

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FIRE LANE
- ORNAMENTAL FENCE
- PROPERTY LINE
- (PRIVATE) 4" REINFORCED CONCRETE PAVEMENT 3,000 P.S.I. CONCRETE, 6% 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 LANE PAVEMENT 3,000 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" COMPACTED SUBGRADE PER SOILS REPORT
- (PRIVATE) 8" REINFORCED CONCRETE FIRE LANE PAVEMENT 3,000 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" LIME TREATED SUBGRADE PER SOILS REPORT
- (PUBLIC) 10" REINFORCED CONCRETE PAVEMENT 3,000 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" LIME TREATED SUBGRADE PER SOILS REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 6" LIME TREATED SUBGRADE PER SOILS REPORT
- (PRIVATE) 7" REINFORCED CONCRETE NON-FIRE LANE PAVEMENT 3,000 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER SUBGRADE PER SOILS REPORT
- (PRIVATE) STAMPED 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER SUBGRADE PER SOILS REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER CITY OF ROCKWALL STANDARD DETAILS.
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA
- RE-LANDSCAPE

6.9.2 Portland Cement Concrete (PCC) Pavement

Following subgrade improvement as recommended in Section 6.9.1, the following PCC (reinforced) pavement sections are recommended in Table F.

TABLE F Recommended PCC Pavement Sections

Paving Type and/or Area	Subgrade Thickness, Inches	PCC Thickness, Inches
Parking, Areas Subjected Exclusively to Passenger Vehicle Traffic	Scarified and Compacted, 6	5
Drive Lanes & Fire Lanes, Bus Lanes, Areas Subjected to Light Volume Truck Traffic	Lime Modified, 6	6
Dumpster & Truck Traffic Areas, Areas Subjected to Moderate Volume Truck Traffic	Lime Modified, 6	7

NOTE: SEE ALPHA TESTING REPORT NO. G223259 FOR COMPLETE RECOMMENDATIONS.

PAVING LEGEND (EXISTING)

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

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 S#1 205 AND DALTON ROAD - 10' NORTH OF NORTH CURB LANE

N:7040338.992 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 - 230' NORTHEAST OF THE INTERSECTION OF RIDGE ROAD WEST AND TOWN CREEK LANE.

N:703197.891 E:2592384.786 ELEVATION 497.13

ON SITE BENCHMARK CAPPED IRON ROD LABELED "BOWMAN CONTROL"

N:7038283.314 E:2600421.475 ELEVATION 537.556

ON SITE 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.

SITE DATA SUMMARY TABLE

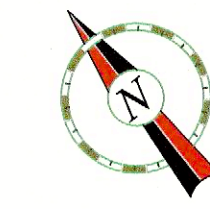
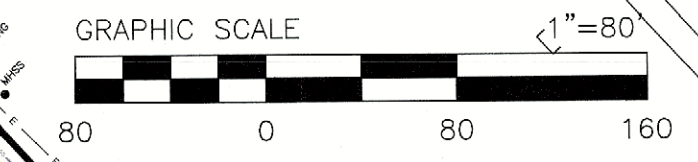
EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	1,814,233 S.F. OR 41.649 AC.
BUILDING AREA - UTLEY MIDDLE SCHOOL	
PROPOSED FIRST FLOOR	76,400 S.F.
PROPOSED SECOND FLOOR	50,674 S.F.
TOTAL BUILDING AREA	127,074 S.F.
ADJACENT CENTER	45,200 S.F.
STADIUM	
HOME VISITOR	22,250 S.F.
TENNIS BUILDING	1,530 S.F.
LOT COVERAGE (ALL BUILDINGS)	1,500 S.F.
FLOOR AREA RATIO	146,980 S.F./1,814,233 S.F. = 8.10%
TOTAL IMPERVIOUS AREA (SITE)	8,101
BUILDING HEIGHT STORM SHELTER	1,025,823 S.F. OR 23.55 AC.
BUILDING HEIGHT CLASSROOMS	38' 10" (2 STORY)
STUDENT CAPACITY (6TH - 8TH GRADE) DESIGN	34'-0" (2 STORY)
STUDENT CAPACITY (7TH-8TH GRADE) EXISTING	1,580 STUDENTS
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	910 STUDENTS
EXISTING	54 SPACES PROVIDED
1,350 STUDENT / 1 PER 25 STUDENTS	
PARKING PROVIDED	
PARKING SURFACE (OVERALL SITE)	
EXISTING 8'0" x 18'0"	1,083 SPACES (Includes 31 HC Spaces)
NEW 30' x 10' (10' PARALLEL)	21 SPACES (Includes 1 HC Space)
TOTAL PARKING PROVIDED	1,107 SPACES

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 BY THEIR FACILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
- TRUCK SAFETY DESIGN SHALL 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 STRIPPED 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 0.20 FOOT-CANDELS OR LESS.
- ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

PAVING LEGEND (EXISTING)

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

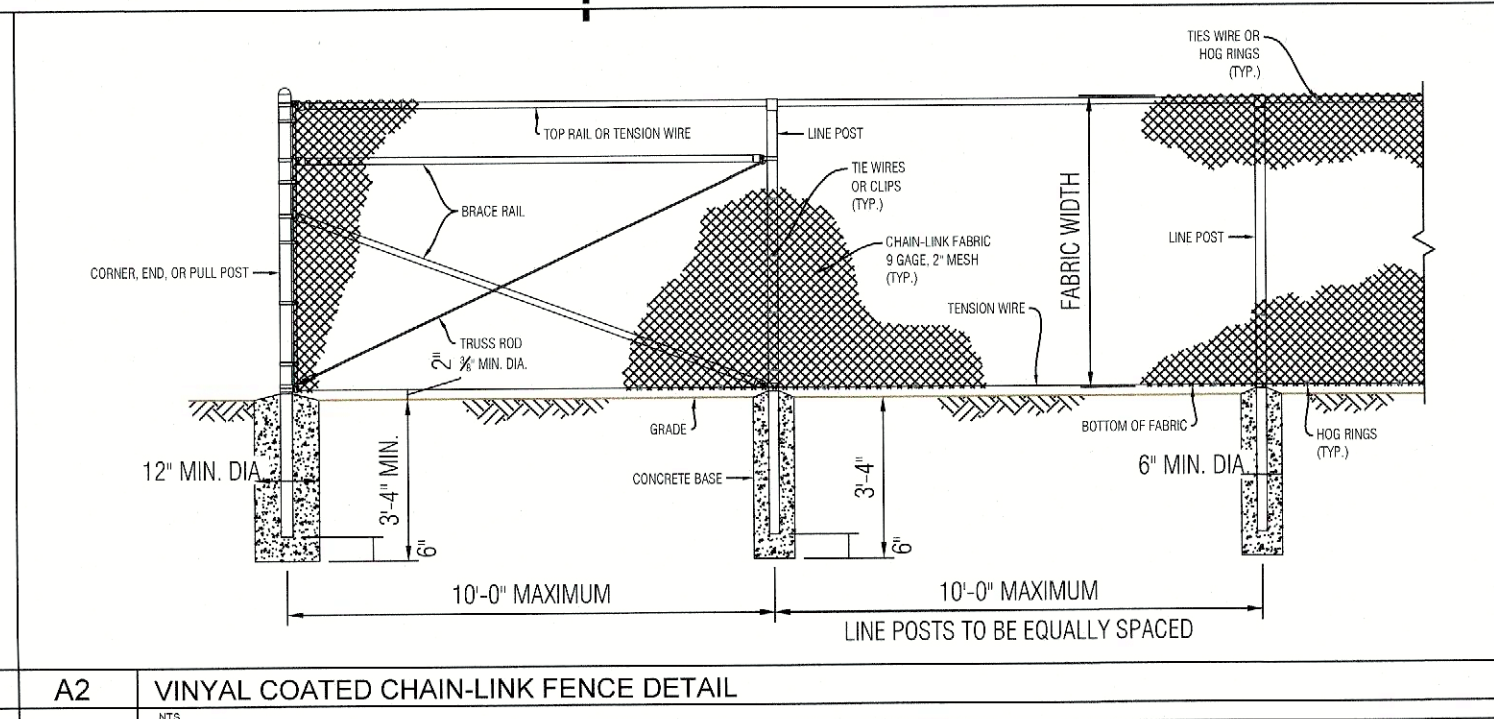
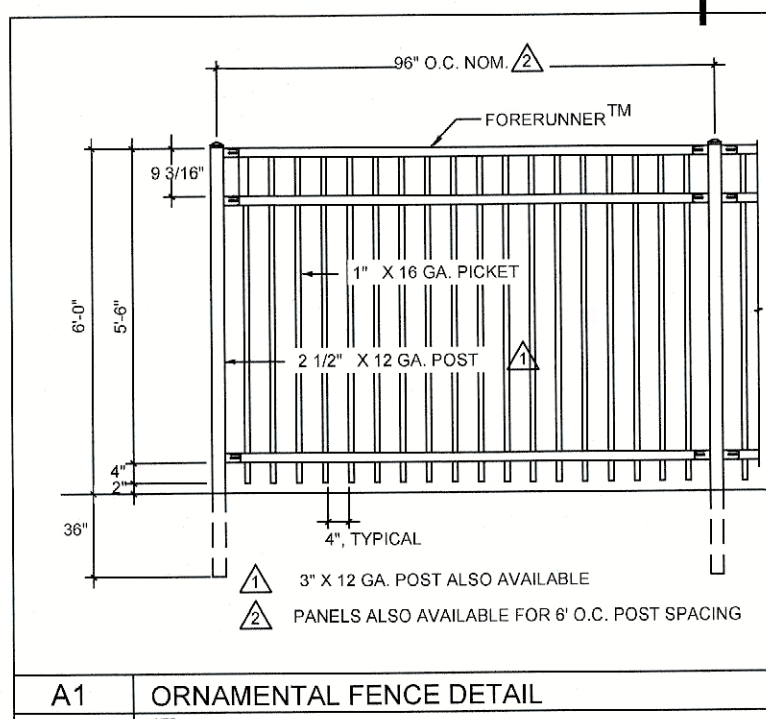
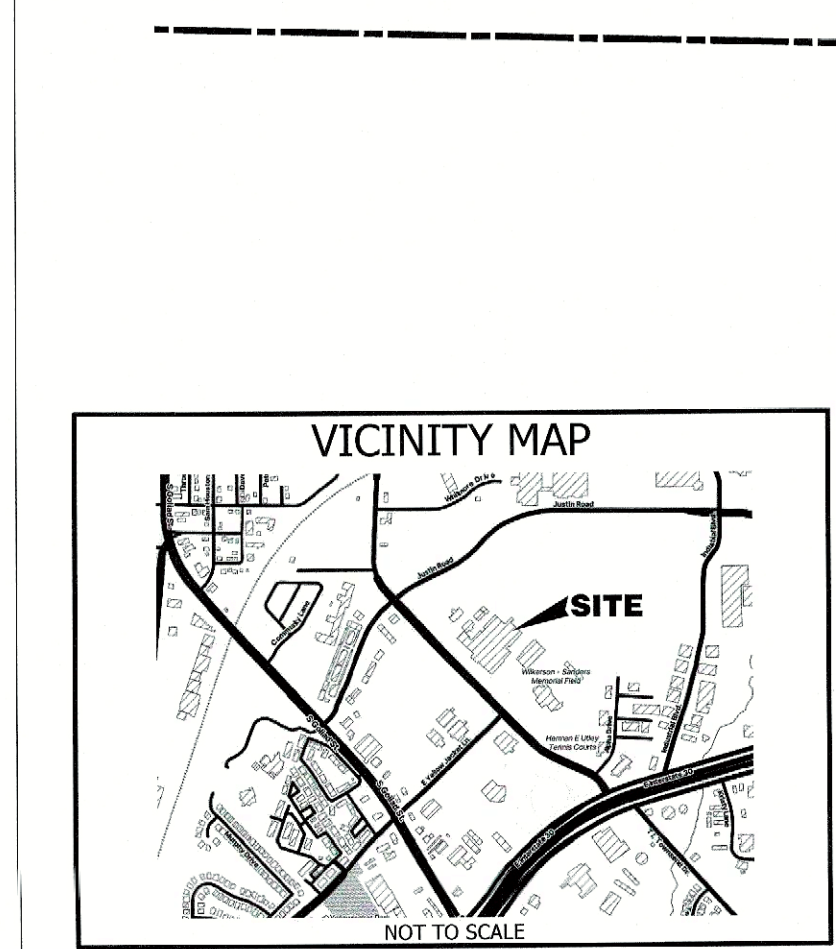
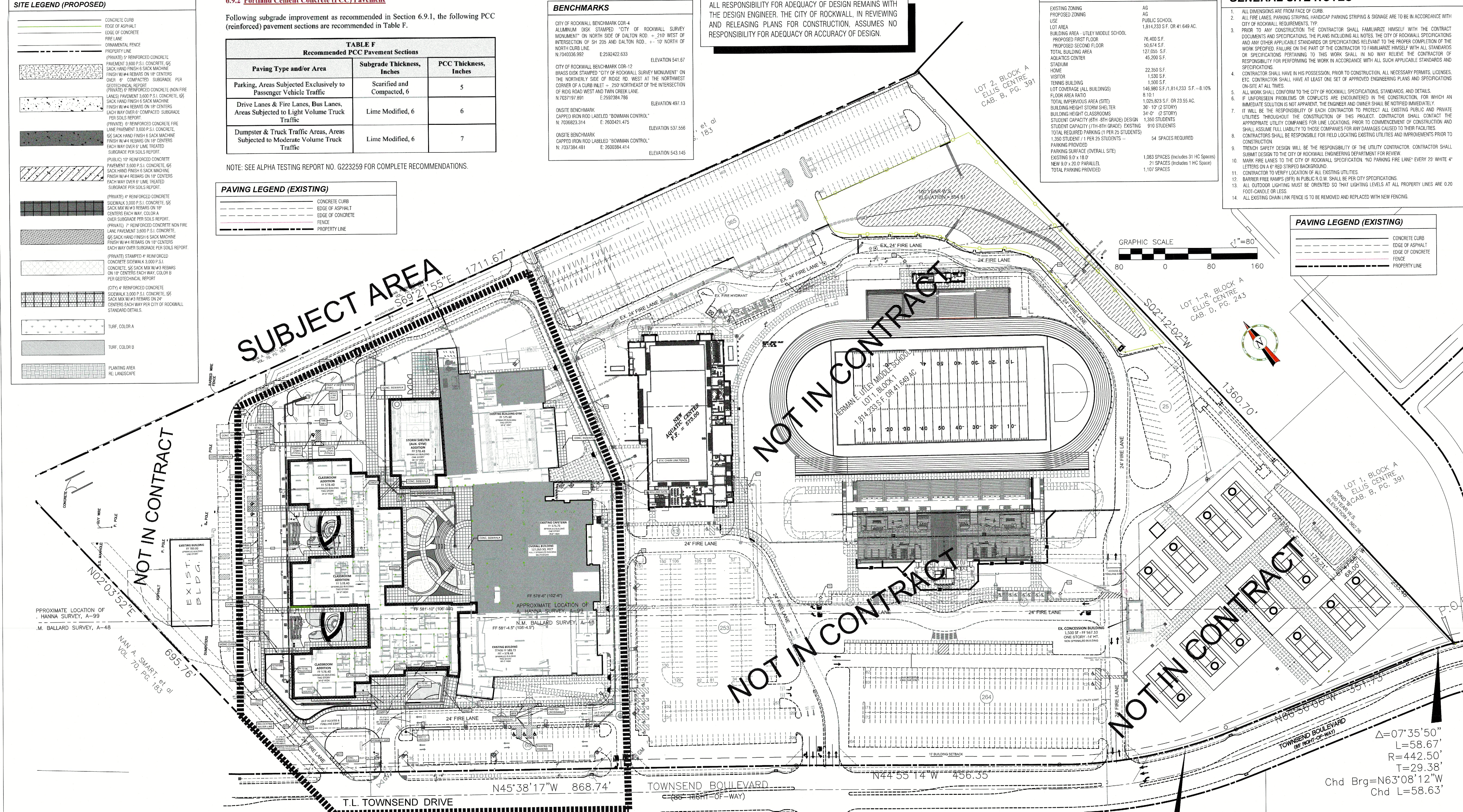


