



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 *1 acre = \$270*
- 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 1408 S. Goliad St, Rockwall, TX 75087

SUBDIVISION Subdivision Code: S3859

LOT 2 BLOCK A

GENERAL LOCATION Damascus RD, Rockwall, TX

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-27

CURRENT USE private school

PROPOSED ZONING PD-27

PROPOSED USE private school

ACREAGE 6.626

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 Heritage Christian Academy

APPLICANT Glenn Engineering

CONTACT PERSON Brad Helmer, Ed.D.

CONTACT PERSON Robert Howman

ADDRESS 1408 S. Goliad St.

ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Irving, Tx 75038

PHONE 972.772.3003

PHONE 972.989.2174

E-MAIL bhelmer@hcarockwall.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

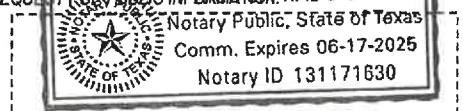
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD HELMER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ 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 AND TRANSMIT INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION PRADO-BAESA

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF AUGUST, 2023.

OWNER'S SIGNATURE

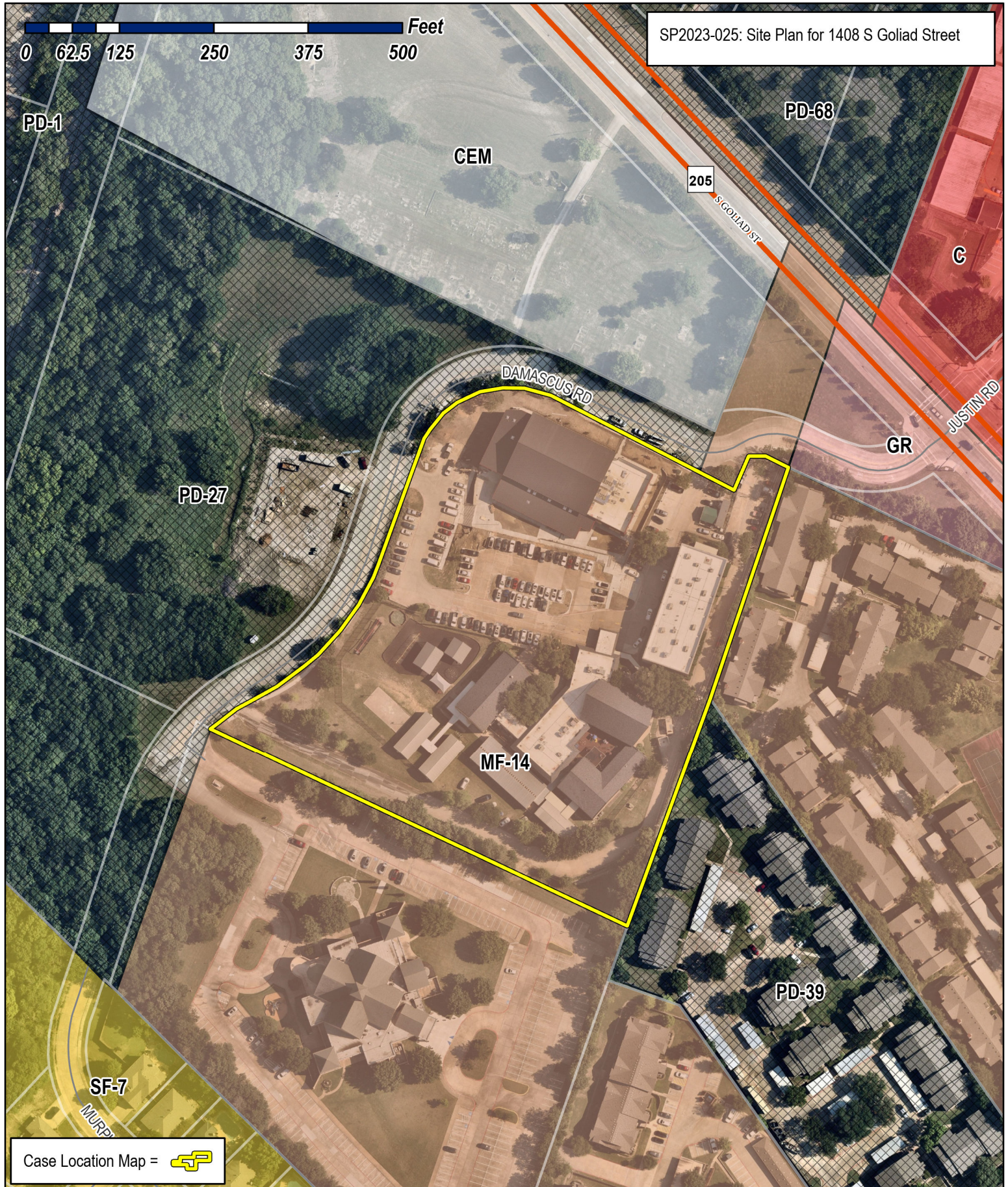
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES 06-17-2025



SP2023-025: Site Plan for 1408 S Goliad Street



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.





