PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-017 P&Z DATE 05/10/22 CC DATE _____ APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☑ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

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ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP 2022-017

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					
SUBDIVISION	Rockwall High School 9th Grade Center	LOT	1	BLOCK	1
GENERAL LOCATION	Northwest corner of Quail Run Road and FM 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public School	
PROPOSED ZONING	PD for NS uses		PROPOSED USE	Public School	
ACREAGE	76.08 acres	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 Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.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 $ 1,771.60 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* APRIL *, 20* 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 12 *DAY OF* APRIL *, 20* 20

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melanie Pyland

MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

MY COMMISSION EXPIRES

CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:		**REVIEWED BY:**	
OVERLAY DISTRICT:		**REVIEW DATE:**	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		§03.04, of Art. 11
✓ Landscape Plan	☐	☐		-
✓ Treescape Plan	☐	☐		-
✓ Photometric Plan	☐	☐		-
✓ Building Elevations	☐	☐		-
Building Material Sample Board and Color Rendering of Building Elevations	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	☐	☑	Indicate if the property has been properly platted. WE WILL PLAT -	
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	☑	☐	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	☑	☐	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	☑	☐	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓Commercial	☑	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☑	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☑	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	☑	☐	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	☑	☐		§03.04.B, of Art. 11
Indicate all Drive Widths	☑	☐		§03.04.B, of Art. 11
Indicate all Fire Lanes	☑	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	☑	☐		§03.04.B, of Art. 11
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	☑	☐		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☑	☐	See the comment section in *Adequate Parking and Maneuvering* below.	§05.03, of Art. 06
Parking Table	☑	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	☑	☐		§05.04, of Art. 06
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Table 5, Art. 06
Adequate Parking and Maneuvering	☑	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department).*	§05.03.C, of Art. 06
Adequate Loading Area	☑	☐	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements).*	§06.04, of Art. 06
Adequate Loading Maneuvering	☑	☐	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	☑	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				

Proposed or Existing Signage	☑	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☑	☐	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	☑	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	☑	☐	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	☑	☐	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☑	☐	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	☑	☐	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	☑	☐	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	☑	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	☑	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	☑	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	☑	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	☑	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	☑	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	☑	☐	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	☑	☐	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	☑	☐	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	☑	☐	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist
Buildings	☑	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☑	☐		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	☑	☐	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	☑	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	☑	☐	Provide the same site data information required in Section 2.1 *Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	☑	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	☐	☑	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	☑	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	§03.03.C, of Art. 07
Under-Canopy Lighting	☒	☑	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	☐	☑	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	☑	☐	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	☑	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	☑	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	☑	☐	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	☑	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

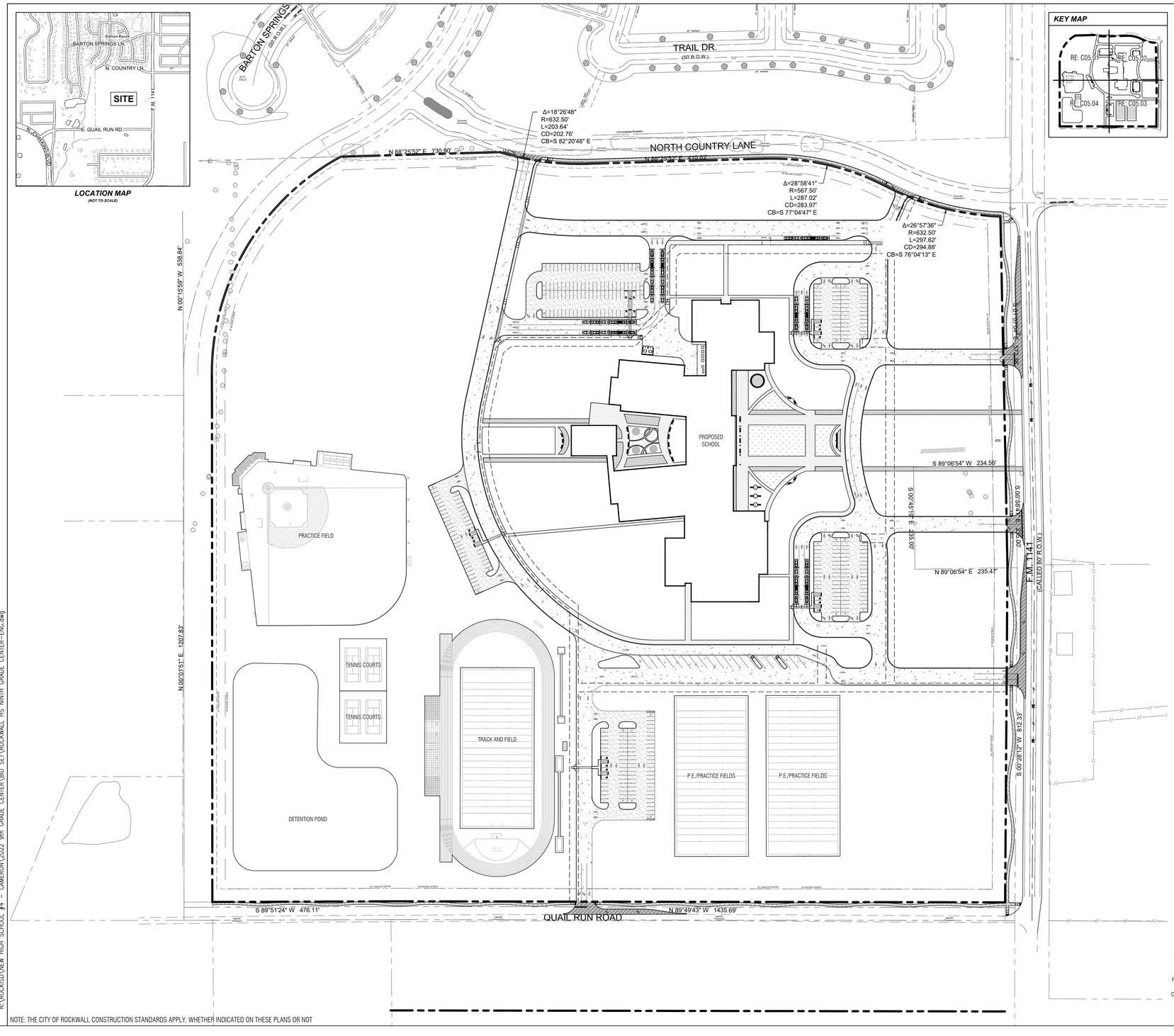
Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	☑	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☑	☐	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement *OVERLAY DISTRICTS ONLY*	☑	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement *OVERLAY DISTRICTS ONLY*	☑	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	☑	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	☑	☐	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	☑	☐		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	☑	☐	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☑	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	☑	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	☑	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☑	☐	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	☑	☐	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum 90% Masonry Requirement	☐	☐	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	☐	☐	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	☐	☐	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	☐	☐	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05

LOCATION MAP
(NOT TO SCALE)



KEY MAP

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.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. 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 1FOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

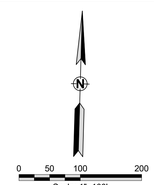
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- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
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- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- PLANTING AREAS RE: LANDSCAPE

PAVING LEGEND (EXISTING)

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

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (ZO022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES



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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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1720575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
ENGINEER

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ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

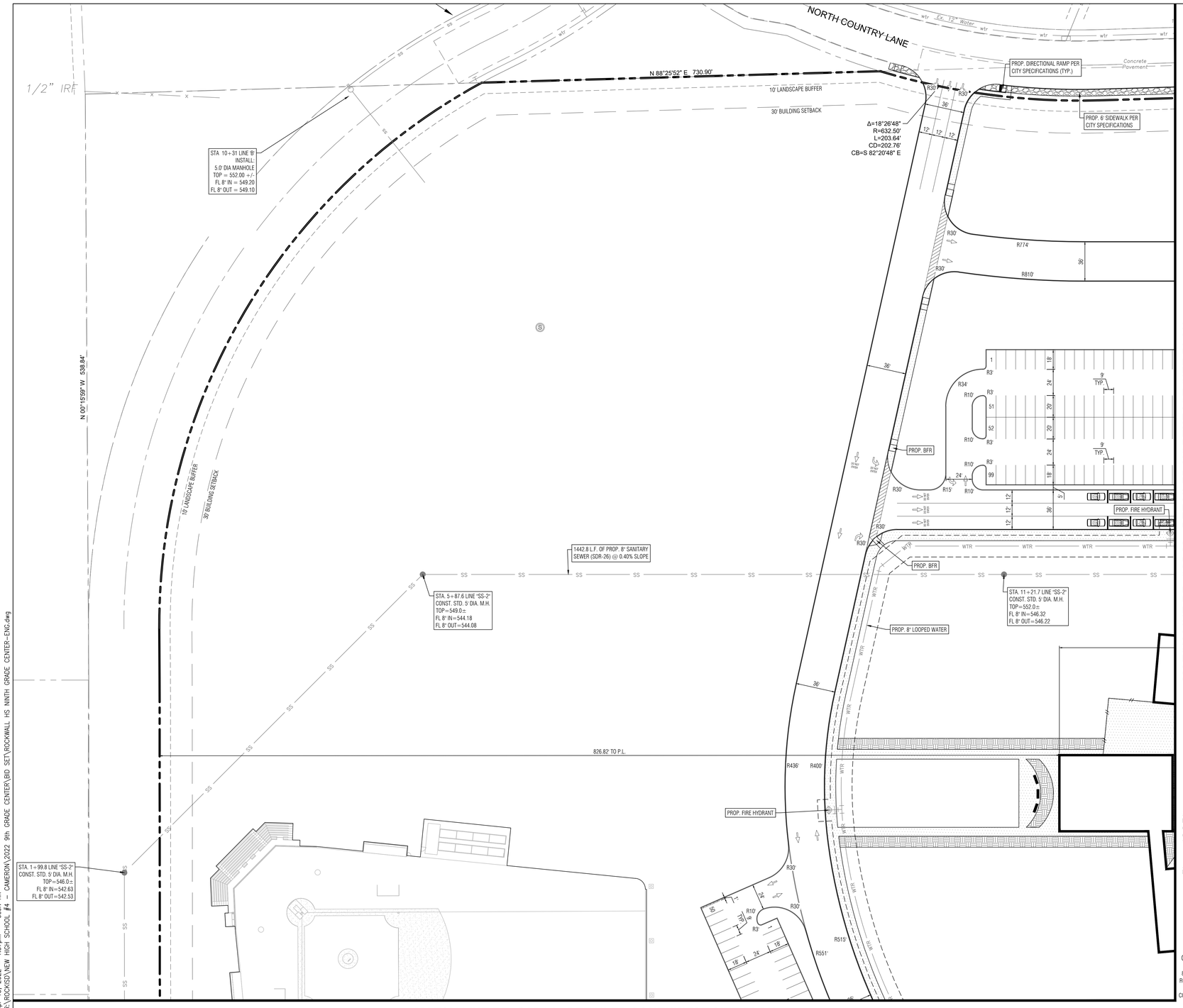
OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.00

Apr 14, 2022 - 8:58am User: KK
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NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT



MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

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Apr 13, 2022 – 1:37pm User: KK
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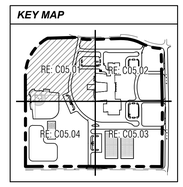
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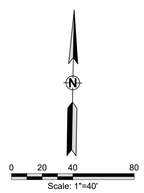
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- RE: LANDSCAPE
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- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

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- EDGE OF CONCRETE
- FENCE
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KEY MAP





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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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1720575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
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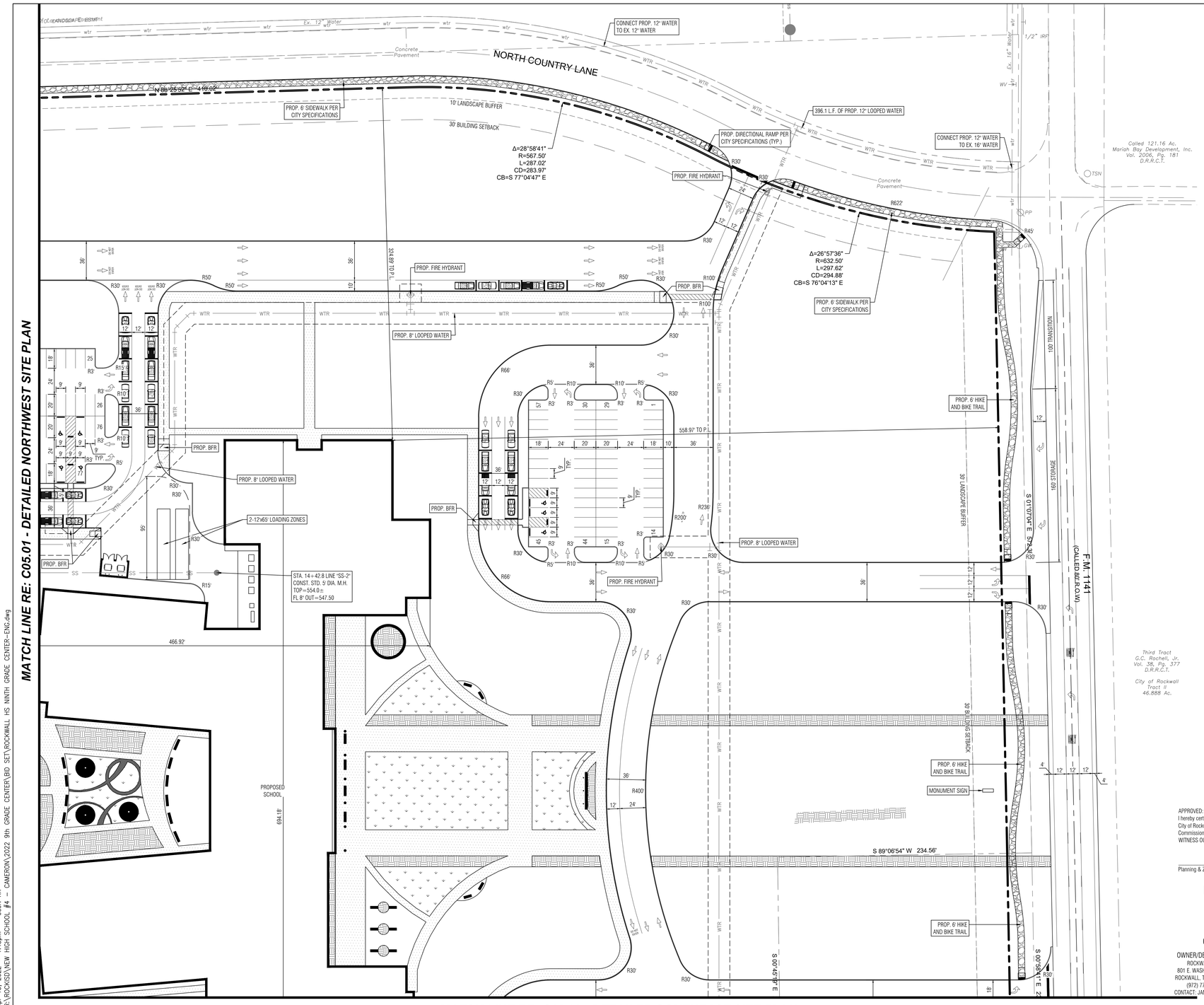
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.01



SITE LEGEND (PROPOSED)

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- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SANITARY SEWER
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- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

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- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP

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401 North Houston Street
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ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1702575193300
PHONE (972) 717-0151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
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84568
LICENSED
PROFESSIONAL
ENGINEER

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ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

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Director of Planning and Zoning

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CITY OF ROCKWALL CASE NO.

DETAILED NORTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

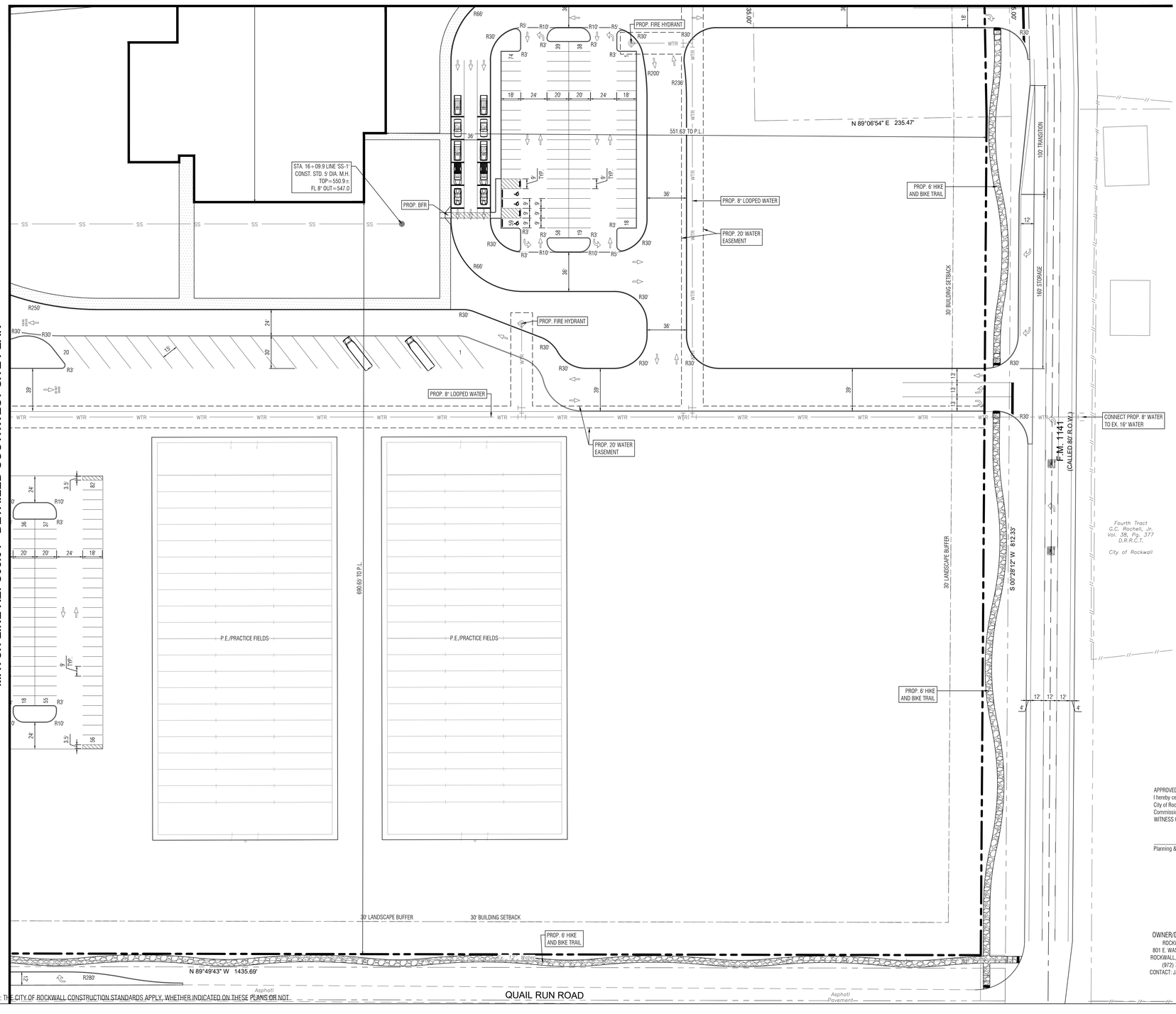
C05.02

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

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MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



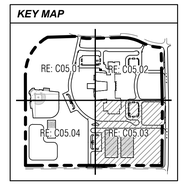
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Director of Planning and Zoning

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LOT 1, BLOCK A
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

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CORGAN

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○ ISSUES

△ REVISIONS

GLENN ENGINEERING
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4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
94568
FINAL
Cheralyn Armijo
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ROCKWALL NINTH GRADE CENTER

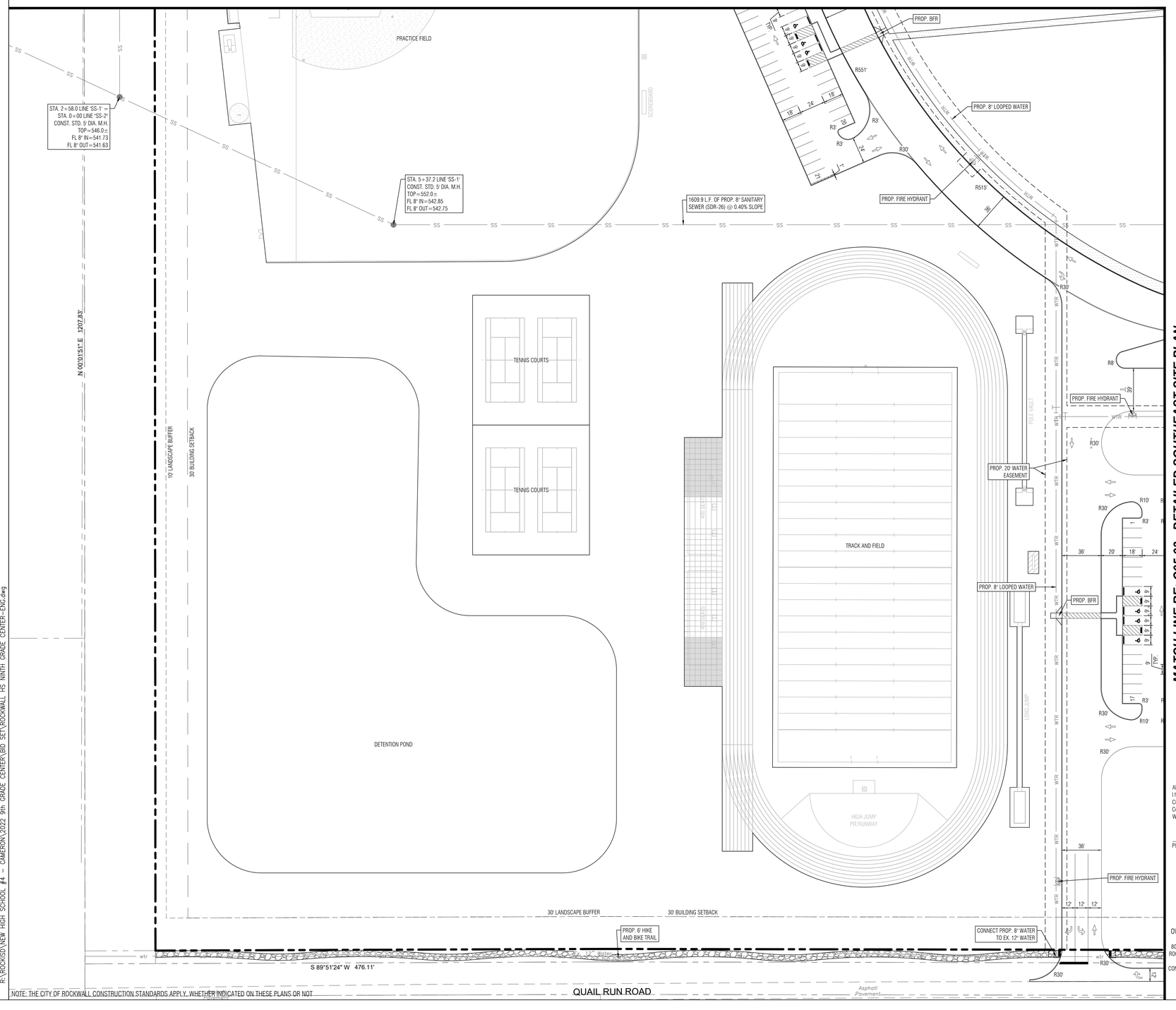
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

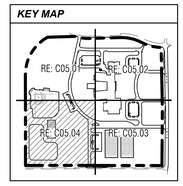
SITE LEGEND (PROPOSED)

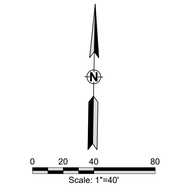
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REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1702575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
ENGINEER
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED SOUTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.04

Apr 13, 2022 – 1:49pm User: KK
R:\ROCKSD\NEW HIGH SCHOOL #4 – CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

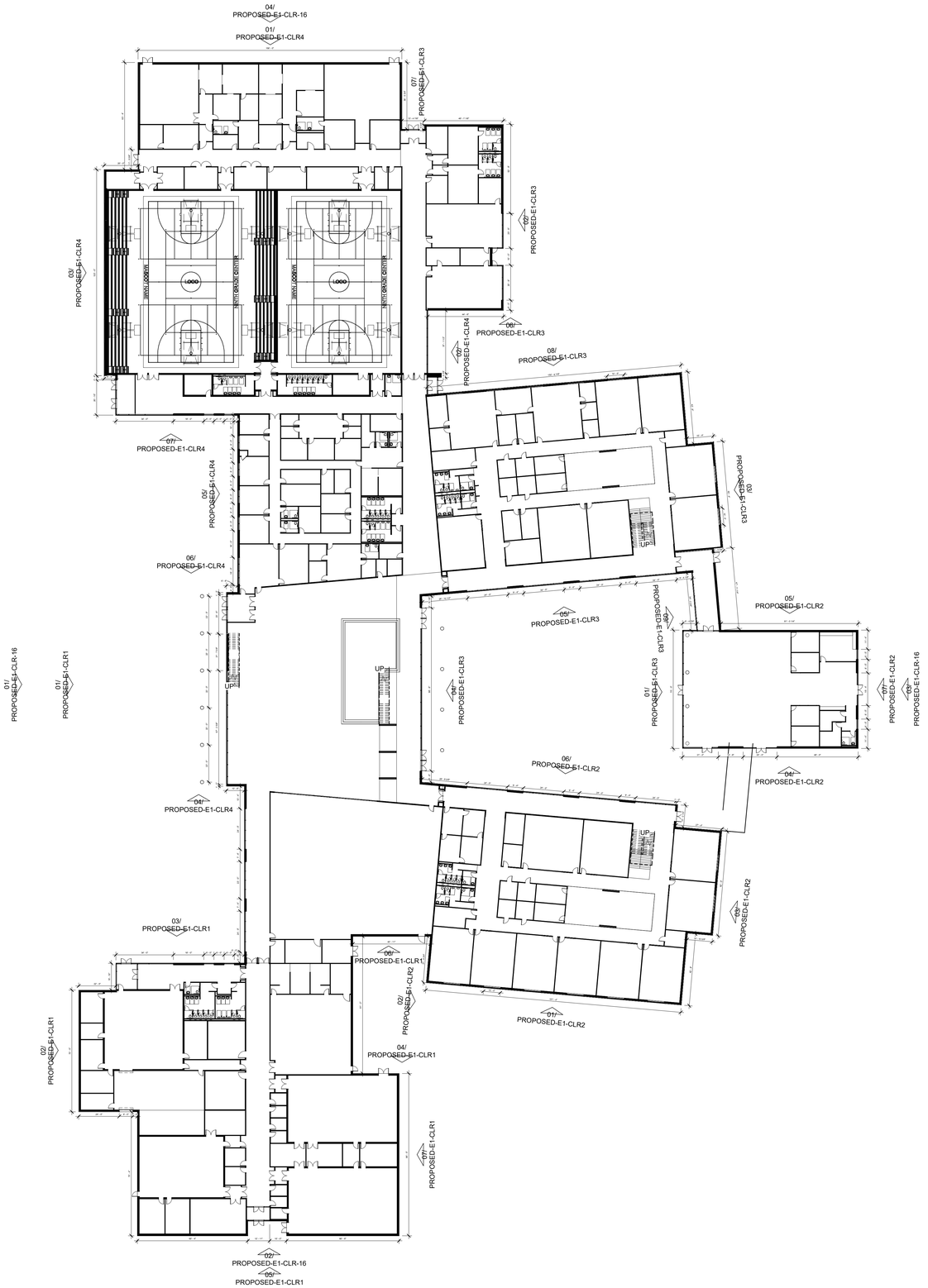
ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

EXTERIOR - FM 1141, DALTON RANCH

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	CLOUD CERAMICS	CORONADO GRAY
ST-1	STONE	BBCO QUARRIES	MILLS COUNTY BLEND
WDP-1	PHENOLIC PANEL, WOOD-LOOK	FUNDERMAX	PHOENIX - NT
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 - SOLARGRAY + CLEAR
MP-1	METAL PANEL	IMTECO	CHARCOAL
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	BLACK







0' 2' 4' 8' 16'

N

DIMENSION PLAN - LEVEL 01 - OVERALL

1" = 30'-0"

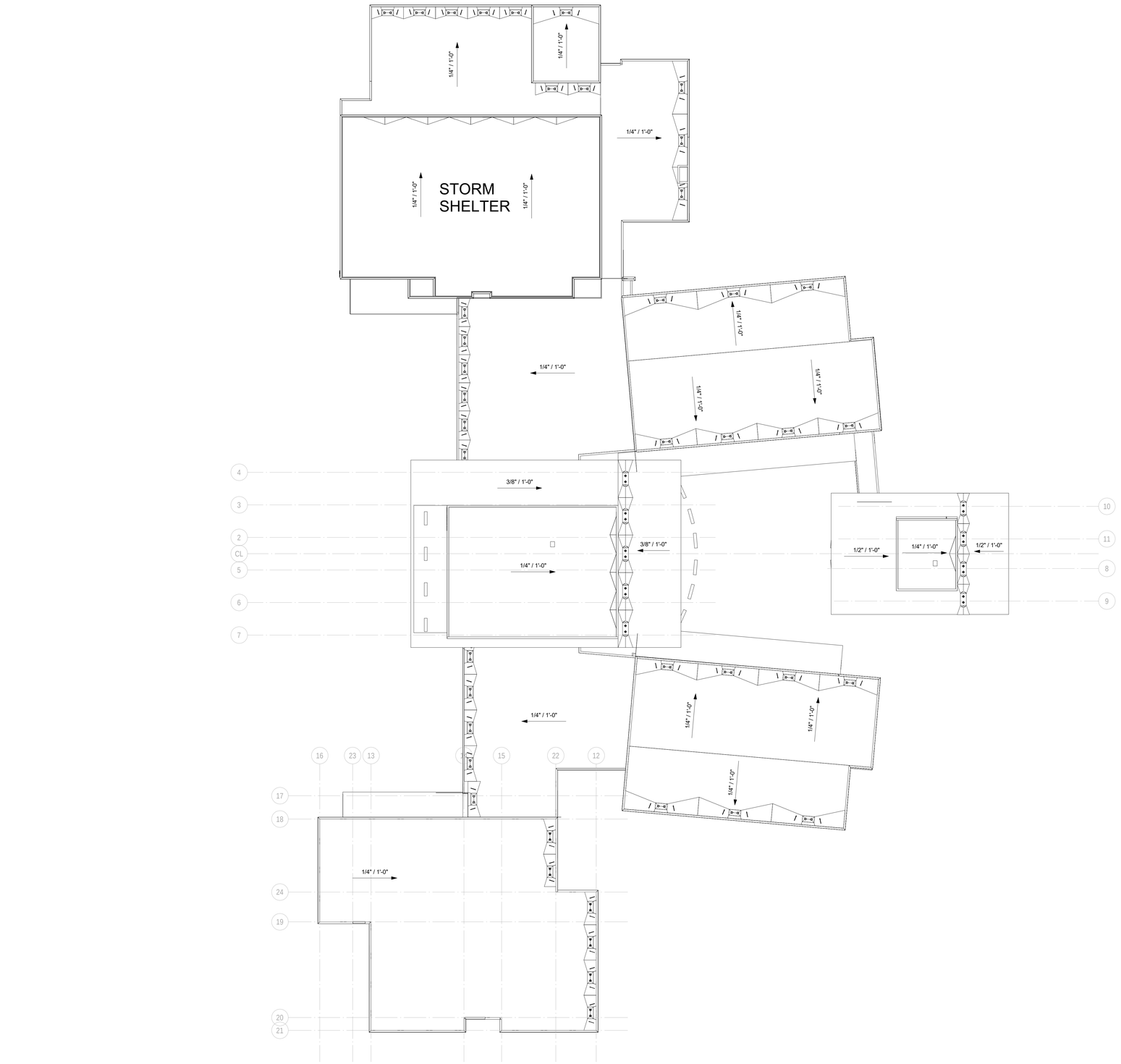
Rockwall Independent School District

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ROOF TOTALS	
ARMKO MULTI-PLY THERMOPLASTIC	157733 SF
TOTAL	157733 SF



1 OVERALL ROOF PLAN
1" = 30'-0"

GENERAL ROOF NOTES:

A. PROVIDE ALL REQUIRED UTILITY / STRUCTURAL COMPONENTS AND/OR CONNECTIONS FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES, REGARDLESS OF ANY OMISSIONS OR INCONSISTENCIES ENCOUNTERED IN THE CONSTRUCTION DOCUMENTS.
B. THE WORD 'PROVIDE' SHALL MEAN 'FURNISH AND INSTALL' COMPLETE AND READY TO USE.
C. IF DISCREPANCIES APPEAR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE HIGHER QUALITY, QUANTITY, AND PRICE SHALL SUPERSEDE.
D. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE ON-SITE / OFF-SITE CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.
E. PROVIDE METAL END CLOSURE ON EXPANSION JOINTS WHERE THEY OCCUR AT THE EDGE OF THE ROOF.
F. ROOF SLOPES SHOWN ON DRAWINGS ARE GENERAL AND CONCEPTUAL ONLY. TAPER INSULATION IS SHOWN CONCEPTUALLY AND FOR INTENT ONLY; NOT TO SCALE AND SHOWN AS GRAPHIC REPRESENTATION ONLY TO SHOW SLOPE. INTENT IS TO PROVIDE POSITIVE DRAINAGE TO ALL ROOF DRAINS, SCUPPERS, AND GUTTERS. VERIFY INSULATION AND TAPER IN SHOP DRAWINGS AS REQUIRED TO MAINTAIN SLOPE PRIOR TO INSTALLATION. REFER TO STRUCTURAL (IF APPLIES) FOR EXACT TOS/BOD ELEVATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
G. PROVIDE TAPERED INSULATION CRICKETS (1/2"/FT. MIN. SLOPE) AT HIGH SIDE OF ALL MECHANICAL UNITS, SMOKE VENTS, ROOF HATCHES, AND OTHER MISC. ROOF PENETRATIONS, TO SHED WATER AROUND AND TO ENSURE POSITIVE ROOF DRAINAGE.
H. PROVIDE ADDITIONAL MANUFACTURER'S WALK PADS AS PROTECTION AT "SERVICE SIDE" OF ALL MECHANICAL EQUIPMENT - FIELD VERIFY LOCATIONS, AS WELL AS PROTECTION AT "ACCESS SIDE" OF ALL ROOF HATCHES AND ROOF ACCESS LADDERS - FIELD VERIFY LOCATIONS, AND AT DOWNSPOUT LOCATIONS.
I. ALL WOOD BLOCKING AT ROOF EDGES ARE TO BE FABRICATED FROM CONT. 2X6 FR-WD BOARDS. PROVIDE LARGER 2X FR-WD AS REQUIRED PER DIMENSIONED DETAILS OR AS FIELD CONDITIONS DICTATE. ALL COPING TO BE SLOPED TOWARD THE INTERIOR.
J. ALL EXPOSED FLASHING, COPING (IF APPLICABLE), AND THEIR ACCESSORIES SHALL BE AS SPECIFIED. PAINT ALL METAL FLASHING THAT IS NOT PREFINISHED (TYPICAL) AND VISIBLE FROM THE GROUND.
K. HEIGHT OF ALL NAILERS SHALL BE FLUSH WITH NEW INSULATION THICKNESS.
L. ALL THROUGH WALL FLASHING SYSTEMS TO ACCOMMODATE 8" MINIMUM FLASHING HEIGHT FROM FINISHED ROOF SURFACE. PROVIDE END DAMS AS CONDITIONS ALLOW. ALL FLASHING TO HAVE 4" LAP MINIMUM AND OR STEP.
M. ALL PITCH PANS SHALL BE DOUBLE SOLDERED STAINLESS STEEL AND RECEIVE EITHER MECHANICALLY ATTACHED GOOSENECKS OR METAL BONNETS. METAL BONNETS SHALL BE SECURED WITH CLAMPING RING AND SEALANT. SPECIAL CARE GIVEN TO WASH ALL METAL PRIOR TO INSTALLATION.
N. ALL INFIELD EXPANSION JOINTS SHALL HAVE LOW SLOPED STANDING SEAM JOINTS AND SHALL BE CHAMFERED AT TERMINATION AT ROOF EDGE TO MEET PROFILE OF PERIMETER.
O. ANY CRACKS OR VOIDS IN RISE WALLS ABOVE COUNTER FLASHING SHALL BE REPAIRED WITH COMPATIBLE SEALANT.
P. ALL VERTICAL MEMBRANE FLASHING SHALL BE MECHANICALLY FASTENED AND INSTALLED WITH NEW METAL COUNTER FLASHING UTILIZING A CONTINUOUS CLEAT. SLIDE METAL COVER PLATE DOWN OVER VERTICAL CLEAT AND SEAL.
Q. PROVIDE NEW CONCRETE SPLASH BLOCKS ON ROOF ELEVATION ON TOP OF A WALK PAD WHERE DOWNSPOUTS OCCUR.
R. ALL PIPES AND CONDUIT SHALL RECEIVE PIPE SUPPORTS AND RELATED SHIMS AND SHALL BE PLACED ON AN ADDITIONAL ADHERED ROOF MEMBRANE UNDER SPECIFIED WALK PAD PRIOR TO SURFACE APPLICATION. SUPPORTS TO OCCUR AT 10'-0" O.C. AND WITHIN 2'-0" OF ALL SLOPES, TEES AND CORNERS. ALL PIPES TO BE PAINTED PER BUILDING CODE REQUIREMENTS.
S. ALL METAL FLASHING SHALL EXTEND BEYOND ROOF EDGE MIN. 8" WHERE FLASHING ABUTS VERTICAL WALL SURFACE AS DETAILED. ALL FLASHING SHALL BE INSTALLED IN SHINGLE FASHION.
T. AT ALL LOCATIONS WHERE CONVERGENCE OF MULTIPLE PLANES OF ROOFING TO WALL OCCUR, FIELD FABRICATE THERMOPLASTIC BOOT TO BE INSTALLED OVER NEW ROOFING, COMPLETELY OVERLAYING THE TRANSITIONS OF ALL ROOF TO WALL ELEVATIONS, INSIDE AND OUTSIDE 90 DEGREE CORNERS, ETC. PRIOR TO METAL INSTALLATION.
U. ALL EQUIPMENT CURBS TO BE RAISED AS NECESSARY TO MAINTAIN 10" MINIMUM HEIGHT ABOVE FINISHED ROOF SURFACE.
V. MECHANICAL, ELECTRICAL, AND PLUMBING ROOF EQUIPMENT SHOWN ON THIS PLAN IS FOR GENERAL ARCHITECTURAL INFORMATION ONLY. REFER TO MEP DOCUMENTS (IF APPLIES) FOR ROOFTOP EQUIPMENT NOT SHOWN, AND FOR ADDITIONAL REQUIREMENTS AND COORDINATION.
W. FLASHING AND STRIPPING MATERIALS, BASE PLY SHEETS, MEMBRANES, INSULATION, AND ACCESSORIES SHOULD BE AS RECOMMENDED BY THE ROOFING SYSTEM MANUFACTURER FOR INTENDED USE AND COMPATIBILITY WITH THE MEMBRANE ROOFING SYSTEM.
X. WHERE WOOD BLOCKING EXCEEDS 6" IN VERTICAL THICKNESS AT TAPERED INSULATION, PROVIDE STEM WALL CONSTRUCTED OF 6" GALVANIZED COLD FORMED METAL FRAMING AT 16" O.C. WITH CONT. TRACK AT TOP AND BOTTOM AND WITH 3/4" FR-EXT GRADE PLYWOOD AT EACH SIDE, TOP TO SLOPE WITH TAPERED INSULATION.
Y. REFER TO MEP DOCUMENTS (IF APPLIES) FOR PIPE SUPPORT LOCATIONS, TYPE, AND DETAILS. PAD SHALL BE MIN 2" WIDER THAN SUPPORT IN ALL DIRECTIONS.
Z. PROVIDE STEP FLASHING AND COVER PLATE AT SLOPED ROOF HIGH/LOW CONDITIONS.
AA. GUTTERS SHALL BE PREFINISHED GALVANIZED STEEL, SIZE PER DRAWINGS, UNO. PROVIDE PREFINISHED 1/4"x1 1/2" GALVANIZED STEEL BENT PLATE BRACKETS AND PREFINISHED 1" GALVANIZED STEEL SPACERS AT 36" O.C. MAX, STAGGER WITH EACH OTHER AT 18" O.C.
BB. PROVIDE PREFINISHED GUTTER EXPANSION JOINTS 30'-0" O.C. MAX.
CC. DOWNSPOUTS SHALL BE 5"x6" PREFINISHED GALVANIZED STEEL UNO WHERE LOCATED ON ROOF PLAN. PROVIDE PREFINISHED 2" GALVANIZED STEEL HANGERS AT 36" O.C. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
DD. PROVIDE CAST IRON BOOT (TYPICAL) AT ALL DOWNSPOUTS THAT ARE TO GRADE, CONNECT TO STORM SEWER.
EE. PROVIDE SPLASH BLOCKS AT ALL ROOF LEADER NOZZLES THAT SPILL ONTO GROUND.
FF. VERIFY ELEVATION OF ROOF DRAIN RELATIVE TO OVERFLOW SCUPPER PRIOR TO INSTALLATION OF SCUPPERS.
GG. LOCATE SCUPPERS AS INDICATED ON ELEVATIONS, EITHER CENTERED OVER WINDOWS/OPENINGS, OR CENTERED BETWEEN WINDOWS/OPENINGS, UNO. ADJUST PLACEMENT TO MEET MASONRY COURSING MODULES.
HH. ALL ROOF DETAILS FOR METAL BUILDING AND METAL ROOF CONSTRUCTION ARE FOR BASIS OF DESIGN, FOR BOTH PRE-MANUFACTURED METAL BUILDING SYSTEMS AND METAL ROOF SYSTEMS. FINAL DETAILS SHALL BE SUBMITTED BY METAL BUILDING MANUFACTURER AND/OR METAL ROOF SYSTEM MANUFACTURER AND COORDINATED WITH ARCHITECTURAL THROUGH THE SUBMITTAL PROCESS PRIOR TO CONSTRUCTION TO ACTIVATE AND PROVIDE A SINGLE SOURCE 20 YEAR NDL WARRANTY WITH WEATHERTIGHTNESS PROTECTION AS SPECIFIED FOR METAL BUILDING AND METAL ROOF SYSTEM.

ROOF SCOPE OF WORK:

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK METAL, SLOPE IN STRUCTURE

- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
- INSTALL ½" GYPSUM COVERBOARD SET IN HOT ASPHALT
- INSTALL 1 PLY 80 MIL MODIFIED BITUMINOUS MEMBRANE BASE PLY ADHERED IN HOT ASPHALT
- PROVIDE 1-PLY 60 MIL THERMOPLASTIC ELVALOY FLEECEBACK CAP SHEET ADHERED IN HOT ASPHALT
- PROVIDE TREATED WOOD NAILERS AROUND THE PERIMETER AND ALL PENETRATIONS TO MATCH ROOF THICKNESS.
- PROVIDE ALL ASSOCIATED METAL TRIM, AND COPING
- PROVIDE 20 YEAR NDL WARRANTY

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK - STORM SHELTER CONCRETE, SLOPE IN STRUCTURE

- ATTACH ONE LAYER OF VENTING BASE SHEET MEMBRANE OVER PRIMED CONCRETE DECK.
- CONTRACTOR SHALL NOT INSTALL ANY ROOFING MATERIAL TO THE CONCRETE DECK PRIOR TO SUCCESSFUL ADHESION PULL TEST OF MEMBRANE PER MEMBRANE MANUFACTURER'S GUIDELINES.
- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
- INSTALL ½" GYPSUM COVERBOARD SET IN HOT ASPHALT
- INSTALL 1 PLY 80 MIL MODIFIED BITUMINOUS MEMBRANE BASE PLY ADHERED IN HOT ASPHALT
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- PROVIDE TREATED WOOD NAILERS AROUND THE PERIMETER AND ALL PENETRATIONS TO MATCH ROOF THICKNESS.
- PROVIDE ALL ASSOCIATED METAL TRIM, AND COPING
- PROVIDE 20 YEAR NDL WARRANTY

CH CHILLER LINE
G GAS LINE
SST SPLASH PAN / SUPPORT PAD
RPH ROOF PENETRATION HOUSING
GUY WIRE
ANTENNA
SOIL / PLUMBING VENT
FLANGE MOUNTED EQUIPMENT
EDP ELECTRICAL DISTRIBUTION PANEL
HS HOT STACK
CURB MOUNTED VENT
RTU ROOF TOP UNIT
CURB MOUNTED EQUIPMENT
MISC. EQUIP. ON EQUIP. CURBS
RD PRIMARY ROOF DRAIN
OD OVERFLOW ROOF DRAIN
RD OD PRIMARY AND OVERFLOW ROOF DRAIN
DS/SB DOWNSPOUT/ SPLASHBLOCK
EJ EXPANSION JOINT
ME/G METAL EDGE W/GUTTER
ME METAL EDGE
RW RISE WALL
RME RAISED METAL EDGE
RW/EJ RISE WALL W/EXPANSION JOINT
CD CONDENSATE LINE
TEL / FO TELE / FIBER OPTICS
E ELECTRIC LINE
A ANCHOR STANCHION
V VENT STACK
W WATER HYDRANT
E ELECTRIC DISCONNECT PEDESTAL
SECURITY CAMERA
PITCH PAN
PROCESS VENT STACK
FLANGE MOUNTED VENT
SATELLITE DISH
MISC. EQUIPMENT
ROOF HATCH
SC THROUGH WALL SCUPPER
OS OVERFLOW SCUPPER
SC EDGE SCUPPER
DS/CH DOWNSPOUT/ COLLECTOR HEAD
DS DOWNSPOUT
ROOF ACCESS LADDER
P PARAPET
P/EJ EXPANSION JOINT AT PARAPET
SLOPE DIRECTION
SL SKYLIGHT

ROOF LEGEND

LOW SLOPE ROOF SYSTEM

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	ISSUES	
1	04/12/2022	100% Design Developement
2		
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	REVISIONS	

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H. Ray Stringer

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Date of issue:
04/12/2022

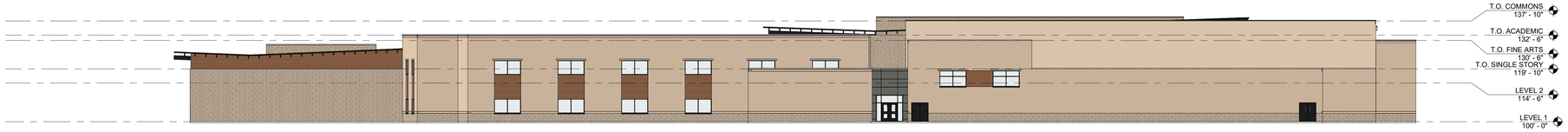
Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

OVERALL ROOF PLAN

JOB 21572.0000
DATE 04/12/2022
SHEET R1.01

4/12/2022 4:37:31 PM R1.01 OVERALL ROOF PLAN



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

TOTAL FACADE SQUARE FOOTAGE: 26999 SQ. FT.
BRICK: 13454 SQ. FT.
STONE: 8067 SQ. FT. (34.23% STONE)
GLAZING: 3434 SQ. FT.
METAL PANEL: 169 SQ. FT.
PHENOLIC PANEL: 1875 SQ. FT.



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

TOTAL FACADE SQUARE FOOTAGE: 26393 SQ. FT.
BRICK: 14378 SQ. FT.
STONE: 4823 SQ. FT. (24.04% STONE)
GLAZING: 5317 SQ. FT.
METAL PANEL: 95 SQ. FT.
PHENOLIC PANEL: 1780 SQ. FT.



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

TOTAL FACADE SQUARE FOOTAGE: 28,413 SQ. FT.
BRICK: 12895 SQ. FT.
STONE: 9477 SQ. FT. (38.55% STONE)
GLAZING: 3831 SQ. FT.
METAL PANEL: 454 SQ. FT.
PHENOLIC PANEL: 1756 SQ. FT.



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

TOTAL FACADE SQUARE FOOTAGE: 24,281 SQ. FT.
BRICK: 8892 SQ. FT.
STONE: 5058 SQ. FT. (29.80% STONE)
GLAZING: 7311 SQ. FT.
METAL PANEL: 498 SQ. FT.
PHENOLIC PANEL: 2522 SQ. FT.

EXT. MATERIALS LEGEND

BR-1 ST-1 WDP-1
MP-1 GL-1

0' 2' 4' 8' 16'

OVERALL MASONRY PERCENTAGE = 90.44%
OVERALL STONE PERCENTAGE = 30.61%

Rockwall Independent School District

EXTERIOR ELEVATIONS - OVERALL

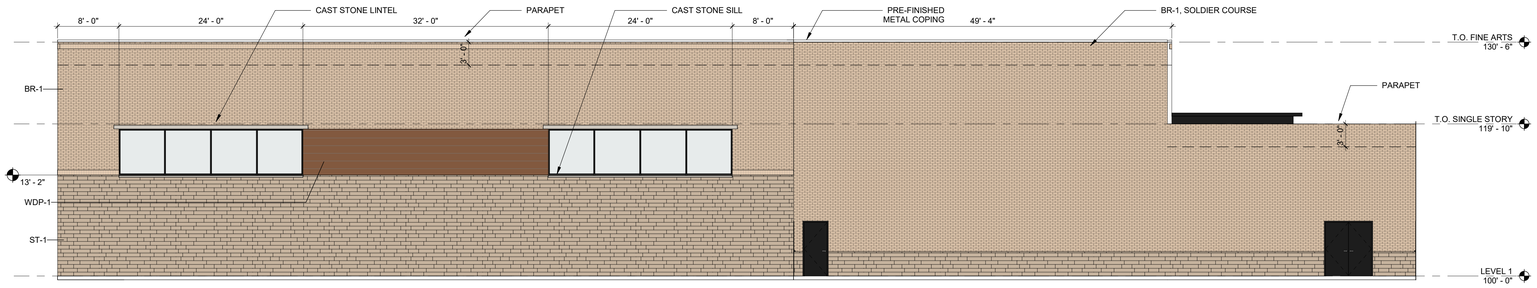
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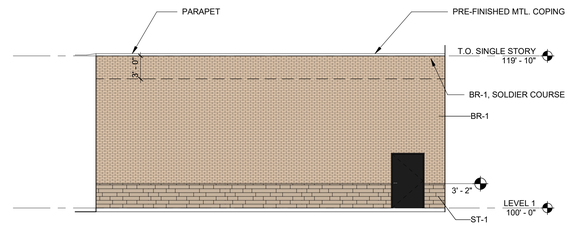
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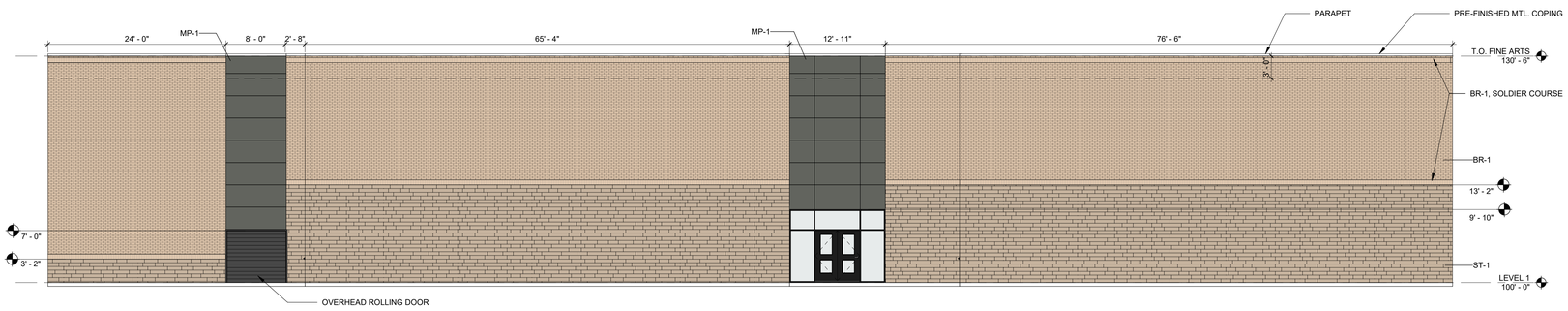
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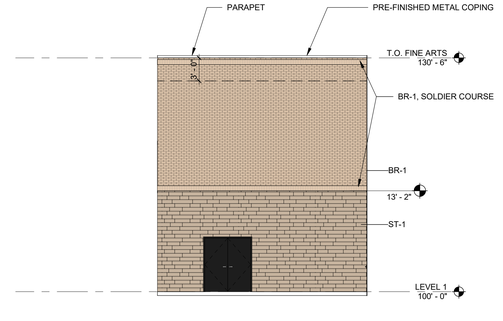
07 EXTERIOR ELEVATION - FINE ARTS - WEST
1/8" = 1'-0"



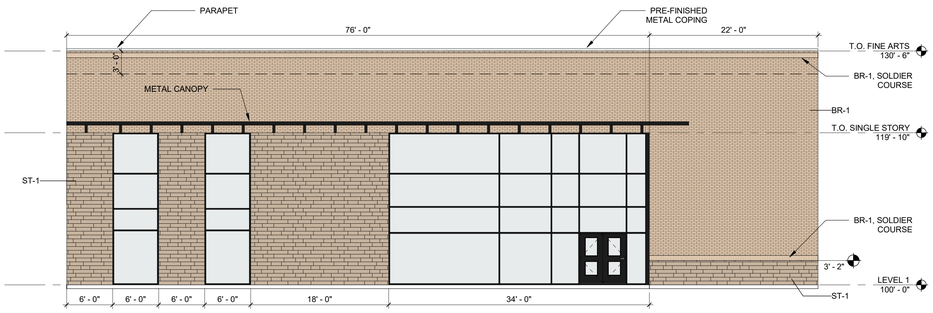
06 EXTERIOR ELEVATION - SERVERY - NORTH
1/8" = 1'-0"



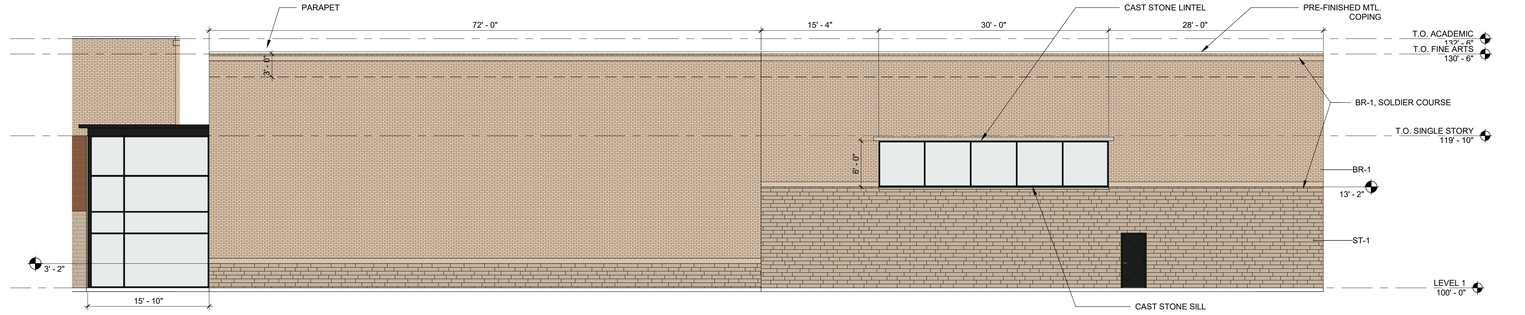
05 EXTERIOR ELEVATION - FINE ARTS - NORTH
1/8" = 1'-0"



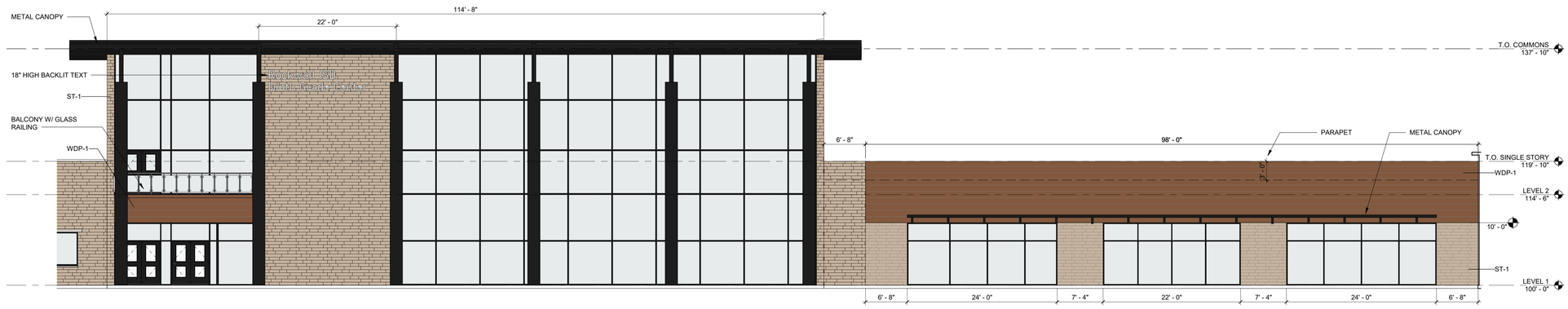
04 EXTERIOR ELEVATIONS - FINE ARTS - SOUTH - B
1/8" = 1'-0"



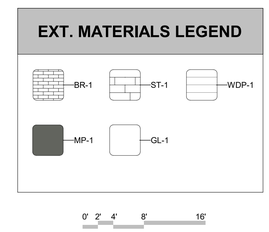
03 EXTERIOR ELEVATION - FINE ARTS - SOUTH - A
1/8" = 1'-0"



02 EXTERIOR ELEVATION - FINE ARTS - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - MAIN ENTRY
1/8" = 1'-0"



04/12/2022 • 21572.0000

EXTERIOR ELEVATIONS

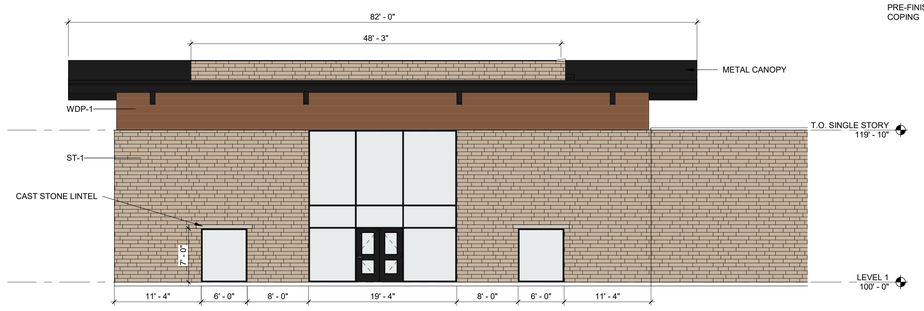
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Rockwall Independent School District

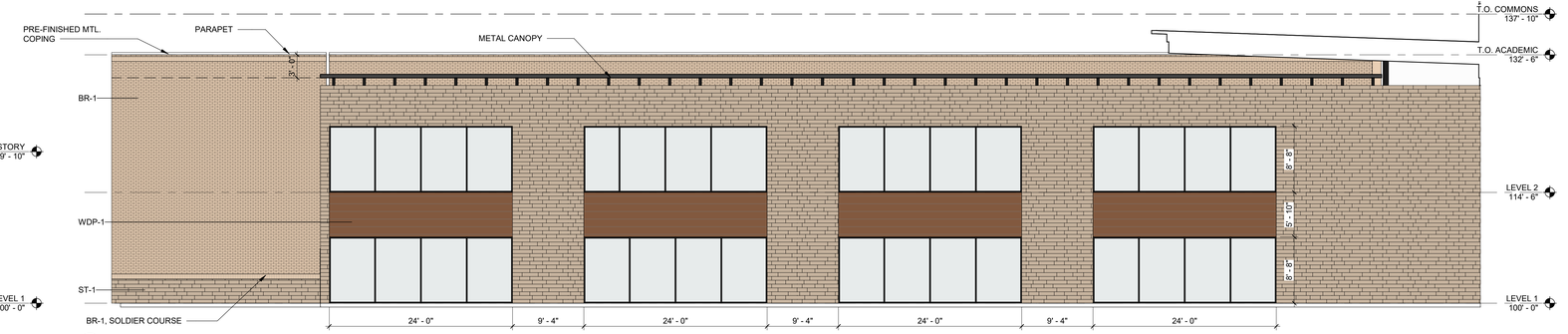
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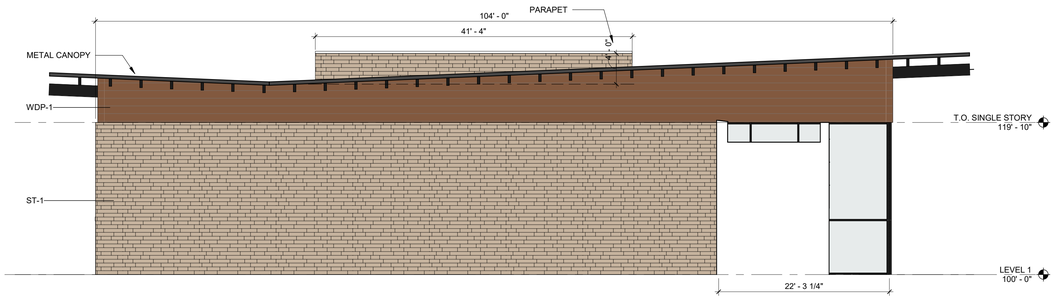
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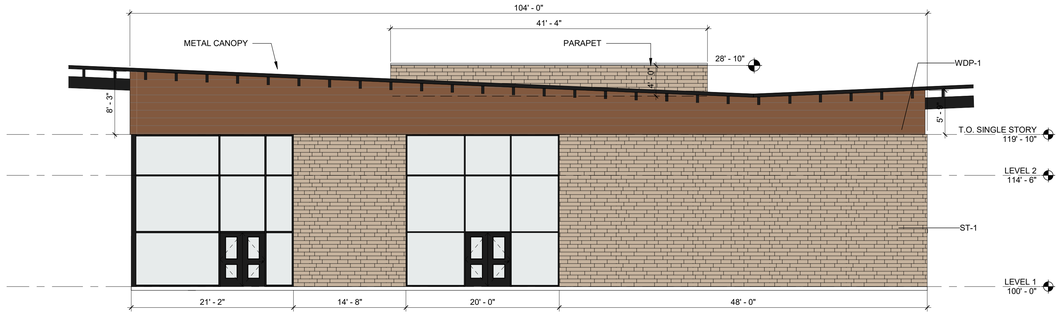
07 EXTERIOR ELEVATION - LIBRARY - WEST
1/8" = 1'-0"



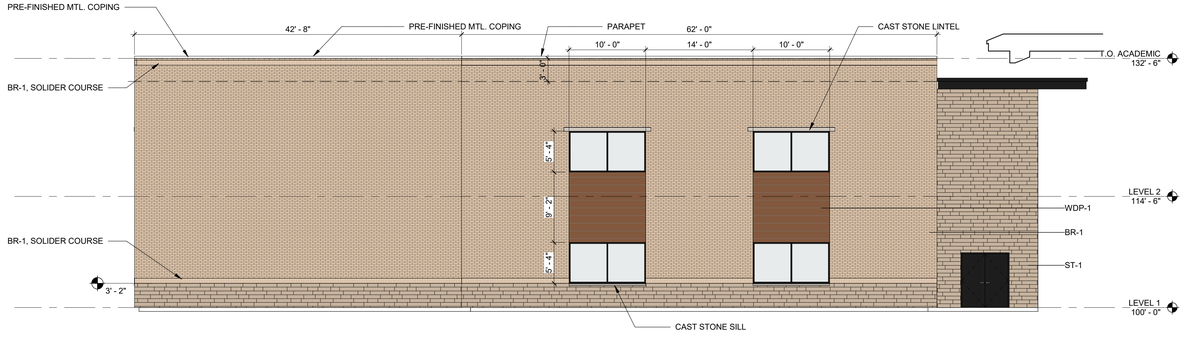
06 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - SOUTH
1/8" = 1'-0"



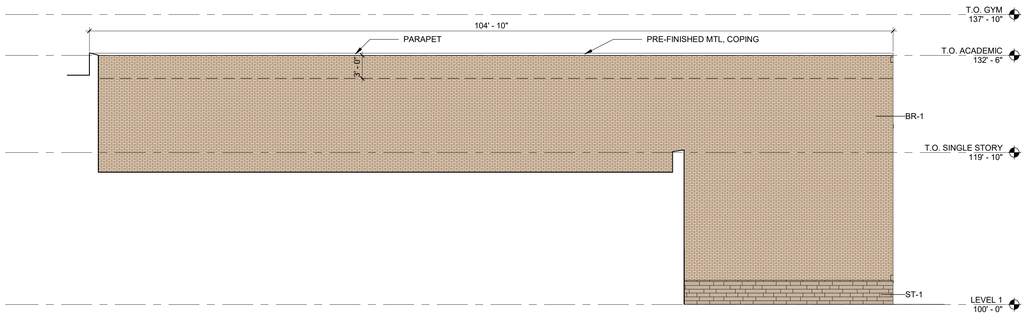
05 EXTERIOR ELEVATION - LIBRARY - SOUTH
1/8" = 1'-0"



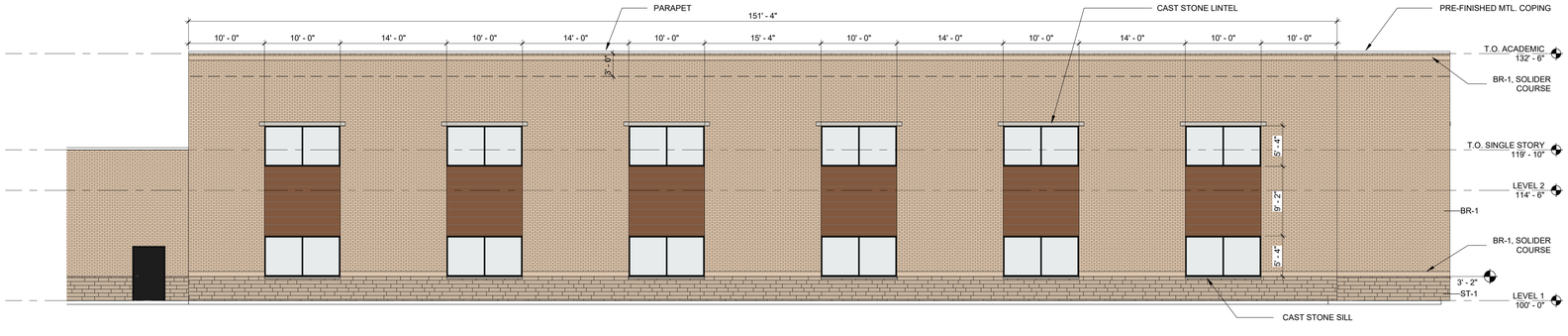
04 EXTERIOR ELEVATION - LIBRARY - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - NORTH CLASSROOM WING - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - NORTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 — ST-1 — WDP-1

MP-1 — GL-1

0' 2' 4' 8' 16'

EXTERIOR ELEVATIONS

As indicated

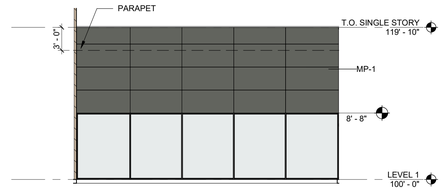
Rockwall Independent School District

CORGAN

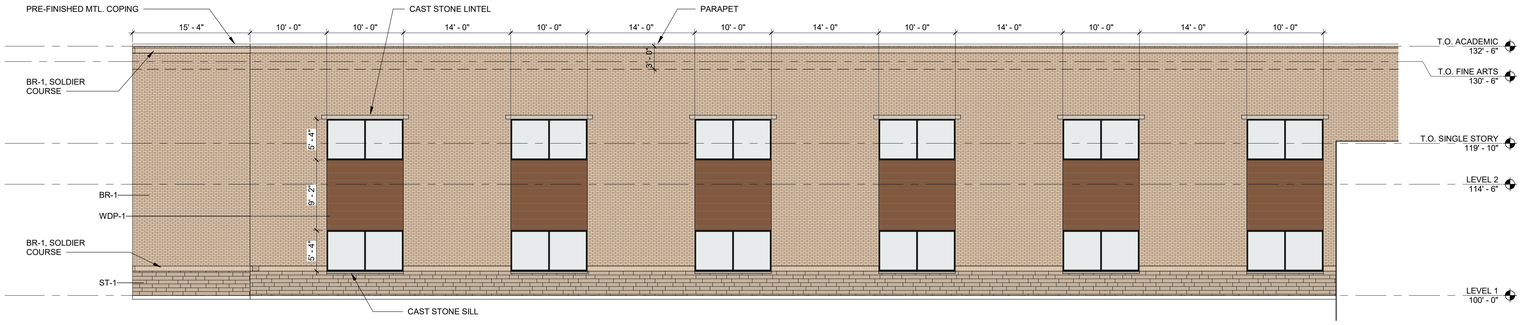
04/12/2022 • 21572.0000

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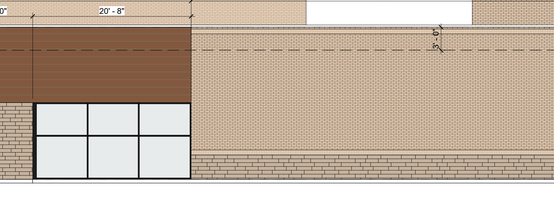
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09 EXTERIOR ELEVATION - LIBRARY - WEST - B
1/8" = 1'-0"

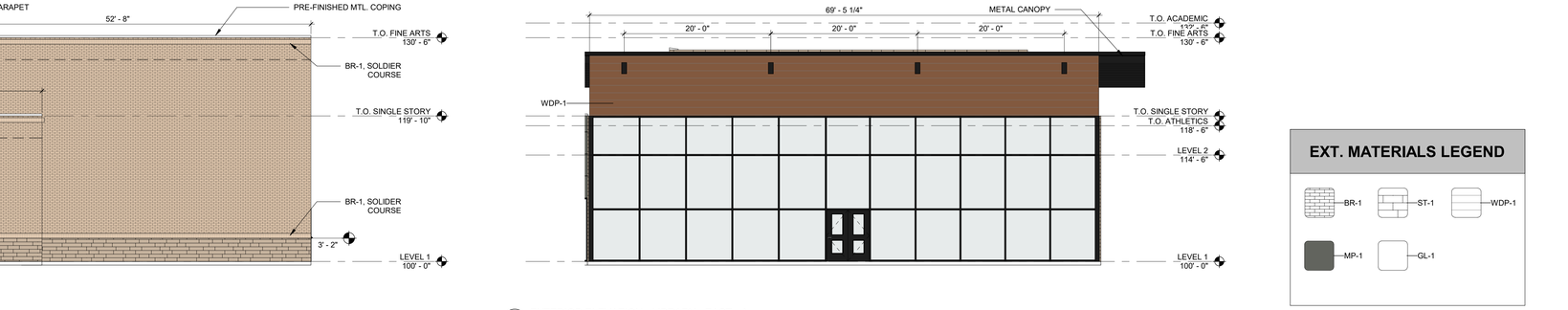


08 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - SOUTH
1/8" = 1'-0"

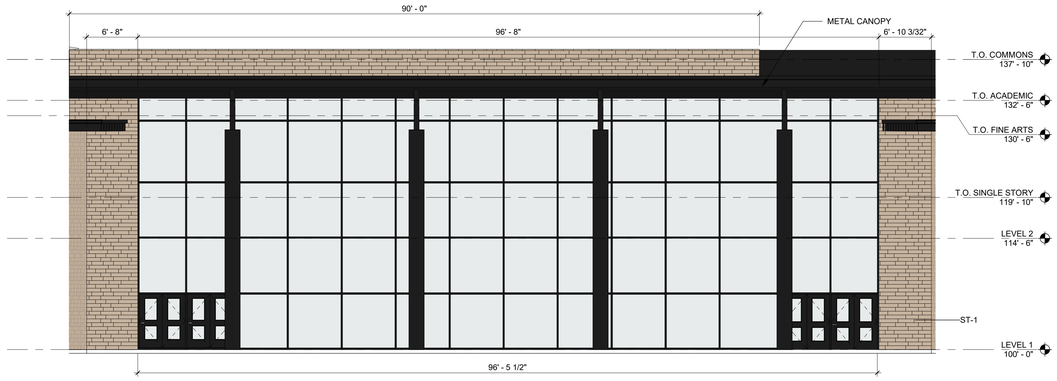


07 EXTERIOR ELEVATION - ATHLETICS
1/8" = 1'-0"

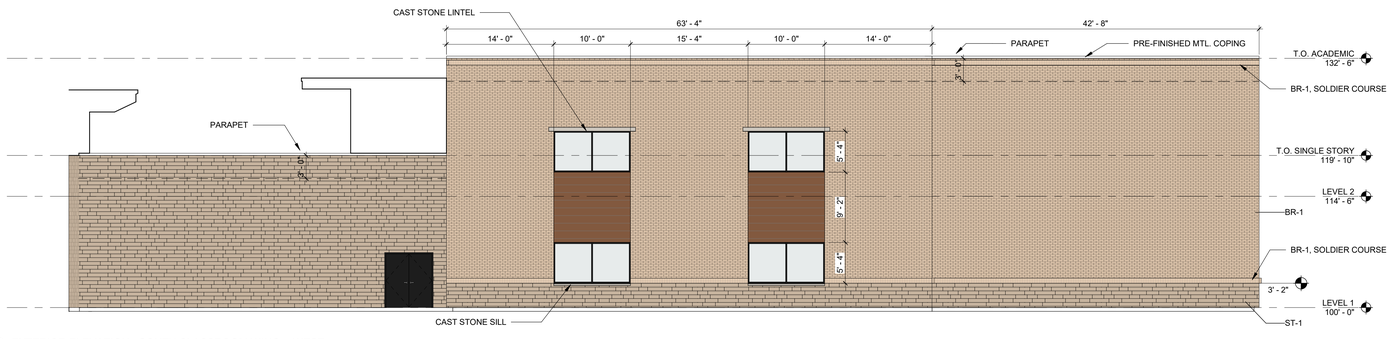
06 EXTERIOR ELEVATION - ATHLETICS - NORTH - A
1/8" = 1'-0"



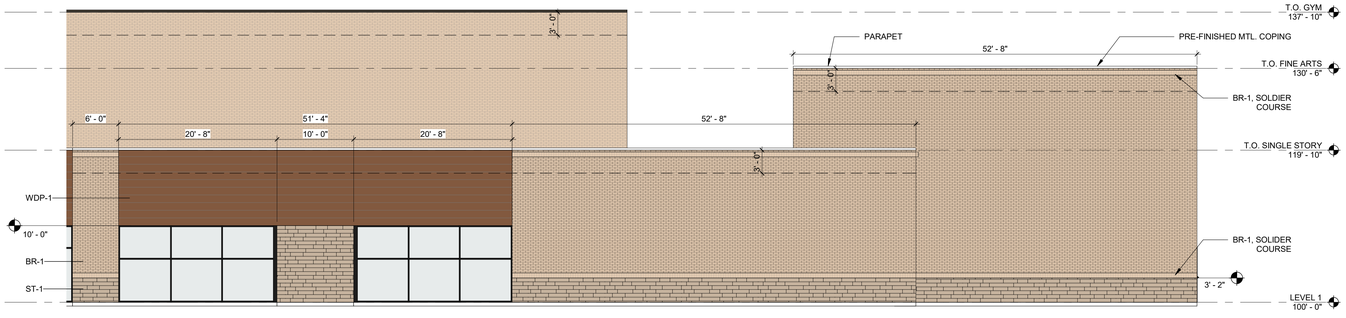
05 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - NORTH
1/8" = 1'-0"



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



03 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - WEST
1/8" = 1'-0"



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

01 EXTERIOR ELEVATION - LIBRARY - EAST - A
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

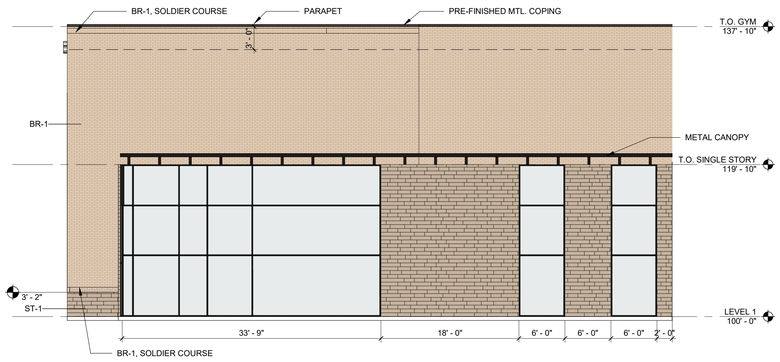
As indicated

CORGAN

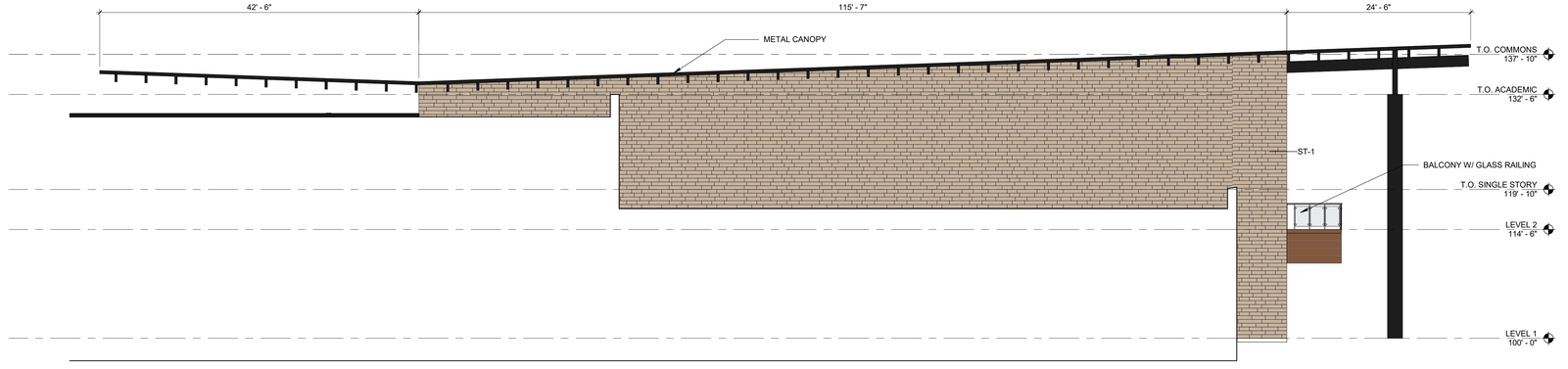
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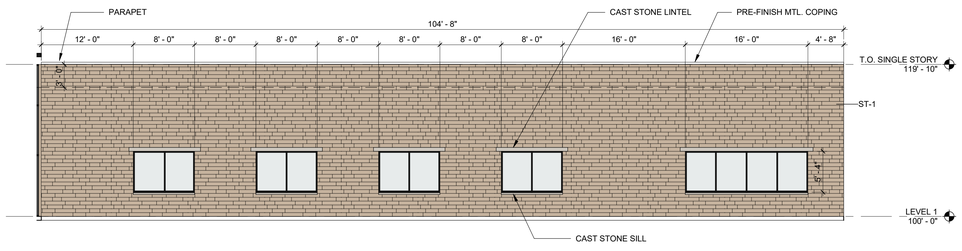
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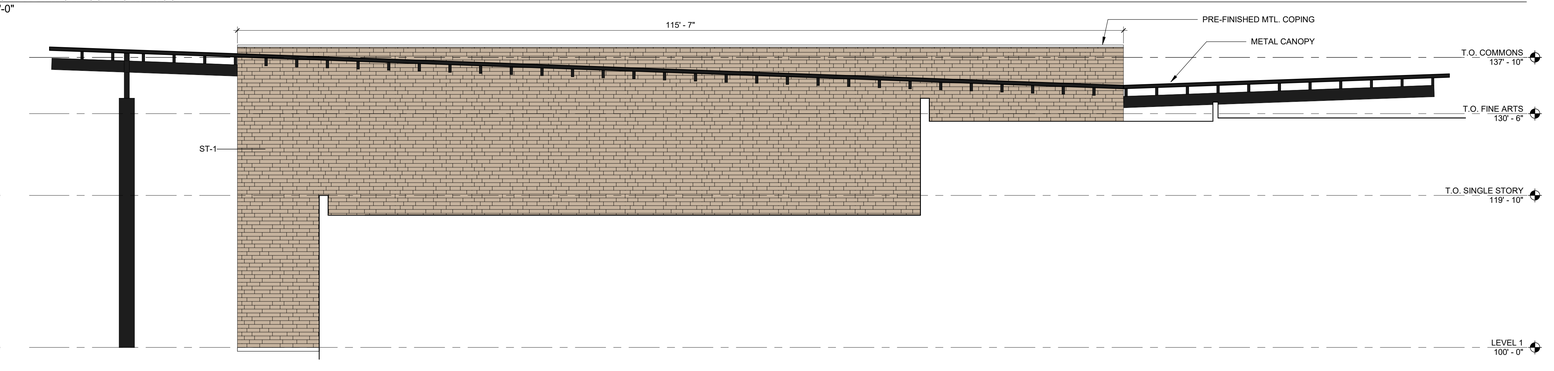
07 EXTERIOR ELEVATION - ATHLETICS - NORTH - B
1/8" = 1'-0"