SUBJECT AREA

NOT IN CONTRACT

NOT IN CONTRACT

NOT IN CONTRACT



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 14th day of June, 2024. WITNESS OUR HANDS, this 14th day of June, 2024.

Planning & Zoning Commission, Chairman

HERMAN E. UTLEY MIDDLE SCHOOL
 LOT 1, BLOCK 1
 OUT OF THE
 M.N. BALLARD SURVEY, ABSTRACT NO. 48
 AND THE A. HANNA SURVEY, ABSTRACT NO. 99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

SURVEYOR:
 KMCE, Inc.
 1774 PRESTON ROAD
 DALLAS, TEXAS 75252
 (817) 889-6500
 CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. SP2024-000



ISSUES

1	05/17/24	90% CD SET
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REVISIONS

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON JUNE 17, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Date of issue:
06.17.2024

UTLEY MIDDLE SCHOOL PHASE 2
 HERMAN E. UTLEY MIDDLE SCHOOL
 LOT 1, BLOCK 1 - 1,814,233 S.F. OR 41.649 AC
 ZONED AGRICULTURE (aAG)
 1201 T. L. Townsend DR., Rockwall, TX 75087

OVERALL CITY SITE PLAN

JOB 23035
 DATE 06.17.2024
 SHEET C03.00

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

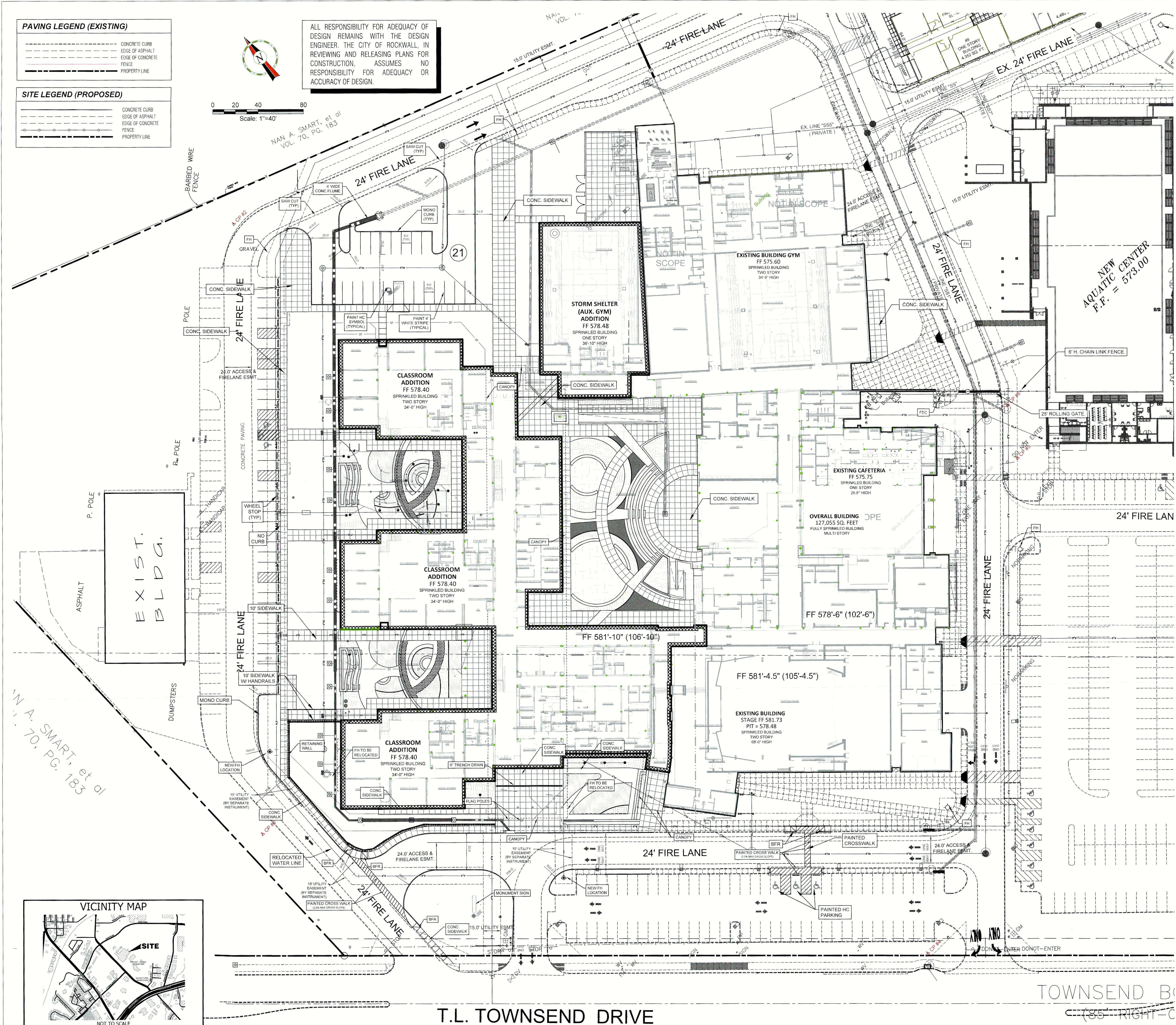
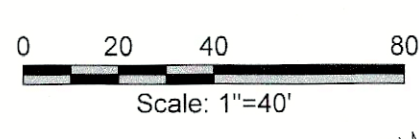
PAVING LEGEND (EXISTING)

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- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE

SITE LEGEND (PROPOSED)

- CONCRETE CURB
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- EDGE OF CONCRETE
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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.
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.
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7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 29" WHITE "4" LETTERS ON A 4" RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 0.20 FOOT CANDLES OR LESS.
14. ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FIRE LANE
- ORNAMENTAL FENCE
- PROPERTY LINE
- PRIVATE 3" REINFORCED CONCRETE PAVEMENT 3,000 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS OVER 1" COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- PRIVATE 4" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 8" LIME TREATED SUBGRADE PER SOILS REPORT
- PRIVATE 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 8" LIME TREATED SUBGRADE PER SOILS REPORT
- PRIVATE 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 8" LIME TREATED SUBGRADE PER SOILS REPORT
- PRIVATE 8" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 8" LIME TREATED SUBGRADE PER SOILS REPORT
- PRIVATE 10" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER 8" LIME TREATED SUBGRADE PER SOILS REPORT
- PRIVATE 4" REINFORCED CONCRETE TRENCH 3,000 P.S.I. CONCRETE, 6% SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY COLOR A OVER SUBGRADE PER SOILS REPORT
- PRIVATE 7" REINFORCED CONCRETE NON-FIRE LANE PAVEMENT 3,000 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER SUBGRADE PER SOILS REPORT
- PRIVATE STAMPED 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5% SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY PER CITY OF ROCKWALL STANDARDS DETAILS (ALONG RRMS ROAD)
- CITY 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5% SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY PER CITY OF ROCKWALL STANDARDS DETAILS (ALONG RRMS ROAD)
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA RE: LANDSCAPE

6.9.2 Portland Cement Concrete (PCC) Pavement

Following subgrade improvement as recommended in Section 6.9.1, the following PCC (reinforced) pavement sections are recommended in Table F.

TABLE F Recommended PCC Pavement Sections		
Paving Type and/or Area	Subgrade Thickness, Inches	PCC Thickness, Inches
Parking, Areas Subjected Exclusively to Passenger Vehicle Traffic	Scarified and Compacted, 6	5
Drive Lanes & Fire Lanes, Bus Lanes, Areas Subjected to Light Volume Truck Traffic	Line Modified, 6	6
Dumpster & Truck Traffic Areas, Areas Subjected to Moderate Volume Truck Traffic	Line Modified, 6	7

NOTE: SEE ALPHA TESTING REPORT NO. G223259 FOR COMPLETE RECOMMENDATIONS.

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 25th day of July, 2024.
WITNESS OUR HANDS, this 29th day of July, 2024.

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

SURVEYOR: KMCE, Inc.
17774 PRESTON ROAD
DALLAS, TEXAS 75252
(817) 889-6500
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. SP2024-000

CORGAN
CORGAN
401 N. Houston St., Dallas, TX 75202
T. 214.748.2000

ISSUES
1 05/17/24 90% CD SET

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 210 IRVING, TEXAS 75038

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON JUNE 17, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

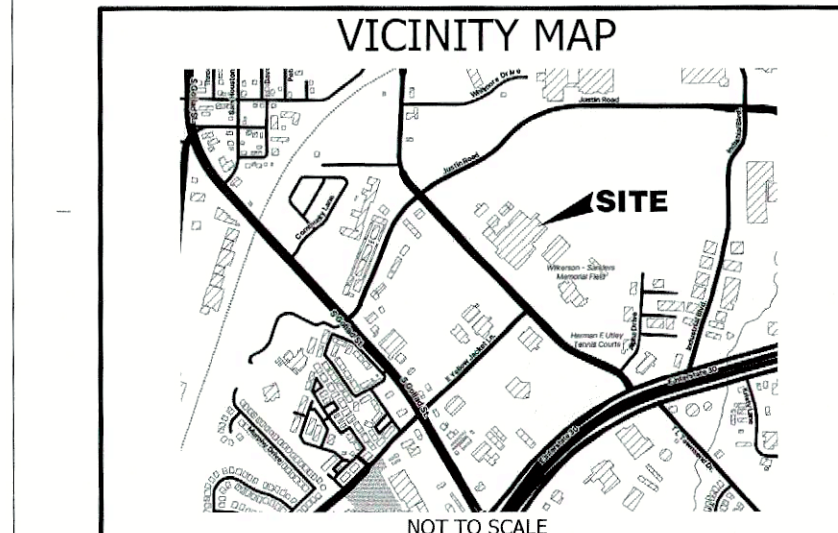
Date of issue:
06.17.2024

UTLEY MIDDLE SCHOOL PHASE 2
HERMAN E. UTLEY MIDDLE SCHOOL
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ZONED AGRICULTURE (aAG)
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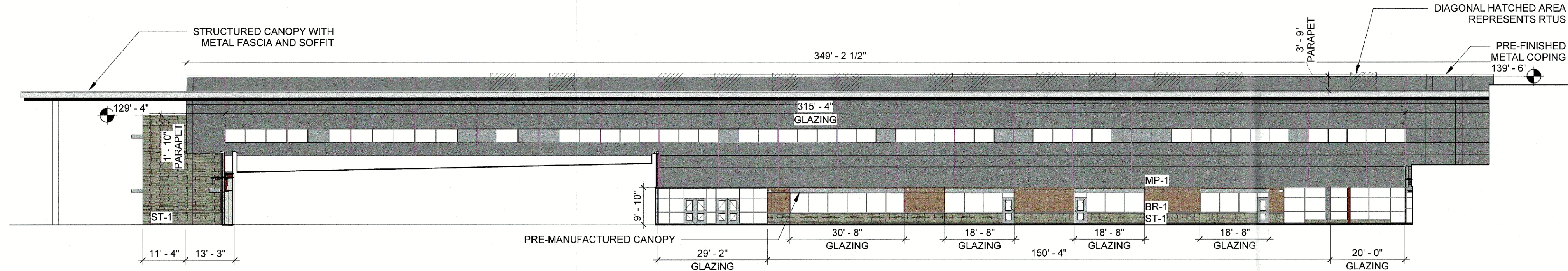
DETAILED SITE PLAN