CRADDOCK ARCHITECTURE, PLLC

P.O. BOX #188, ROCKWALL, TX 75087

Office: 2701 Sunset Ridge, Suite 601 Rockwall TX 75032

Phillip R. Craddock, AIA

Cell: 214.952.0527 •

www.craddockarchitecture.com

Attn:

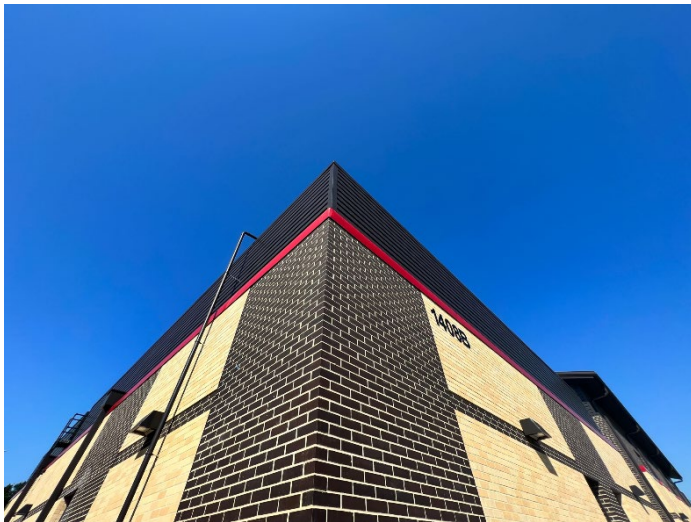
City of Rockwall planning Department.

Project:

Heritage Christian Academy, Classroom Building

Craddock Architecture, PLLC

The Design intent is to match the Character and design features of the Recently Constructed Gymnasium. We will be using the Same materials that were used on the Gym.



MASONRY VENEER:

ACME Brick:

M1: Westchester Smooth (Modular)

M2: 50/50 Blend of "152/154" (Modular)

STONE:

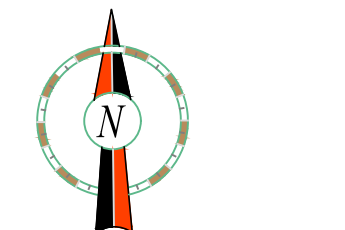
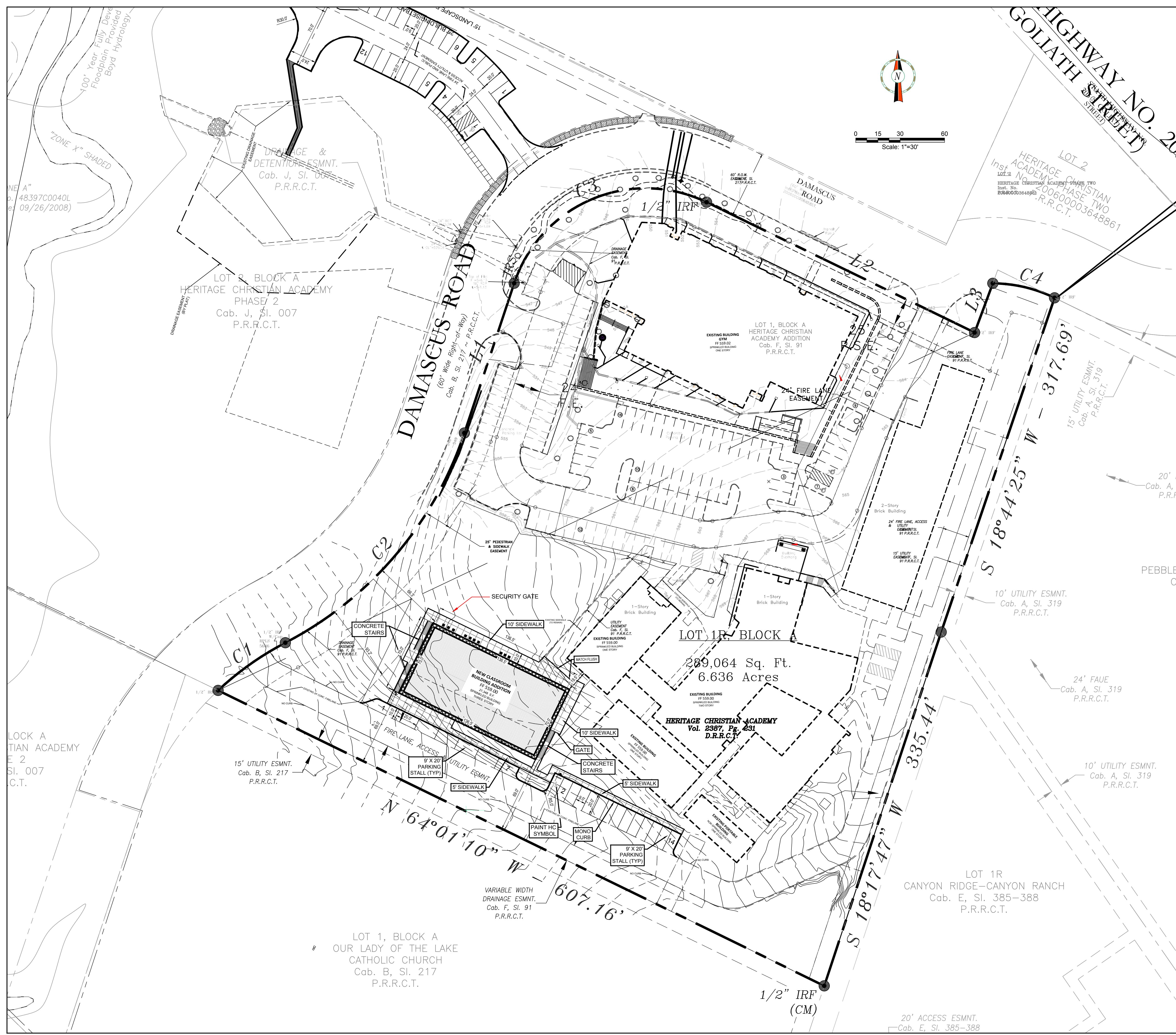
Natural Thin Stone Veneer at the base of the Building matching that used on the gym.

