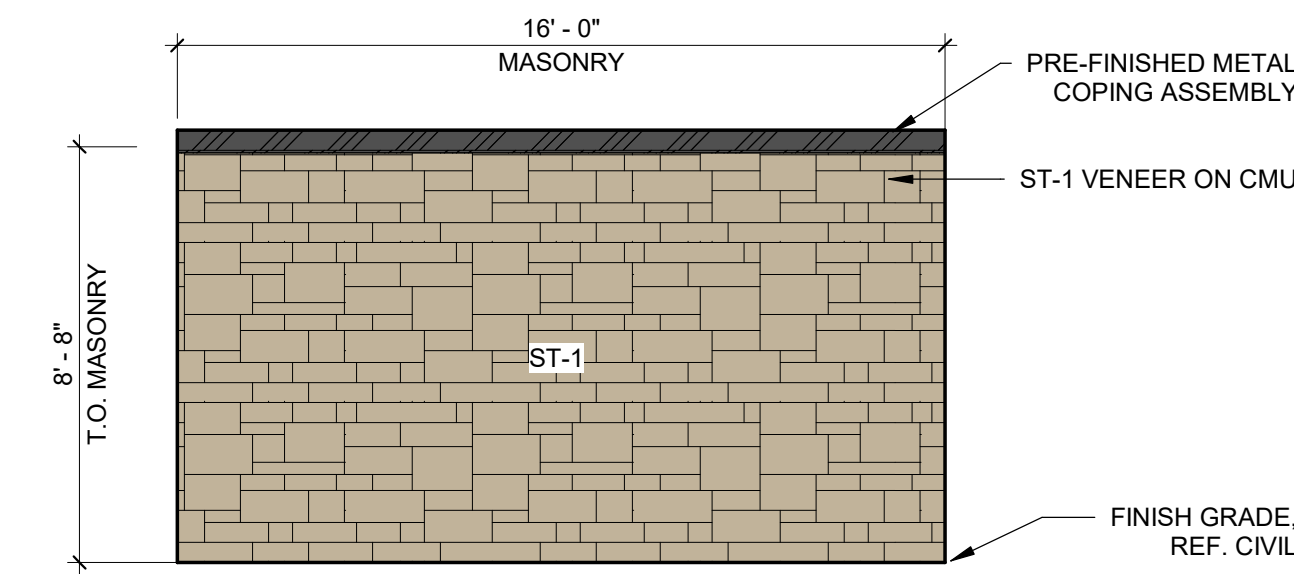




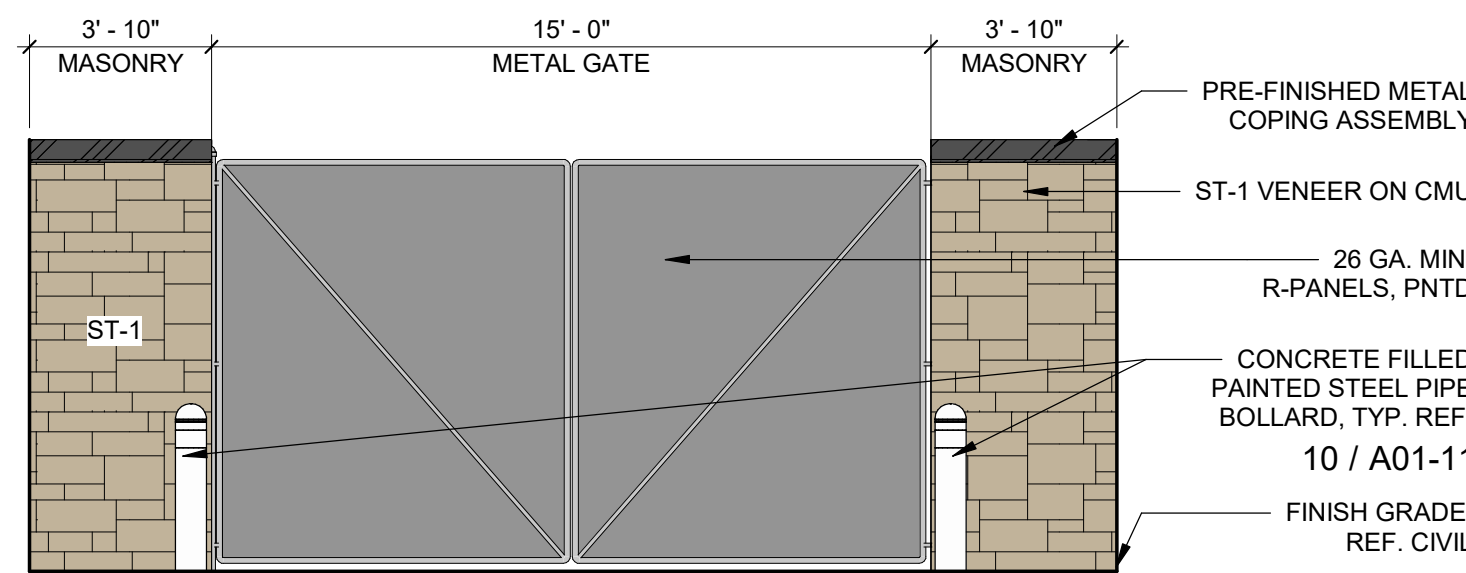
08 SITE ENLARGED ELEVATION - EAST - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