JOB 23035
DATE 06.17.2024
SHEET

C03.01

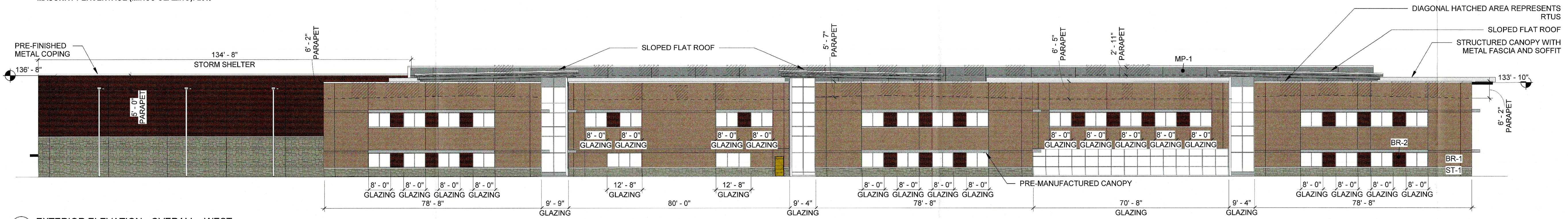


NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT



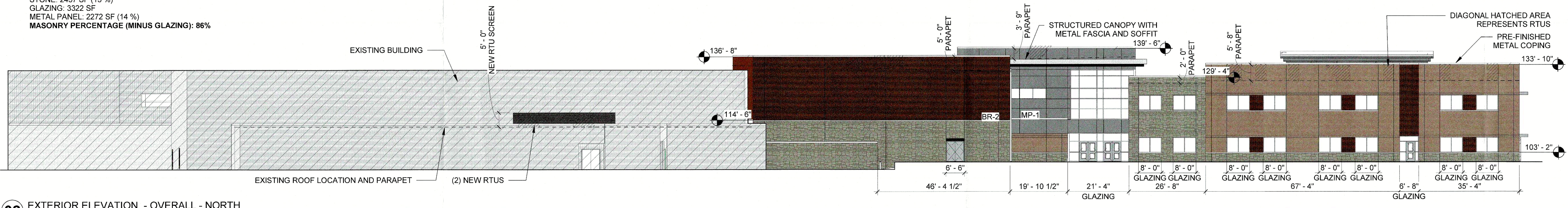
04 EXTERIOR ELEVATION - OVERALL - EAST
1" = 20'-0"

NEW ADDITION:
TOTAL FAÇADE SQUARE FOOTAGE: 12,136 SF
TOTAL FAÇADE SQUARE FOOTAGE MINUS GLAZING: 9795 SF
BRICK: 934 SF (10%)
STONE: 969 SF (10%)
GLAZING: 2341 SF
METAL PANEL: 7892 SF (81%)
MASONRY PERCENTAGE (MINUS GLAZING): 20%



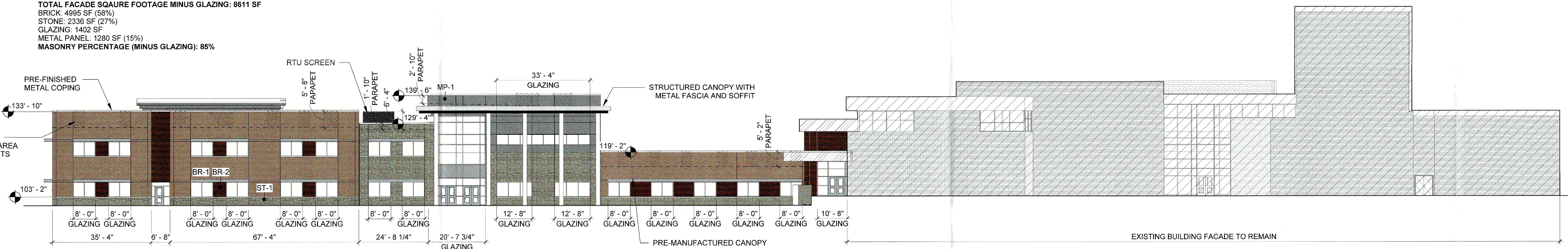
03 EXTERIOR ELEVATION - OVERALL - WEST
1" = 20'-0"

NEW ADDITION:
TOTAL FAÇADE SQUARE FOOTAGE: 19,737 SF
TOTAL FAÇADE SQUARE FOOTAGE MINUS GLAZING: 16,415 SF
BRICK: 11,698 SF (72%)
STONE: 2457 SF (15%)
GLAZING: 3322 SF
METAL PANEL: 2272 SF (14%)
MASONRY PERCENTAGE (MINUS GLAZING): 86%



02 EXTERIOR ELEVATION - OVERALL - NORTH
1" = 20'-0"

NEW ADDITION:
TOTAL FAÇADE SQUARE FOOTAGE: 10,013 SF
TOTAL FAÇADE SQUARE FOOTAGE MINUS GLAZING: 8611 SF
BRICK: 4995 SF (58%)
STONE: 2336 SF (27%)
GLAZING: 1402 SF
METAL PANEL: 1280 SF (15%)
MASONRY PERCENTAGE (MINUS GLAZING): 85%



01 EXTERIOR ELEVATION - OVERALL - T.L. TOWNSEND DRIVE (SOUTH ELEVATION)
1" = 20'-0"

NEW ADDITION:
TOTAL FAÇADE SQUARE FOOTAGE: 8541 SF
TOTAL FAÇADE SQUARE FOOTAGE MINUS GLAZING: 6496 SF
BRICK: 3759 SF (58%)
STONE: 1850 SF (28%)
GLAZING: 2045 SF
METAL PANEL: 887 SF (14%)
MASONRY PERCENTAGE (MINUS GLAZING): 86%

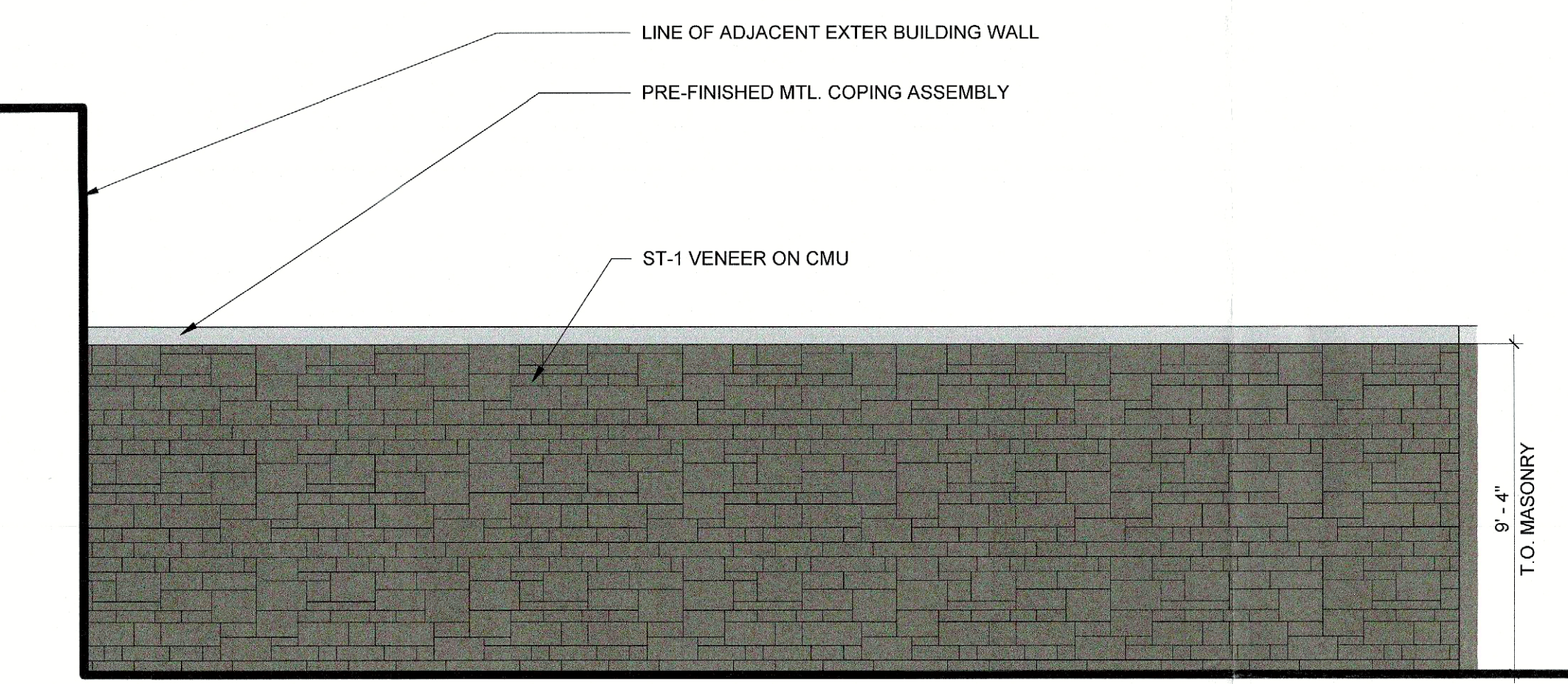
EXT. MATERIALS LEGEND					
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	MP-1		MP-2		SC-1



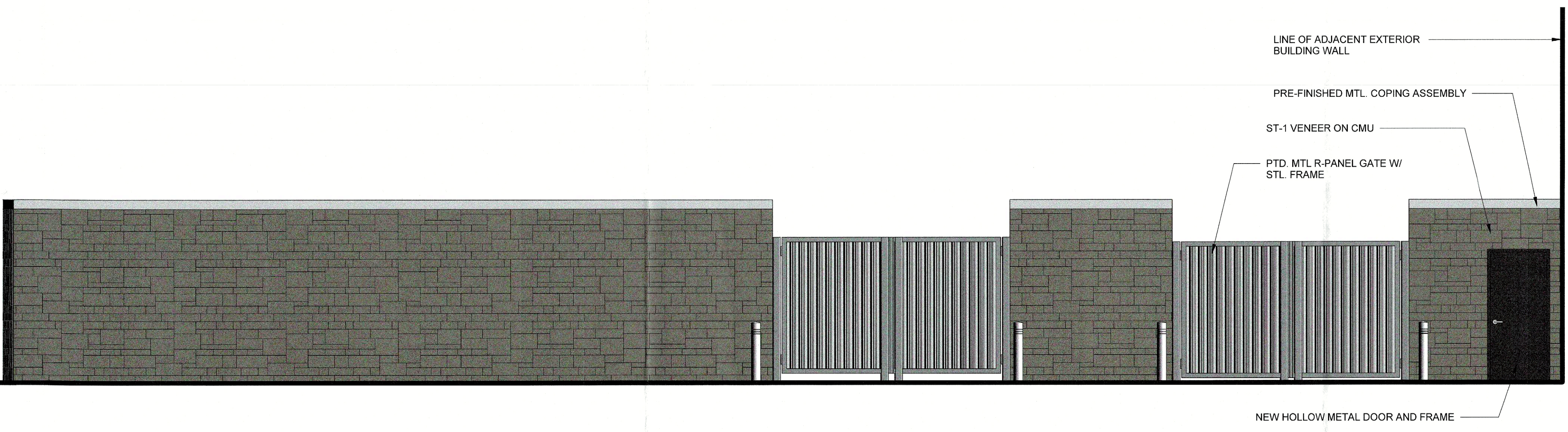
EXTERIOR ELEVATIONS UTLEY MIDDLE SCHOOL

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 25 day of June, 2024.
WITNESS OUR HANDS, this 31 day of July, 2024.
[Signature]
Planning & Zoning Commission, Chairman
[Signature]
Director of Planning and Zoning