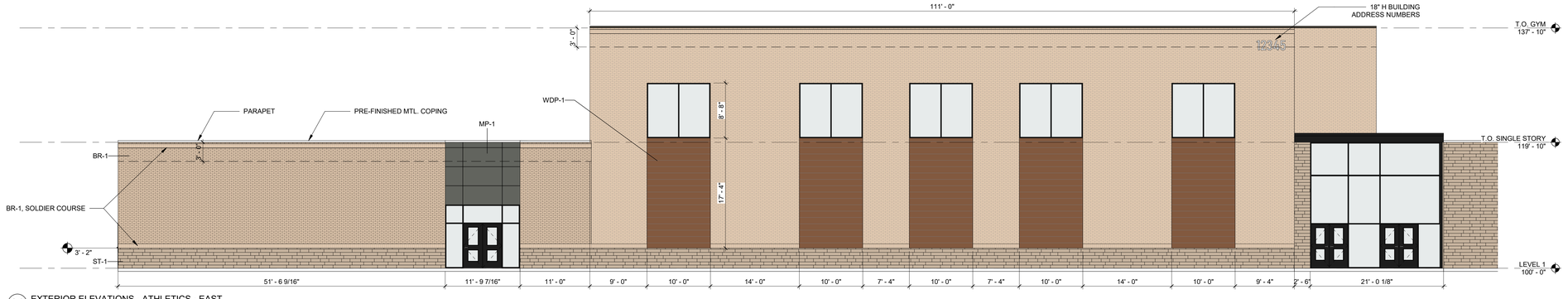
06 EXTERIOR ELEVATION - COMMONS - SOUTH
1/8" = 1'-0"



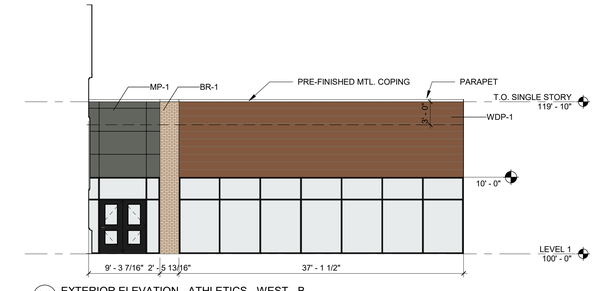
05 EXTERIOR ELEVATION - ADMIN - EAST
1/8" = 1'-0"



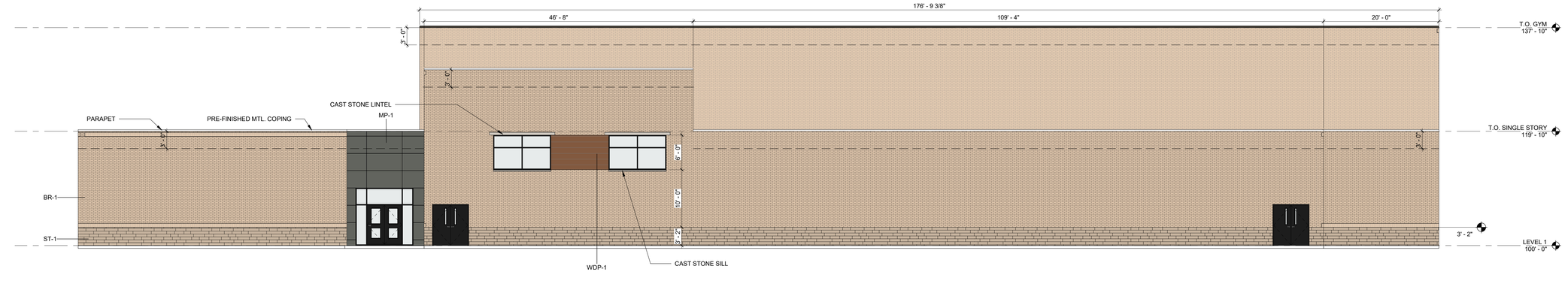
04 EXTERIOR ELEVATION - COMMONS - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATIONS - ATHLETICS - EAST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - WEST - B
1/8" = 1'-0"



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

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

As indicated

CORGAN

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ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

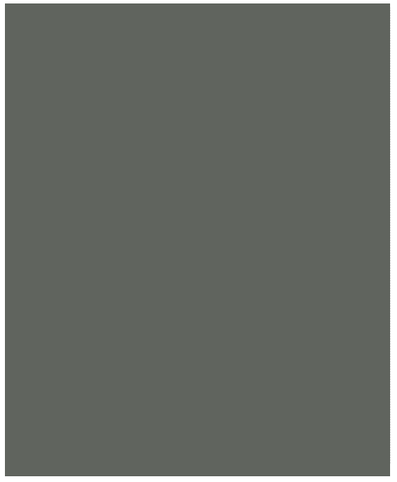
EXTERIOR - FM 1141, DALTON RANCH



BR-1 BRICK



WDP-1 PHENOLIC WOOD-LOOK PANEL



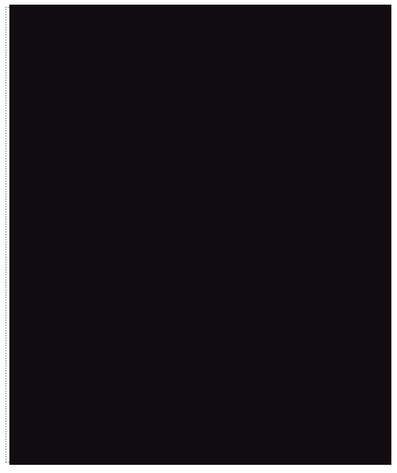
MP-1 METAL PANEL



ST-1 STONE



GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR



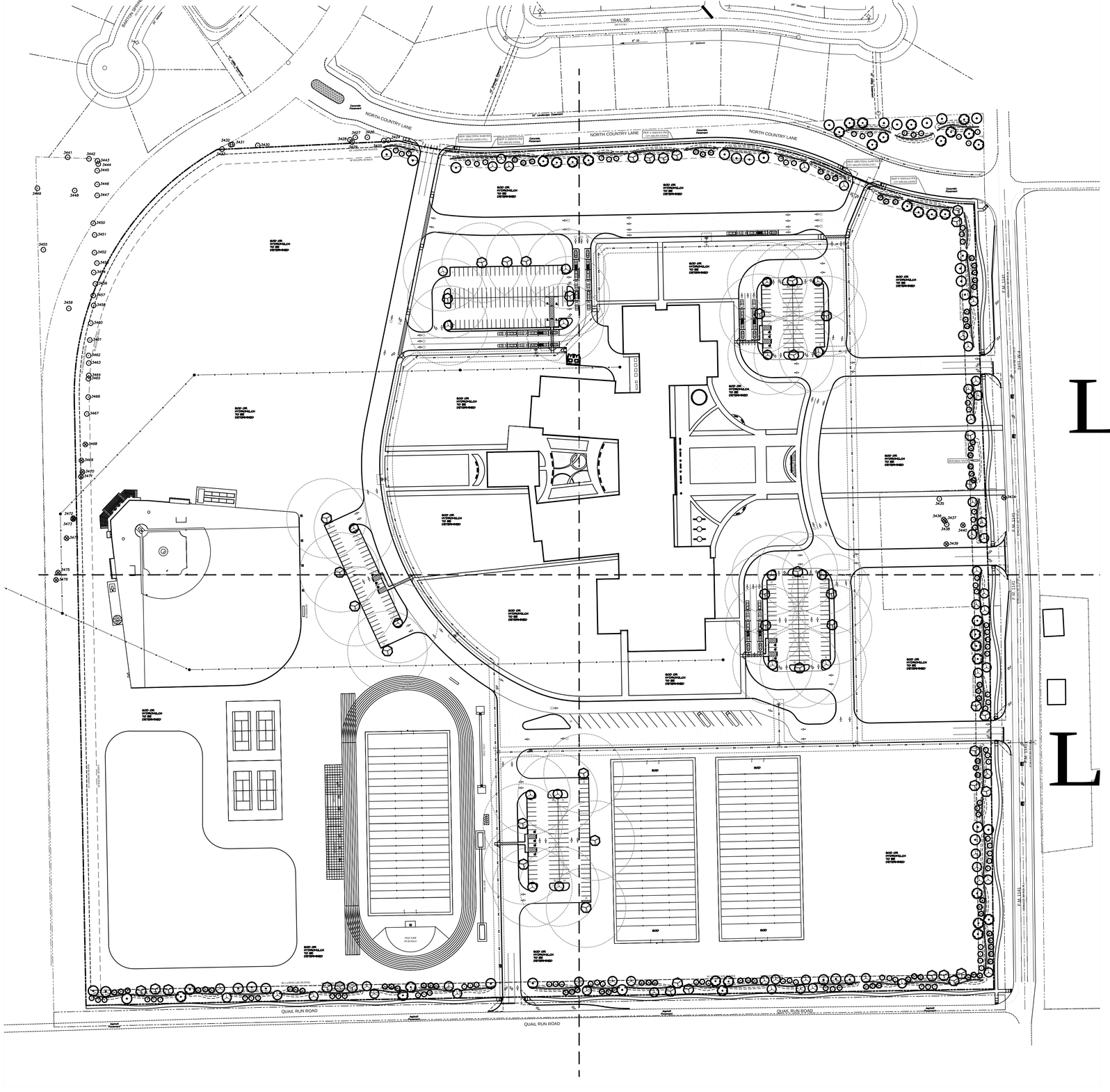
AL-1 STOREFRONT ALUMINUM

L5

L4

L2

L3



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 40.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

0 100 200

GRAPHIC SCALE
1" = 100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

△	REVISIONS

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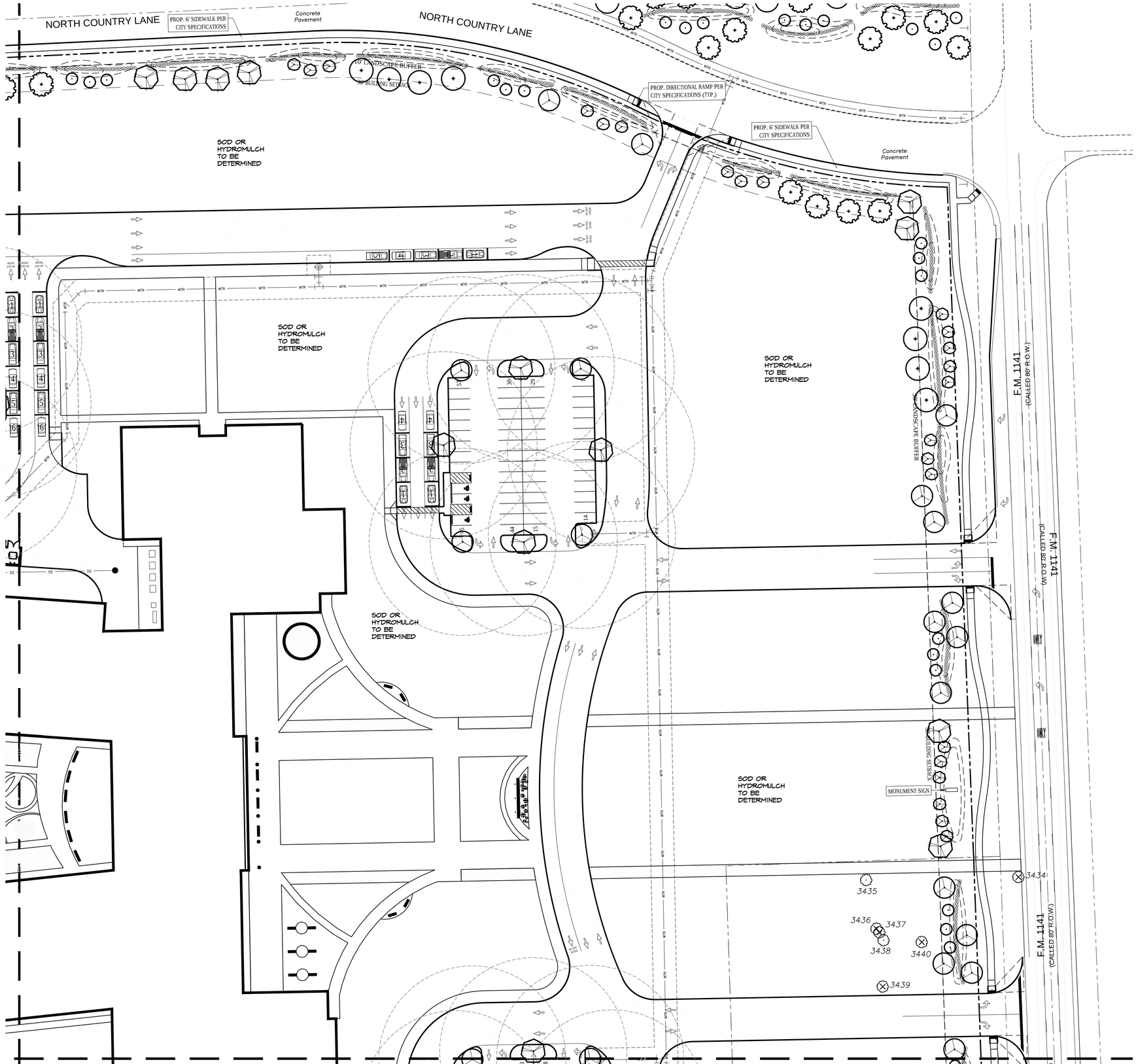
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL LANDSCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET L 1



0 40 80

GRAPHIC SCALE
1" = 40'

NORTH

CORGAN

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	ISSUES	
1	04/14/2022	PERMIT
2		
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 04/14/2022
SHEET
L 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD

SOD

SOD

SOD

30' LANDSCAPE BUFFER

30' BUILDING SETBACK

F.M. 1141
(CALLED 80' R.O.W.)

F.M. 1141
(CALLED 80' R.O.W.)

F.M. 1141
(CALLED 80' R.O.W.)

QUAIL RUN ROAD

Asphalt Pavement

Asphalt Pavement

GRAPHIC SCALE
1" = 40'
0 40 80

CORGAN

401 N. Houston St
Dallas, TX 75202
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ISSUES		
1	04/14/2022	PERMIT
2		
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 04/14/2022
SHEET L 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SCOREBOARD

10' LANDSCAPE BUFFER

30' BUILDING SETBACK

POLE VAULT

LONG JUMP

HIGH JUMP PIT/RUNWAY

30' LANDSCAPE BUFFER

30' BUILDING SETBACK

QUAIL RUN ROAD

QUAIL RUN ROAD

Asphalt Pavement

Asphalt Pavement

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

CORGAN

401 N. Houston St
Dallas, TX 75202
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	ISSUES	
1	04/14/2022	PERMIT
2		
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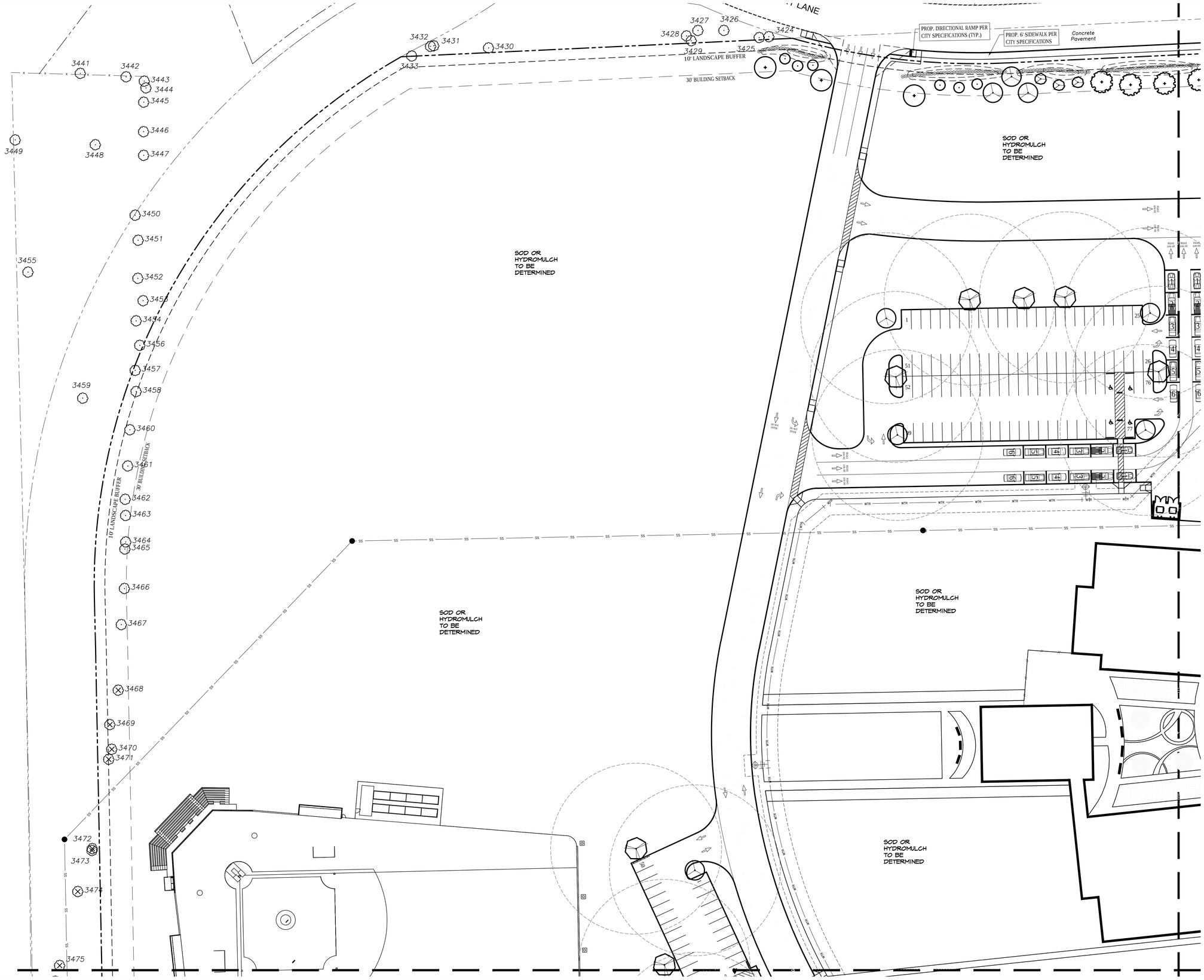
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 04/14/2022
SHEET
L 4



CORGAN

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	ISSUES	
1	04/14/2022	PERMIT
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	REVISIONS

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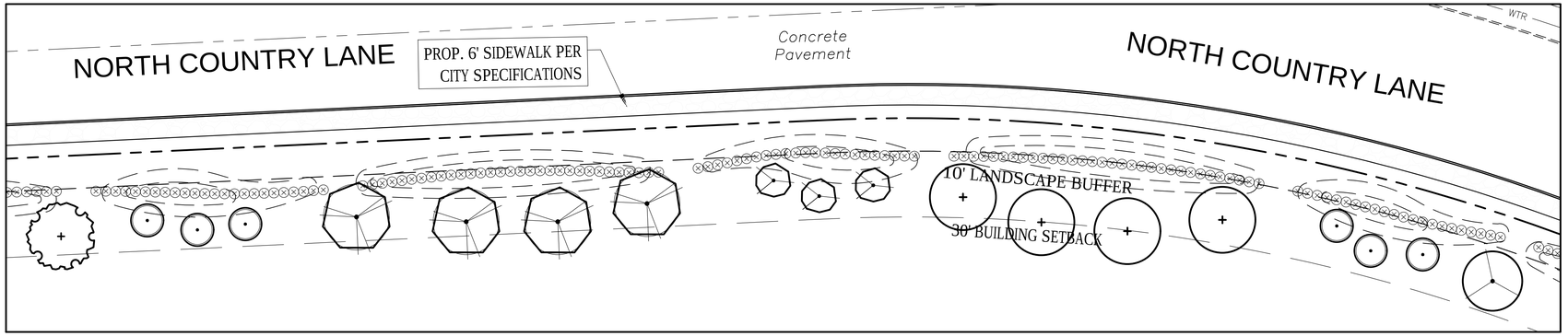
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

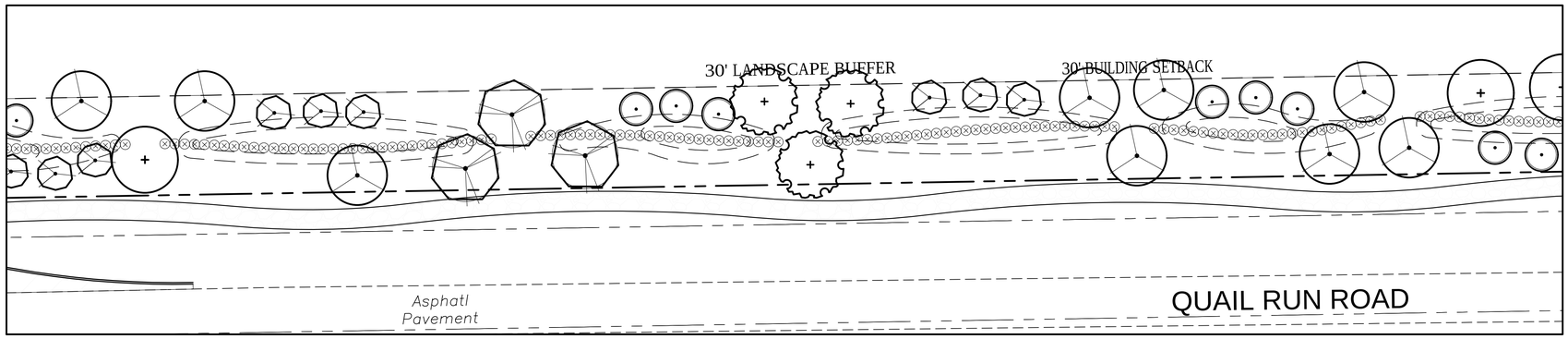
LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 04/14/2022
SHEET L 5



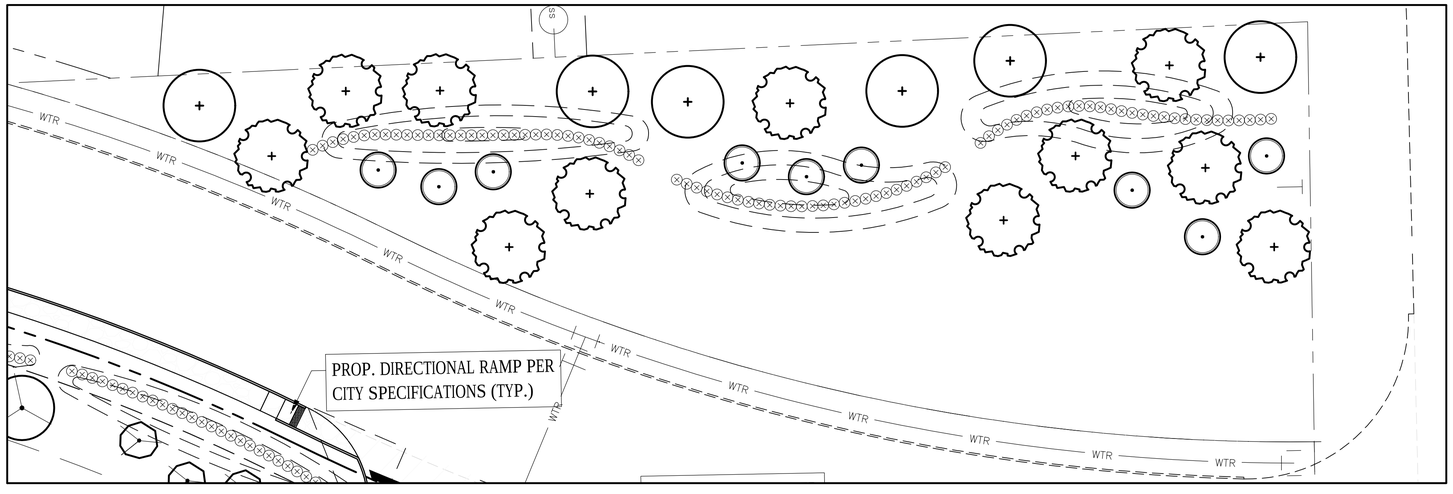
TYPICAL SEGMENT OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



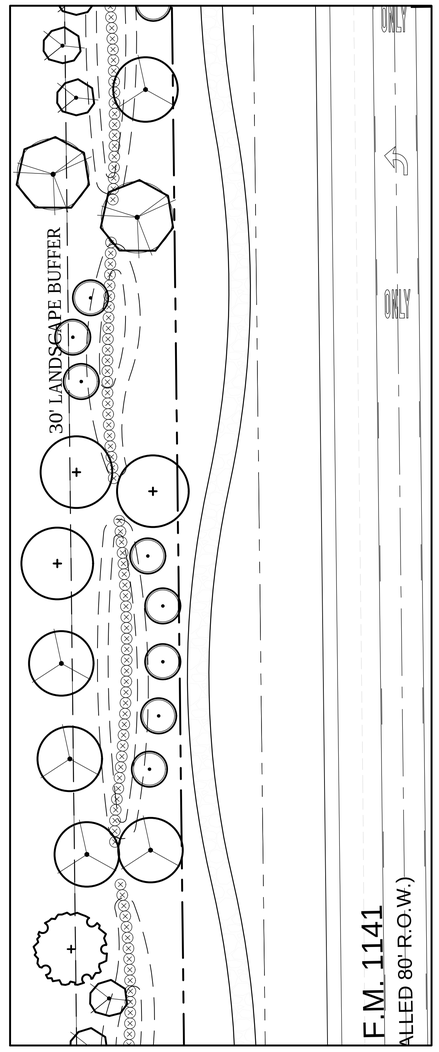
TYPICAL SEGMENT OF QUAIL RUN ROAD

SCALE: 1" = 20'-0"



REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF F.M. 1141

SCALE: 1" = 20'-0"

NORTH

0 20 40

GRAPHIC SCALE 1" = 20'

CORGAN

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Dallas, TX 75202
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	ISSUES	
1	04/14/2022	PERMIT
2		
3		
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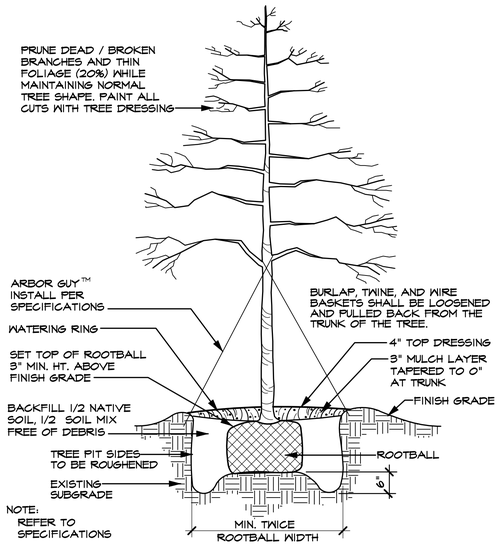
ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE ENLARGEMENTS

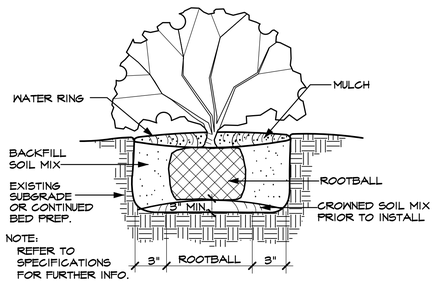
JOB 21572.0000
DATE 04/14/2022
SHEET

L 6



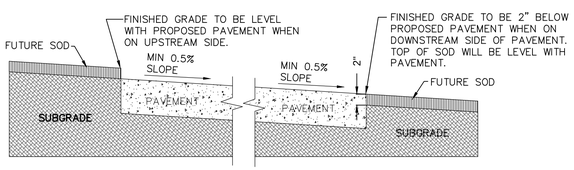
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
32	+	LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
34	+	RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
50		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
67		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
76		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 5'
95		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

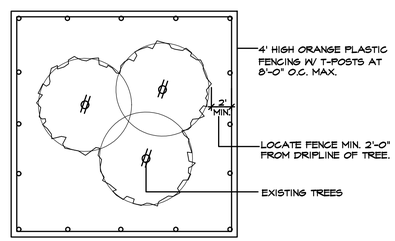
SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,596	⊗	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



1. 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.
2. 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.
3. 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 IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. 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

F.M. 1141 AND QUAIL RUN ROAD STREET BUFFER

30' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 3 CANOPY/4 ACCENT TREES PER 100LF.

F.M. 1141 STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
F.M. 1141 BUFFER TREES REQUIRED (1,578 LF/100 LF =)	15.8 UNITS
BUFFER TREES REQ. (CAN. 3x15.8=47, ACC. 4x15.8=63	47 CANOPY/63 ACCENT
BUFFER TREES PROVIDED	47 CANOPY/63 ACCENT
QUAIL RUN ROAD STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
QUAIL RUN BUFFER TREES REQUIRED (1,824 LF/100 LF =)	18.2 UNITS
BUFFER TREES REQ. (CAN. 3x18.2=55, ACC. 4x18.2=73	55 CANOPY/73 ACCENT
BUFFER TREES PROVIDED	55 CANOPY/73 ACCENT

NORTH COUNTRY LANE AND PANHANDLE DRIVE STREET BUFFER

10' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 1 CANOPY/1 ACCENT TREE PER 50LF.

NORTH COUNTRY LANE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,176 LF/50 LF=)	24 UNITS
BUFFER TREES REQ. (CAN. 1x24=24, ACC. 1x24=24	24 CANOPY/24 ACCENT
BUFFER TREES PROVIDED	24 CANOPY/24 ACCENT
PANHANDLE DRIVE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,792 LF/50 LF=)	36 UNITS
BUFFER TREES REQ. (CAN. 1x36=22, ACC. 1x36=36	36 CANOPY/36 ACCENT
BUFFER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 CANOPY/0 ACCENT

WEST OF PANHANDLE AND NORTH OF N. COUNTRY LANE

HEAVY LANDSCAPING, BERM, 3 TIER SCREEN, 1-SMALL/MID SHRUBS, 2-L6 SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS.

NORTH COUNTRY LANE REMAINDER	360 LF
REMAINDER TREES REQUIRED (360 LF / 20' =)	18 TREES
REMAINDER TREES PROVIDED	18 TREES
PANHANDLE DRIVE REMAINDER	440 LF
REMAINDER TREES REQUIRED (440 LF / 20' =)	22 TREES
REMAINDER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 L6 TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	382 SPACES
PARKING LANDSCAPE REQUIRED 102,330 SF X 5% =)	5,117 SF
PARKING LANDSCAPE PROVIDED	8,203 SF

AMOUNT OF LANDSCAPING

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

SITE AREA	3,044,080 SF
SITE LANDSCAPE REQUIRED 3,044,080 SF X 15% =)	456,612 SF
SITE LANDSCAPE PROVIDED	1,778,250 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(118%) 540,843 SF
SITE IMPERVIOUS AREA	1,244,655 SF

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

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

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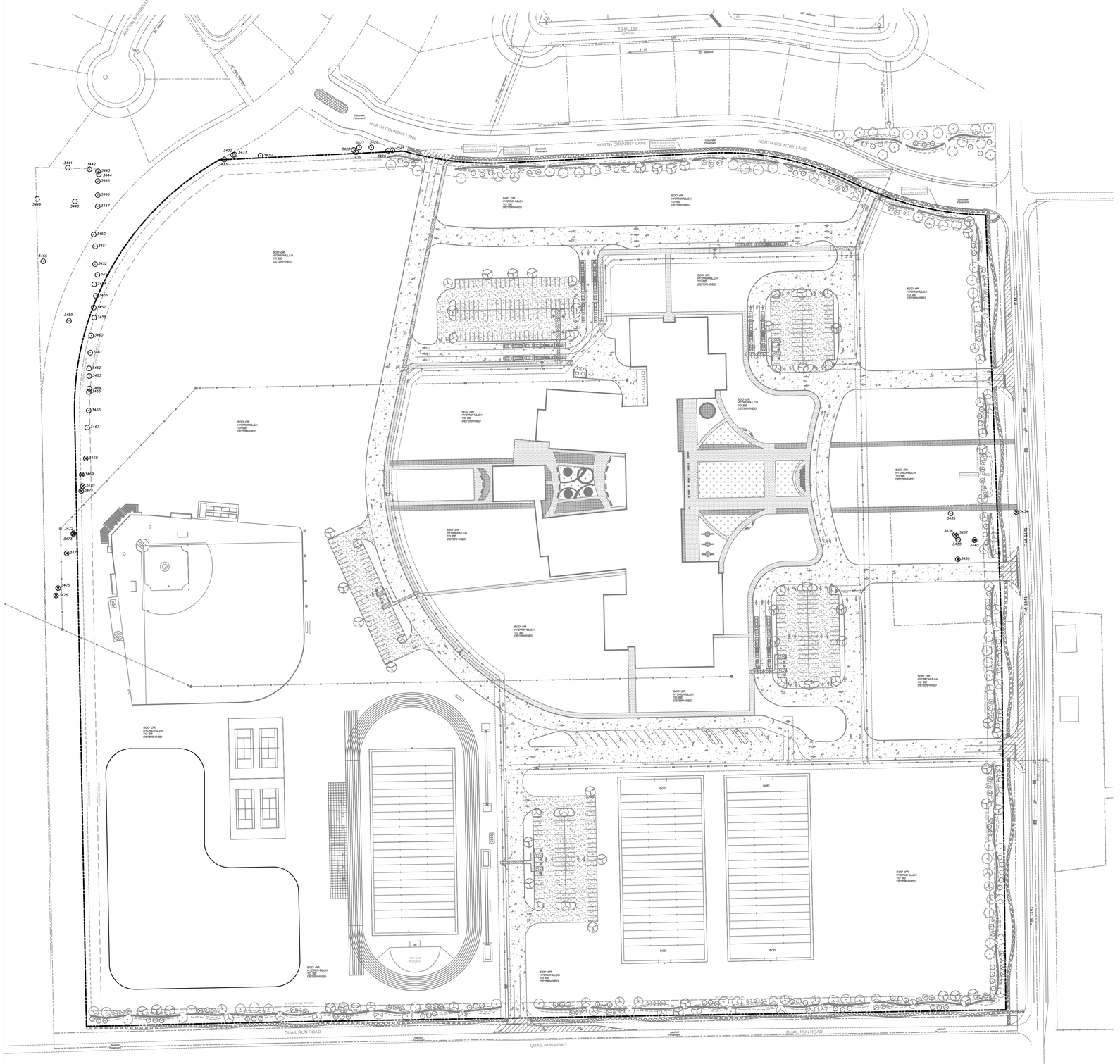
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE DETAILS

JOB 21572.0000
DATE 04/14/2022
SHEET L 7



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

MITIGATION 101.5 - 69 = 32.5 X $100.00 = $3,250.00

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 40.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

ZONE 1

0 100 200

GRAPHIC SCALE
1" = 100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

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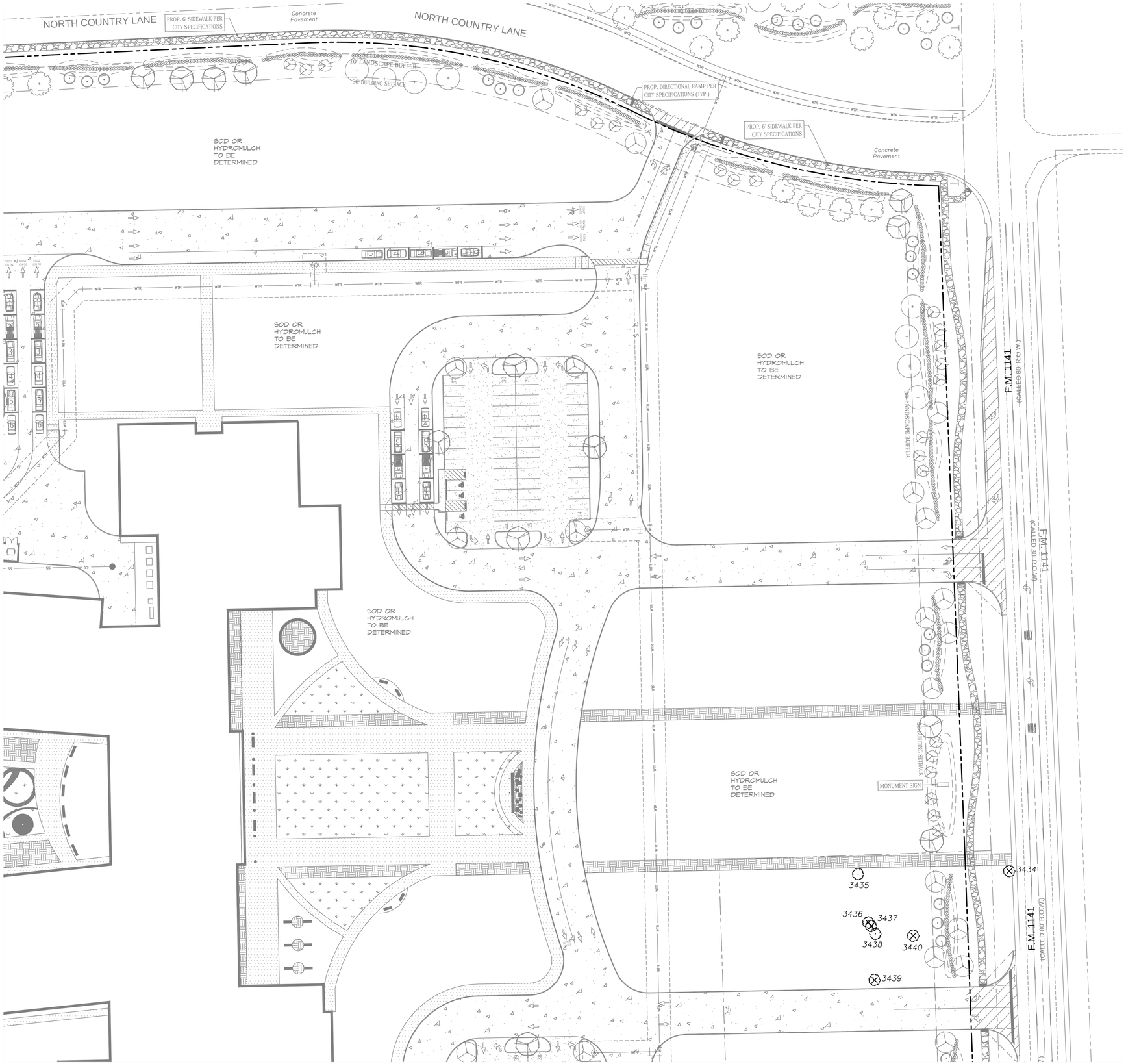
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET TS 1



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

CORGAN

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ISSUES

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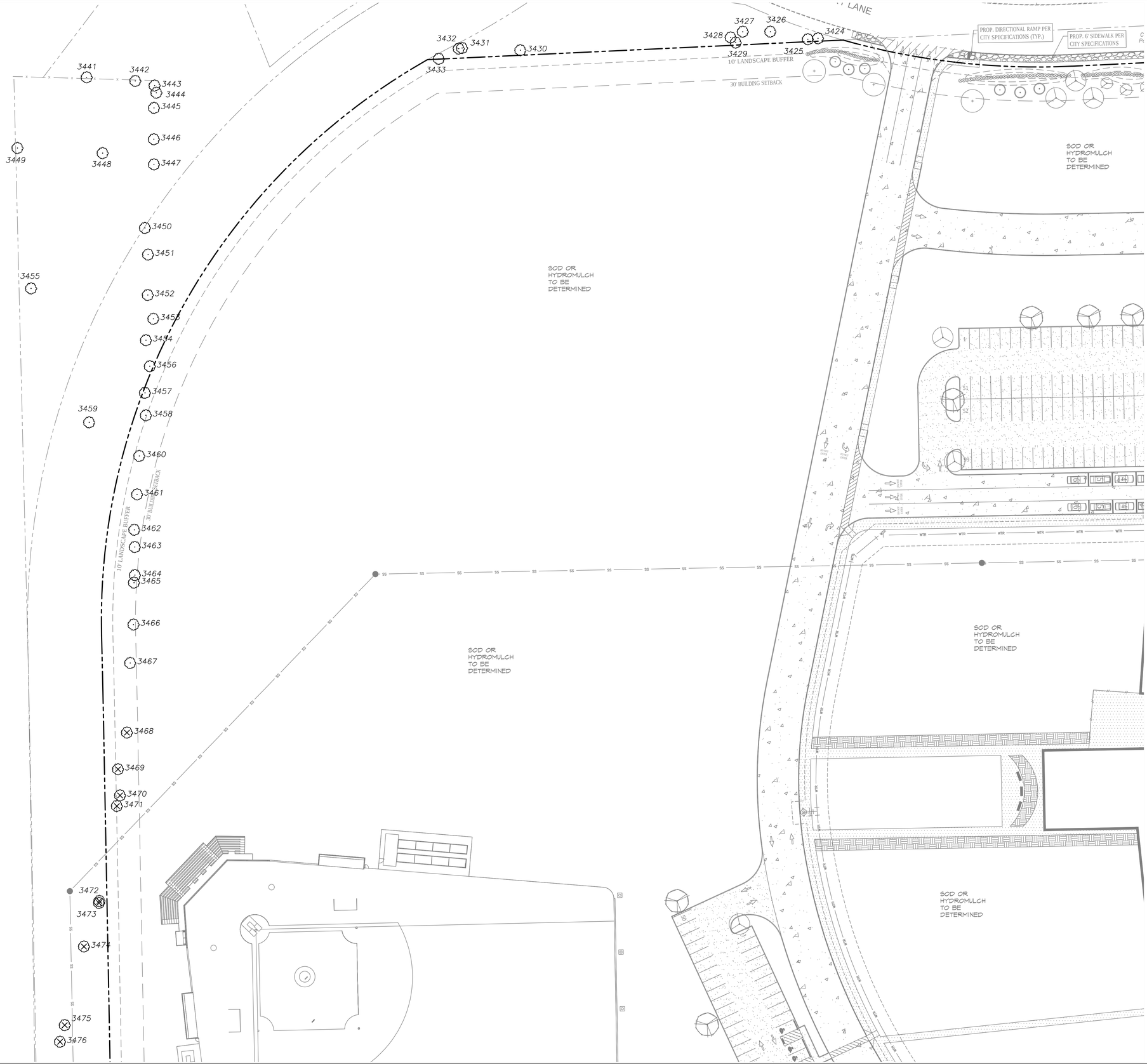
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN EAST

JOB 21572.0000
DATE 04/14/2022
SHEET TS 2



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
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3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

CORGAN

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

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN WEST

JOB 21572.0000
DATE 04/14/2022
SHEET TS 3

LUMINAIRE SCHEDULE FOR ROCKWALL ISD NINTH GRADE CENTERS

Nada F - (903) 581-2677
nferro@emaengineer.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 "E" in the drawing set is to be treated as an emergency version of the listed luminaire. (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, LHx, 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 specified.

Emergency Lighting Information: Linear Emer Section Layout >> EMER EMER EMER EMER EMER

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 #108200790002---, Controls to be - IECC 2015 with Reduced Lighting Power additional efficiency package.

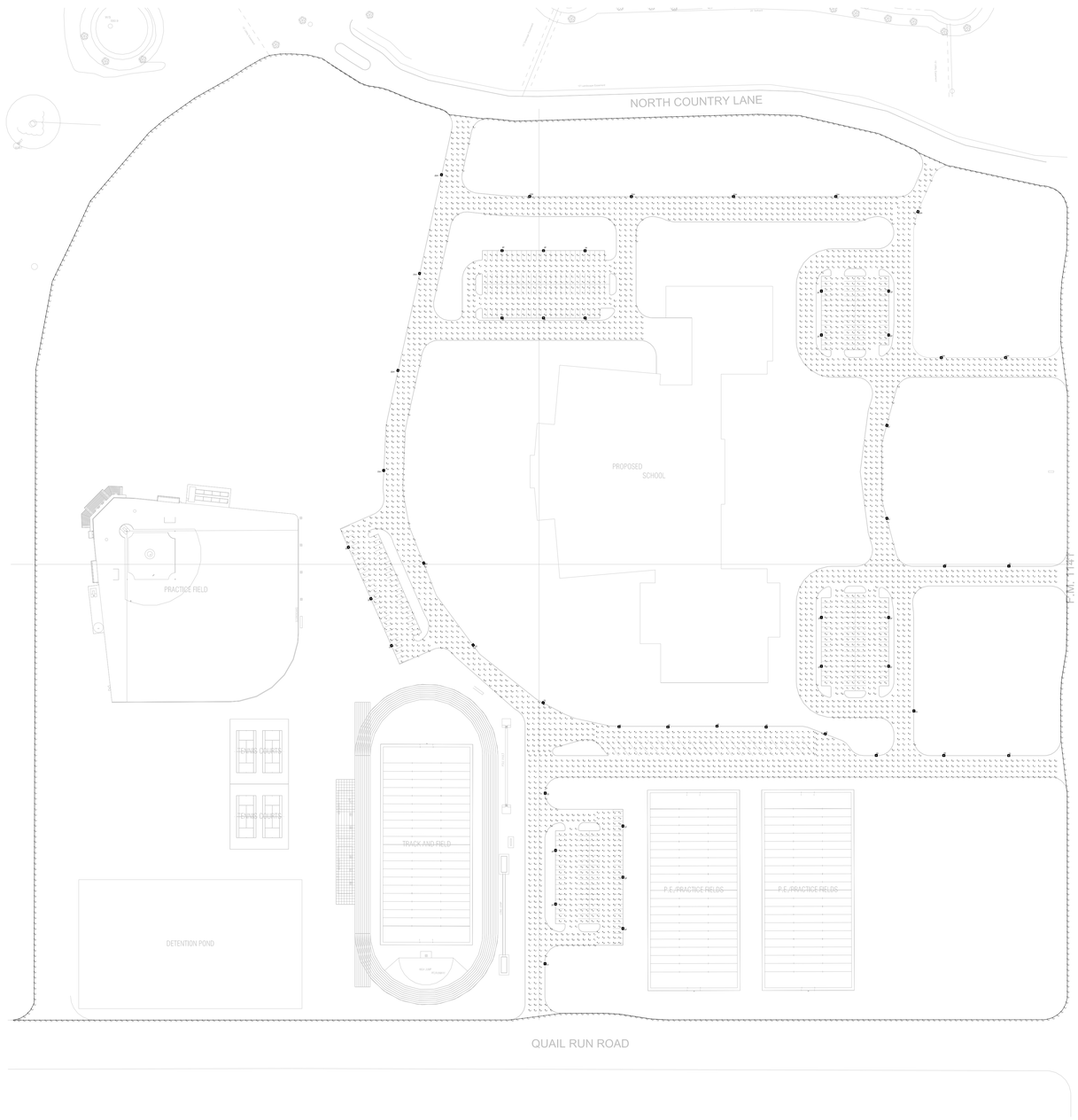
Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, - .

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
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
ZF	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
ZZZ	END OF SCHEDULE, , with , Color:	, , , , , , , ,				

Calculation Summary				
Label	CalcType	Avg	Max	Min
DRIVEWAY_LEFT	Illuminance	0.92	3.0	0.0
DRIVEWAY_RIGHT	Illuminance	0.95	3.1	0.0
PARKING LOT EAST	Illuminance	1.70	2.7	0.8
PARKING LOT NORTHEAST	Illuminance	1.93	2.6	1.3
PARKING LOT NORTHWEST	Illuminance	1.99	2.8	1.0
PARKING LOT SOUTH	Illuminance	1.67	2.6	0.8
PARKING LOT SOUTHWEST	Illuminance	1.74	2.6	1.1
PARKING LOT WEST	Illuminance	1.58	2.6	0.7
PROPERTY LINE	Illuminance	0.01	0.2	0.0

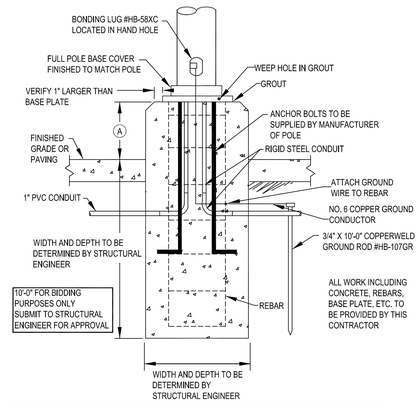
SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 NORTH PHOTOMETRIC SITE PLAN
1"=100'-0"

(A) IF POLE IS LOCATED IN CONCRETE OR ASPHALT, DIMENSION TO BE 2'-6" A.F.G. IF POLE IS LOCATED IN GRASS, DIMENSION TO BE 4" A.F.G.



SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLEBASE IS AT LEAST 12" AWAY.

2 POLE BASE DETAIL - 12'-30'
N.T.S.

CORGAN
www.corgan.com
T: 214.748.2000

	ISSUES
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△	REVISIONS

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STATE OF TEXAS
CATHERINE L. HOLLENSHEAD
103572
LICENSED
PROFESSIONAL ENGINEER
04-13-2022

Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

NORTH PHOTOMETRIC SITE PLAN

Apr 13, 2022

EMA
DESIGN SOLVE ENHANCE
EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
Phone: 1 . 800 . 933 . 0538

Apr 13, 2022

JOB 21572.0000
DATE 04/13/2022
SHEET ES1-03

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.

1 082 0079 002



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

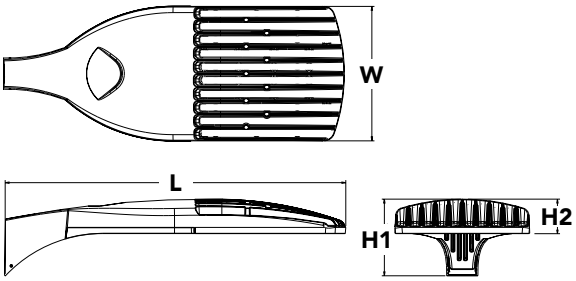
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1, P2, P3, P4[1], P5[1], P6[1], P7[1], P8, P9[1]

Rotated optics

P10[2], P11[2], P12[2], P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

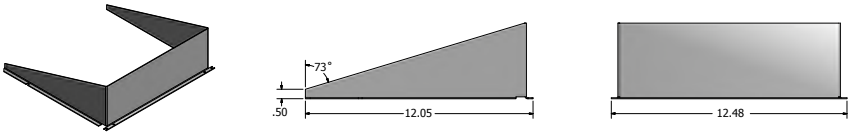
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

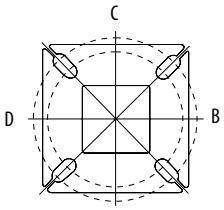
Options

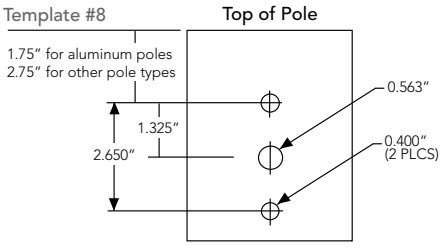
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

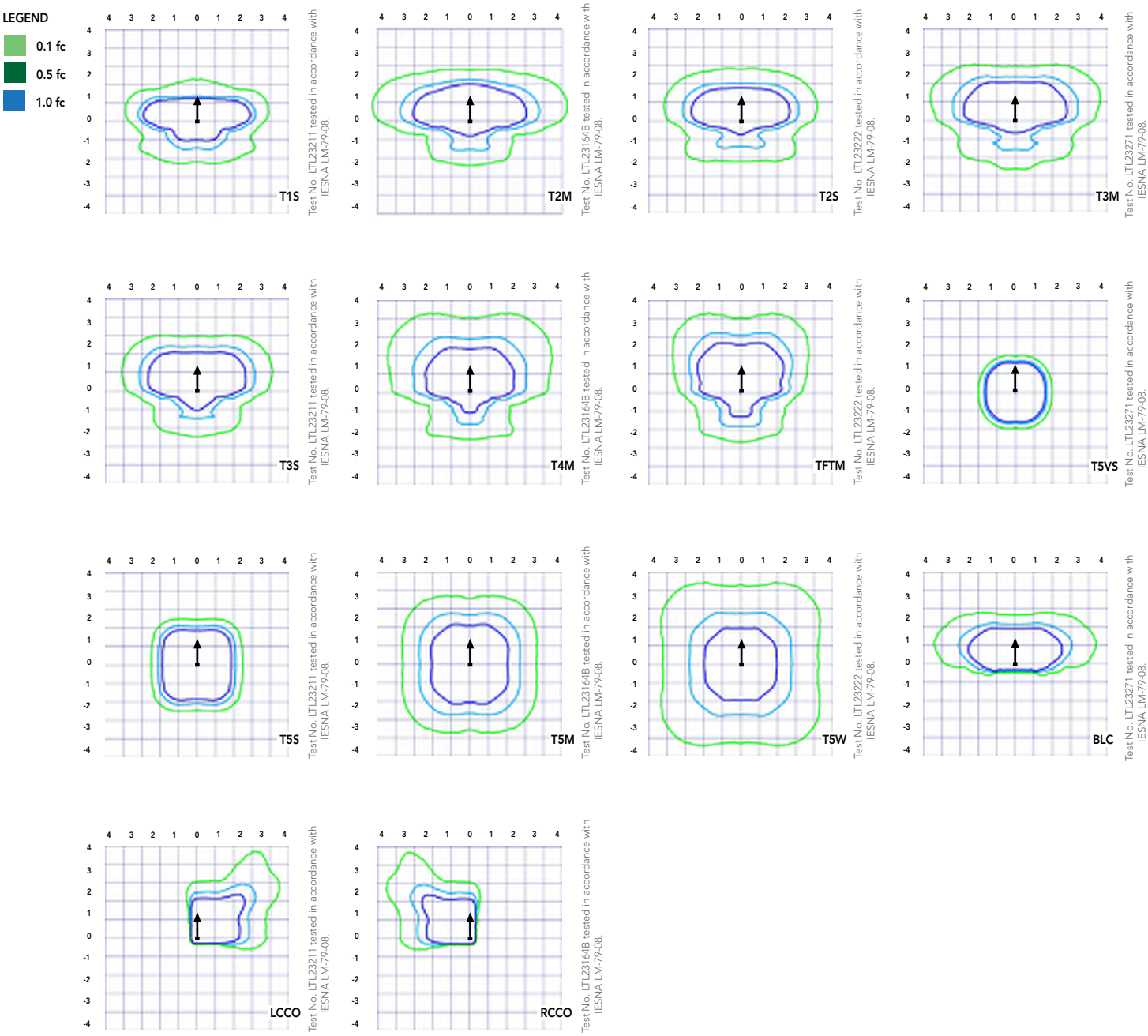
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-017 P&Z DATE 05/10/22 CC DATE _____ APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☑ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP 2022-017

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					
SUBDIVISION	Rockwall High School 9th Grade Center	LOT	1	BLOCK	1
GENERAL LOCATION	Northwest corner of Quail Run Road and FM 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public School	
PROPOSED ZONING	PD for NS uses		PROPOSED USE	Public School	
ACREAGE	76.08 acres	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 Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.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 $ 1,771.60 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* APRIL *, 20* 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."*

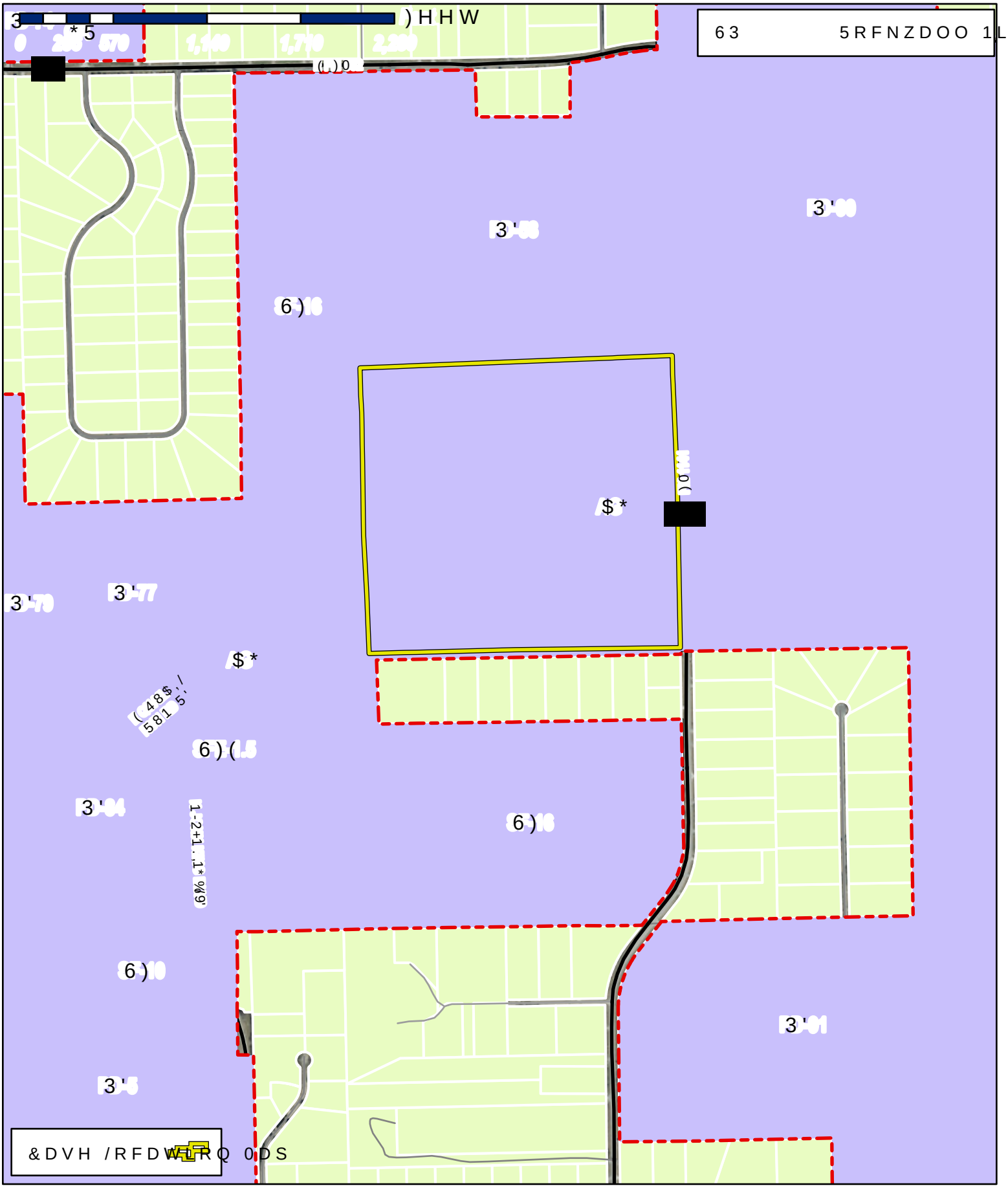
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* APRIL *, 20* 20

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melanie Pyland

MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

MY COMMISSION EXPIRES

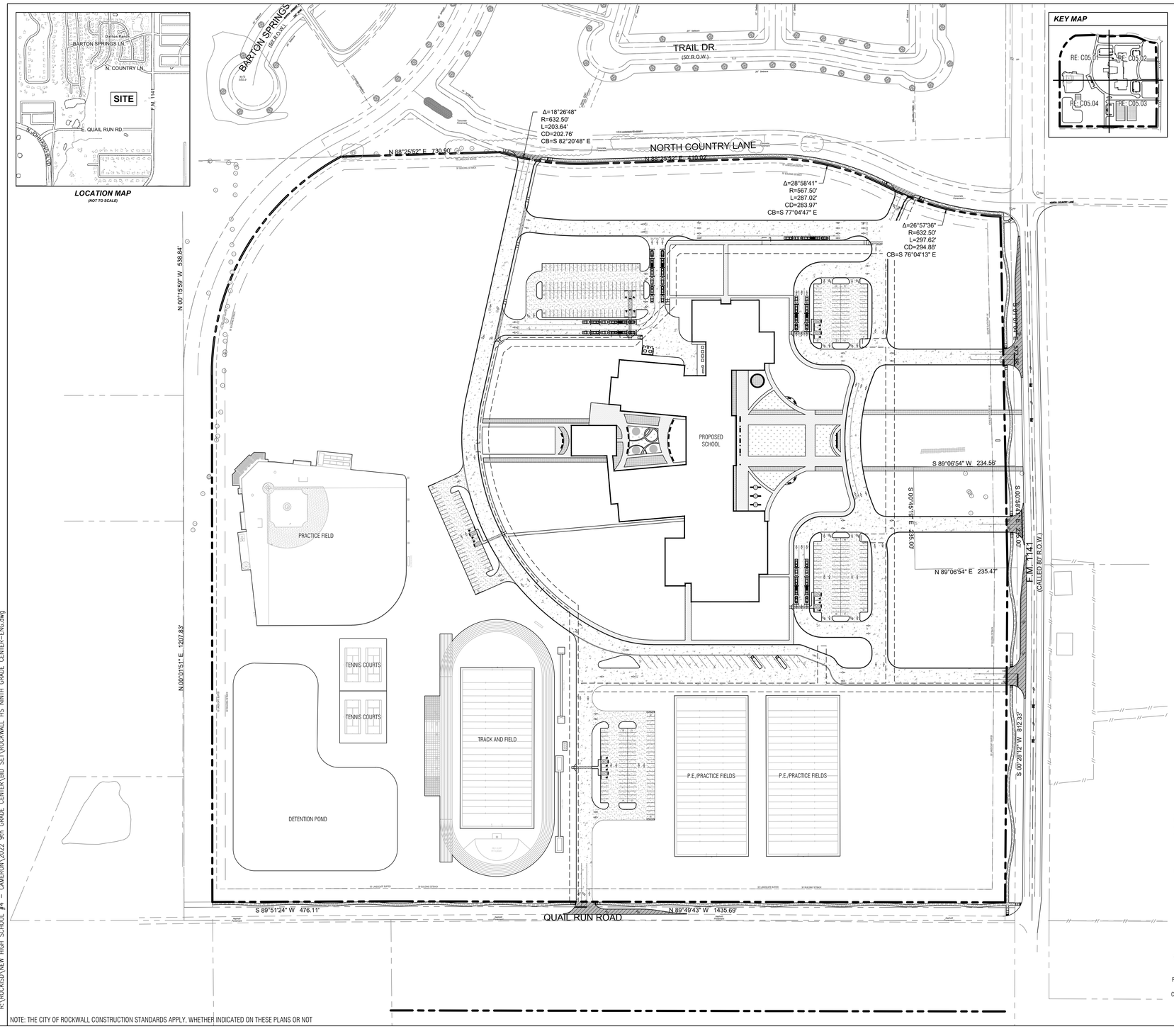


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DQG WKHUHIRUH VXEMHFW WR FKDQJH
WR SURYLGH WLPHO\ DQG DFFXUDWH
JXDUDQWHHV 7KH &LW\ RI 5RFNZDOO
RU LPSOLHG LQFOXGLQJ ZDUUDQWLHV
SDUWLFXODU SXUSRVH 8VH RI WKH LQIR
WKH XVHU

LOCATION MAP
(NOT TO SCALE)



KEY MAP

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.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. 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 1FOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

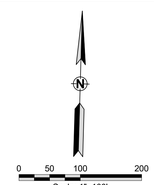
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- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PUBLIC) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- PLANTING AREAS RE: LANDSCAPE

PAVING LEGEND (EXISTING)

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

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (ZO022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1720575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
ENGINEER

The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 14, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

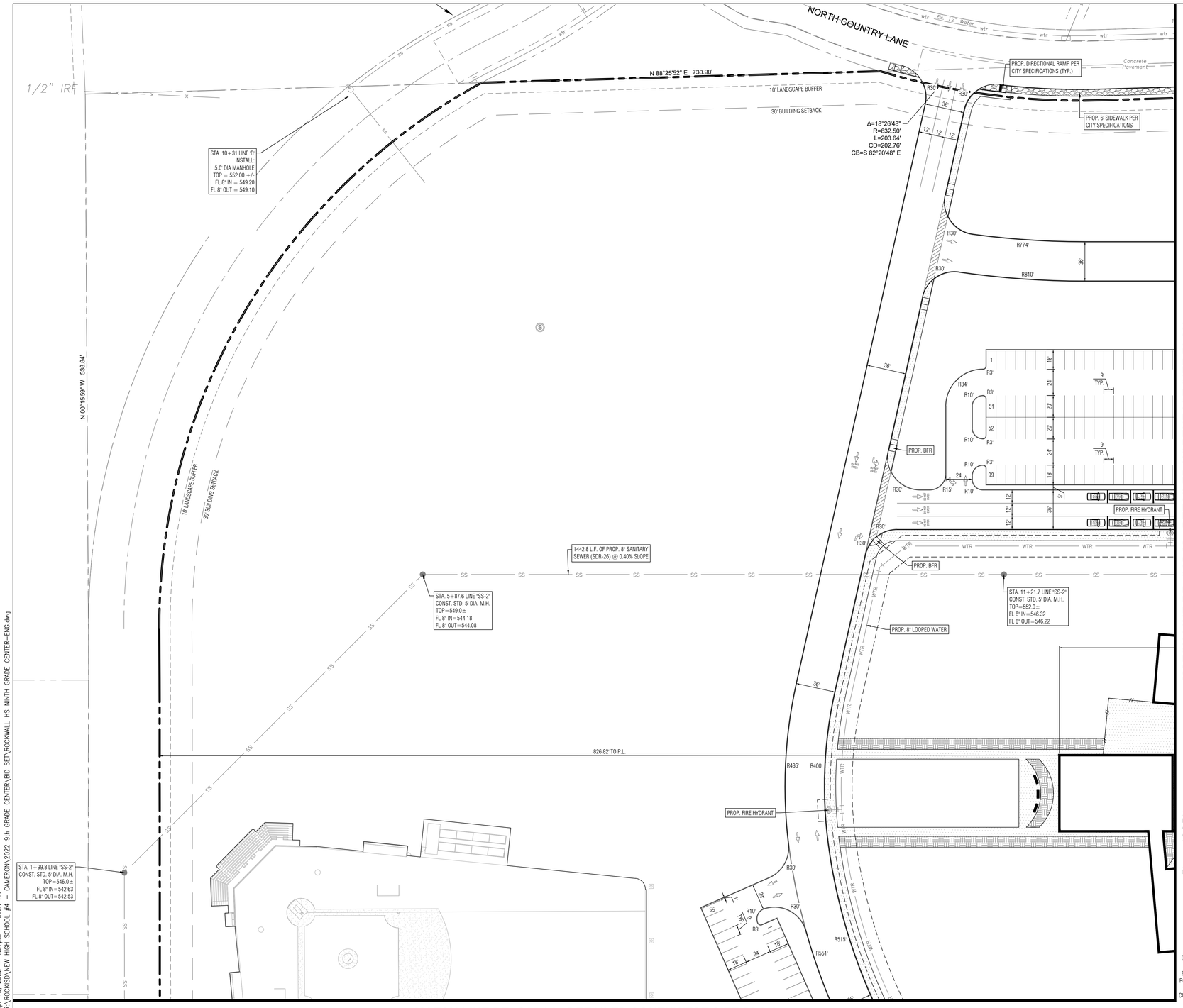
OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.00

Apr 14, 2022 - 8:58am User: KK
R:\ROCKISD\NEW HIGH SCHOOL #4 - CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

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



MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

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

Apr 13, 2022 – 1:37pm User: KK
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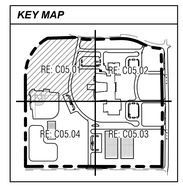
SITE LEGEND (PROPOSED)

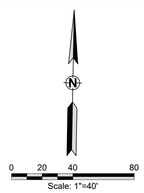
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- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- ss — SANITARY SEWER
- STORM SEWER
- wtr — WATER

KEY MAP





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] day of [MONTH], [YEAR]. WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1720575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
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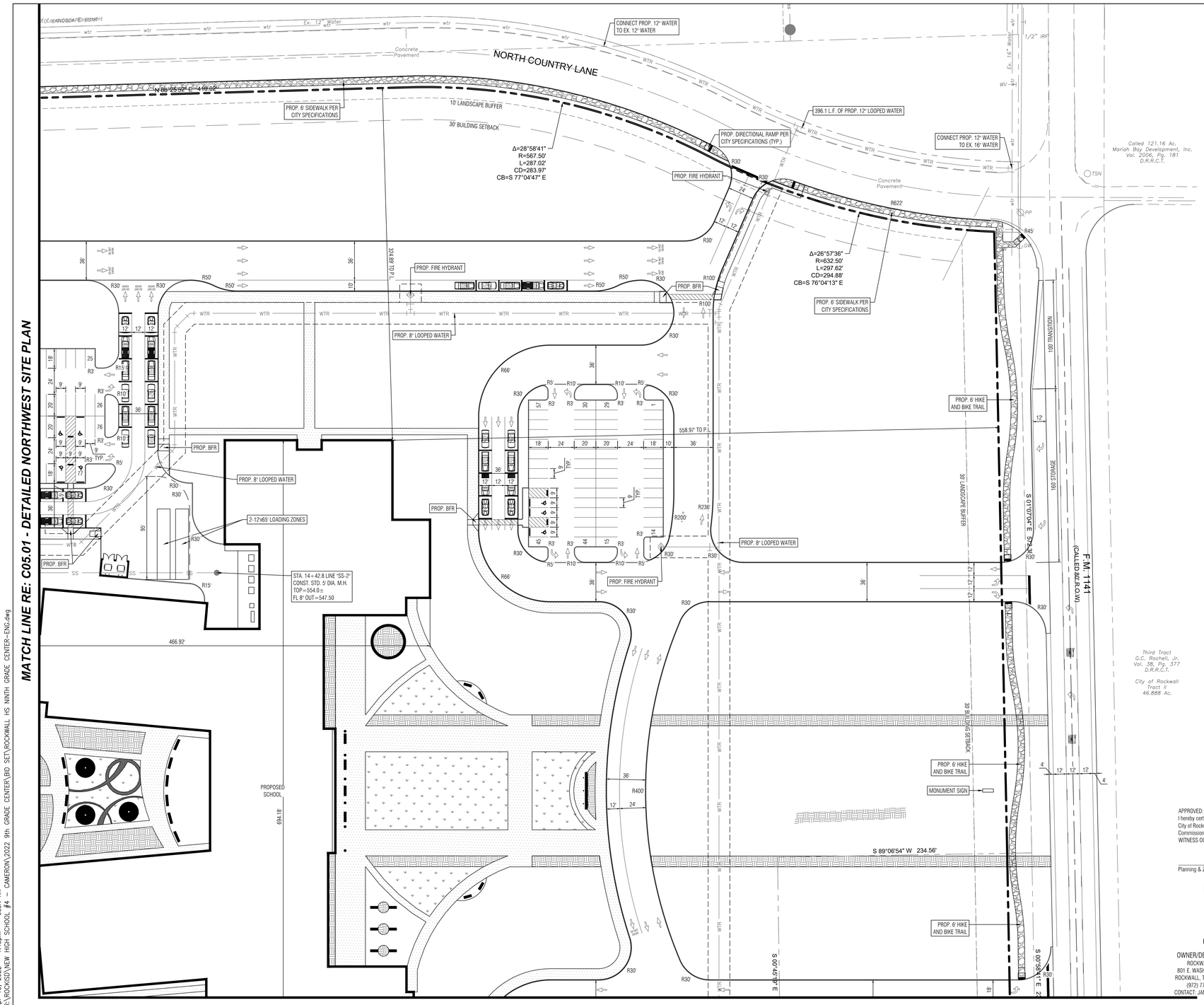
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.01



SITE LEGEND (PROPOSED)

- CONCRETE CURB
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- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SANITARY SEWER
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- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

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- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
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KEY MAP

CORGAN

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401 North Houston Street
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ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1702575193300
PHONE (972) 717-0151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
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ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

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CITY OF ROCKWALL CASE NO.