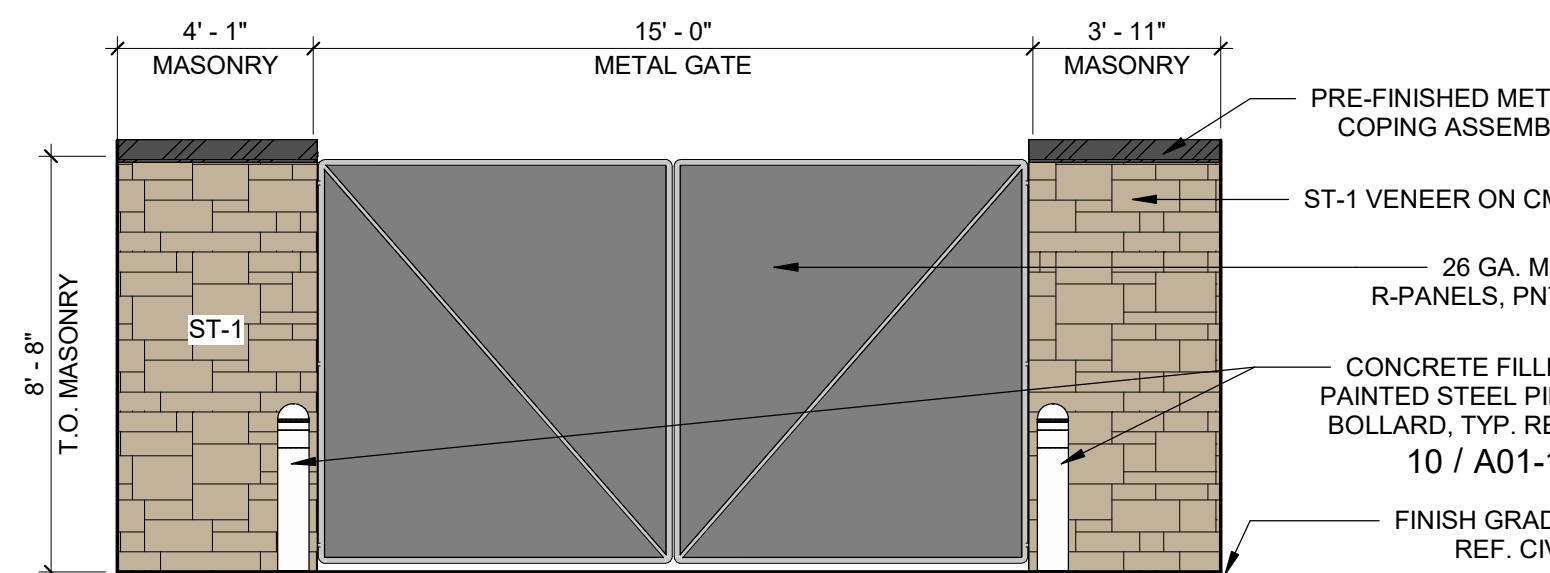
07 SITE ENLARGED ELEVATION - SOUTH - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