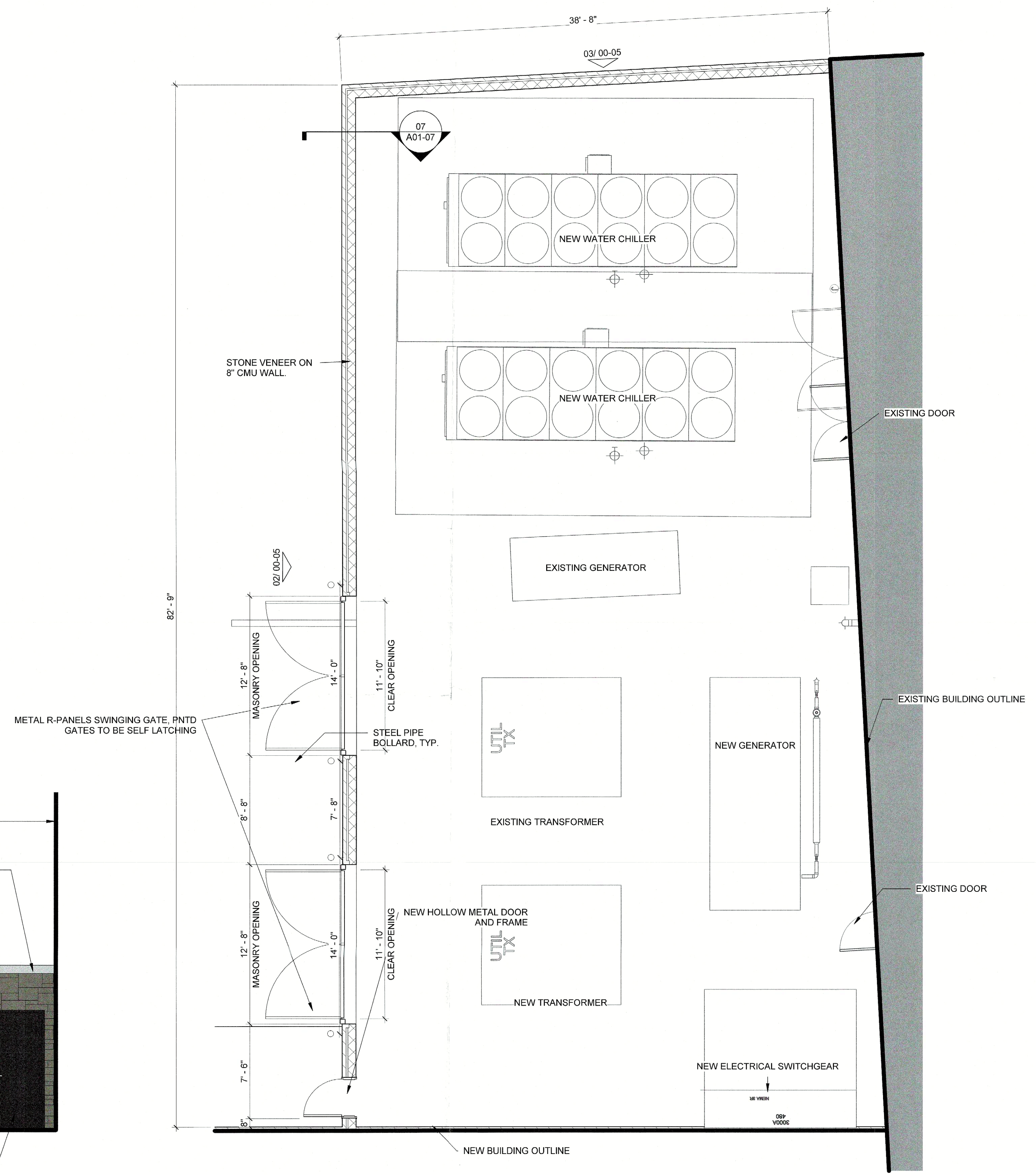




03 ELEVATION - NORTH TRANSFORMER YARD
1/4" = 1'-0"



02 ELEVATION - WEST TRANSFORMER YARD
1/4" = 1'-0"



01 SITE ENLARGED PLAN - TRANSFORMER YARD
3/16" = 1'-0"



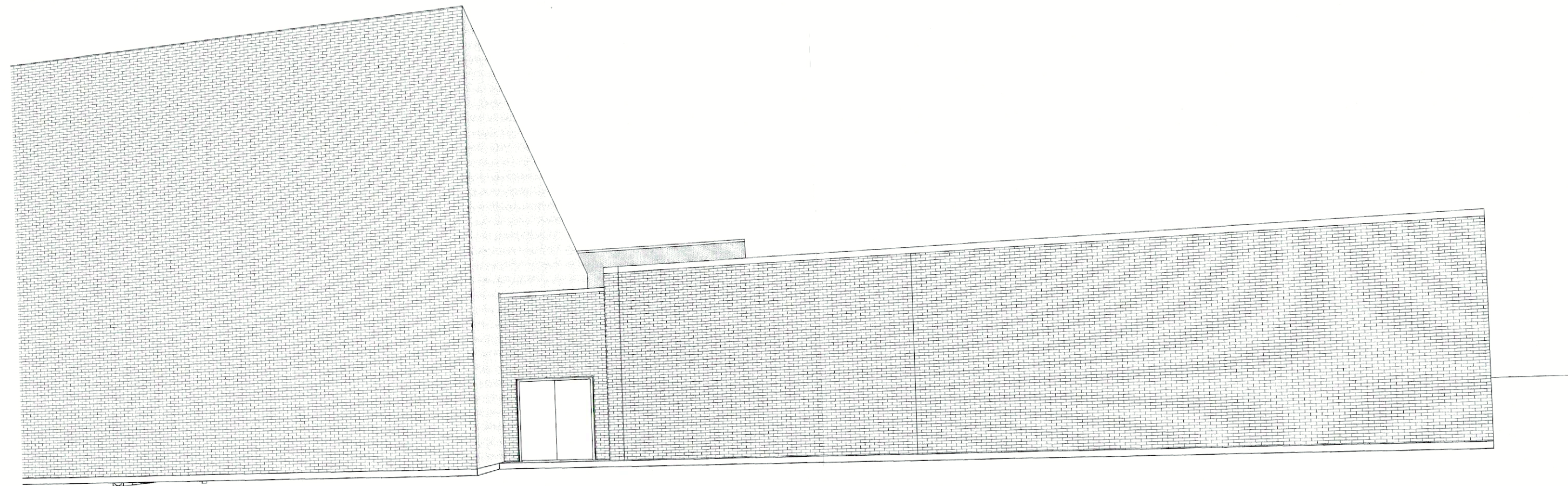
TRANSFORMER YARD - UTLEY MIDDLE SCHOOL

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 25th day of June, 2024. WITNESS OUR HANDS, this 25th day of June, 2024.

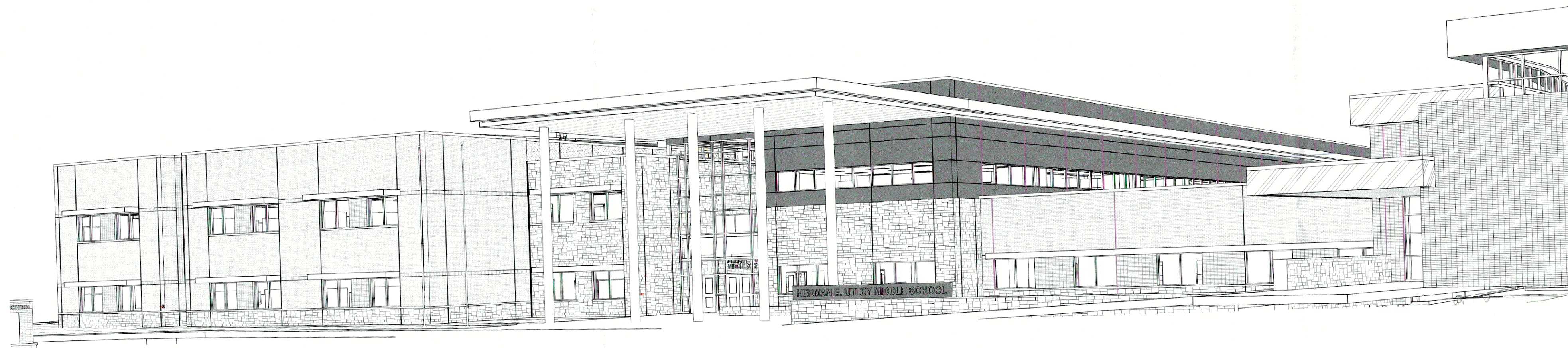
[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

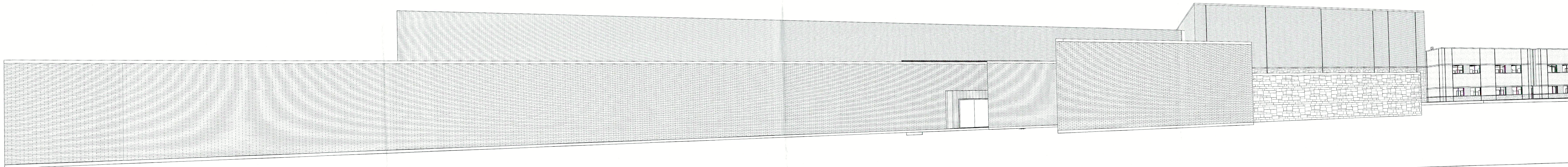




03 3D RTU VIEW - NORTHEAST
N.T.S.



02 3D RTU VIEW - TL TOWNSEND DRIVE
N.T.S.



01 3D RTU VIEW - NORTH
N.T.S.


RTU 3D VIEWS - UTLEY MIDDLE SCHOOL



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 24 day of June, 2024
WITNESS OUR HANDS, this 31 day of July, 2024

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

CORGAN 
CASE NO. SP2024-024

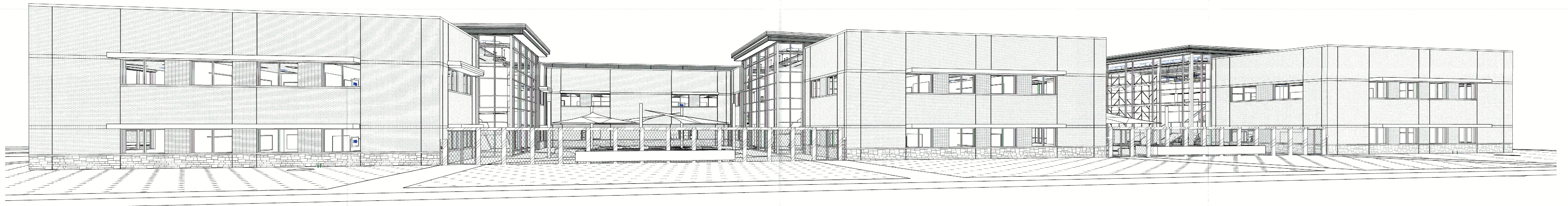
This document is incomplete and may not be used for regulatory approval, permit or construction.



03 3D RTU VIEW - SOUTHWEST
N.T.S.



02 3D RTU VIEW - NORTHWEST
N.T.S.



01 3D RTU VIEW - WEST
N.T.S.


RTU 3D VIEWS - UTLEY MIDDLE SCHOOL



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Planning & Zoning Commission, Chairman


Director of Planning and Zoning

CORGAN 
CASE NO. SP2024 - 024



RTU LOCATIONS - UTLEY MIDDLE SCHOOL

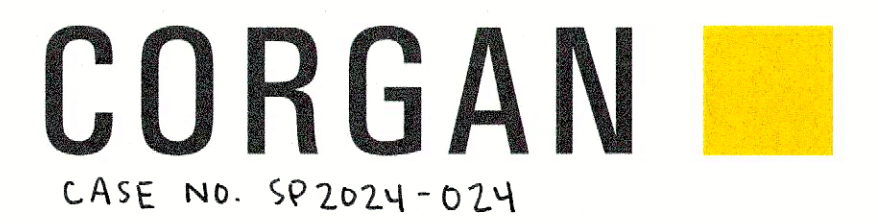


This Document was produced by or under the authority of SUSAN SMITH.

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[Signature]
 Planning & Zoning Commission, Chairman

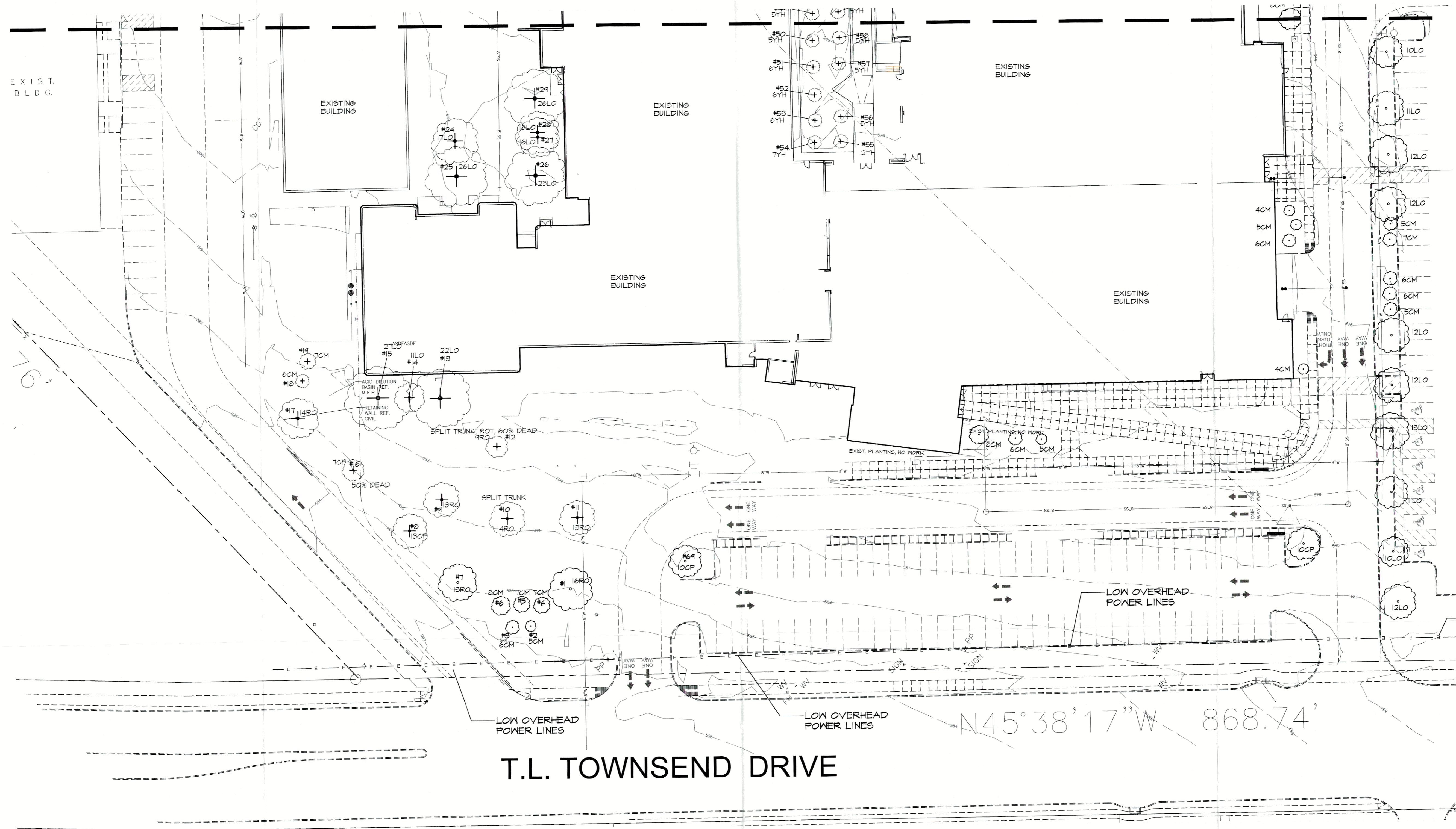
[Signature]
 Director of Planning and Zoning



CASE No. SP2024-024

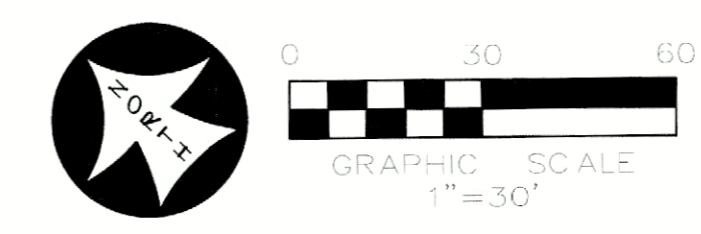
This document is incomplete and may not be used for regulatory approval, permit or construction.

MATCHLINE SEE SHEET L3



T.L. TOWNSEND DRIVE

EXISTING TREE NOTE:
EXISTING TREES WITHIN 50'
OF CONSTRUCTION ARE
NUMBERED AND CHARTED.
TREES OUTSIDE THIS AREA
ARE SHOWN FOR GENERAL
INFORMATION.