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JOB 20018.0000
DATE 5/3/21
SHEET

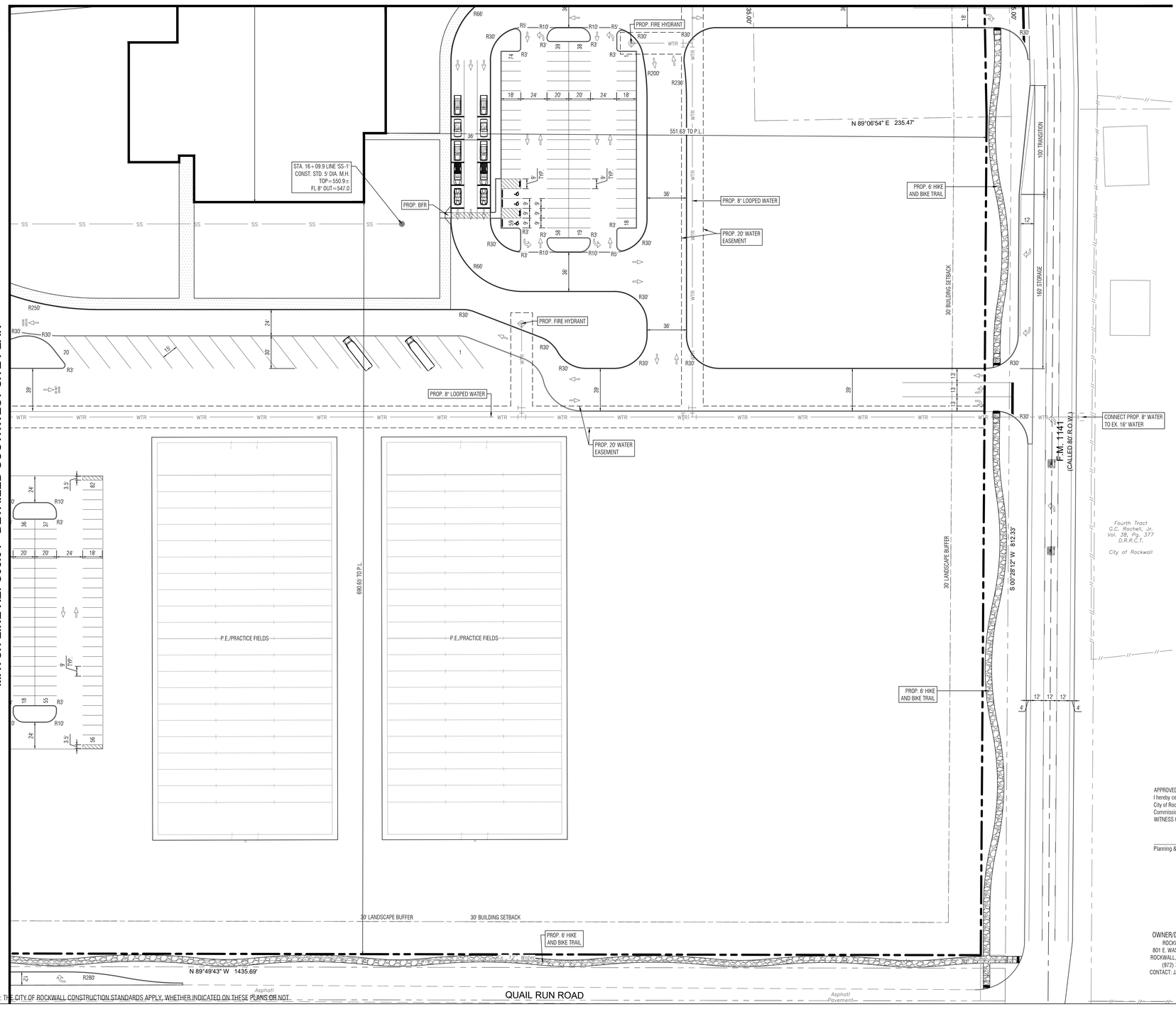
C05.02

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Apr 13, 2022 – 1:48pm User: KK
R:\ROCKSD\VIEW HIGH SCHOOL #4 – CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

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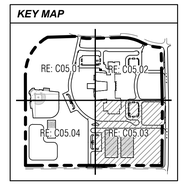
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Director of Planning and Zoning

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801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

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

Apr 13, 2022 - 1:49pm User: KK
R:\ROCKS\NEW HIGH SCHOOL #4 - CAMERON\2022 9th GRADE CENTER\BID SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1T0257519300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
94568
FINAL
Cheralyn Armijo
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

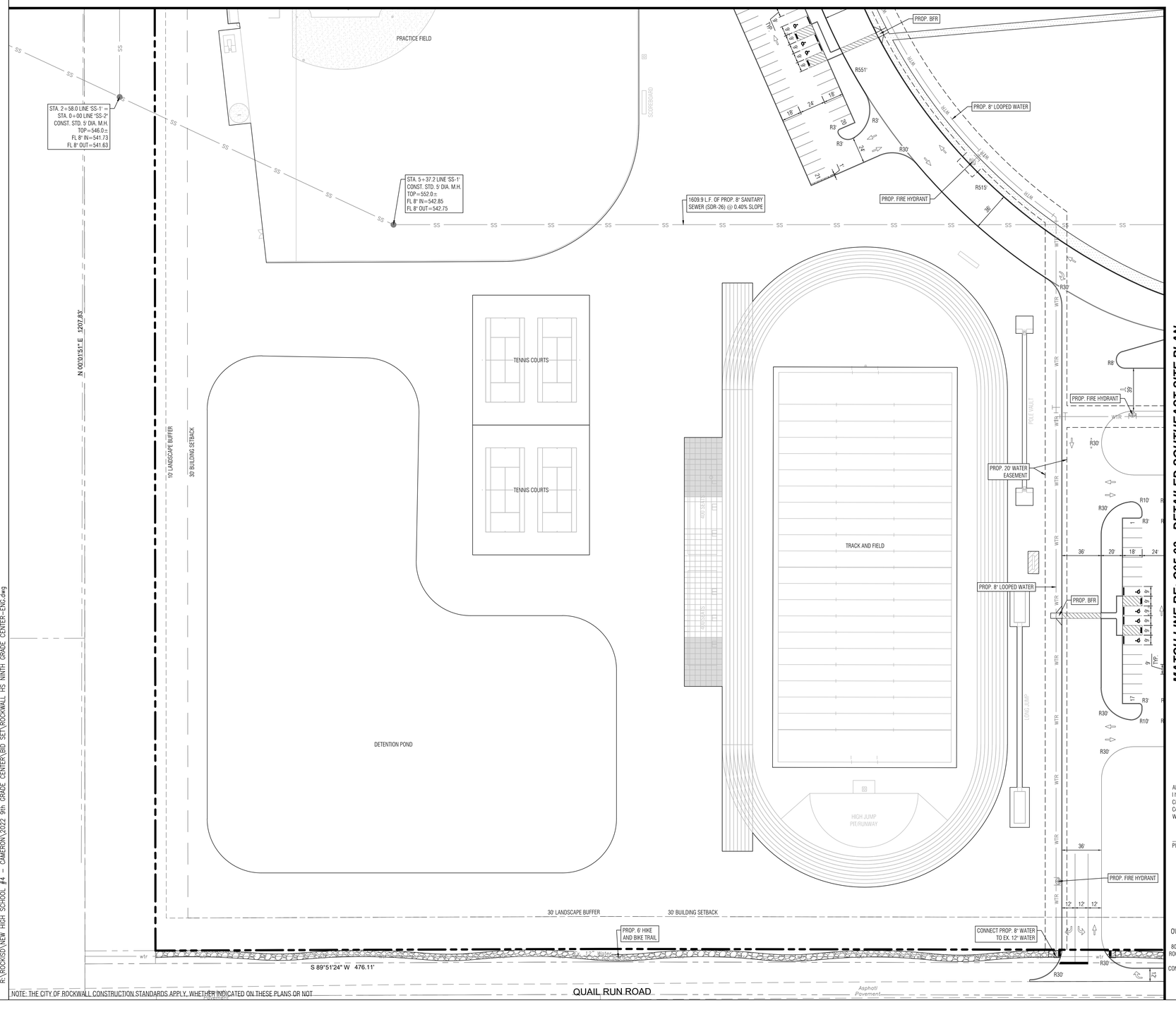
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

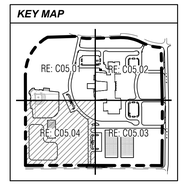
SITE LEGEND (PROPOSED)

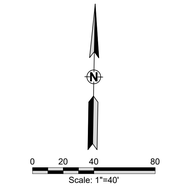
- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- ss — SANITARY SEWER
- STORM SEWER
- wtr — WATER

KEY MAP





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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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
(972) 771-0605
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. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN
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ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1702575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
ENGINEER
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ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED SOUTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.04

Apr 13, 2022 – 1:49pm User: KK
R:\ROCKSD\NEW HIGH SCHOOL #4 – CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

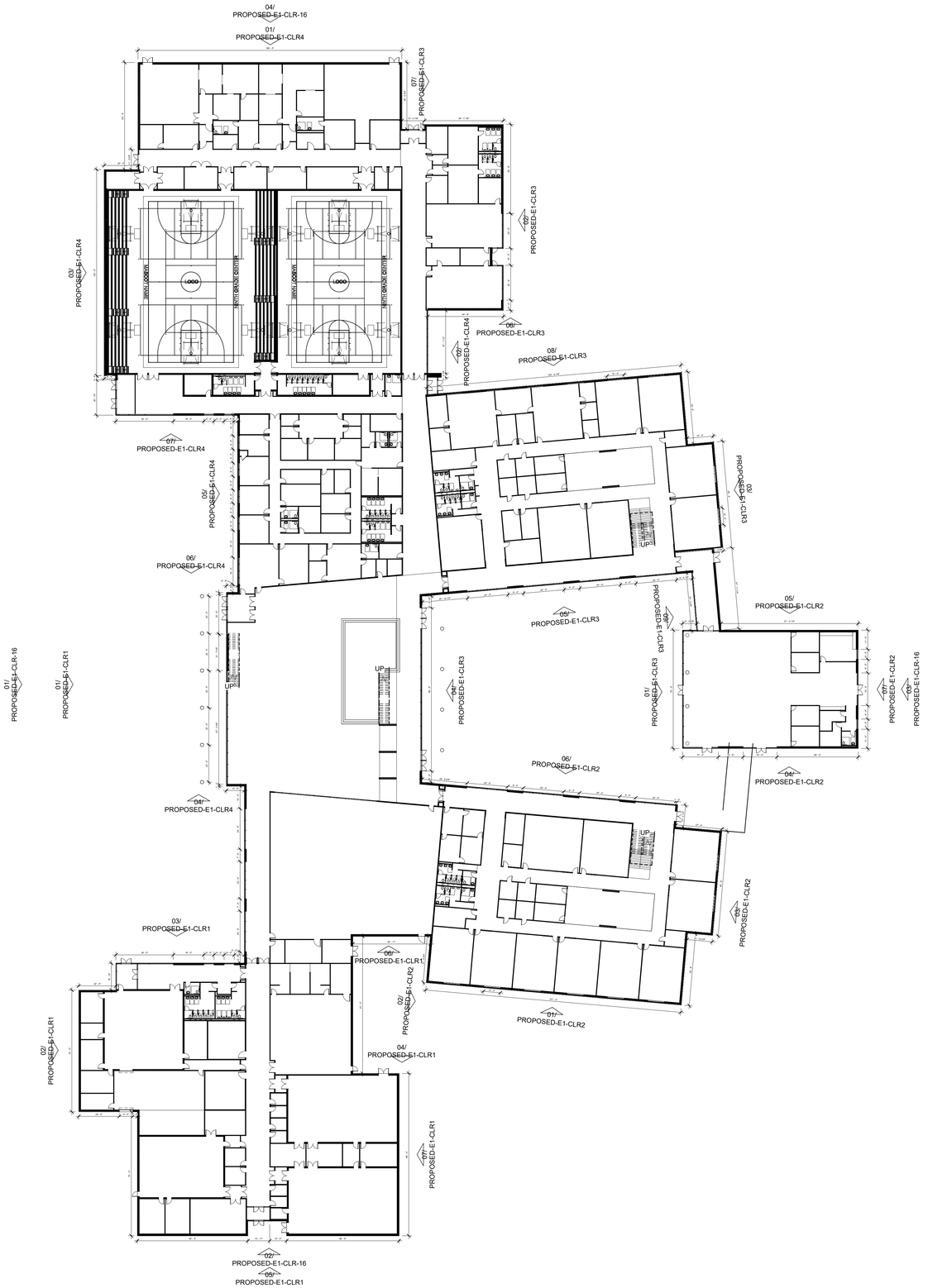
ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

EXTERIOR - FM 1141, DALTON RANCH

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	CLOUD CERAMICS	CORONADO GRAY
ST-1	STONE	BBCO QUARRIES	MILLS COUNTY BLEND
WDP-1	PHENOLIC PANEL, WOOD-LOOK	FUNDERMAX	PHOENIX - NT
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 - SOLARGRAY + CLEAR
MP-1	METAL PANEL	IMTECO	CHARCOAL
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	BLACK







0' 2' 4' 8' 16'

N

DIMENSION PLAN - LEVEL 01 - OVERALL

1" = 30'-0"

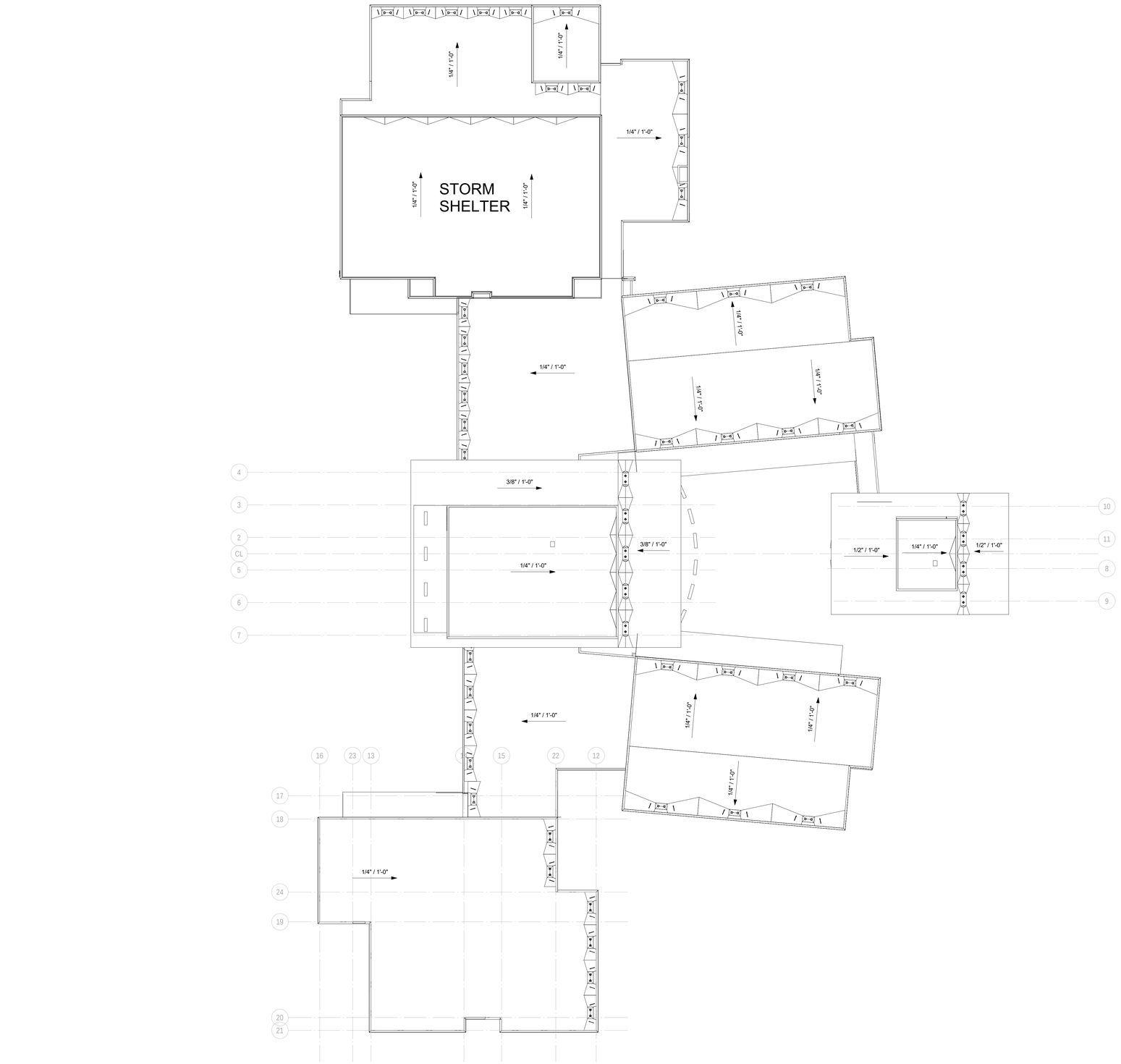
Rockwall Independent School District

CORGAN

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ROOF TOTALS	
ARMKO MULTI-PLY THERMOPLASTIC	157733 SF
TOTAL	157733 SF



1 OVERALL ROOF PLAN
1" = 30'-0"

GENERAL ROOF NOTES:

A. PROVIDE ALL REQUIRED UTILITY / STRUCTURAL COMPONENTS AND/OR CONNECTIONS FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES, REGARDLESS OF ANY OMISSIONS OR INCONSISTENCIES ENCOUNTERED IN THE CONSTRUCTION DOCUMENTS.
B. THE WORD 'PROVIDE' SHALL MEAN 'FURNISH AND INSTALL' COMPLETE AND READY TO USE.
C. IF DISCREPANCIES APPEAR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE HIGHER QUALITY, QUANTITY, AND PRICE SHALL SUPERSEDE.
D. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE ON-SITE / OFF-SITE CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.
E. PROVIDE METAL END CLOSURE ON EXPANSION JOINTS WHERE THEY OCCUR AT THE EDGE OF THE ROOF.
F. ROOF SLOPES SHOWN ON DRAWINGS ARE GENERAL AND CONCEPTUAL ONLY. TAPER INSULATION IS SHOWN CONCEPTUALLY AND FOR INTENT ONLY; NOT TO SCALE AND SHOWN AS GRAPHIC REPRESENTATION ONLY TO SHOW SLOPE. INTENT IS TO PROVIDE POSITIVE DRAINAGE TO ALL ROOF DRAINS, SCUPPERS, AND GUTTERS. VERIFY INSULATION AND TAPER IN SHOP DRAWINGS AS REQUIRED TO MAINTAIN SLOPE PRIOR TO INSTALLATION. REFER TO STRUCTURAL (IF APPLIES) FOR EXACT TOS/BOD ELEVATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
G. PROVIDE TAPERED INSULATION CRICKETS (1/2"/FT. MIN. SLOPE) AT HIGH SIDE OF ALL MECHANICAL UNITS, SMOKE VENTS, ROOF HATCHES, AND OTHER MISC. ROOF PENETRATIONS, TO SHED WATER AROUND AND TO ENSURE POSITIVE ROOF DRAINAGE.
H. PROVIDE ADDITIONAL MANUFACTURER'S WALK PADS AS PROTECTION AT "SERVICE SIDE" OF ALL MECHANICAL EQUIPMENT - FIELD VERIFY LOCATIONS, AS WELL AS PROTECTION AT "ACCESS SIDE" OF ALL ROOF HATCHES AND ROOF ACCESS LADDERS - FIELD VERIFY LOCATIONS, AND AT DOWNSPOUT LOCATIONS.
I. ALL WOOD BLOCKING AT ROOF EDGES ARE TO BE FABRICATED FROM CONT. 2X6 FR-WD BOARDS. PROVIDE LARGER 2X FR-WD AS REQUIRED PER DIMENSIONED DETAILS OR AS FIELD CONDITIONS DICTATE. ALL COPING TO BE SLOPED TOWARD THE INTERIOR.
J. ALL EXPOSED FLASHING, COPING (IF APPLICABLE), AND THEIR ACCESSORIES SHALL BE AS SPECIFIED. PAINT ALL METAL FLASHING THAT IS NOT PREFINISHED (TYPICAL) AND VISIBLE FROM THE GROUND.
K. HEIGHT OF ALL NAILERS SHALL BE FLUSH WITH NEW INSULATION THICKNESS.
L. ALL THROUGH WALL FLASHING SYSTEMS TO ACCOMMODATE 8" MINIMUM FLASHING HEIGHT FROM FINISHED ROOF SURFACE. PROVIDE END DAMS AS CONDITIONS ALLOW. ALL FLASHING TO HAVE 4" LAP MINIMUM AND OR STEP.
M. ALL PITCH PANS SHALL BE DOUBLE SOLDERED STAINLESS STEEL AND RECEIVE EITHER MECHANICALLY ATTACHED GOOSENECKS OR METAL BONNETS. METAL BONNETS SHALL BE SECURED WITH CLAMPING RING AND SEALANT. SPECIAL CARE GIVEN TO WASH ALL METAL PRIOR TO INSTALLATION.
N. ALL INFIELD EXPANSION JOINTS SHALL HAVE LOW SLOPED STANDING SEAM JOINTS AND SHALL BE CHAMFERED AT TERMINATION AT ROOF EDGE TO MEET PROFILE OF PERIMETER.
O. ANY CRACKS OR VOIDS IN RISE WALLS ABOVE COUNTER FLASHING SHALL BE REPAIRED WITH COMPATIBLE SEALANT.
P. ALL VERTICAL MEMBRANE FLASHING SHALL BE MECHANICALLY FASTENED AND INSTALLED WITH NEW METAL COUNTER FLASHING UTILIZING A CONTINUOUS CLEAT. SLIDE METAL COVER PLATE DOWN OVER VERTICAL CLEAT AND SEAL.
Q. PROVIDE NEW CONCRETE SPLASH BLOCKS ON ROOF ELEVATION ON TOP OF A WALK PAD WHERE DOWNSPOUTS OCCUR.
R. ALL PIPES AND CONDUIT SHALL RECEIVE PIPE SUPPORTS AND RELATED SHIMS AND SHALL BE PLACED ON AN ADDITIONAL ADHERED ROOF MEMBRANE UNDER SPECIFIED WALK PAD PRIOR TO SURFACE APPLICATION. SUPPORTS TO OCCUR AT 10'-0" O.C. AND WITHIN 2'-0" OF ALL SLOPES, TEES AND CORNERS. ALL PIPES TO BE PAINTED PER BUILDING CODE REQUIREMENTS.
S. ALL METAL FLASHING SHALL EXTEND BEYOND ROOF EDGE MIN. 8" WHERE FLASHING ABUTS VERTICAL WALL SURFACE AS DETAILED. ALL FLASHING SHALL BE INSTALLED IN SHINGLE FASHION.
T. AT ALL LOCATIONS WHERE CONVERGENCE OF MULTIPLE PLANES OF ROOFING TO WALL OCCUR, FIELD FABRICATE THERMOPLASTIC BOOT TO BE INSTALLED OVER NEW ROOFING, COMPLETELY OVERLAYING THE TRANSITIONS OF ALL ROOF TO WALL ELEVATIONS, INSIDE AND OUTSIDE 90 DEGREE CORNERS, ETC. PRIOR TO METAL INSTALLATION.
U. ALL EQUIPMENT CURBS TO BE RAISED AS NECESSARY TO MAINTAIN 10" MINIMUM HEIGHT ABOVE FINISHED ROOF SURFACE.
V. MECHANICAL, ELECTRICAL, AND PLUMBING ROOF EQUIPMENT SHOWN ON THIS PLAN IS FOR GENERAL ARCHITECTURAL INFORMATION ONLY. REFER TO MEP DOCUMENTS (IF APPLIES) FOR ROOFTOP EQUIPMENT NOT SHOWN, AND FOR ADDITIONAL REQUIREMENTS AND COORDINATION.
W. FLASHING AND STRIPPING MATERIALS, BASE PLY SHEETS, MEMBRANES, INSULATION, AND ACCESSORIES SHOULD BE AS RECOMMENDED BY THE ROOFING SYSTEM MANUFACTURER FOR INTENDED USE AND COMPATIBILITY WITH THE MEMBRANE ROOFING SYSTEM.
X. WHERE WOOD BLOCKING EXCEEDS 6" IN VERTICAL THICKNESS AT TAPERED INSULATION, PROVIDE STEM WALL CONSTRUCTED OF 6" GALVANIZED COLD FORMED METAL FRAMING AT 16" O.C. WITH CONT. TRACK AT TOP AND BOTTOM AND WITH 3/4" FR-EXT GRADE PLYWOOD AT EACH SIDE, TOP TO SLOPE WITH TAPERED INSULATION.
Y. REFER TO MEP DOCUMENTS (IF APPLIES) FOR PIPE SUPPORT LOCATIONS, TYPE, AND DETAILS. PAD SHALL BE MIN 2" WIDER THAN SUPPORT IN ALL DIRECTIONS.
Z. PROVIDE STEP FLASHING AND COVER PLATE AT SLOPED ROOF HIGH/LOW CONDITIONS.
AA. GUTTERS SHALL BE PREFINISHED GALVANIZED STEEL, SIZE PER DRAWINGS, UNO. PROVIDE PREFINISHED 1/4"x1 1/2" GALVANIZED STEEL BENT PLATE BRACKETS AND PREFINISHED 1" GALVANIZED STEEL SPACERS AT 36" O.C. MAX, STAGGER WITH EACH OTHER AT 18" O.C.
BB. PROVIDE PREFINISHED GUTTER EXPANSION JOINTS 30'-0" O.C. MAX.
CC. DOWNSPOUTS SHALL BE 5"x6" PREFINISHED GALVANIZED STEEL UNO WHERE LOCATED ON ROOF PLAN. PROVIDE PREFINISHED 2" GALVANIZED STEEL HANGERS AT 36" O.C. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
DD. PROVIDE CAST IRON BOOT (TYPICAL) AT ALL DOWNSPOUTS THAT ARE TO GRADE, CONNECT TO STORM SEWER.
EE. PROVIDE SPLASH BLOCKS AT ALL ROOF LEADER NOZZLES THAT SPILL ONTO GROUND.
FF. VERIFY ELEVATION OF ROOF DRAIN RELATIVE TO OVERFLOW SCUPPER PRIOR TO INSTALLATION OF SCUPPERS.
GG. LOCATE SCUPPERS AS INDICATED ON ELEVATIONS, EITHER CENTERED OVER WINDOWS/OPENINGS, OR CENTERED BETWEEN WINDOWS/OPENINGS, UNO. ADJUST PLACEMENT TO MEET MASONRY COURSING MODULES.
HH. ALL ROOF DETAILS FOR METAL BUILDING AND METAL ROOF CONSTRUCTION ARE FOR BASIS OF DESIGN, FOR BOTH PRE-MANUFACTURED METAL BUILDING SYSTEMS AND METAL ROOF SYSTEMS. FINAL DETAILS SHALL BE SUBMITTED BY METAL BUILDING MANUFACTURER AND/OR METAL ROOF SYSTEM MANUFACTURER AND COORDINATED WITH ARCHITECTURAL THROUGH THE SUBMITTAL PROCESS PRIOR TO CONSTRUCTION TO ACTIVATE AND PROVIDE A SINGLE SOURCE 20 YEAR NDL WARRANTY WITH WEATHERTIGHTNESS PROTECTION AS SPECIFIED FOR METAL BUILDING AND METAL ROOF SYSTEM.

ROOF SCOPE OF WORK:

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK METAL, SLOPE IN STRUCTURE

- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
- INSTALL ½" GYPSUM COVERBOARD SET IN HOT ASPHALT
- INSTALL 1 PLY 80 MIL MODIFIED BITUMINOUS MEMBRANE BASE PLY ADHERED IN HOT ASPHALT
- PROVIDE 1-PLY 60 MIL THERMOPLASTIC ELVALOY FLEECEBACK CAP SHEET ADHERED IN HOT ASPHALT
- PROVIDE TREATED WOOD NAILERS AROUND THE PERIMETER AND ALL PENETRATIONS TO MATCH ROOF THICKNESS.
- PROVIDE ALL ASSOCIATED METAL TRIM, AND COPING
- PROVIDE 20 YEAR NDL WARRANTY

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK - STORM SHELTER CONCRETE, SLOPE IN STRUCTURE

- ATTACH ONE LAYER OF VENTING BASE SHEET MEMBRANE OVER PRIMED CONCRETE DECK.
- CONTRACTOR SHALL NOT INSTALL ANY ROOFING MATERIAL TO THE CONCRETE DECK PRIOR TO SUCCESSFUL ADHESION PULL TEST OF MEMBRANE PER MEMBRANE MANUFACTURER'S GUIDELINES.
- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
- INSTALL ½" GYPSUM COVERBOARD SET IN HOT ASPHALT
- INSTALL 1 PLY 80 MIL MODIFIED BITUMINOUS MEMBRANE BASE PLY ADHERED IN HOT ASPHALT
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- PROVIDE TREATED WOOD NAILERS AROUND THE PERIMETER AND ALL PENETRATIONS TO MATCH ROOF THICKNESS.
- PROVIDE ALL ASSOCIATED METAL TRIM, AND COPING
- PROVIDE 20 YEAR NDL WARRANTY

CH CHILLER LINE
G GAS LINE
SST SPLASH PAN / SUPPORT PAD
RPH ROOF PENETRATION HOUSING
GUY WIRE
ANTENNA
SOIL / PLUMBING VENT
FLANGE MOUNTED EQUIPMENT
EDP ELECTRICAL DISTRIBUTION PANEL
HS HOT STACK
CURB MOUNTED VENT
RTU ROOF TOP UNIT
CURB MOUNTED EQUIPMENT
MISC. EQUIP. ON EQUIP. CURBS
RD PRIMARY ROOF DRAIN
OD OVERFLOW ROOF DRAIN
RD OD PRIMARY AND OVERFLOW ROOF DRAIN
DS/SB DOWNSPOUT/ SPLASHBLOCK
EJ EXPANSION JOINT
ME/G METAL EDGE W/GUTTER
ME METAL EDGE
RW RISE WALL
RME RAISED METAL EDGE
RW/EJ RISE WALL W/EXPANSION JOINT
CD CONDENSATE LINE
TEL / FO TELE / FIBER OPTICS
E ELECTRIC LINE
A ANCHOR STANCHION
V VENT STACK
W WATER HYDRANT
E ELECTRIC DISCONNECT PEDESTAL
SECURITY CAMERA
PITCH PAN
PROCESS VENT STACK
FLANGE MOUNTED VENT
SATELLITE DISH
MISC. EQUIPMENT
ROOF HATCH
SC THROUGH WALL SCUPPER
OS OVERFLOW SCUPPER
SC EDGE SCUPPER
DS/CH DOWNSPOUT/ COLLECTOR HEAD
DS DOWNSPOUT
ROOF ACCESS LADDER
P PARAPET
P/EJ EXPANSION JOINT AT PARAPET
SLOPE DIRECTION
SL SKYLIGHT

ROOF LEGEND

LOW SLOPE ROOF SYSTEM

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	ISSUES	
1	04/12/2022	100% Design Developement
2		
3		
4		
5		
6		
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10		

	REVISIONS	

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H. Ray Stringer

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Date of issue:
04/12/2022

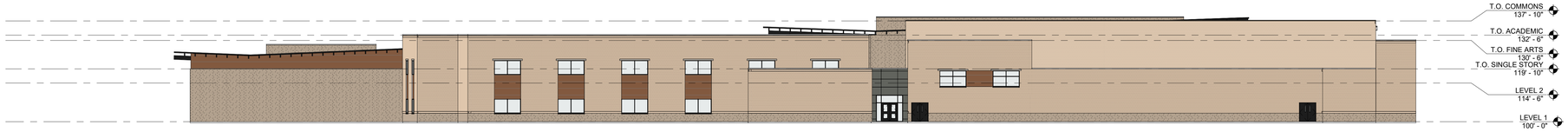
Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

OVERALL ROOF PLAN

JOB 21572.0000
DATE 04/12/2022
SHEET R1.01

4/12/2022 4:37:31 PM R1.01 OVERALL ROOF PLAN



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

TOTAL FACADE SQUARE FOOTAGE: 26999 SQ. FT.
BRICK: 13454 SQ. FT.
STONE: 8067 SQ. FT. (34.23% STONE)
GLAZING: 3434 SQ. FT.
METAL PANEL: 169 SQ. FT.
PHENOLIC PANEL: 1875 SQ. FT.



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

TOTAL FACADE SQUARE FOOTAGE: 26393 SQ. FT.
BRICK: 14378 SQ. FT.
STONE: 4823 SQ. FT. (24.04% STONE)
GLAZING: 5317 SQ. FT.
METAL PANEL: 95 SQ. FT.
PHENOLIC PANEL: 1780 SQ. FT.



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

TOTAL FACADE SQUARE FOOTAGE: 28,413 SQ. FT.
BRICK: 12895 SQ. FT.
STONE: 9477 SQ. FT. (38.55% STONE)
GLAZING: 3831 SQ. FT.
METAL PANEL: 454 SQ. FT.
PHENOLIC PANEL: 1756 SQ. FT.



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

TOTAL FACADE SQUARE FOOTAGE: 24,281 SQ. FT.
BRICK: 8892 SQ. FT.
STONE: 5058 SQ. FT. (29.80% STONE)
GLAZING: 7311 SQ. FT.
METAL PANEL: 498 SQ. FT.
PHENOLIC PANEL: 2522 SQ. FT.

EXT. MATERIALS LEGEND

BR-1 ST-1 WDP-1
MP-1 GL-1

0' 2' 4' 8' 16'

OVERALL MASONRY PERCENTAGE = 90.44%
OVERALL STONE PERCENTAGE = 30.61%

Rockwall Independent School District

EXTERIOR ELEVATIONS - OVERALL

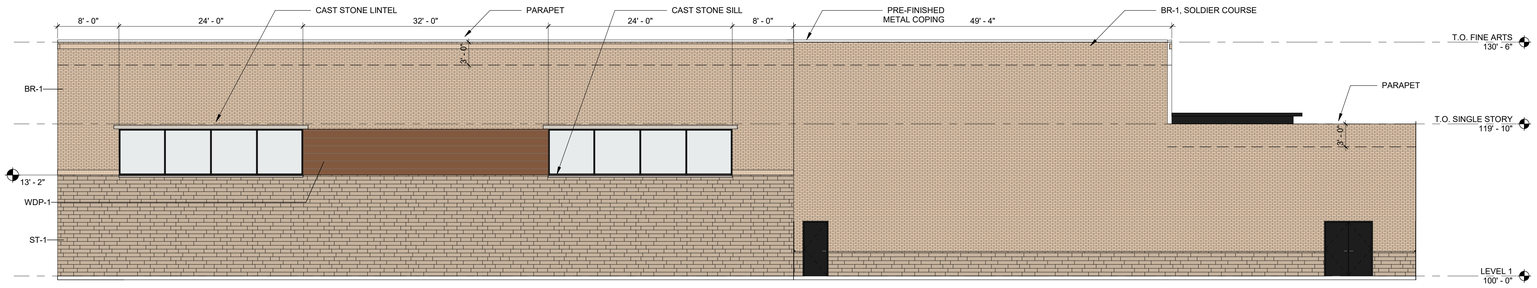
As indicated

CORGAN

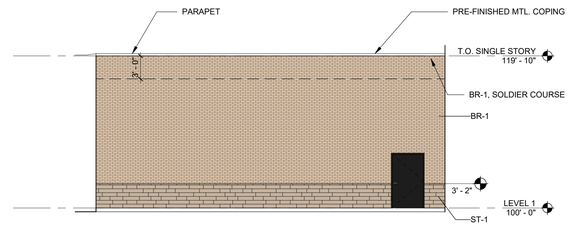
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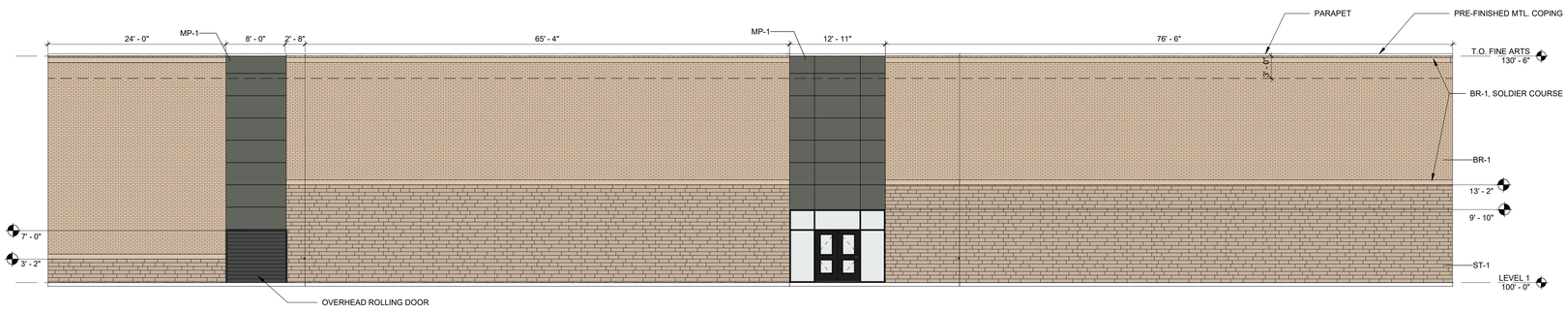
04/12/2022 • 21572.0000



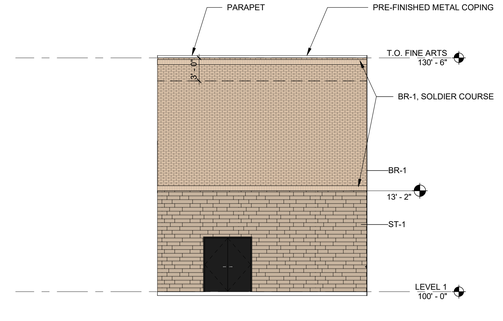
07 EXTERIOR ELEVATION - FINE ARTS - WEST
1/8" = 1'-0"



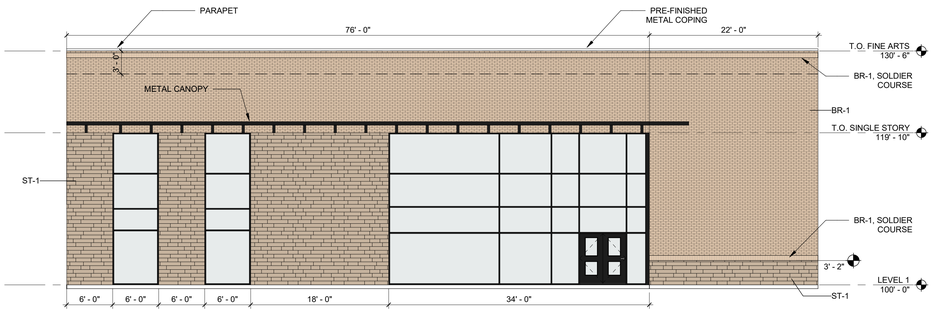
06 EXTERIOR ELEVATION - SERVERY - NORTH
1/8" = 1'-0"



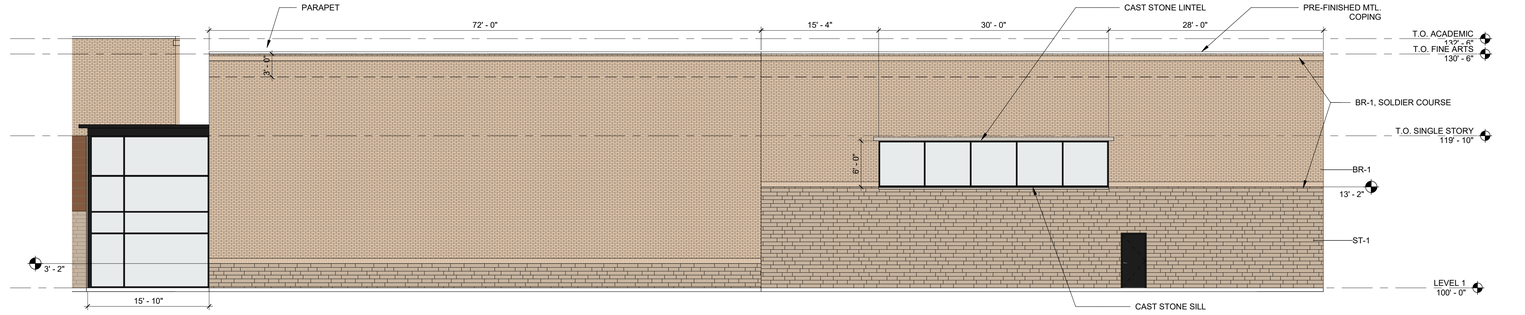
05 EXTERIOR ELEVATION - FINE ARTS - NORTH
1/8" = 1'-0"



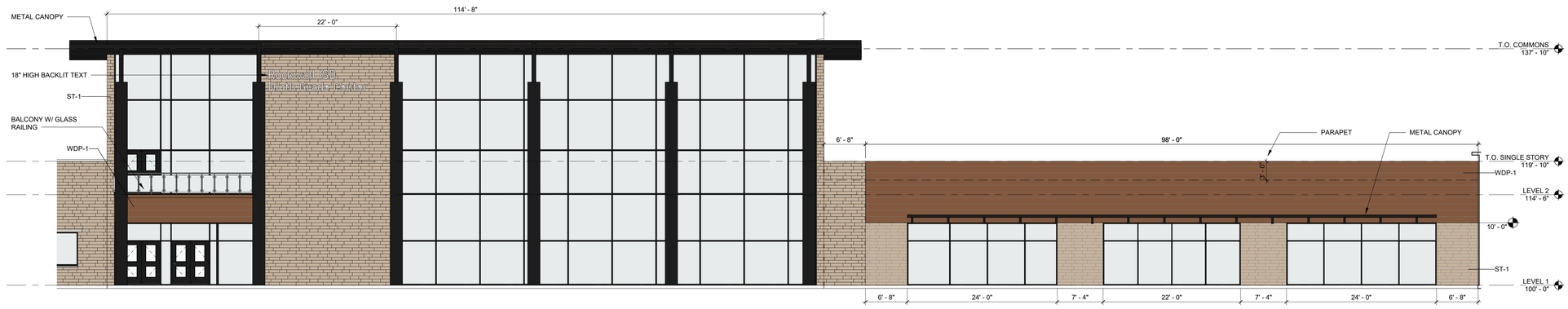
04 EXTERIOR ELEVATIONS - FINE ARTS - SOUTH - B
1/8" = 1'-0"



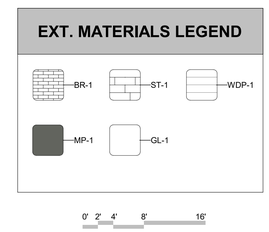
03 EXTERIOR ELEVATION - FINE ARTS - SOUTH - A
1/8" = 1'-0"



02 EXTERIOR ELEVATION - FINE ARTS - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - MAIN ENTRY
1/8" = 1'-0"



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EXTERIOR ELEVATIONS

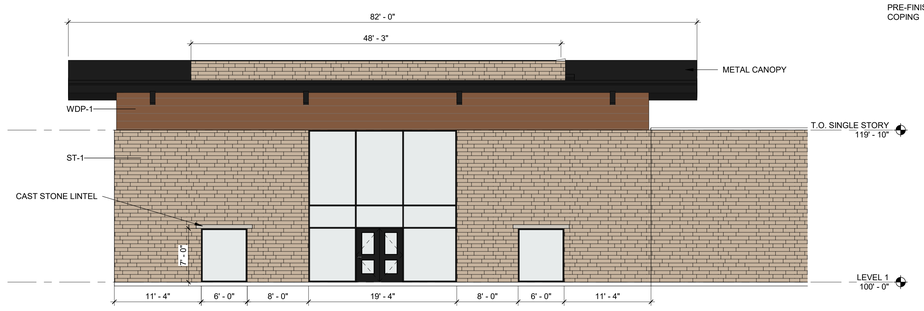
As indicated

Rockwall Independent School District

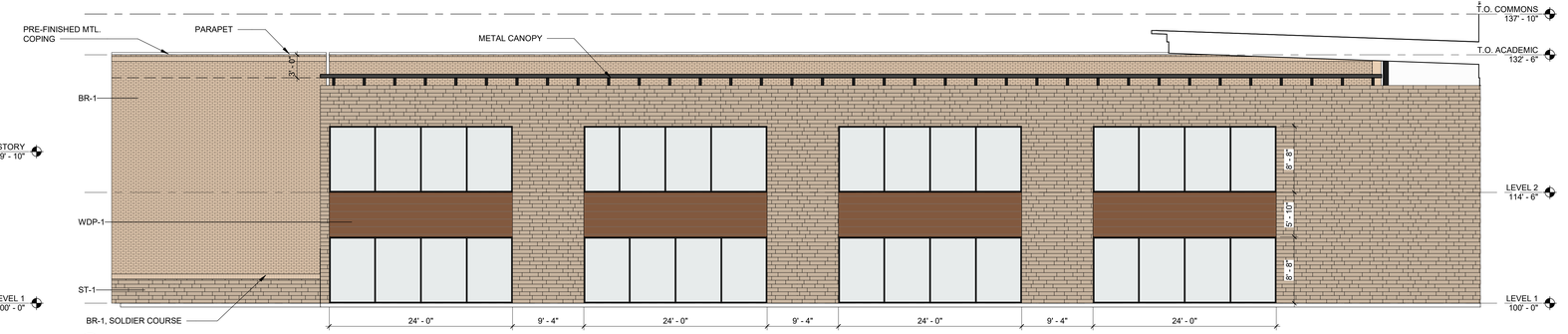
CORGAN

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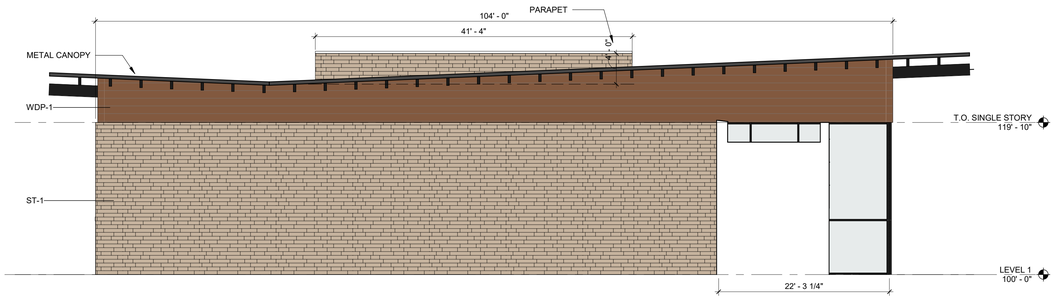
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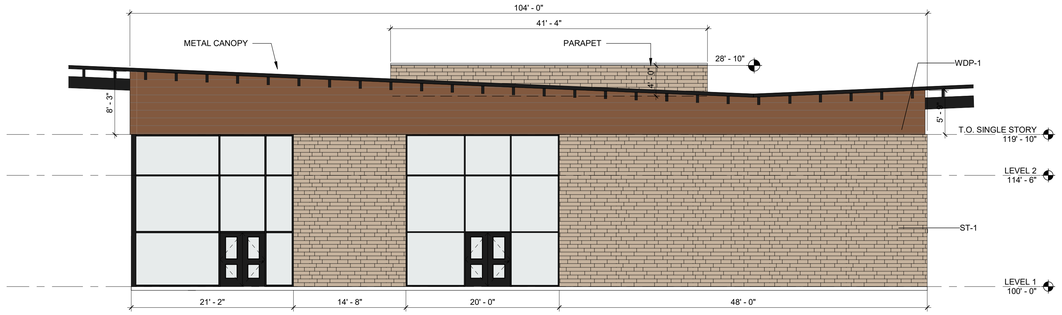
07 EXTERIOR ELEVATION - LIBRARY - WEST
1/8" = 1'-0"



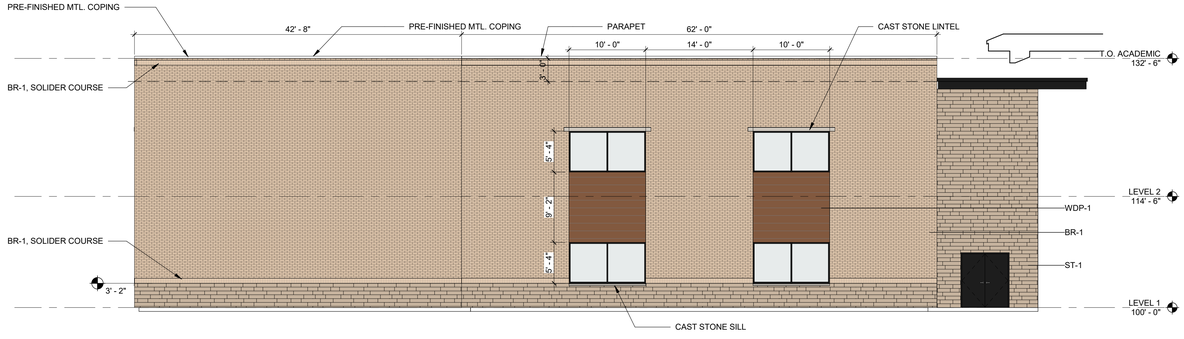
06 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - SOUTH
1/8" = 1'-0"



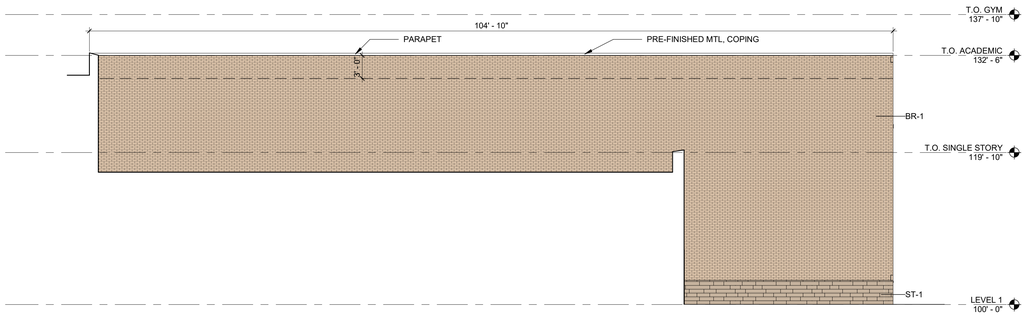
05 EXTERIOR ELEVATION - LIBRARY - SOUTH
1/8" = 1'-0"



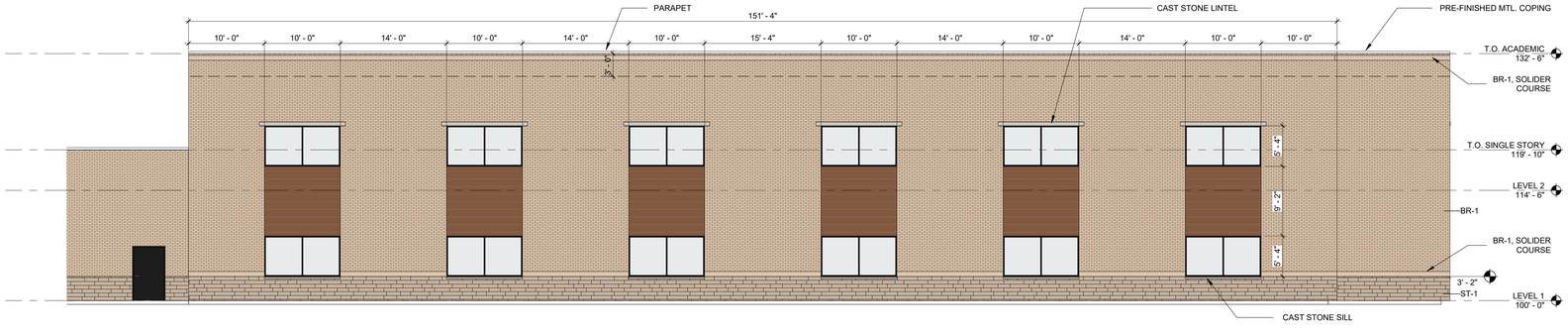
04 EXTERIOR ELEVATION - LIBRARY - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - NORTH CLASSROOM WING - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - NORTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 — ST-1 — WDP-1

MP-1 — GL-1

0' 2' 4' 8' 16'

EXTERIOR ELEVATIONS

As indicated

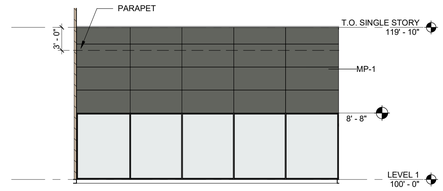
Rockwall Independent School District

CORGAN

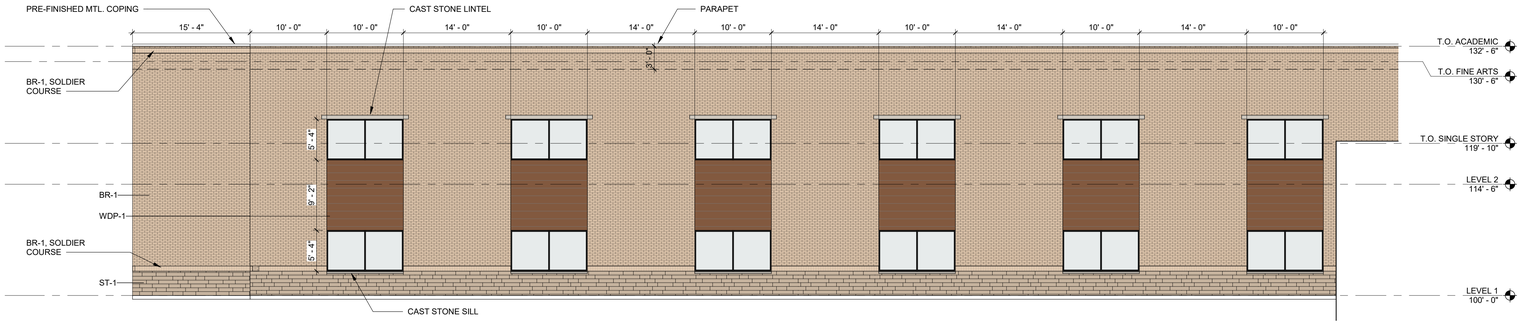
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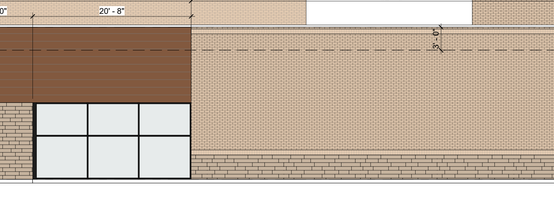
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09 EXTERIOR ELEVATION - LIBRARY - WEST - B
1/8" = 1'-0"

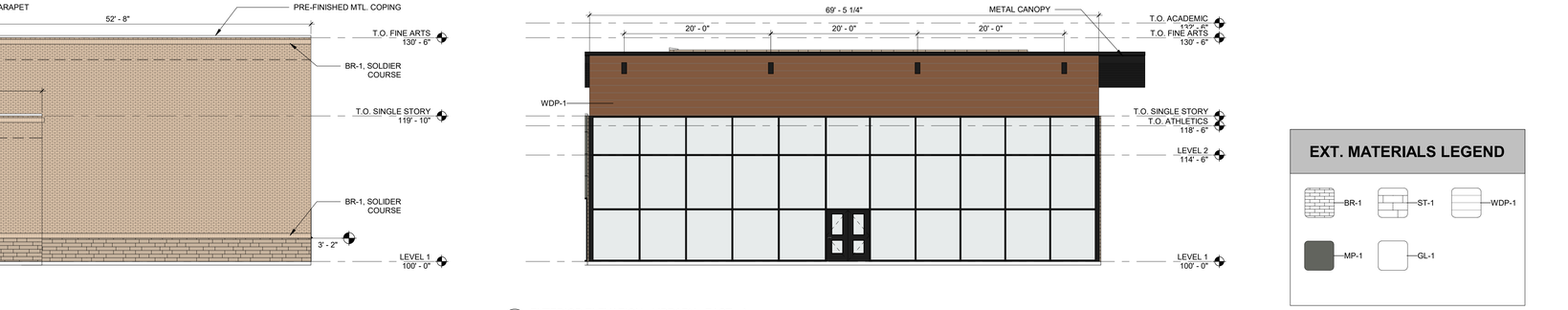


08 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - SOUTH
1/8" = 1'-0"

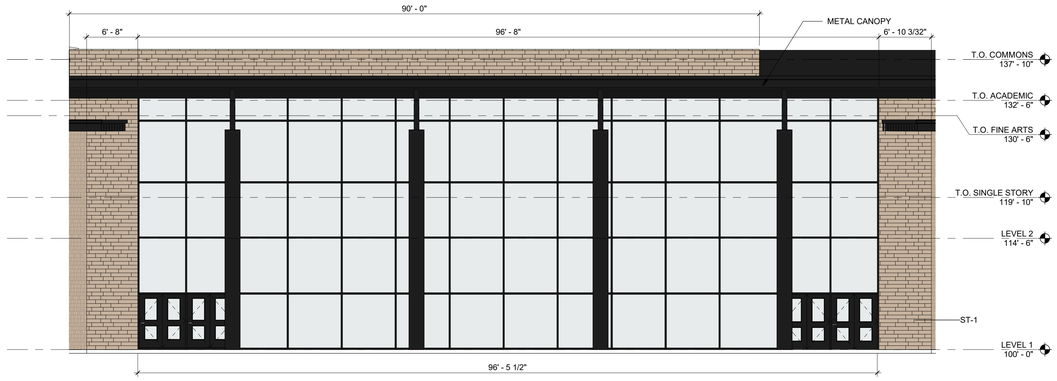


07 EXTERIOR ELEVATION - ATHLETICS
1/8" = 1'-0"

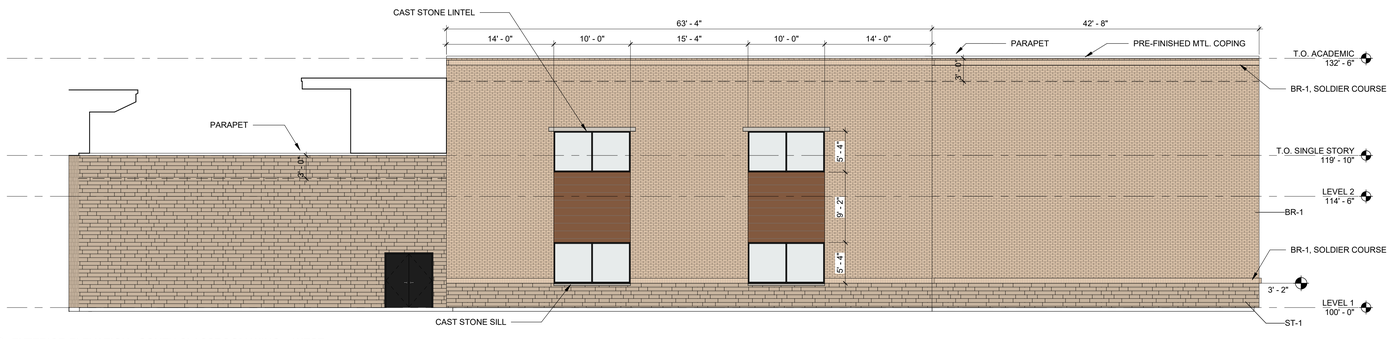
06 EXTERIOR ELEVATION - ATHLETICS - NORTH - A
1/8" = 1'-0"



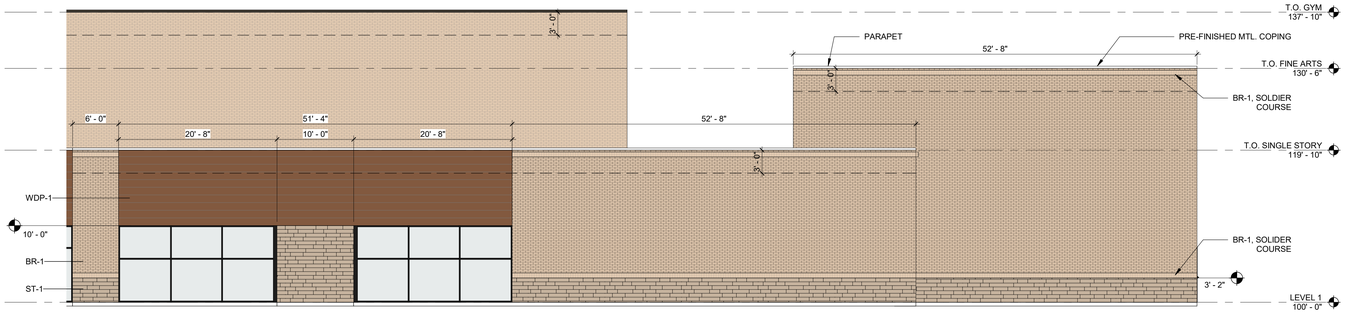
05 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - NORTH
1/8" = 1'-0"



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



03 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - WEST
1/8" = 1'-0"



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

01 EXTERIOR ELEVATION - LIBRARY - EAST - A
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

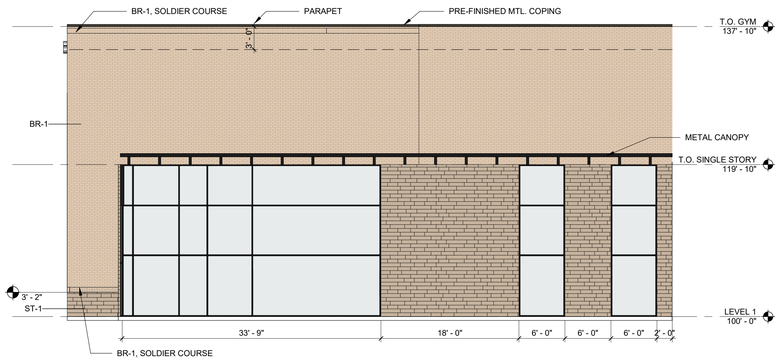
As indicated

CORGAN

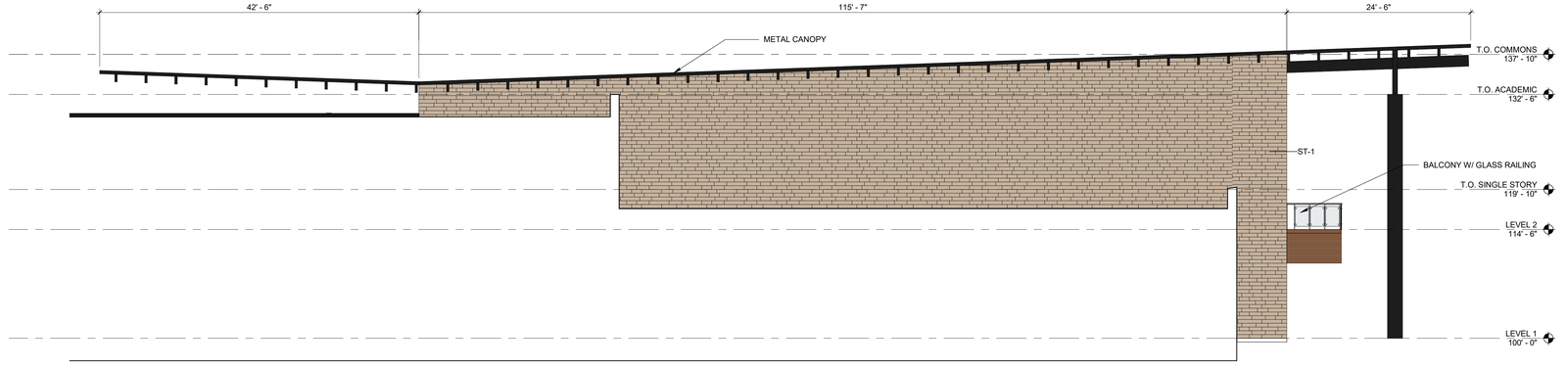
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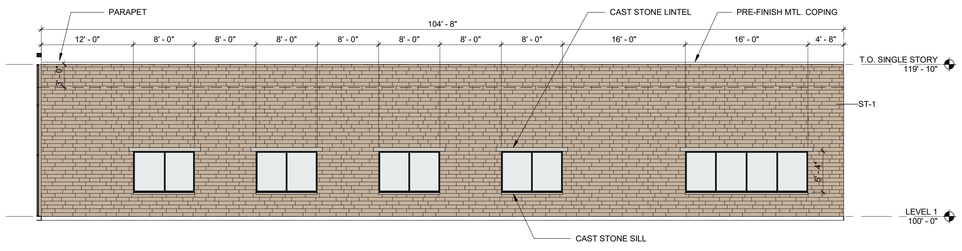
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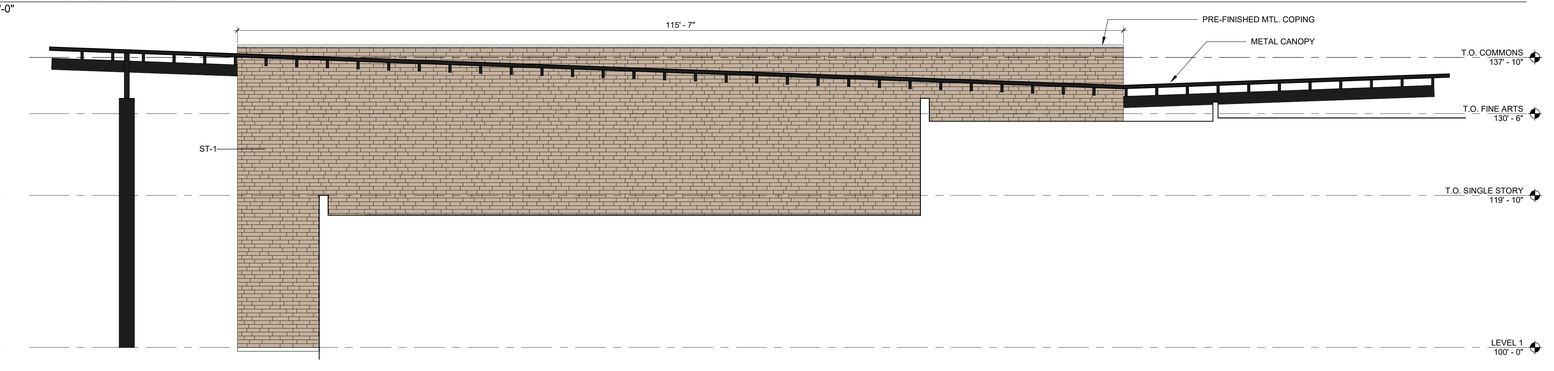
07 EXTERIOR ELEVATION - ATHLETICS - NORTH - B
1/8" = 1'-0"



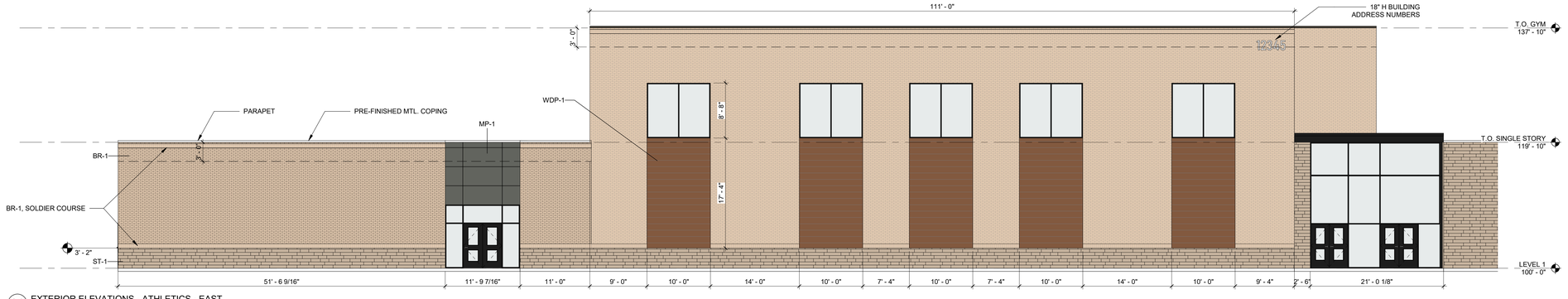
06 EXTERIOR ELEVATION - COMMONS - SOUTH
1/8" = 1'-0"



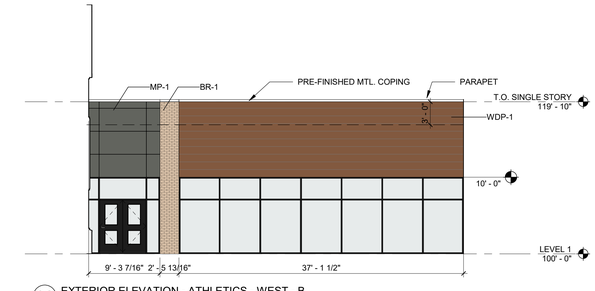
05 EXTERIOR ELEVATION - ADMIN - EAST
1/8" = 1'-0"



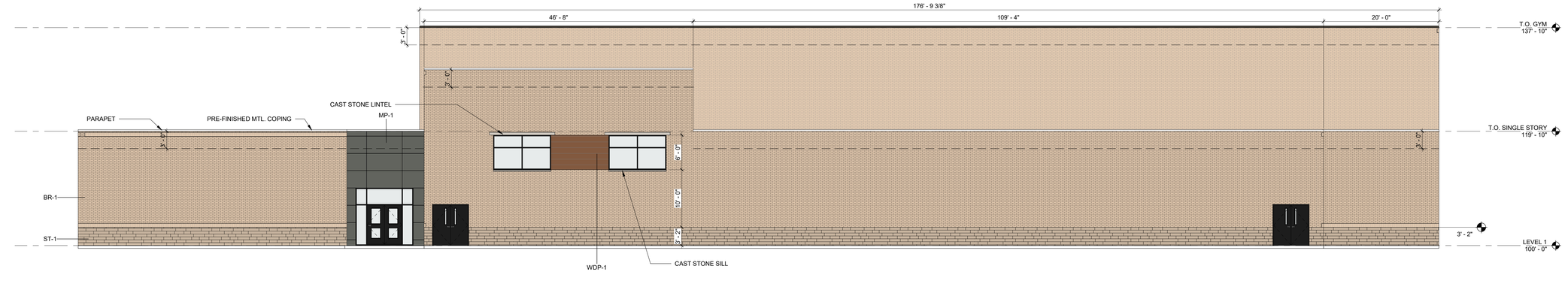
04 EXTERIOR ELEVATION - COMMONS - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATIONS - ATHLETICS - EAST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - WEST - B
1/8" = 1'-0"



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

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

As indicated

CORGAN

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ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

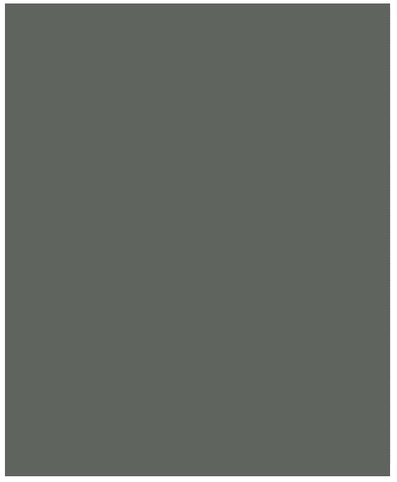
EXTERIOR - FM 1141, DALTON RANCH



BR-1 BRICK



WDP-1 PHENOLIC WOOD-LOOK PANEL



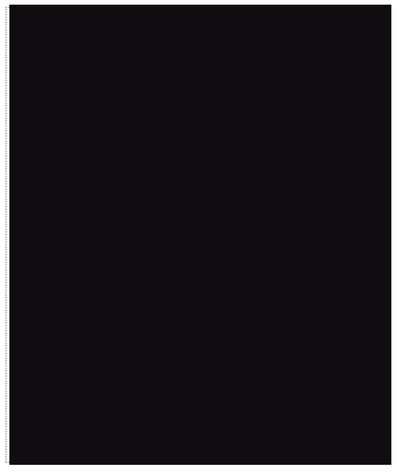
MP-1 METAL PANEL



ST-1 STONE



GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR



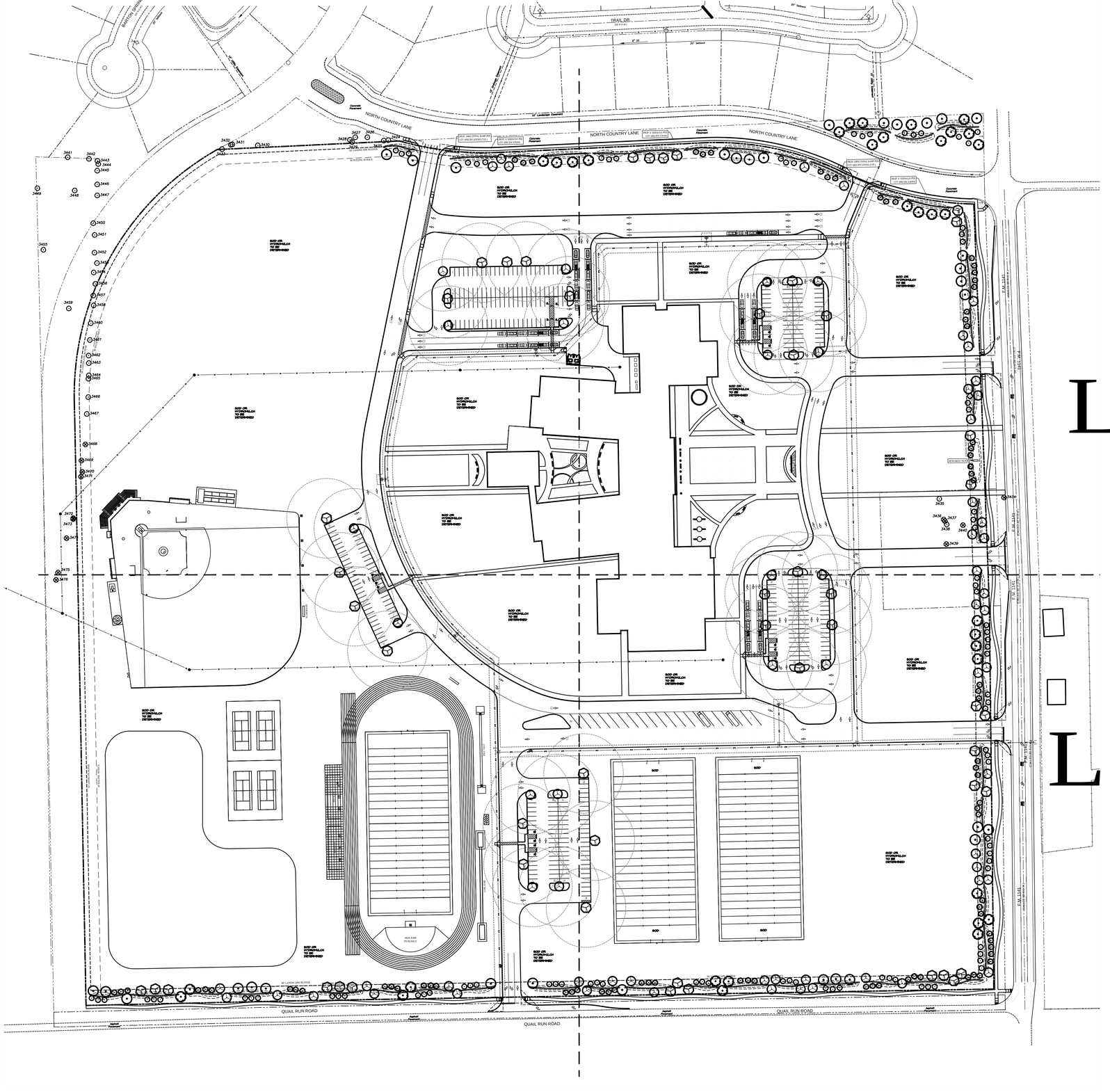
AL-1 STOREFRONT ALUMINUM

L5

L4

L2

L3



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 40.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

0 100 200

GRAPHIC SCALE
1" = 100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

△	REVISIONS

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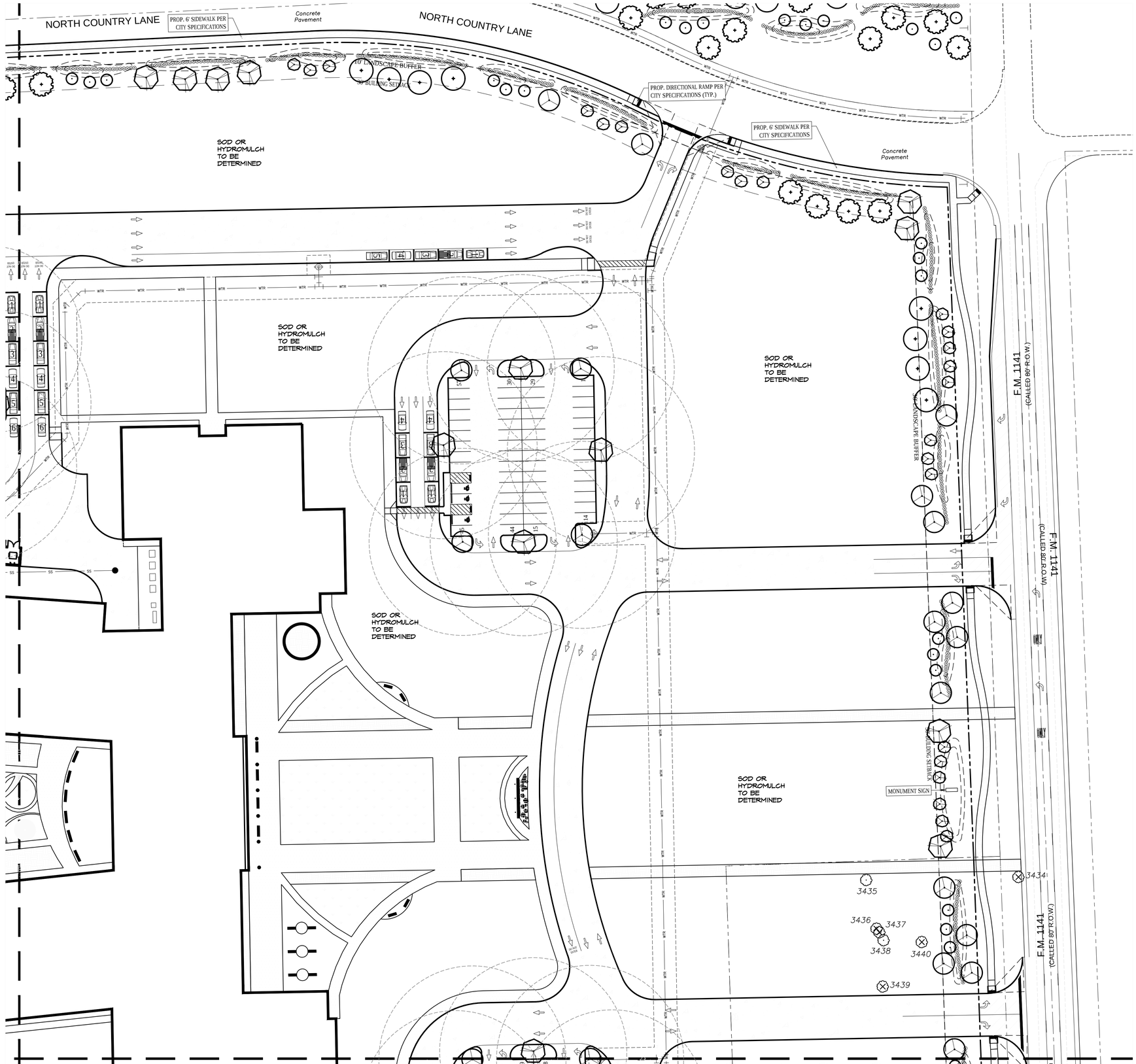
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL LANDSCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET L 1



0 40 80

GRAPHIC SCALE
1" = 40'

NORTH

CORGAN

401 N. Houston St
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	ISSUES	
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 04/14/2022
SHEET
L 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD

SOD

SOD

SOD

30' LANDSCAPE BUFFER

30' BUILDING SETBACK

F.M. 1141
(CALLED 80' R.O.W.)

F.M. 1141
(CALLED 80' R.O.W.)

F.M. 1141
(CALLED 80' R.O.W.)

QUAIL RUN ROAD

Asphalt Pavement

Asphalt Pavement

GRAPHIC SCALE
1" = 40'
0 40 80

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

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FRISCO, TEXAS 75035
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 04/14/2022
SHEET L 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SCOREBOARD

10' LANDSCAPE BUFFER

30' BUILDING SETBACK

POLE VAULT

LONG JUMP

HIGH JUMP PIT/RUNWAY

30' LANDSCAPE BUFFER

30' BUILDING SETBACK

QUAIL RUN ROAD

QUAIL RUN ROAD

Asphalt Pavement

Asphalt Pavement

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

	REVISIONS	

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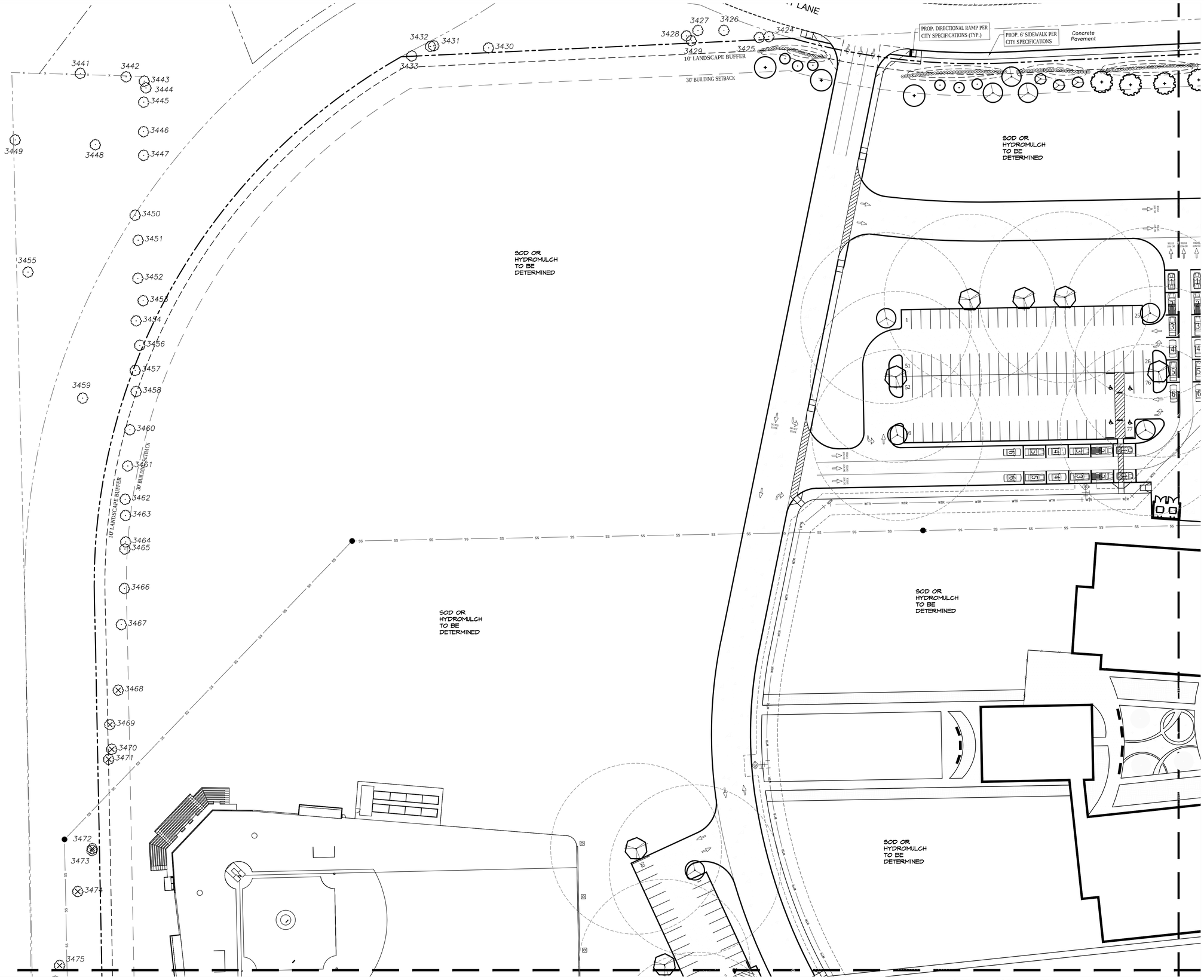
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 04/14/2022
SHEET
L 4



CORGAN

401 N. Houston St
Dallas, TX 75202
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	ISSUES	
1	04/14/2022	PERMIT
2		
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	REVISIONS

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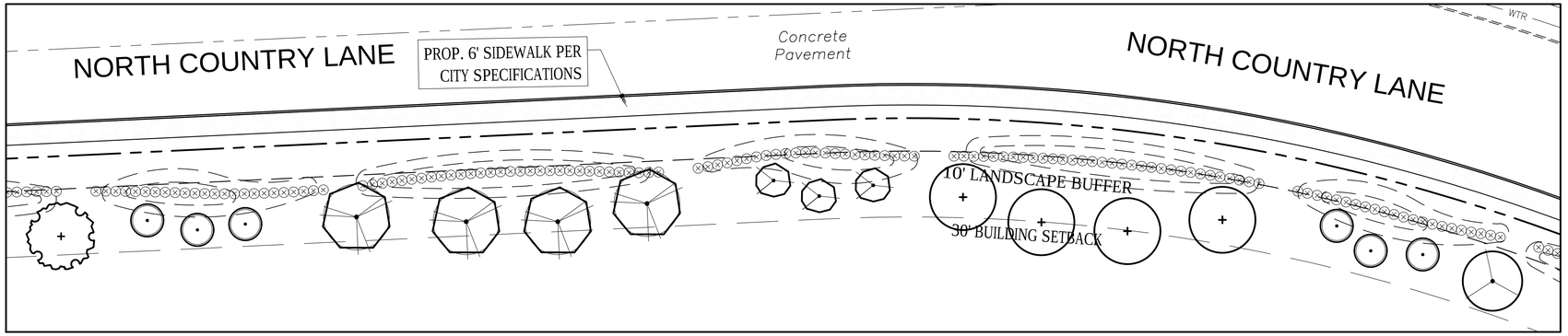
RAMSEY LANDSCAPE ARCHITECTS, LLC
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

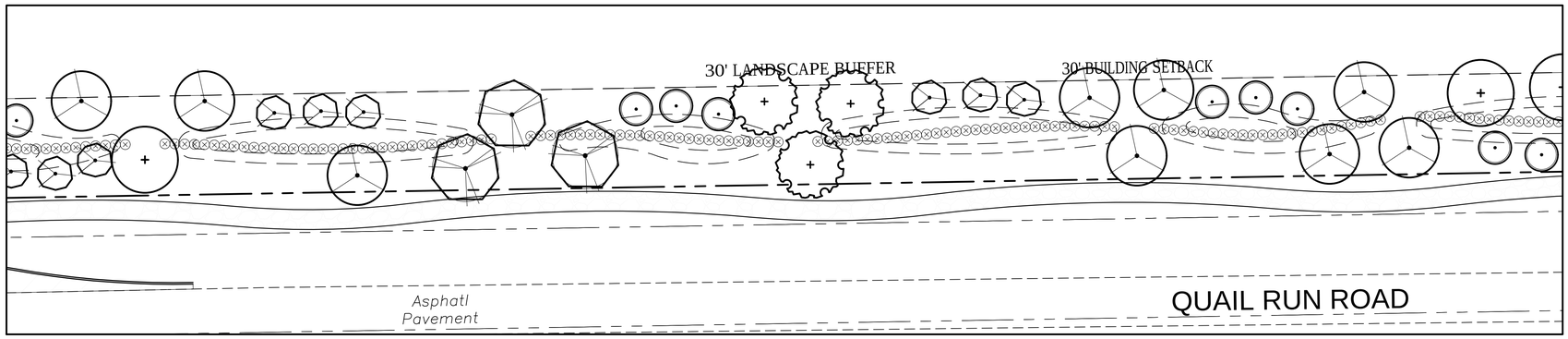
LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 04/14/2022
SHEET L 5



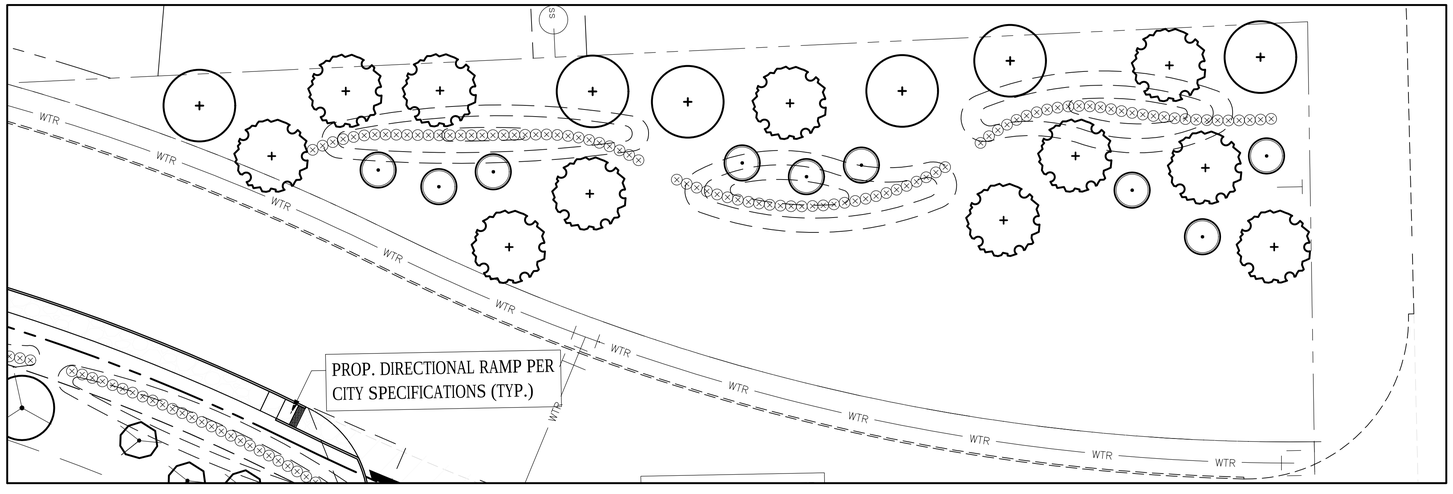
TYPICAL SEGMENT OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



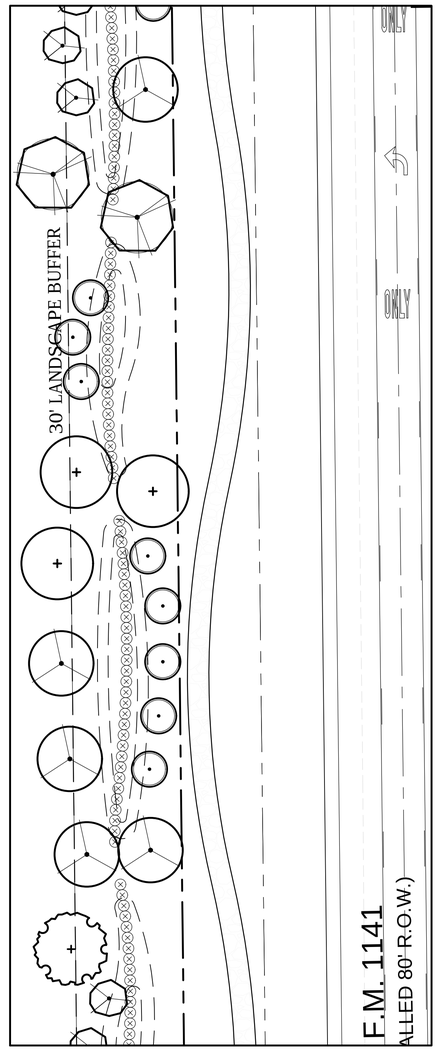
TYPICAL SEGMENT OF QUAIL RUN ROAD

SCALE: 1" = 20'-0"



REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF F.M. 1141

SCALE: 1" = 20'-0"

NORTH

0 20 40

GRAPHIC SCALE 1" = 20'

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
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	REVISIONS

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

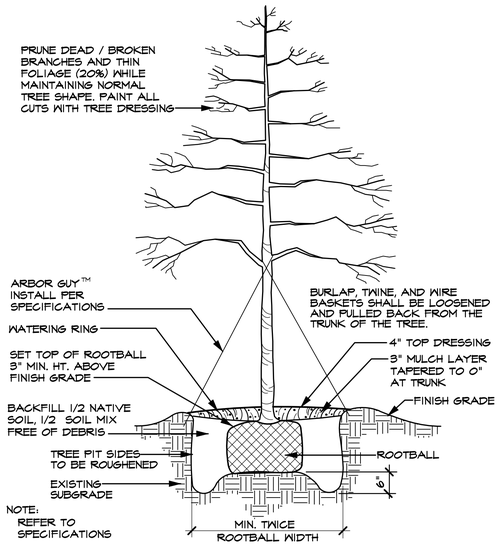
ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE ENLARGEMENTS

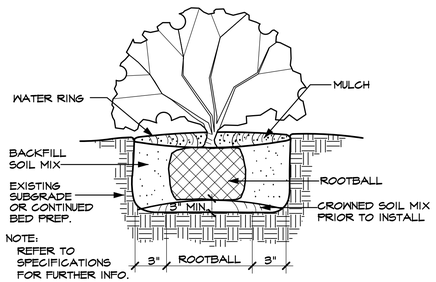
JOB 21572.0000
DATE 04/14/2022
SHEET

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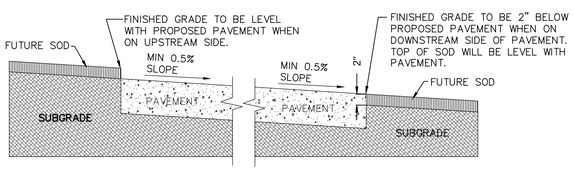
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
32	+	LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
34	+	RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
50		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
67		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
76		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 5'
95		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

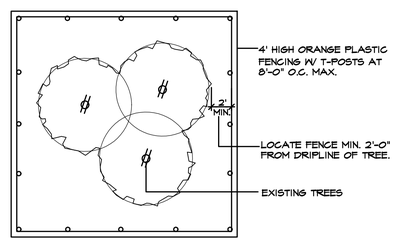
SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,596	⊗	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



1. 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.
2. 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.
3. 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 IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. 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

F.M. 1141 AND QUAIL RUN ROAD STREET BUFFER

30' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 3 CANOPY/4 ACCENT TREES PER 100LF.