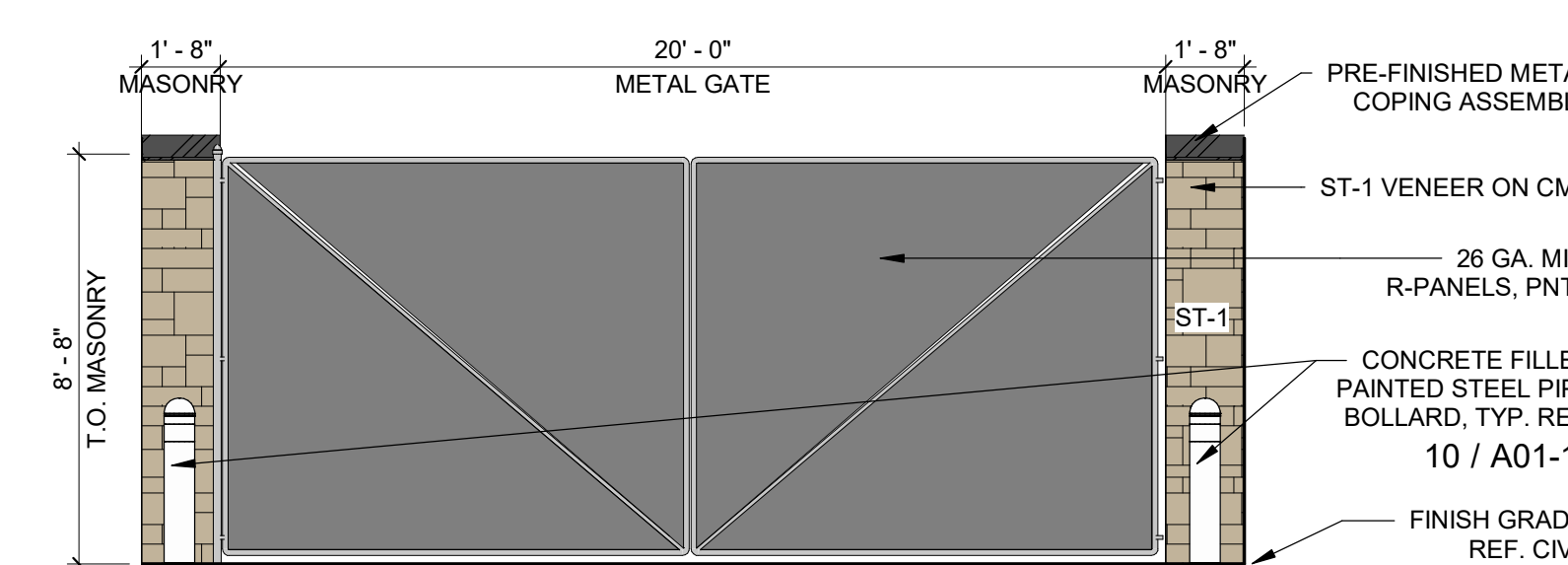
06 SITE ENLARGED ELEVATION - WEST - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