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WITNESS OUR HANDS, this 31 day of July, 2024.
[Signature] *[Signature]*
Planning & Zoning Commission, Chairman Director of Planning and Zoning

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: WILLIAM SALEE

SURVEYOR: KMCE, Inc.
17774 PRESTON ROAD
DALLAS, TEXAS 75252
CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
CONTACT: CHERALYN M. ARMILJO

CITY OF ROCKWALL CASE NO. SP2024-024

CORGAN
CORGAN
www.corgan.com
T: 214.748.2000

ISSUES	
1	06/17/2024 PERMIT SET
2	
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REVISIONS	

THIS DOCUMENT IS
RELEASED FOR INTERIM
REVIEW UNDER THE
AUTHORITY OF:
MICHAEL RAMSEY
REGISTERED LANDSCAPE
ARCHITECT #1901.
IT IS NOT TO BE USED
FOR CONSTRUCTION OR
BIDDING PURPOSES.

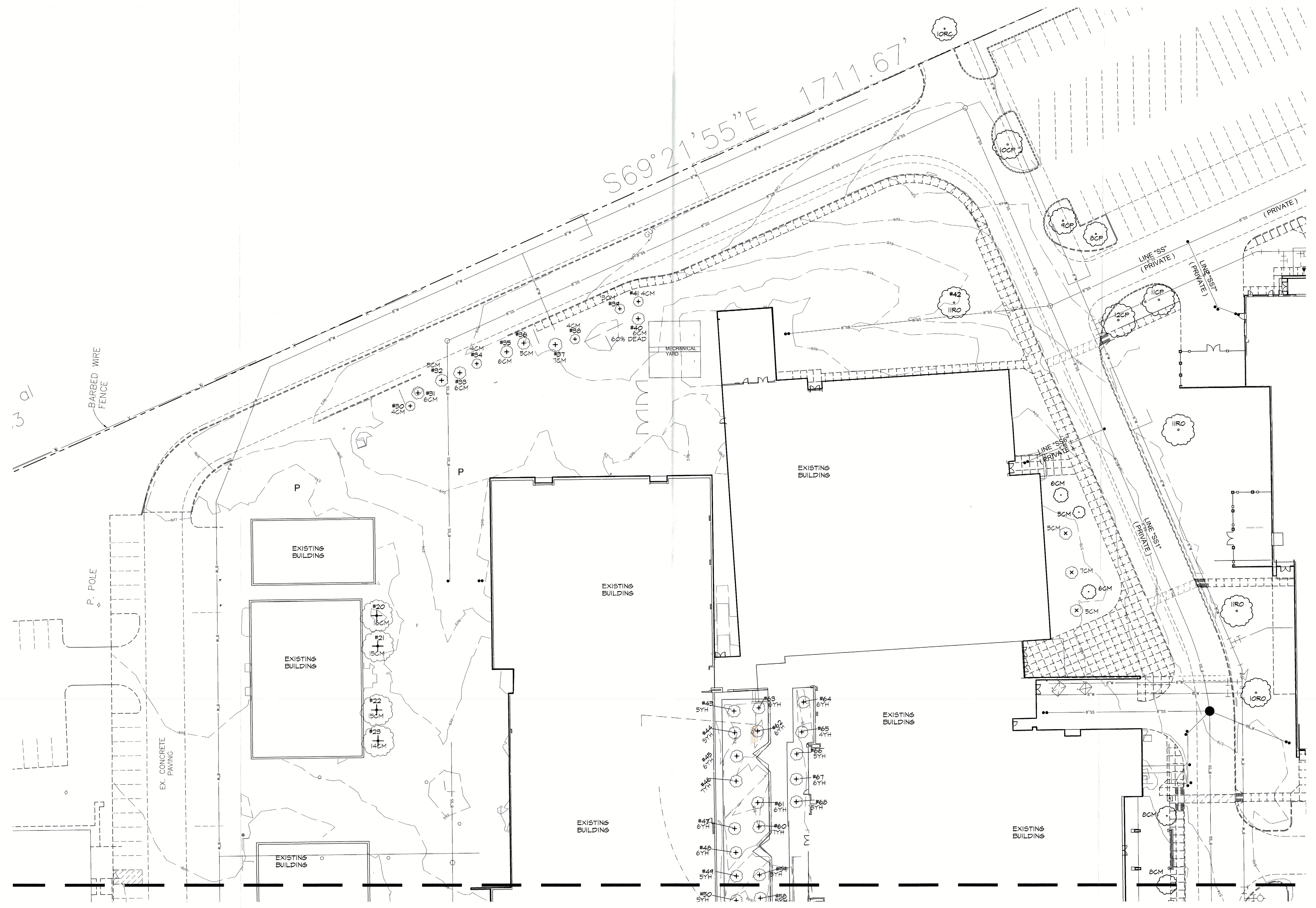
RAMSEY LANDSCAPE ARCHITECTS, LLC
11814 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

**UTLEY MIDDLE SCHOOL
PHASE 2**

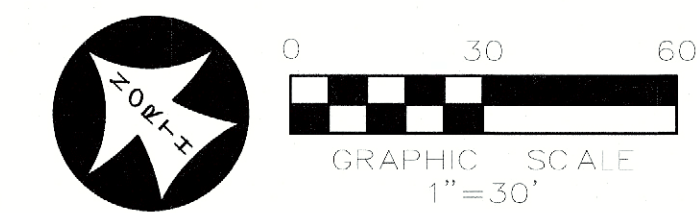
1201 T L Townsend Dr., Rockwall, TX 75087

TREESCAPE
PLAN AREA A

JOB 23035
DATE 06.17.2024
SHEET TS 1



MATCHLINE SEE SHEET L2



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[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

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

CITY OF ROCKWALL CASE NO. SP2024-024

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ISSUES	
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REVISIONS	

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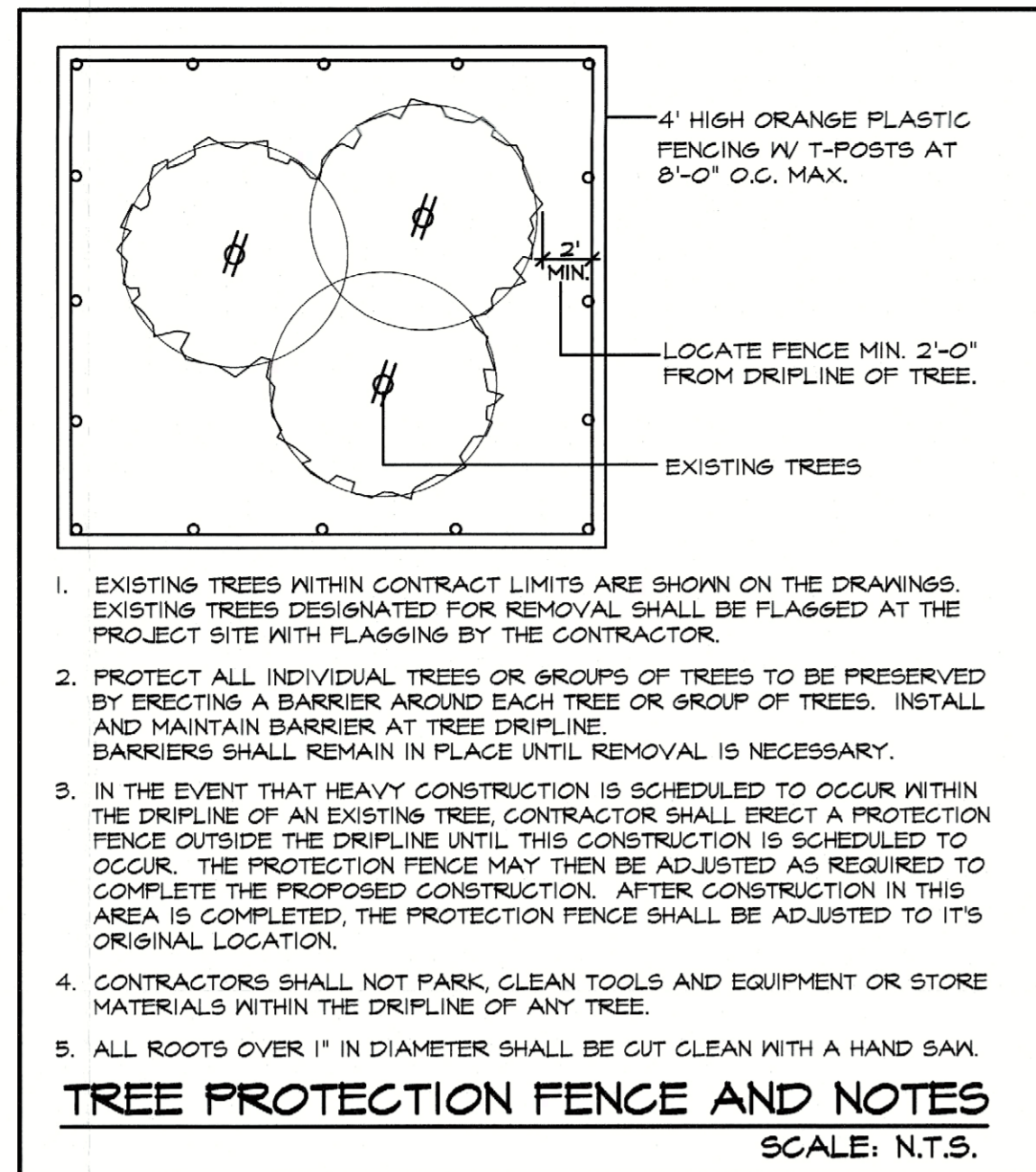
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**UTLEY MIDDLE SCHOOL
 PHASE 2**

1201 T L Townsend Dr., Rockwall, TX 75087

TREESCAPE
 PLAN AREA B

JOB 23035
 DATE 06.17.2024
 SHEET TS 2



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

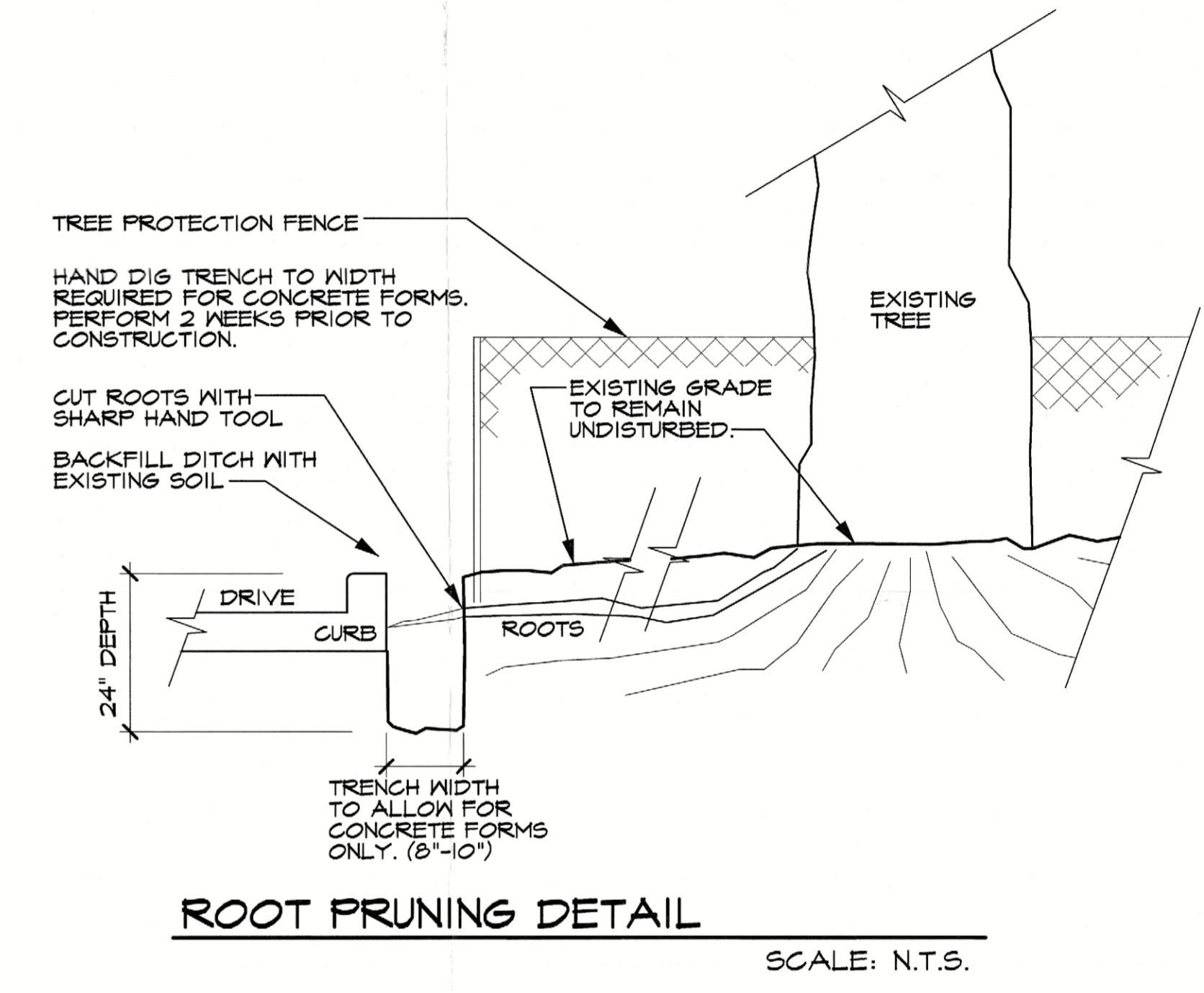
TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