F.M. 1141 STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
F.M. 1141 BUFFER TREES REQUIRED (1,578 LF/100 LF =)	15.8 UNITS
BUFFER TREES REQ. (CAN. 3x15.8=47, ACC. 4x15.8=63	47 CANOPY/63 ACCENT
BUFFER TREES PROVIDED	47 CANOPY/63 ACCENT
QUAIL RUN ROAD STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
QUAIL RUN BUFFER TREES REQUIRED (1,824 LF/100 LF =)	18.2 UNITS
BUFFER TREES REQ. (CAN. 3x18.2=55, ACC. 4x18.2=73	55 CANOPY/73 ACCENT
BUFFER TREES PROVIDED	55 CANOPY/73 ACCENT

NORTH COUNTRY LANE AND PANHANDLE DRIVE STREET BUFFER

10' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 1 CANOPY/1 ACCENT TREE PER 50LF.

NORTH COUNTRY LANE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,176 LF/50 LF=)	24 UNITS
BUFFER TREES REQ. (CAN. 1x24=24, ACC. 1x24=24	24 CANOPY/24 ACCENT
BUFFER TREES PROVIDED	24 CANOPY/24 ACCENT
PANHANDLE DRIVE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,792 LF/50 LF=)	36 UNITS
BUFFER TREES REQ. (CAN. 1x36=22, ACC. 1x36=36	36 CANOPY/36 ACCENT
BUFFER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 CANOPY/0 ACCENT

WEST OF PANHANDLE AND NORTH OF N. COUNTRY LANE

HEAVY LANDSCAPING, BERM, 3 TIER SCREEN, 1-SMALL/MID SHRUBS, 2-L6 SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS.

NORTH COUNTRY LANE REMAINDER	360 LF
REMAINDER TREES REQUIRED (360 LF / 20' =)	18 TREES
REMAINDER TREES PROVIDED	18 TREES
PANHANDLE DRIVE REMAINDER	440 LF
REMAINDER TREES REQUIRED (440 LF / 20' =)	22 TREES
REMAINDER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 L6 TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	382 SPACES
PARKING LANDSCAPE REQUIRED 102,330 SF X 5% =)	5,117 SF
PARKING LANDSCAPE PROVIDED	8,203 SF

AMOUNT OF LANDSCAPING

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

SITE AREA	3,044,080 SF
SITE LANDSCAPE REQUIRED 3,044,080 SF X 15% =)	456,612 SF
SITE LANDSCAPE PROVIDED	1,778,250 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(118%) 540,843 SF
SITE IMPERVIOUS AREA	1,244,655 SF

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

CORGAN

401 N. Houston St
Dallas, TX 75202
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ISSUES

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REVISIONS

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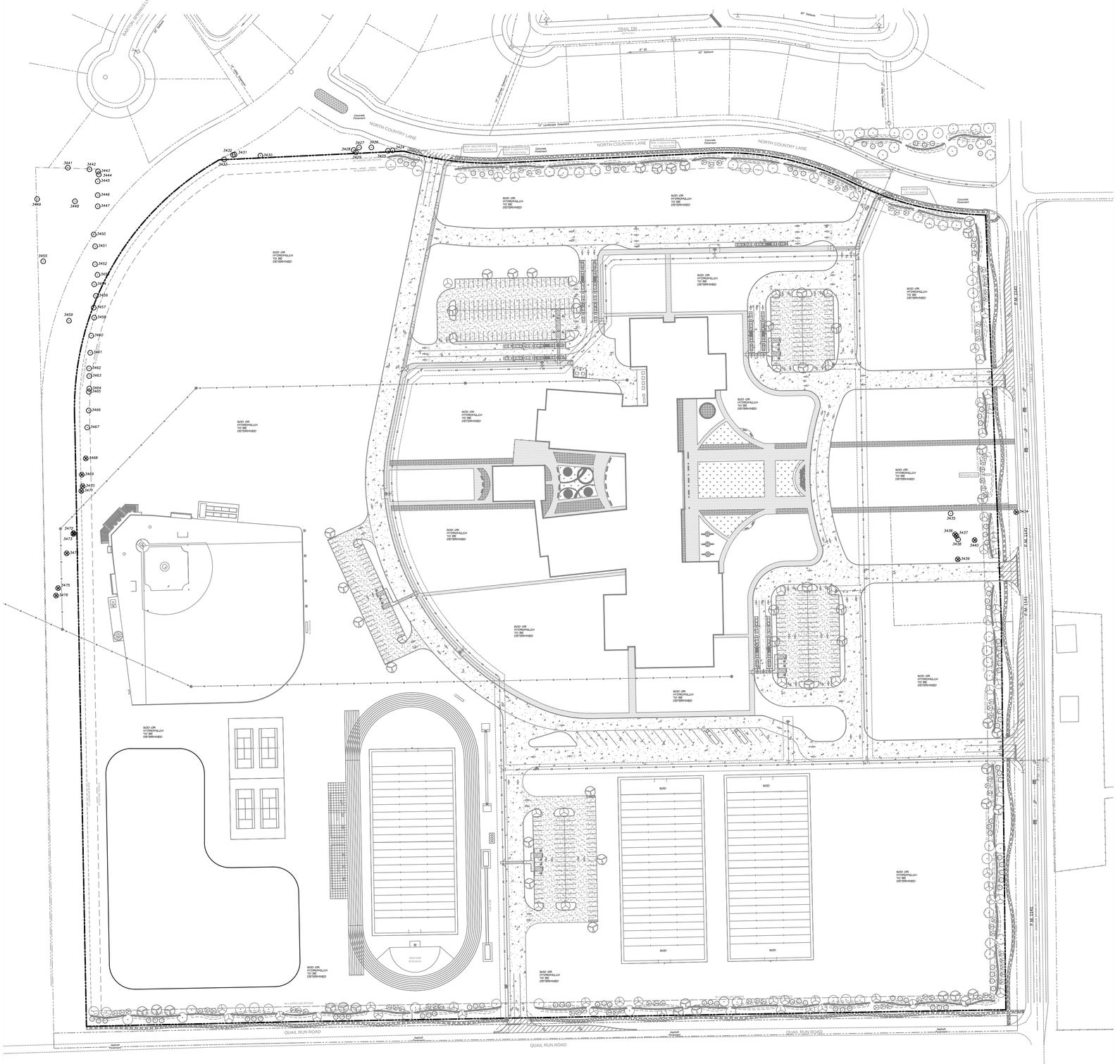
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE DETAILS

JOB 21572.0000
DATE 04/14/2022
SHEET L 7



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

MITIGATION 101.5 - 69 = 32.5 X $100.00 = $3,250.00

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 40.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

ZONE 1

0 100 200

GRAPHIC SCALE
1" = 100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
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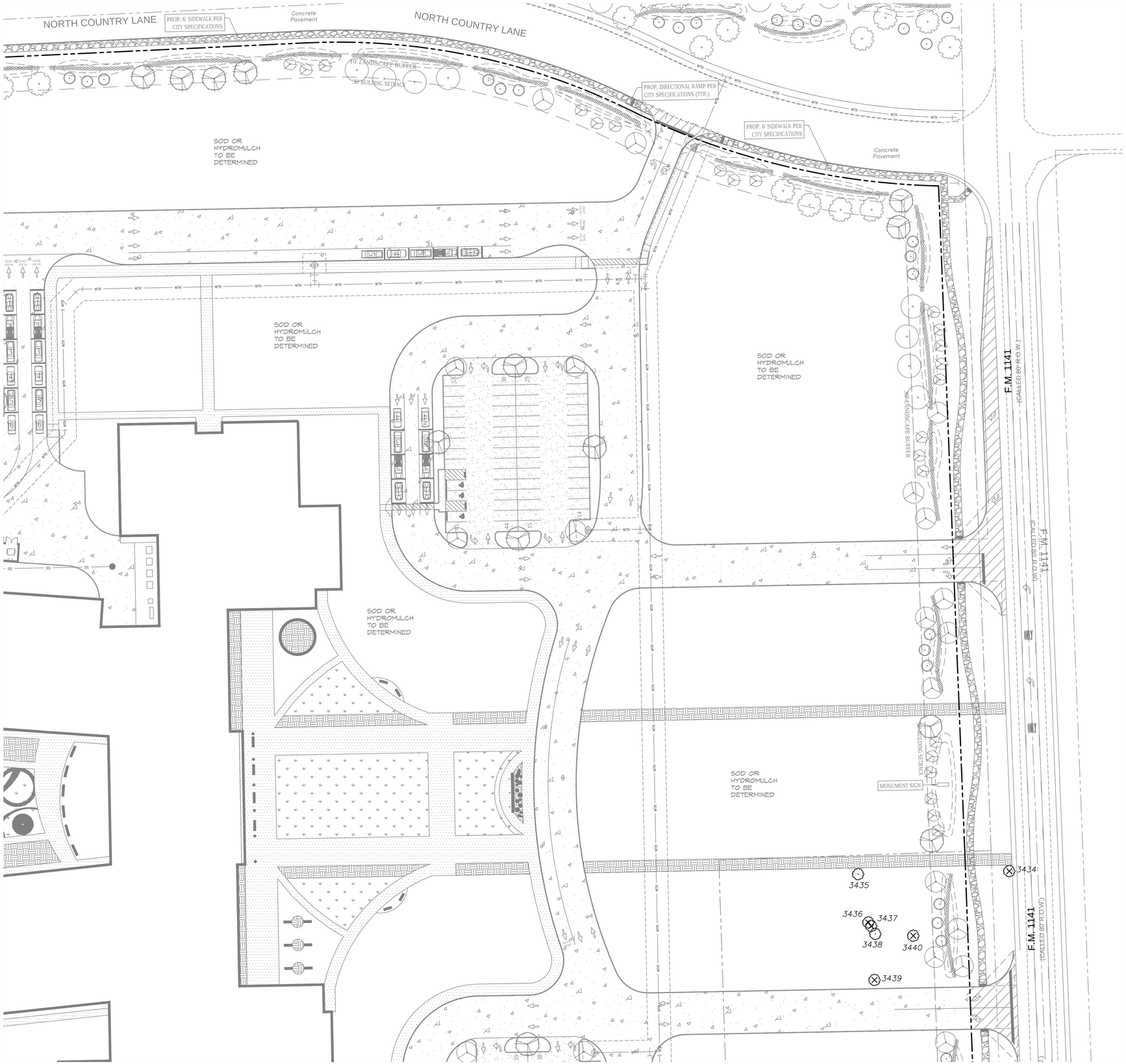
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET TS 1



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
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3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

CORGAN

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ISSUES

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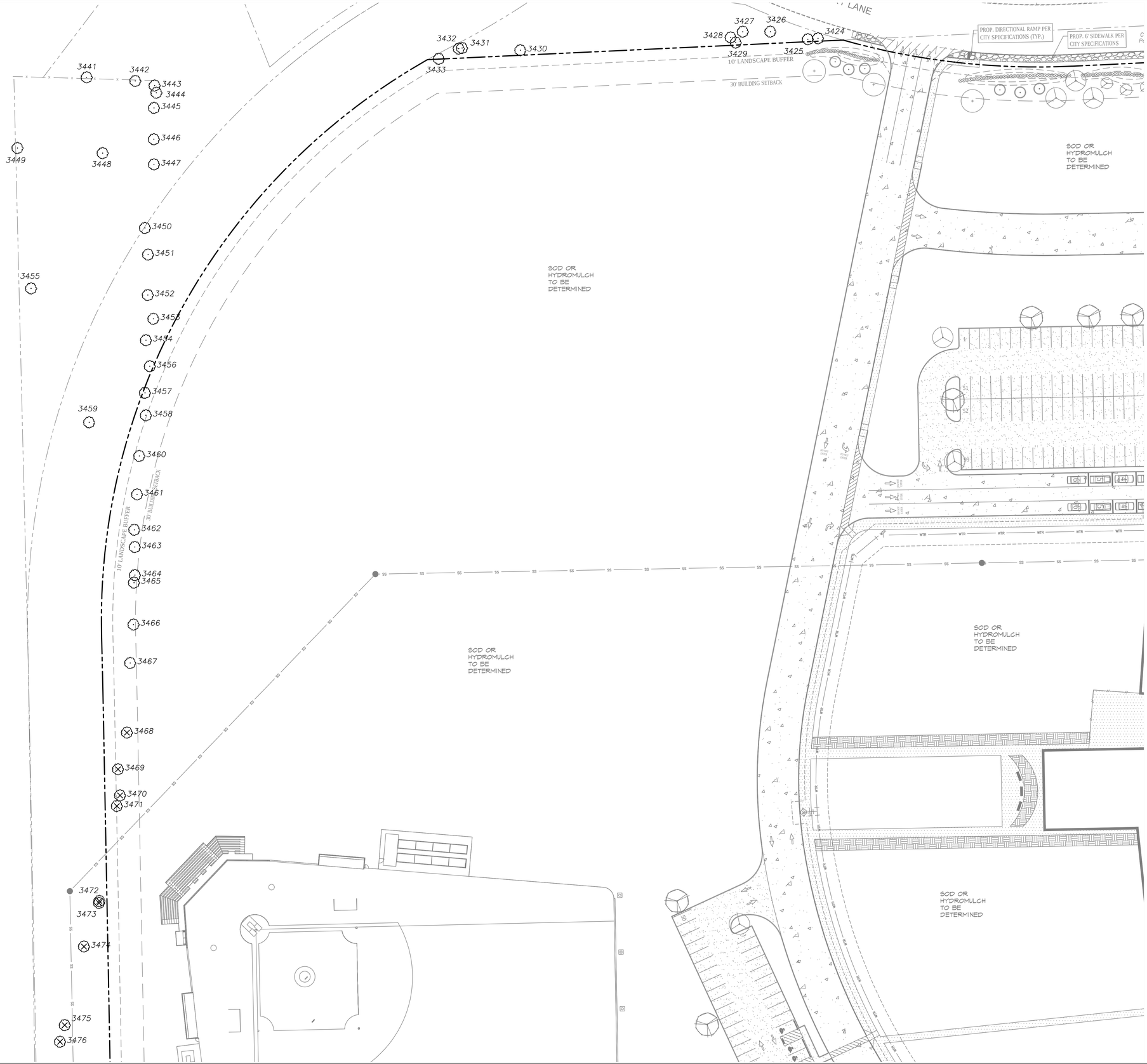
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN EAST

JOB 21572.0000
DATE 04/14/2022
SHEET TS 2



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
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3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
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3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
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REVISIONS

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

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN WEST

JOB 21572.0000
DATE 04/14/2022
SHEET TS 3

LUMINAIRE SCHEDULE FOR ROCKWALL ISD NINTH GRADE CENTERS

Nada F - (903) 581-2677
nferro@emaengineer.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 "E" in the drawing set is to be treated as an emergency version of the listed luminaire. (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, LHx, 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 specified.

Emergency Lighting Information: Linear Emer Section Layout >> EMER EMER EMER EMER EMER

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 #108200790002---, Controls to be - IECC 2015 with Reduced Lighting Power additional efficiency package.

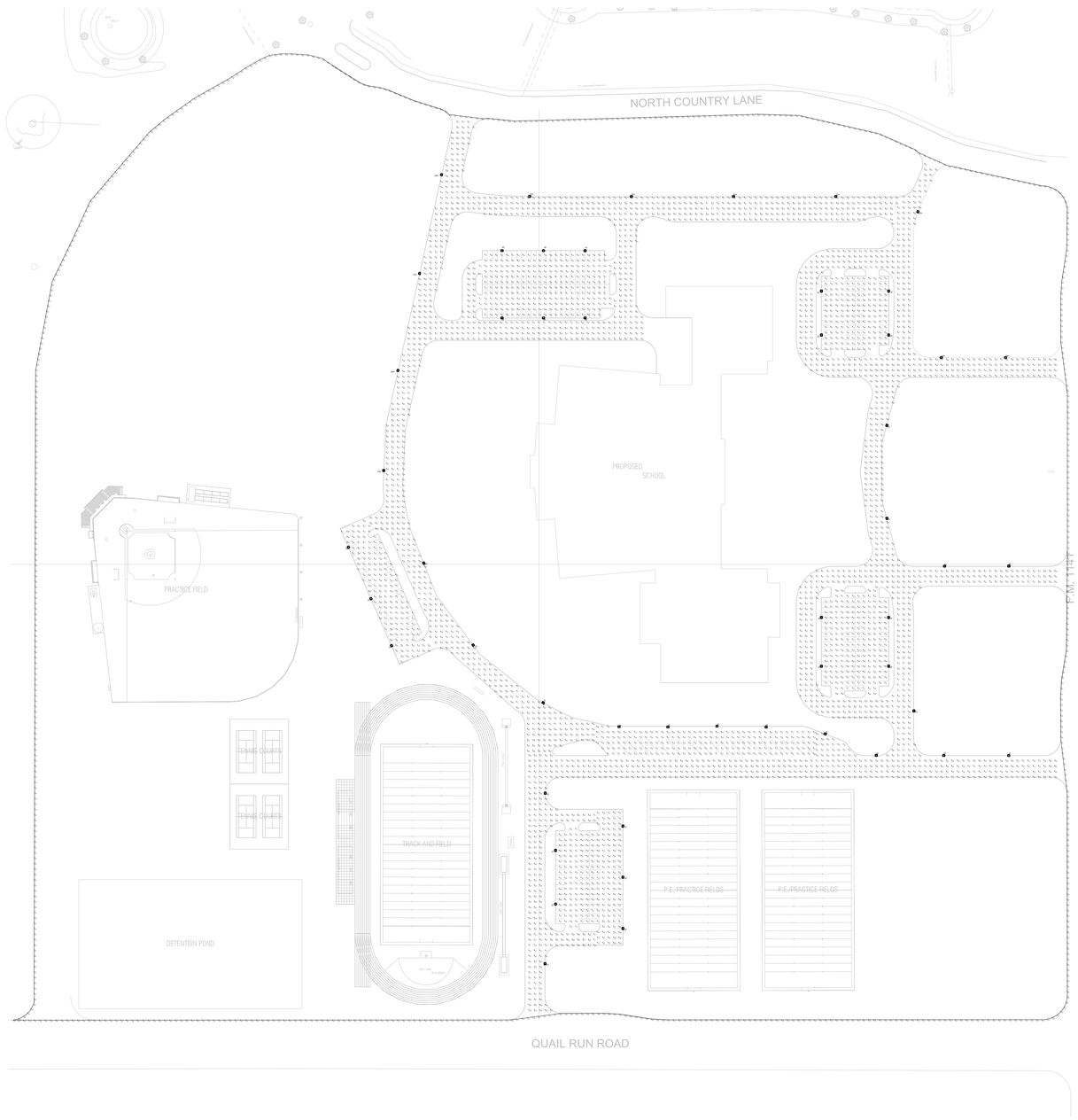
Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, - .

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
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
ZF	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
ZZZ	END OF SCHEDULE, , with , Color:	, , , , , , , ,				

Calculation Summary				
Label	CalcType	Avg	Max	Min
DRIVEWAY_LEFT	Illuminance	0.92	3.0	0.0
DRIVEWAY_RIGHT	Illuminance	0.95	3.1	0.0
PARKING LOT EAST	Illuminance	1.70	2.7	0.8
PARKING LOT NORTHEAST	Illuminance	1.93	2.6	1.3
PARKING LOT NORTHWEST	Illuminance	1.99	2.8	1.0
PARKING LOT SOUTH	Illuminance	1.67	2.6	0.8
PARKING LOT SOUTHWEST	Illuminance	1.74	2.6	1.1
PARKING LOT WEST	Illuminance	1.58	2.6	0.7
PROPERTY LINE	Illuminance	0.01	0.2	0.0

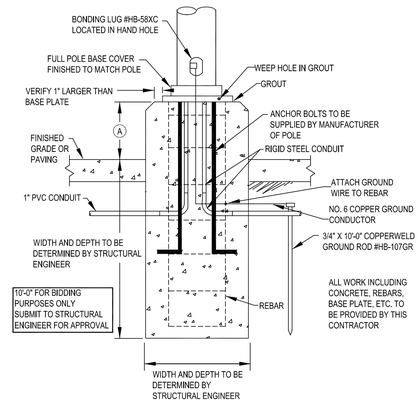
SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 NORTH PHOTOMETRIC SITE PLAN
1"=100'-0"

(A) IF POLE IS LOCATED IN CONCRETE OR ASPHALT, DIMENSION TO BE 2'-6" A.F.G. IF POLE IS LOCATED IN GRASS, DIMENSION TO BE 4" A.F.G.



SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLEBASE IS AT LEAST 12" AWAY.

2 POLE BASE DETAIL - 12'-30'
N.T.S.

CORGAN
www.corgan.com
T: 214.748.2000

	ISSUES
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△	REVISIONS

This Document was produced by or under the authority of Registered Architect:

STATE OF TEXAS
CATHERINE L. HOLLENSHEAD
103572
LICENSED
PROFESSIONAL ENGINEER
04-13-2022

Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

NORTH PHOTOMETRIC SITE PLAN

Apr 13, 2022

EMA
DESIGN SOLVE ENHANCE
EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
Phone: 1 . 800 . 933 . 0538

Apr 13, 2022

JOB 21572.0000
DATE 04/13/2022
SHEET ES1-03

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.

1 082 0079 002



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

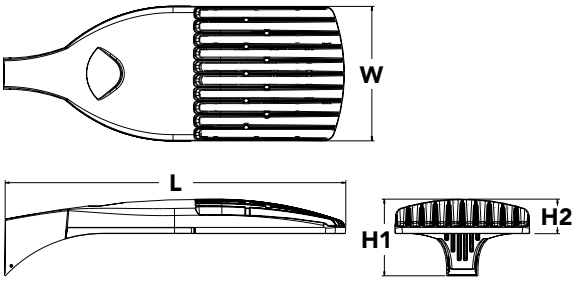
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1, P2, P3, P4[1], P5[1], P6[1], P7[1], P8, P9[1]

Rotated optics

P10[2], P11[2], P12[2], P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

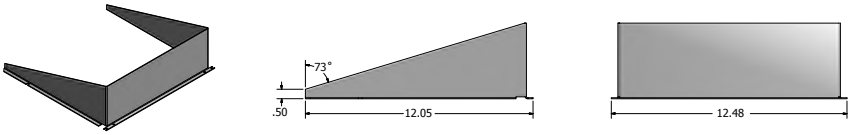
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

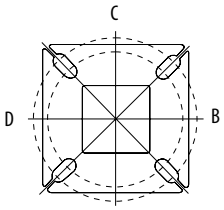
Options

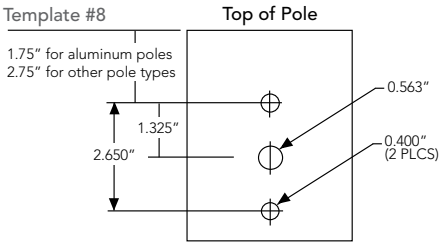
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

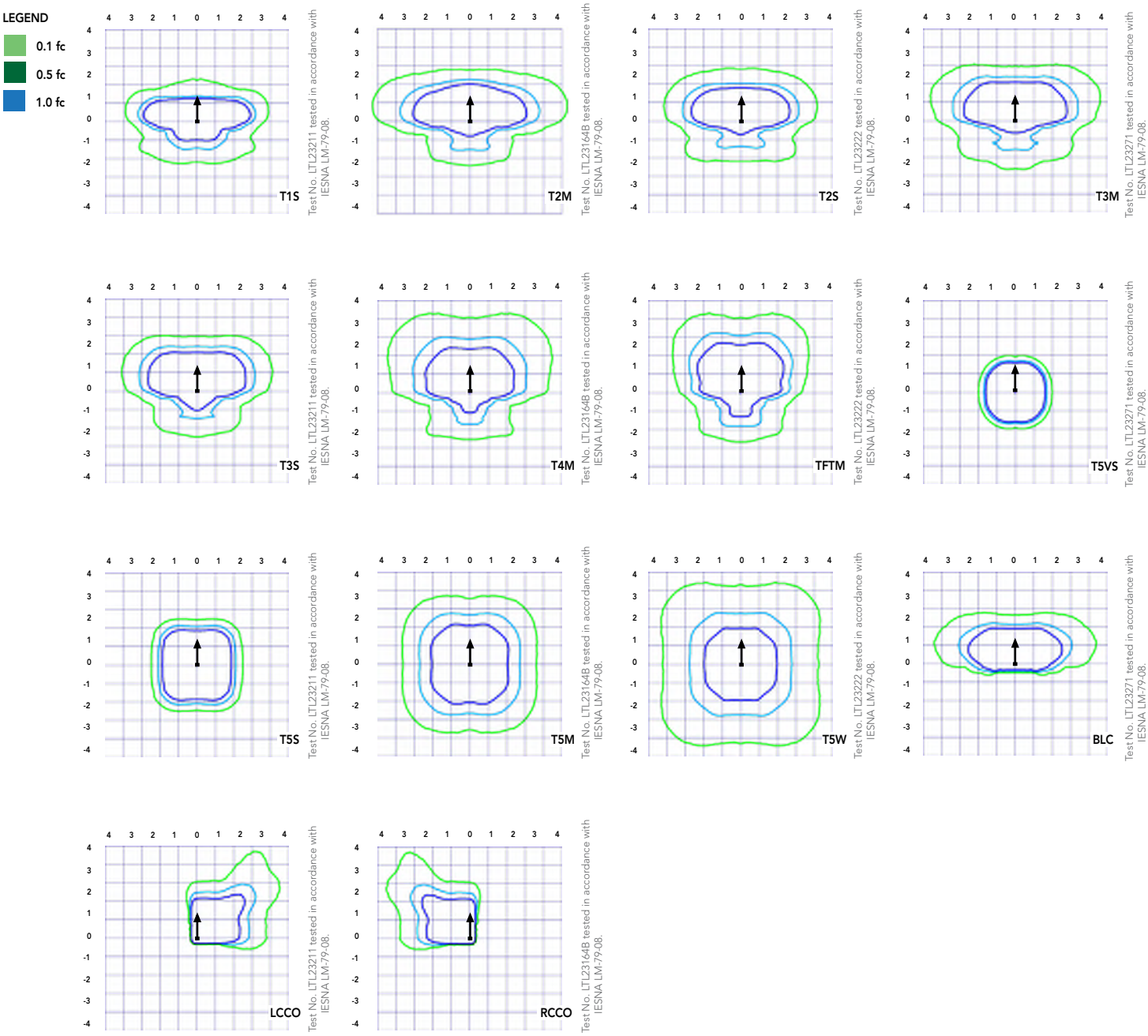
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/22/2022

PROJECT NUMBER:	SP2022-017	CASE MANAGER:	Bethany Ross
PROJECT NAME:	Site Plan for Rockwall Ninth Grade Center North	CASE MANAGER PHONE:	(972) 772-6488
SITE ADDRESS/LOCATIONS:	2850 FM 1141, ROCKWALL, TX 75098	CASE MANAGER EMAIL:	bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Site Plan for a Public Secondary School on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/22/2022	Needs Review

04/22/2022: SP2022-017; Site Plan for Rockwall Ninth Grade Center
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Public Secondary School on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road.
I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
I.3 For reference, include the case number (SP2022-017) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.
M.5 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

M.4 Site Plan:
(1) Update the lot coverage with any structures.
(2) Indicate/label all fire lanes. (Subsection 03.04.B, of Article 08, UDC)
(3) Indicate street centerline for proposed extension of Panhandle Drive. (Subsection 03.04.B, of Article 11, UDC)
(4) Please show Panhandle Drive being extended to Quail Run Road.
(5) Please indicate the right-of-way width for all roadways.
(6) Please remove trees depicted on the site plan from the right-of-way.
(7) Please note that the RISD will be responsible for upgrading Quail Run Road to its full width to John King Boulevard.
(8) Please note that only one (1) row of parking can be in between the front façade of the building and the front property line. Currently there are two (2) parking lots showing more than one (1) row of parking.
M.5 Photometric Plan:
(1) Please indicate all stadium and practice field/tennis courts lighting standards and photometric values.
(2) Indicate Lighting Levels (in Foot Candles, i.e. FC) of each light, and provide the light spread shown by each fixture (Subsection 03.03, of Article 07, UDC)
M.5 Building Elevations:
(1) Please provide an exhibit of dumpster enclosures. Dumpster enclosures must be self-latching and indicated as such. (Subsection 01.05.B, of Article 05, UDC)

(1) Please indicate all RTU's proposed for the property and show that they will be screened.
(2) Please label horizontal measurements on all elevations.
(3) Please label exterior elevations with the adjacent public right of way for reference.
M.6 Landscape Plan:
(1) Label all Berms and provide a measured exhibit of both berm and shrub. Add Berm to tree exhibit.
(2) All Canopy trees shall be at least 4'" caliper. (Subsection 07.01, of Article 09, UDC)
(3) Add landscaping along extension of Panhandle Drive (Berm and Shrubbery of a minimum 30", 1 canopy and 1 accent every 50-feet of linear frontage) and the remainder lot on the westside of Panhandle Drive (berm and three (3) tiered screening). (Section C2(3.b &c), Development Standards, of the Planned Development Ordinance)
(4) Ensure all parking spaces are within 80' of a tree. Specifically the parking lot depicted in page L5 of landscape plans. (Subsection 05.03.E, of Article 08, UDC)
(5) The developer shall establish hydro mulch or a non-sod option with a minimum of 1" in height. (Section 4.2, Coverage, Engineering Standards of Design and Construction)
(6) The City will be dedicating the triangular tract of land in exchange for the right-of-way of Panhandle Drive. Please show the incorporation of this triangle and the landscaping associated with this area on the landscape plan.
(7) Please show a five (5) foot sidewalk along Panhandle Drive and the extension of N. Country Lane.
M.7 Treescape Plan:
(1) Indicate all grades and major contours. (Subsection 03.01.C, of Article 09, UDC)
(2) Please clarify moving trees from future Panhandle Drive extension.
I.10 Please note that failure to address all comments provided by staff by 3:00 PM on May 3, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 3, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 10, 2022 Planning & Zoning Meeting.
I.12 Please note the scheduled meetings for this case:
(1) Planning & Zoning Work Session meeting will be held on April 26, 2022.
(2) Planning & Zoning meeting/public hearing meeting will be held on May 10, 2022.
I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/21/2022	Needs Review

04/21/2022: - Must build your half of North Country Lane. 65' ROW and 45' B-B paving.
- Must build full width of Panhandle to Quail Run 65' ROW and 45' B-B paving including sidewalks.
- Must build Quail Run Road. 65' ROW and 45' B-B paving to the ex. widened section located east of John King.
- 12-inch WL down Panhandle to be constructed.
- San. Sew. to be 6-ft off Back of Curb in Panhandle.
- Show and label oil/water separator for dumpster area to drain to sewer system.
- Remove sign from site plan.
- Label angle of bus parking.
- Recommend moving sewer MH out of playing field.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees to be paid for upsizing the water meter and additional square footage to building.
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

- Must include a 10' utility easement along street frontage
- Remove all signage from site plan

Water and Wastewater Items:
- Impact fees to be paid with building permit.
- Must dedicate 20' wide easement for the sewer line to connect along creek.
- Must build 12" water line in Panhandle to south property line per the Master Plan.
- Must build 12" water line in North Country Lane and connect to FM 1141
- Sewer Pro-rata $361.54/acre and $23,238.22.
- San. Sew. to tie into new line being constructed in E. Quail Run Rd.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system. - Detention is required.
- Areas of 20 acres or more must use the unit hydrograph method. Review fees apply.
- C-factor will be per zoning type.
- No walls in detention. Max slope is 4:1

Roadway Paving Items:
- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Panhandle to be 65' ROW, 45' B-B paving.
- North Country Lane to be 65' ROW, 45' B-B paving. Must build remaining roadway.
- Quail Run to be an M4U 65' ROW and 45' B-B paving. Must build Quail Run Road. 65' ROW and 45' B-B paving to the ex. widened section located east of John King
- Traffic Impact Analysis required. Review fees apply.
- TxDOT driveway spacing on FM 1141 is 495 feet per the 55 mph posted speed.
- Left turn lanes in FM 1141 at driveway connections

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2022	Needs Review

04/22/2022: Fire Lane shall be labled with the radius indicated.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2022	Approved w/ Comments

04/19/2022: Address assignment will be *2850 FM 1141, ROCKWALL, TX 75098*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	04/18/2022	Approved w/ Comments

04/18/2022: 1. Tree mitigation only required if any trees encountered on site
2. Landscape plan approved with following comments; please verify you parking lot trees as every space must be within 80' of a tree
3. There are new varieties of Bermudagrass that are more shade, drought, wear and cold tolerant such as Tif Tuf and Tahoma 31
04/18/2022: All canopy trees must be 4" caliper minimum.

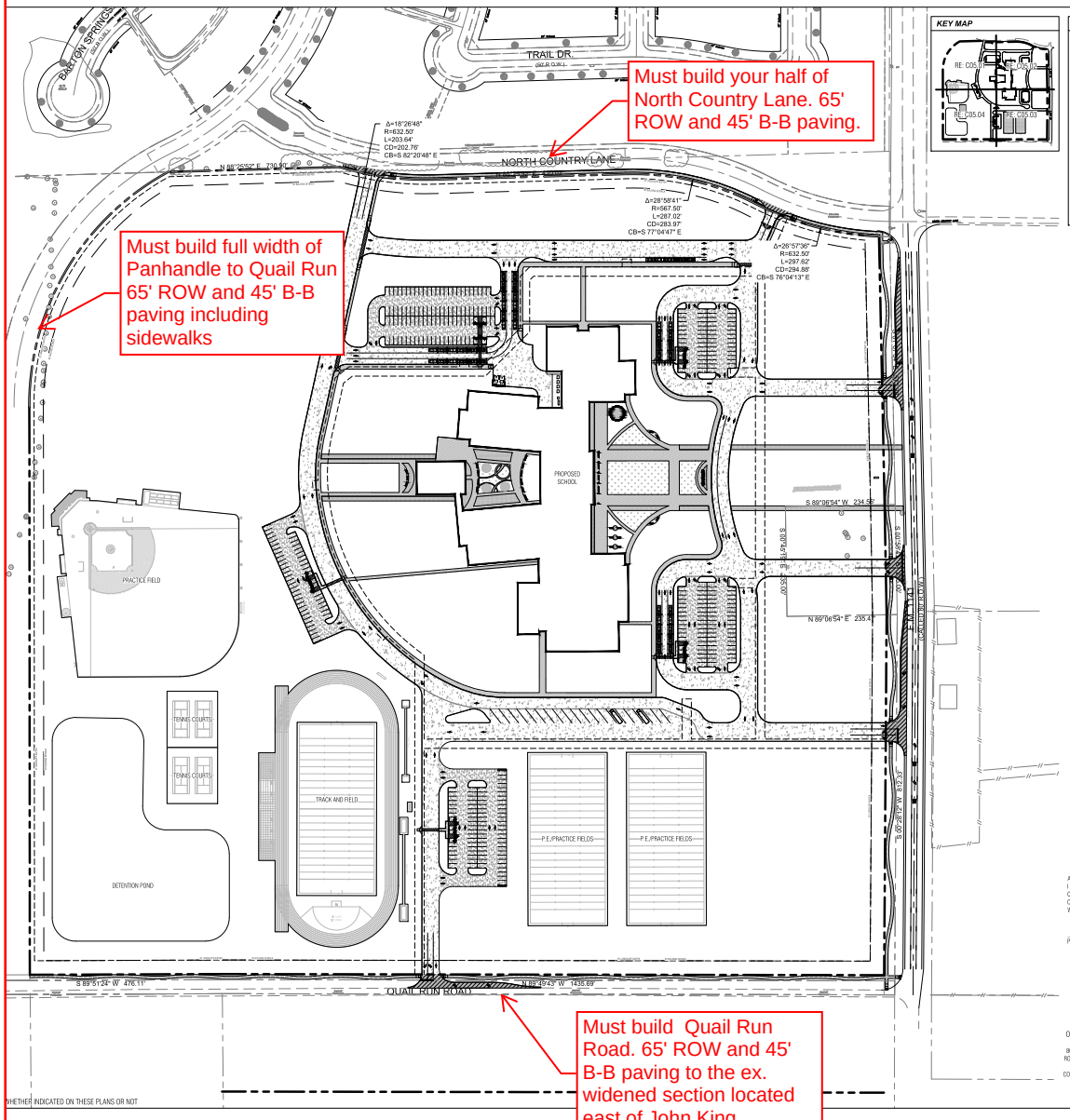
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- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees to be paid for upsizing the water meter and additional square footage to building.
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- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage
- Remove all signage from site plan

Water and Wastewater Items:
- Impact fees to be paid with building permit.
- Must dedicate 20' wide easement for the sewer line to connect along creek.
- Must build 12" water line in Panhandle to south property line per the Master Plan.
- Must build 12" water line in North Country Lane and connect to FM 1141
- Sewer Pro-rata $361.54/acre and $23,238.22.
- San. Sew. to tie into new line being constructed in E. Quail Run Rd.

Drainage Items:
- Dumpster area to drain to an oil/water separator and then to the storm system. - Detention is required.
- Areas of 20 acres or more must use the unit hydrograph method. Review fees apply.
- C-factor will be per zoning type.
- No walls in detention. Max slope is 4:1

Roadway Paving Items:
- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Panhandle to be 65' ROW, 45' B-B paving.
- North Country Lane to be 65' ROW, 45' B-B paving. Must build remaining roadway.
- Quail Run to be an M4U 65' ROW and 45' B-B paving. Must build Quail Run Road. 65' ROW and 45' B-B paving to the ex. widened section located east of John King
- Traffic Impact Analysis required. Review fees apply.
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- Left turn lanes in FM 1141 at driveway connections

Landscaping:
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
- All trees and shrubs planted adjacent to 18' parking spaces shall be planted 4' from back of curb or make these parking spaces 20'x9'



KEY MAP

GENERAL SITE NOTES

PAVING LEGEND (PROPOSED)

PAVING LEGEND (EXISTING)

SITE DATA SUMMARY TABLE

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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
(972) 771-0805
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) 717-0151
CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2000
Fax 214.653.8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # F-651 — FIRM # 1752979-00000
PHONE (972) 717-0151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 320 — IRVING, TEXAS 75038

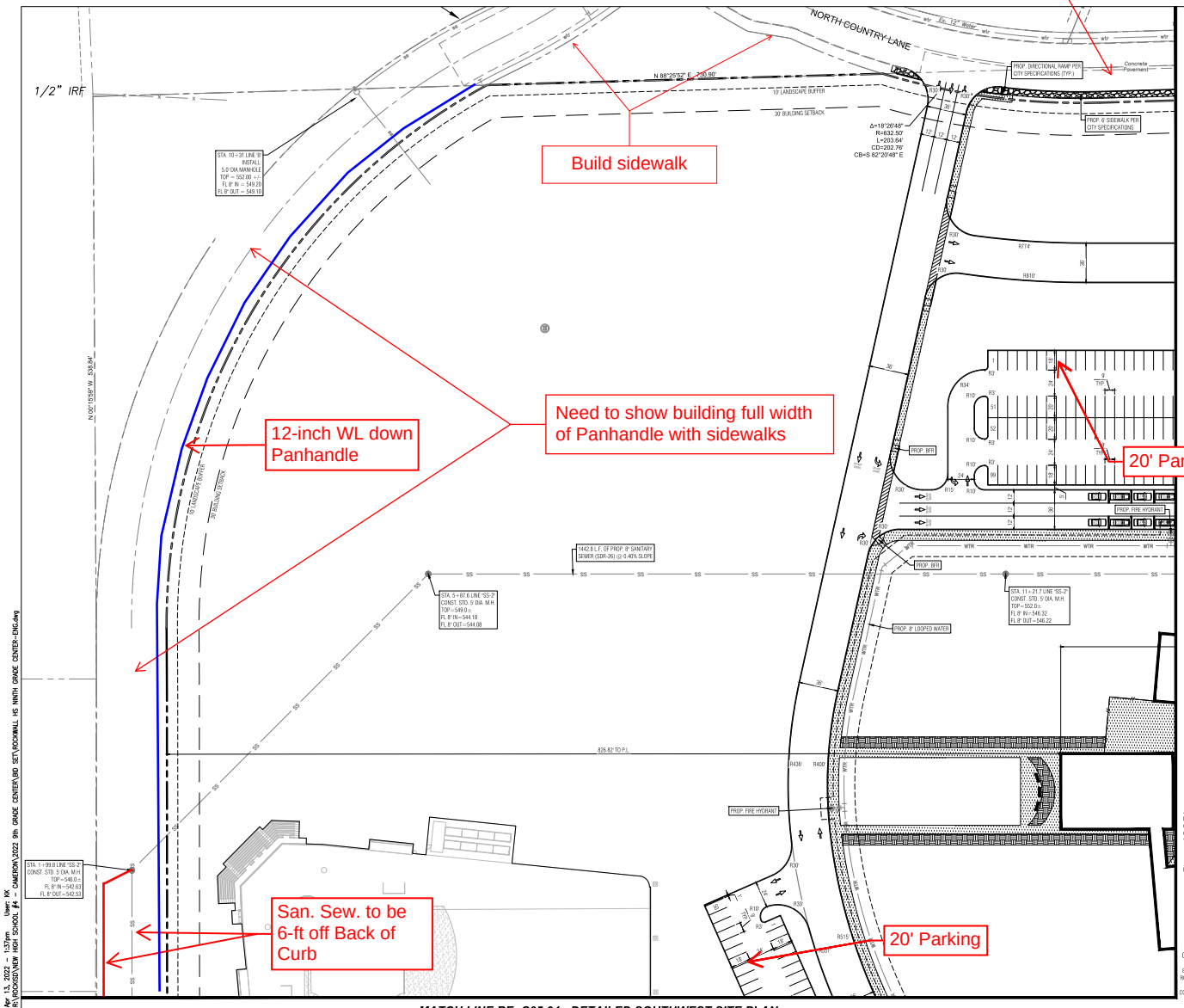
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 14, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.00



CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2000
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # 1453 FIRM # T32070100000
PHONE (972) 717-5151 FAX (972) 717-2176
4000 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

The seal appearing on this document was authorized by Carolyn Jurrilla, P.E. 86568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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

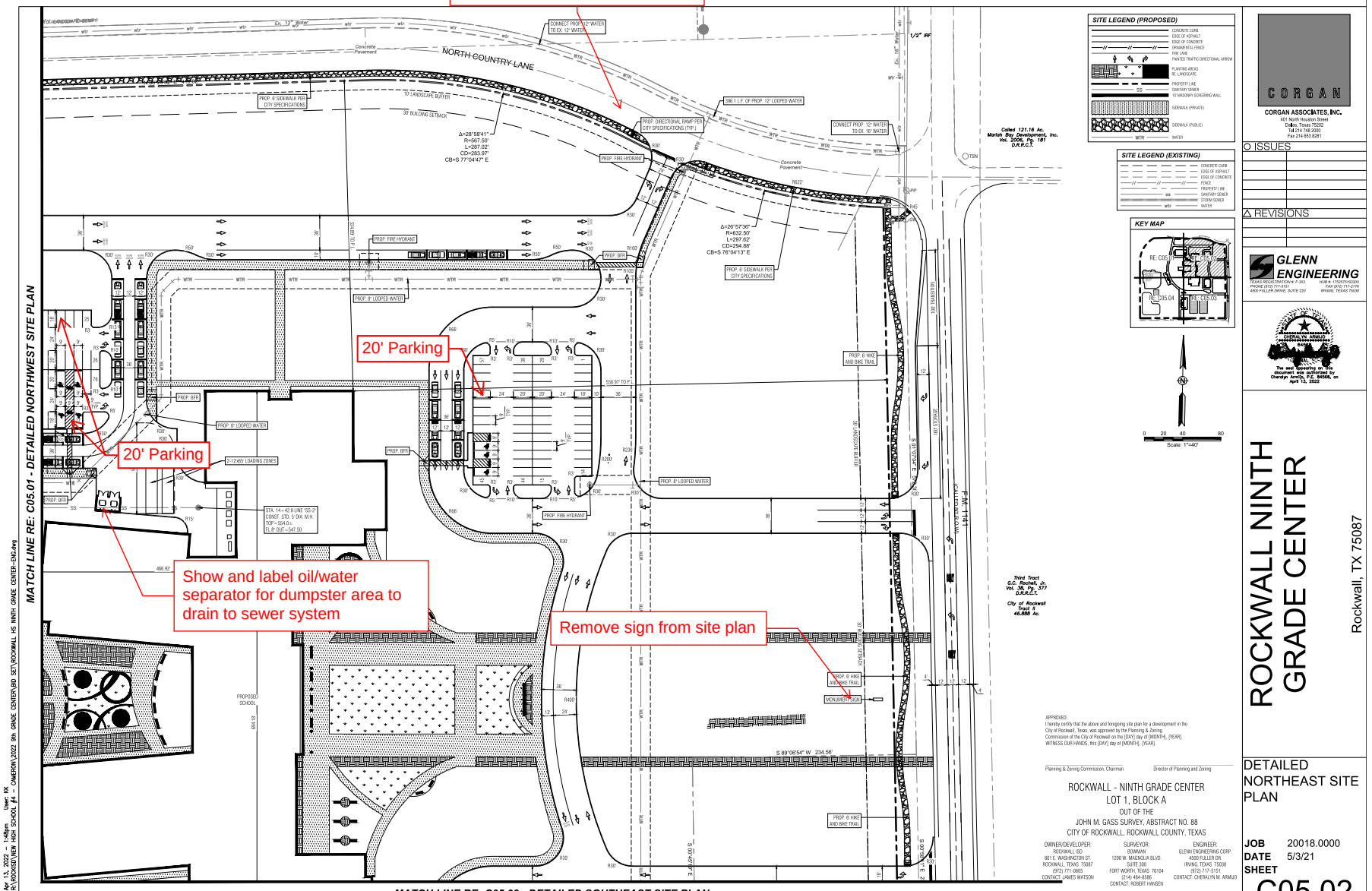
CITY OF ROCKWALL CASE NO.

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.01

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

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CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2020
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION # F-003
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 320
FIRM # 1752/9100/00
FAX (972) 717-2176
IRVING, TEXAS 75038

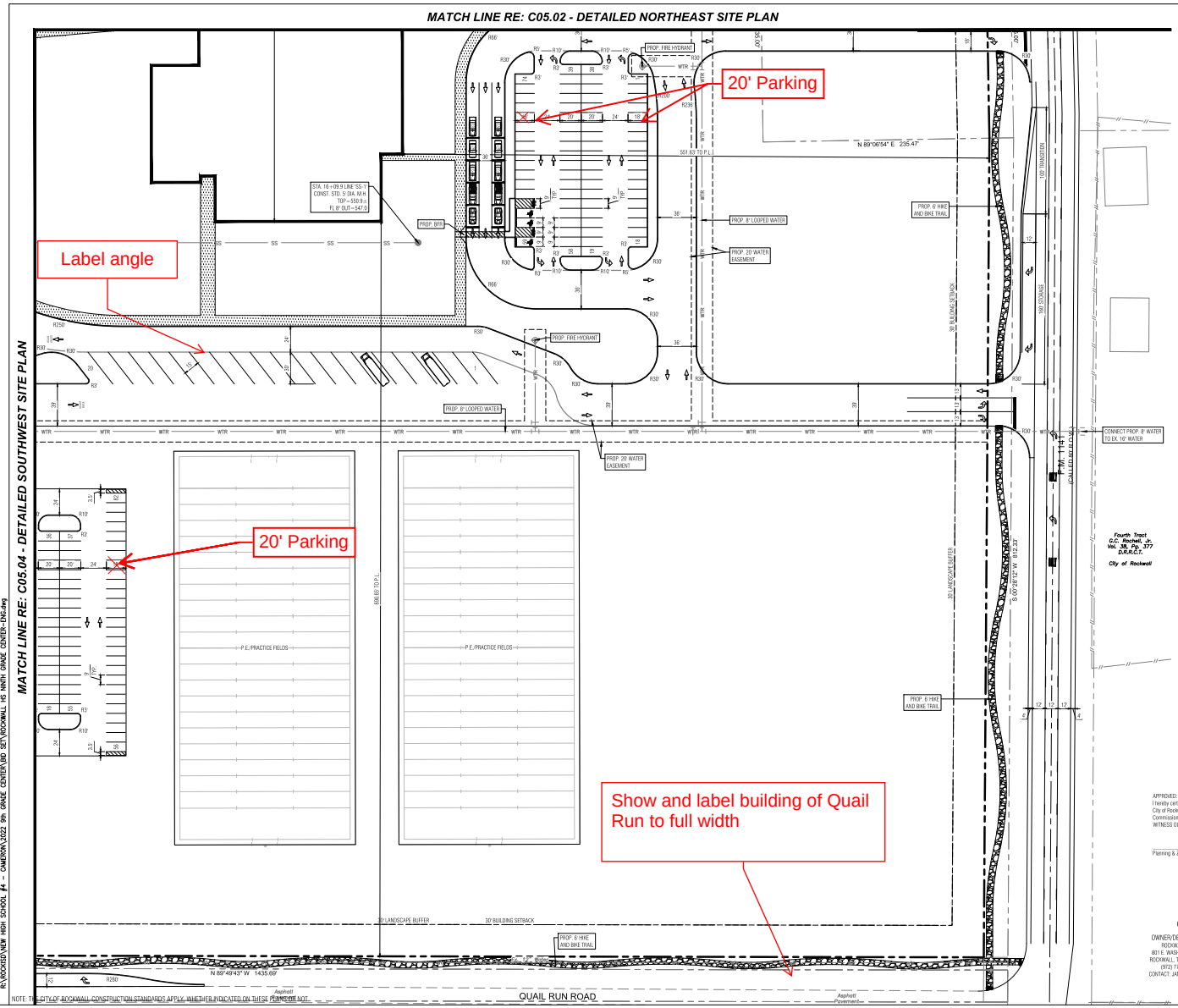
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ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.02



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

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:
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CITY OF ROCKWALL CASE NO.

CORGAN ASSOCIATES, INC.
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Tel 214.748.2020
Fax 214 653 8281

GLENN ENGINEERING
TEXAS REGISTRATION # F-003 — FIRM # 7326700300
4500 FULLER DRIVE, SUITE 220 — PHONE (972) 717-5151 — FAX (972) 717-2176 — WWW.GLENNENG.COM

ISSUES

REVISIONS

The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 86568, on April 13, 2022

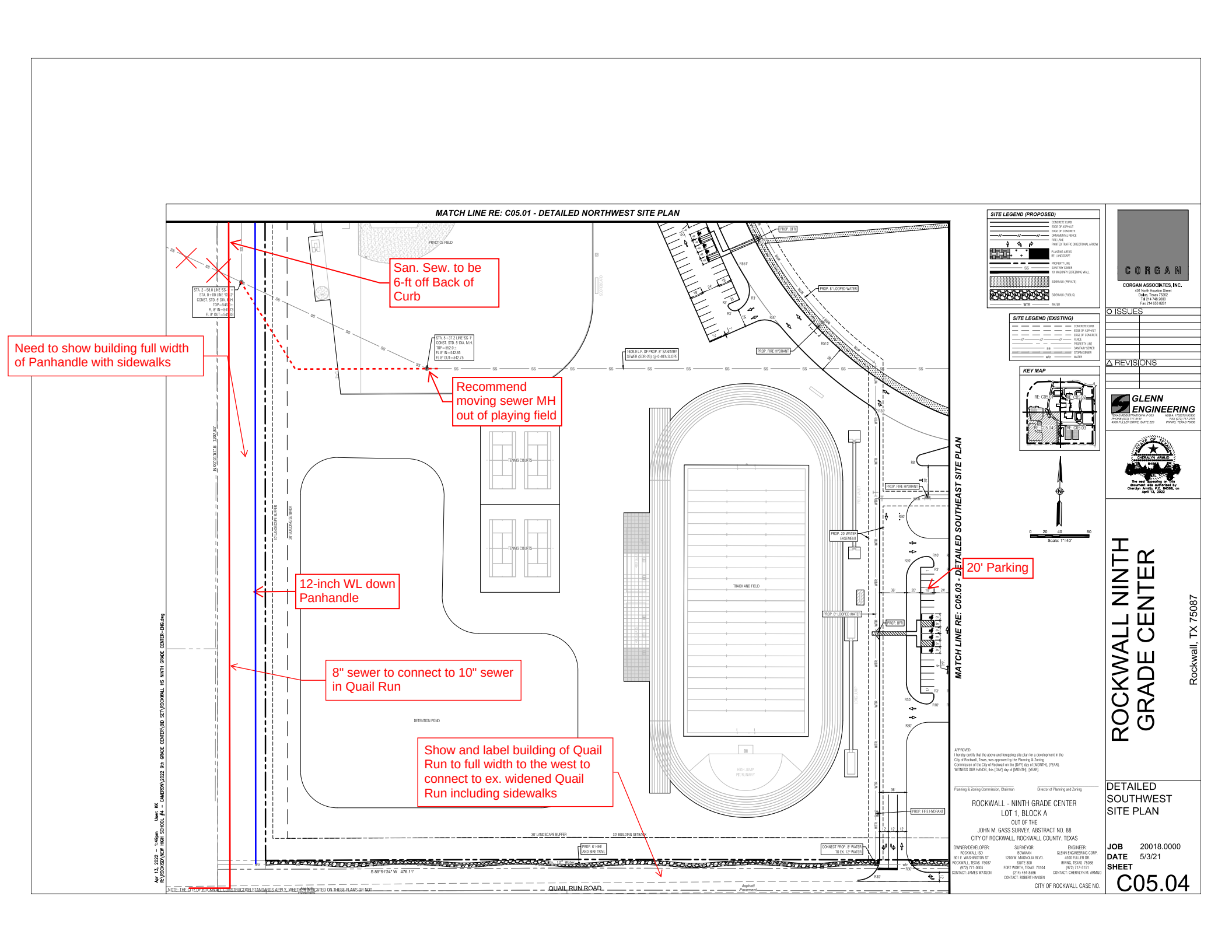
ROCKWALL NINTH GRADE CENTER

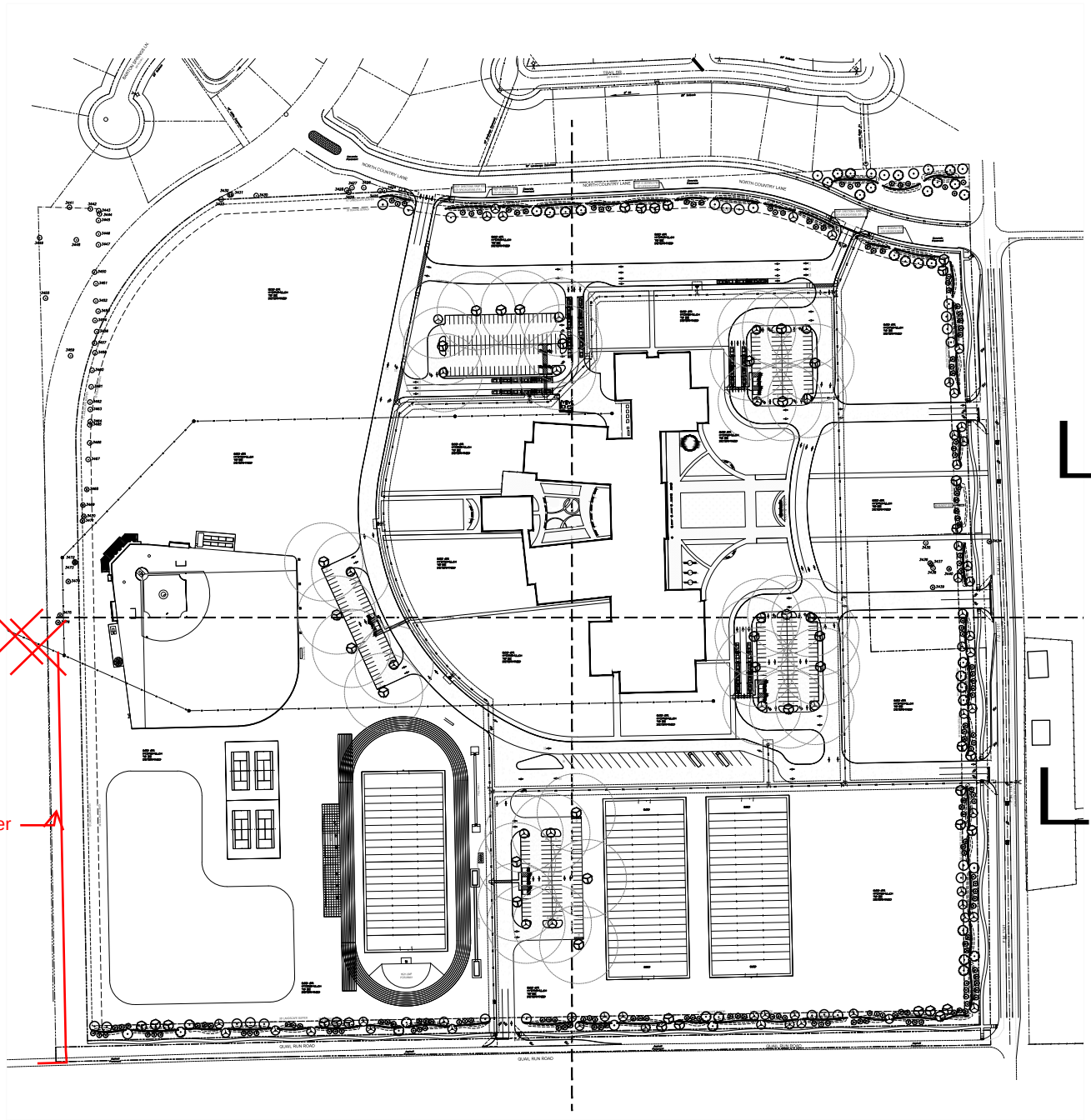
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.03

Apr 13, 2022 - 1:49pm User: KK
R:\2020\20018.NW High SCHOOL #9 - CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg


MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN
San. Sew. to be 6-ft off Back of Curb
Need to show building full width of Panhandle with sidewalks
Recommend moving sewer MH out of playing field
12-inch WL down Panhandle
8" sewer to connect to 10" sewer in Quail Run
Show and label building of Quail Run to full width to the west to connect to ex. widened Quail Run including sidewalks
20' Parking
MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN
SITE LEGEND (PROPOSED)
SITE LEGEND (EXISTING)
KEY MAP
QUAIL RUN ROAD
TENNIS COURTS
TRACK AND FIELD
DETENTION POND
PRACTICE FIELD
30' LANDSCAPE BUFFER
30' BUILDING SETBACK
PROP. 8" LOOPED WATER
PROP. FIRE HYDRANT
PROP. 20' WATER EASEMENT
PROP. 6' HIKE AND BIKE TRAIL
CONNECT PROP. 8" WATER TO EX. 12" WATER
S 89°51'24" W 476.11'
NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
CORGAN
CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214.748.2000
Fax 214.653.8281
ISSUES
REVISIONS
GLENN ENGINEERING
The seal appearing on this document was authorized by Carolyn Jurrilla, P.E. 86568, on April 13, 2022
ROCKWALL NINTH GRADE CENTER
Rockwall, TX 75087
DETAILED SOUTHWEST SITE PLAN
JOB 20018.0000
DATE 5/3/21
SHEET C05.04
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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].
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
(972) 771-0805
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. ARMIJO
CITY OF ROCKWALL CASE NO.



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NG USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,215 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 49.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED:	382 SPACES

0 100 200
GRAPHIC SCALE
1" = 100'

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] day of [MONTH], [YEAR].
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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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8596	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

REVISIONS		

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

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL LANDSCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET L 1

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP 2022-017

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					
SUBDIVISION	Rockwall High School 9th Grade Center	LOT	1	BLOCK	1
GENERAL LOCATION	Northwest corner of Quail Run Road and FM 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public School	
PROPOSED ZONING	PD for NS uses		PROPOSED USE	Public School	
ACREAGE	76.08 acres	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 Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.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 $ 1,771.60 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* APRIL *, 20* 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."*

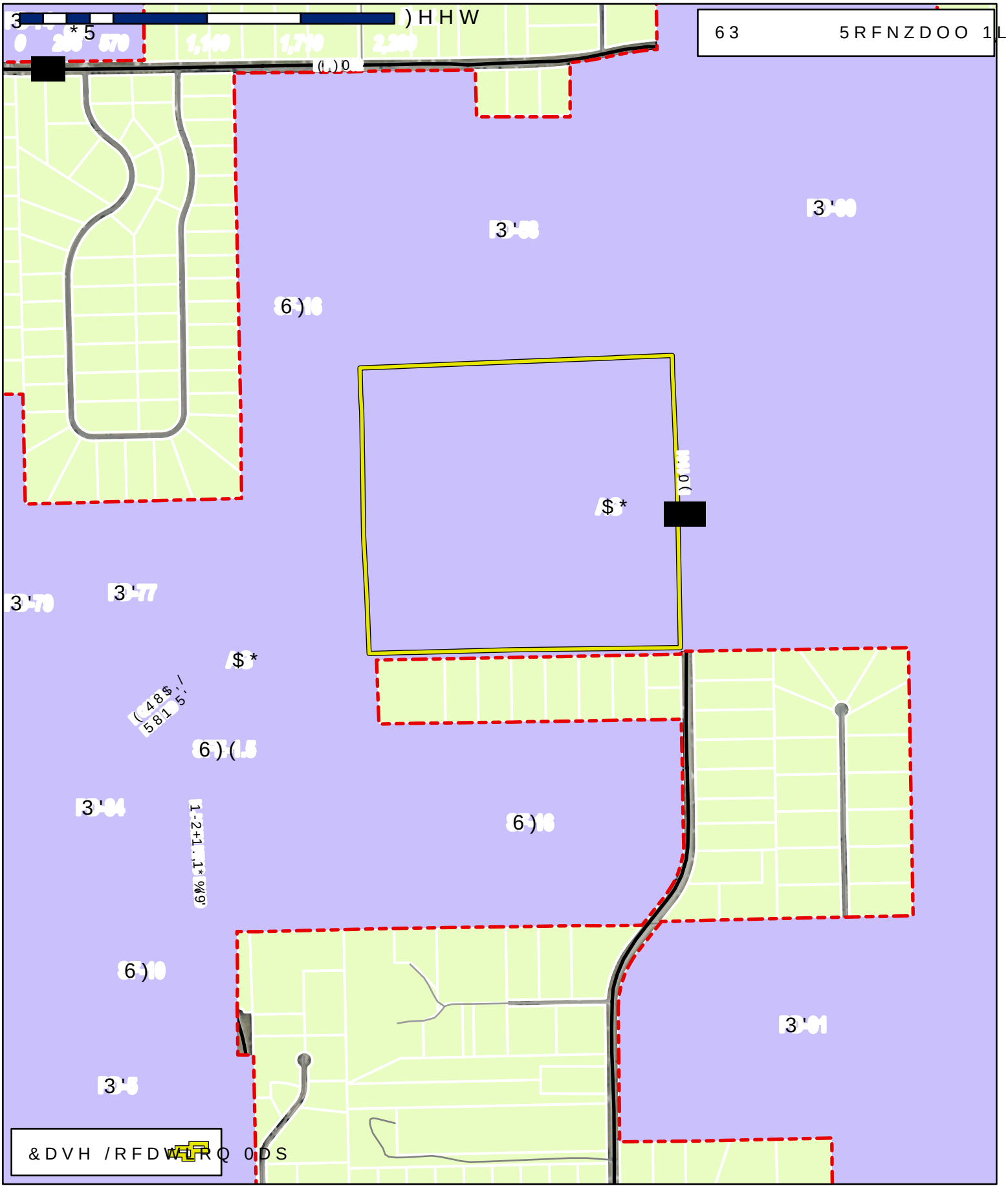
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* APRIL *, 20* 20

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melanie Pyland

MELANIE PYLAND
My Notary ID # 126570708
Expires August 6, 2024

MY COMMISSION EXPIRES

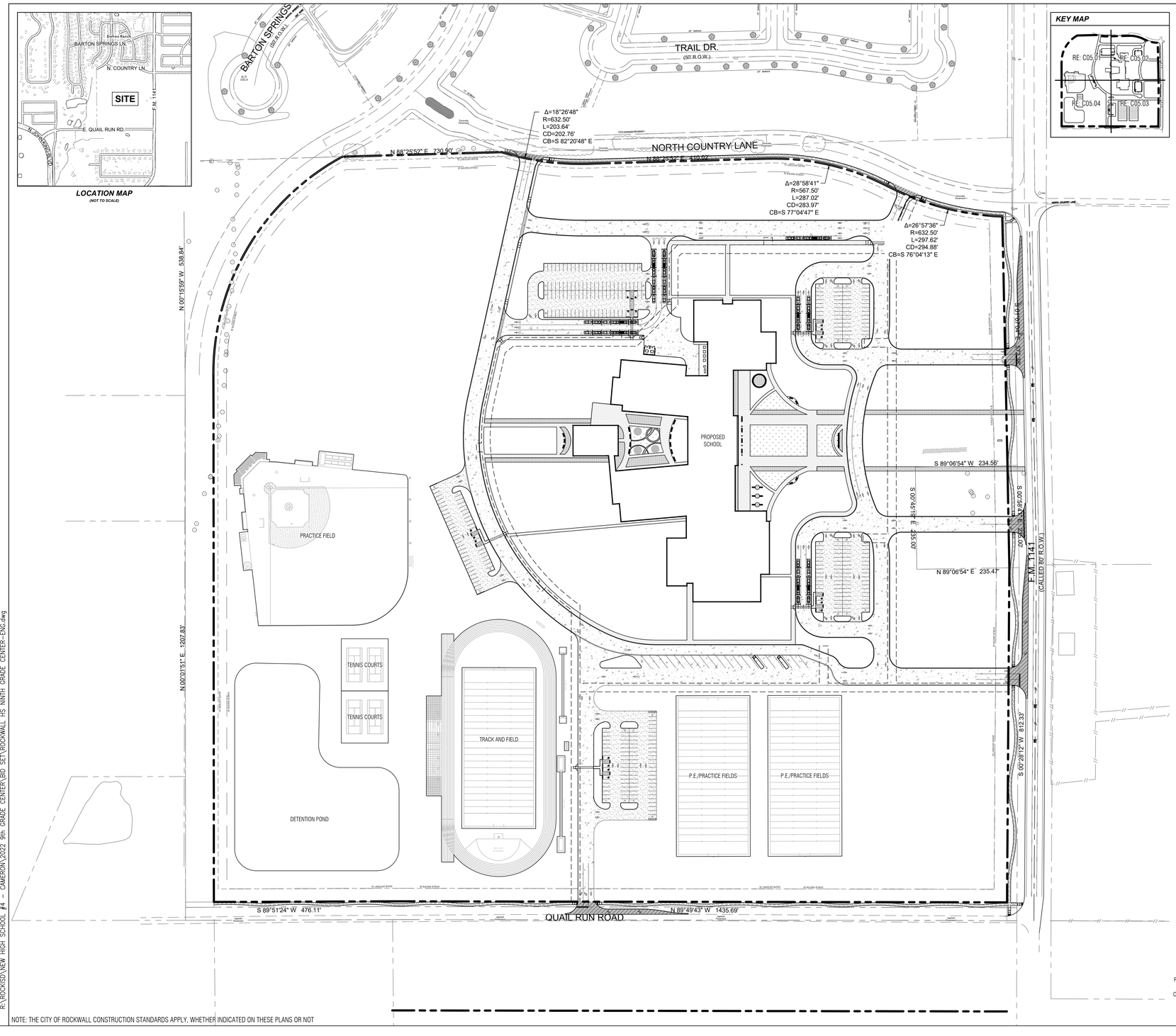


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WR SURYLGH WLPHO\ DQG DFFXUDWH
JXDUDQWHHV 7KH &LW\ RI 5RFNZDOO
RU LPSOLHG LQFOXGLQJ ZDUUDQWLHV
SDUWLFXODU SXUSRVH 8VH RI WKH LQIR
WKH XVHU

LOCATION MAP
(NOT TO SCALE)



KEY MAP

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.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6' RED STRIPED BACKGROUND.
11. 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 1FOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

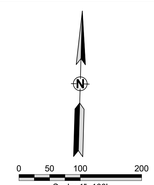
- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL
- (PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PUBLIC) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY RE: GEOTECHNICAL REPORT
- PLANTING AREAS RE: LANDSCAPE

PAVING LEGEND (EXISTING)

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

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (ZO022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB # 1732575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
ENGINEER

The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 14, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

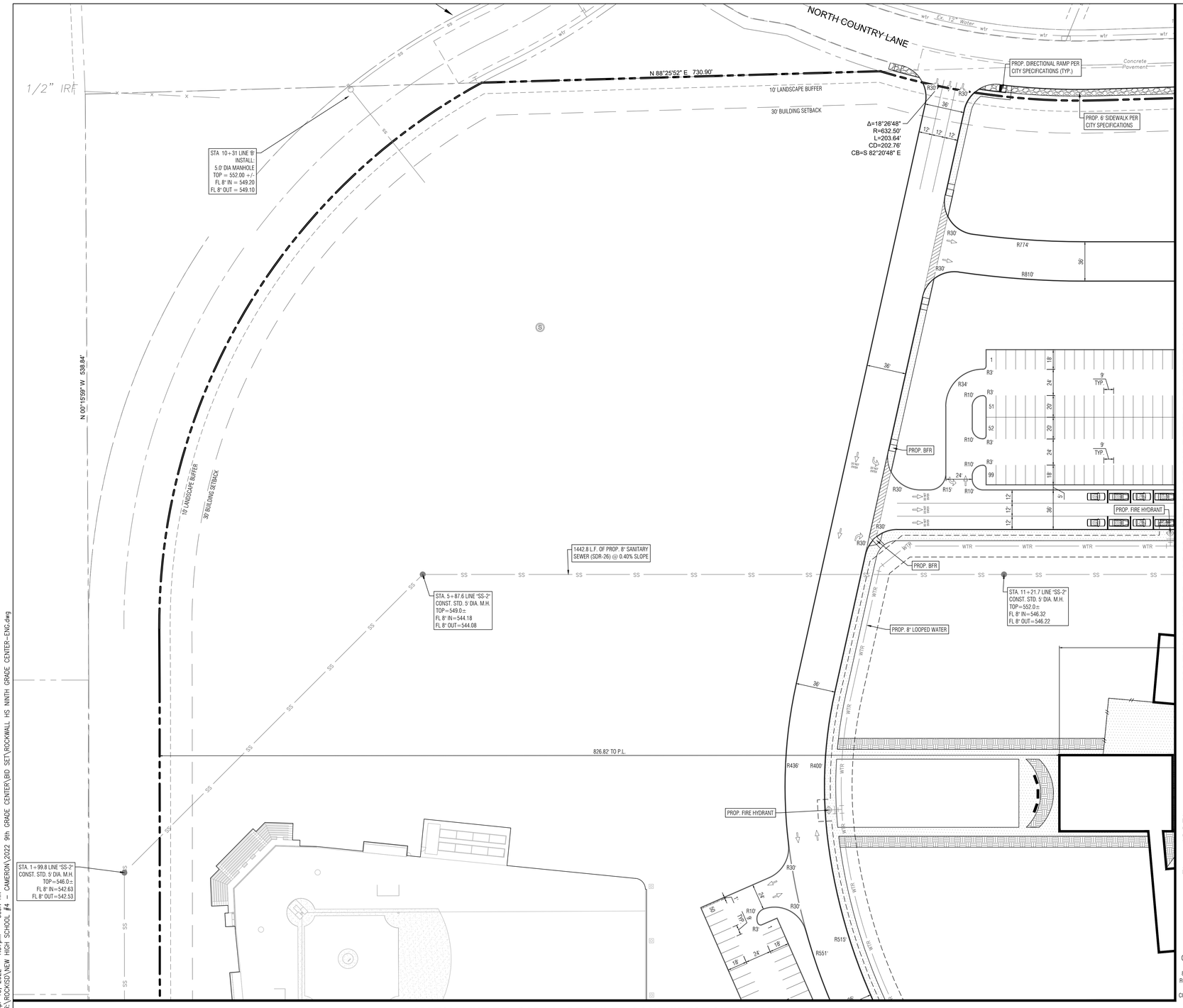
OVERALL SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.00

Apr 14, 2022 - 8:58am User: KK
R:\ROCKISD\NEW HIGH SCHOOL #4 - CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

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



MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

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

Apr 13, 2022 – 1:37pm User: KK
R:\ROCKSD\NEW HIGH SCHOOL #4 – CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

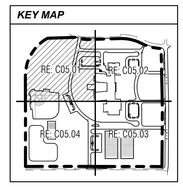
SITE LEGEND (PROPOSED)

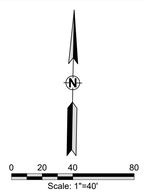
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- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SS — SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR — WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- ss — SANITARY SEWER
- STORM SEWER
- wtr — WATER

KEY MAP





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Planning & Zoning Commission, Chairman — Director of Planning and Zoning

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LOT 1, BLOCK A
OUT OF THE
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CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
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Tel 214 748 2000
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○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1720575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
ENGINEER

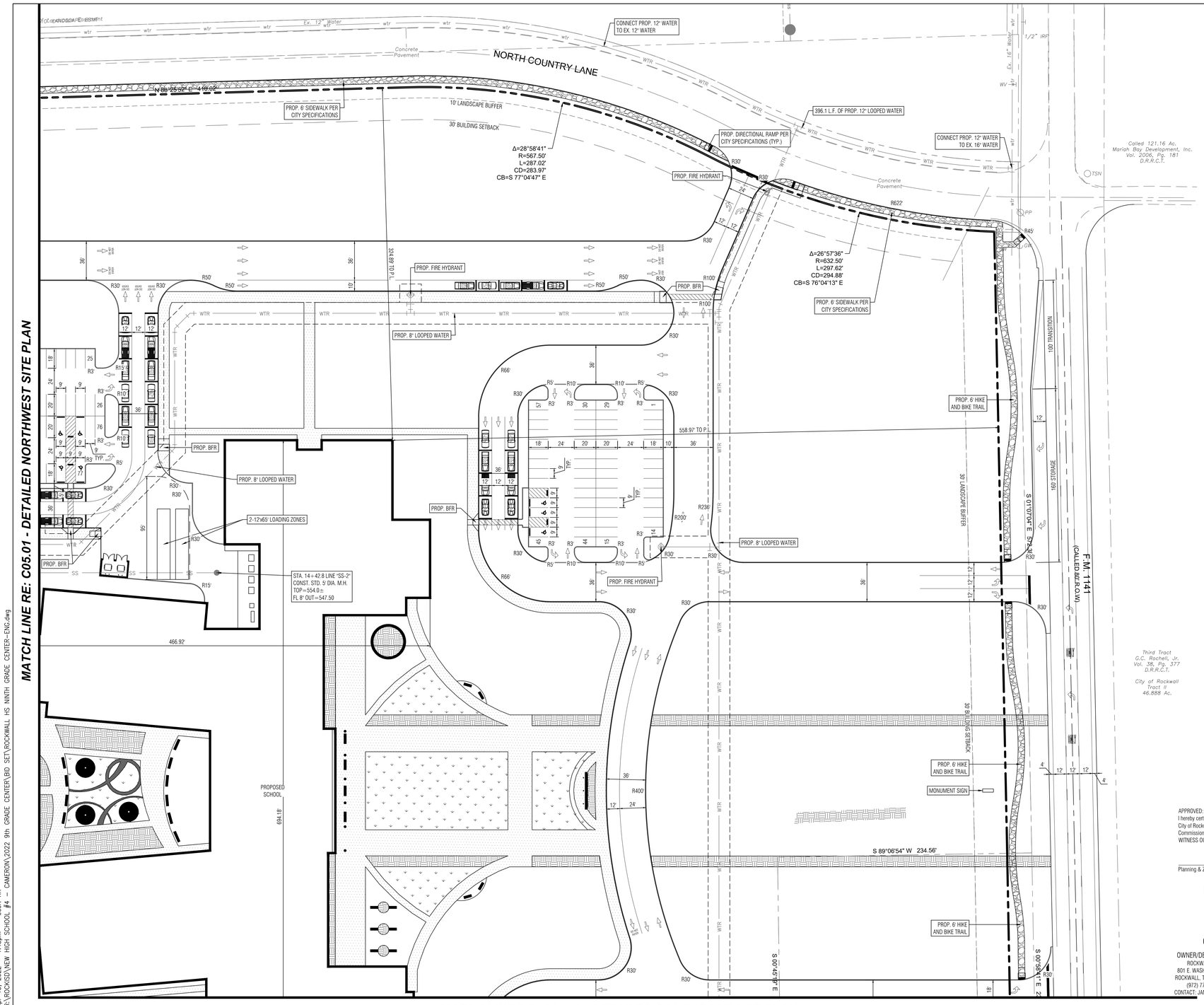
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET C05.01



SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE: LANDSCAPE
- PROPERTY LINE
- SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SANITARY SEWER
- STORM SEWER
- WATER

KEY MAP

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ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1702575193300
PHONE (972) 717-0151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
LICENSED
PROFESSIONAL
ENGINEER

The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on April 13, 2022

ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO.