Horizontal Metal Siding:

Horizontal Ribbed Metal, Color to match existing on Gym.

Currently no retaining walls are planned. However, in the event any are needed they will match the stacked stone walls on site.





Scale: 1"=30'

- GENERAL SITE NOTES**
- ALL 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.
 - 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 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.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMP (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 0.20 FOOT-CANDLE OR LESS.

PAVING LEGEND (EXISTING)

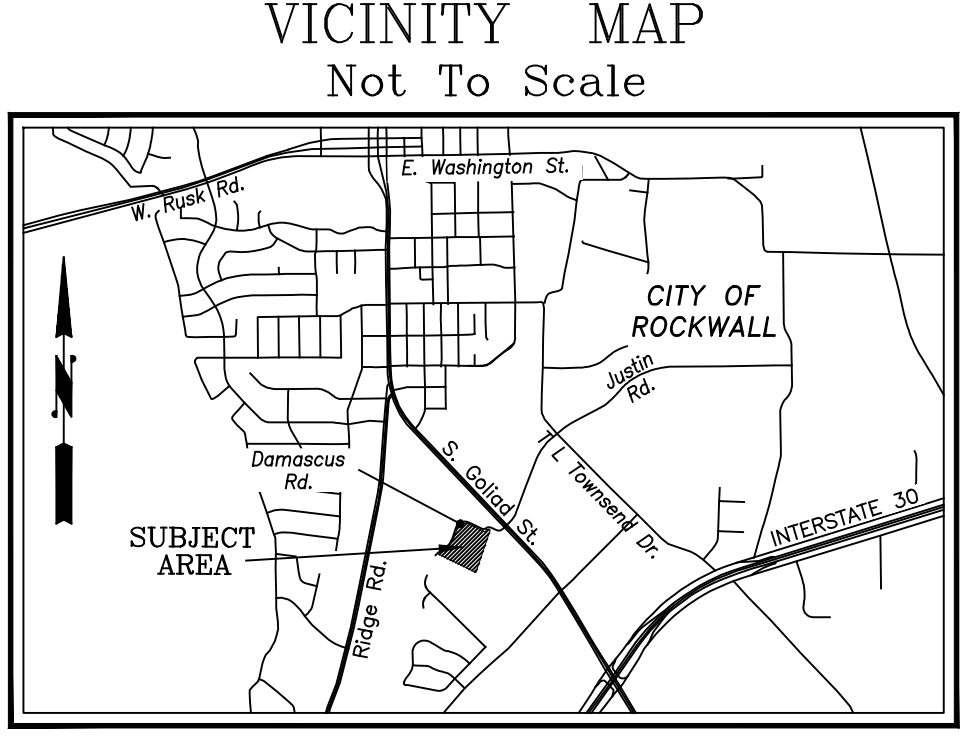
---	CONCRETE CURB
---	EDGE OF ASPHALT
---	EDGE OF CONCRETE
---	FENCE
---	PROPERTY LINE
---	CURB INLET

SITE LEGEND (PROPOSED)

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

(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 OVER 6" COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

(PRIVATE) 6" REINFORCED CONCRETE (NON FIRE LANES) 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 6" COMPACTED SUBGRADE PER SOILS REPORT.



SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PRIVATE SCHOOL
LOT AREA	289,064 S.F. OR 6.636 AC.
BUILDING AREA (FLOOR AREA)	2,291 S.F.
PROPOSED BASEMENT LEVEL	9,463 S.F.
PROPOSED FIRST FLOOR	9,494 S.F.
PROPOSED SECOND FLOOR	21,340 S.F.
TOTAL BUILDING AREA	9,500 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	9,500 S.F. / 289,064 S.F. = 0.327%
LOT COVERAGE	0.327%
FLOOR AREA RATIO	198,129 S.F. OR 4.50 AC.
TOTAL IMPERVIOUS AREA	44'-0" (3 STORY)
BUILDING HEIGHT	642 STUDENT
STUDENT CAPACITY (K-6) DESIGN	650 STUDENT
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	27 SPACES
642 STUDENT / 1 PER 25 STUDENTS = 25.68 (27) SPACES REQUIRED	
PARKING PROVIDED	
9'0" x 18'0"	192 SPACES
9'0" x 20'0" PARALLEL	7 SPACES
TOTAL PARKING PROVIDED	199 SPACES

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

HERITAGE CHRISTIAN ACADEMY ADDITION
LOT 1R, BLOCK A
OUT OF THE
BURWELL J.T. LEWIS SURVEY, ABSTRACT NO. 255
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: HERITAGE CHRISTIAN ACADEMY
1408 S. GOLIATH STREET
ROCKWALL, TEXAS 75087
(972) 717-0605
CONTACT:

ARCHITECT: CRAODOCK ARCHITECTURE
P.O. BOX #188
ROCKWALL, TX 75087
(214) 952-0527

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

CITY OF ROCKWALL CASE NO. SP2023-000

GLENN ENGINEERING
TEXAS REGISTRATION NUMBER F-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038
FAX (972) 717-2176

MIKE GLENN
35059
The seal appearing on this document was authorized by Mike Glenn, P.E. 35059 August 15, 2023

HCA
HERITAGE CHRISTIAN ACADEMY

Heritage Christian Academy
1408 S Goliath St.
Rockwall, TX 75087

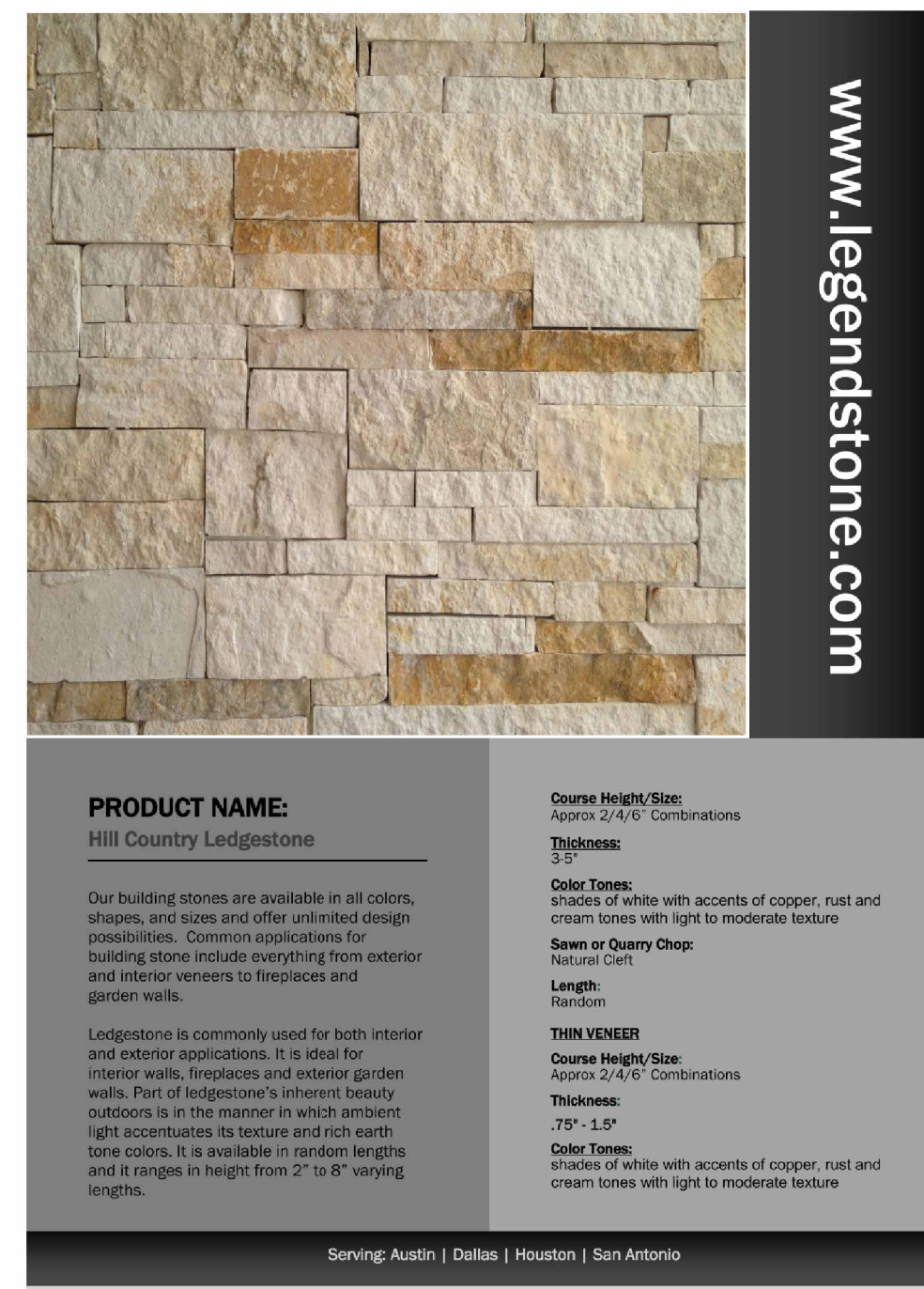
Revisions:

Issue Dates:
Review: 08/15/23
Permit:
Construction:

Drawn By: RAH
Checked By: RMR
Project No.: 2000.01

OVERALL
SITE PLAN
Sheet
C03.00

MATERIAL CALCULATIONS			AREA	%
NORTH ELEVATION				
MASONRY			4,173	
	BRICK		2,750	65.9%
	STONE		0	0.0%
METAL PANEL			1,425	34.1%
				100.0%
EAST ELEVATION				
MASONRY			2,526	
	BRICK		1,463	57.9%
	STONE		95	3.8%
METAL PANEL			968	38.3%
				100.0%
SOUTH ELEVATION				
MASONRY			5,742	
	BRICK		2,745	47.8%
	STONE		1,560	27.2%
METAL PANEL			1,435	25.0%
				100.0%
WEST ELEVATION				
MASONRY			2,642	
	BRICK		1,411	53.4%
	STONE		220	8.3%
METAL PANEL			1,012	38.3%
				100.0%

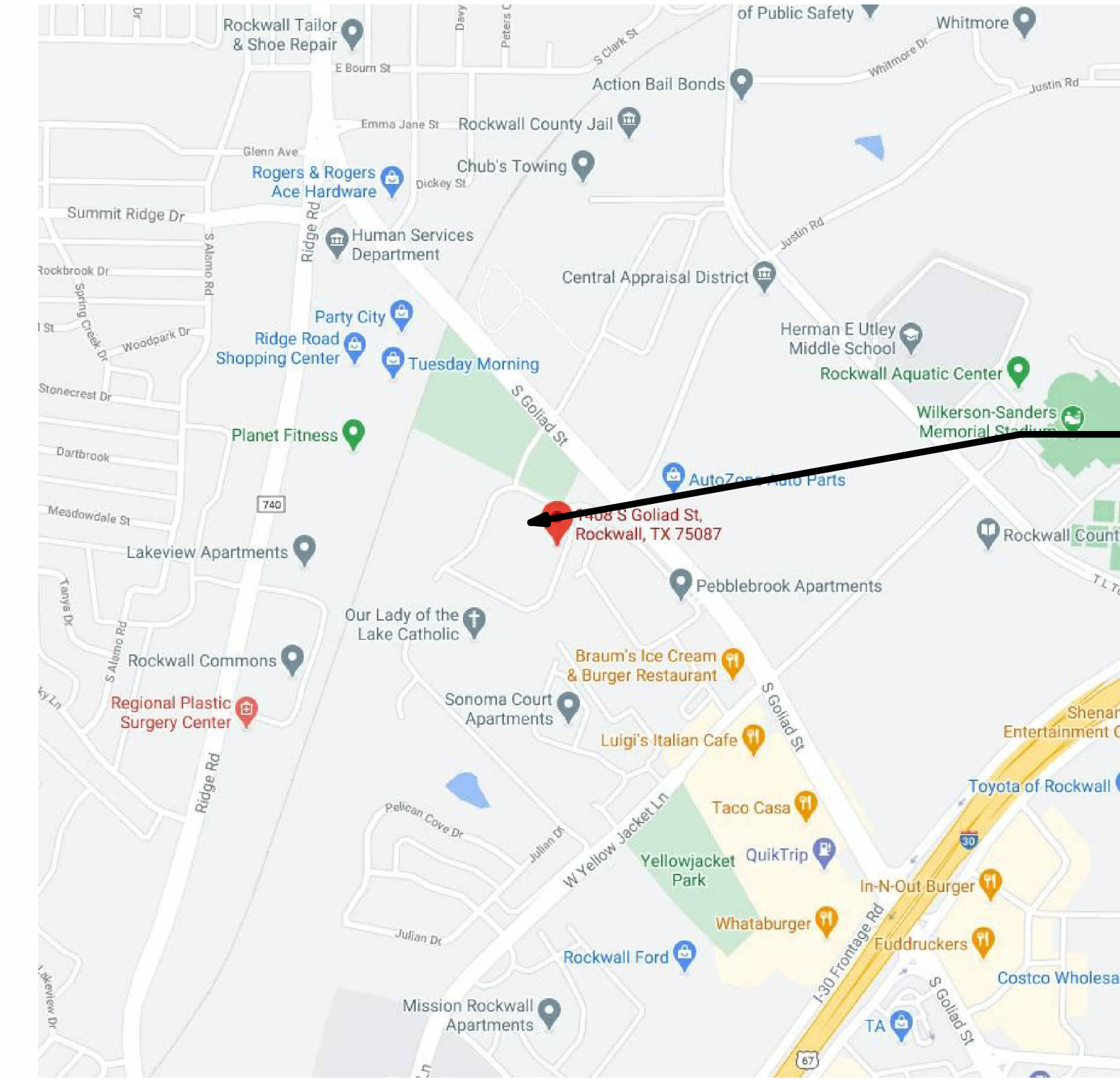


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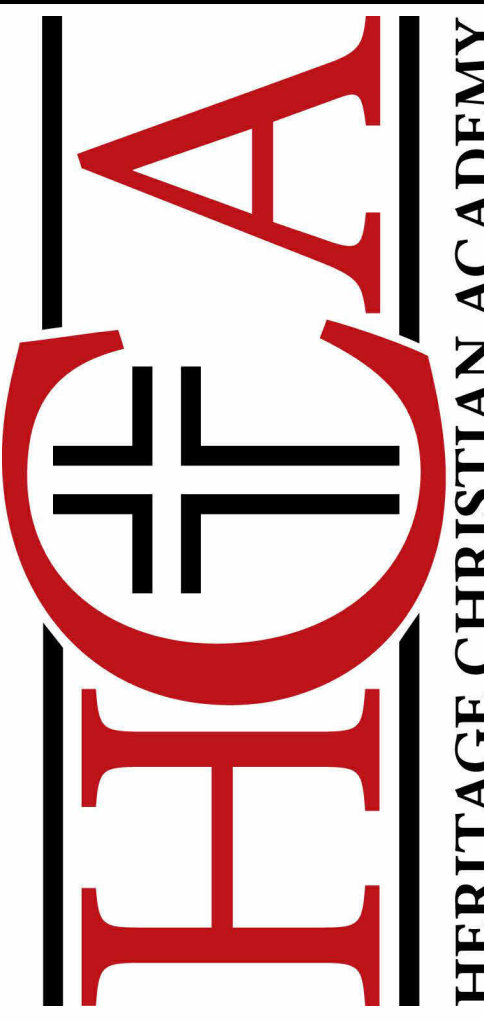
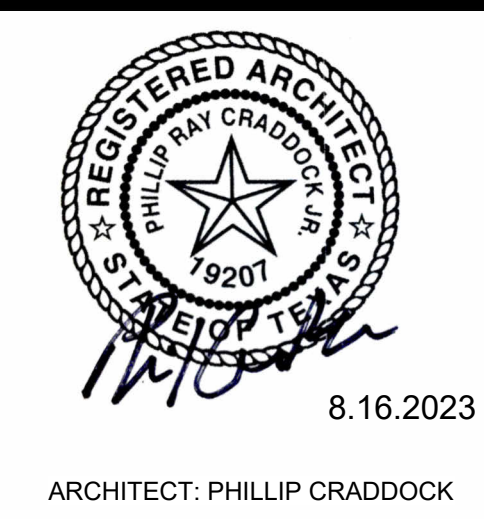
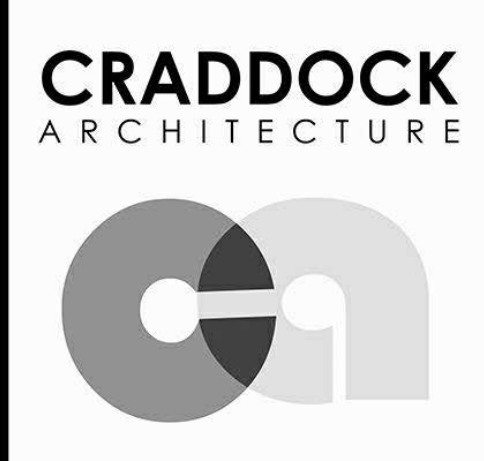
WITNESS OUR HANDS, this ____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