#	Size	Type	Tree Health	Disease	Insect	Structural	Save/Remove	Mitigation	Credit
1	16	Red Oak	6	N	N	N	SAVE	16	0
2	5	Crepe Myrtle	5	N	N	N	SAVE	0	0
3	6	Crepe Myrtle	5	N	N	N	SAVE	0	0
4	7	Crepe Myrtle	5	N	N	N	SAVE	0	0
5	7	Crepe Myrtle	5	N	N	N	SAVE	0	0
6	8	Crepe Myrtle	5	N	N	N	SAVE	0	0
7	13	Red Oak	5	N	N	N	SAVE	0	0
8	13	Red Oak	5	N	N	N	REMOVE	13	0
9	13	Red Oak	5	N	N	N	REMOVE	13	0
10	14	Red Oak	3	N	N	Y	REMOVE	14	0
11	13	Red Oak	5	N	N	N	REMOVE	13	0
12	9	Red Oak	2	N	N	Y	REMOVE	9	0
13	22	Live Oak	5	N	N	N	REMOVE	22	0
14	11	Live Oak	5	N	N	N	REMOVE	11	0
15	27	Live Oak	5	N	N	N	REMOVE	54	0
16	7	Chinese Pistache	3	N	N	Y	REMOVE	7	0
17	14	Red Oak	5	N	N	N	REMOVE	14	0
18	6	Crepe Myrtle	5	N	N	N	REMOVE	0	0
19	7	Crepe Myrtle	5	N	N	N	REMOVE	0	0
20	16	Crepe Myrtle	5	N	N	N	REMOVE	0	0
21	15	Crepe Myrtle	5	N	N	N	REMOVE	0	0
22	15	Crepe Myrtle	5	N	N	N	REMOVE	0	0
23	14	Crepe Myrtle	5	N	N	N	SAVE	0	0
24	17	Live Oak	5	N	N	N	SAVE	0	0
25	26	Live Oak	5	N	N	N	SAVE	0	26
26	23	Live Oak	5	N	N	N	SAVE	0	0
27	16	Live Oak	5	N	N	N	REMOVE	16	0
28	18	Live Oak	5	N	N	N	REMOVE	18	0
29	26	Live Oak	5	N	N	N	SAVE	0	26
30	4	Crepe Myrtle	5	N	N	N	SAVE	0	0
31	6	Crepe Myrtle	5	N	N	N	SAVE	0	0
32	5	Crepe Myrtle	5	N	N	N	REMOVE	0	0
33	6	Crepe Myrtle	5	N	N	N	REMOVE	0	0
34	4	Crepe Myrtle	5	N	N	N	REMOVE	0	0
35	6	Crepe Myrtle	5	N	N	N	REMOVE	0	0
36	5	Crepe Myrtle	5	N	N	N	REMOVE	0	0
37	7	Crepe Myrtle	5	N	N	N	REMOVE	0	0
38	4	Crepe Myrtle	5	N	N	N	REMOVE	0	0
39	3	Crepe Myrtle	5	N	N	N	SAVE	0	0
40	6	Crepe Myrtle	2	N	N	Y	SAVE	0	0
41	4	Crepe Myrtle	5	N	N	N	SAVE	0	0
42	11	Red Oak	5	N	N	N	SAVE	0	0
43	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
44	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
45	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
46	7	Yaupon Holly	4	N	N	N	REMOVE	0	0
47	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
48	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
49	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
50	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
51	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
52	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
53	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
54	7	Yaupon Holly	4	N	N	N	REMOVE	0	0
55	2	Yaupon Holly	4	N	N	N	REMOVE	0	0
56	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
57	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
58	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
59	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
60	7	Yaupon Holly	4	N	N	N	REMOVE	0	0
61	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
62	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
63	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
64	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
65	4	Yaupon Holly	4	N	N	N	REMOVE	0	0
66	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
67	6	Yaupon Holly	4	N	N	N	REMOVE	0	0
68	5	Yaupon Holly	4	N	N	N	REMOVE	0	0
69	10	Chinese Pistache	5	N	N	N	REMOVE	10	0

Mitigation 230(removed-52 (saved) = 178
 Mitigation 178-32(planted) = 146
 Total Mitigation 146*100 = \$14,600

CERTIFIED ARBORIST SITE INSPECTIONS:
 GENERAL CONTRACTOR TO PROVIDE FOR CERTIFIED ARBORIST VISITS FOR ALL EXISTING TREES TO REMAIN ONCE PER MONTH DURING CONSTRUCTION. G.C. TO FOLLOW ARBORIST RECOMMENDATIONS FOR TRIMMING OR THINNING OF BRANCHES, HAND WATERING SCHEDULE, ROOT AERATION, AND GENERAL PROTECTION.

EXISTING TREE WATERING:
 GENERAL CONTRACTOR TO PROVIDE HAND WATERING OF EXISTING TREES TO REMAIN. WATERING SHALL BE ON AN AS NEEDED BASIS TO MAINTAIN TREE HEALTH. FOLLOW CERTIFIED ARBORIST RECOMMENDATIONS.



ROOT PRUNING DETAIL
SCALE: N.T.S.

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 www.corgan.com
 T. 214.748.2000

ISSUES	
1	06/17/2024 PERMIT SET
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REVISIONS	

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (872) 335-0889
 FAX (469) 382-5433
 EMAIL: MIKE.RLA@ATT.NET

UTLEY MIDDLE SCHOOL PHASE 2
 1201 T L Townsend Dr., Rockwall, TX 75087

HERMAN E. UTLEY MIDDLE SCHOOL
 LOT 1, BLOCK 1
 OUT OF THE
 M.N. BALLARD SURVEY, ABSTRACT NO. 48
 AND THE A. HANNA SURVEY, ABSTRACT NO. 99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPROVED:
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 WITNESS OUR HANDS, this 21 day of July, 2024.
 [Signature] Director of Planning and Zoning

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

SURVEYOR: KMCE, Inc.
 17774 PRESTON ROAD
 DALLAS, TEXAS 75252
 (817) 889-6500
 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. SP2024-024

TREESCAPE CHART

JOB 23035
 DATE 06.17.2024
 SHEET TS 3

SITE DATA SUMMARY TABLE	
EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	1,814,233 S.F. OR 41.649 AC.
BUILDING AREA - UTLEY MIDDLE SCHOOL	76,400 S.F.
PROPOSED FIRST FLOOR	50,674 S.F.
PROPOSED SECOND FLOOR	127,055 S.F.
TOTAL BUILDING AREA	179,729 S.F.
AQUATICS CENTER	45,200 S.F.
STADIUM	
HOME	22,350 S.F.
VISITOR	1,500 S.F.
TENNIS BUILDING	1,500 S.F.
LOT COVERAGE (ALL BUILDINGS)	146,980 S.F./1,814,233 S.F. = 8.10%
FLOOR AREA RATIO	8.10:1
TOTAL IMPERVIOUS AREA (SITE)	1,025,823 S.F. OR 23.55 AC.
BUILDING HEIGHT STORM SHELTER	36'-10" (2 STORY)
BUILDING HEIGHT CLASSROOMS	34'-0" (2 STORY)
STUDENT CAPACITY (6TH-8TH GRADE) DESIGN	1,350 STUDENTS
STUDENT CAPACITY (7TH-8TH GRADE) EXISTING	910 STUDENTS
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	54 SPACES REQUIRED
1,350 STUDENT / 1 PER 25 STUDENTS =	
PARKING PROVIDED	54 SPACES PROVIDED
PARKING SURFACE (OVERALL SITE)	
EXISTING 9.0' x 18.0'	1,083 SPACES (Includes 31 HC Spaces)
NEW 10.0' x 20.0' PARALLEL	18 SPACES (Includes 1 HC Space)
TOTAL PARKING PROVIDED	1,101 SPACES

LANDSCAPE NOTES

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

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

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

CORGAN

CORGAN
www.corgan.com
T. 214.748.2000

ISSUES	
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FAX (469) 382-5433
EMAIL: MIKE.RLA@ATT.NET

**UTLEY MIDDLE SCHOOL
PHASE 2**

1201 T L Townsend Dr., Rockwall, TX 75087

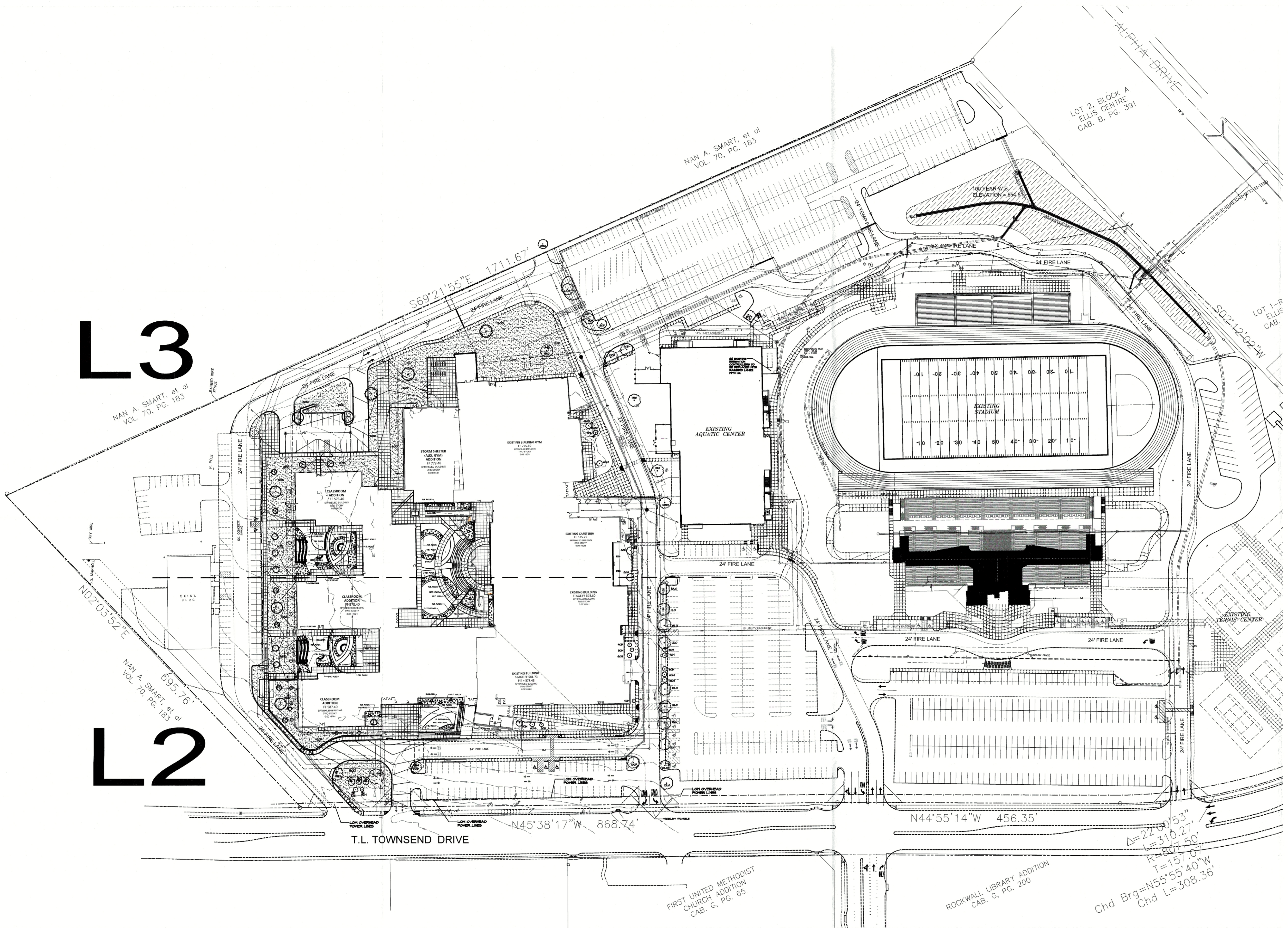
**OVERALL
LANDSCAPE PLAN**

JOB 23035
DATE 06.17.2024
SHEET L 1

HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY, ABSTRACT NO. 99
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CITY OF ROCKWALL CASE NO. SP2024-024

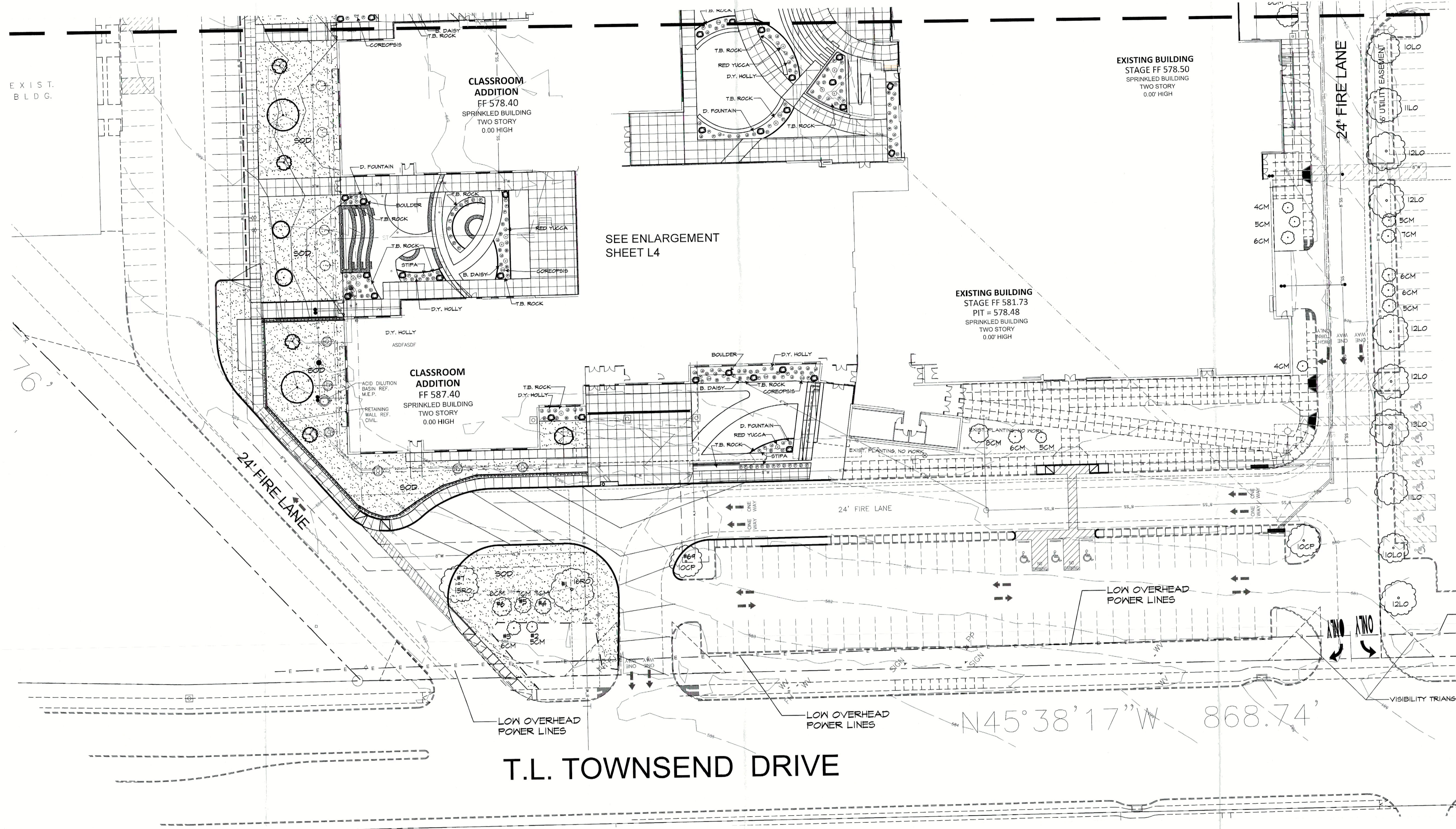


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[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