DETAILED NORTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

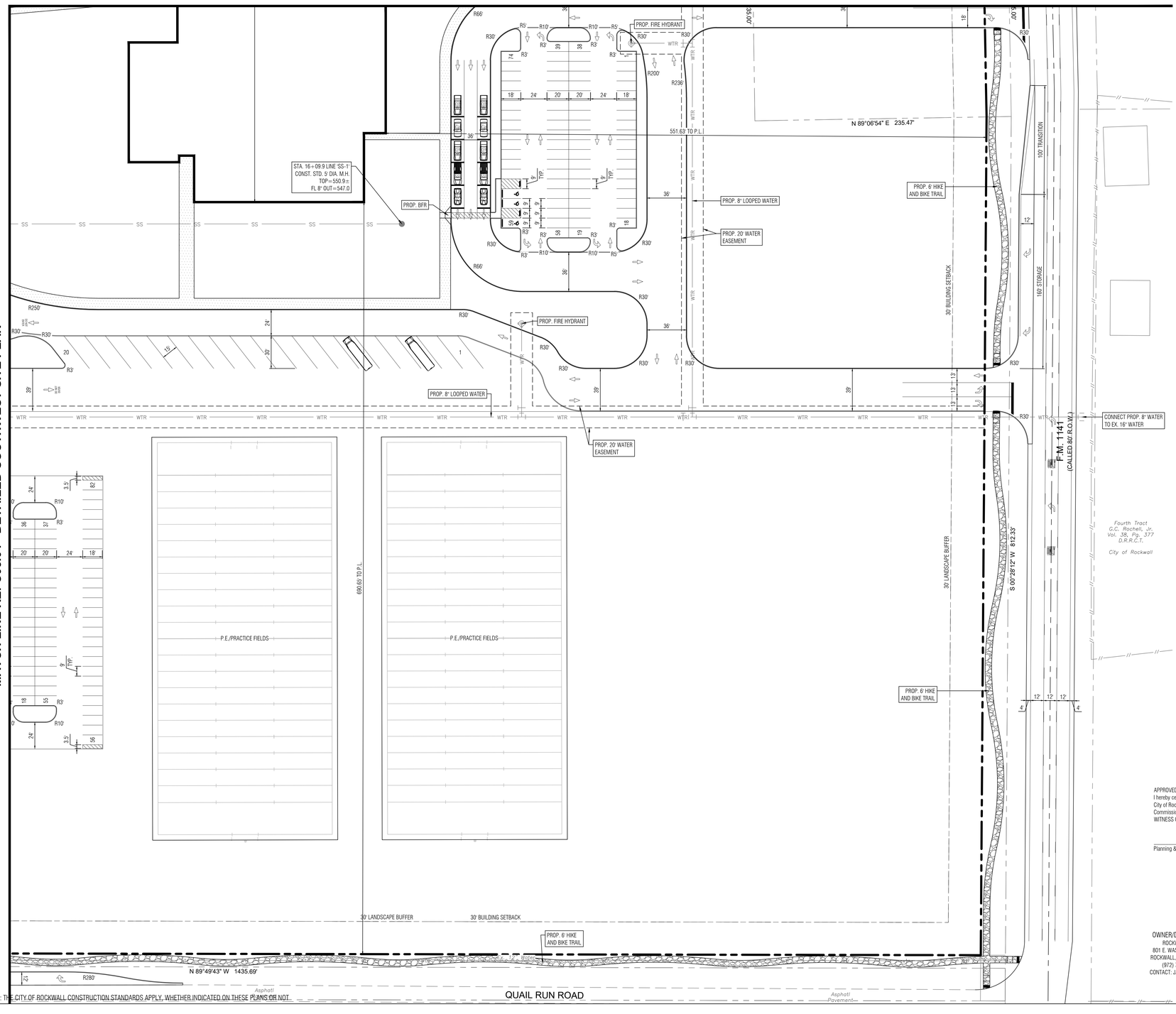
C05.02

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

Apr 13, 2022 – 1:48pm User: KK
R:\ROCKSD\VIEW HIGH SCHOOL #4 – CAMERON\2022 9th GRADE CENTER\BD SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



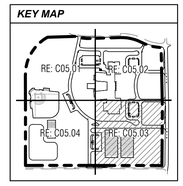
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- SS SANITARY SEWER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
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- ss SANITARY SEWER
- STORM SEWER
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KEY MAP



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OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

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R:\ROCKS\NEW HIGH SCHOOL #4 - CAMERON\2022 9th GRADE CENTER\BID SET\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

○ ISSUES

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1T0257519300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
94568
FINAL
Cheralyn Armijo
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ROCKWALL NINTH GRADE CENTER

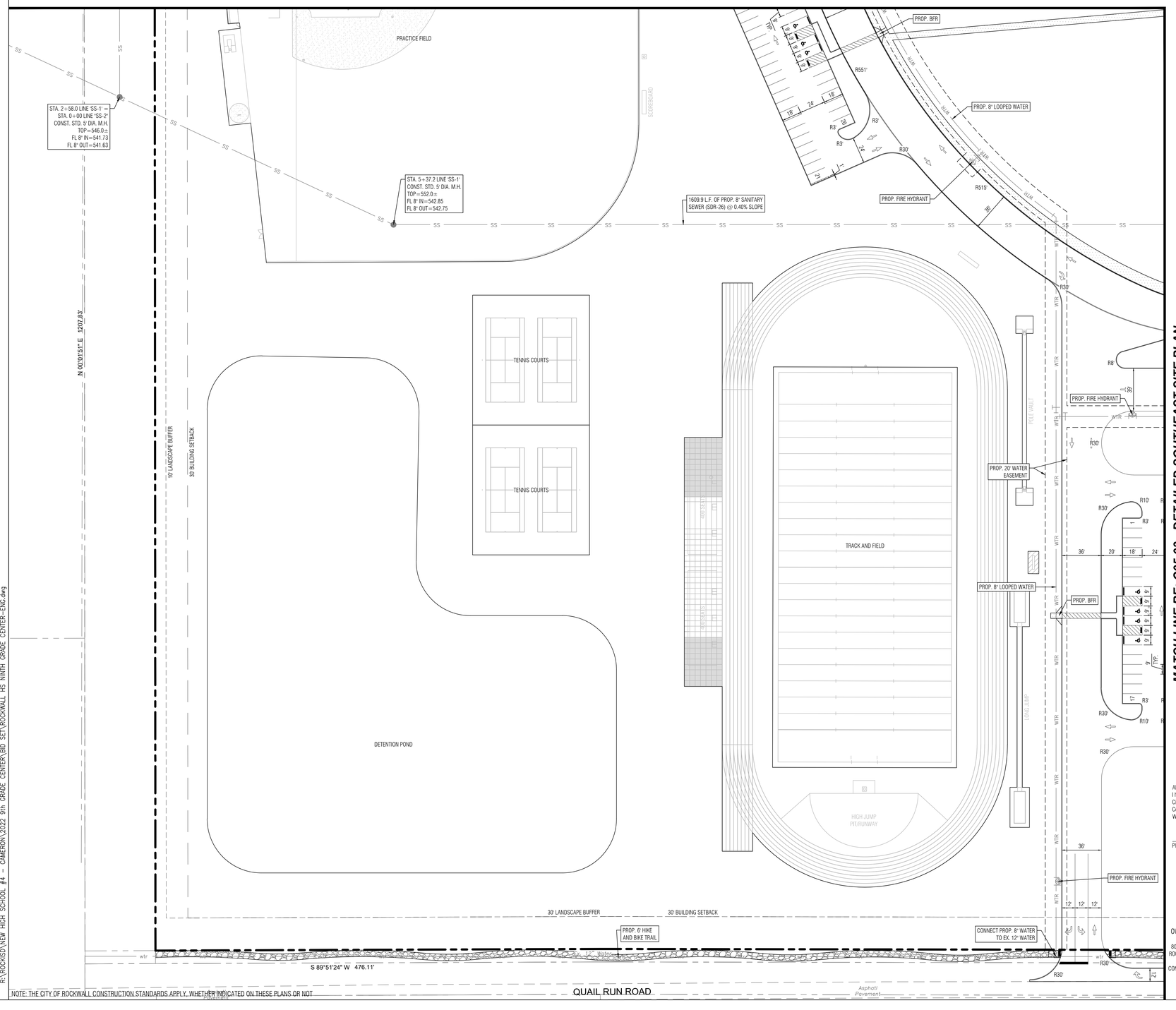
Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 20018.0000
DATE 5/3/21
SHEET

C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

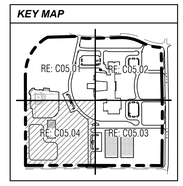
SITE LEGEND (PROPOSED)

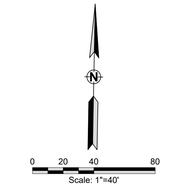
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CITY OF ROCKWALL CASE NO.

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401 North Houston Street
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Tel 214 748 2000
Fax 214 653 8281

ISSUES

REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 — HUB #: 1702575193300
PHONE (972) 717-5151 — FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL
ENGINEER
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ROCKWALL NINTH GRADE CENTER

Rockwall, TX 75087

DETAILED SOUTHWEST SITE PLAN

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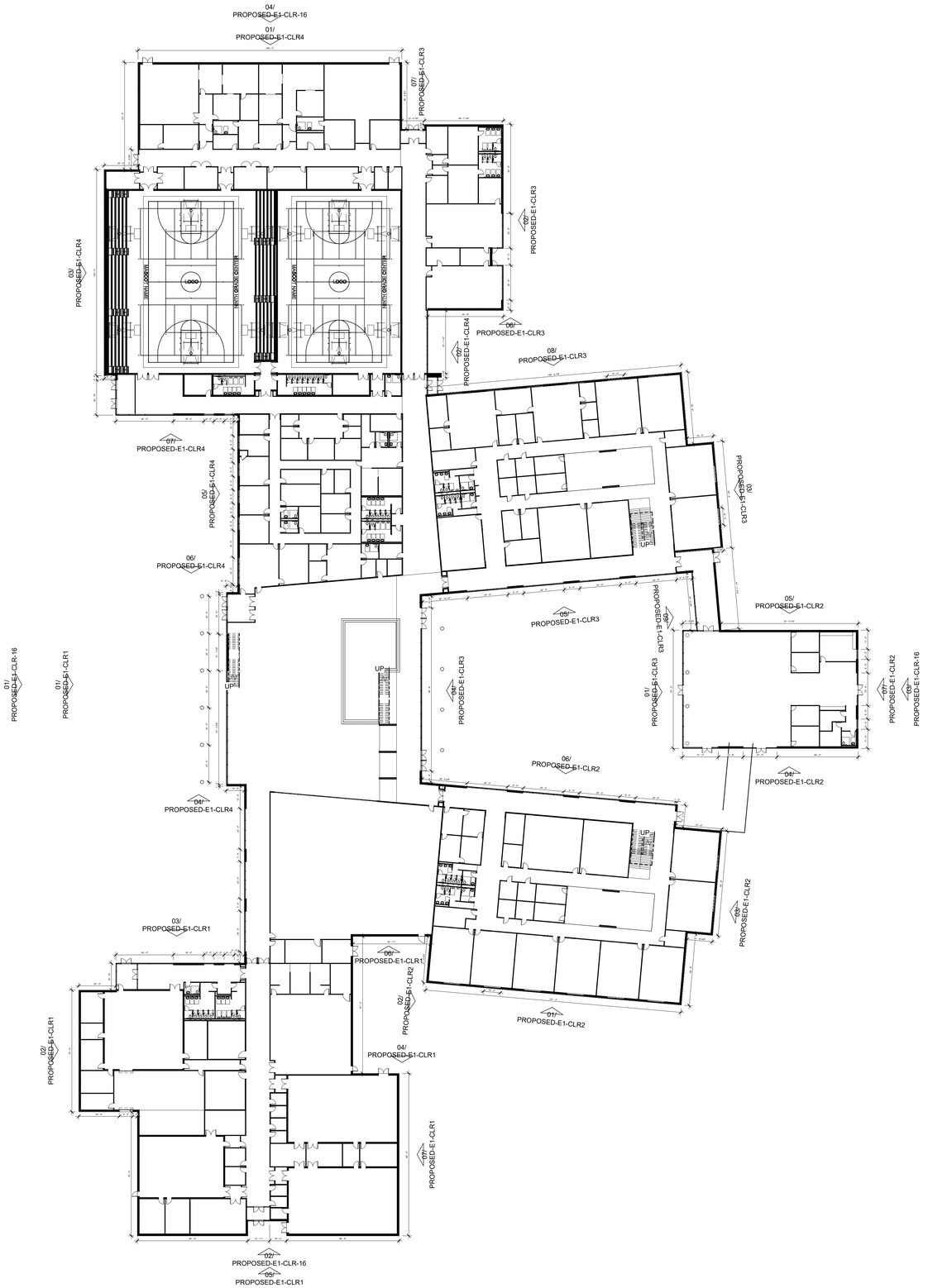
ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

EXTERIOR - FM 1141, DALTON RANCH

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	CLOUD CERAMICS	CORONADO GRAY
ST-1	STONE	BBCO QUARRIES	MILLS COUNTY BLEND
WDP-1	PHENOLIC PANEL, WOOD-LOOK	FUNDERMAX	PHOENIX - NT
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 - SOLARGRAY + CLEAR
MP-1	METAL PANEL	IMTECO	CHARCOAL
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	BLACK







0' 2' 4' 8' 16'

N

DIMENSION PLAN - LEVEL 01 - OVERALL

1" = 30'-0"

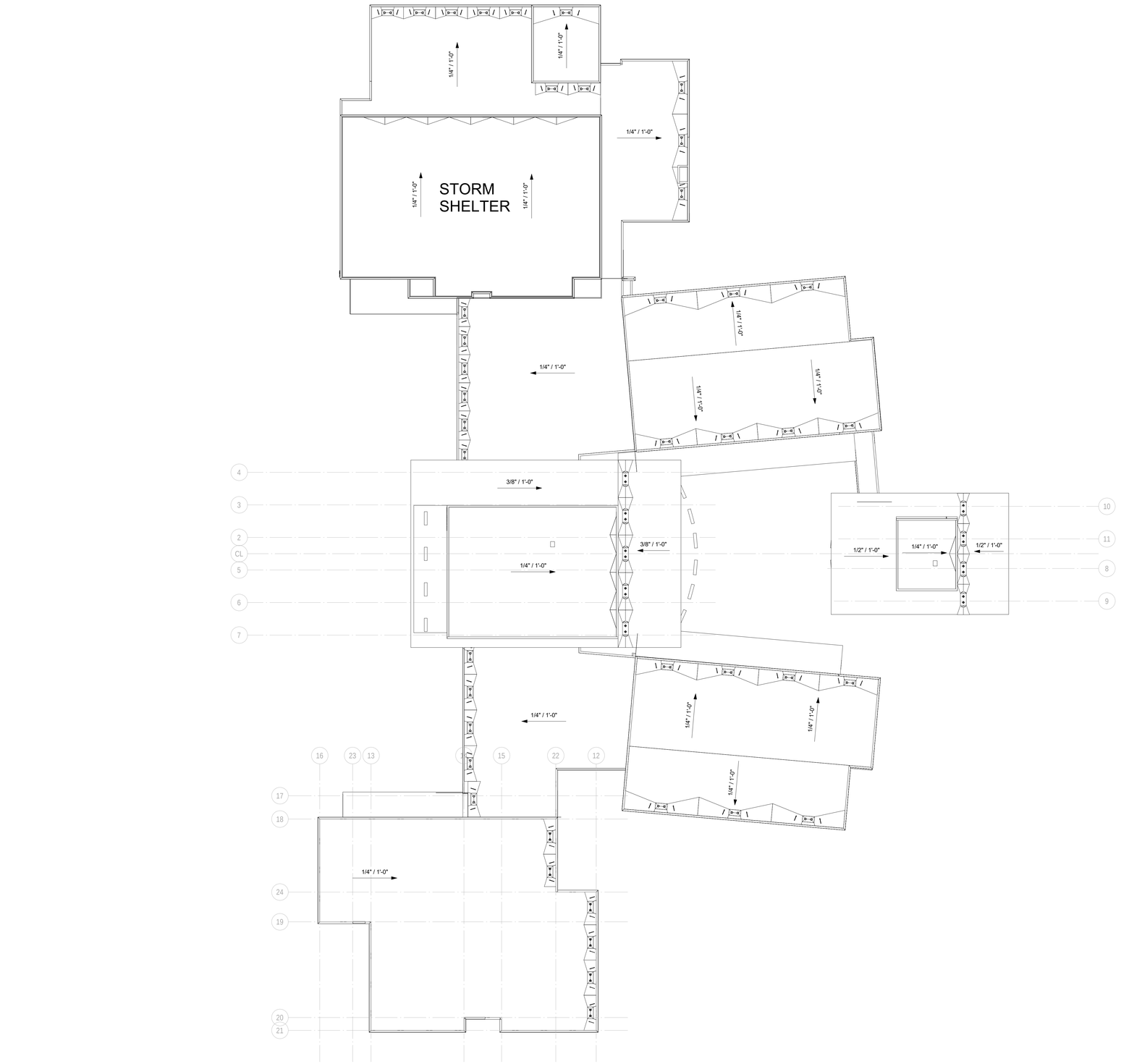
Rockwall Independent School District

CORGAN

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ROOF TOTALS	
ARMKO MULTI-PLY THERMOPLASTIC	157733 SF
TOTAL	157733 SF



1 OVERALL ROOF PLAN
1" = 30'-0"

GENERAL ROOF NOTES:

A. PROVIDE ALL REQUIRED UTILITY / STRUCTURAL COMPONENTS AND/OR CONNECTIONS FOR THE FUNCTIONAL USE OF ALL CONTRACTOR SUPPLIED EQUIPMENT OR APPLIANCES, REGARDLESS OF ANY OMISSIONS OR INCONSISTENCIES ENCOUNTERED IN THE CONSTRUCTION DOCUMENTS.
B. THE WORD 'PROVIDE' SHALL MEAN 'FURNISH AND INSTALL' COMPLETE AND READY TO USE.
C. IF DISCREPANCIES APPEAR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE HIGHER QUALITY, QUANTITY, AND PRICE SHALL SUPERSEDE.
D. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BECOME FAMILIAR WITH THE PROJECT AND THE ON-SITE / OFF-SITE CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.
E. PROVIDE METAL END CLOSURE ON EXPANSION JOINTS WHERE THEY OCCUR AT THE EDGE OF THE ROOF.
F. ROOF SLOPES SHOWN ON DRAWINGS ARE GENERAL AND CONCEPTUAL ONLY. TAPER INSULATION IS SHOWN CONCEPTUALLY AND FOR INTENT ONLY; NOT TO SCALE AND SHOWN AS GRAPHIC REPRESENTATION ONLY TO SHOW SLOPE. INTENT IS TO PROVIDE POSITIVE DRAINAGE TO ALL ROOF DRAINS, SCUPPERS, AND GUTTERS. VERIFY INSULATION AND TAPER IN SHOP DRAWINGS AS REQUIRED TO MAINTAIN SLOPE PRIOR TO INSTALLATION. REFER TO STRUCTURAL (IF APPLIES) FOR EXACT TOS/BOD ELEVATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
G. PROVIDE TAPERED INSULATION CRICKETS (1/2"/FT. MIN. SLOPE) AT HIGH SIDE OF ALL MECHANICAL UNITS, SMOKE VENTS, ROOF HATCHES, AND OTHER MISC. ROOF PENETRATIONS, TO SHED WATER AROUND AND TO ENSURE POSITIVE ROOF DRAINAGE.
H. PROVIDE ADDITIONAL MANUFACTURER'S WALK PADS AS PROTECTION AT "SERVICE SIDE" OF ALL MECHANICAL EQUIPMENT - FIELD VERIFY LOCATIONS, AS WELL AS PROTECTION AT "ACCESS SIDE" OF ALL ROOF HATCHES AND ROOF ACCESS LADDERS - FIELD VERIFY LOCATIONS, AND AT DOWNSPOUT LOCATIONS.
I. ALL WOOD BLOCKING AT ROOF EDGES ARE TO BE FABRICATED FROM CONT. 2X6 FR-WD BOARDS. PROVIDE LARGER 2X FR-WD AS REQUIRED PER DIMENSIONED DETAILS OR AS FIELD CONDITIONS DICTATE. ALL COPING TO BE SLOPED TOWARD THE INTERIOR.
J. ALL EXPOSED FLASHING, COPING (IF APPLICABLE), AND THEIR ACCESSORIES SHALL BE AS SPECIFIED. PAINT ALL METAL FLASHING THAT IS NOT PREFINISHED (TYPICAL) AND VISIBLE FROM THE GROUND.
K. HEIGHT OF ALL NAILERS SHALL BE FLUSH WITH NEW INSULATION THICKNESS.
L. ALL THROUGH WALL FLASHING SYSTEMS TO ACCOMMODATE 8" MINIMUM FLASHING HEIGHT FROM FINISHED ROOF SURFACE. PROVIDE END DAMS AS CONDITIONS ALLOW. ALL FLASHING TO HAVE 4" LAP MINIMUM AND OR STEP.
M. ALL PITCH PANS SHALL BE DOUBLE SOLDERED STAINLESS STEEL AND RECEIVE EITHER MECHANICALLY ATTACHED GOOSENECKS OR METAL BONNETS. METAL BONNETS SHALL BE SECURED WITH CLAMPING RING AND SEALANT. SPECIAL CARE GIVEN TO WASH ALL METAL PRIOR TO INSTALLATION.
N. ALL INFIELD EXPANSION JOINTS SHALL HAVE LOW SLOPED STANDING SEAM JOINTS AND SHALL BE CHAMFERED AT TERMINATION AT ROOF EDGE TO MEET PROFILE OF PERIMETER.
O. ANY CRACKS OR VOIDS IN RISE WALLS ABOVE COUNTER FLASHING SHALL BE REPAIRED WITH COMPATIBLE SEALANT.
P. ALL VERTICAL MEMBRANE FLASHING SHALL BE MECHANICALLY FASTENED AND INSTALLED WITH NEW METAL COUNTER FLASHING UTILIZING A CONTINUOUS CLEAT. SLIDE METAL COVER PLATE DOWN OVER VERTICAL CLEAT AND SEAL.
Q. PROVIDE NEW CONCRETE SPLASH BLOCKS ON ROOF ELEVATION ON TOP OF A WALK PAD WHERE DOWNSPOUTS OCCUR.
R. ALL PIPES AND CONDUIT SHALL RECEIVE PIPE SUPPORTS AND RELATED SHIMS AND SHALL BE PLACED ON AN ADDITIONAL ADHERED ROOF MEMBRANE UNDER SPECIFIED WALK PAD PRIOR TO SURFACE APPLICATION. SUPPORTS TO OCCUR AT 10'-0" O.C. AND WITHIN 2'-0" OF ALL SLOPES, TEES AND CORNERS. ALL PIPES TO BE PAINTED PER BUILDING CODE REQUIREMENTS.
S. ALL METAL FLASHING SHALL EXTEND BEYOND ROOF EDGE MIN. 8" WHERE FLASHING ABUTS VERTICAL WALL SURFACE AS DETAILED. ALL FLASHING SHALL BE INSTALLED IN SHINGLE FASHION.
T. AT ALL LOCATIONS WHERE CONVERGENCE OF MULTIPLE PLANES OF ROOFING TO WALL OCCUR, FIELD FABRICATE THERMOPLASTIC BOOT TO BE INSTALLED OVER NEW ROOFING, COMPLETELY OVERLAYING THE TRANSITIONS OF ALL ROOF TO WALL ELEVATIONS, INSIDE AND OUTSIDE 90 DEGREE CORNERS, ETC. PRIOR TO METAL INSTALLATION.
U. ALL EQUIPMENT CURBS TO BE RAISED AS NECESSARY TO MAINTAIN 10" MINIMUM HEIGHT ABOVE FINISHED ROOF SURFACE.
V. MECHANICAL, ELECTRICAL, AND PLUMBING ROOF EQUIPMENT SHOWN ON THIS PLAN IS FOR GENERAL ARCHITECTURAL INFORMATION ONLY. REFER TO MEP DOCUMENTS (IF APPLIES) FOR ROOFTOP EQUIPMENT NOT SHOWN, AND FOR ADDITIONAL REQUIREMENTS AND COORDINATION.
W. FLASHING AND STRIPPING MATERIALS, BASE PLY SHEETS, MEMBRANES, INSULATION, AND ACCESSORIES SHOULD BE AS RECOMMENDED BY THE ROOFING SYSTEM MANUFACTURER FOR INTENDED USE AND COMPATIBILITY WITH THE MEMBRANE ROOFING SYSTEM.
X. WHERE WOOD BLOCKING EXCEEDS 6" IN VERTICAL THICKNESS AT TAPERED INSULATION, PROVIDE STEM WALL CONSTRUCTED OF 6" GALVANIZED COLD FORMED METAL FRAMING AT 16" O.C. WITH CONT. TRACK AT TOP AND BOTTOM AND WITH 3/4" FR-EXT GRADE PLYWOOD AT EACH SIDE, TOP TO SLOPE WITH TAPERED INSULATION.
Y. REFER TO MEP DOCUMENTS (IF APPLIES) FOR PIPE SUPPORT LOCATIONS, TYPE, AND DETAILS. PAD SHALL BE MIN 2" WIDER THAN SUPPORT IN ALL DIRECTIONS.
Z. PROVIDE STEP FLASHING AND COVER PLATE AT SLOPED ROOF HIGH/LOW CONDITIONS.
AA. GUTTERS SHALL BE PREFINISHED GALVANIZED STEEL, SIZE PER DRAWINGS, UNO. PROVIDE PREFINISHED 1/4"x1 1/2" GALVANIZED STEEL BENT PLATE BRACKETS AND PREFINISHED 1" GALVANIZED STEEL SPACERS AT 36" O.C. MAX, STAGGER WITH EACH OTHER AT 18" O.C.
BB. PROVIDE PREFINISHED GUTTER EXPANSION JOINTS 30'-0" O.C. MAX.
CC. DOWNSPOUTS SHALL BE 5"x6" PREFINISHED GALVANIZED STEEL UNO WHERE LOCATED ON ROOF PLAN. PROVIDE PREFINISHED 2" GALVANIZED STEEL HANGERS AT 36" O.C. COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.
DD. PROVIDE CAST IRON BOOT (TYPICAL) AT ALL DOWNSPOUTS THAT ARE TO GRADE, CONNECT TO STORM SEWER.
EE. PROVIDE SPLASH BLOCKS AT ALL ROOF LEADER NOZZLES THAT SPILL ONTO GROUND.
FF. VERIFY ELEVATION OF ROOF DRAIN RELATIVE TO OVERFLOW SCUPPER PRIOR TO INSTALLATION OF SCUPPERS.
GG. LOCATE SCUPPERS AS INDICATED ON ELEVATIONS, EITHER CENTERED OVER WINDOWS/OPENINGS, OR CENTERED BETWEEN WINDOWS/OPENINGS, UNO. ADJUST PLACEMENT TO MEET MASONRY COURSING MODULES.
HH. ALL ROOF DETAILS FOR METAL BUILDING AND METAL ROOF CONSTRUCTION ARE FOR BASIS OF DESIGN, FOR BOTH PRE-MANUFACTURED METAL BUILDING SYSTEMS AND METAL ROOF SYSTEMS. FINAL DETAILS SHALL BE SUBMITTED BY METAL BUILDING MANUFACTURER AND/OR METAL ROOF SYSTEM MANUFACTURER AND COORDINATED WITH ARCHITECTURAL THROUGH THE SUBMITTAL PROCESS PRIOR TO CONSTRUCTION TO ACTIVATE AND PROVIDE A SINGLE SOURCE 20 YEAR NDL WARRANTY WITH WEATHERTIGHTNESS PROTECTION AS SPECIFIED FOR METAL BUILDING AND METAL ROOF SYSTEM.

ROOF SCOPE OF WORK:

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK METAL, SLOPE IN STRUCTURE

- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
- INSTALL ½" GYPSUM COVERBOARD SET IN HOT ASPHALT
- INSTALL 1 PLY 80 MIL MODIFIED BITUMINOUS MEMBRANE BASE PLY ADHERED IN HOT ASPHALT
- PROVIDE 1-PLY 60 MIL THERMOPLASTIC ELVALOY FLEECEBACK CAP SHEET ADHERED IN HOT ASPHALT
- PROVIDE TREATED WOOD NAILERS AROUND THE PERIMETER AND ALL PENETRATIONS TO MATCH ROOF THICKNESS.
- PROVIDE ALL ASSOCIATED METAL TRIM, AND COPING
- PROVIDE 20 YEAR NDL WARRANTY

LOW SLOPE ROOF ASSEMBLY SCOPE OF WORK - STORM SHELTER CONCRETE, SLOPE IN STRUCTURE

- ATTACH ONE LAYER OF VENTING BASE SHEET MEMBRANE OVER PRIMED CONCRETE DECK.
- CONTRACTOR SHALL NOT INSTALL ANY ROOFING MATERIAL TO THE CONCRETE DECK PRIOR TO SUCCESSFUL ADHESION PULL TEST OF MEMBRANE PER MEMBRANE MANUFACTURER'S GUIDELINES.
- INSTALL POLYISOCYANURATE INSULATION, EQUAL TO R25, ATTACHED
- MECHANICALLY FASTEN FIRST LAYER OF POLYISOCYANURATE TO DECK
- INSTALL SECOND LAYER OF POLYISOCYANURATE IN HOT ASPHALT
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CH CHILLER LINE
G GAS LINE
SST SPLASH PAN / SUPPORT PAD
RPH ROOF PENETRATION HOUSING
GUY WIRE
ANTENNA
SOIL / PLUMBING VENT
FLANGE MOUNTED EQUIPMENT
EDP ELECTRICAL DISTRIBUTION PANEL
HS HOT STACK
CURB MOUNTED VENT
RTU ROOF TOP UNIT
CURB MOUNTED EQUIPMENT
MISC. EQUIP. ON EQUIP. CURBS
RD PRIMARY ROOF DRAIN
OD OVERFLOW ROOF DRAIN
RD OD PRIMARY AND OVERFLOW ROOF DRAIN
DS/SB DOWNSPOUT/ SPLASHBLOCK
EJ EXPANSION JOINT
ME/G METAL EDGE W/GUTTER
ME METAL EDGE
RW RISE WALL
RME RAISED METAL EDGE
RW/EJ RISE WALL W/EXPANSION JOINT
CD CONDENSATE LINE
TEL / FO TELE / FIBER OPTICS
E ELECTRIC LINE
A ANCHOR STANCHION
V VENT STACK
W WATER HYDRANT
E ELECTRIC DISCONNECT PEDESTAL
SECURITY CAMERA
PITCH PAN
PROCESS VENT STACK
FLANGE MOUNTED VENT
SATELLITE DISH
MISC. EQUIPMENT
ROOF HATCH
SC THROUGH WALL SCUPPER
OS OVERFLOW SCUPPER
SC EDGE SCUPPER
DS/CH DOWNSPOUT/ COLLECTOR HEAD
DS DOWNSPOUT
ROOF ACCESS LADDER
P PARAPET
P/EJ EXPANSION JOINT AT PARAPET
SLOPE DIRECTION
SL SKYLIGHT

ROOF LEGEND

LOW SLOPE ROOF SYSTEM

CORGAN
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	ISSUES	
1	04/12/2022	100% Design Developement
2		
3		
4		
5		
6		
7		
8		
9		
10		

	REVISIONS	

This Document was produced by or under the authority of Registered Architect:

H. Ray Stringer

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Date of issue:
04/12/2022

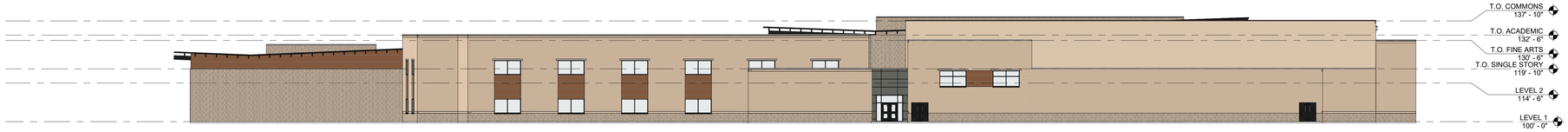
Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

OVERALL ROOF PLAN

JOB 21572.0000
DATE 04/12/2022
SHEET R1.01

4/12/2022 4:37:31 PM R1.01 OVERALL ROOF PLAN



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

TOTAL FACADE SQUARE FOOTAGE: 26999 SQ. FT.
BRICK: 13454 SQ. FT.
STONE: 8067 SQ. FT. (34.23% STONE)
GLAZING: 3434 SQ. FT.
METAL PANEL: 169 SQ. FT.
PHENOLIC PANEL: 1875 SQ. FT.



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

TOTAL FACADE SQUARE FOOTAGE: 26393 SQ. FT.
BRICK: 14378 SQ. FT.
STONE: 4823 SQ. FT. (24.04% STONE)
GLAZING: 5317 SQ. FT.
METAL PANEL: 95 SQ. FT.
PHENOLIC PANEL: 1780 SQ. FT.



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

TOTAL FACADE SQUARE FOOTAGE: 28,413 SQ. FT.
BRICK: 12895 SQ. FT.
STONE: 9477 SQ. FT. (38.55% STONE)
GLAZING: 3831 SQ. FT.
METAL PANEL: 454 SQ. FT.
PHENOLIC PANEL: 1756 SQ. FT.



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

TOTAL FACADE SQUARE FOOTAGE: 24,281 SQ. FT.
BRICK: 8892 SQ. FT.
STONE: 5058 SQ. FT. (29.80% STONE)
GLAZING: 7311 SQ. FT.
METAL PANEL: 498 SQ. FT.
PHENOLIC PANEL: 2522 SQ. FT.

EXT. MATERIALS LEGEND

BR-1 ST-1 WDP-1
MP-1 GL-1

0' 2' 4' 8' 16'

OVERALL MASONRY PERCENTAGE = 90.44%
OVERALL STONE PERCENTAGE = 30.61%

Rockwall Independent School District

EXTERIOR ELEVATIONS - OVERALL

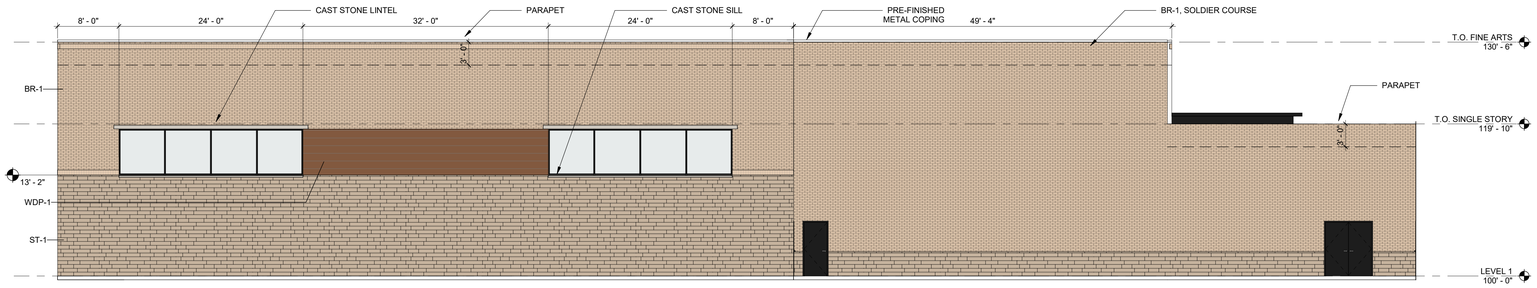
As indicated

CORGAN

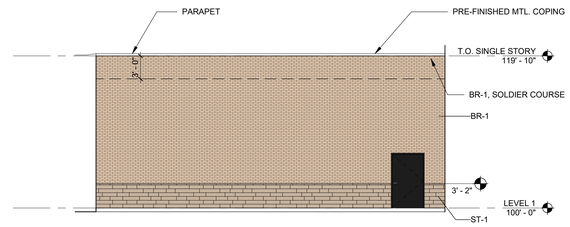
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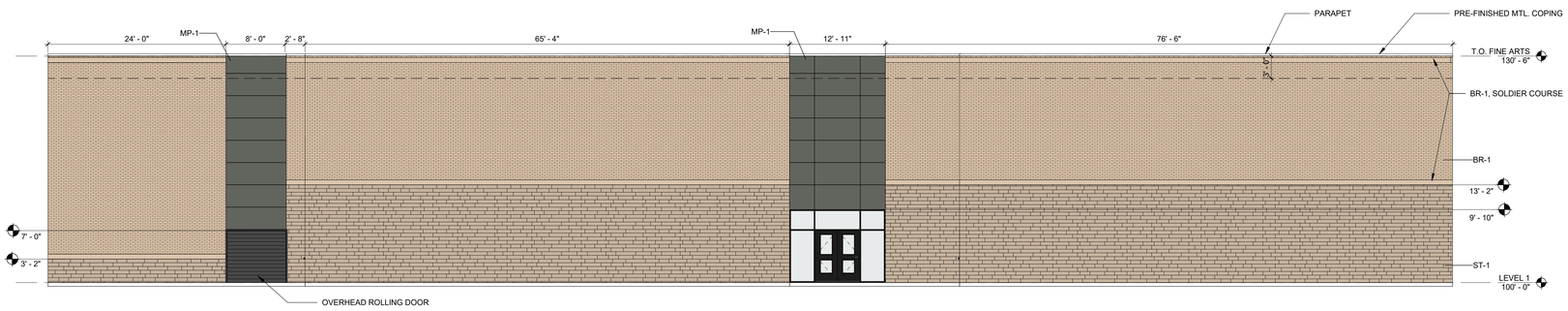
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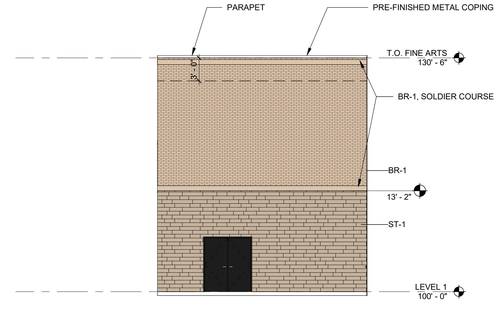
07 EXTERIOR ELEVATION - FINE ARTS - WEST
1/8" = 1'-0"



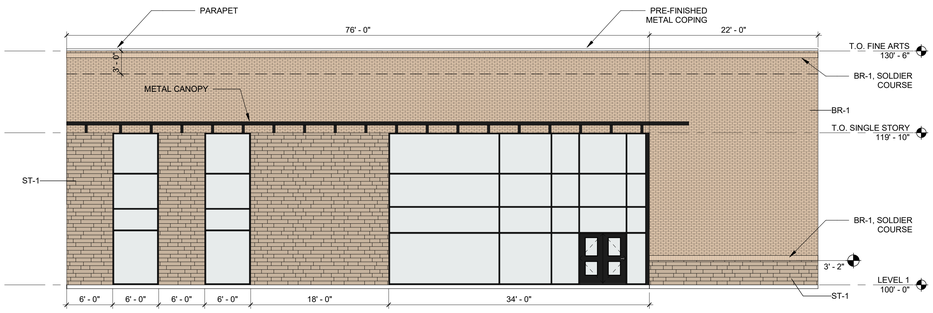
06 EXTERIOR ELEVATION - SERVERY - NORTH
1/8" = 1'-0"



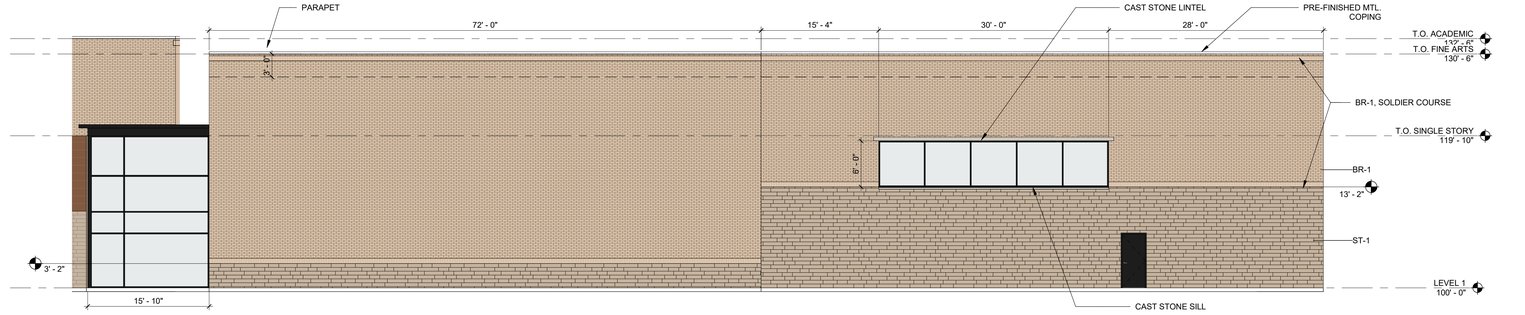
05 EXTERIOR ELEVATION - FINE ARTS - NORTH
1/8" = 1'-0"



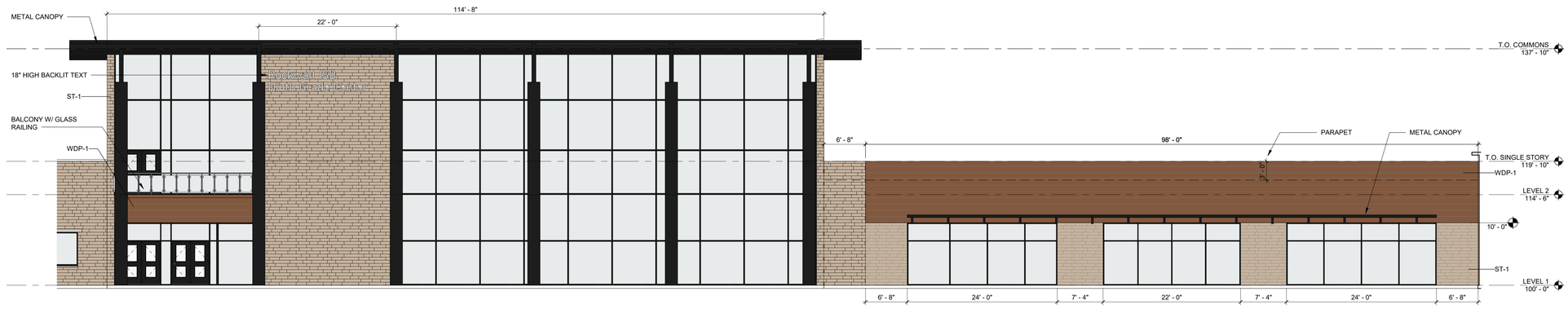
04 EXTERIOR ELEVATIONS - FINE ARTS - SOUTH - B
1/8" = 1'-0"



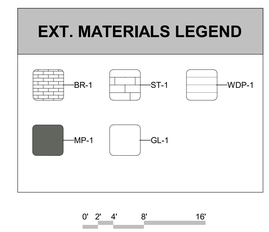
03 EXTERIOR ELEVATION - FINE ARTS - SOUTH - A
1/8" = 1'-0"



02 EXTERIOR ELEVATION - FINE ARTS - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - MAIN ENTRY
1/8" = 1'-0"



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EXTERIOR ELEVATIONS

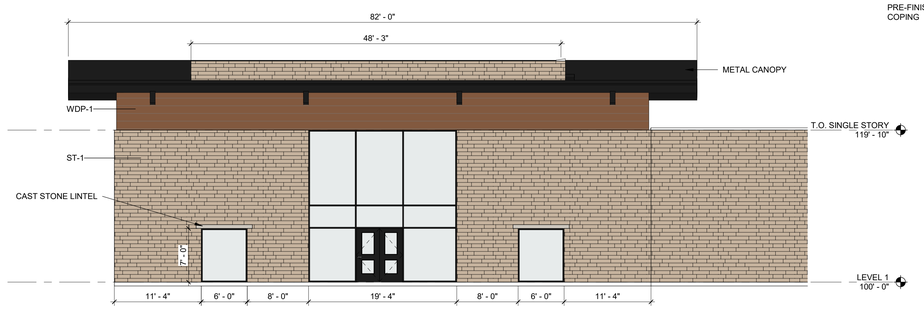
As indicated

Rockwall Independent School District

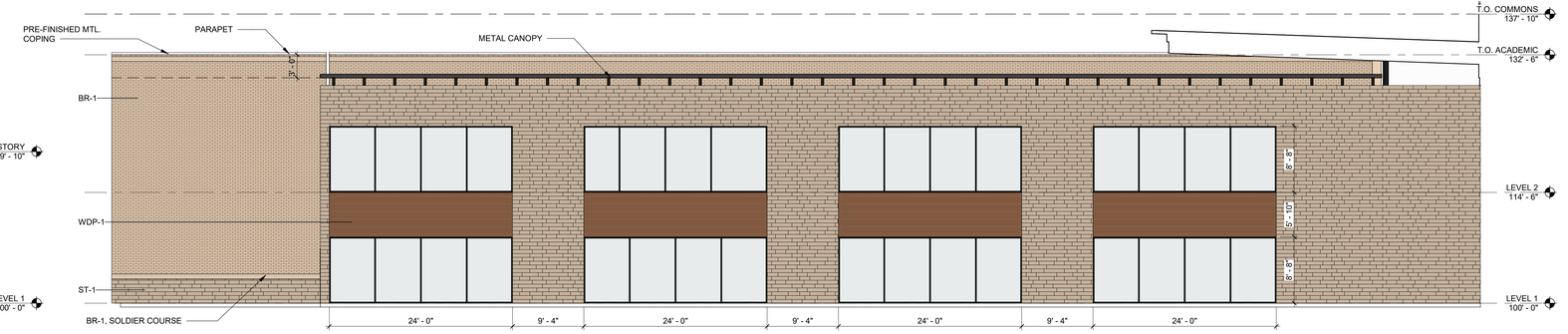
CORGAN

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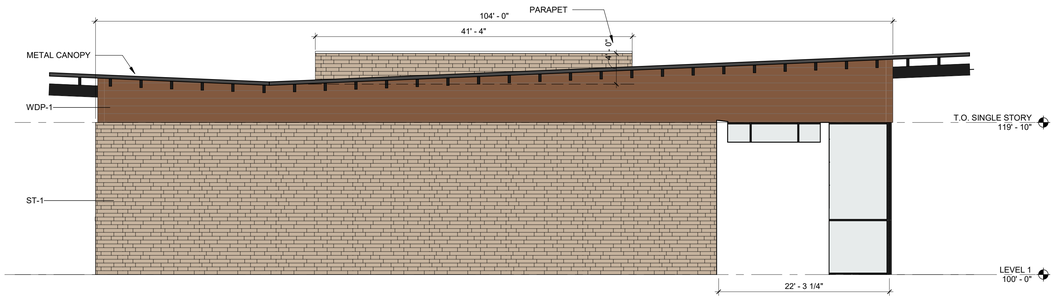
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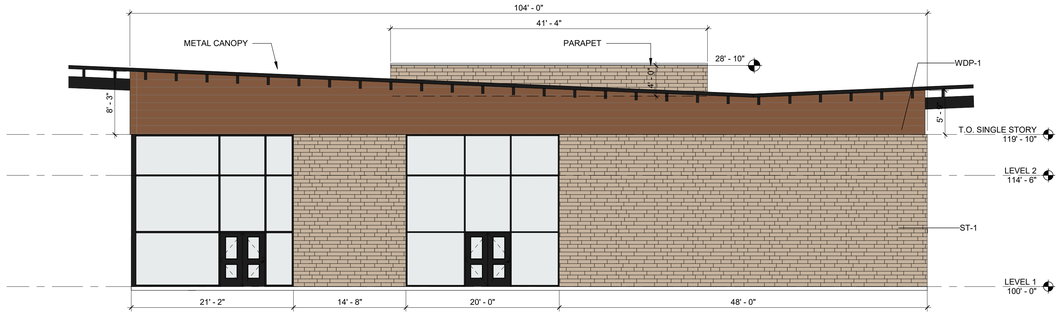
07 EXTERIOR ELEVATION - LIBRARY - WEST
1/8" = 1'-0"



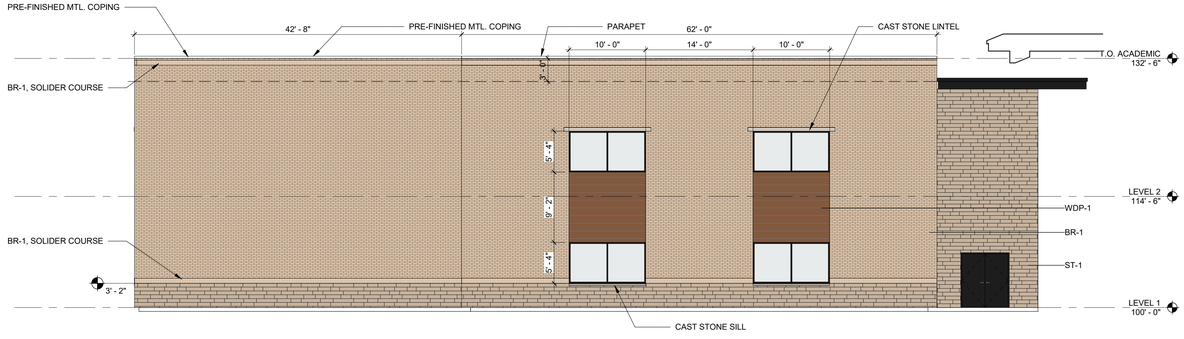
06 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - SOUTH
1/8" = 1'-0"



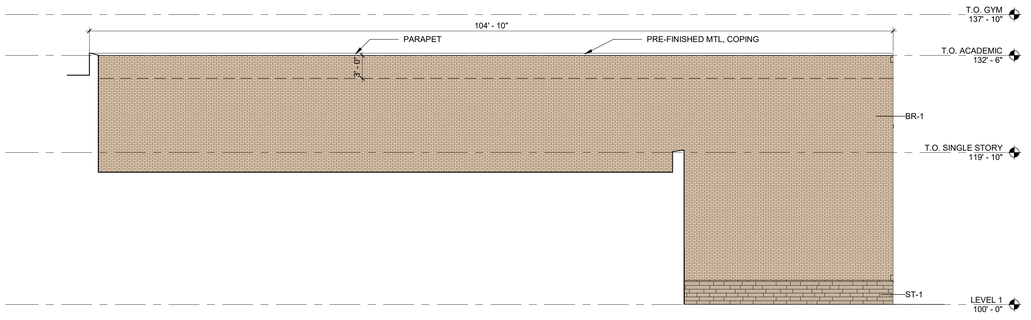
05 EXTERIOR ELEVATION - LIBRARY - SOUTH
1/8" = 1'-0"



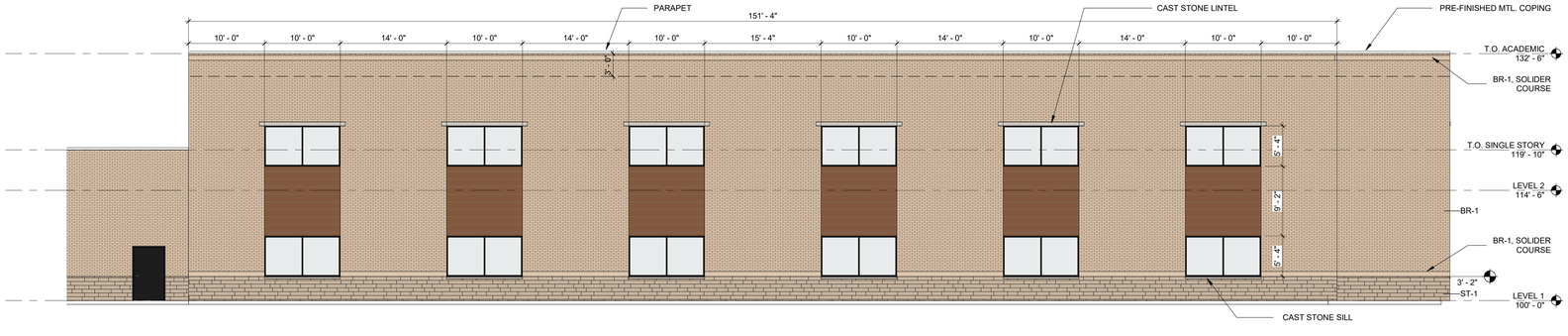
04 EXTERIOR ELEVATION - LIBRARY - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - NORTH CLASSROOM WING - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - NORTH
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 — ST-1 — WDP-1

MP-1 — GL-1

0' 2' 4' 8' 16'

EXTERIOR ELEVATIONS

As indicated

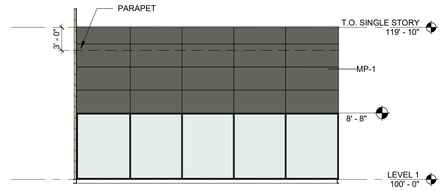
Rockwall Independent School District

CORGAN

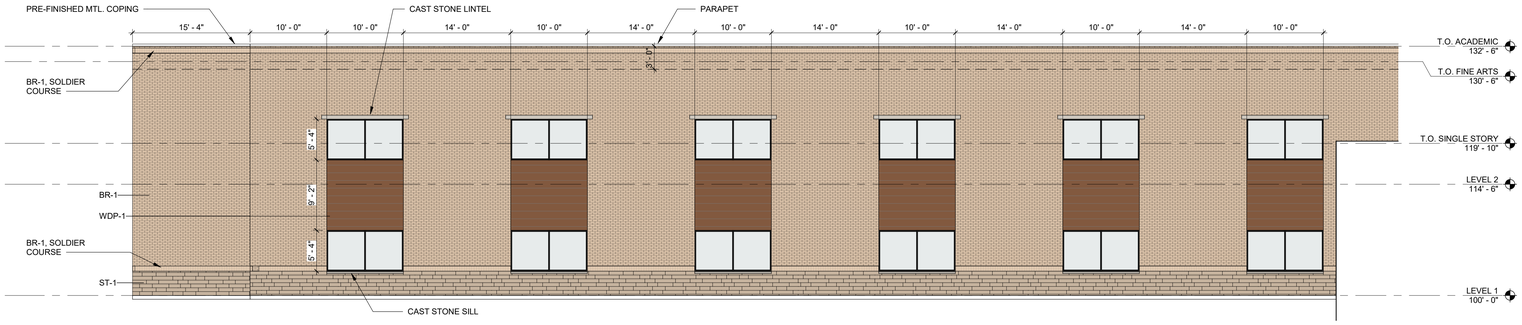
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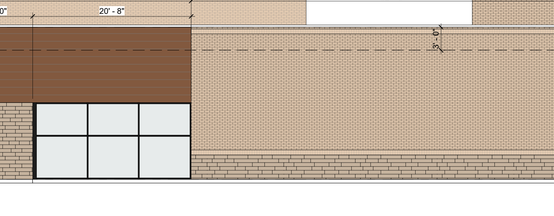
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09 EXTERIOR ELEVATION - LIBRARY - WEST - B
1/8" = 1'-0"

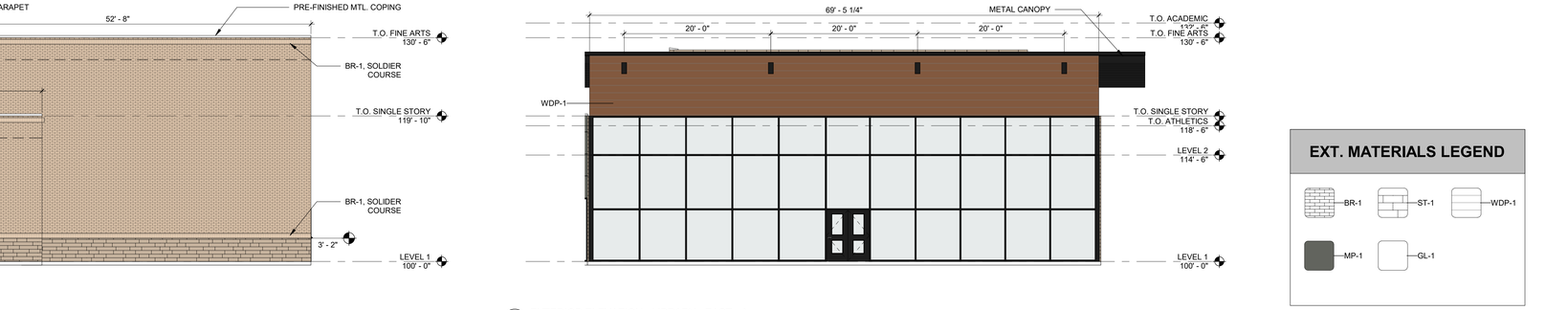


08 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - SOUTH
1/8" = 1'-0"

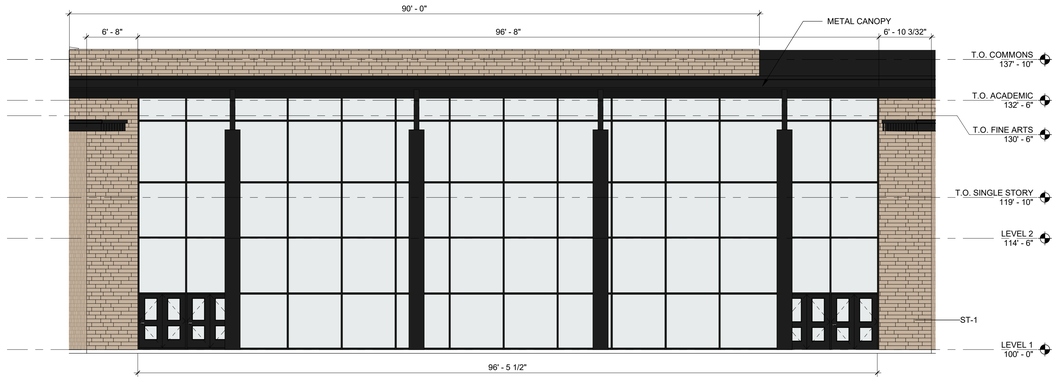


07 EXTERIOR ELEVATION - ATHLETICS
1/8" = 1'-0"

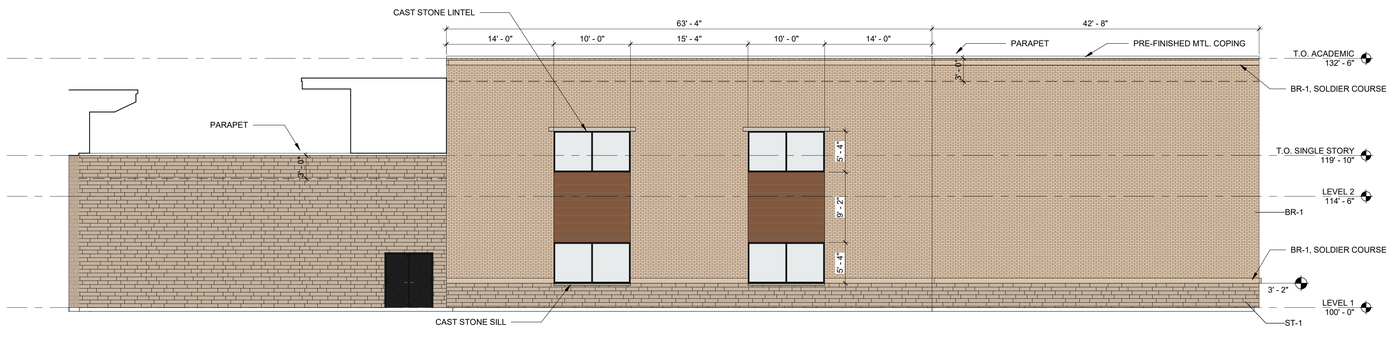
06 EXTERIOR ELEVATION - ATHLETICS - NORTH - A
1/8" = 1'-0"



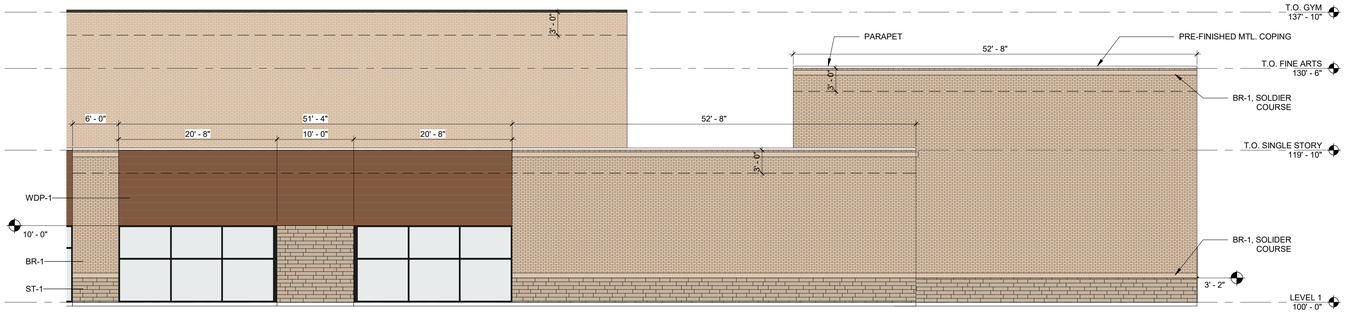
05 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - NORTH
1/8" = 1'-0"



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



03 EXTERIOR ELEVATION - SOUTH CLASSROOM WING - WEST
1/8" = 1'-0"



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

01 EXTERIOR ELEVATION - LIBRARY - EAST - A
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

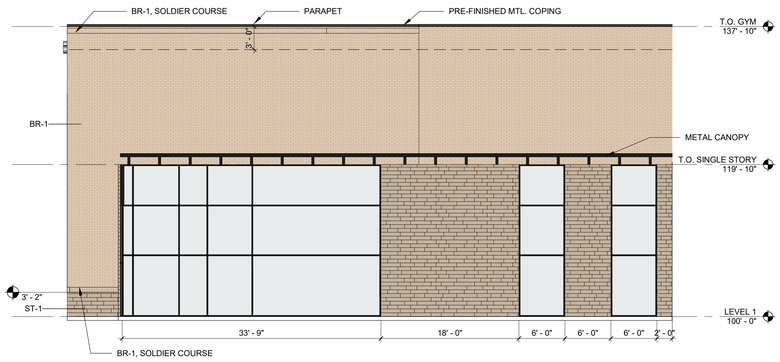
As indicated

CORGAN

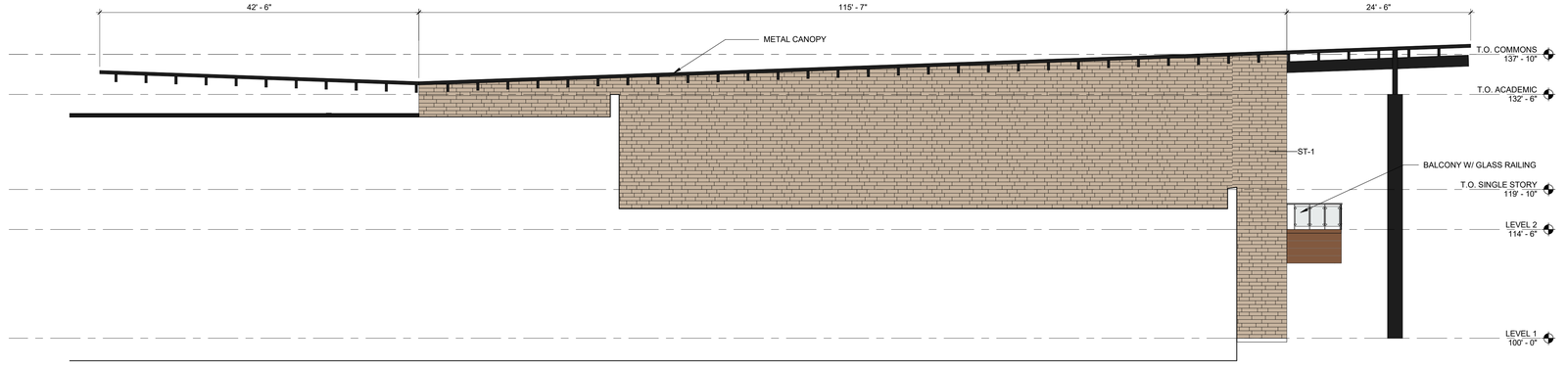
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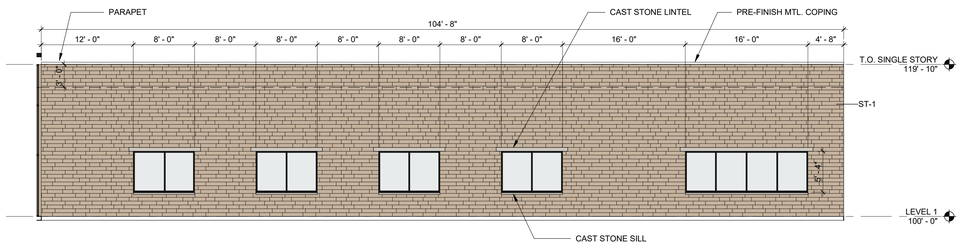
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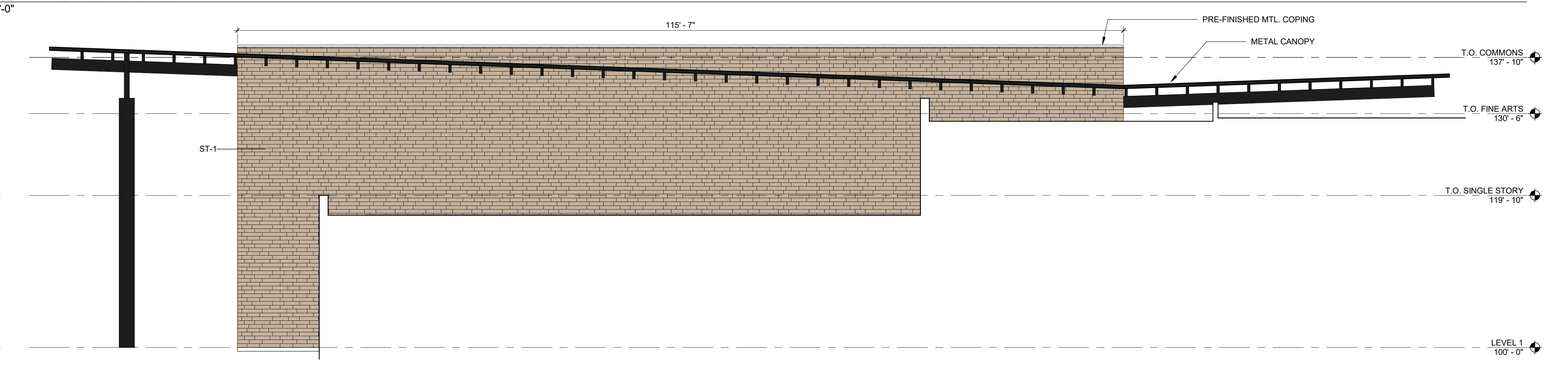
07 EXTERIOR ELEVATION - ATHLETICS - NORTH - B
1/8" = 1'-0"



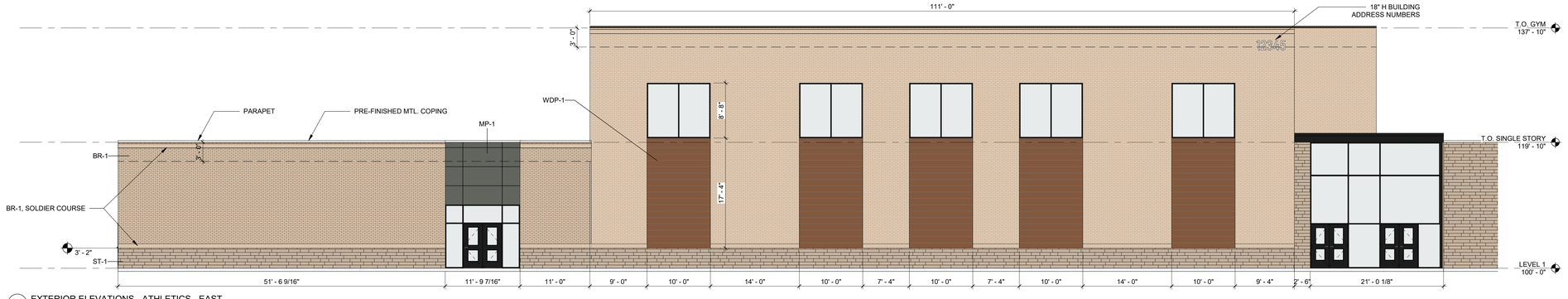
06 EXTERIOR ELEVATION - COMMONS - SOUTH
1/8" = 1'-0"



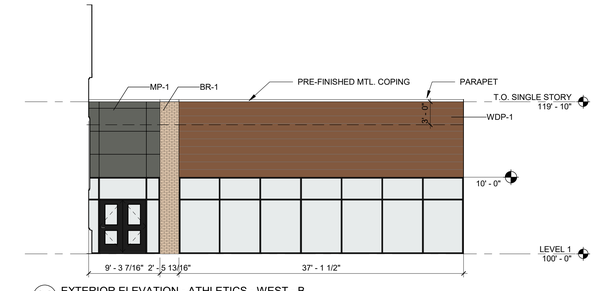
05 EXTERIOR ELEVATION - ADMIN - EAST
1/8" = 1'-0"



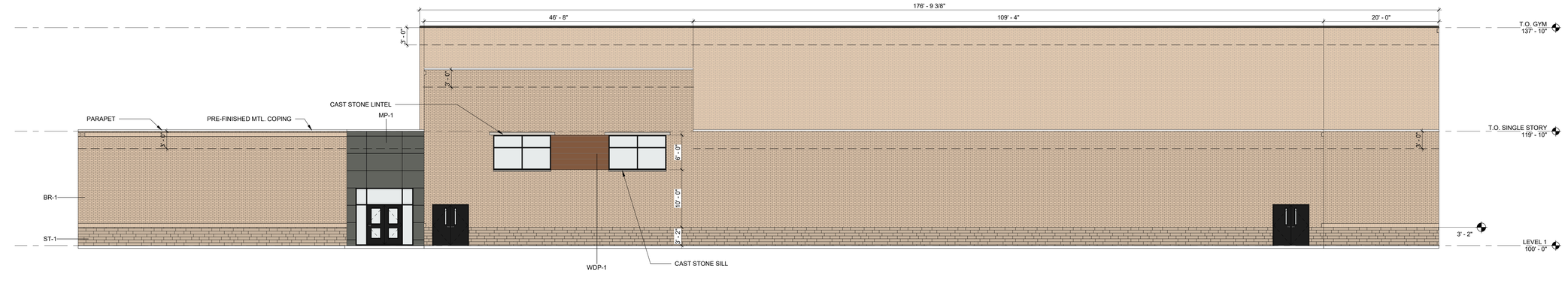
04 EXTERIOR ELEVATION - COMMONS - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATIONS - ATHLETICS - EAST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - WEST - B
1/8" = 1'-0"



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

EXT. MATERIALS LEGEND

BR-1 · ST-1 · WDP-1 · MP-1 · GL-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

As indicated

CORGAN

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ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

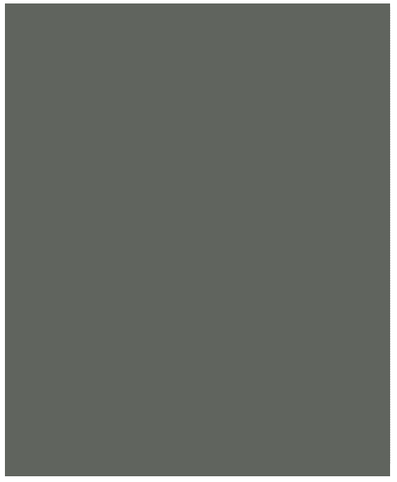
EXTERIOR - FM 1141, DALTON RANCH



BR-1 BRICK



WDP-1 PHENOLIC WOOD-LOOK PANEL



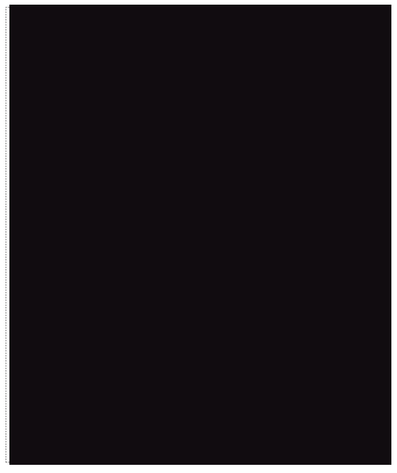
MP-1 METAL PANEL



ST-1 STONE



GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR



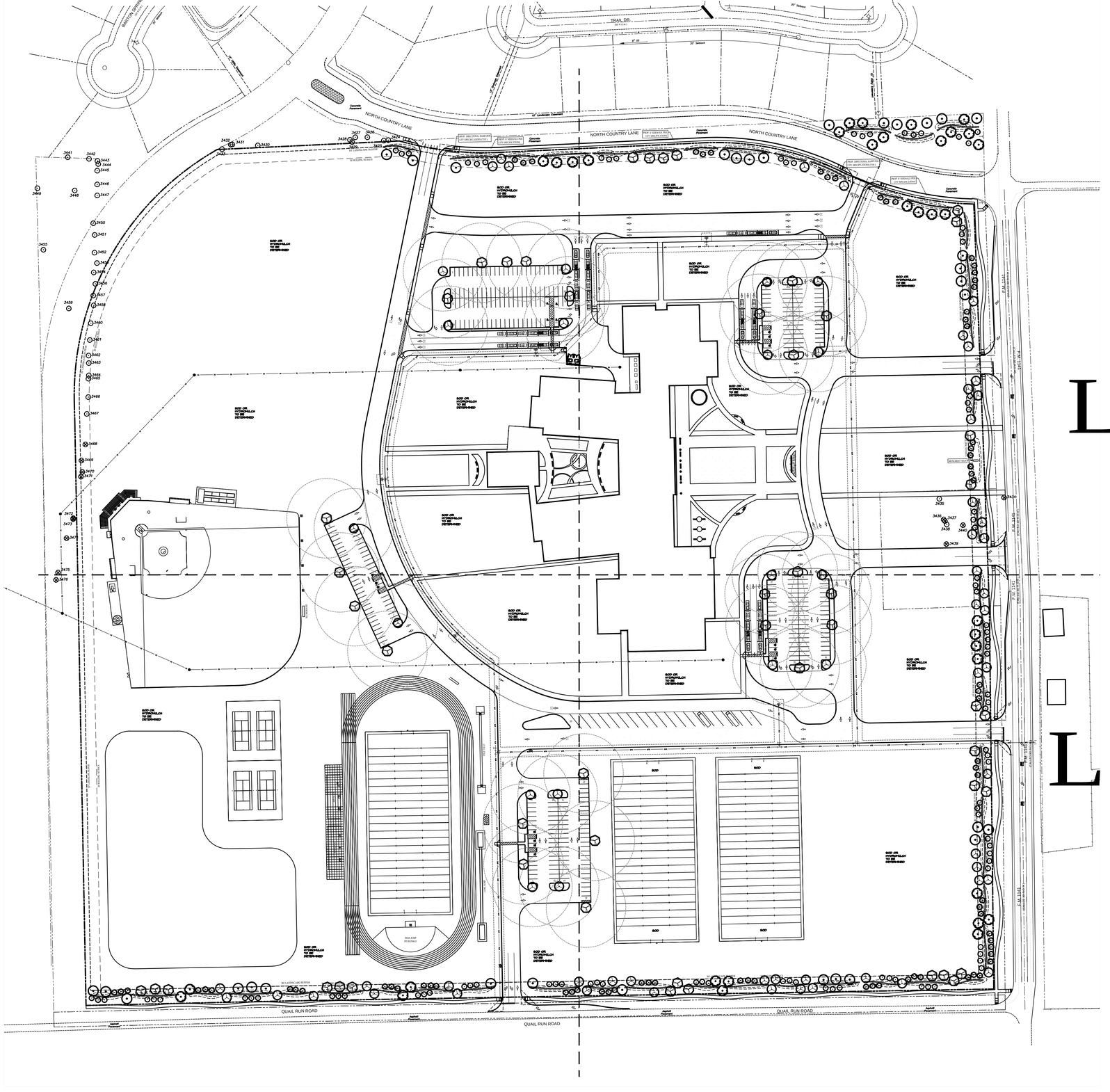
AL-1 STOREFRONT ALUMINUM

L5

L4

L2

L3



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 40.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

NORTH

0 100 200

GRAPHIC SCALE
1" = 100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

△	REVISIONS

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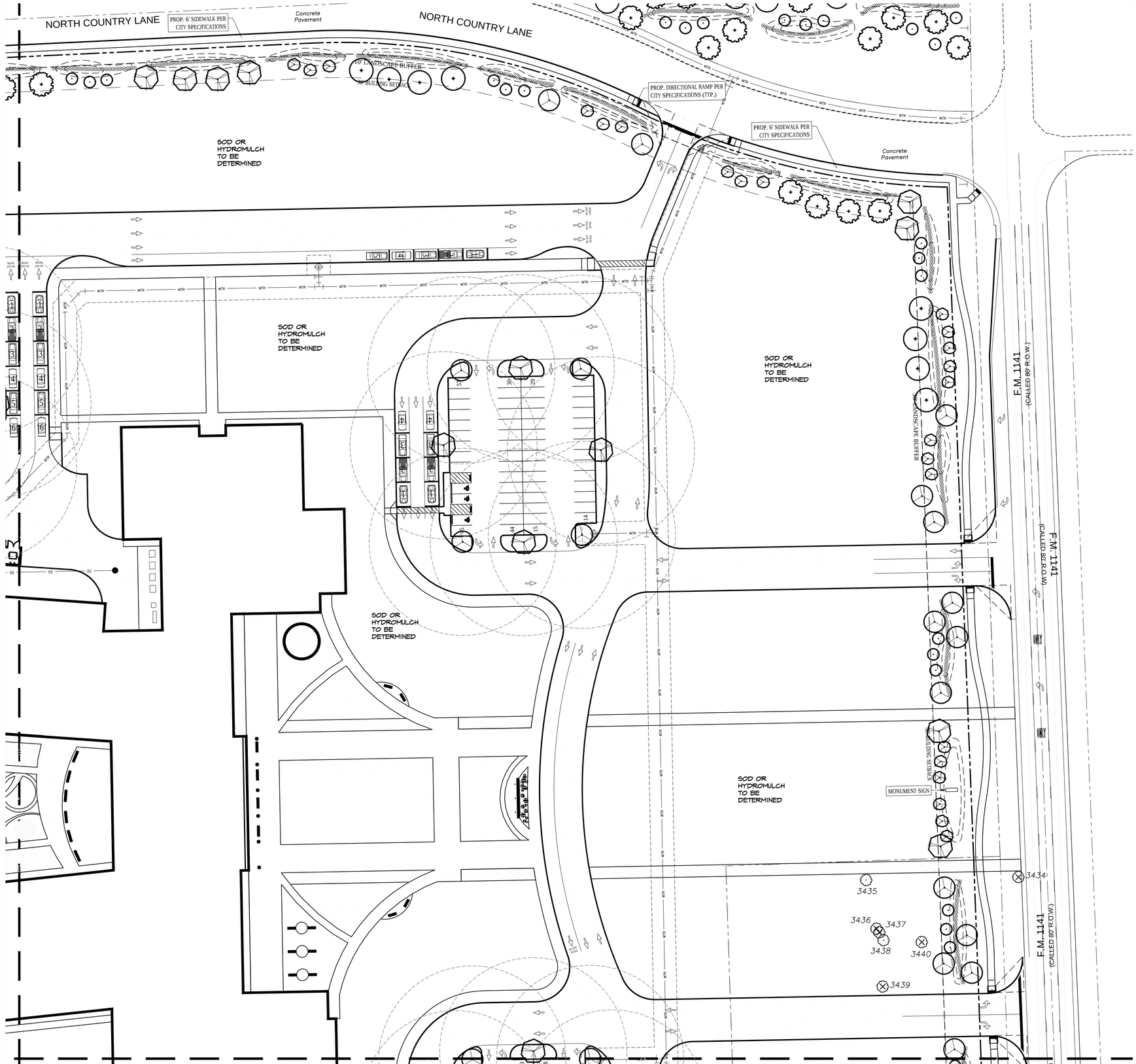
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL LANDSCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET L 1



0 40 80

GRAPHIC SCALE
1" = 40'

NORTH

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

△	REVISIONS

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11914 WISHING WELL CT.
FRISCO, TEXAS 75035
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FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 04/14/2022
SHEET
L 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD

SOD

SOD

SOD

30' LANDSCAPE BUFFER

30' BUILDING SETBACK

F.M. 1141
(CALLED 80' R.O.W.)