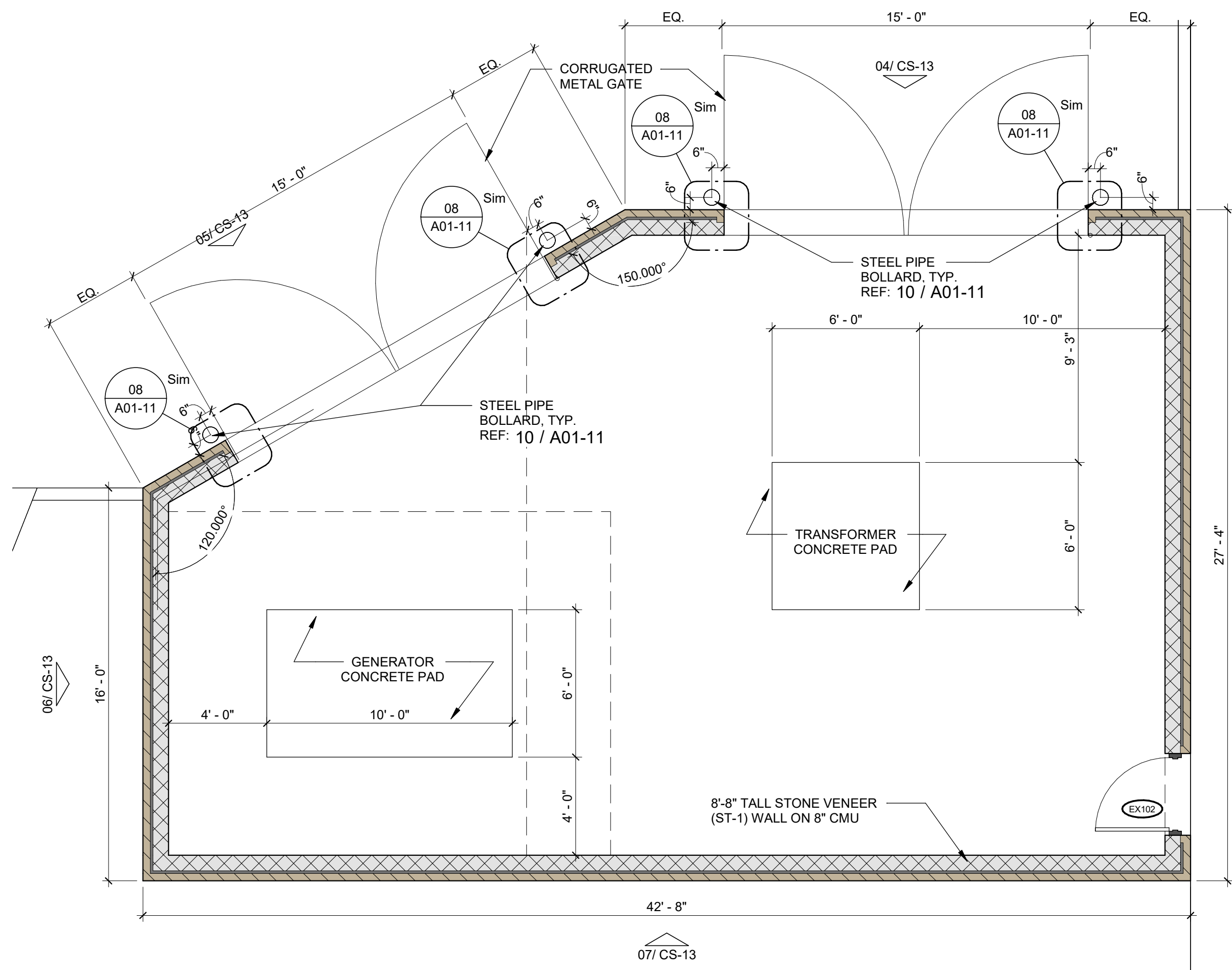
05 SITE ENLARGED ELEVATION - NORTHWEST - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