MATCHLINE SEE SHEET L3



ISSUES

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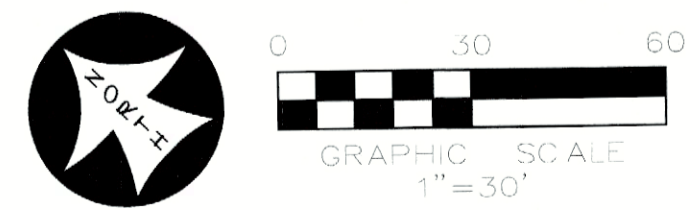
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**UTLEY MIDDLE SCHOOL
PHASE 2**

1201 T L Townsend Dr., Rockwall, TX 75087

T.L. TOWNSEND DRIVE



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CONTACT: ROBERT HANSEN

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

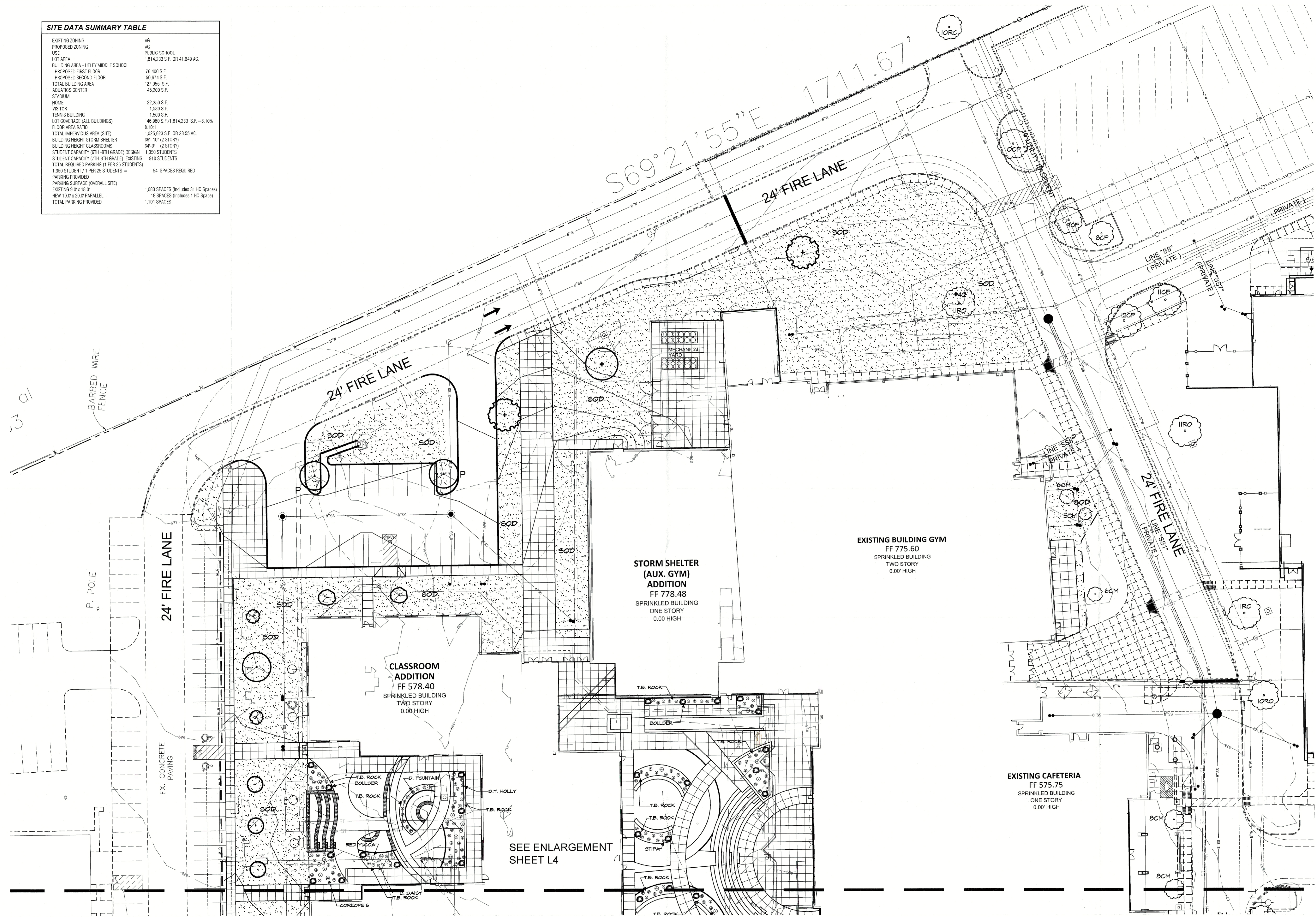
CITY OF ROCKWALL CASE NO. SP2024-024

LANDSCAPE PLAN AREA A

JOB 23035
DATE 06.17.2024
SHEET

L 2

SITE DATA SUMMARY TABLE	
EXISTING ZONING	AG
PROPOSED ZONING	AS
USE	PUBLIC SCHOOL
LOT AREA	1,814,233 S.F. OR 41.649 AC.
BUILDING AREA - UTLEY MIDDLE SCHOOL	76,400 S.F.
PROPOSED FIRST FLOOR	50,674 S.F.
PROPOSED SECOND FLOOR	127,055 S.F.
TOTAL BUILDING AREA	45,200 S.F.
AQUATICS CENTER	
STADIUM	
HOME	22,350 S.F.
VISITOR	1,500 S.F.
TENNIS BUILDING	1,500 S.F.
LOT COVERAGE (ALL BUILDINGS)	148,980 S.F./1,814,233 S.F. = 8.10%
FLOOR AREA RATIO	8.10%
TOTAL IMPERVIOUS AREA (SITE)	1,025,823 S.F. OR 23.55 AC.
BUILDING HEIGHT STORM SHELTER	39'-10" (2 STORY)
BUILDING HEIGHT CLASSROOMS	36'-0" (2 STORY)
STUDENT CAPACITY (6TH-8TH GRADE) DESIGN	1,350 STUDENTS
STUDENT CAPACITY (7TH-8TH GRADE) EXISTING	910 STUDENTS
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	54 SPACES REQUIRED
1,350 STUDENT / 1 PER 25 STUDENTS	
PARKING PROVIDED	
PARKING SURFACE (OVERALL SITE)	1,083 SPACES (includes 31 HC Spaces)
EXISTING 9'0" x 18'0"	18 SPACES (includes 1 HC Space)
NEW 10'0" x 20'0" PARALLEL	
TOTAL PARKING PROVIDED	1,101 SPACES



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ISSUES	
1	06/17/2024 PERMIT SET
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REVISIONS	

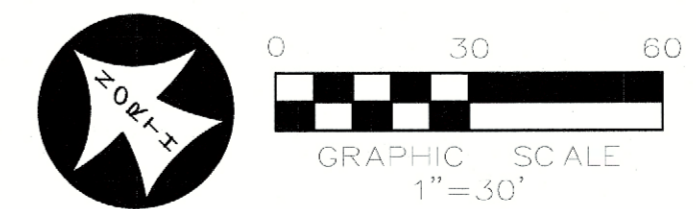
THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

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

**UTLEY MIDDLE SCHOOL
PHASE 2**

1201 T L Townsend Dr., Rockwall, TX 75087

MATCHLINE SEE SHEET L2



HERMAN E. UTLEY MIDDLE SCHOOL
LOT 1, BLOCK 1
OUT OF THE
M.N. BALLARD SURVEY, ABSTRACT NO. 48
AND THE A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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 31 day of June, 2024.
WITNESS OUR HANDS, this 31 day of June, 2024.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

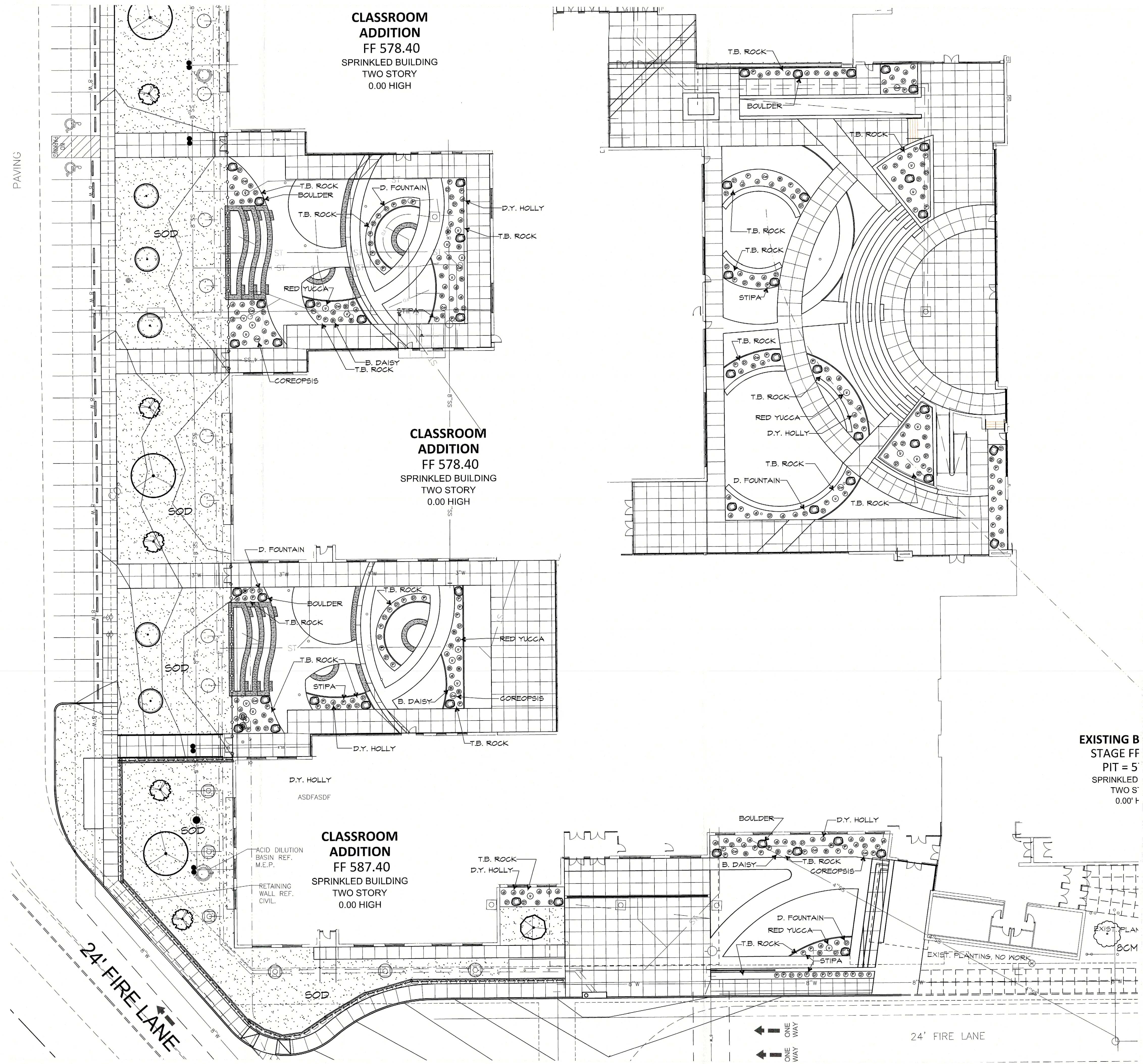
OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: WILLIAM SALEE

SURVEYOR: KMCE, Inc.
17774 PRESTON ROAD
DALLAS, TEXAS 75252
(817) 889-6500
CONTACT: ROBERT HANSEN

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

LANDSCAPE PLAN
AREA B

JOB 23035
DATE 06.17.2024
SHEET L 3

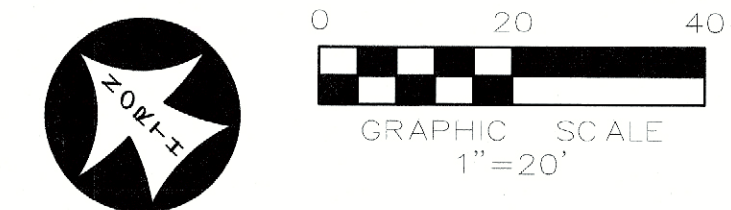


CLASSROOM ADDITION
 FF 578.40
 SPRINKLED BUILDING
 TWO STORY
 0.00 HIGH

CLASSROOM ADDITION
 FF 578.40
 SPRINKLED BUILDING
 TWO STORY
 0.00 HIGH

CLASSROOM ADDITION
 FF 587.40
 SPRINKLED BUILDING
 TWO STORY
 0.00 HIGH

EXISTING B
 STAGE FF
 PIT = 5'
 SPRINKLED
 TWO STORY
 0.00'±



HERMAN E. UTLEY MIDDLE SCHOOL
 LOT 1, BLOCK 1
 OUT OF THE
 M.N. BALLARD SURVEY, ABSTRACT NO. 48
 AND THE A. HANNA SURVEY, ABSTRACT NO. 99
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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 WITNESS OUR HANDS, this 31 day of July, 2024.