F.M. 1141
(CALLED 80' R.O.W.)

F.M. 1141
(CALLED 80' R.O.W.)

QUAIL RUN ROAD

Asphalt Pavement

Asphalt Pavement

GRAPHIC SCALE
1" = 40'
0 40 80

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
2		
3		
4		
5		
6		

REVISIONS

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FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 04/14/2022
SHEET L 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SOD OR HYDROMULCH TO BE DETERMINED

SCOREBOARD

10' LANDSCAPE BUFFER

30' BUILDING SETBACK

POLE VAULT

LONG JUMP

HIGH JUMP PIT/RUNWAY

30' LANDSCAPE BUFFER

30' BUILDING SETBACK

QUAIL RUN ROAD

QUAIL RUN ROAD

Asphalt Pavement

Asphalt Pavement

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	04/14/2022	PERMIT
2		
3		
4		
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	REVISIONS	

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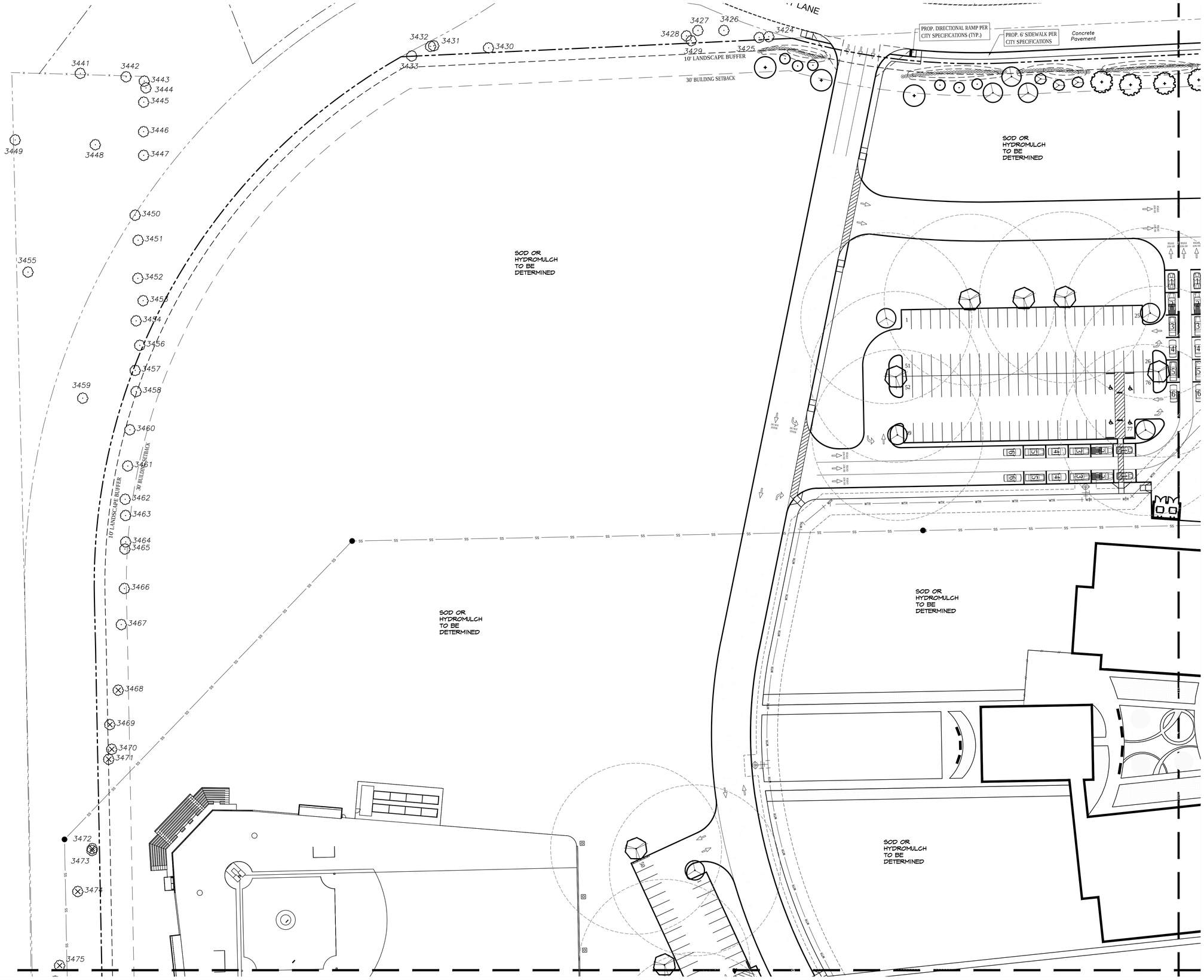
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 04/14/2022
SHEET
L 4



CORGAN

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Dallas, TX 75202
T: 214-748-2000

	ISSUES	
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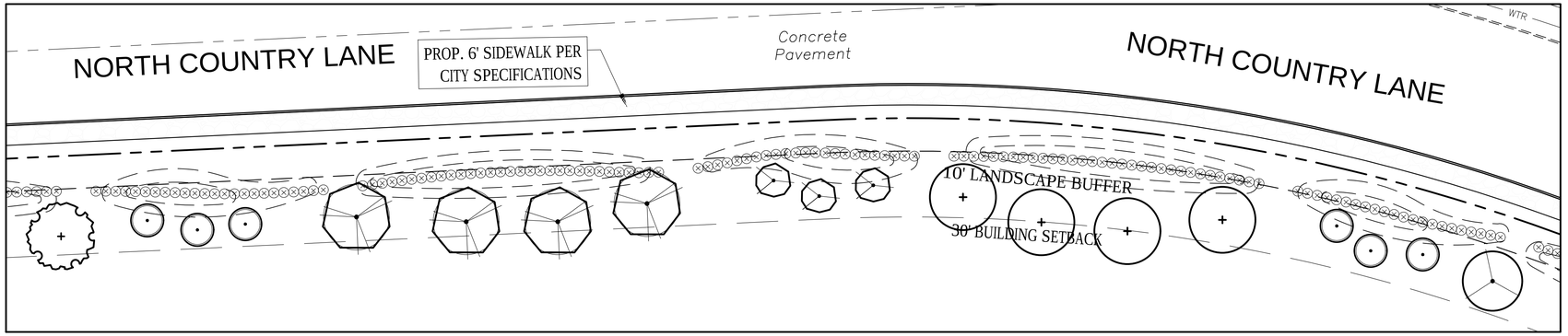
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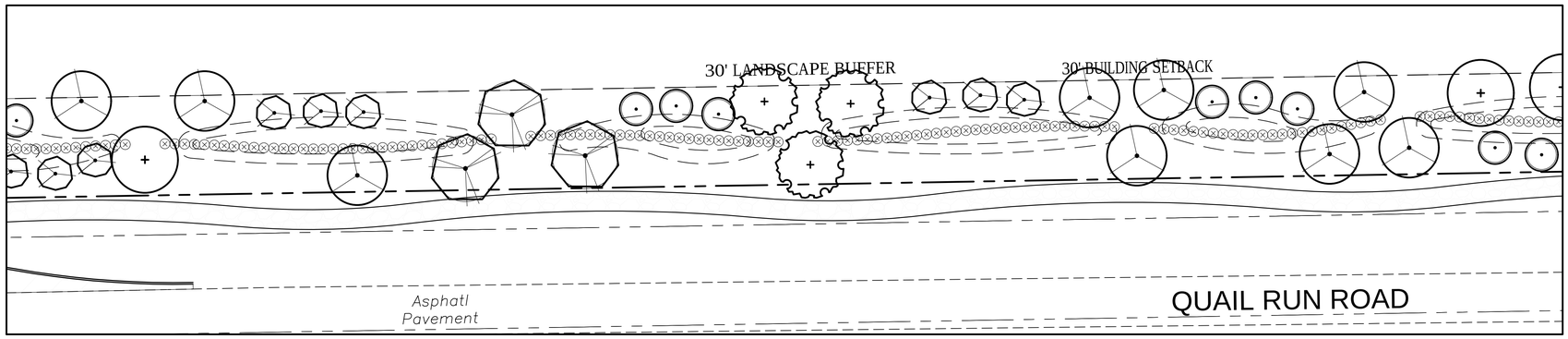
LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 04/14/2022
SHEET L 5



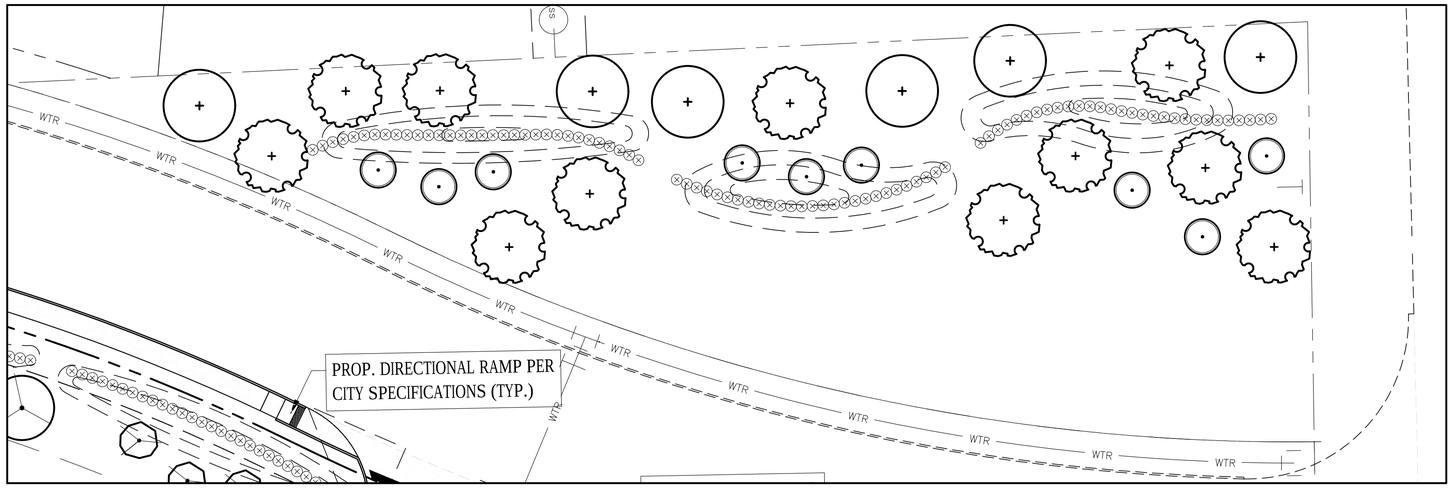
TYPICAL SEGMENT OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



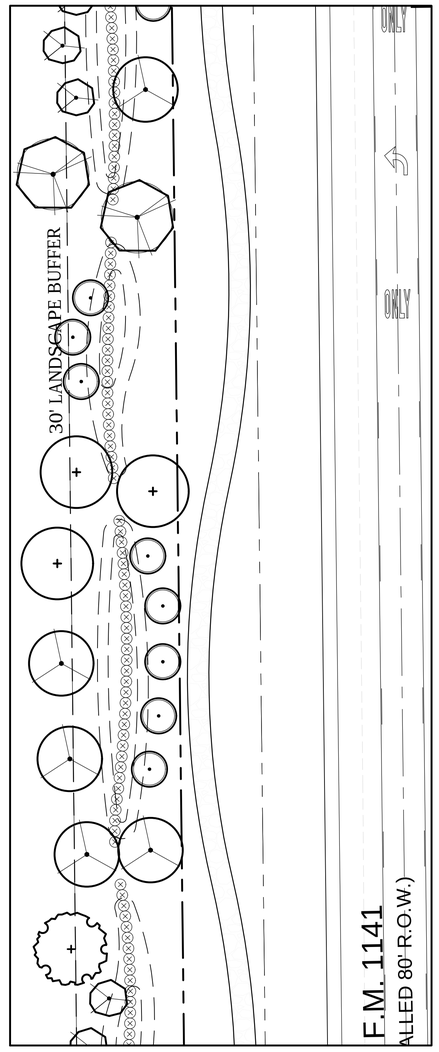
TYPICAL SEGMENT OF QUAIL RUN ROAD

SCALE: 1" = 20'-0"



REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF F.M. 1141

SCALE: 1" = 20'-0"

NORTH

0 20 40

GRAPHIC SCALE 1" = 20'

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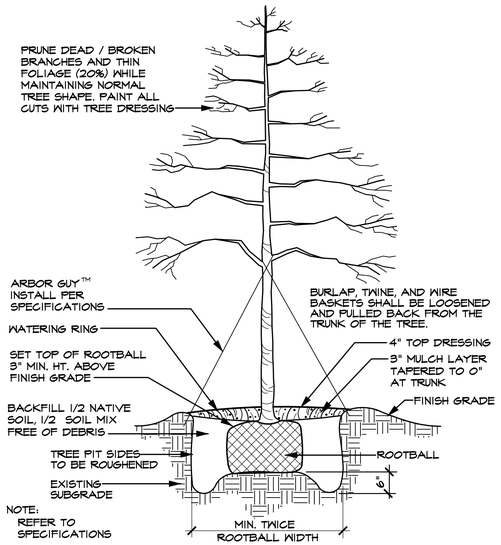
ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE ENLARGEMENTS

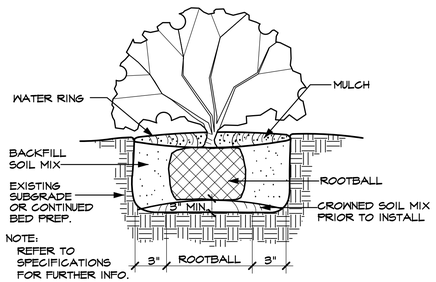
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SHEET

L 6



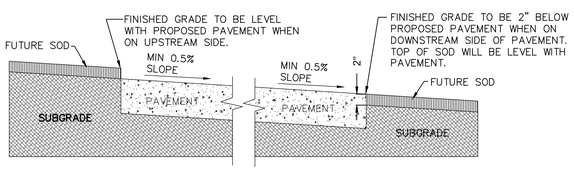
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
32	+	LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
34	+	RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
50		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
67		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
76		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 5'
95		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

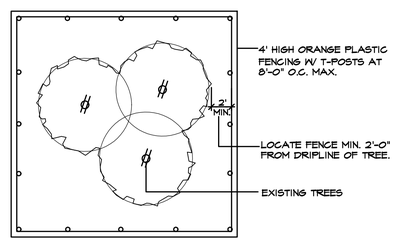
SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1,596	⊗	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



1. 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.
2. 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.
3. 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 IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. 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

F.M. 1141 AND QUAIL RUN ROAD STREET BUFFER

30' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 3 CANOPY/4 ACCENT TREES PER 100LF.

F.M. 1141 STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
F.M. 1141 BUFFER TREES REQUIRED (1,578 LF/100 LF =)	15.8 UNITS
BUFFER TREES REQ. (CAN. 3x15.8=47, ACC. 4x15.8=63	47 CANOPY/63 ACCENT
BUFFER TREES PROVIDED	47 CANOPY/63 ACCENT
QUAIL RUN ROAD STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
QUAIL RUN BUFFER TREES REQUIRED (1,824 LF/100 LF =)	18.2 UNITS
BUFFER TREES REQ. (CAN. 3x18.2=55, ACC. 4x18.2=73	55 CANOPY/73 ACCENT
BUFFER TREES PROVIDED	55 CANOPY/73 ACCENT

NORTH COUNTRY LANE AND PANHANDLE DRIVE STREET BUFFER

10' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 1 CANOPY/1 ACCENT TREE PER 50LF.

NORTH COUNTRY LANE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,176 LF/50 LF=)	24 UNITS
BUFFER TREES REQ. (CAN. 1x24=24, ACC. 1x24=24	24 CANOPY/24 ACCENT
BUFFER TREES PROVIDED	24 CANOPY/24 ACCENT
PANHANDLE DRIVE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,792 LF/50 LF=)	36 UNITS
BUFFER TREES REQ. (CAN. 1x36=22, ACC. 1x36=36	36 CANOPY/36 ACCENT
BUFFER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 CANOPY/0 ACCENT

WEST OF PANHANDLE AND NORTH OF N. COUNTRY LANE

HEAVY LANDSCAPING, BERM, 3 TIER SCREEN, 1-SMALL/MID SHRUBS, 2-L6 SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS.

NORTH COUNTRY LANE REMAINDER	360 LF
REMAINDER TREES REQUIRED (360 LF / 20' =)	18 TREES
REMAINDER TREES PROVIDED	18 TREES
PANHANDLE DRIVE REMAINDER	440 LF
REMAINDER TREES REQUIRED (440 LF / 20' =)	22 TREES
REMAINDER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 TREES

PARKING LOT LANDSCAPING

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 L6 TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES	382 SPACES
PARKING LANDSCAPE REQUIRED 102,330 SF X 5% =)	5,117 SF
PARKING LANDSCAPE PROVIDED	8,203 SF

AMOUNT OF LANDSCAPING

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

SITE AREA	3,044,080 SF
SITE LANDSCAPE REQUIRED 3,044,080 SF X 15% =)	456,612 SF
SITE LANDSCAPE PROVIDED	1,778,250 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(118%) 540,843 SF
SITE IMPERVIOUS AREA	1,244,655 SF

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

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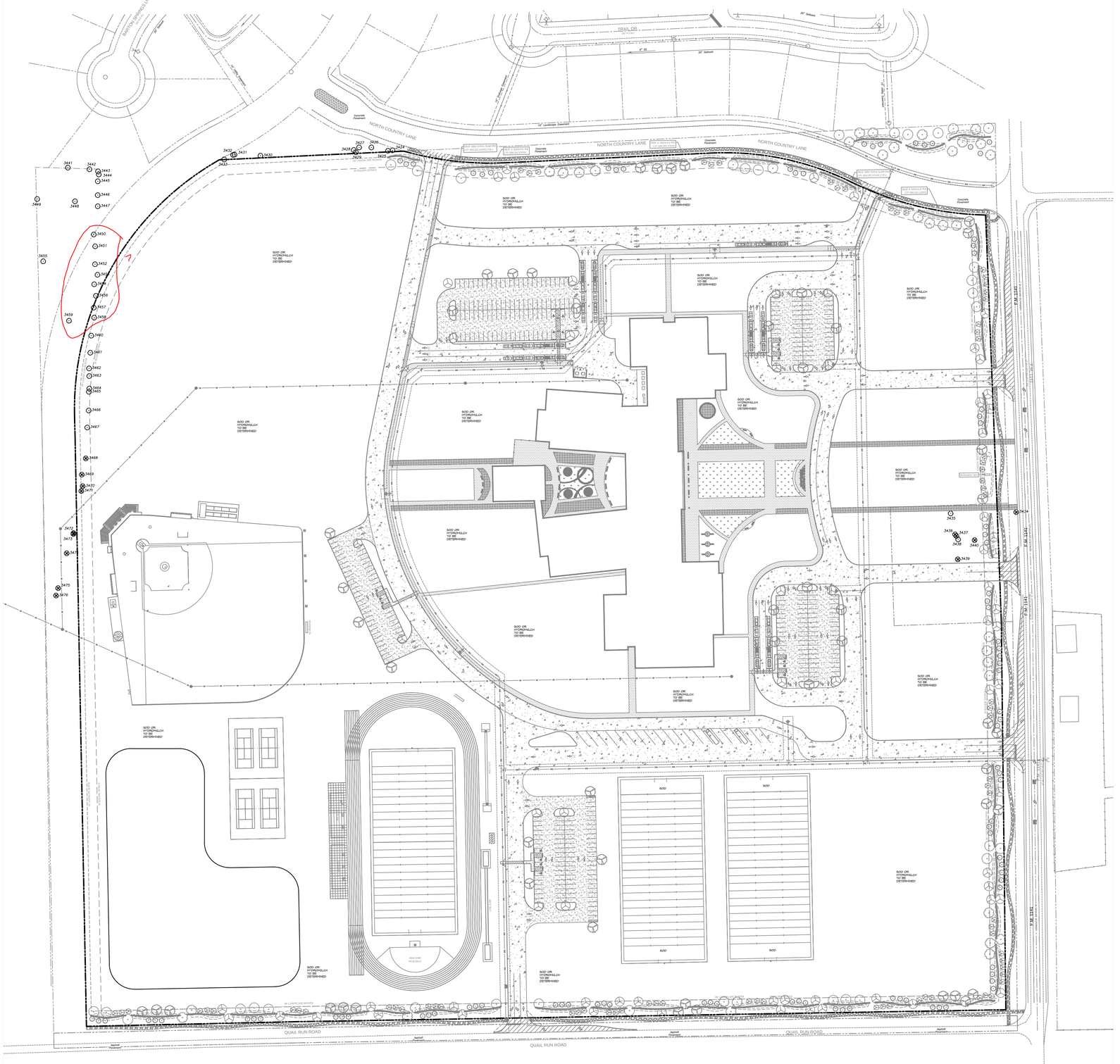
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE DETAILS

JOB 21572.0000
DATE 04/14/2022
SHEET L 7



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

MITIGATION 101.5 - 69 = 32.5 X $100.00 = $3,250.00

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	1,244,655 S.F. OR 40.89 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	203 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	382 SPACES

0 100 200
GRAPHIC SCALE
1" = 100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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

CITY OF ROCKWALL CASE NO.

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

CORGAN
401 N. Houston St
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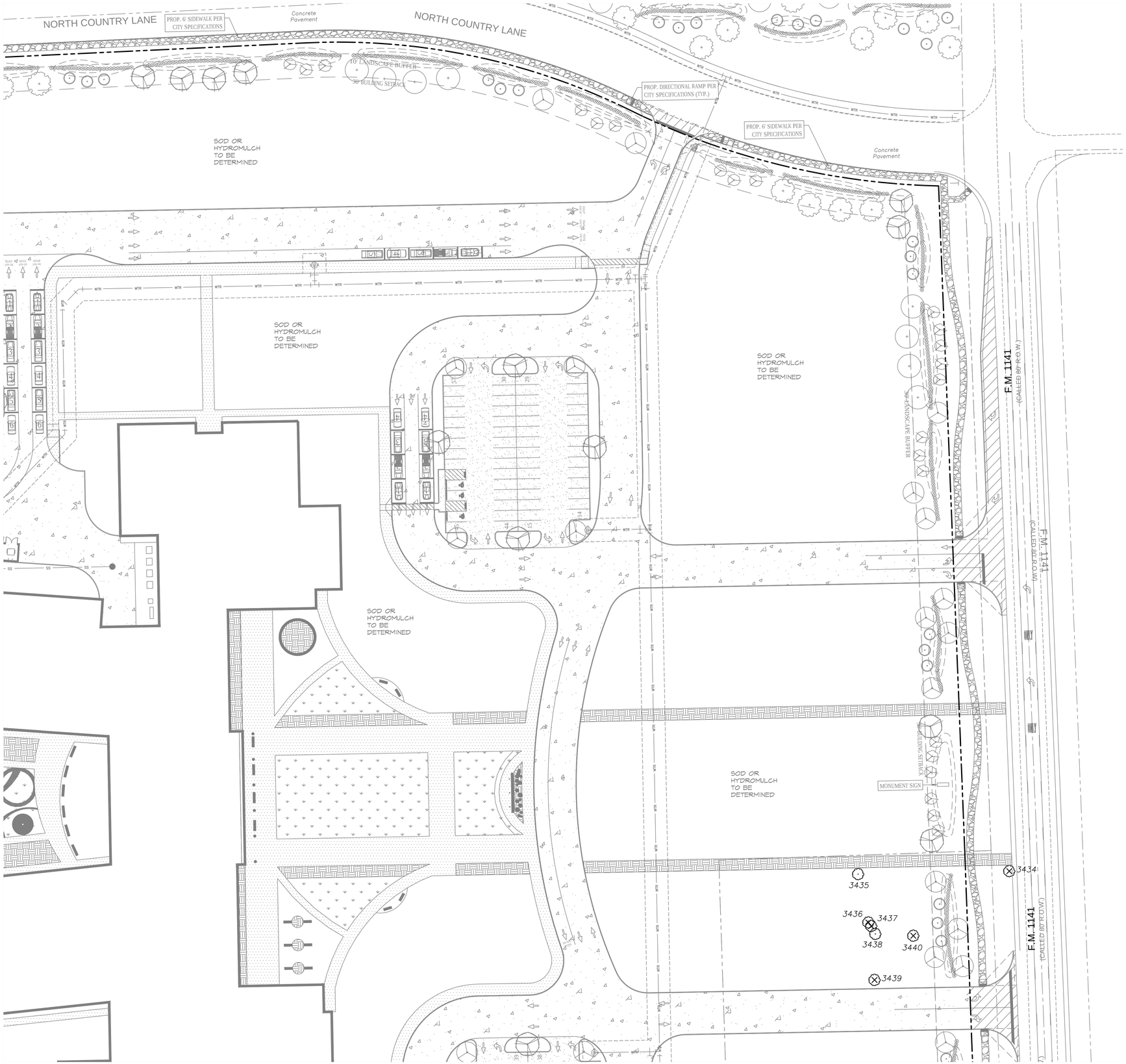
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 04/14/2022
SHEET TS 1



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
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3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
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3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
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3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
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3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

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ISSUES

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REVISIONS

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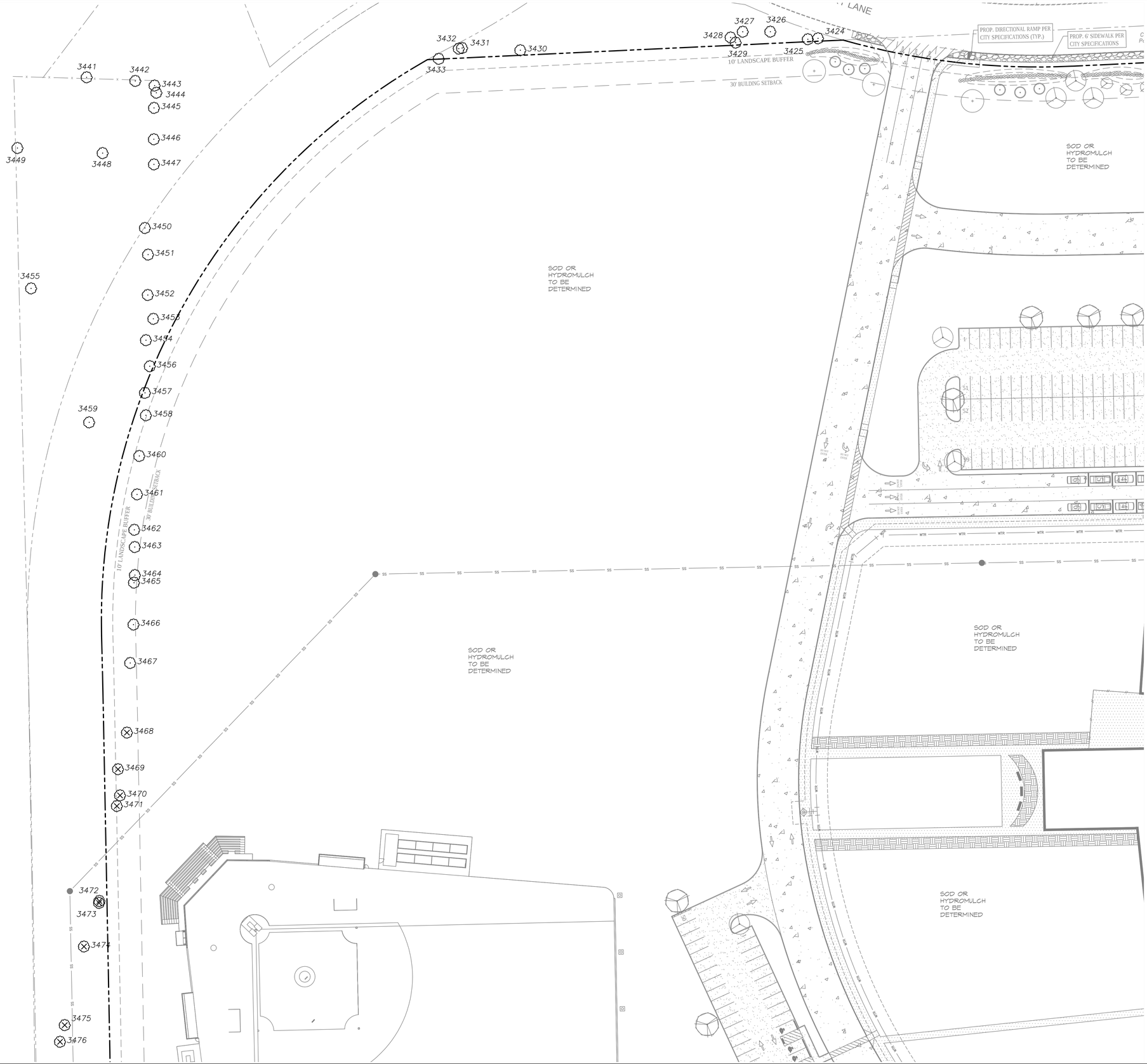
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN EAST

JOB 21572.0000
DATE 04/14/2022
SHEET TS 2



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
1	04/14/2022	PERMIT
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REVISIONS

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

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN WEST

JOB 21572.0000
DATE 04/14/2022
SHEET TS 3

LUMINAIRE SCHEDULE FOR ROCKWALL ISD NINTH GRADE CENTERS

Nada F - (903) 581-2677
nferro@emaengineer.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 "E" in the drawing set is to be treated as an emergency version of the listed luminaire. (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, LHx, 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 specified.

Emergency Lighting Information: Linear Emer Section Layout >> EMER EMER EMER EMER EMER

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 #108200790002---, Controls to be - IECC 2015 with Reduced Lighting Power additional efficiency package.

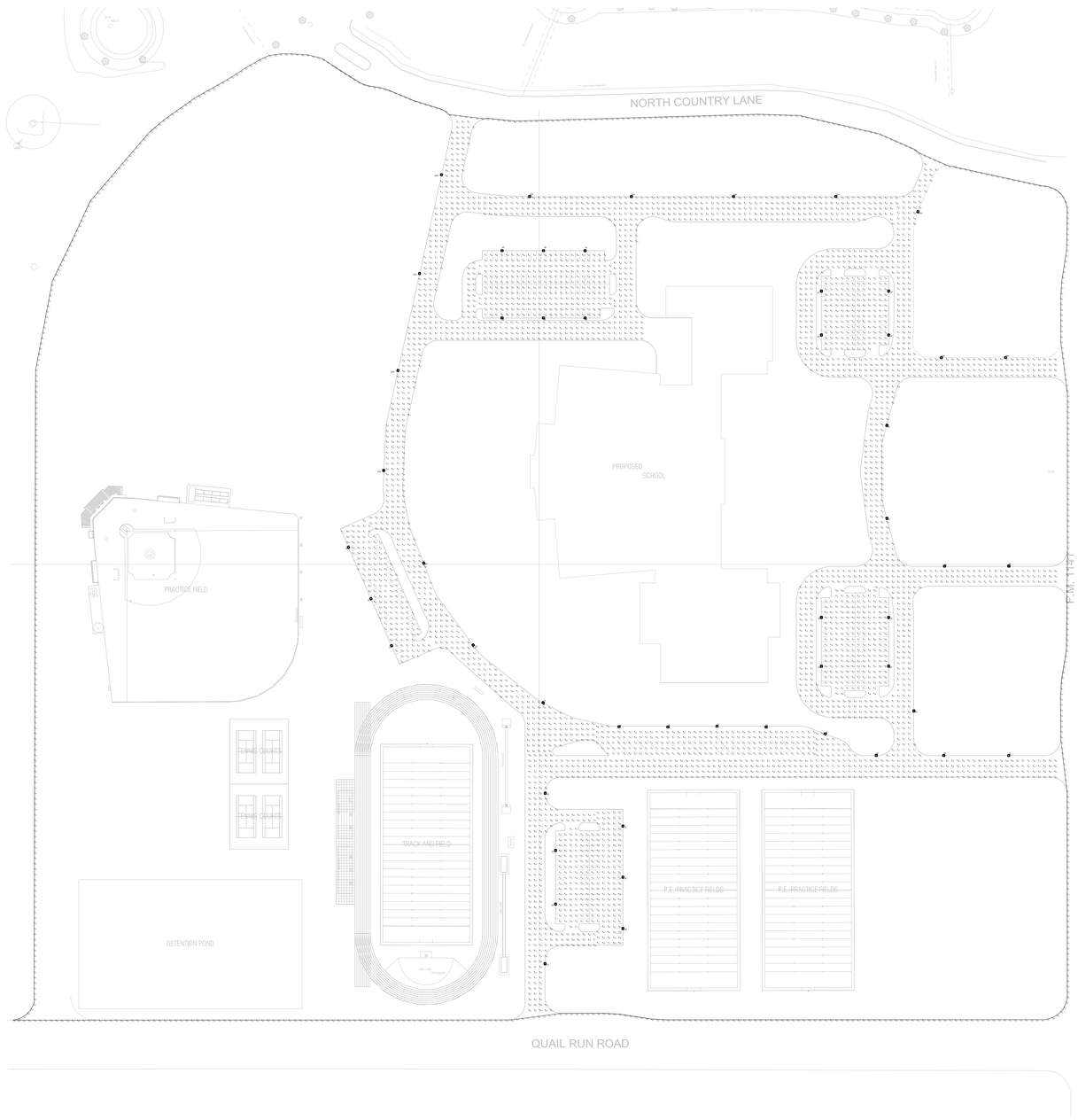
Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, - .

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
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
ZF	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
ZZZ	END OF SCHEDULE, , with , Color:	, , , , , , , ,				

Calculation Summary				
Label	CalcType	Avg	Max	Min
DRIVEWAY_LEFT	Illuminance	0.92	3.0	0.0
DRIVEWAY_RIGHT	Illuminance	0.95	3.1	0.0
PARKING LOT EAST	Illuminance	1.70	2.7	0.8
PARKING LOT NORTHEAST	Illuminance	1.93	2.6	1.3
PARKING LOT NORTHWEST	Illuminance	1.99	2.8	1.0
PARKING LOT SOUTH	Illuminance	1.67	2.6	0.8
PARKING LOT SOUTHWEST	Illuminance	1.74	2.6	1.1
PARKING LOT WEST	Illuminance	1.58	2.6	0.7
PROPERTY LINE	Illuminance	0.01	0.2	0.0

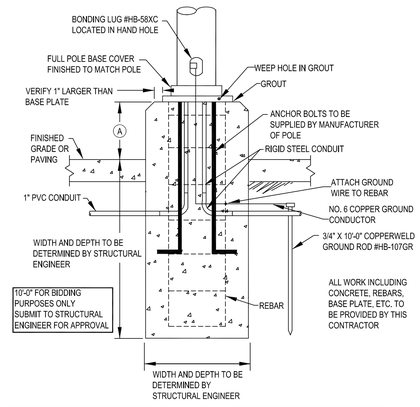
SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 NORTH PHOTOMETRIC SITE PLAN
1"=100'-0"

(A) IF POLE IS LOCATED IN CONCRETE OR ASPHALT, DIMENSION TO BE 2'-6" A.F.G. IF POLE IS LOCATED IN GRASS, DIMENSION TO BE 4" A.F.G.



SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLEBASE IS AT LEAST 12" AWAY.

2 POLE BASE DETAIL - 12'-30'
N.T.S.

CORGAN
www.corgan.com
T: 214.748.2000

	ISSUES
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△	REVISIONS

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STATE OF TEXAS
CATHERINE L. HOLLENSHEAD
103572
LICENSED
PROFESSIONAL ENGINEER
04-13-2022

Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

NORTH PHOTOMETRIC SITE PLAN

Apr 13, 2022

EMA
DESIGN SOLVE ENHANCE
EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
Phone: 1 . 800 . 933 . 0538

Apr 13, 2022

JOB 21572.0000
DATE 04/13/2022
SHEET ES1-03

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.

1 082 0079 002



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

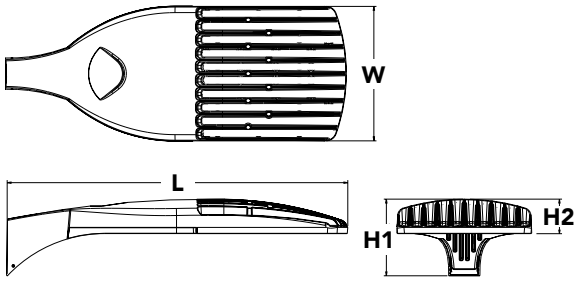
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1, P4[1], P7[1], P2, P5[1], P8, P3, P6[1], P9[1]

Rotated optics

P10[2], P12[2], P11[2], P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

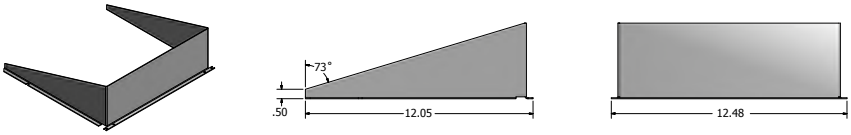
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

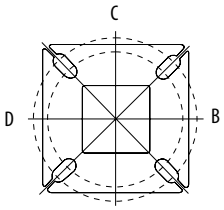
Options

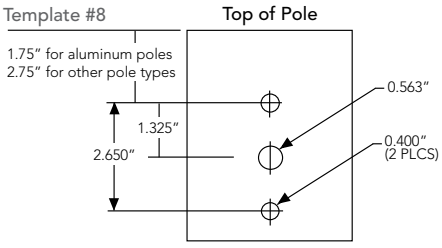
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

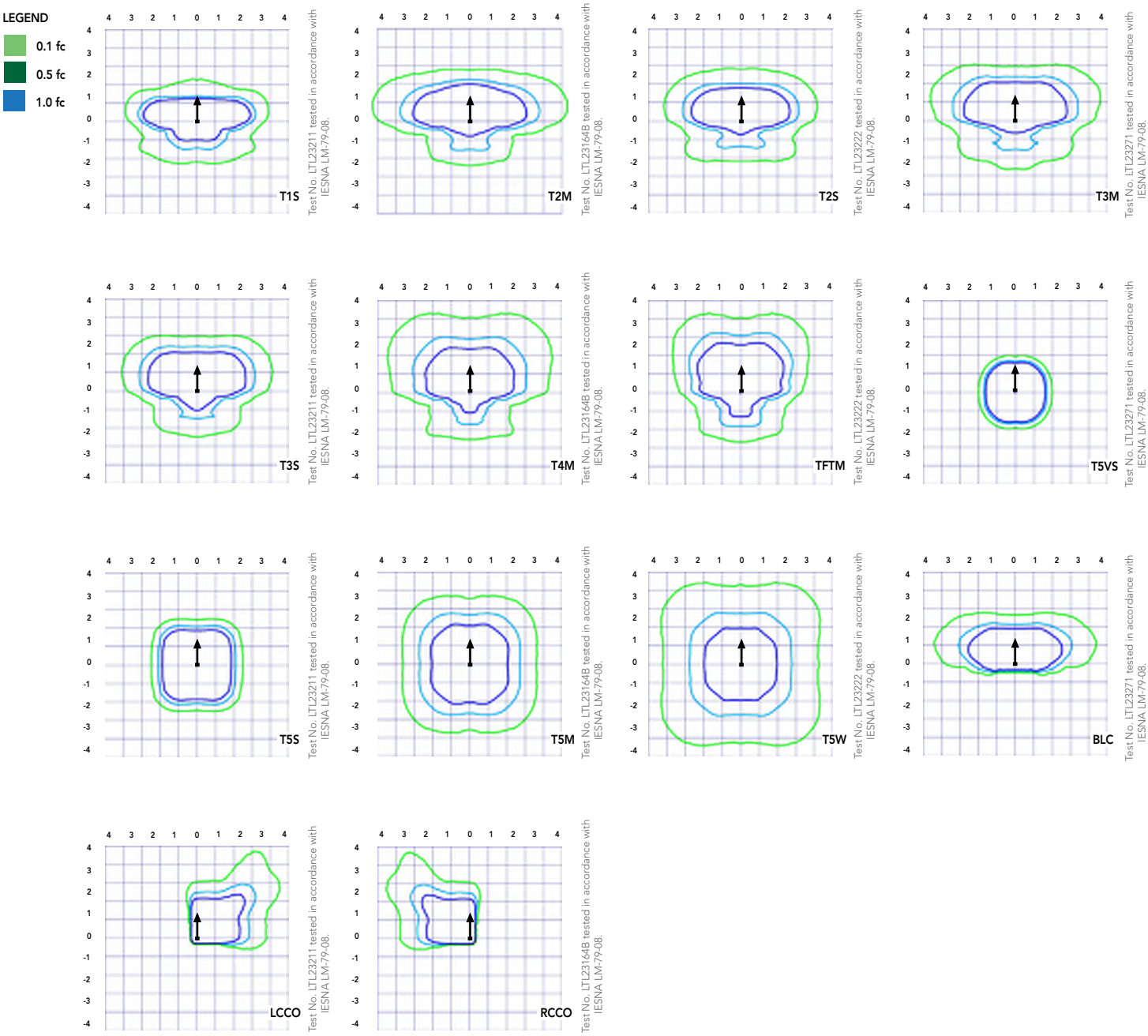
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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April 28th, 2022

Ryan Miller, AICP
Director of Planning
City of Rockwall
385 South Goliad
Rockwall, TX 75087

Re: Rockwall ISD Request for Extension of Ninth Grade Center Site Plan Review Schedule

Mr. Miller,

Rockwall ISD is requesting a 30 day extension of the review schedule for the below referenced submissions for P&Z taking actions on the districts proposed and submitted site plans.

Project #1
Project Number: SP2022-017
Project Name: Site Plan for Rockwall Ninth Grade Center North

Project #2
Project Number: SP2022-018
Project Name: Site Plan for Rockwall Heath Ninth Grade Center

The intent for this request is to allow ample time to receive TIA comments back from the city and have an opportunity to respond and resolve any issues prior to presenting site plans to the P&Z commission for action.

Please let me know if there is any objection by the city to granting this request for extension.

Will Salee
Executive Director of Operations
Rockwall ISD

Rockwall Independent School District

May 5th, 2022

Ryan Miller, AICP
Director of Planning
City of Rockwall
385 South Goliad
Rockwall, TX 75087

Re: Rockwall ISD Request to Withdraw Site Plan Approval Request

Mr. Miller,

Rockwall ISD is requesting that the city allow the withdrawal of the district's site plan approval requests for the following projects:

Project #1
Project Number: SP2022-017
Project Name: Site Plan for Rockwall Ninth Grade Center North

Project #2
Project Number: SP2022-018
Project Name: Site Plan for Rockwall Heath Ninth Grade Center

The intent of the district will be to resubmit these projects for consideration on the May 20th development application schedule cycle.

Will Salee
Executive Director of Operations
Rockwall ISD

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	July 12, 2022
APPLICANT:	*Robert Howman; Glenn Engineering Corp*
CASE NUMBER:	SP2022-017; *Site Plan for Rockwall Ninth Grade Center*

SUMMARY

Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Site Plan* for a *Public Secondary School* on a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

BACKGROUND

On August 30, 1999, the subject property was annex by the City Council through *Ordinance No. 99-33* [*Case No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has been remained vacant since annexation. On May 2, 2022, the City Council approved a zoning change through *Ordinance No. 22-25* [*Case No. Z2022-015*] changing the subject property from an Agricultural (AG) District to Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses. On July 5, 2022, the City Council approved a *Preliminary Plat* and *Infrastructure Variances* [*Case No. P2022-028*] for the subject property.

PURPOSE

On April 14, 2022, the applicant -- *Robert Howman of Glenn Engineering Corp*. -- submitted an application requesting the approval of a site plan for the purpose of constructing a 150,170 SF secondary school on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located northwest corner of the intersection of FM-1141 and E. Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the Dalton Ranch Subdivision, which consists of 151-lots on 62.33-acres and zoned Planned Development (PD-58) District. North of this subdivision is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is E Quail Run Road which is identified as a M4U (*i.e. major collector, four [4] lane, undivided highway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits of the City of Rockwall followed by several properties with single-family homes situated on them.

East: Directly east of the subject property is FM-1141 which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are two (2) tracts of land (*i.e. Tract 14 [48.267-acre] and Tract 4 [101.43-acre], Abstract No. A0088 of the JM Glass Survey*) which are zoned as Agriculture (AG) District.

West: Directly west of the subject property is the Stoney Hollow Addition, which is zoned Single-Family 16 (SF-16). West of this is Gideon Grove which consists of 72-lots and zoned Planned Development 77 (PD-77). Beyond this is the Saddle Star Estates Subdivisions, which consists of 66-lots and zoned Planned Development 79 (PD-79). West of this is N. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Public Secondary School* is permitted *by-right* in a Neighborhood Services (NS) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Neighborhood Services (NS) District and Planned Development District 94 (PD-94) with the exception of the photometric plan and landscape plan which will be required to conform prior to submitting to engineering plans. This has been added as a condition of approval for this case. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

Table 1: Density and Dimensional Requirements

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Width	100'	X=1814' 5"; In Conformance
Minimum Lot Depth	200'	X=1589' 7"; In Conformance
Minimum Lot Area	1-Acre or 43,560 SF	69.88-Acres or 3,044,079 SF; In Conformance
Minimum Front Yard Setback [1] & [2]	30'	X>30'; In Conformance
Minimum Side Yard Setback	10'	X>30'; In Conformance
Minimum Rear or Side Yard Setback (Adjacent to a Street)	30'	X>30'; In Conformance
Minimum Rear Yard Setback [3]	10'	X>30'; In Conformance
Minimum Distance Between Buildings [4]	15'	X=603' 9"; In Conformance
Maximum Building Height [5]	40'	X=37'10"; In Conformance
Maximum Lot Coverage	40%	X=5.03%; In Conformance
Minimum Required Landscaping	30%	X=58%; In Conformance

General Notes:

[1]: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[4]: Zero (0) feet with a fire rated wall.

[5]: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development 94 (PD-94), the underlying zoning of the subject property is Neighborhood Services (NS) District, and according to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents." In this case, the applicant is proposing a ninth-grade center with ancillary land uses that include a baseball field, track and field facilities, two (2) practice fields and tennis facility on the subject property. The subject property is adjacent to low density residential. This section goes on to state that "(t)he Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency." In this case, the applicant has proposed adequate landscape screening adjacent to the low density residential subdivisions located along the north and south property lines of the subject property, and the applicant has stated that the proposed lighting will conform to all photometric requirements within the Unified Development Code (UDC). Staff has added to the conditions of approval a requirement that the applicant update the landscaping along the right-of-way of Panhandle Drive and along the detention pond to meet the standards of Planned Development 94 (PD-94). Based on staff's review of the applicant's project compared to the City's codes, the request does appear to meet the City's requirements with the exception of the articulation requirements for the primary and secondary building

facades as listed in Subsection 04.01, *General Commercial District Standards*, of Article 05, District Development Standards of the Unified Development Code (UDC).

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

(1) *Exceptions*.

(a) *Primary Building Facades*. According to Subsection 04.01(C)(1) of Article 05, *Development Standards*, of the Unified Development Code (UDC) primary facades require projections associated with entryways, architectural elements and wall lengths. In this case, the proposed buildings do not incorporate the maximum wall length established by the Unified Development Code (UDC) on the primary building façades.

(b) *Secondary Building Facades*. According to Subsection 04.01(C)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC) secondary facades require projections associated with architectural elements and wall lengths. In this case, the proposed buildings do not incorporate the maximum wall length established by the Unified Development Code (UDC) on the secondary building façades.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures, the applicant is proposing: [*1*] undergrounding existing overhead power lines along FM-1141 (*which is a requirement stipulated by the UDC*), [*2*] incorporating 20% natural stone on primary facades, [3] increased architectural elements (*e.g. canopies, outdoor patio/plaza space, and varied roof heights*), [*4*] public amenities including tennis courts and athletic fields, and [*5*] increased open space along FM-1141. Requests for exceptions to the general standards and acceptance of compensatory measures are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within *Nothwest Residential District* and is designated for *Public* land uses. The primary land uses within the *Public* land use designation are "…(s)chools, libraries, fire stations, pump stations, water towers, police stations, city administrative offices, and county, state, or federal facilities". In this case, the applicant is proposing a ninth-grade center with ancillary land uses that include a baseball field, track and field facilities, two (2) practice fields and tennis facility on the subject property. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURE REVIEW BOARD

On May 31, 2022, the Architecture Review Board (ARB) reviewed the applicant's request and approved a motion to recommend approval of the building elevations by a vote of 4-0, with board members Phillips, Miller, and Avenetti absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the site plan for the purpose of allowing the construction of a 150,170 SF secondary school on the subject property, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;

(2) The applicant will need to provide an updated Landscape Plan showing landscaping along the right-of-way of Panhandle Drive (*i.e. berms and shrubbery with a minimum of one [1] canopy tree and one [1] accent tree per 50-feet of linear frontage*). In addition, the Landscape Plan should show one (1) canopy tree per 750 SF of detention area and one (1) accent tree per 1,500 SF of detention area. This plan will need to be submitted and approved prior to submitting civil engineering.

(3) The applicant will need to submit and receive approval for an updated Photometric Plan showing conformance to the lighting standards set forth in the Unified Development Code (UDC) prior to submitting civil engineering plans.

(4) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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					
SUBDIVISION	Rockwall High School 9th Grade Center	LOT	1	BLOCK	1
GENERAL LOCATION	Northwest corner of Quail Run Road and FM 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	Public School	
PROPOSED ZONING	PD for NS uses		PROPOSED USE	Public School	
ACREAGE	76.08 acres	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 Independent School District	☐ APPLICANT	Rockwall Independent School District
CONTACT PERSON	William Salee - Executive Director of Operations	CONTACT PERSON	Robert Howman
ADDRESS	1191 T.L. Townsend Drive	ADDRESS	4500 Fuller Drive
			Suite 220
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Irving, Texas 75038
PHONE	469-698-7031	PHONE	972.989.2174 (mobile)
E-MAIL	will.salee@rockwallisd.org	E-MAIL	rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

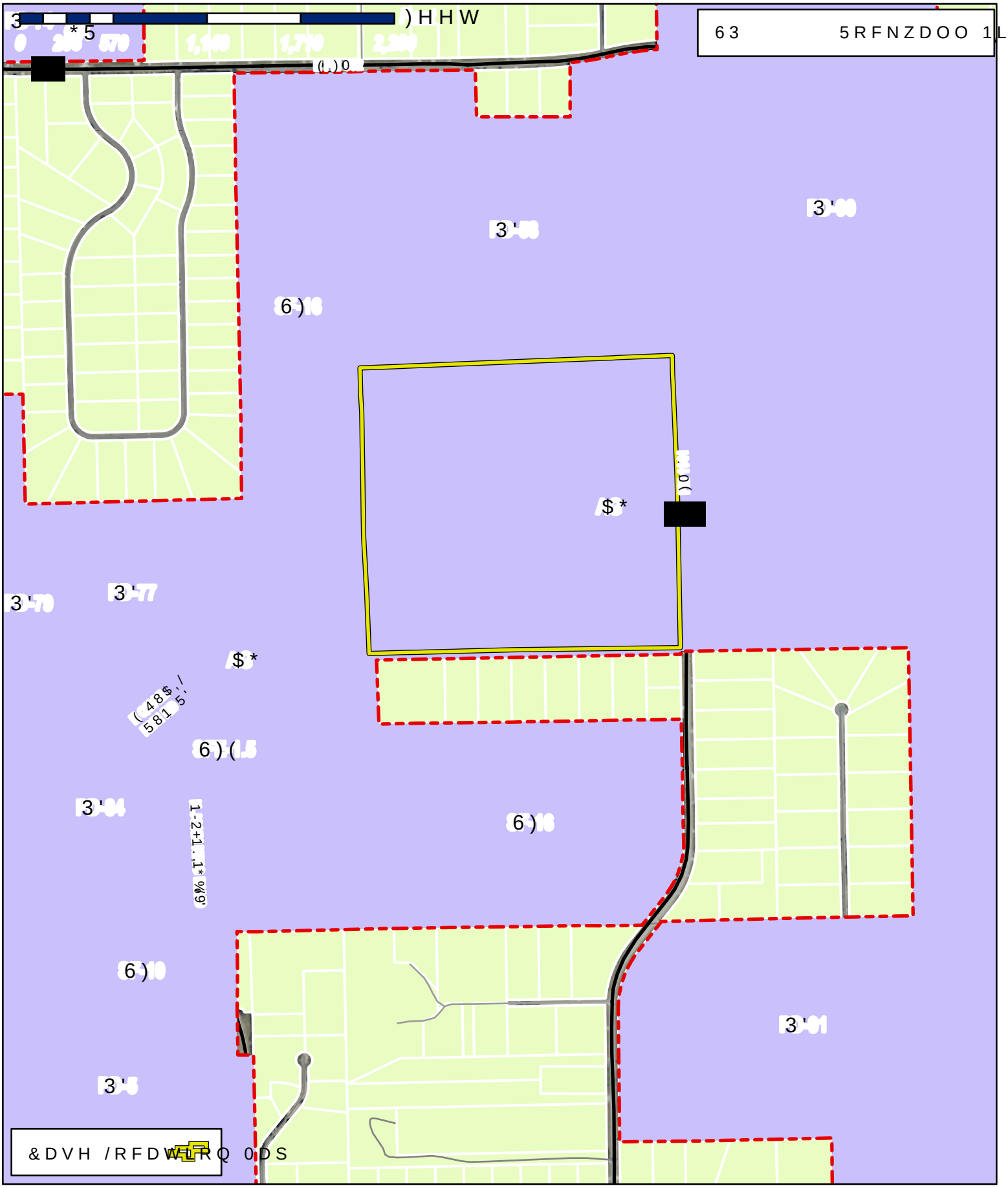
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

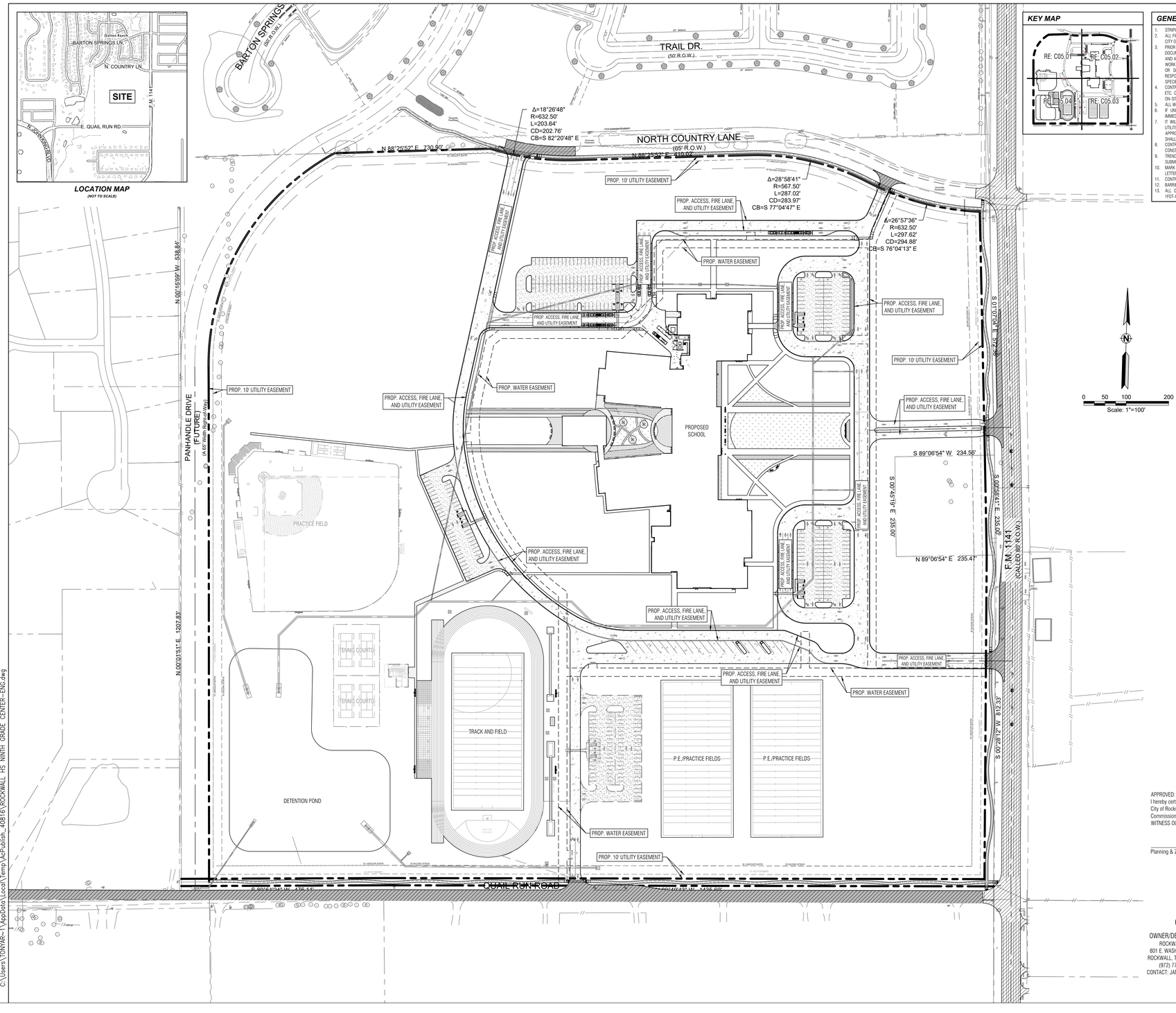


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JXDUDQWHHV 7KH &LW\ RI 5RFNZDOO
RU LPSOLHG LQFOXGLQJ ZDUUDQWLHV
SDUWLFXODU SXUSRVH 8VH RI WKH LQIR
WKH XVHU

LOCATION MAP
(NOT TO SCALE)



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.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. 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 1FOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- 10' MASONRY SCREENING WALL
- (PRIVATE) 5" 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. RE: GEOTECHNICAL 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. RE: GEOTECHNICAL REPORT
- (PUBLIC) 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. RE: GEOTECHNICAL REPORT
- (PUBLIC) 2" AC SURFACE COURSE (TYPE D) OVER 6.5" AC SURFACE COURSE (TYPE B) OVER 8" STABILIZED SUBGRADE OVER 9" RECOMPACTED SUBGRADE
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- (PUBLIC) 4" REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EACH WAY. RE: GEOTECHNICAL REPORT
- PLANTING AREAS. RE: LANDSCAPE

PAVING LEGEND (EXISTING)

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

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	153,187 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	194,206 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,187 S.F.
LOT COVERAGE	153,187 S.F./3,044,079 S.F. = 5.03%
FLOOR AREA RATIO	0.06:1
TOTAL IMPERVIOUS AREA	734,662.08 S.F. OR 16.87 AC.
BUILDING HEIGHT	1ST-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0	202 SPACES
9.0x20.0	159 SPACES
15.0x30.0	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

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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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET
2	07/07/22	60% PROGRESS SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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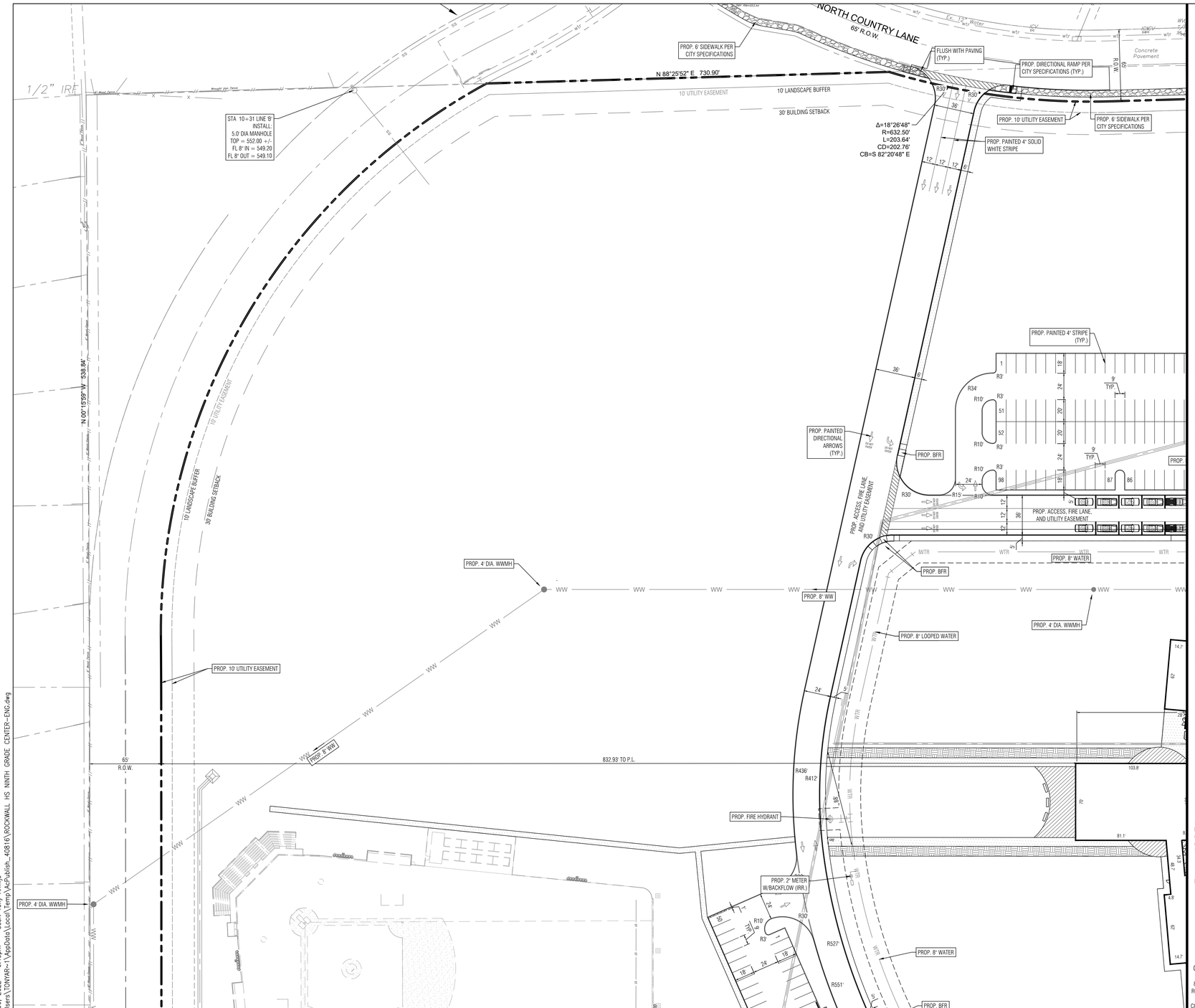
ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

OVERALL SITE PLAN

JOB 21572.0000
DATE 7/7/22
SHEET C05.00

Jul 06, 2022 - 6:40pm User: Tony Armijo
C:\Users\TONYAR~1\AppData\Local\Temp\AcPublish_40816\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg



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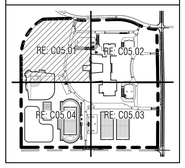
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- WW WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SS WASTEWATER
- STORM SEWER
- wtr WATER

KEY MAP



N

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Scale: 1"=40'

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Planning & Zoning Commission, Chairman — Director of Planning and Zoning

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LOT 1, BLOCK A
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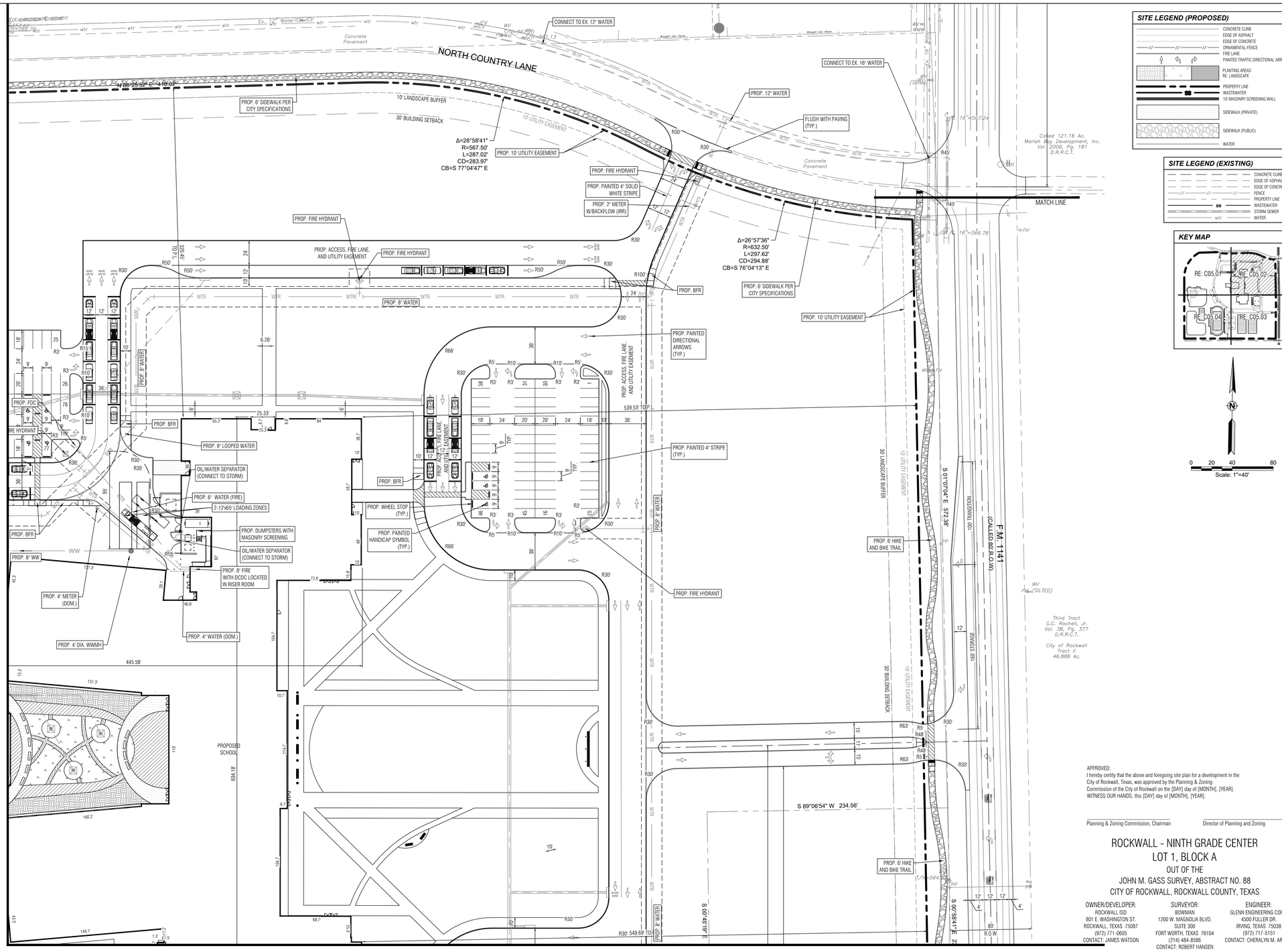
ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

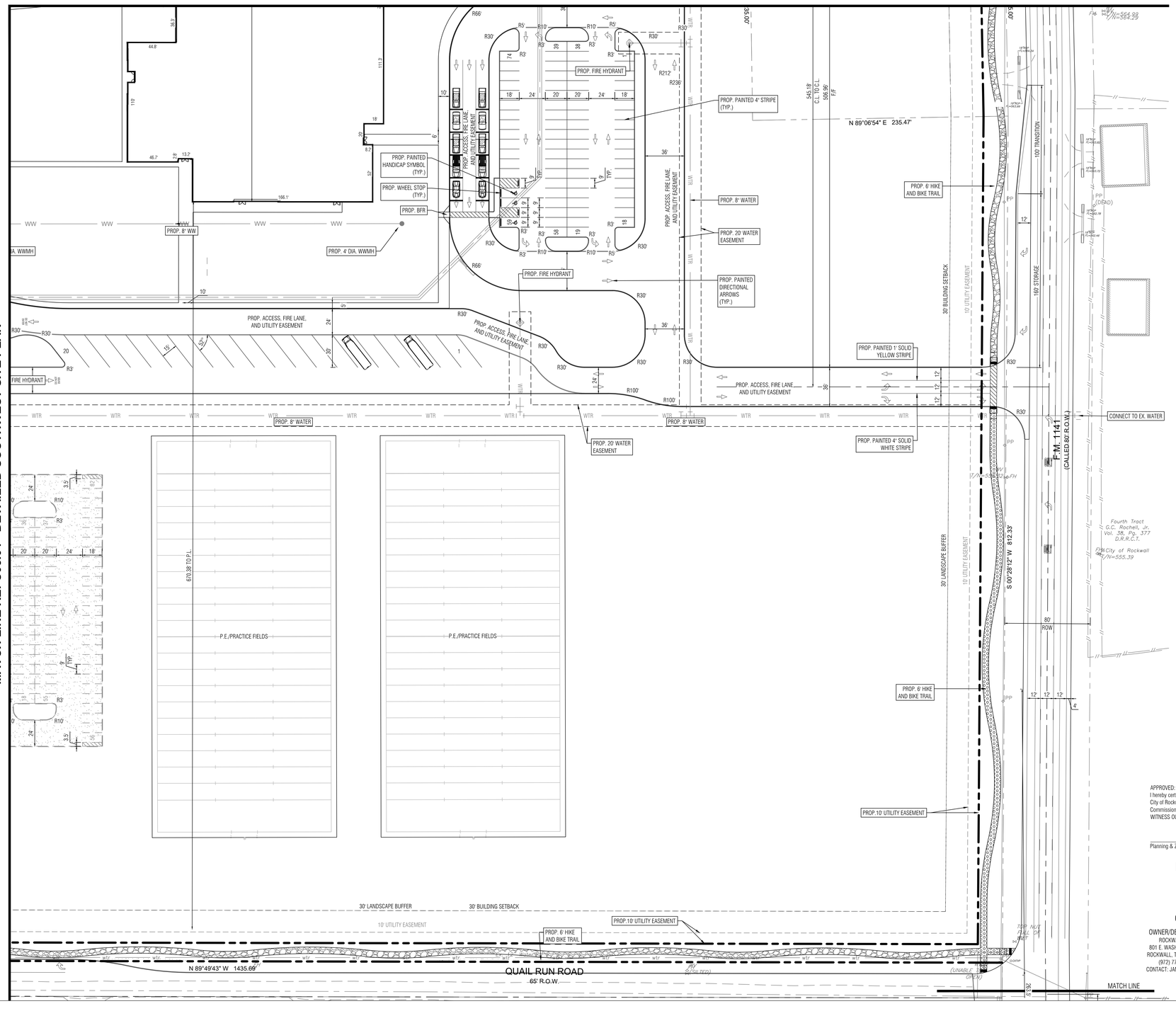
JOB 21572.0000
DATE 7/7/22
SHEET C05.01

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN


NORTH COUNTRY LANE
CONNECT TO EX. 12" WATER
CONNECT TO EX. 16" WATER
PROP. 12" WATER
PROP. 6' SIDEWALK PER CITY SPECIFICATIONS
10' LANDSCAPE BUFFER
30' BUILDING SETBACK
10' UTILITY EASEMENT
PROP. 10' UTILITY EASEMENT
FLUSH WITH PAVING (TYP.)
PROP. FIRE HYDRANT
PROP. PAINTED 4" SOLID WHITE STRIPE
PROP. 2" METER W/BACKFLOW (IRR)
PROP. ACCESS, FIRE LANE, AND UTILITY EASEMENT
PROP. BFR
PROP. 8" WATER
PROP. PAINTED DIRECTIONAL ARROWS (TYP.)
PROP. PAINTED 4" STRIPE (TYP.)
PROP. 8" LOOPED WATER
OIL/WATER SEPARATOR (CONNECT TO STORM)
PROP. 6" WATER (FIRE)
2-12'x65' LOADING ZONES
PROP. DUMPSTERS WITH MASONRY SCREENING
OIL/WATER SEPARATOR (CONNECT TO STORM)
PROP. 8" FIRE WITH DCDC LOCATED IN RISER ROOM
PROP. 4" METER (DOM.)
PROP. 4" WATER (DOM.)
PROP. 4" DIA. WMMH
PROP. WHEEL STOP (TYP.)
PROP. PAINTED HANDICAP SYMBOL (TYP.)
PROP. 6' HIKE AND BIKE TRAIL
PROP. FDC
PROP. 8" WW
PROPOSED SCHOOL
694.18'
445.58'
539.53' TO P.
S 89°06'54" W 234.56'
S 01°07'04" E 572.38'
S 00°58'41" E 2
S 00°49'56" E
549.69' TO P.
Δ=28°58'41"
R=567.50'
L=287.02'
CD=283.97'
CB=S 77°04'47" E
Δ=26°57'36"
R=632.50'
L=297.62'
CD=294.88'
CB=S 76°04'13" E
Called 121.16 Ac.
Mariah Bay Development, Inc.
Vol. 2006, Pg. 181
D.R.R.C.T.
Third Tract
G.C. Rochell, Jr.
Vol. 38, Pg. 177
D.R.R.C.T.
City of Rockwall
Tract II
46.888 Ac.
F.M. 1141
(CALLED 80' R.O.W.)
100' DRAINAGE
100' DRAINAGE
39' BUILDING SETBACK
10' UTILITY EASEMENT
30' LANDSCAPE BUFFER
MATCH LINE
Concrete Pavement
Ex. 12" Water Line
Ex. 8" WW Line
Ex. 16" WW Line
Ex. 16" Water Line
Brought Into Datum
Brought Into Fence
Ex. 18" SD
Ex. 24" SD
Ex. 30" SD
Ex. 36" SD
Ex. 42" SD
Ex. 48" SD
Ex. 54" SD
Ex. 60" SD
Ex. 66" SD
Ex. 72" SD
Ex. 78" SD
Ex. 84" SD
Ex. 90" SD
Ex.