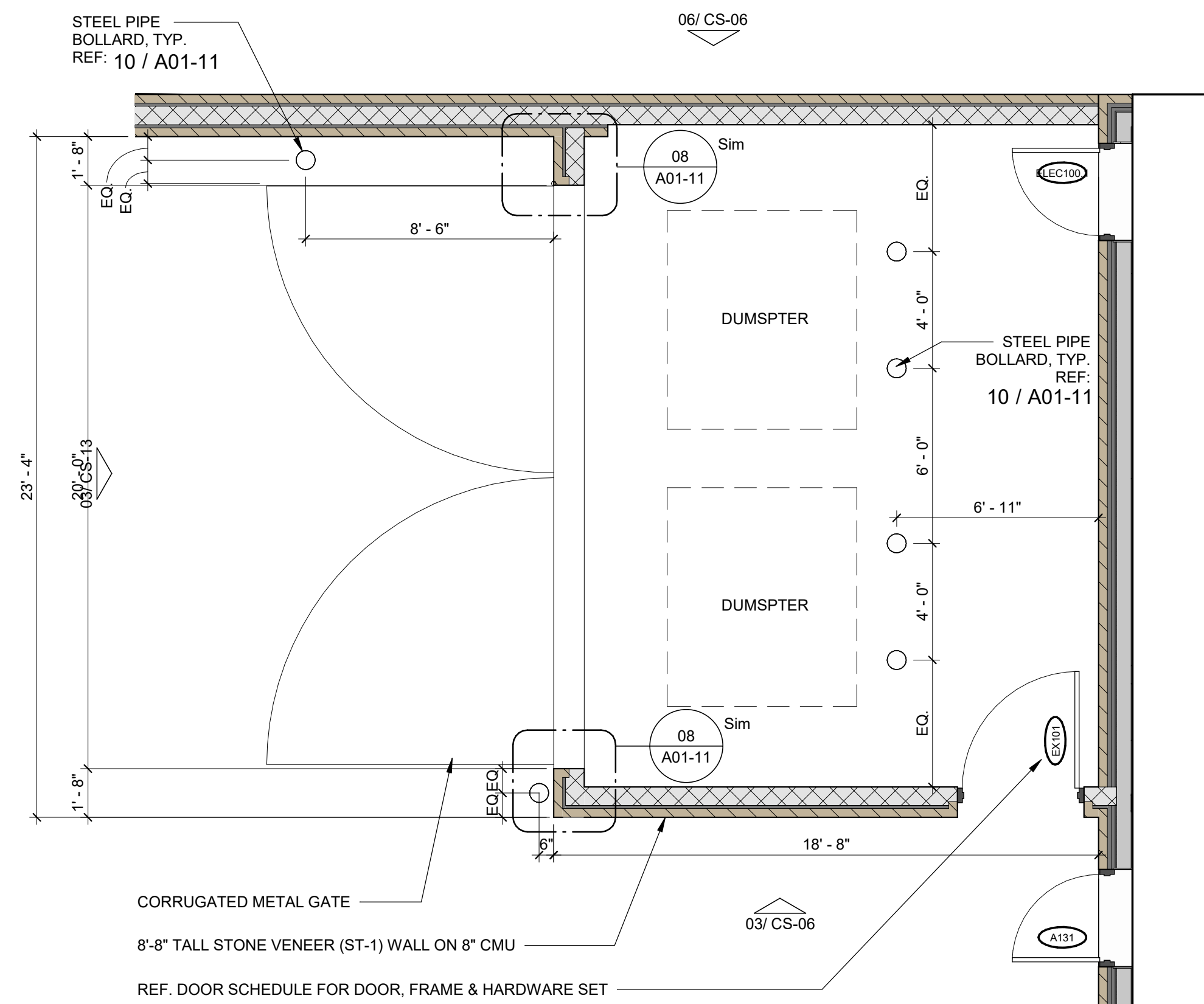
04 SITE ENLARGED ELEVATION - NORTH - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



03 SITE ELEVATION - WEST - DUMPSTER ENCLOSURE
1/4" = 1'-0"



02 ENLARGED SITE PLAN - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



01 ENLARGED SITE PLAN - DUMPSTER ENCLOSURE
1/4" = 1'-0"

EXT. MATERIALS LEGEND		
	BR-1A	ST-1
	BR-1B	ST-2
	BR-2	MP-1
		WDP-1

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WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