[Signature]
 Planning and Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

CITY OF ROCKWALL CASE NO. SP2024-024

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UTLEY MIDDLE SCHOOL
PHASE 2
 1201 T L Townsend Dr., Rockwall, TX 75087

LANDSCAPE ENLARGEMENT

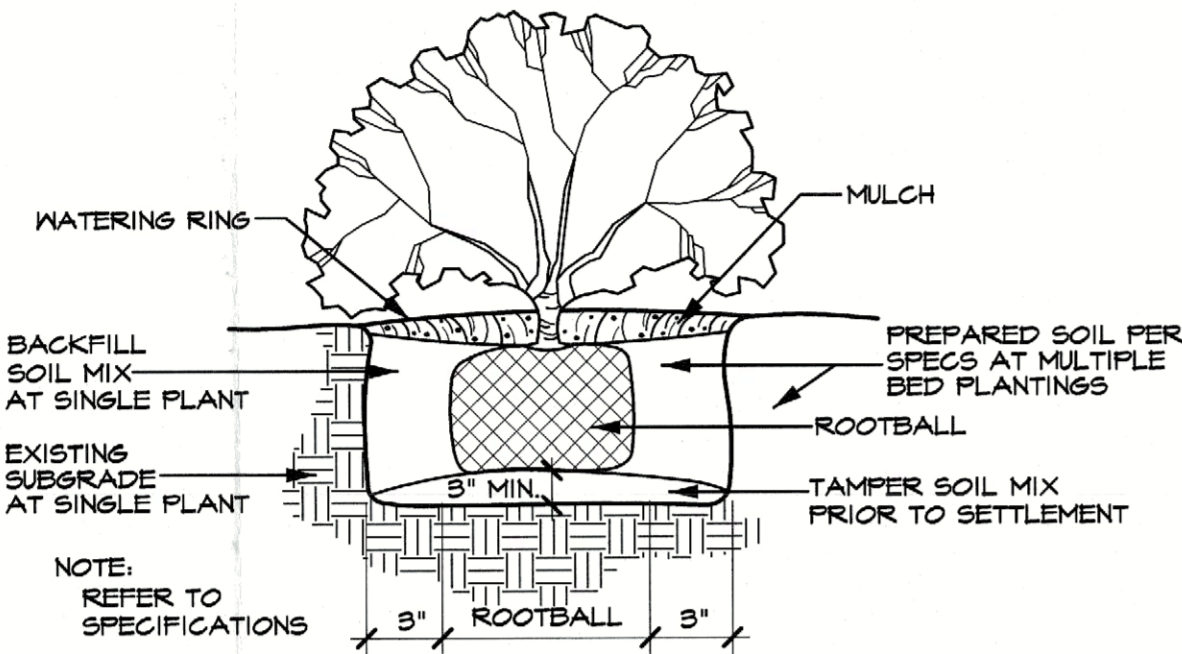
JOB 23035
DATE 06.17.2024
SHEET L 4

LANDSCAPE NOTES

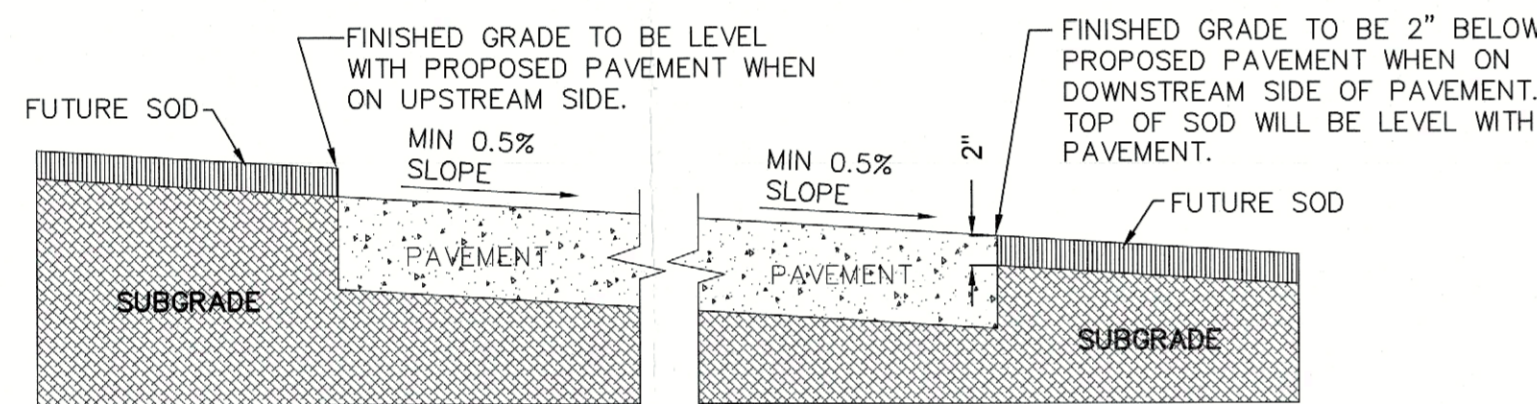
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD/HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

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

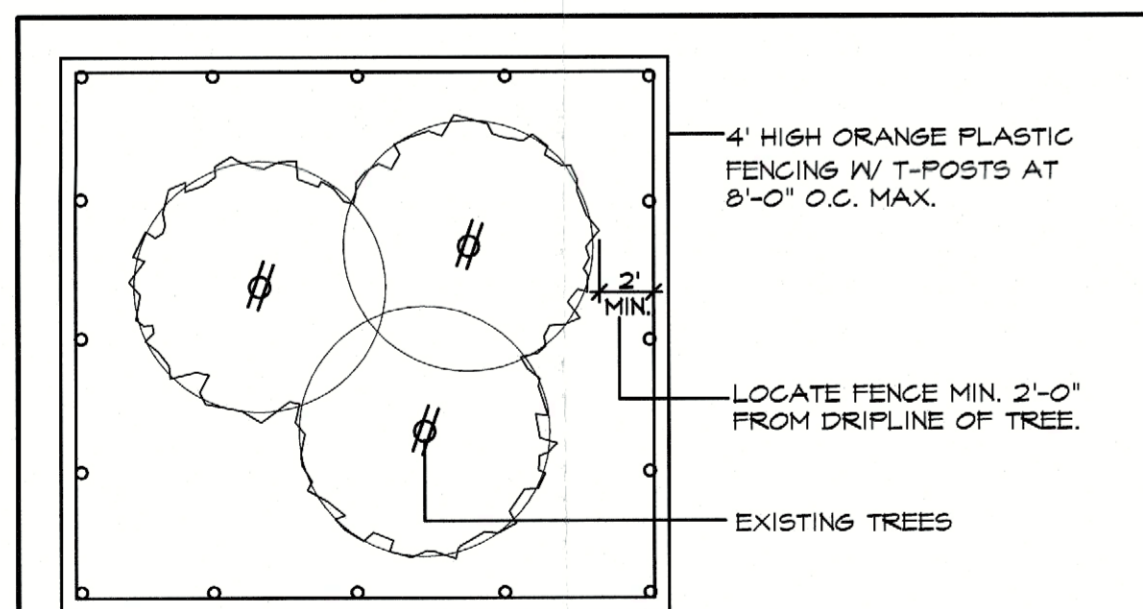
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



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



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
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.

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

LANDSCAPE TABULATIONS

LANDSCAPE REQUIRED
1 ROW OF SHADE TREES 50' O.C. AND SCREENING SHRUBS AT HEAD IN PARKING
NOT APPLICABLE - EXISTING CONDITIONS

STREET BUFFER
2 CANOPY AND 4 ACCENT TREES PER 100 LF
NOT APPLICABLE - EXISTING CONDITIONS

PARKING LOT LANDSCAPING
LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE IF LOT OVER 20,000 SF | 1.5 TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES 21 NEW SPACES
PARKING LANDSCAPE REQUIRED 7,350 SF X 5% =) 368 SF
PARKING LANDSCAPE PROVIDED 305 SF
PARKING TREES REQUIRED 21 SPACES / 10 =) 2 TREES
PARKING TREES PROVIDED P 2 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 250 SF OF DRY LAND AREA.

TREE MITIGATION
AS SHOWN ON TREESCAPE PLANS

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

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1	(Circle with cross)	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
2	(Circle with cross and dots)	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
5	(Circle with cross and dots)	PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
6	(Circle with cross and dots)	D. WILLOW	Desert Willow	Chilopsis linearis	6'-7' ht, 3'-4' spread, container
3	(Circle with cross and dots)	T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, male, tree form, limbed to 4'
5	(Circle with cross and dots)	RED BUD	Oklahoma Red Bud	Cercis canadensis 'oklahoma'	6' Ht./3' spread min., container only single straight trunk, bushy specimen

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
106	(Circle with cross)	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
25	(Circle with cross)	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
76	(Circle with cross)	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuroides 'hamlin'	5 gallon
15	(Circle with cross)	COREOPSIS	Lanceleaf Coreopsis	Coreopsis lanceolata	5 gallon
87	(Circle with cross)	STIPA	Mexican Feathergrass	Stipa tenuissima	5 gallon
38	(Circle with cross)	B. DAISY	Blackfoot Daisy	Melanopodium leucanthum	5 gallon

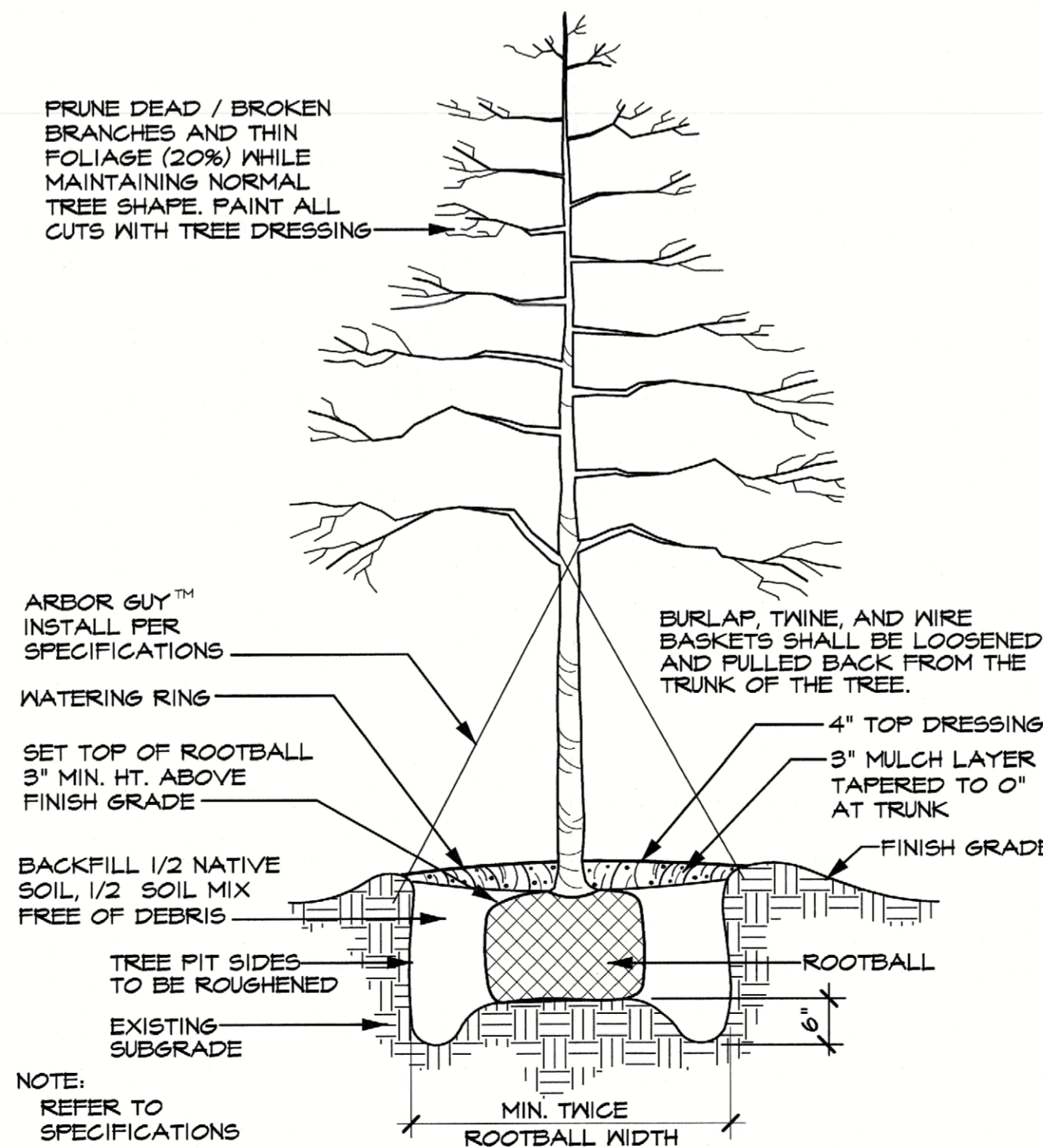
GROUND COVER

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

MISCELLANEOUS

AS SHOWN	(Line)	EDGE	L.F. Ryerson steel edge 1/8" x 4" with 12" stakes, green in color		
51	(Circle with cross)	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		
AS SHOWN	(Dotted pattern)	T.B. ROCK	3'-5' Texas Black rock, 6"-8" deep. Provide weed barrier mat below rock. separate at grass/bed areas with edging. Rock to cover all weed barrier mat.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



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

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 24th day of June, 2024.
WITNESS OUR HANDS, this 24th day of June, 2024.

[Signature] Planning & Zoning Commission, Chairman
[Signature] Director of Planning and Zoning

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LANDSCAPE DETAILS

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