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



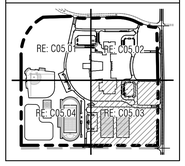
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- SIDEWALK (PUBLIC)
- WTR WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- ss WASTEWATER
- STORM SEWER
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KEY MAP



0 20 40 80
Scale: 1"=40'

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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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

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401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET
2	07/07/22	60% PROGRESS SET

△ REVISIONS

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB # 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

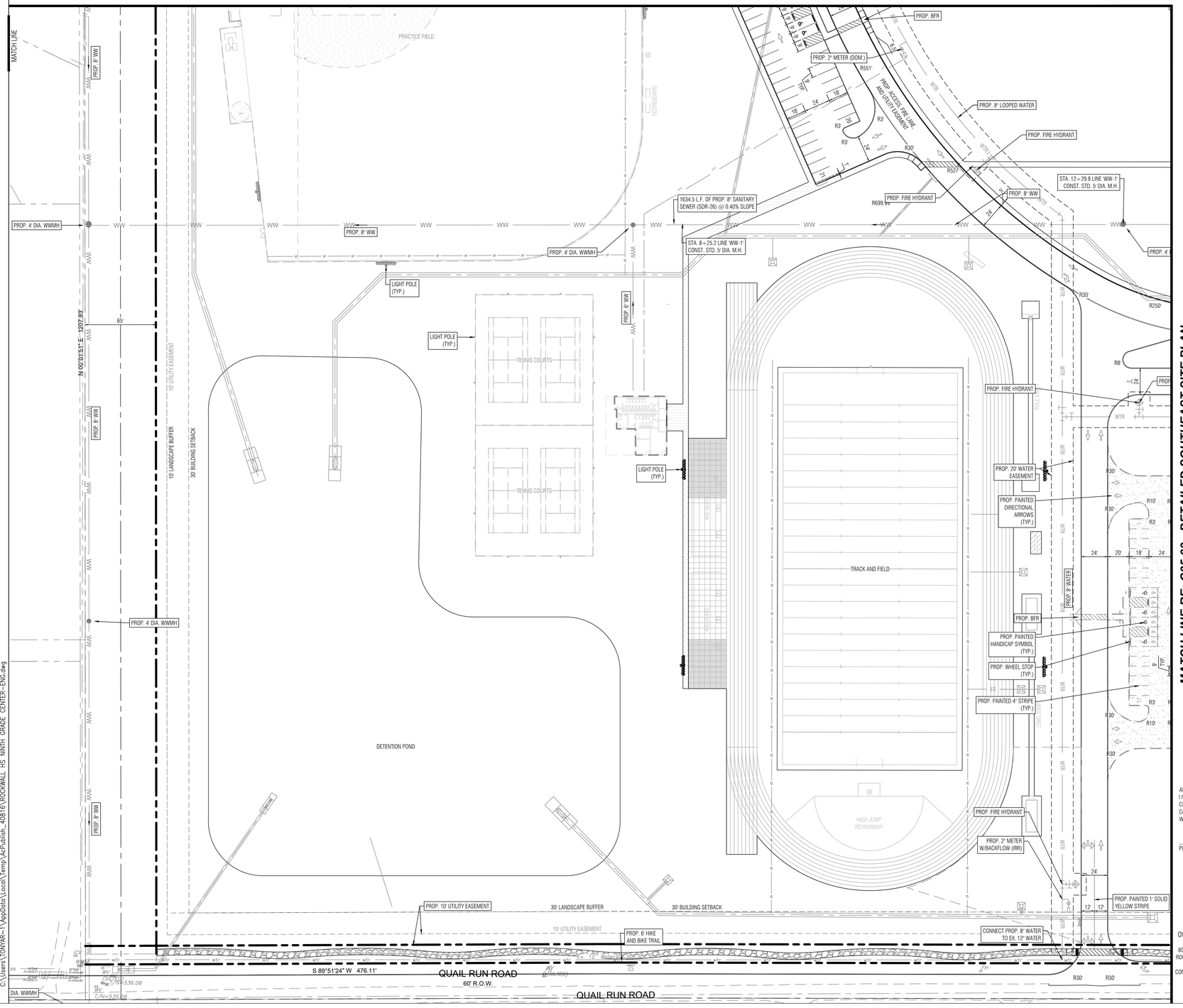
DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 7/7/22
SHEET

C05.03

Jul 06, 2022 - 6:40pm User: Tony Armijo
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MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



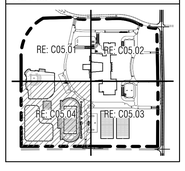
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SITE LEGEND (EXISTING)

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KEY MAP



0 20 40 80
Scale: 1"=40'

MATCH LINE

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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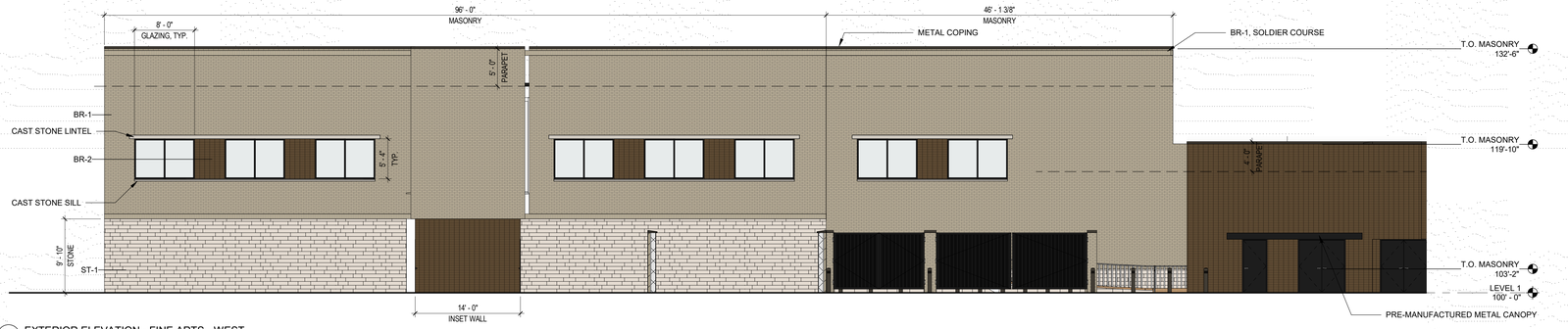
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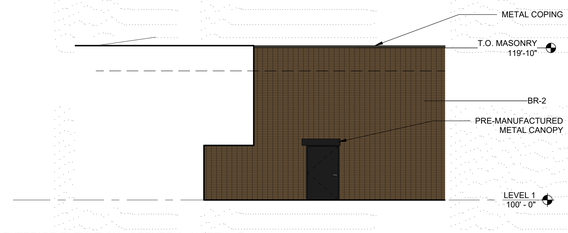
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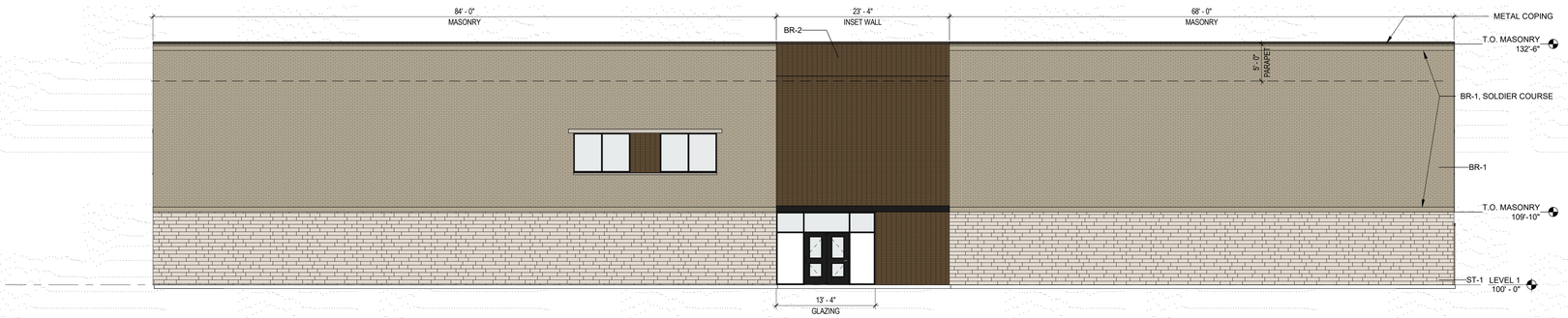


07 EXTERIOR ELEVATION - FINE ARTS - WEST
1/8" = 1'-0"

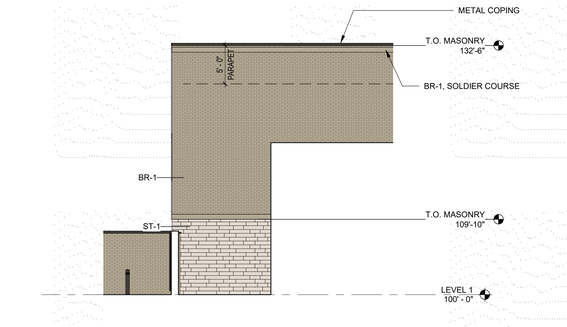


06 EXTERIOR ELEVATION - SERVERY - NORTH - B
1/8" = 1'-0"

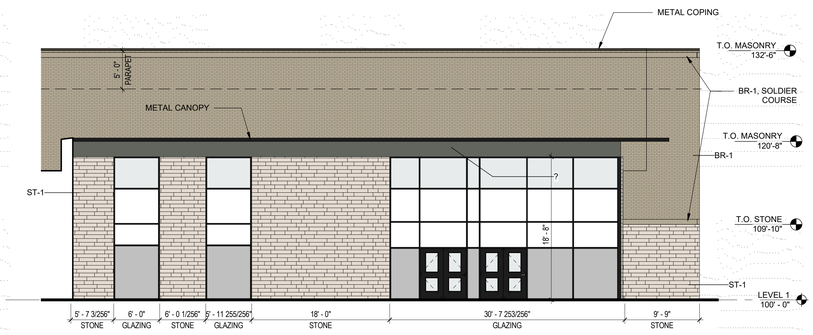
05/02/2022 • 21572.0000



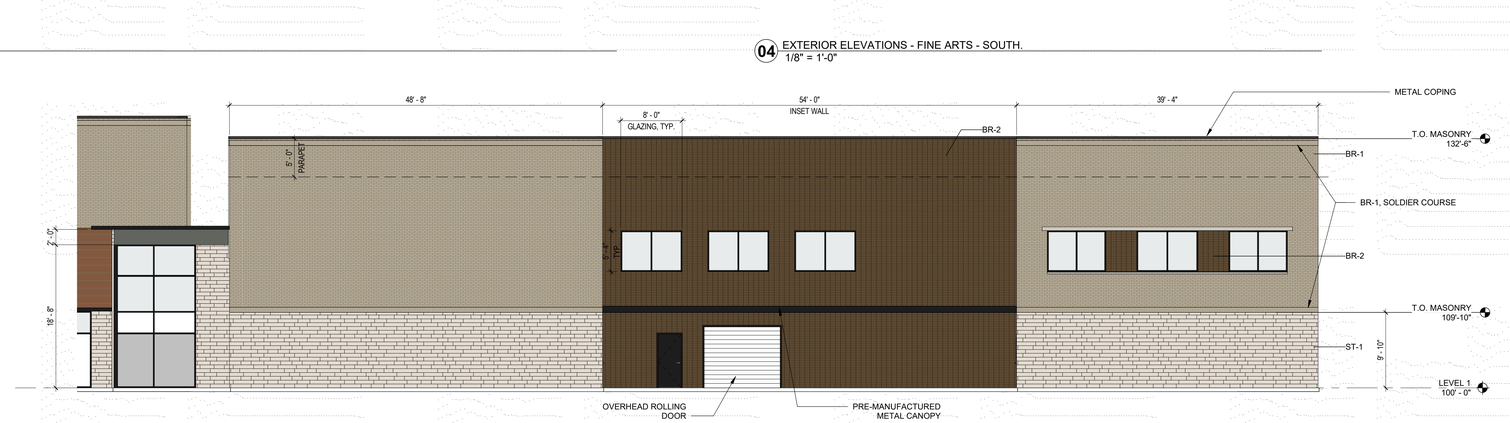
05 EXTERIOR ELEVATION - FINE ARTS - NORTH.
1/8" = 1'-0"



04 EXTERIOR ELEVATIONS - FINE ARTS - SOUTH.
1/8" = 1'-0"



03 EXTERIOR ELEVATION - FINE ARTS - SOUTH
1/8" = 1'-0"



02 EXTERIOR ELEVATION - FINE ARTS - EAST (FACES ROW FM 1141)
1/8" = 1'-0"



01 EXTERIOR ELEVATION - MAIN ENTRY (FACES ROW FM 1141)
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 BR-2 ST-1
MP-1 GL-1 WDP-1

0' 2' 4' 8' 16'

EXTERIOR ELEVATIONS

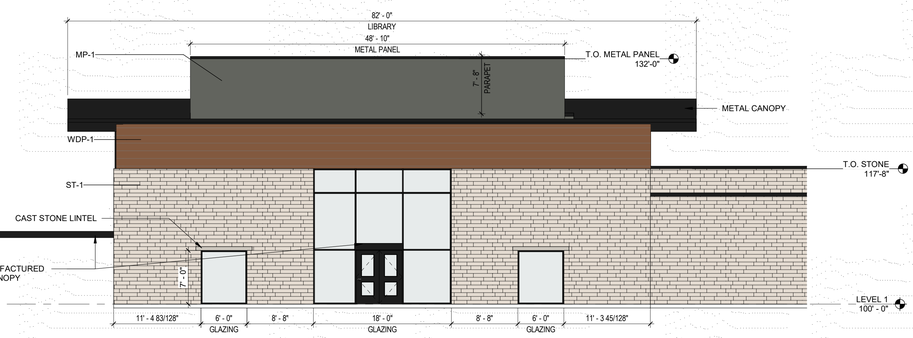
As indicated

Rockwall Independent School District

CORGAN

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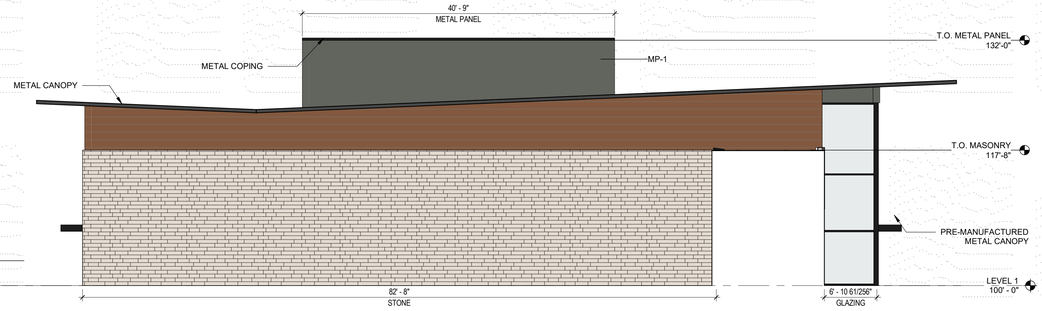
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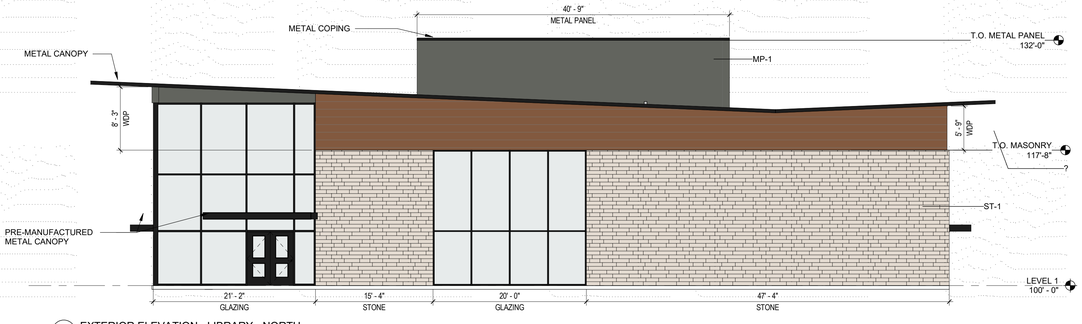
07 EXTERIOR ELEVATION - LIBRARY - WEST.
1/8" = 1'-0"



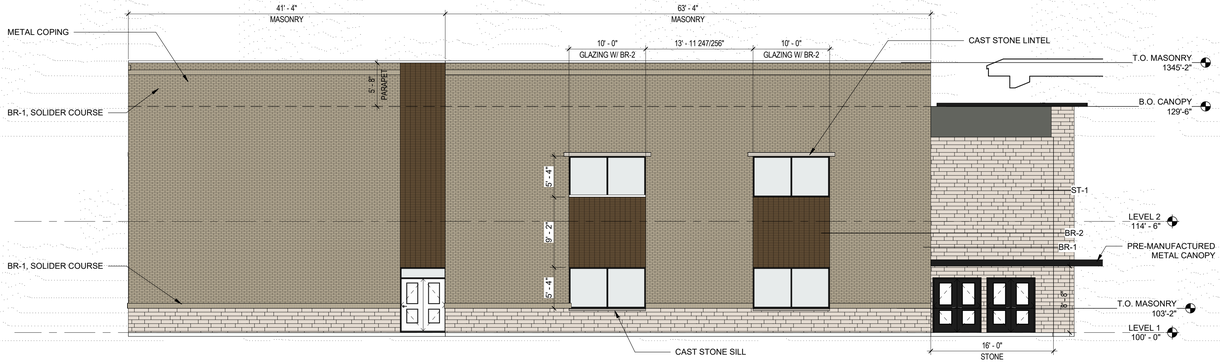
06 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - NORTH
1/8" = 1'-0"



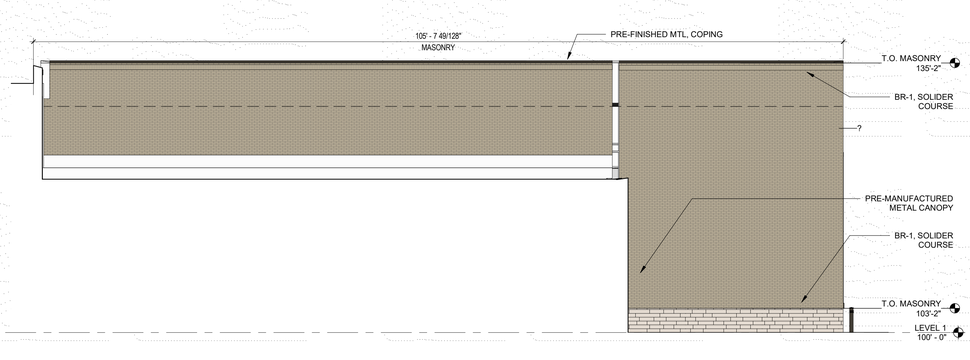
05 SOUTH
1/8" = 1'-0"



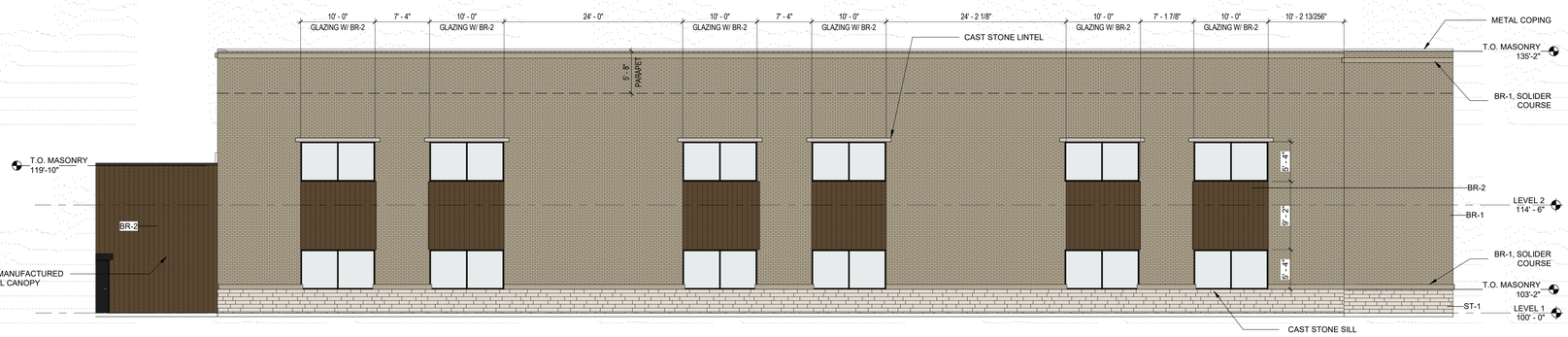
04 EXTERIOR ELEVATION - LIBRARY - NORTH.
1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - NORTH CLASSROOM WING - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - NORTH CLASSROOM WING - NORTH.
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 | BR-2 | ST-1
MP-1 | GL-1 | WDP-1

0' 2' 4' 8' 16'

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Rockwall Independent School District

EXTERIOR ELEVATIONS

As indicated

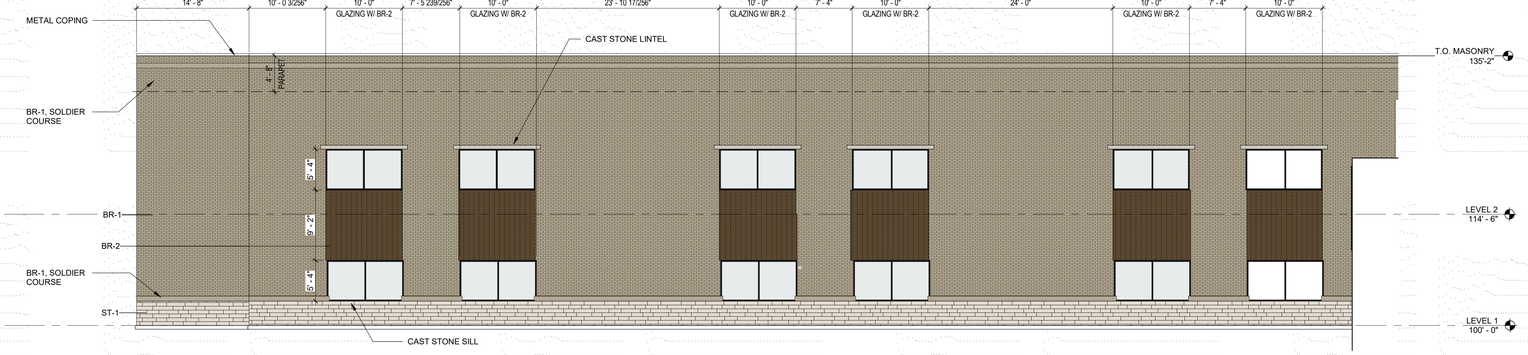
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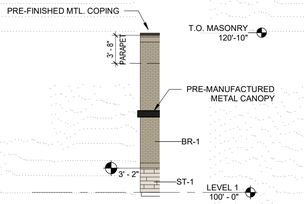
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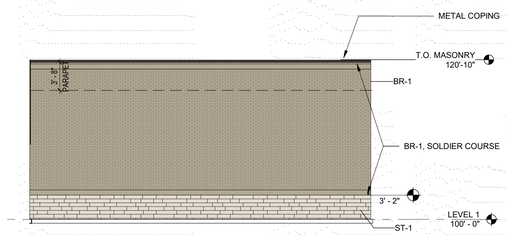
09 EXTERIOR ELEVATION - LIBRARY - EAST - B
1/8" = 1'-0"



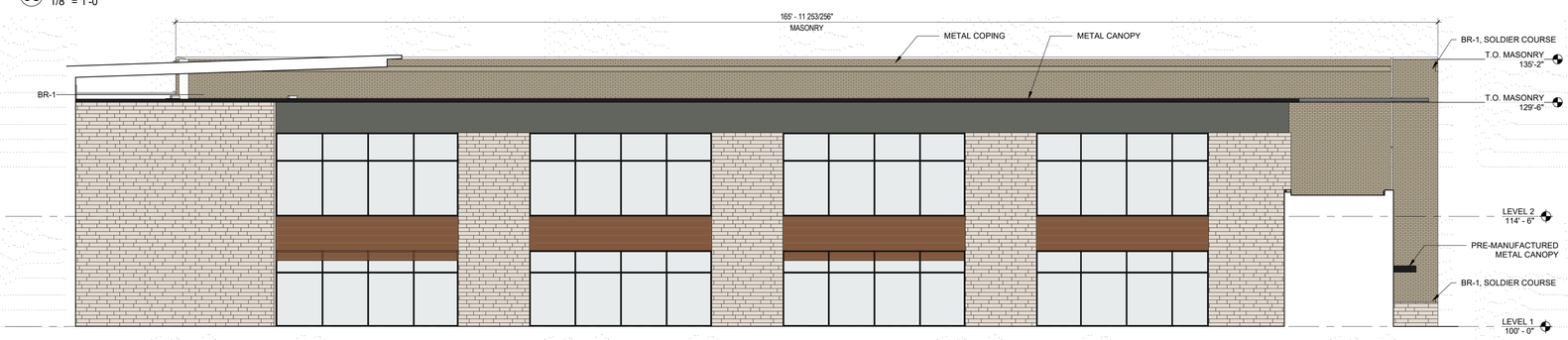
08 EXTERIOR ELEVATION - S. CLASSROOM WING - SOUTH
1/8" = 1'-0"



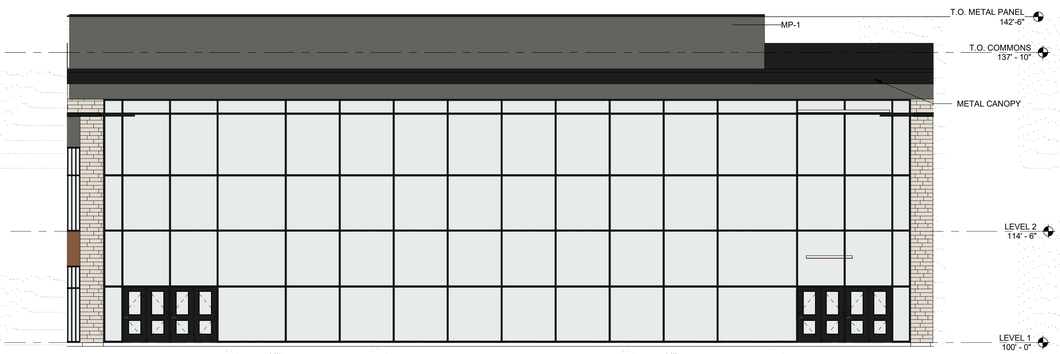
07 EXTERIOR ELEVATION - ATHLETICS
1/8" = 1'-0"



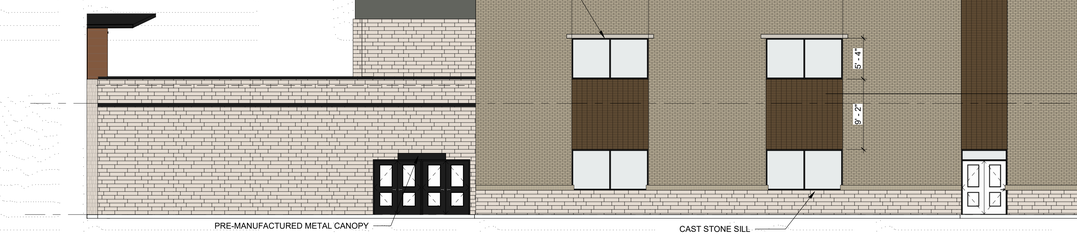
06 EXTERIOR ELEVATION - ATHLETICS - NORTH
1/8" = 1'-0"



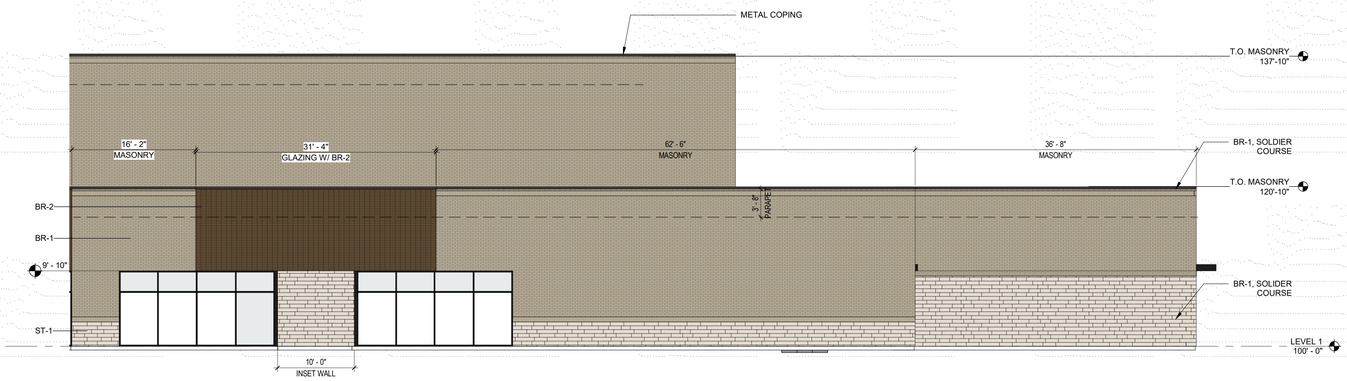
05 EXTERIOR ELEVATION - S. CLASSROOM WING - NORTH
1/8" = 1'-0"



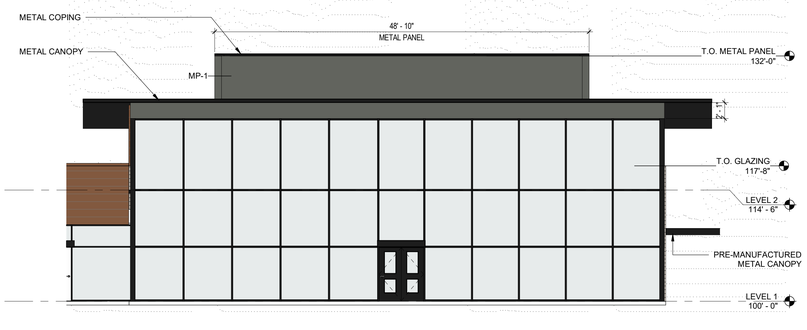
04 EXTERIOR ELEVATION - COMMONS - WEST
1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"



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



01 EXTERIOR ELEVATION - LIBRARY - EAST
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 | BR-2 | ST-1
MP-1 | GL-1 | WDP-1

0' 2' 4' 8' 16'

Rockwall Independent School District

EXTERIOR ELEVATIONS

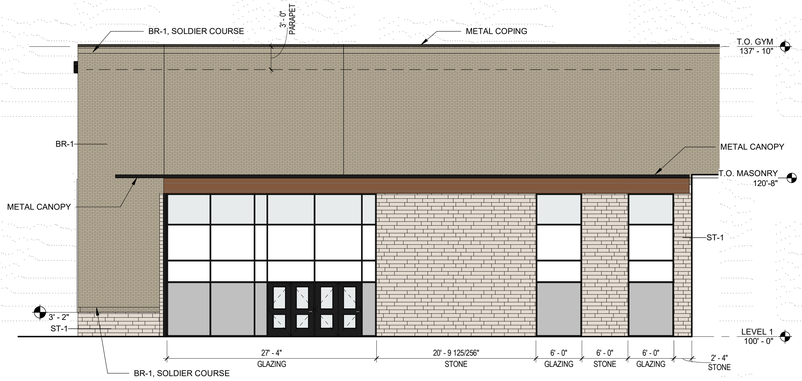
As indicated

CORGAN

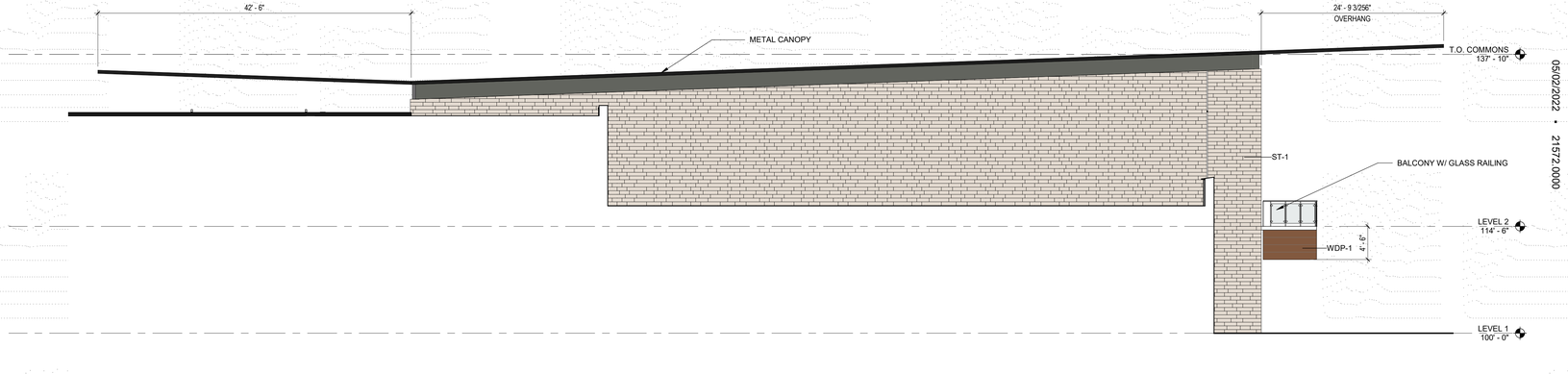
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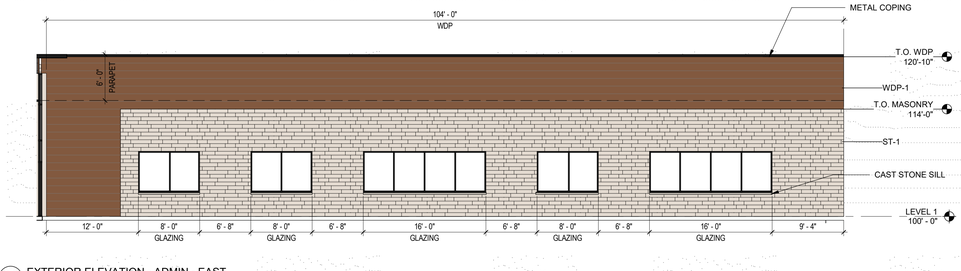
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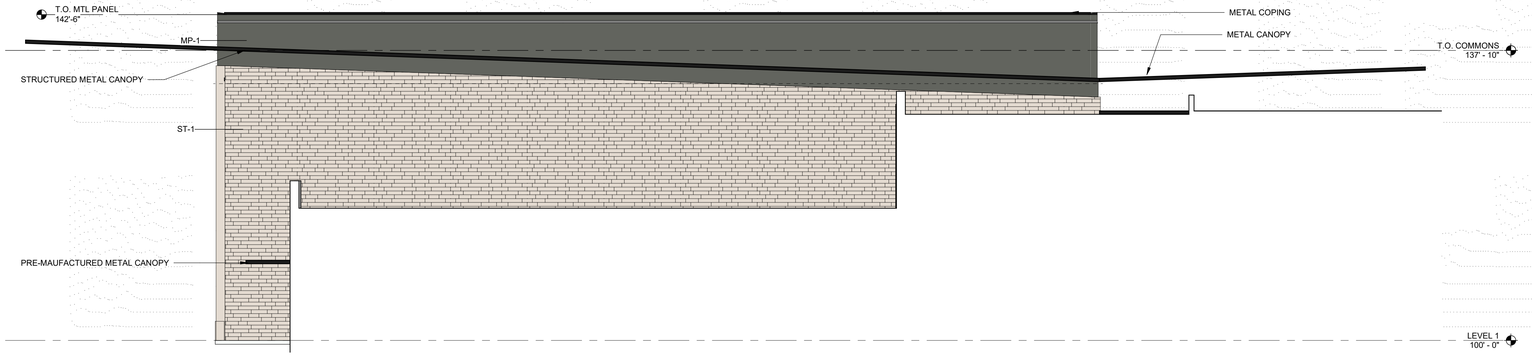
07 EXTERIOR ELEVATION - ATHLETICS - NORTH.
1/8" = 1'-0"



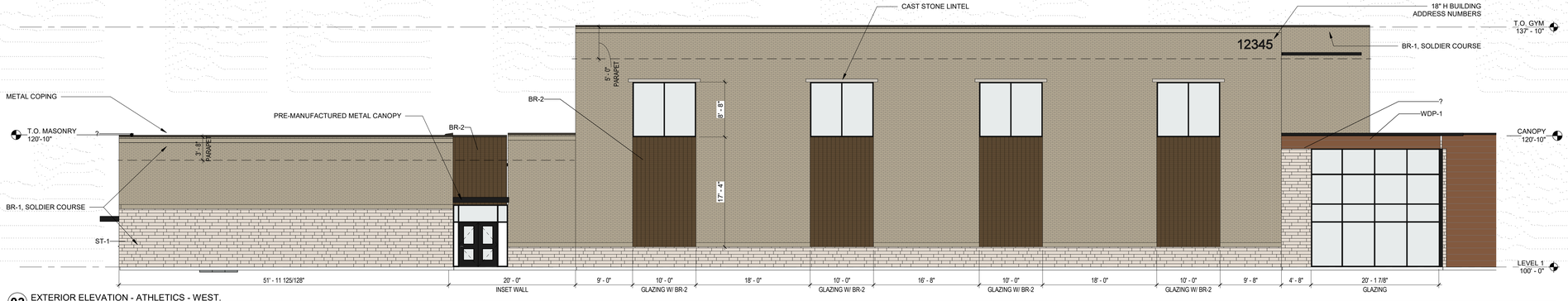
06 EXTERIOR ELEVATION - COMMONS - SOUTH
1/8" = 1'-0"



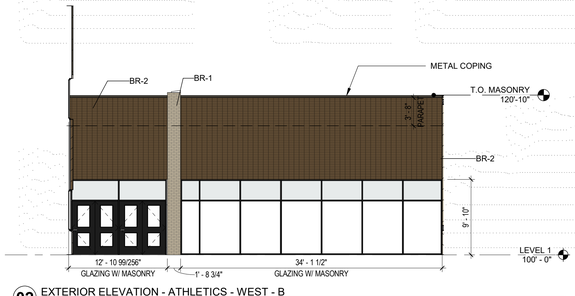
05 EXTERIOR ELEVATION - ADMIN - EAST
1/8" = 1'-0"



04 EXTERIOR ELEVATION - COMMONS - NORTH.
1/8" = 1'-0"



03 EXTERIOR ELEVATION - ATHLETICS - WEST.
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - WEST - B
1/8" = 1'-0"



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

EXT. MATERIALS LEGEND

BR-1 · BR-2 · ST-1 · MP-1 · GL-1 · WDP-1

0' 2' 4' 8' 16'

05/02/2022 • 21572.0000

Rockwall Independent School District

EXTERIOR ELEVATIONS

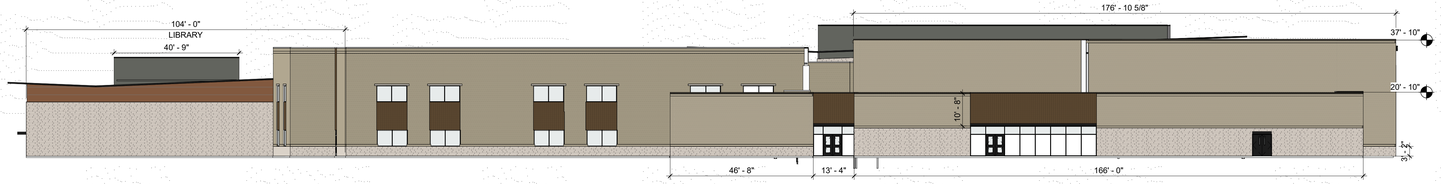
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04 OVERALL EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	16,308 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 1,001 SF):	**15,307 SF**	
BRICK:	10,658 SF	(69.62%)
STONE:	3,235 SF	(21.13%)
METAL PANEL:	908 SF	(5.93%)
PHENOLIC PANEL:	506 SF	(3.31%)
MASONRY PERCENTAGE:		**(91%)**



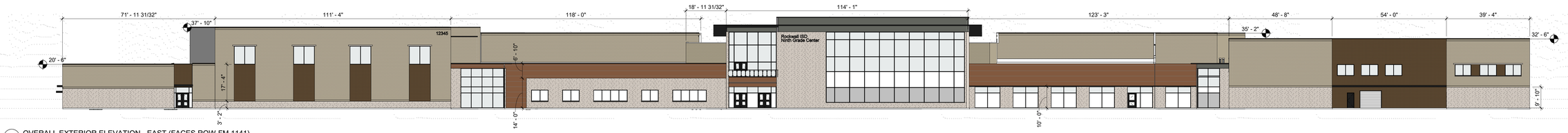
03 OVERALL EXTERIOR ELEVATION - WEST
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	24,073 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 2,239 SF):	**21,834 SF**	
BRICK:	15,239 SF	(69.80%)
STONE:	5,149 SF	(23.58%)
METAL PANEL:	1,042 SF	(4.77%)
PHENOLIC PANEL:	404 SF	(1.85%)
MASONRY PERCENTAGE:		**(93%)**



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

TOTAL FACADE SQUARE FOOTAGE:	16,275 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 1,073 SF):	**15,202 SF**	
BRICK:	10,015 SF	(65.88%)
STONE:	3,608 SF	(23.73%)
METAL PANEL:	1,109 SF	(7.30%)
PHENOLIC PANEL:	470 SF	(3.09%)
MASONRY PERCENTAGE:		**(90%)**



01 OVERALL EXTERIOR ELEVATION - EAST (FACES ROW FM 1141)
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	24,147 SF	
TOTAL FACADE SF		
(MINUS GLAZING: 5,607 SF):	**18,540 SF**	
BRICK:	11,688 SF	(63.04%)
STONE:	4,233 SF	(22.83%)
METAL PANEL:	483 SF	(2.61%)
PHENOLIC PANEL:	2,136 SF	(11.52%)
MASONRY PERCENTAGE:		**(86%)**

EXT. MATERIALS LEGEND

BR-1 · BR-2 · ST-1 · MP-1 · GL-1 · WDP-1

0' 10' 20' 40'

EXTERIOR ELEVATIONS - OVERALL

As indicated

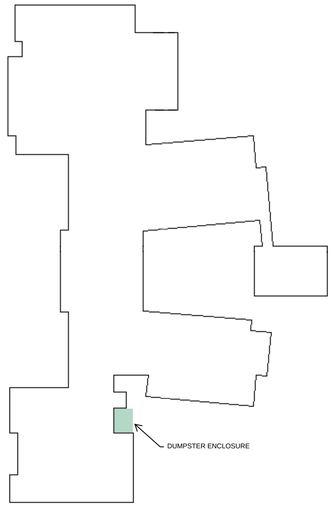
Rockwall Independent School District

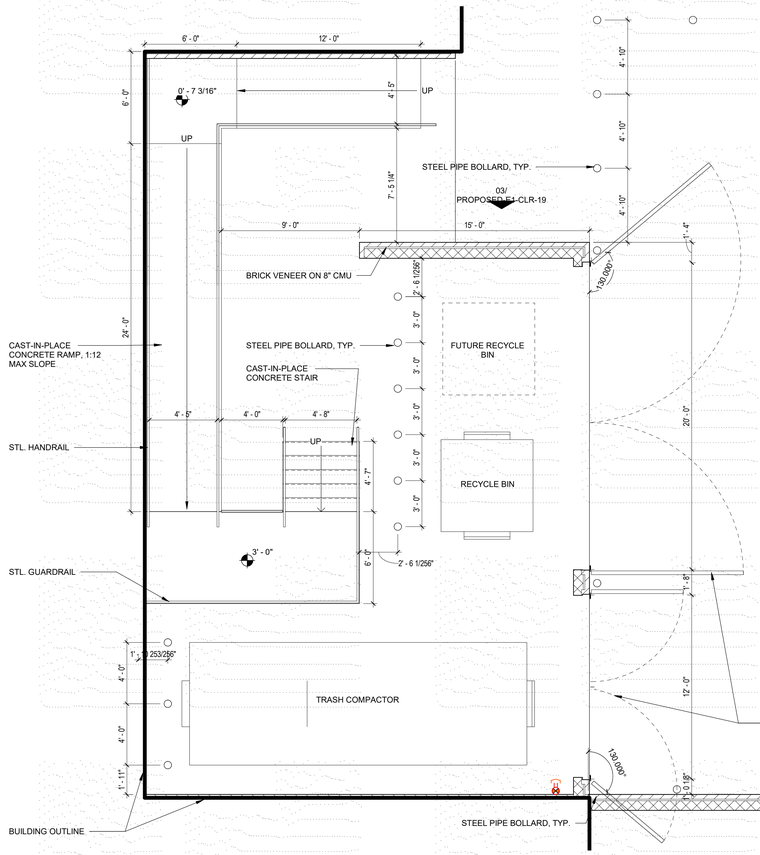
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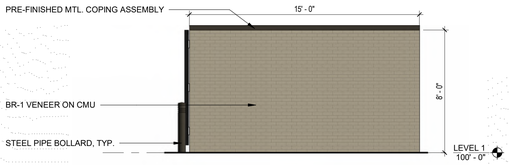
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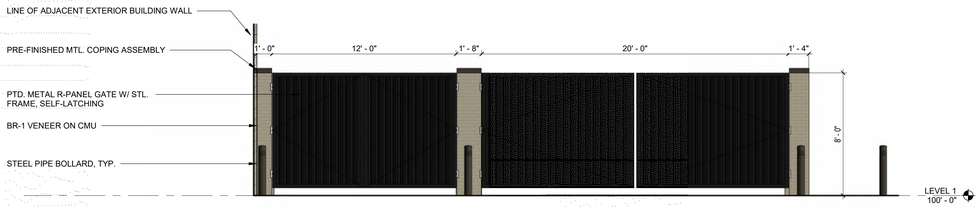




01 DUMSPTER ENCLOSURE - PLAN
1/4" = 1'-0"



03 EXTERIOR ELEVATION - DUMPSTER SIDE WALL
1/4" = 1'-0"



02 EXTERIOR ELEVATION - DUMPSTER GATE
1/4" = 1'-0"

0' 1' 2' 4' 8'

N

DUMPSTER ENCLOSURE EXHIBIT

1/4" = 1'-0"

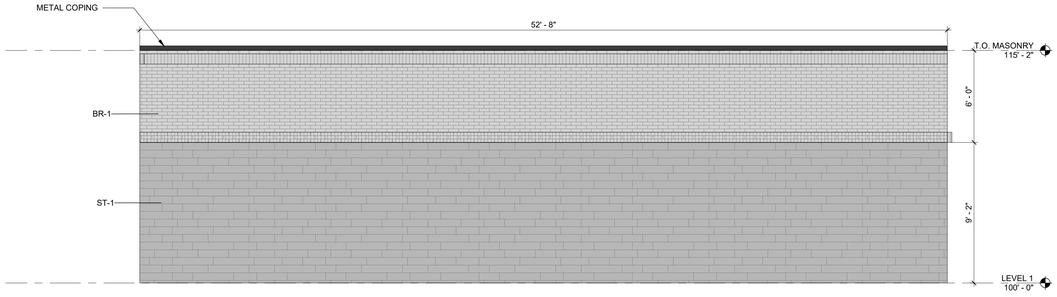
Rockwall Independent School District

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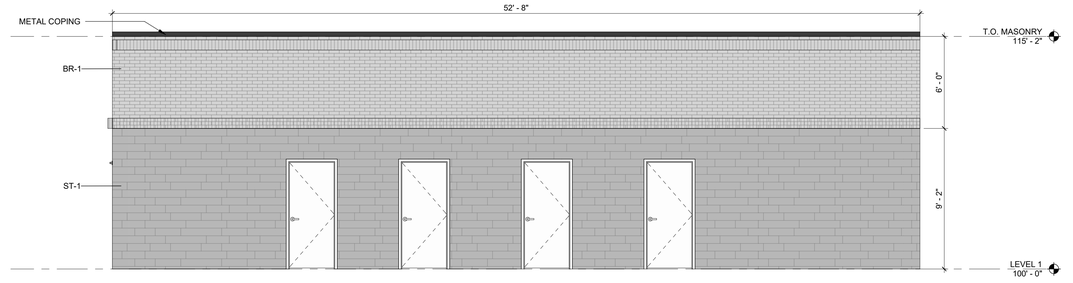
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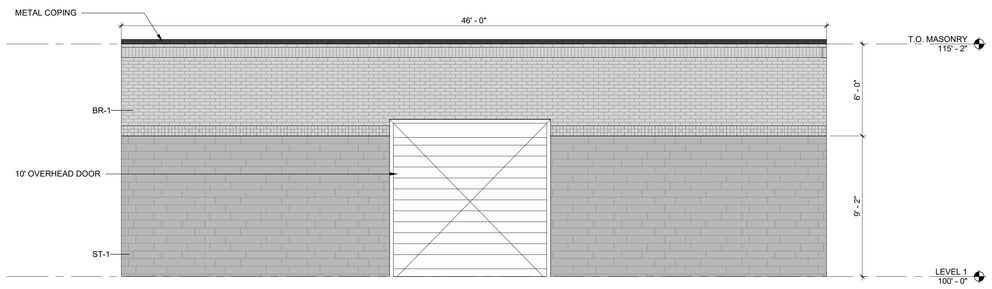
04 EXTERIOR ELEVATION - TENNIS BUILDING - NORTH
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 798 SQ FT
BRICK: 316 SQ FT
STONE: 482 SQ FT (60%)



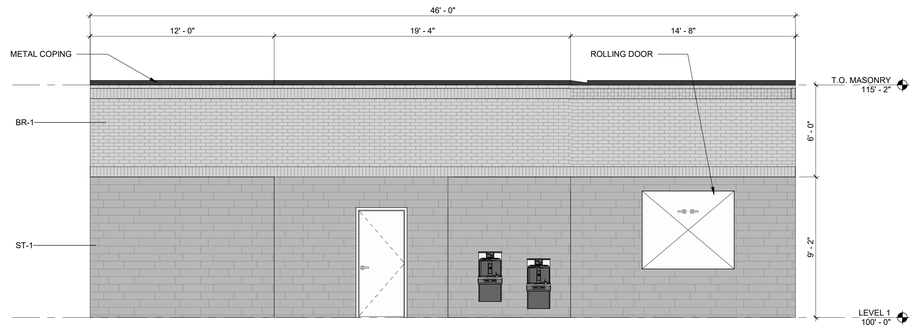
03 EXTERIOR ELEVATION - TENNIS BUILDING - SOUTH
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 703 SQ FT
BRICK: 316 SQ FT
STONE: 387 SQ FT (55%)



02 EXTERIOR ELEVATION - TENNIS BUILDING - EAST
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 590 SQ FT
BRICK: 264 SQ FT
STONE: 325 SQ FT (55%)



01 EXTERIOR ELEVATION - TENNIS BUILDING - WEST
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 643 SQ FT
BRICK: 276 SQ FT
STONE: 367 SQ FT (57%)

0' 1' 2' 4' 8'

Rockwall Independent School District

EXTERIOR ELEVATION - TENNIS BUILDING

1/4" = 1'-0"

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ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

EXTERIOR - FM 1141, DALTON RANCH



BR-1 BRICK





BR-2 BRICK



ST-1 STONE



GL-1 INSULATED EXTERIOR GLAZING UNIT



AL-1 STOREFRONT ALUMINUM

Rockwall

CORGAN

ROCKWALL ISD 9TH GRADE CENTERS - ROCKWALL HIGH SCHOOL

EXTERIOR - FM 1141, DALTON RANCH

FINISH CODE	DESCRIPTION	MANUFACTURER	COLOR
BR-1	BRICK	GIEN-SBRY	COPENHAGEN
ST-1	STONE	BBCO QUARRIES	MILLS COUNTY BLEND
WDP-1	PHENOLIC PANEL, WOOD-LOOK	FUNDERMAX	PHOENIX - NT
GL-1	INSULATED GLAZING UNIT	VITRO	SOLARBAN 90 - SOLARGRAY + CLEAR
BR-2	BRICK	CLOUD CERAMICS	COCOA BROWN
AL-1	ANODIZED ALUMINUM STOREFRONT	KAWNEER	BLACK





Rockwall

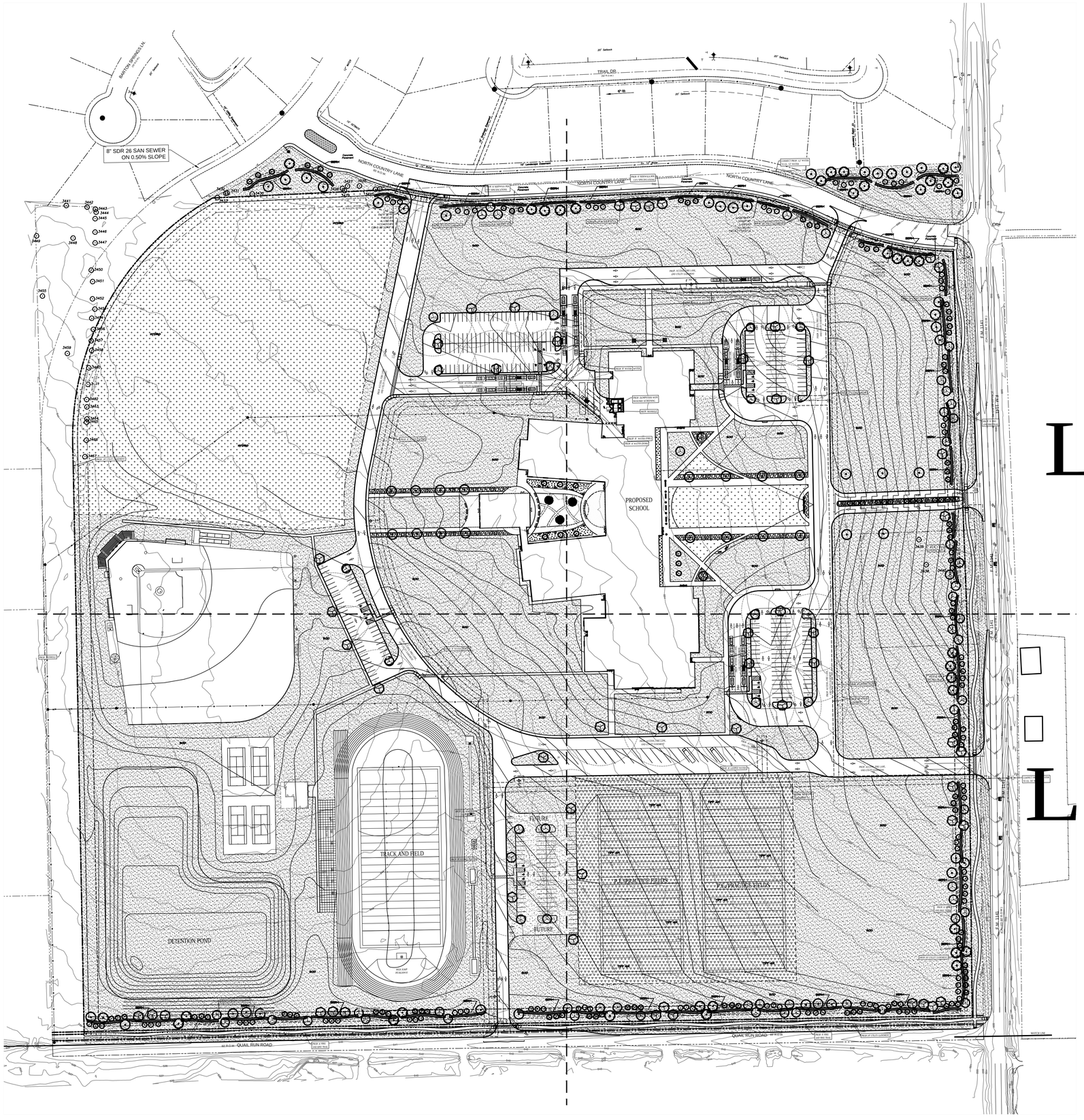
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L5

L4

L2

L3



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	202 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

NORTH

0 100 200

GRAPHIC SCALE
1" = 100'

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	07/06/22	PERMIT REVIEW
2		
3		
4		
5		
6		

	REVISIONS

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

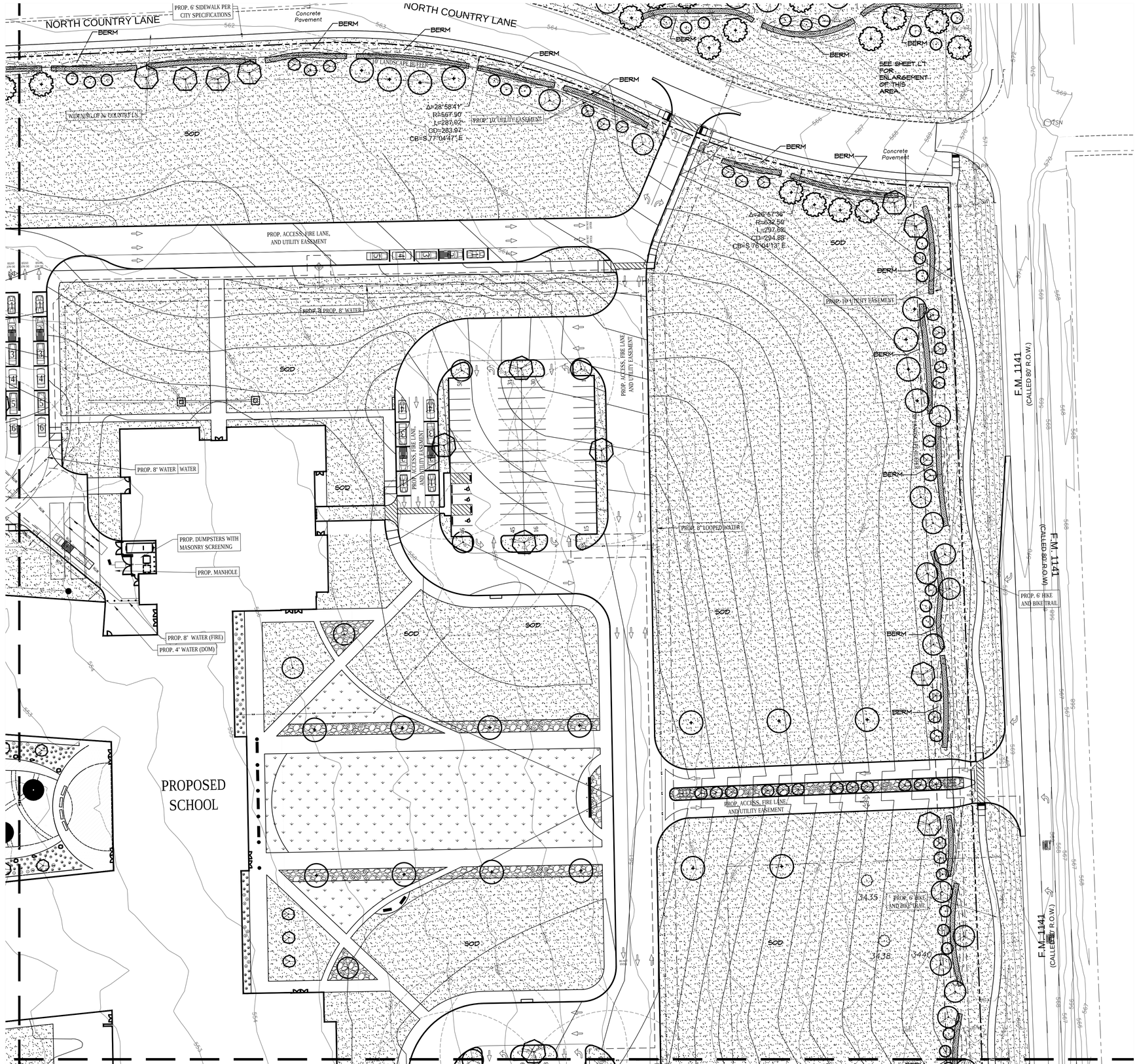
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL
LANDSCAPE PLAN

JOB 21572.0000
DATE 07/06/22
SHEET
L 1



0 40 80

GRAPHIC SCALE
1" = 40'

APPROVED:
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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	07/06/22	PERMIT REVIEW
2		
3		
4		
5		
6		

	REVISIONS

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

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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 07/06/22
SHEET L 2

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4



0 40 80

GRAPHIC SCALE
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 07/06/22
SHEET L 3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

PROP. MANHOLE

10' LANDSCAPE BUFFER

6' BERM/ SCREENING WALL

SOD

SCREENING WALL

PROP. ACCESS, FIRE LANE AND UTILITY EASEMENT

PROP. 8" WATER MAIN

PROP. 20' WATER EASEMENT

PROP. 8" LOOPED WATER

FUTURE

FUTURE

TRACK AND FIELD

DETENTION POND

HIGH JUMP PIT/RUNWAY

LONG JUMP

400 STATION

PROP. 10' UTILITY EASEMENT

BERM

20' LANDSCAPE BUFFER

20' BUILDING SETBACK

PROP. 6' HIKE AND BIKE TRAIL

60' R.O.W. QUAIL RUN ROAD

NORTH

0 40 80

GRAPHIC SCALE
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SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
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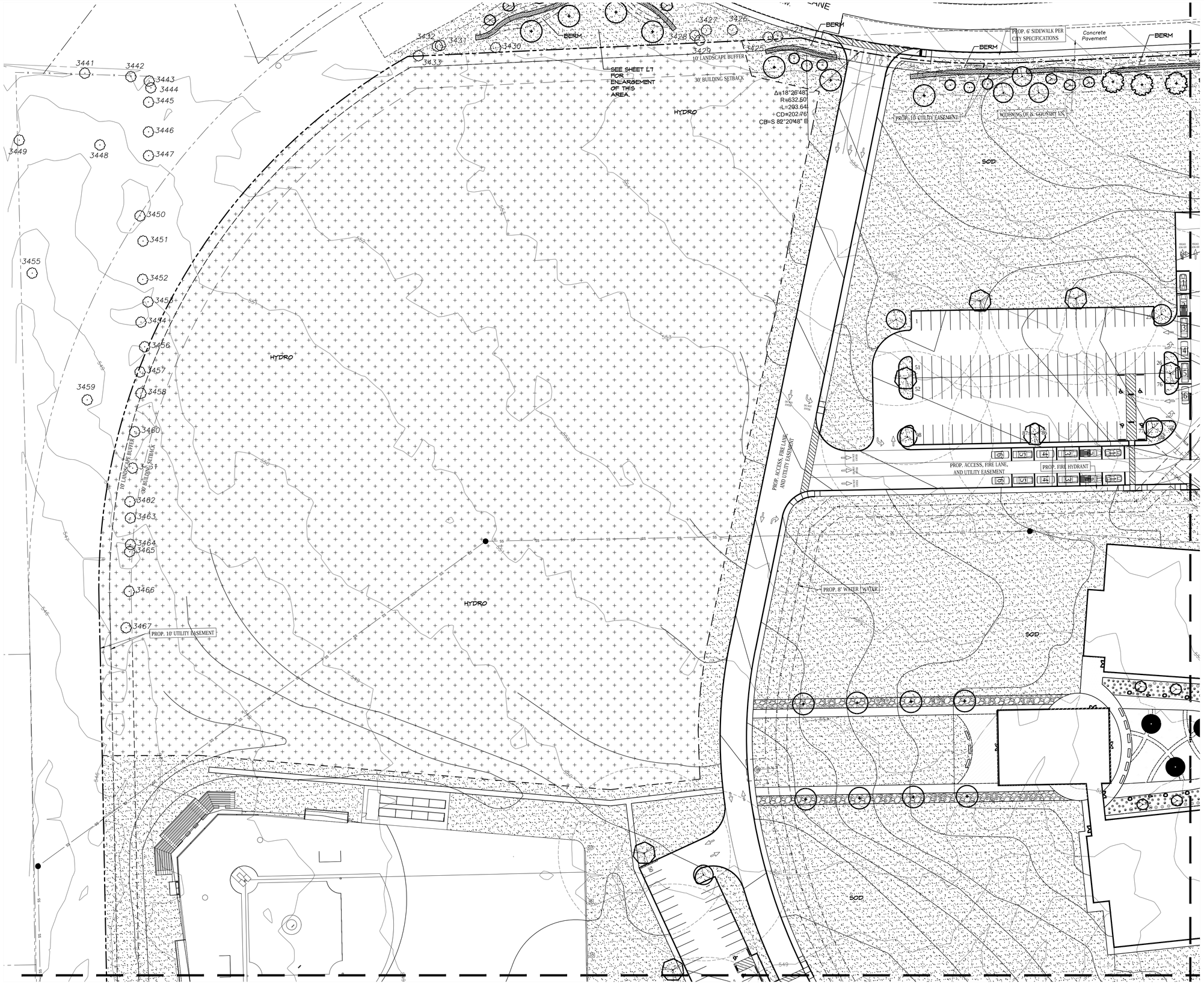
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 07/06/22
SHEET L 4



MATCHLINE SEE SHEET L2

NORTH

0 40 80

GRAPHIC SCALE
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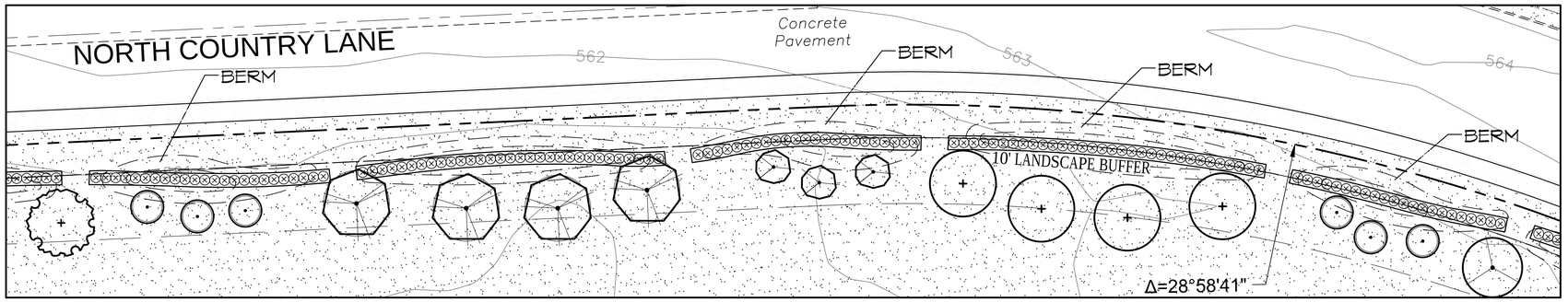
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F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

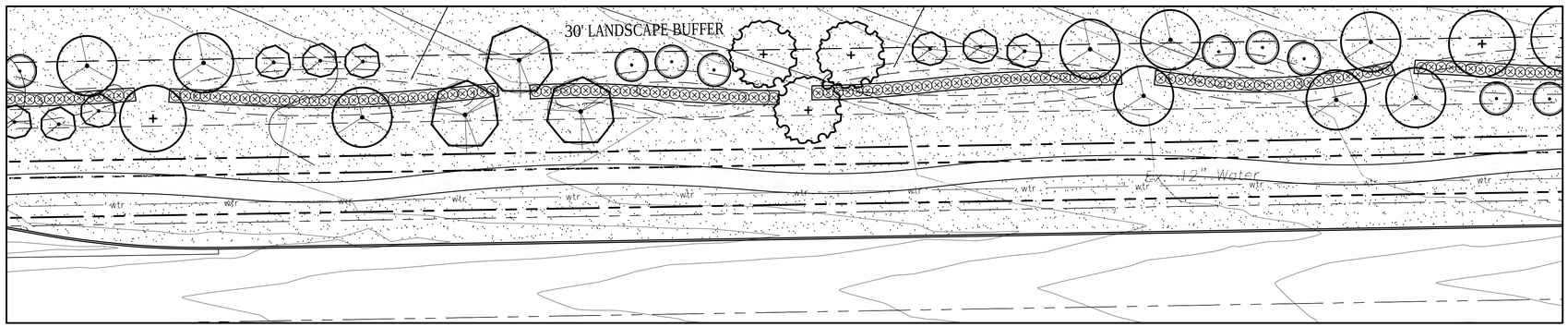
LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 07/06/22
SHEET L 5



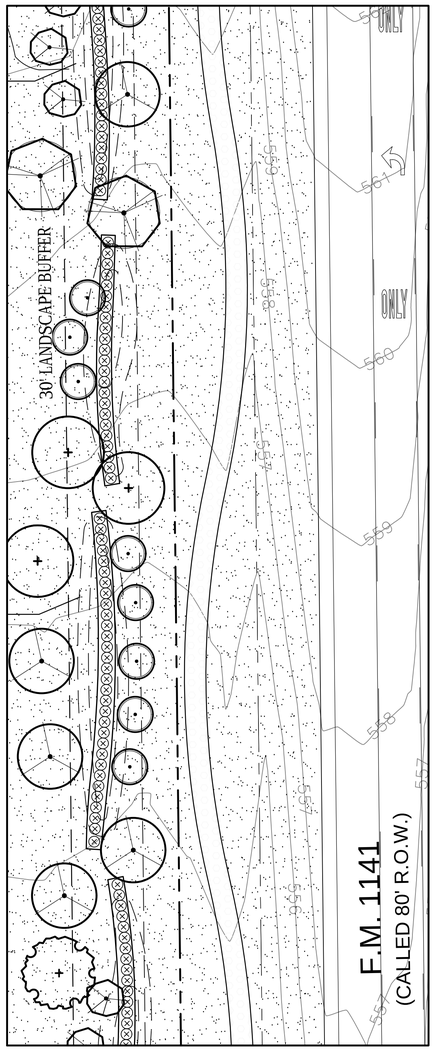
TYPICAL SEGMENT OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



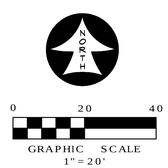
TYPICAL SEGMENT OF QUAIL RUN ROAD

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF F.M. 1141

SCALE: 1" = 20'-0"



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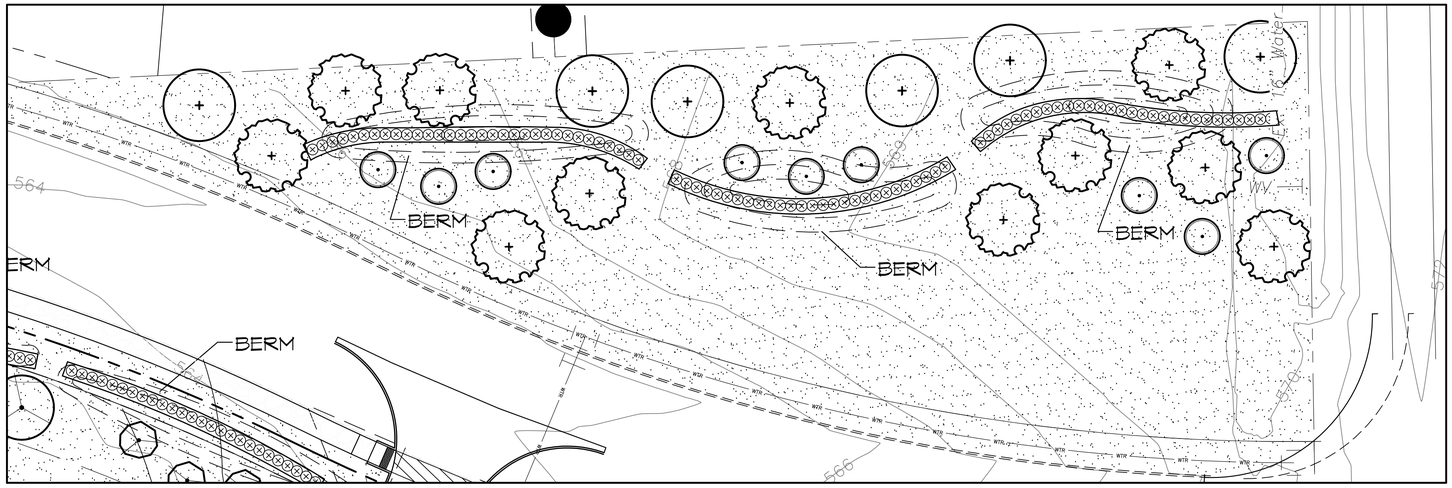
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ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

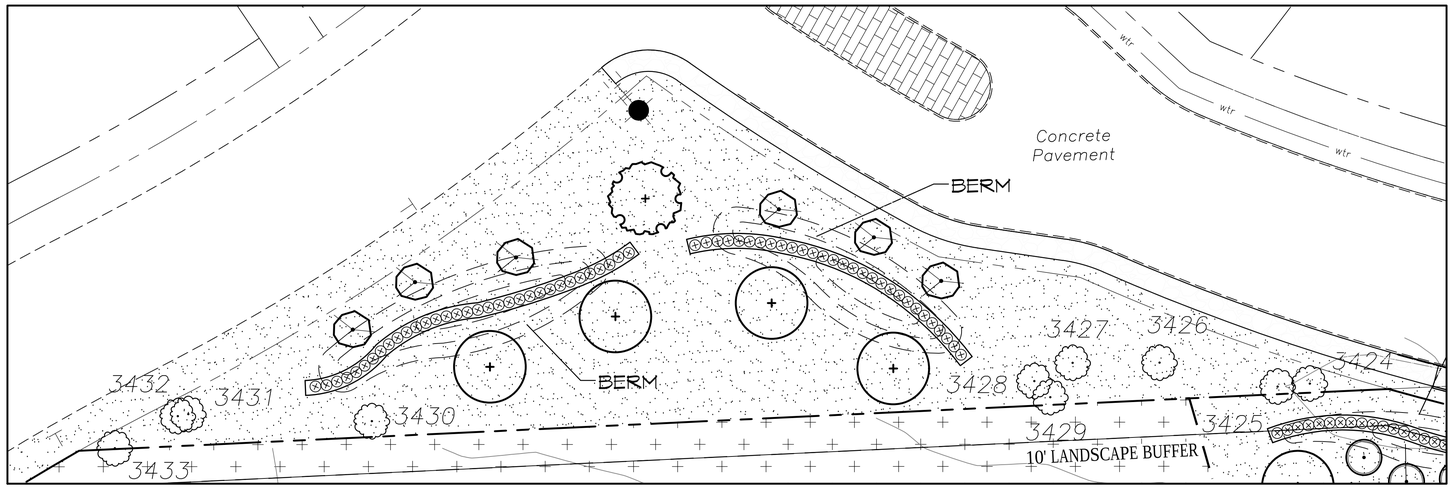
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 07/06/22
SHEET L 6



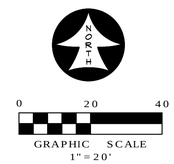
EAST REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



WEST REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



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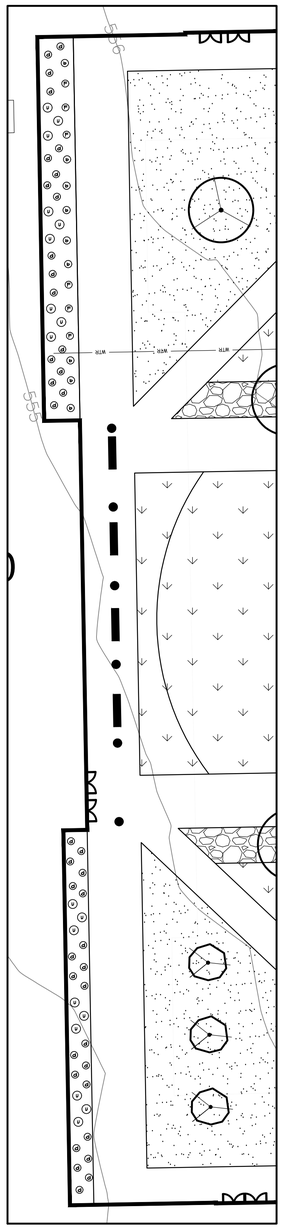
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F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

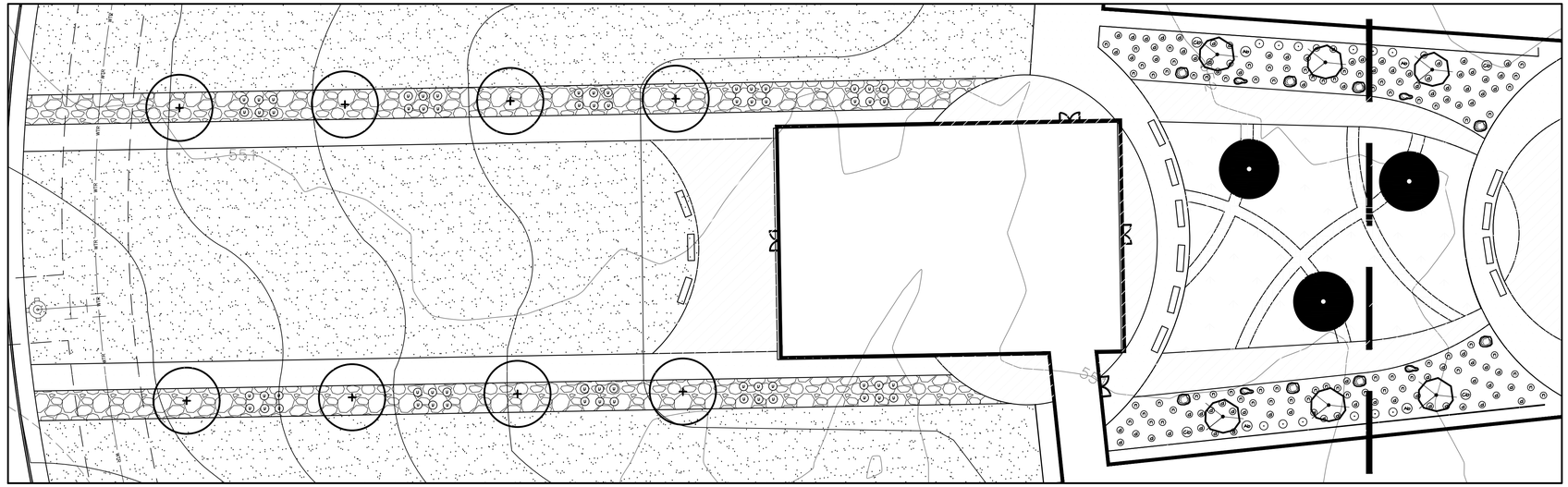
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 07/06/22
SHEET L 7



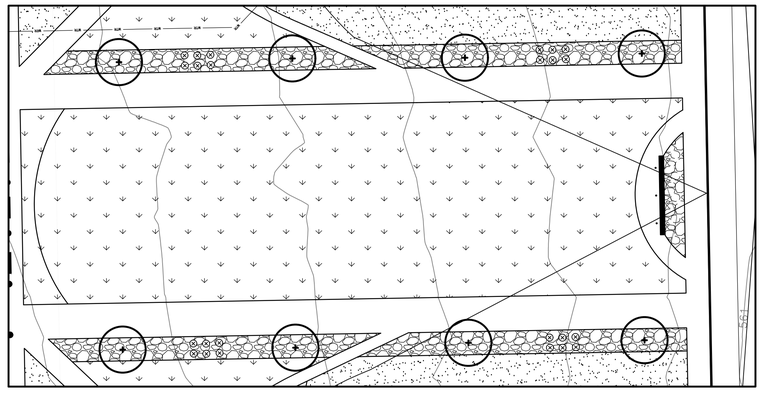
EAST FACADE ENLARGEMENT

SCALE: 1" = 20'-0"



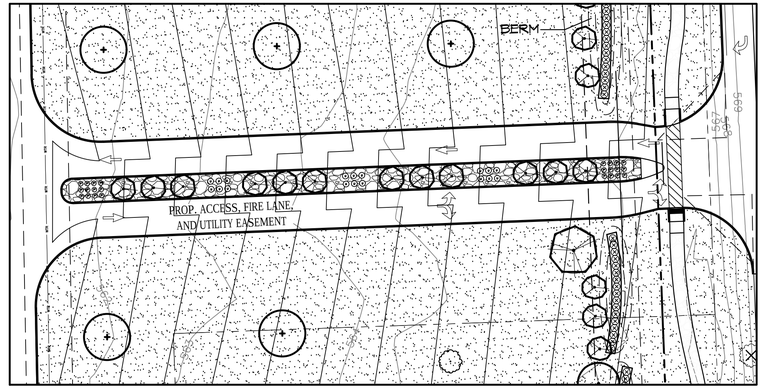
WEST COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"



EAST COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"



EAST ENTRY ENLARGEMENT

SCALE: 1" = 20'-0"

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NORTH

0 20 40

GRAPHIC SCALE
1" = 20'

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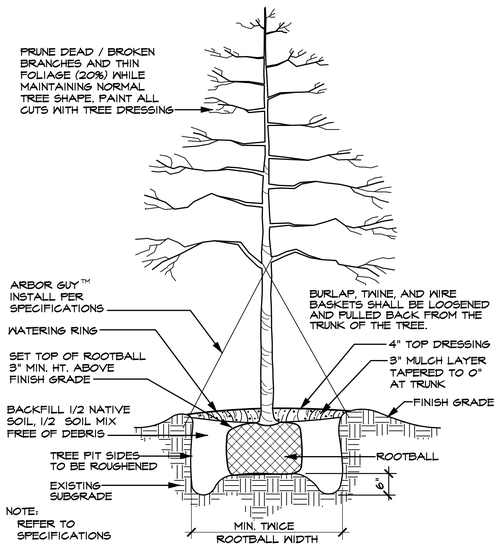
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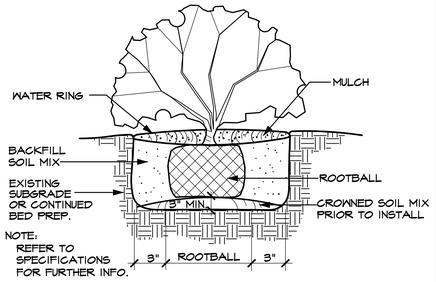
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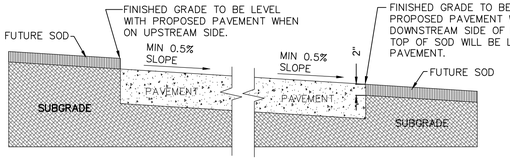
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



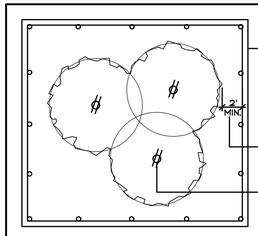
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

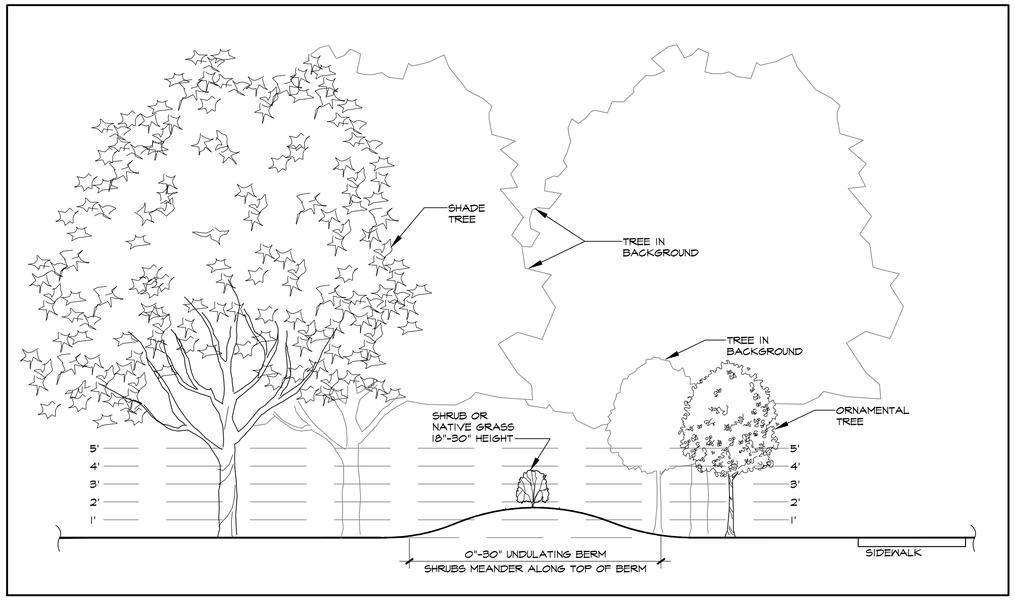
SCALE: N.T.S.



1. 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.
2. 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.
3. 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 IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.



LANDSCAPE BUFFER SECTION

SCALE: 1/4" = 1'-0"

LANDSCAPE TABULATIONS

F.M. 1141 AND QUAIL RUN ROAD STREET BUFFER

30' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 3 CANOPY/4 ACCENT TREES PER 100LF.

F.M. 1141 STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
F.M. 1141 BUFFER TREES REQUIRED (1,578 LF/100 LF =)	15.8 UNITS
BUFFER TREES REQ. (CAN. 3x15.8=47, ACC. 4x15.8=63	47 CANOPY/63 ACCENT
BUFFER TREES PROVIDED	47 CANOPY/63 ACCENT
QUAIL RUN ROAD STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
QUAIL RUN BUFFER TREES REQUIRED (1,824 LF/100 LF =)	18.2 UNITS
BUFFER TREES REQ. (CAN. 3x18.2=55, ACC. 4x18.2=73	55 CANOPY/73 ACCENT
BUFFER TREES PROVIDED	55 CANOPY/73 ACCENT

NORTH COUNTRY LANE AND PANHANDLE DRIVE STREET BUFFER

10' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 1 CANOPY/1 ACCENT TREE PER 50LF.

NORTH COUNTRY LANE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,176 LF/50 LF=)	24 UNITS
BUFFER TREES REQ. (CAN. 1x24=24, ACC. 1x24=24	24 CANOPY/24 ACCENT
BUFFER TREES PROVIDED	24 CANOPY/24 ACCENT
PANHANDLE DRIVE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,792 LF/50 LF=)	36 UNITS
BUFFER TREES REQ. (CAN. 1x36=22, ACC. 1x36=36	36 CANOPY/36 ACCENT
BUFFER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 CANOPY/0 ACCENT

WEST OF PANHANDLE AND NORTH OF N. COUNTRY LANE

HEAVY LANDSCAPING, BERM, 3 TIER SCREEN, 1-SMALL/MID SHRUBS, 2-LG SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS.