LUMINAIRE SCHEDULE FOR ROCHELL ES REPLACEMENT SITE LIGHTING

Sherri W - (903) 581-2677
swarschel@mainstreet.com

General Requirements: (1) All luminaires to have 125 lens thickness, 4000K color temp, 10% THD drivers, 80 CRI or better and be dimmable down to 10% unless otherwise stated. (2) See Networked Lighting Control Chart and details for more information regarding controls. (3) Any luminaire that ends in "G" in the drawing set is to be treated as an emergency version of the listed luminaire connected to the generator. Any luminaire that ends in "U" in the drawing set is to be treated as an emergency version of the listed luminaire connected to the UPS. (4) All LED luminaires are to have lumen output tolerance of +/- 8% and VA tolerance of +5% / -10%. (5) All submitted luminaires shall have an L70 rating of at least 50k hrs and shall have a 5 year system warranty with both listed on the manufacturer cut sheet. (6) For linear luminaires (Lx, LxH, Px, PLx, Wx, etc.), the number in the Type Mark indicates the linear length in whole feet. For linear luminaires (Lx-x, LHx-x, Px-x, PLx-x, Wx-x, etc.), the numbers in the Type Mark indicates the linear length in feet and inches, unless otherwise noted. (7) Equals allowed ONLY by a manufacturer from an agency with other product lines already listed on this schedule. At least 3 day prior approval from designer required. *Lumen output and VA listed are per luminaire or per head or per linear foot and include both up and down component if direct and indirect are both

Emergency Lighting Information: Linear Emer Section Layout >>>

EMER	EMER	EMER	EMER	EMER
4	8	12	16	20
24	28	32	36	40
44	48			

 Provide battery packs per this list unless otherwise noted on the drawings. (LO = Lumen Output) Tolerance shall be +/- 5%. Troffers - 1400lm, Can Lights - 50%LO, High & Low Bays (round or square) - 20 Watts, Linear recessed & Linear pendants & Surface/Wall mount - 1400lm per 4' emergency section, Exterior (building or canopy mounted) - 50%LO, Everything else - 50%LO.

Project Specific Comments and Requirements: --EMA Project #1 082 0079 003-- Controls to be - IECC 2021 with Reduced Lighting Power additional efficiency package.

Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, BC- Backlight Control, LC- Left Corner Cutoff, - ,

Type	Description	Luminaire Equivalents	Delivered Lumens	Comments	Volts	Watts Max
Z2	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5' shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, . . .	16000	F, MS/PC, VD	480v	150
Z2D	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5' shaft, 7-gauge wall thickness), with 2 Heads @ 180deg, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, . . .	16000	F, MS/PC, VD	480v	150
Z2H	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5' shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, . . .	16000	F, HSS, MS/PC, VD	480v	150
Z3D	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5' shaft, 7-gauge wall thickness), with 2 Heads @ 180deg, T3 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, . . .	16000	F, MS/PC, VD	480v	150
Z3H	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5' shaft, 7-gauge wall thickness), with 1 Head, T3 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, . . .	16000	F, MS/PC, VD	480v	150
Z4	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5' shaft, 7-gauge wall thickness), with 1 Head, T4 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, . . .	16000	F, MS/PC, VD	480v	150
ZBC	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5' shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon Equal VPS, McGraw Edison Equal GLEON, Gardco Equal P26, LSI Equal MRM LED, . . .	12000	F, BC, MS/PC, VD	480v	150
ZL	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5' shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon Equal VPS, McGraw Edison Equal GLEON, Gardco Equal P26, LSI Equal MRM LED, . . .	10000	F, LC, MS/PC, VD	480v	150
ZR	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5' shaft, 7-gauge wall thickness), with 1 Head, T2 Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon Equal VPS, McGraw Edison Equal GLEON, Gardco Equal P26, LSI Equal MRM LED, . . .	10000	F, LC, MS/PC, VD	480v	150
ZZZ	END OF SCHEDULE, with Color:					

ELECTRICAL SITE GENERAL NOTES

(SOME NOTES MAY NOT BE USED)

- CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY LOCATION, CONDUCT TEST AND INSPECTIONS, COORDINATE WITH UTILITIES, OWNER'S REPRESENTATIVES, AND CHECK FOR ALL UNDERGROUND UTILITIES AND LINES BEFORE DITCHING TAKES PLACE. CONTRACTOR AND SUBCONTRACTORS PERFORMING THESE DUTIES SHALL BE RESPONSIBLE FOR ANY REPAIRS OF CUT OR DAMAGED LINES AND UTILITIES NOT SHOWN ON PLANS.
- PROVIDE SEPARATE CONTACTORS FOR INDEPENDENT CONTROL OF EXTERIOR LIGHTING GROUPS PER LIGHTING CONTROL DETAIL.