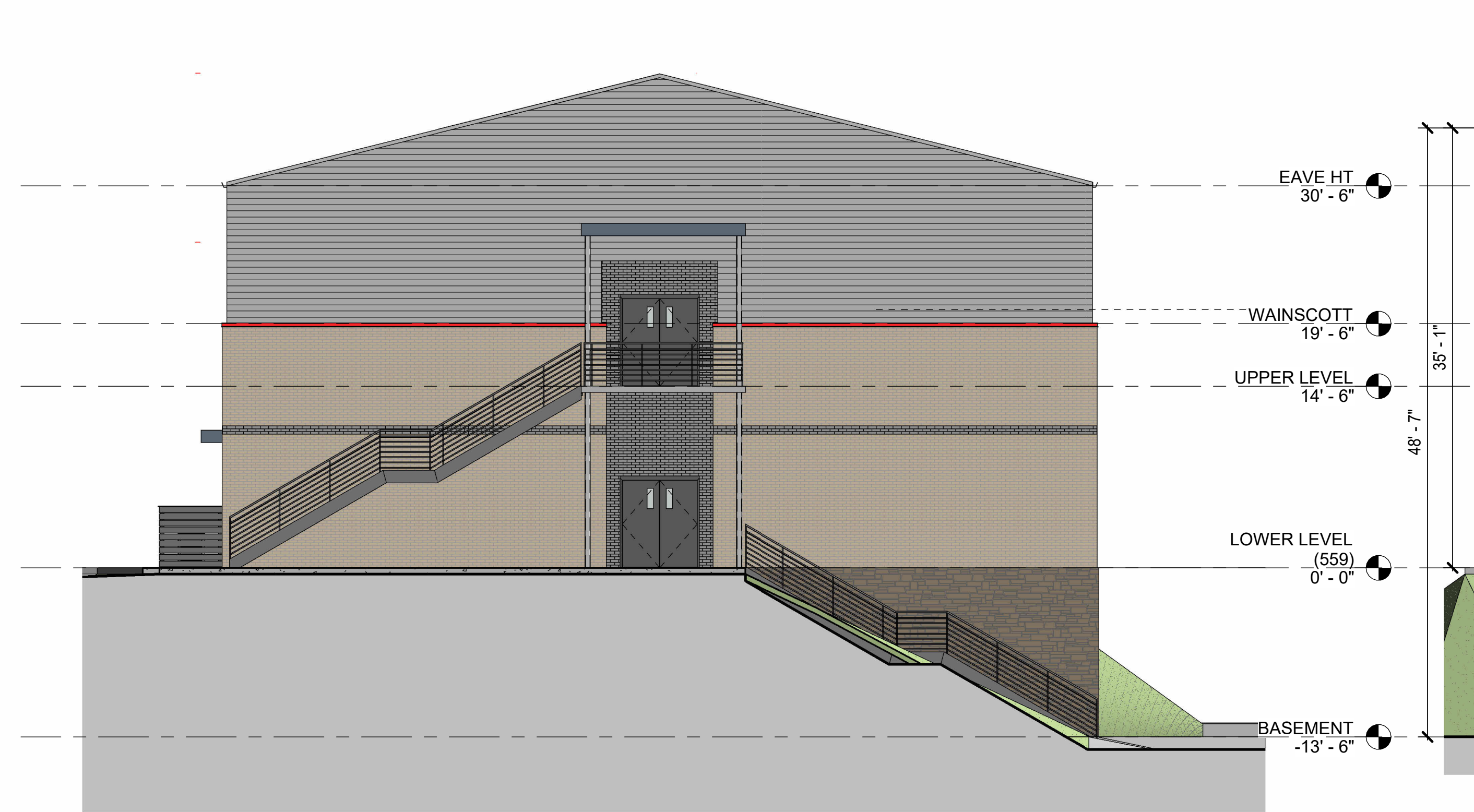


HERITAGE CHRISTIAN ACADEMY



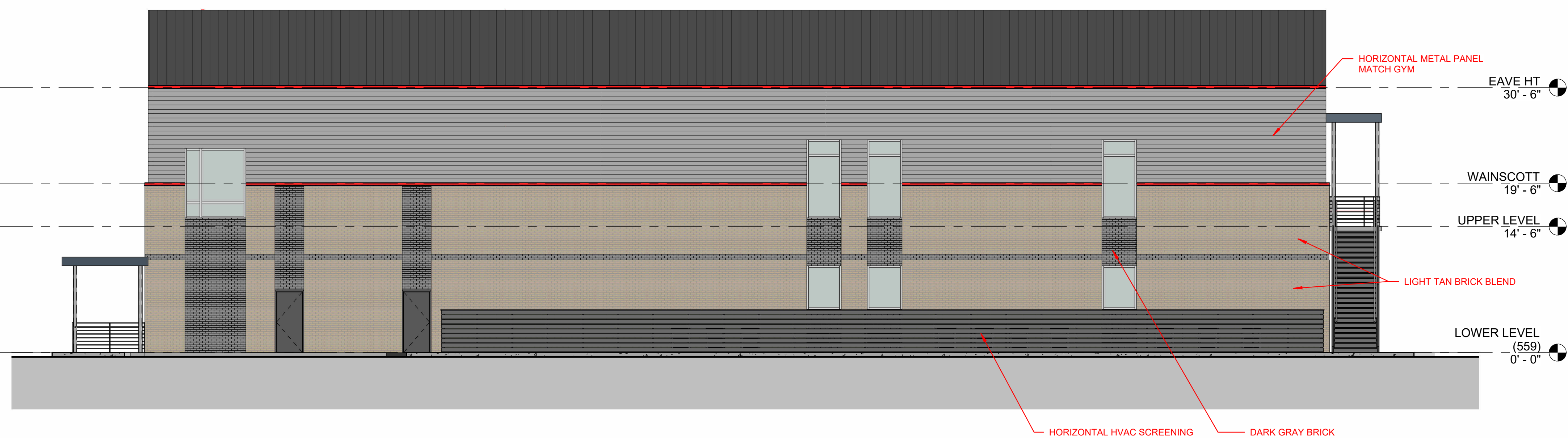
CRADDOCK ARCHITECTURE
P. O. BOX #188 Rockwall, TX 75087 214-952-0527

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4 WEST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

REVISION	
#	Revision Description

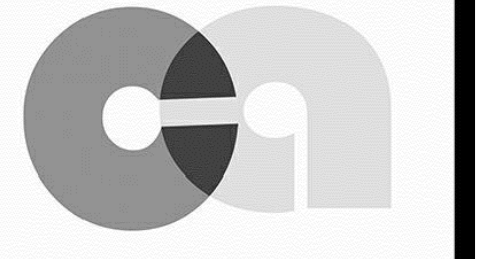
HCA CLASSROOM BUILDING
1408 S. Goliad St. "BLDG C"
Rockwall, Texas 75087