ELECTRICAL SITE PLAN NOTES

(SOME NOTES MAY NOT BE USED)

- PROVIDE AND RUN UNDERGROUND TWO 4" CONDUITS FROM UTILITY TRANSFORMER TO ELECTRICAL SERVICE AT THE STREET. PROPOSED LOCATION IS SHOWN. VERIFY AND COORDINATE EXACT LOCATION AND ROUTING WITH UTILITY PROVIDER.
- PROVIDE AND ROUTE UNDERGROUND SERVICE CONDUCTORS FROM UTILITY TRANSFORMER LOAD SIDE TO SECONDARY ENCLOSURE. PROVIDE AND ROUTE UNDERGROUND SERVICE CONDUCTORS FROM SECONDARY ENCLOSURE TO ELECTRICAL SERVICE DISCONNECT(S). REFER TO RISER DIAGRAM FOR MORE INFORMATION.
- PROVIDE AND RUN UNDERGROUND TWO 2" CONDUIT FROM ELECTRICAL ROOM TO MARQUEE/SIGN FOR POWER AND LIGHTS. CAP AND MARK CONDUIT.
- FLAG POLE. REFER TO FLAG POLE DETAIL.
- PROVIDE AND RUN UNDERGROUND TWO 3" CONDUITS WITH PULL STRING FOR POWER TO FUTURE PORTABLES. PROVIDE IN-GRADE VAULT. REFER TO UNDERGROUND PORTABLE BUILDING CONDUITS. STUB UP IN ELECTRICAL ROOM UNDERNEATH PANEL TO SERVE PORTABLES.
- BORE UNDER OR SAW-CUT. PATCH TO MATCH EXISTING.
- APPROXIMATE LOCATION OF EXISTING OVERHEAD UTILITY POWER.
- APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITY POWER.