Project number 2023-014 Date 8/16/2023

EXTERIOR ELEVATIONS

Scale: As indicated

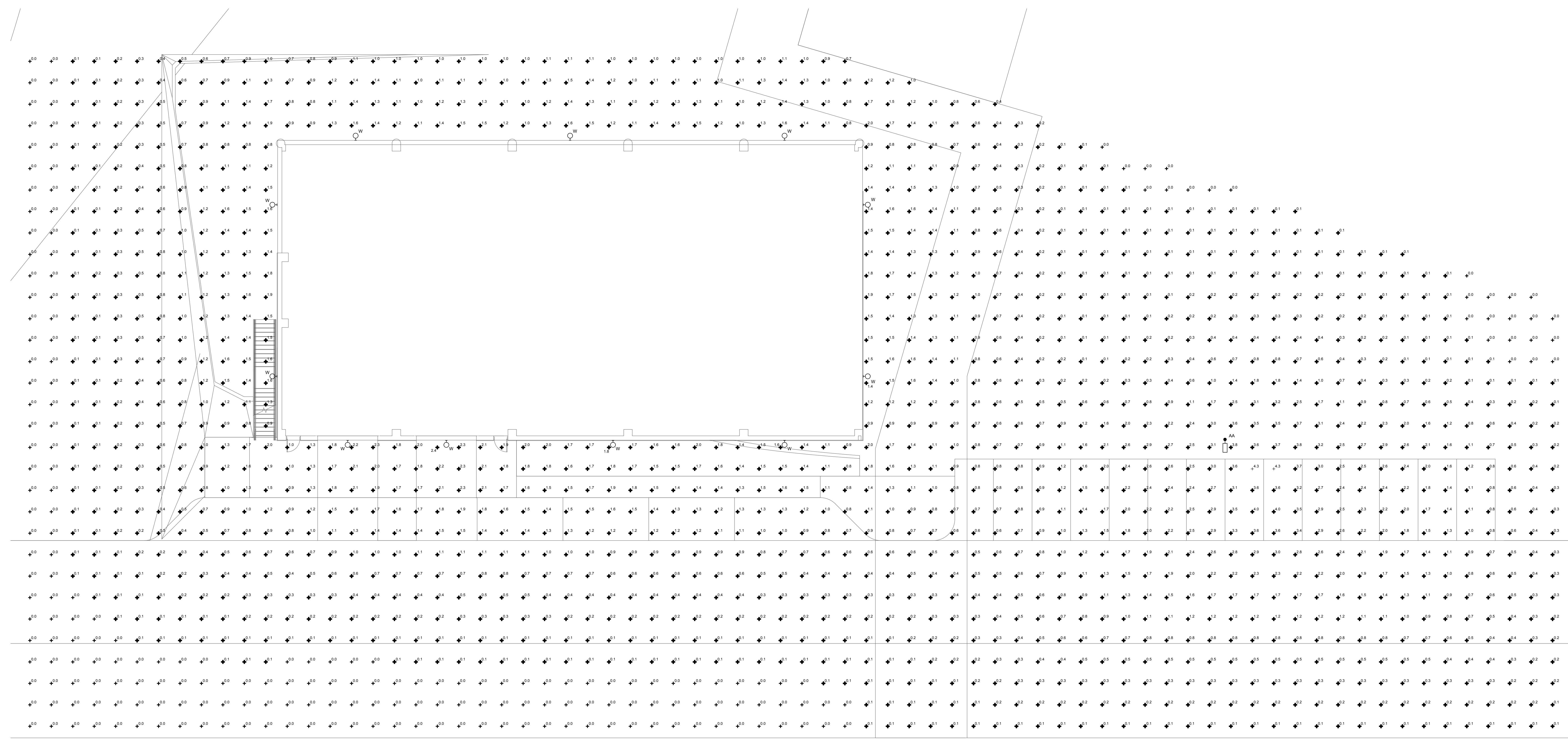
A500



PRELIMINARY
This document is released for interim review under the authority of Kris Stepp, P.E. 93736 on Aug 17, 2023. It is not to be used for construction, bidding, or permit purposes.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.7 fc	4.3 fc	0.0 fc	N/A	N/A

Schedule									
Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	
AA	1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	GLEON-SA3C-740-U-T4W	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS	48	447	0.7	166	
W	11	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	IST-SA1B-740-U-T4W	IMPACT ELITE LED TRAPEZOID LUMINAIRE (1) 70 CRI, 4000K, 450mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV WIDE OPTICS	16	215	0.7	25.4	



CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0627

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REVISION	
#	Revision Description

HCA CLASSROOM BUILDING
1408 S. Goliad St. "BLDG"
Rockwall, Texas 75087

Date: 08/17/2023
Project number: 2023-014
Scale: AS NOTED

1 SITE PLAN - PHOTOMETRICS
1" = 10'-0"