CORGAN

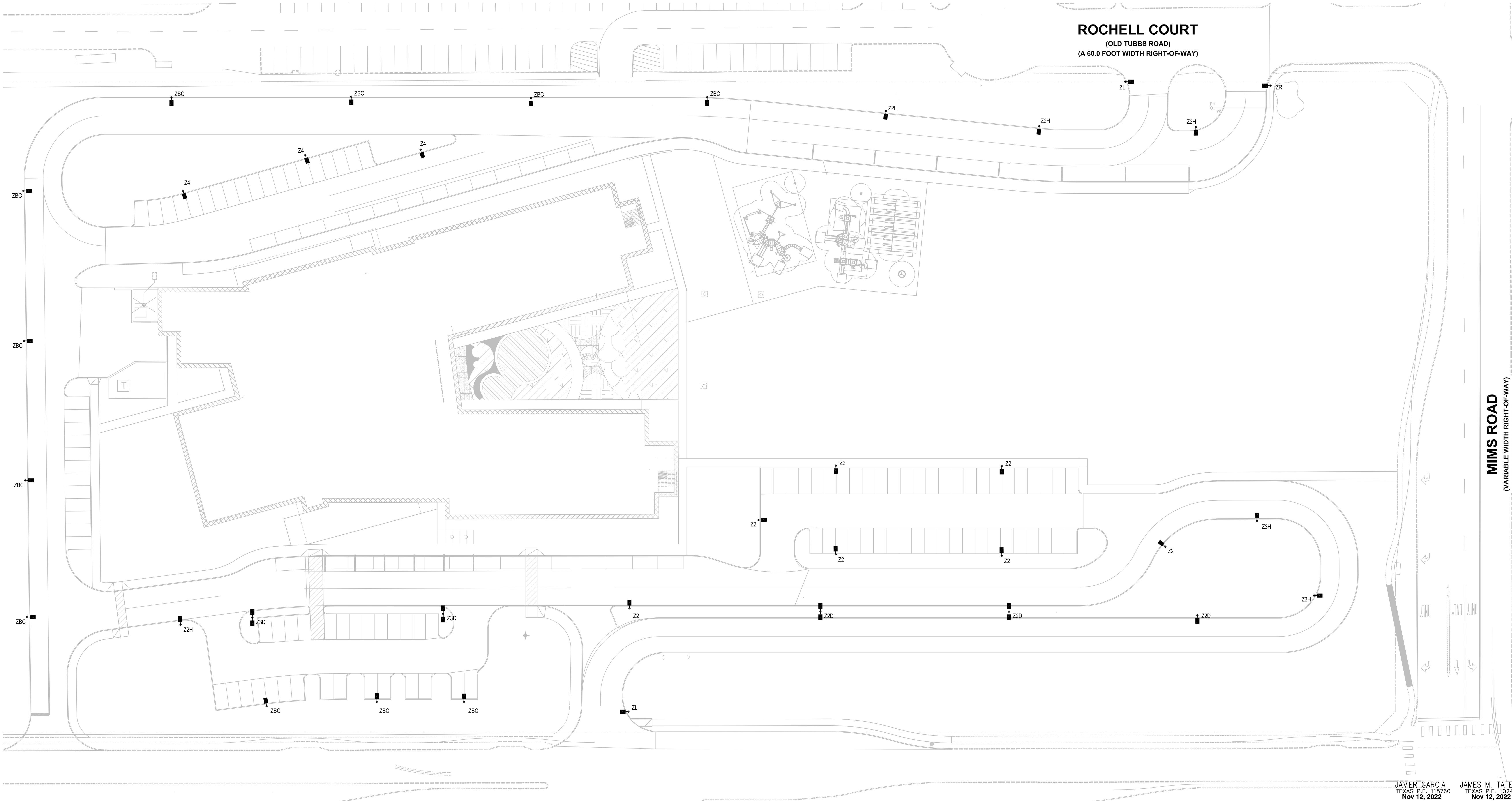
www.corgan.com
T: 214.748.2000

ISSUES

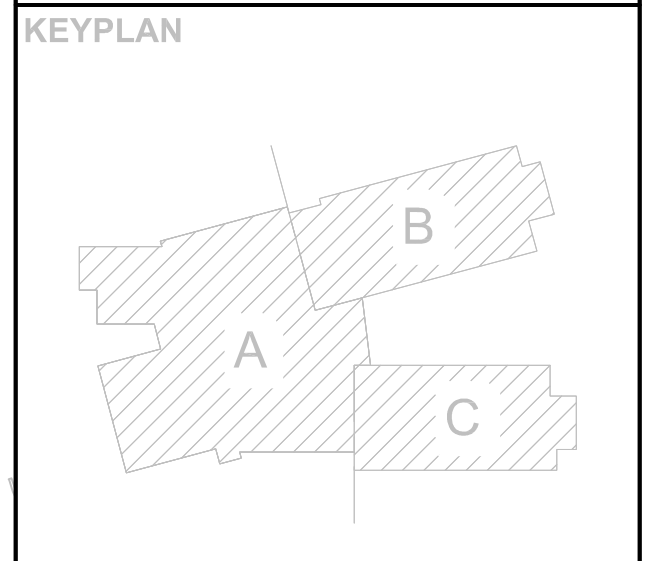
1	11/10/22	30% CD
2		
3		
4		
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6		
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8		
9		
10		

REVISIONS

REVIEW ONLY
NOT FOR CONSTRUCTION
Nov 12, 2022



Rochell Elementary School Replacement
899 Rochell Ct.
Rockwall, TX 75032



ELECTRICAL SITE PLAN PHASE 2

1 ELECTRICAL SITE PLAN - PHASE 2
1"=30'-0"

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

EMA Engineering & Consulting, Inc.
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
Texas Firm Registration No. F-893
Louisiana Firm Registration No. EF-5818
www.EMAengineer.com

SUBMISSION OF BID WILL BE CONSIDERED 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 22285.0000
DATE 11/10/2022
SHEET
ES01-01

JAVIER GARCIA TEXAS P.E. 118760 Nov 12, 2022
JAMES M. TATE III TEXAS P.E. 102427 Nov 12, 2022

MIMS ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

ROCHELL COURT
(OLD TUBBS ROAD)
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)