NORTH COUNTRY LANE REMAINDER	360 LF
REMAINDER TREES REQUIRED (360 LF / 20' =)	18 TREES
REMAINDER TREES PROVIDED	18 TREES
PANHANDLE DRIVE REMAINDER	440 LF
REMAINDER TREES REQUIRED (440 LF / 20' =)	22 TREES
REMAINDER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 TREES

PARKING LOT LANDSCAPING

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

PARKING SPACES	382 SPACES
PARKING LANDSCAPE REQUIRED 102,330 SF X 5% =)	5,117 SF
PARKING LANDSCAPE PROVIDED	8,203 SF

AMOUNT OF LANDSCAPING

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

SITE AREA	3,044,080 SF
SITE LANDSCAPE REQUIRED 3,044,080 SF X 15% =)	456,612 SF
SITE LANDSCAPE PROVIDED	1,778,250 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(118%) 540,893 SF
SITE IMPERVIOUS AREA	1,244,655 SF

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
57	+	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
35	+	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
54		LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
68		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
103		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 3'
95		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
1719	MU	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full
242	MS	D. MAIDEN	Dwarf Maiden Grass	Miscanthus sinensis 'Adagio'	5 gallon, 18" Ht./18" full
127	@	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
12	·	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 20" Ht./16" spread, bushy, full to ground
96	U	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
9	B	BLUE SAGE	Mealy Blue Sage	Salvia Farinacea	1 gallon
4	AU	BEAUTYBERRY	American Beautyberry	Callicarpa americana	5 gallon
4	CA	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	5 gallon
44	P	STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon
68	⊗	H.D. NANDINA	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3 gallon

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN	+ + + +	HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications
AS SHOWN		TIFF 419	Bermuda Hybrid Tiff 419	Cynodon dactylon Tiff 419	Solid Rolled Sod refer to specifications

MISCELLANEOUS

AS SHOWN		STL. EDGE	L.F. Ryerson steel edge 1/8" x 4" with 12" stakes, green in color
AS SHOWN		L. ROCK	4-8 rock 4"x 8" nominal size, 6"-8" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging. Rock to cover all weed barrier mat.
AS SHOWN		C. ROCK 2	3"-6" size mini cobble rock, 6"-8" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging. Rock to cover all weed barrier mat.
20		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	07/06/22	PERMIT REVIEW
2		
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REVISIONS

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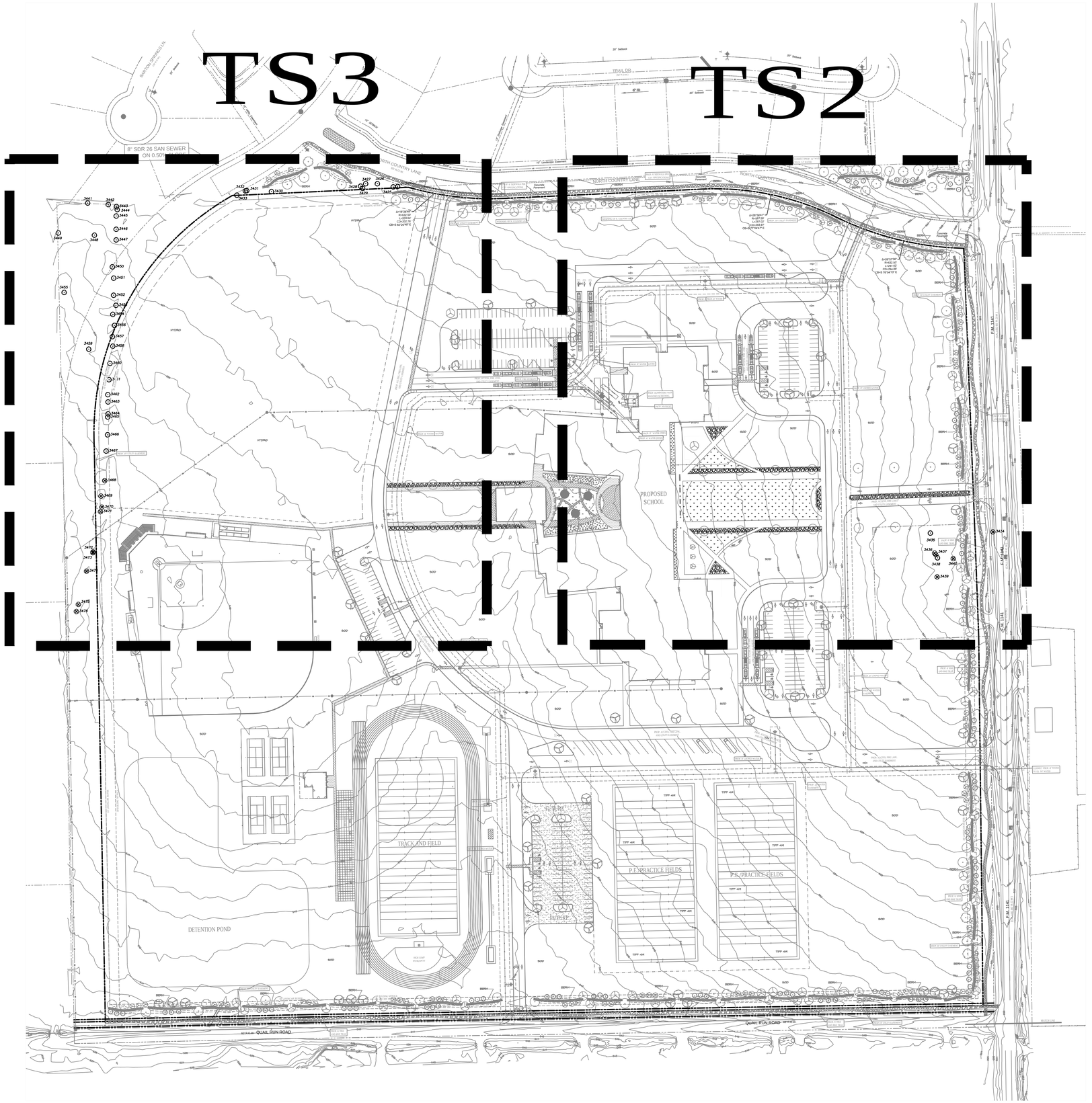
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

LANDSCAPE DETAILS

JOB 21572.0000
DATE 07/06/22
SHEET L 9



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

MITIGATION 101.5 - 69 = 32.5 X $100.00 = $3,250.00

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC.
BUILDING HEIGHT	137-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0'x18.0'	202 SPACES
9.0'x20.0'	159 SPACES
15.0'x30.0'	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

NORTH

0 100 200

GRAPHIC SCALE
1" = 100'

APPROVED:
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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:	SURVEYOR:	ENGINEER:
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CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
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CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
401 N. Houston St
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ISSUES		
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REVISIONS		

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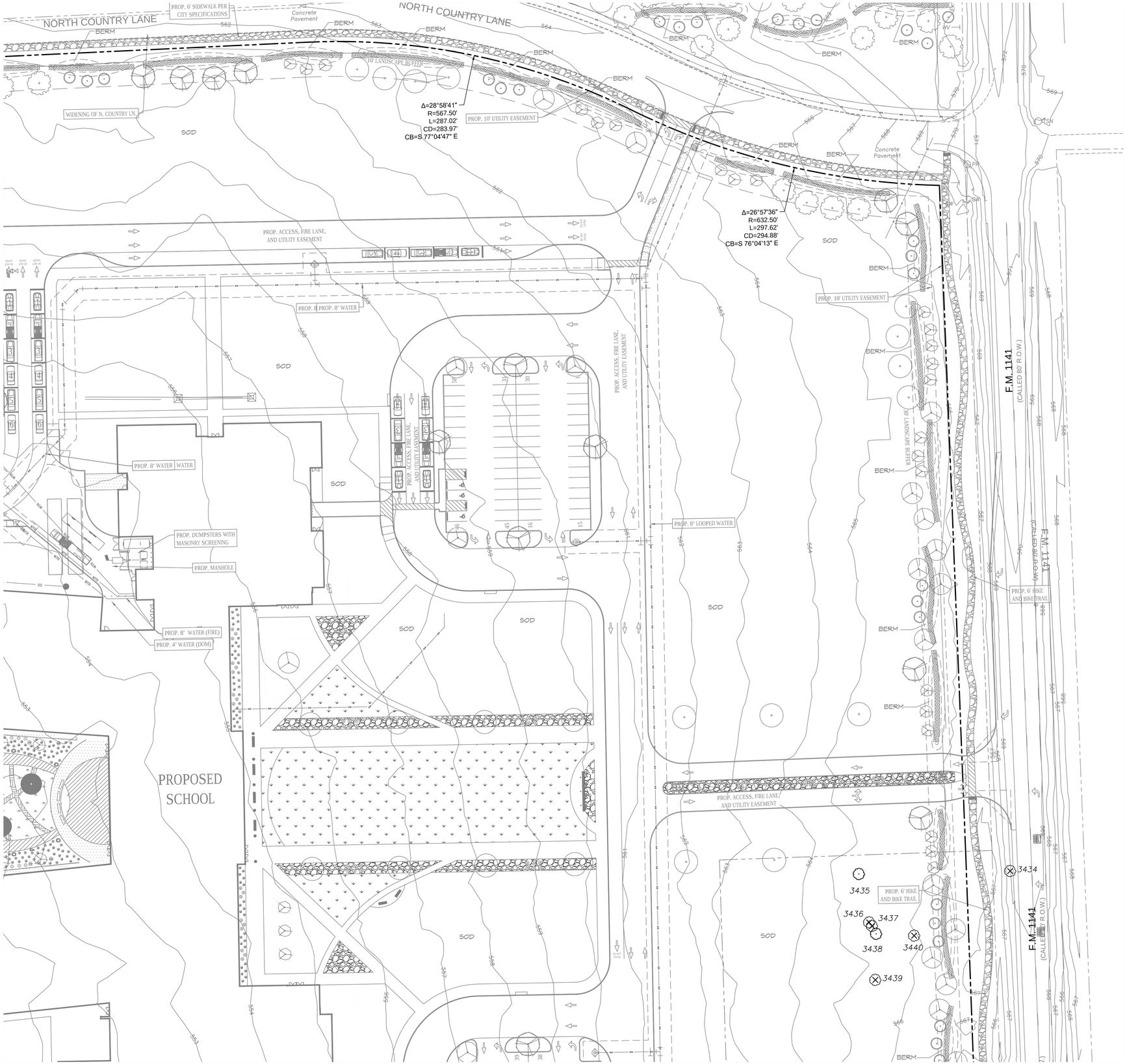
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 07/06/22
SHEET TS 1



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
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3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

NORTH

0 40 80

GRAPHIC SCALE
1" = 40'

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Director of Planning and Zoning

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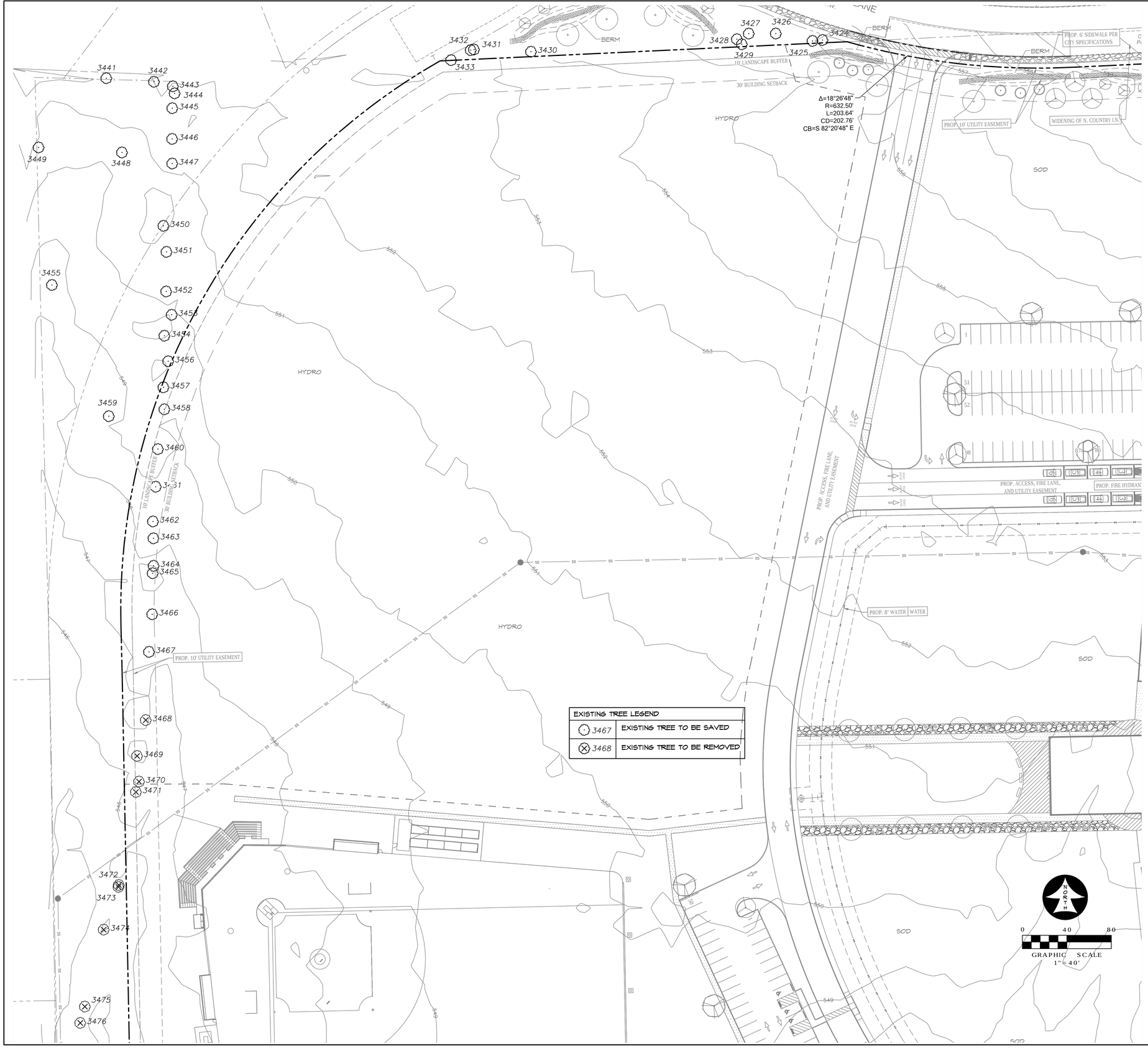
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ROCKWALL NINTH GRADE CENTER

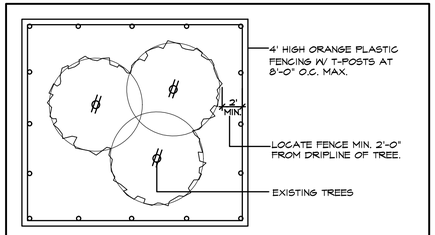
F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN EAST

JOB 21572.0000
DATE 07/06/22
SHEET TS 2



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
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3436	TREE 18" ELM	DEMO	18	
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3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
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3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69



1. 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.
2. 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.
3. 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 IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

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 [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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
(972) 771-0605
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. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

		ISSUES
1	07/06/22	PERMIT REVIEW
2		
3		
4		
5		
6		

		REVISIONS

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

ROCKWALL NINTH GRADE CENTER

F.M. 1141 AND QUAIL RUN ROAD
ROCKWALL ISD

TREESCAPE PLAN WEST

JOB 21572.0000
DATE 07/06/22
SHEET TS 3

LUMINAIRE SCHEDULE FOR ROCKWALL ISD NINTH GRADE CENTERS

Nada F. - (903) 581-2677
nfierro@emaengineer.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 "E" in the drawing set is to be treated as an emergency version of the listed luminaire. (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, LHx, 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 specified.

Emergency Lighting Information: Linear Emer Section Layout >> 4' 6' 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 #10820079002---, Controls to be - IECC 2015 with Reduced Lighting Power additional efficiency package.

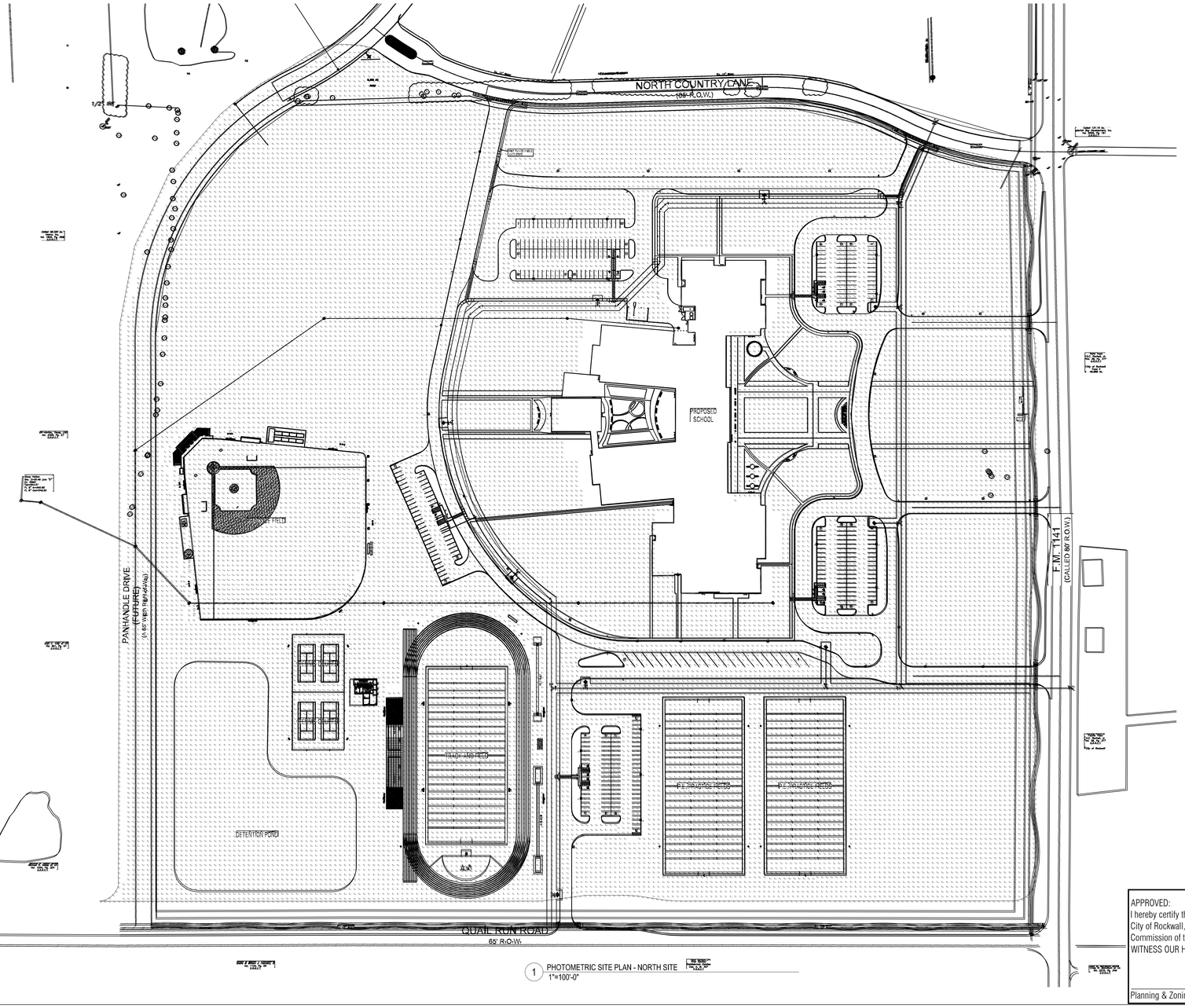
Comments Key: F- Fused, HSS- House Side Shield, MS/PC- Integral Motion Sensor / Photocell, VD- Vibration Damper, - ,

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
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
ZF	LED Pole-Mounted Area Light, 25' Square Straight Steel Pole (5" shaft, 7-gauge wall thickness), with 1 Head, TFTM Distribution, Color: By Architect	Lithonia DSX1 LED, Beacon VPS, McGraw Edison GLEON, Gardco P26, LSI MRM LED, , ,	16000	F, MS/PC, VD	480v	150
S	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 1 Head, Type 4 Long Throw Distribution With Front Side Shield, Color: By Architect	NSL SLS / VUE - 4, , , , , , ,	66607	F, MS/PC, VD	480v	600
S2	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 2 Heads, Type 4 Long Throw Distribution With Front Side Shield, Color: By Architect	NSL SLS / VUE - 4, , , , , , ,	66607	F, MS/PC, VD	480v	600
S3	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 3 Heads, Type 4 Long Throw Distribution With Front Side Shield, Color: By Architect	NSL SLS / VUE - 4, , , , , , ,	66607	F, MS/PC, VD	480v	600
S4	LED Pole-Mounted Sports Light, 50' Square Steel Pole, with 4 Heads, Type 4 Long Throw Distribution With Front Side Shield, Double Shield, Color: By Architect	NSL SLS / VUE - 4, , , , , , ,	66607	F, MS/PC, VD	480v	600
ZZZ	END OF SCHEDULE, , with , Color:	, , , , , , ,				

Calculation Summary				
Label	CalcType	Avg	Max	Min
BASEBALL FIELD	Illuminance	7.17	19.5	0.4
DRIVEWAY_LEFT	Illuminance	0.95	3.0	0.0
DRIVEWAY_RIGHT	Illuminance	1.06	4.0	0.0
PARKING LOT EAST	Illuminance	1.70	2.7	0.8
PARKING LOT NORTHEAST	Illuminance	1.93	2.6	1.3
PARKING LOT NORTHWEST	Illuminance	1.99	2.8	1.0
PARKING LOT SOUTH	Illuminance	1.68	2.6	0.9
PARKING LOT SOUTHWEST	Illuminance	1.97	3.4	1.2
PARKING LOT WEST	Illuminance	1.83	3.6	0.8
PRACTICE FIELD 1	Illuminance	2.66	8.0	0.3
PRACTICE FIELD 2	Illuminance	2.66	8.2	0.3
PROPERTY LINE	Illuminance	0.02	0.2	0.0
TENNIS COURTS	Illuminance	14.10	19.1	7.7
TRACK AND FIELD	Illuminance	6.60	19.5	0.4

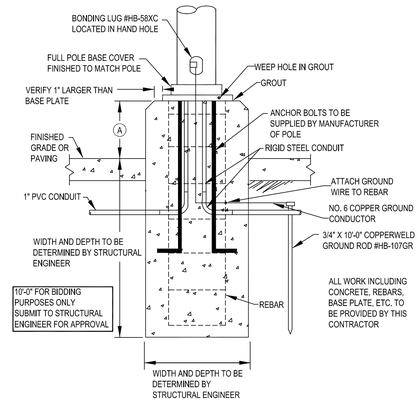
SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.



1 PHOTOMETRIC SITE PLAN - NORTH SITE
1"=100'-0"

A IF POLE IS LOCATED IN CONCRETE OR ASPHALT, DIMENSION TO BE 2'-6" A.F.G. IF POLE IS LOCATED IN GRASS, DIMENSION TO BE 4" A.F.G.

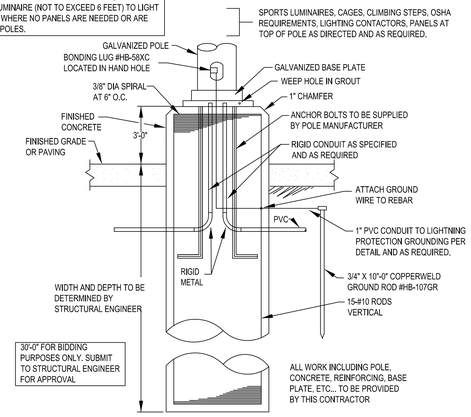


SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLEBASE IS AT LEAST 12" AWAY.

2 POLE BASE DETAIL - 12'-30'
N.T.S.

WHERE AMPACITY OF LIGHT POLE EXCEEDS 50 AMPS, PROVIDE TWO SEPARATE FEEDERS. EACH FEEDER SHALL HAVE A NON-FUSED DISCONNECT AT THE LIGHT POLE AT 48" A.F.G. RATED FOR THE AMPACITY OF THE FEEDER. EACH FEEDER SHALL THEN BE ROUTED TO WITHIN 6 FEET OF EACH LIGHT FIXTURE IT SERVES AT THE TOP OF THE POLE. PROVIDE A FINAL CONNECTION OF 20A., #12 WIRE FROM EACH LUMINAIRE (NOT TO EXCEED 6 FEET) TO LIGHT POLE FEEDER WHERE NO PANELS ARE NEEDED OR ARE SPECIFIED AT POLES.

CONTRACTOR SHALL FURNISH FEEDERS TO SPORTS LIGHT POLES IN COMPLIANCE WITH NEC 210-23(C). PROVIDE FEEDER AS SCHEDULED ON PANELBOARD SCHEDULES OR RISER TO EACH LIGHT POLE.



3 SPORTS LIGHTING POLE BASE - 40'-120'
N.T.S.

SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL

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

Jun 06, 2022

Jun 06, 2022

EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
DESIGN SOLVE ENHANCE Phone: 1 . 800 . 933 . 0538

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.

1 082 0079 002

CORGAN
www.corgan.com
T: 214.748.2000

	ISSUES	
1	05/11/22	30% PROGRESS SET
2		
3		
4		
5		
6		
7		
8		
9		
10		

	REVISIONS	
1	06/06/2022	CITY COMMENTS

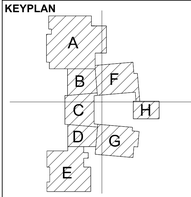
This Document was produced by or under the authority of Registered Architect:

STATE OF TEXAS
CATHERINE L. HOLLENSHEAD
103572
LICENSED
PROFESSIONAL ENGINEER
04-13-2022

Rockwall ISD Ninth Grade Centers

North Site Dalton Ranch - South Site GBCCA

KEYPLAN



PHOTOMETRIC SITE PLAN - NORTH SITE

JOB 21572.0000
DATE 05/11/22
SHEET ES01-03



D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

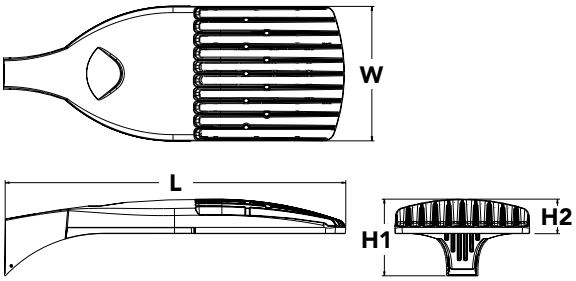
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1, P2, P3, P4[1], P5[1], P6[1], P7[1], P8, P9[1]

Rotated optics

P10[2], P11[2], P12[2], P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

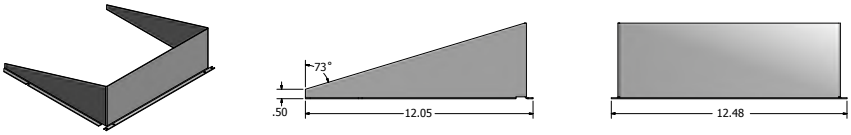
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

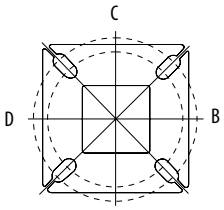
Options

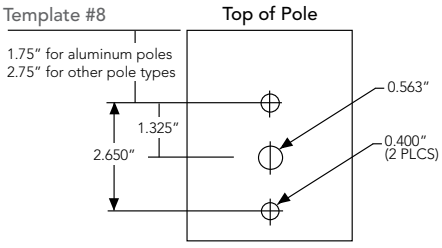
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

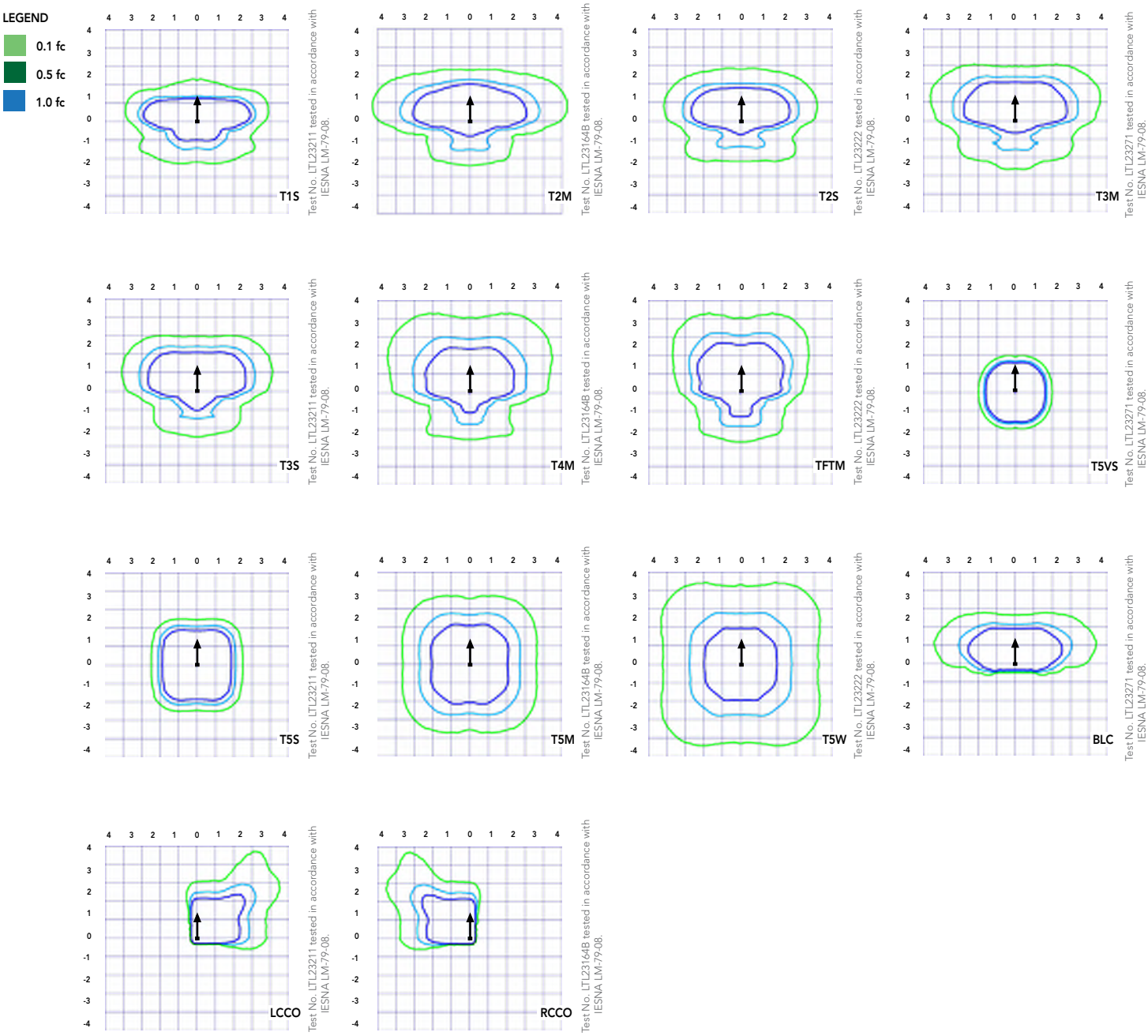
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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NLS LIGHTING

SLS / VUE - 4

SLS - SPORTS LIGHTING SOLUTIONS



FORM AND FUNCTION
- Sleek, low profile housing
- Dark Sky Compliant, Full Cutoff
- Engineered for optimum thermal management
- Low depreciation rate: L70 = 360,000 Hours
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed specifically for Sports Field Lighting

RELIABILITY
- 30 Year Solution
- L70 360,000 Hours
- 10KV Surge Protector standard

VUE - 4 SPORTS LIGHTING FIXTURE WITH INTEGRAL DRIVERS

A robust Sports Lighting Fixture designed for Parks and Recreational Facilities. Up to 850 watts, utilizing patented Star Power™ Optical System creating unmatched reliability.

SPECIALIZING IN PARKS AND RECREATIONAL FACILITIES

NLS Sports Lighting Solutions - an elite combination of performance, glare control and reliability. From young children to competitive athletes the NLS SLS is the perfect solution for competitors who strive to perform at their highest level.

PERFORMANCE

The Vue features NLS patented Star Power™ Optical System designed to create high, broad, uniform horizontal foot candle levels and also provide substantial vertical foot candles, so the ball is never lost from player view.

GLARE CONTROL

The Star Power™ Optical System is endorsed by the Founder of the International Dark Sky Association and Illuminating Engineer Society Sports Lighting Committee Associate as one of the best optical systems in glare reduction for dark sky, neighbors, and the sports application itself. Meets IES parks and recreation requirements.

VUE - 4 standard with (FSS) front side shield.

CONSTRUCTION
- Precision Die Formed aluminum housing for durability and consistency
- Stainless Steel corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment

ELECTRICAL
- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95, THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP-65 compartment

PATENTED OPTICAL SYSTEM
- SLS optical system features a patented soft athlete friendly high wattage low glare linear diffused optic, providing a wide distribution and uniform lighting from every fixture
- SLS optical system significantly reduces disability glare specifically for fifty to eighty feet mounting heights compared to competition

L70 DEPRECIATION
360,000 Hours (@77°F/ 25°C)

KELVIN
5700K

FINISH
3-5 mils electrostatic powder coat.
NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions.
Graphite (GPH) grey as standard finish.

MOUNTING
Stainless Steel Trunnion Mount
- Fast accurate installation with Pre-Aimed, Pre-Wired Cross Arm assemblies

OPTIONS
MARINE GRADE FINISH (MGF)—A multi-step process creating protective finishing coat against harsh environments
- Chemically washed in a 5 stage cleaning system.
- Pre-baked
- Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer
- Oven Baked
- Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness

PHOTOCELL + RECEPTACLE (PCR)

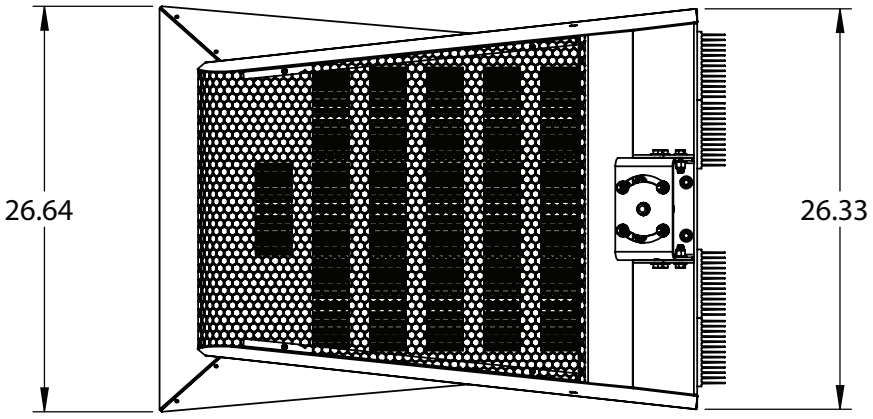
NEMA 7 PIN RECEPTACLE (7PIN)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

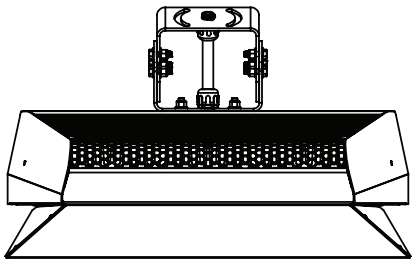
WIRELESS CONTROL SYSTEM (WCS)—Consult Factory for options

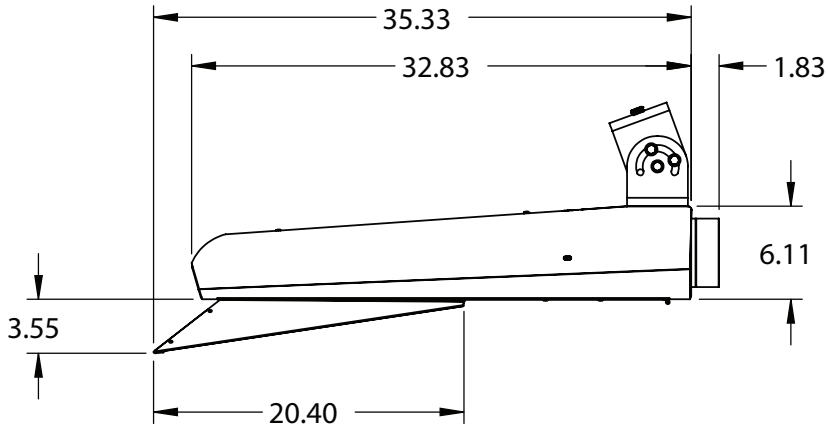
WARRANTY
Five-year standard warranty

LISTINGS
Certified to UL 1598
UL 8750
CSA C22.2 No. 250.0
IP67 Rated

SLS / VUE - 4 DIMENSION DRAWING







EPA	VUE-4 with FSS
Single	2.24

	WEIGHT
VUE-4 with Internal Driver	75 lbs

*All dimensions are in inches

Project Name:	Type:

SLS / VUE - 4

Cat#	Distribution	Wattage/Lumens	Kelvin
VUE - 4 **(VUE-4)**	T4M-FSS **(T4M)** Type 4 Medium Throw With Front Side Shield	**600 Watts** 75,011 Lumens **(60)** **650 Watts** 81,253 Lumens **(65)** **700 Watts** 87,502 Lumens **(70)** **750 Watts** 93,756 Lumens **(75)** **800 Watts** 100,017 Lumens **(80)**	5700K **(57)**
	T4L-FSS **(T4L)** Type 4 Long Throw With Front Side Shield *N1	**600 Watts** 66,607 Lumens **(60)** **650 Watts** 72,158 Lumens **(65)** **700 Watts** 77,709 Lumens **(70)** **750 Watts** 83,259 Lumens **(75)** **800 Watts** 88,810 Lumens **(80)**	

Volts	Mounting	Color	Options
120-277 **(UNV)** 347-480 **(HV)**	Trunnion Mount **(TM)**	Graphite **(GPH)**	Marine Grade Finish **(MGF)** Photocell + Receptacle **(PCR)** NEMA 7 Pin Receptacle + Shorting Cap **(7PIN)** Wireless Control System **(WCS)** * Consult Factory

*Notes

1. Front Side Shield (FSS) comes standard.

NLS LIGHTING
701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 341-2037
nlslighting.com

05/02/22 • 21572.0000



0' 2' 4' 8' 16'

N

ROOF PLAN - RTU LOCATIONS

1/32" = 1'-0"

Rockwall Independent School District

This Document was produced by or under the authority of INSERT NAME HERE.

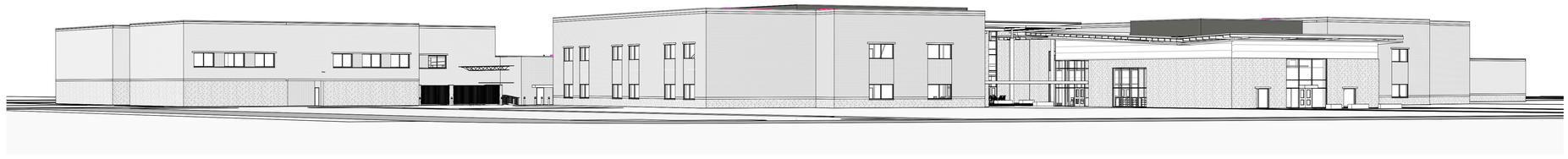
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

_____
Planning & Zoning Commission, Chairman

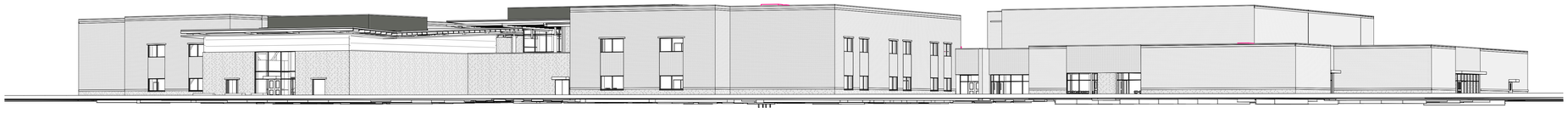
_____
Director of Planning and Zoning

CORGAN

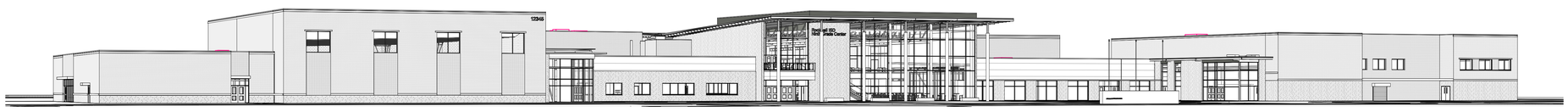
This document is incomplete and may not be used for regulatory approval, permit or construction.



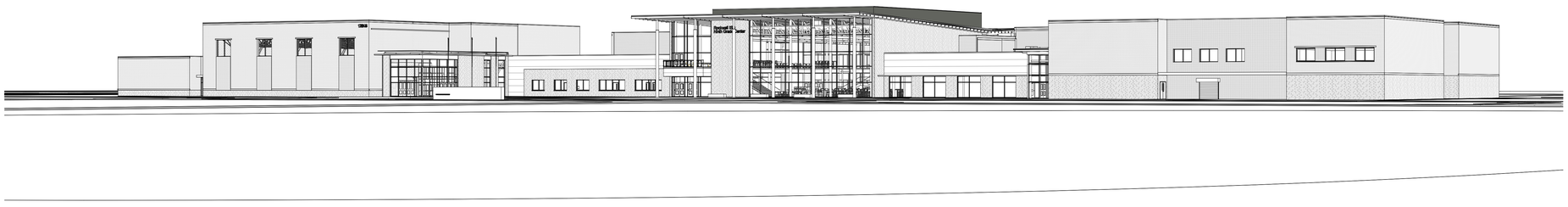
4 3D BUILDING VIEW - SOUTHEAST CORNER
N.T.S.



3 3D BUILDING VIEW - NORTHEAST CORNER
N.T.S.



2 3D BUILDING VIEW - NORTHWEST CORNER
N.T.S.



1 3D BUILDING VIEW - SOUTHWEST CORNER
N.T.S.

Rockwall Independent School District

3D RTU SCREENING VIEWS

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.

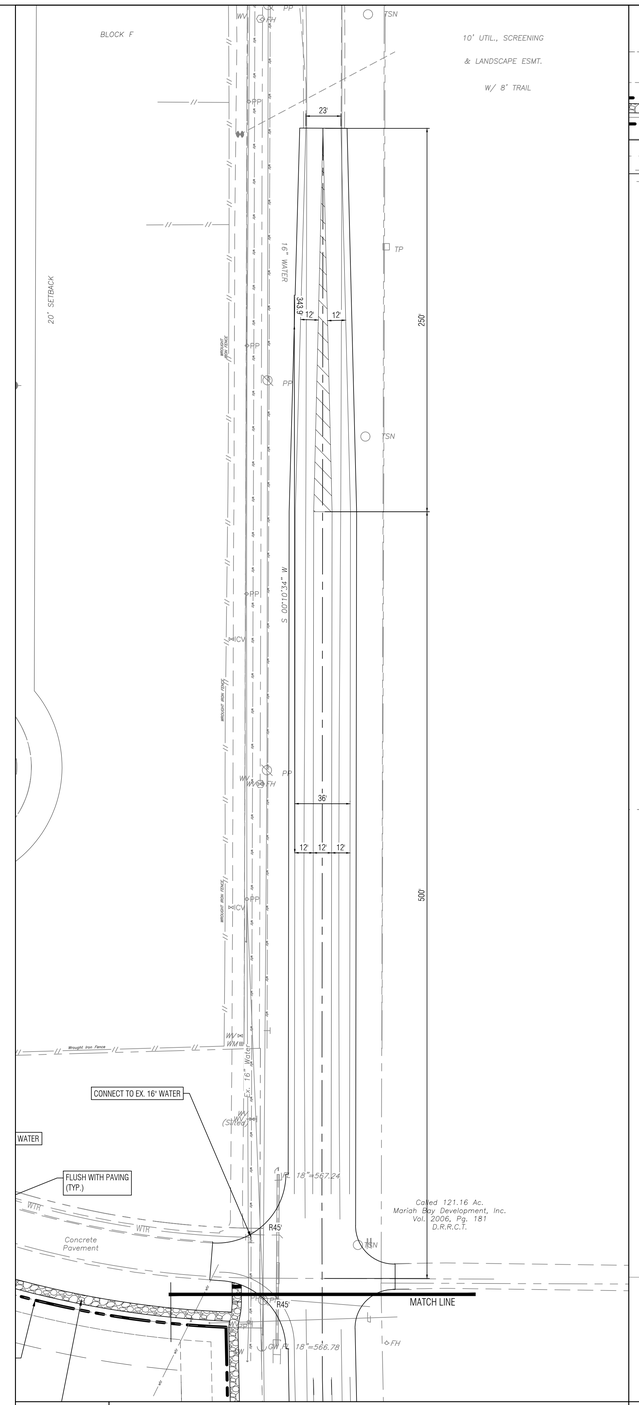
_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CORGAN

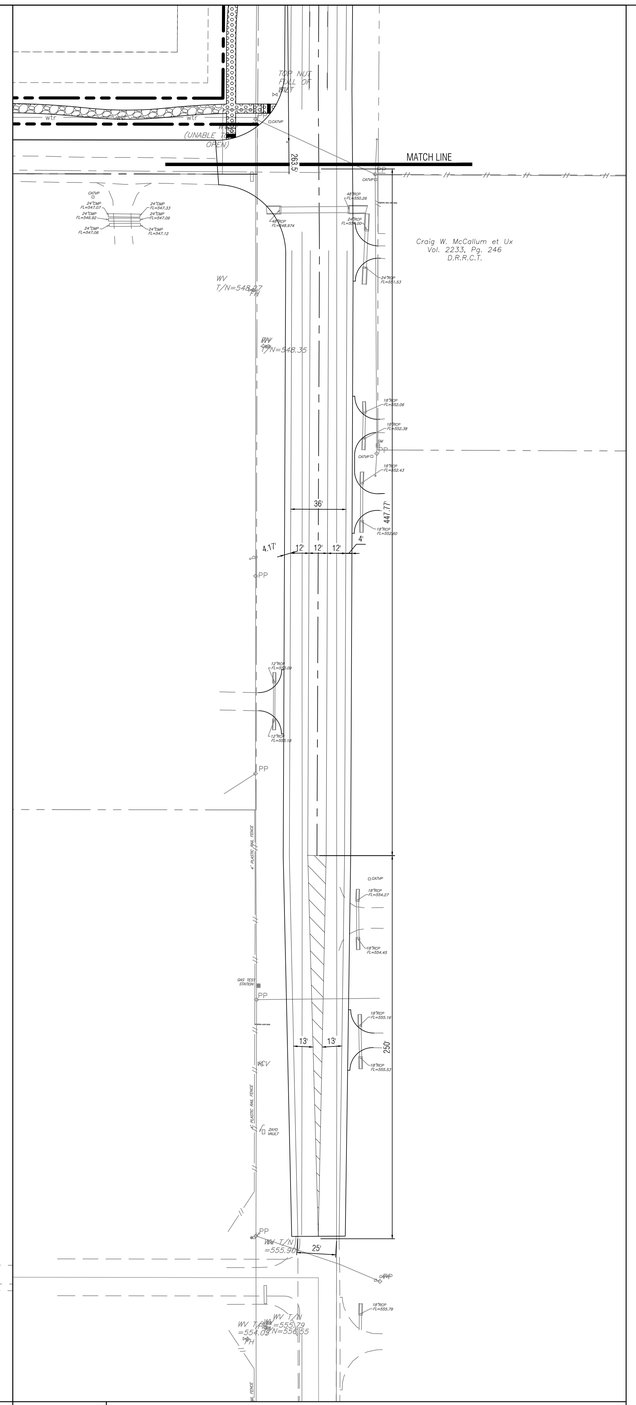
This Document was produced by or under the authority of INSERT NAME HERE.

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A1 NORTHEAST F.M. 1141 PAVING IMPROVEMENTS

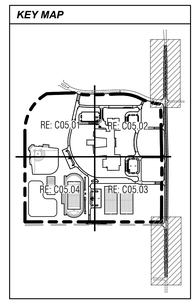
1"=40'

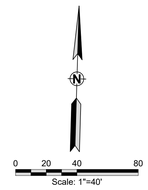


B1 SOUTHEAST F.M. 1141 PAVING IMPROVEMENTS

1"=40'

KEY MAP





CORGAN

CORGAN ASSOCIATES, INC.
401 North Houston Street
Dallas, Texas 75202
Tel 214 748 2000
Fax 214 653 8281

ISSUES		
1	05/11/22	30% PROGRESS SET
2	07/07/22	60% PROGRESS SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB # 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

PRELIMINARY-FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of Cheralyn Armijo, P.E. 84568
Date: 7/7/22

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] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

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
(972) 771-0605
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. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

ROCKWALL NINTH GRADE CENTER

2852 F.M. 1141
Rockwall, TX 75087

F.M. 1141 ROAD IMPROVEMENTS

JOB 21572.0000
DATE 7/7/22
SHEET

C05.05

Jul 06, 2022 - 6:40pm User: Tony Armijo
C:\Users\TONYAR~1\AppData\Local\Temp\AcPublish_40816\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

CORGAN

July 5, 2022

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

Rockwall ISD – Rockwall Ninth Grade Center (North Site)
Project Number SP2022-17
Request for Articulation Exception

Dear Ms. Ross:

We are requesting an exception to the Building Articulation requirements per the City of Rockwall Unified Development Code.

Our materials and design have been approved by the Architectural Review Board as of Tuesday April 26th, 2022. Per the Unified Development Code, we are required to meet the City of Rockwall's building articulation requirements. Due to the program of this education facility and our previous approval by the Architectural Review Board we are requesting this exception.

To address the articulation, 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.

- Undergrounding Existing Power Lines
  - There is an existing overhead power line along FM 1141. Rockwall ISD has agreed to provide a pathway to run these power lines underground.
- The inclusion of at least 20% natural stone.
  - Our primary and secondary facades have at least 20% stone on the main Ninth Grade Center building as well as the ancillary tennis building.
- Increased architectural elements, such as canopies, outdoor patio/plaza space and varied roof heights.
  - We have large butterfly canopies at the spine of the campus over the commons and the library. The athletics and fine arts lobbies, and classroom wings each have canopies overhanging their glazing. We are proposing a landscaped outdoor plaza at the front of the school and to the rear of the campus between the two classroom wings. We have varied roof heights, driven by the program of the spaces.
- Public Amenity
  - Our campus is providing tennis courts and athletic fields for the students attending the ninth-grade centers. These will also be available to the community, creating an additional public amenity in the neighborhood.
- Increased open space
  - Our building is generously setback to FM 1141, creating a large open space between FM1141 and our building. We also have two entry plazas and multiple Athletic fields creating public open space at both the front and rear of the school.

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 Ninth Grade Centers.

Sincerely,



BEVERLY FORNOF
Project Manager — Senior Associate
Corgan

Ross, Bethany

From: Gamez, Angelica
Sent: Thursday, April 14, 2022 3:52 PM
To: Ross, Bethany
Subject: FW: Rockwall 9th Grade Center

From: Cheralyn Armijo [mailto:cmarmijo@glennengineering.com]
Sent: Thursday, April 14, 2022 10:29 AM
To: Gamez, Angelica <AGamez@rockwall.com>
Cc: Beverly Fornof <Beverly.Fornof@corgan.com>; Lane Pendleton <Lane.Pendleton@corgan.com>; 'will.salee@rockwallisd.org' <will.salee@rockwallisd.org>; Robert Howman <rahowman@glennengineering.com>; Tim Lyssy <tim.lyssy@rockwallisd.org>
Subject: Rockwall 9th Grade Center

Angelica,

See Box Link below to the PDFs for the Site Plan submittal for the above referenced project. Material boards will be delivered to you no later than 5pm on Thursday.

The school district will also drop off originals of the application as well as the required fees.

Please let me know if you have any trouble opening any of the files or if anything is missing.

Thanks so much for your help!

https://glennengineering.box.com/s/h5wnmvu0r9ql73ly3fnv8ioamv1chfd0

Cheralyn M. Armijo, P.E.
Glenn Engineering Corporation
TBPE Firm F-303
HUB #1752575193300
4500 Fuller Drive, Suite 220
Irving, TX 75038
972-717-5151 (o)
972-798-8864 (d)
817-296-3479 (c)

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Ross, Bethany

From: Ross, Bethany
Sent: Thursday, May 26, 2022 4:17 PM
To: 'Will Salee'
Subject: RE: Rockwall ISD - Ninth Grade Centers - Review Meetings

Good Afternoon Will,

Comments will be sent out tomorrow with all that information but yes, you will need to be at the May 31st ARB and P&Z Work Session meeting and the June 14th P&Z meeting.

June 7th is the day that we need revisions.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Will Salee [mailto:will.salee@rockwallisd.org]
Sent: Thursday, May 26, 2022 3:52 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: Rockwall ISD - Ninth Grade Centers - Review Meetings

Bethany,

The district resubmitted our site plans for consideration for the Ninth Grade Centers on the May 20th submission date. I was wanting to verify which meetings the district and our consultants need to plan to attend based on our withdrawal of the previous submission after having gone through ARB and P&Z workshop.

I assume we will need to attend June 7th, possibly June 14th, and City Council On June 20th. Please advise if that is correct and if we should plan to attend on May 31st, 2022 for ARB and P&Z work session.

Thanks,
Will

William C. Salee **|** *Executive Director of Operations* **|Rockwall Independent School District |**
1191 T.L. Townsend Drive **|** Rockwall, Texas 75087 **|** 469.698.7031 **|** www.rockwallisd.com

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Ross, Bethany

From: Ross, Bethany
Sent: Friday, May 27, 2022 11:36 AM
To: rahowman (rahowman@glennengineering.com)
Cc: will.salee (will.salee@rockwallisd.org)
Subject: SP2022-017 & SP2022-018
Attachments: SP2022-017 North Site.pdf; SP2022-018 Rockwall Heath Site.pdf

Good Morning Robert,

Attached are the project comments and engineering markups for SP2022-017 & SP2022-018. Please address these comments and have revisions returned to staff by *June 7, 2022*. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: May 31, 2022
Planning and Zoning Commission Meeting: June 14, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know.

Thanks.
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com

http://www.rockwall.com/planning/

Ross, Bethany

From: Ross, Bethany
Sent: Friday, April 22, 2022 3:38 PM
To: rahowman (rahowman@glennengineering.com)
Cc: will.salee (will.salee@rockwallisd.org)
Subject: Project Comments for SP2022-017 & SP2022-018
Attachments: Project Comments (04.22.2022) SP2022-017.pdf; Project Comments (04.22.2022) SP2022-018.pdf

Robert,

Attached are the project comments and engineering markups for SP2022-017 (Ninth Grade Center) and SP2022-018 (Rockwall Heath Ninth Grade Center). Please address these comments and have revisions returned to staff by *May 3, 2022*. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: April 26, 2022
Planning and Zoning Commission Meeting: May 10, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

Ross, Bethany

From: Will Salee <will.salee@rockwallisd.org>
Sent: Friday, April 29, 2022 2:17 PM
To: Miller, Ryan; Ross, Bethany
Subject: RE: Rockwall ISD - Request for Extension of Site Plan Review Schedule

Good deal. Thanks.

Robert Howman, our engineer, has been in contact with Jeremy and we expect to hear about the traffic locations by end of the day, so we can get that completed next week.

We will be on the lookout end of next week for the city's response to the TIAs and Infrastructure study so we can respond to any comments that may be forthcoming.

Ya'll have a good weekend.

Will

William C. Salee | Executive Director of Operations |Rockwall Independent School District |
1191 T.L. Townsend Drive | Rockwall, Texas 75087 | 469.698.7031 | www.rockwallisd.com

-----Original Message-----
From: Miller, Ryan <RMiller@rockwall.com>
Sent: Friday, April 29, 2022 1:27 PM
To: Will Salee <will.salee@rockwallisd.org>; Ross, Bethany <bross@rockwall.com>
Subject: RE: Rockwall ISD - Request for Extension of Site Plan Review Schedule

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Thanks for the email, Will. We will keep a copy of it in the file for both cases. Let me or Bethany know if you need anything else. Thanks.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

-------- Original message --------
From: Will Salee <will.salee@rockwallisd.org>
Date: 4/28/22 5:14 PM (GMT-06:00)
To: "Miller, Ryan" <RMiller@rockwall.com>, "Ross, Bethany" <bross@rockwall.com>

Subject: Rockwall ISD - Request for Extension of Site Plan Review Schedule

Ryan,

Please see the attached letter to consider the district's request for a 30 day extension of the site plan review schedule for the district's submitted Ninth Grade Center projects identified as SP2022-017 & SP2022-018. This will allow additional review and assessment to be completed regarding the traffic impact analysis for each of these site locations.

Thanks,
Will

William C. Salee | Executive Director of Operations |Rockwall Independent School District |
1191 T.L. Townsend Drive | Rockwall, Texas 75087 | 469.698.7031 |
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.rockwallisd.com&c=E,1,RObNT4YdY_AVwa0qfAZ3iKMO3v6Eai9ubnQ8GPQea2VbheFcvJhv0irX7rac4qPnSxSgJ1-F1Y3OVKxfnwb_VBrSIaWZ1-r4YuV_hcIFWvFpEOc,&typo=1<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.rockwallisd.com%2f&c=E,1,BByA7Z-2uRyREc6mCJNmq0IaBeBuZjo1pS51NQGCarqDCGD7Y_keGonh7z6I1ki3Dzx28FrdbO6WRsMK-3yCLdG5eV8kNviOfqCO29KHfoyCdmVO3EzSUI-zHcw,&typo=1>

[cid:image001.png@01D42B0F.514B2510]

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Ross, Bethany

From: Gamez, Angelica
Sent: Tuesday, May 3, 2022 12:11 PM
To: Ross, Bethany
Subject: FW: Rockwall 9th Grade Center

From: Cheralyn Armijo [mailto:cmarmijo@glennengineering.com]
Sent: Tuesday, May 3, 2022 11:57 AM
To: Gamez, Angelica <AGamez@rockwall.com>
Cc: Beverly Fornof <Beverly.Fornof@corgan.com>; Lane Pendleton <Lane.Pendleton@corgan.com>; 'will.salee@rockwallisd.org' <will.salee@rockwallisd.org>; Robert Howman <rahowman@glennengineering.com>; Tim Lyssy <tim.lyssy@rockwallisd.org>
Subject: Rockwall 9th Grade Center

Angelica,

See box link below to the revised Site Plan documents for the above referenced project.

Please let me know if you have any trouble opening any of the files or if anything is missing.

https://glennengineering.box.com/s/l2hiqledjqac99qx12hn9sf7owk25lfq

Thanks so much!

Cheralyn M. Armijo, P.E.
Glenn Engineering Corporation
TBPE Firm F-303
HUB #1752575193300
4500 Fuller Drive, Suite 220
Irving, TX 75038
972-717-5151 (o)
972-798-8864 (d)
817-296-3479 (c)

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Ross, Bethany

From: Gamez, Angelica
Sent: Tuesday, May 3, 2022 12:11 PM
To: Ross, Bethany
Subject: FW: Rockwall-Heath High School

From: Cheralyn Armijo [mailto:cmarmijo@glennengineering.com]
Sent: Tuesday, May 3, 2022 12:02 PM
To: Gamez, Angelica <AGamez@rockwall.com>
Cc: Beverly Fornof <Beverly.Fornof@corgan.com>; Lane Pendleton <Lane.Pendleton@corgan.com>; Robert Howman <rahowman@glennengineering.com>; 'will.salee@rockwallisd.org' <will.salee@rockwallisd.org>; Tim Lyssy <tim.lyssy@rockwallisd.org>
Subject: Rockwall-Heath High School

Angelica,

See box link below to the revised Site Plan documents for the above referenced project.

Please let me know if you have any trouble opening any of the files or if anything is missing.

https://glennengineering.box.com/s/05xumf7cg5eu9mmcvhlk7813j8oiuqd7

Thanks so much!

Cheralyn M. Armijo, P.E.
Glenn Engineering Corporation
TBPE Firm F-303
HUB #1752575193300
4500 Fuller Drive, Suite 220
Irving, TX 75038
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Ross, Bethany

From: Ross, Bethany
Sent: Friday, May 6, 2022 8:20 AM
To: 'Will Salee'; Miller, Ryan
Subject: RE: Rockwall ISD - Request to Withdraw Site Plan Approval - Ninth Grade Centers

Thanks, Will.

We will add it to our file.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Will Salee [mailto:will.salee@rockwallisd.org]
Sent: Thursday, May 5, 2022 5:45 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Ross, Bethany <bross@rockwall.com>
Subject: Rockwall ISD - Request to Withdraw Site Plan Approval - Ninth Grade Centers

Ryan,

Please see the attached district's request to withdraw the submitted Ninth Grade Center projects as indicated on the attached for consideration of site plan approval.

The district will update or documents and plan to resubmit on the May 20th development approval schedule.

Thanks,
Will

William C. Salee **|** *Executive Director of Operations* **|Rockwall Independent School District |**
1191 T.L. Townsend Drive **|** Rockwall, Texas 75087 **|** 469.698.7031 **|** www.rockwallisd.com

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Ross, Bethany

From: Ross, Bethany
Sent: Friday, May 20, 2022 10:50 AM
To: 'Cheralyn Armijo'; Miller, Ryan
Cc: Robert Howman; Lane Pendleton; 'will.salee@rockwallisd.org'; Tim Lyssy
Subject: RE: Rockwall 9th Grade Center

Received.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Cheralyn Armijo [mailto:cmarmijo@glennengineering.com]
Sent: Friday, May 20, 2022 10:40 AM
To: Ross, Bethany <bross@rockwall.com>; Miller, Ryan <RMiller@rockwall.com>
Cc: Robert Howman <rahowman@glennengineering.com>; Lane Pendleton <Lane.Pendleton@corgan.com>; 'will.salee@rockwallisd.org' <will.salee@rockwallisd.org>; Tim Lyssy <tim.lyssy@rockwallisd.org>
Subject: RE: Rockwall 9th Grade Center

Bethany,

We had to make a change to a note on sheet 5.00 and 5.04. The link is still good but those sheets have been updated. If you have downloaded them prior to now, please redownload those two sheets as they have been updated. Thanks so much!

https://glennengineering.box.com/s/k49r9141pgjown73tz3jjzn5fsevjwkh

Cheralyn M. Armijo, P.E.
Glenn Engineering Corporation
TBPE Firm F-303
HUB #1752575193300
4500 Fuller Drive, Suite 220
Irving, TX 75038
972-717-5151 (o)
972-798-8864 (d)
817-296-3479 (c)

From: Ross, Bethany <bross@rockwall.com>
Sent: Friday, May 20, 2022 10:00 AM

To: Cheralyn Armijo <cmarmijo@glennengineering.com>; Miller, Ryan <RMiller@rockwall.com>
Cc: Robert Howman <rahowman@glennengineering.com>; Lane Pendleton <Lane.Pendleton@corgan.com>; 'will.salee@rockwallisd.org' <will.salee@rockwallisd.org>; Tim Lyssy <tim.lyssy@rockwallisd.org>
Subject: RE: Rockwall 9th Grade Center

Thanks Cheralyn,

I have received both.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Cheralyn Armijo [mailto:cmarmijo@glennengineering.com]
Sent: Friday, May 20, 2022 9:46 AM
To: Miller, Ryan <RMiller@rockwall.com>; Ross, Bethany <bross@rockwall.com>
Cc: Robert Howman <rahowman@glennengineering.com>; Lane Pendleton <Lane.Pendleton@corgan.com>; 'will.salee@rockwallisd.org' <will.salee@rockwallisd.org>; Tim Lyssy <tim.lyssy@rockwallisd.org>
Subject: FW: Rockwall 9th Grade Center

Ryan and Bethany,

See below. The Site Plan submittal was sent but I received notice that Angelica is out till 5/31. Please let me know if this gets you all you need for our submittal.

Cheralyn M. Armijo, P.E.
Glenn Engineering Corporation
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Irving, TX 75038
972-717-5151 (o)
972-798-8864 (d)
817-296-3479 (c)

From: Cheralyn Armijo
Sent: Friday, May 20, 2022 9:42 AM
To: 'Gamez, Angelica' <AGamez@rockwall.com>
Cc: 'Beverly Fornof' <Beverly.Fornof@corgan.com>; 'Lane Pendleton' <Lane.Pendleton@corgan.com>; 'will.salee@rockwallisd.org' <will.salee@rockwallisd.org>; Robert Howman <rahowman@glennengineering.com>; 'Tim Lyssy' <tim.lyssy@rockwallisd.org>
Subject: Rockwall 9th Grade Center

Angelica,

See Box Link to PDFs for the Site Plan submittal for the above referenced project. Lane from Corgan went by and updated our material boards so you should have those. We are also including the response letter from the initial submittal to help coordinate the review process.

The school district will also drop off originals of the application.

Please let me know if you have any trouble opening any of the files or if anything is missing.

Thanks so much for your help!

https://glennengineering.box.com/s/k49r9141pgjown73tz3jjzn5fsevjwkh

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Ross, Bethany

From: Ross, Bethany
Sent: Wednesday, May 25, 2022 1:32 PM
To: 'Robert Howman'; Cheralyn Armijo
Cc: Lane Pendleton; Beverly Fornof
Subject: RE: Rockwall 9th Grade Center

Great. Thanks, Robert.

From: Robert Howman [mailto:rahowman@glennengineering.com]
Sent: Wednesday, May 25, 2022 1:00 PM
To: Ross, Bethany <bross@rockwall.com>; Cheralyn Armijo <cmarmijo@glennengineering.com>
Cc: Lane Pendleton <Lane.Pendleton@corgan.com>; Beverly Fornof <beverly.fornof@corgan.com>
Subject: RE: Rockwall 9th Grade Center

Yes, they both will be the same.

Robert A. Howman
Glenn Engineering Corp.
T.B.P.E FIRM. F-303
HUB # 1752575193300/469711
4500 Fuller Drive, Suite 220
Irving, Texas 75038
972-717-5151 (office)
972-798-8845 (direct)
972-989-2174 (mobile) best way to reach me
rahowman@glennengineering.com
We have moved, Please update your records with our new information above.

From: Ross, Bethany <bross@rockwall.com>
Sent: Wednesday, May 25, 2022 12:13 PM
To: Cheralyn Armijo <cmarmijo@glennengineering.com>
Cc: Robert Howman <rahowman@glennengineering.com>; Lane Pendleton <Lane.Pendleton@corgan.com>
Subject: RE: Rockwall 9th Grade Center

Hi Cheralyn,

I did not get a Dumpster exhibit or RTU/Roof Plan with the North site. Is it safe to say they are identical between the two sites?

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

From: Ross, Bethany
Sent: Friday, May 20, 2022 10:50 AM
To: 'Cheralyn Armijo' <cmarmijo@glennengineering.com>; Miller, Ryan <RMiller@rockwall.com>
Cc: Robert Howman <rahowman@glennengineering.com>; Lane Pendleton <Lane.Pendleton@corgan.com>; 'will.salee@rockwallisd.org' <will.salee@rockwallisd.org>; Tim Lyssy <tim.lyssy@rockwallisd.org>
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Planner
City of Rockwall
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Cc: Robert Howman <rahowman@glennengineering.com>; Lane Pendleton <Lane.Pendleton@corgan.com>; 'will.salee@rockwallisd.org' <will.salee@rockwallisd.org>; Tim Lyssy <tim.lyssy@rockwallisd.org>
Subject: RE: Rockwall 9th Grade Center

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Subject: Rockwall 9th Grade Center

Angelica,

See Box Link to PDFs for the Site Plan submittal for the above referenced project. Lane from Corgan went by and updated our material boards so you should have those. We are also including the response letter from the initial submittal to help coordinate the review process.

The school district will also drop off originals of the application.

Please let me know if you have any trouble opening any of the files or if anything is missing.

Thanks so much for your help!

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Ross, Bethany

From: Ross, Bethany
Sent: Thursday, May 26, 2022 4:17 PM
To: 'Will Salee'
Subject: RE: Rockwall ISD - Ninth Grade Centers - Review Meetings

Good Afternoon Will,

Comments will be sent out tomorrow with all that information but yes, you will need to be at the May 31st ARB and P&Z Work Session meeting and the June 14th P&Z meeting.

June 7th is the day that we need revisions.

Thanks,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
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Sent: Thursday, May 26, 2022 3:52 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: Rockwall ISD - Ninth Grade Centers - Review Meetings

Bethany,

The district resubmitted our site plans for consideration for the Ninth Grade Centers on the May 20th submission date. I was wanting to verify which meetings the district and our consultants need to plan to attend based on our withdrawal of the previous submission after having gone through ARB and P&Z workshop.

I assume we will need to attend June 7th, possibly June 14th, and City Council On June 20th. Please advise if that is correct and if we should plan to attend on May 31st, 2022 for ARB and P&Z work session.

Thanks,
Will

William C. Salee **|** *Executive Director of Operations* **|Rockwall Independent School District |**
1191 T.L. Townsend Drive **|** Rockwall, Texas 75087 **|** 469.698.7031 **|** www.rockwallisd.com

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Ross, Bethany

From: Ross, Bethany
Sent: Friday, May 27, 2022 11:36 AM
To: rahowman (rahowman@glennengineering.com)
Cc: will.salee (will.salee@rockwallisd.org)
Subject: SP2022-017 & SP2022-018
Attachments: SP2022-017 North Site.pdf; SP2022-018 Rockwall Heath Site.pdf

Good Morning Robert,

Attached are the project comments and engineering markups for SP2022-017 & SP2022-018. Please address these comments and have revisions returned to staff by *June 7, 2022*. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: May 31, 2022
Planning and Zoning Commission Meeting: June 14, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know.

Thanks.
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com

http://www.rockwall.com/planning/

July 13, 2022

TO: Robert Howman
4500 Fuller Drive
Suite 220
Irving, TX 75038

CC: Will Salee
1191 T.L. Townsend Drive
Rockwall, TX 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2022-017: *Site Plan for Rockwall Ninth Grade Center -- North*

Robert:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on July 12, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Conditions of Approval

(1) The applicant will need to provide an updated Landscape Plan showing landscaping along the right-of-way of Panhandle Drive (*i.e. berms and shrubbery with a minimum of one [1] canopy tree and one [1] accent tree per 50-feet of linear frontage*). In addition, the Landscape Plan should show one (1) canopy tree per 750 SF of detention area and one (1) accent tree per 1,500 SF of detention area. This plan will need to be submitted and approved prior to submitting civil engineering.

(2) The applicant will need to submit and receive approval for an updated Photometric Plan showing conformance to the lighting standards set forth in the Unified Development Code (UDC) prior to submitting civil engineering plans.

Planning and Zoning Commission

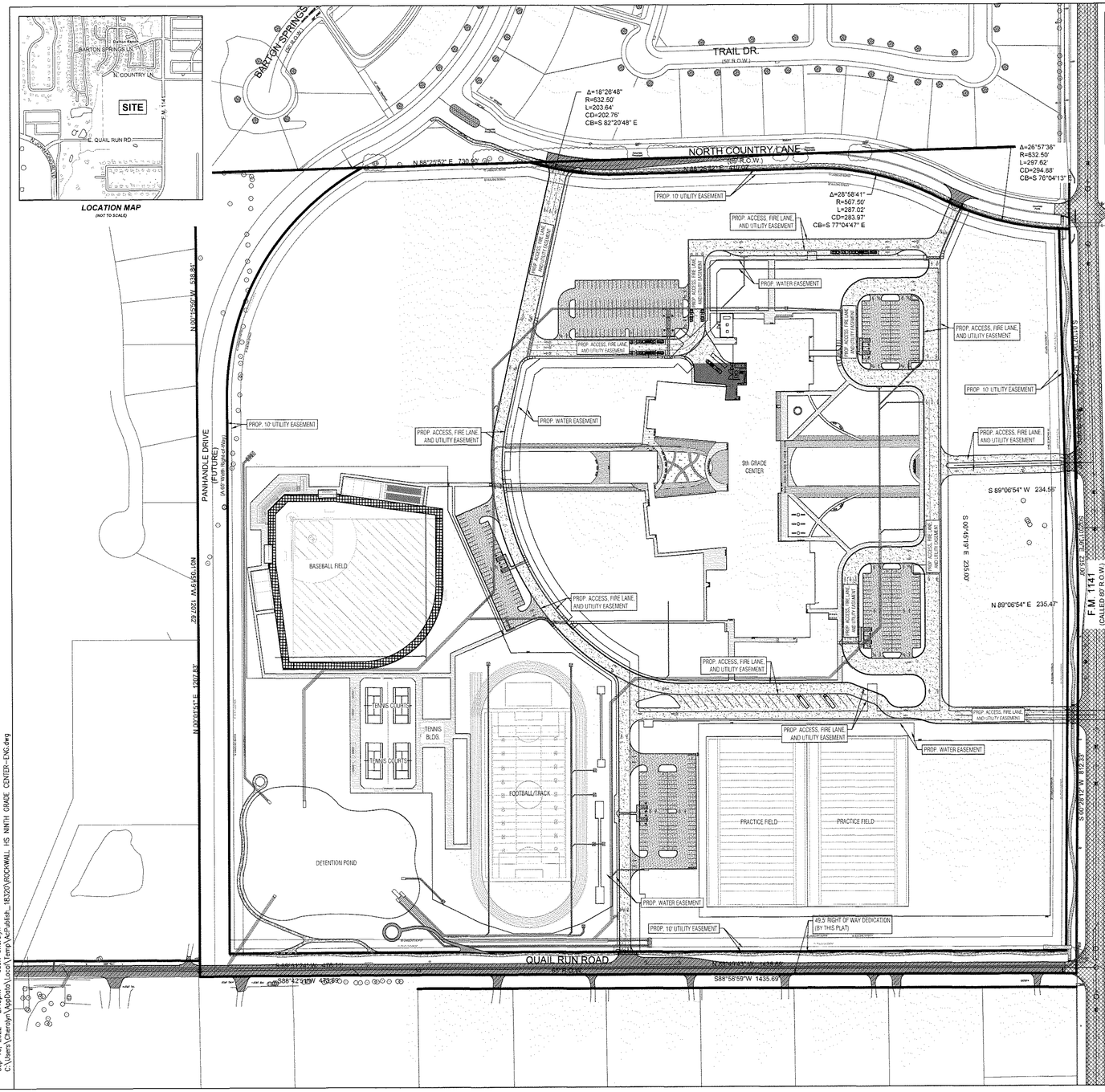
On July 12, 2022, the Planning and Zoning Commission approved a motion to approve the *Site Plan* by a vote of 6-0 with Commissioner Llewelyn absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 771-6488.

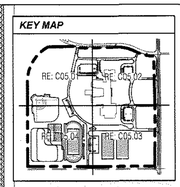
Sincerely,

Bethany Ross

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department



KEY MAP



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.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. 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 0.1FC-CANDLE OR LESS.

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, 6SK SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- (PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- (PUBLIC) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6SK SACK HAND FINISH & 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, 5SK SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A PER GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5SK SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEOTECHNICAL REPORT
- (PUBLIC) 12" HMAC OVER 4" ROAD BASE
- (TxDOT) 2" OF HOT MIX TREATMENT TxDOT ITEM NO. 340 TYPE C HMAC
- (TxDOT) 2" OF HOT MIX TREATMENT TxDOT ITEM NO. 340 TYPE C HMAC OVER 8" OF HOT MIX BASE TxDOT 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, 5SK SACK MIX W/ #3 REBARS ON 24" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- (TxDOT) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5SK SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA W/ LANDSCAPE

PAVING LEGEND (EXISTING)

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

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD (FOR NO USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	153,187 S.F.
PROPOSED SECOND FLOOR	41,019.0 S.F.
TOTAL BUILDING AREA	194,206 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,187 S.F.
LOT COVERAGE	153,187 S.F./3,044,079 S.F. =5.03%
FLOOR AREA RATIO	0.06:1
TOTAL IMPERVIOUS AREA	734,652.06 S.F. OR 16.87 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	259 SPACES
PARKING PROVIDED	
PARKING SURFACE	
8.5x18.0	202 SPACES
9.0x20.0	159 SPACES
10.0x20.0	20 SPACES
TOTAL PARKING PROVIDED	381 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 13th day of September, 2022.
WITNESS OUR HANDS, this 21st day of September, 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0505 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8588 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

1	9/8/2022	ADDENDUM 1
2	9/19/2022	ADDENDUM 2

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
PHONE (972) 717-5151
4500 FULLER DRIVE SUITE 220
HUB #: 1752575143920
FAX (972) 717-2176
IRVING, TEXAS 75038

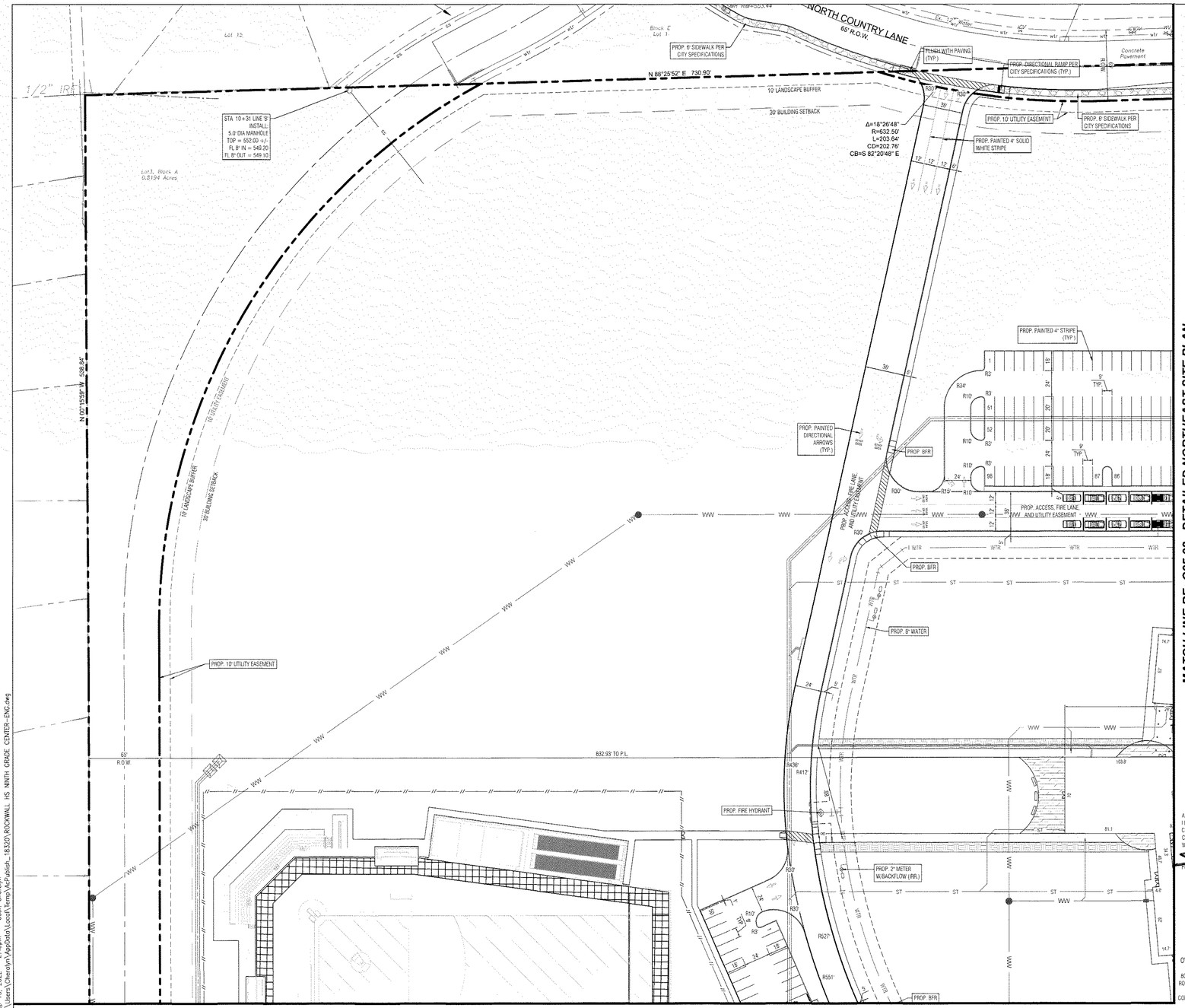
STATE OF TEXAS
CHERALYN ARMIJO
84568
LICENSED
PROFESSIONAL ENGINEER
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on 9/19/22

NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Independent School District
2852 FM 1141 Rockwall, TX 75087

OVERALL SITE PLAN

JOB 21572.0000
DATE 9/19/22
SHEET C05.00

Sep 16, 2022 - 2:43pm User: Cheralyn
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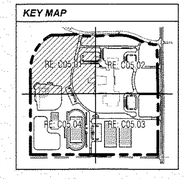
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- WASTEWATER
- STORM SEWER
- WATER

KEY MAP



0 20 40 80
Scale: 1"=40'

ALL RETAINING WALL FACES TO BE CLAD IN STONE.

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 21st day of September, 2022.
WITNESS OUR HANDS, this 21st day of September, 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017
CITY OF ROCKWALL CASE NO.

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CORGAN

CORGAN
Dallas, TX 75202
T. 214.748.2000

ISSUES		
1	08/26/22	ISSUE FOR CONSTRUCTION

REVISIONS		
1	9/8/2022	ADDENDUM 1
2	9/19/2022	ADDENDUM 2

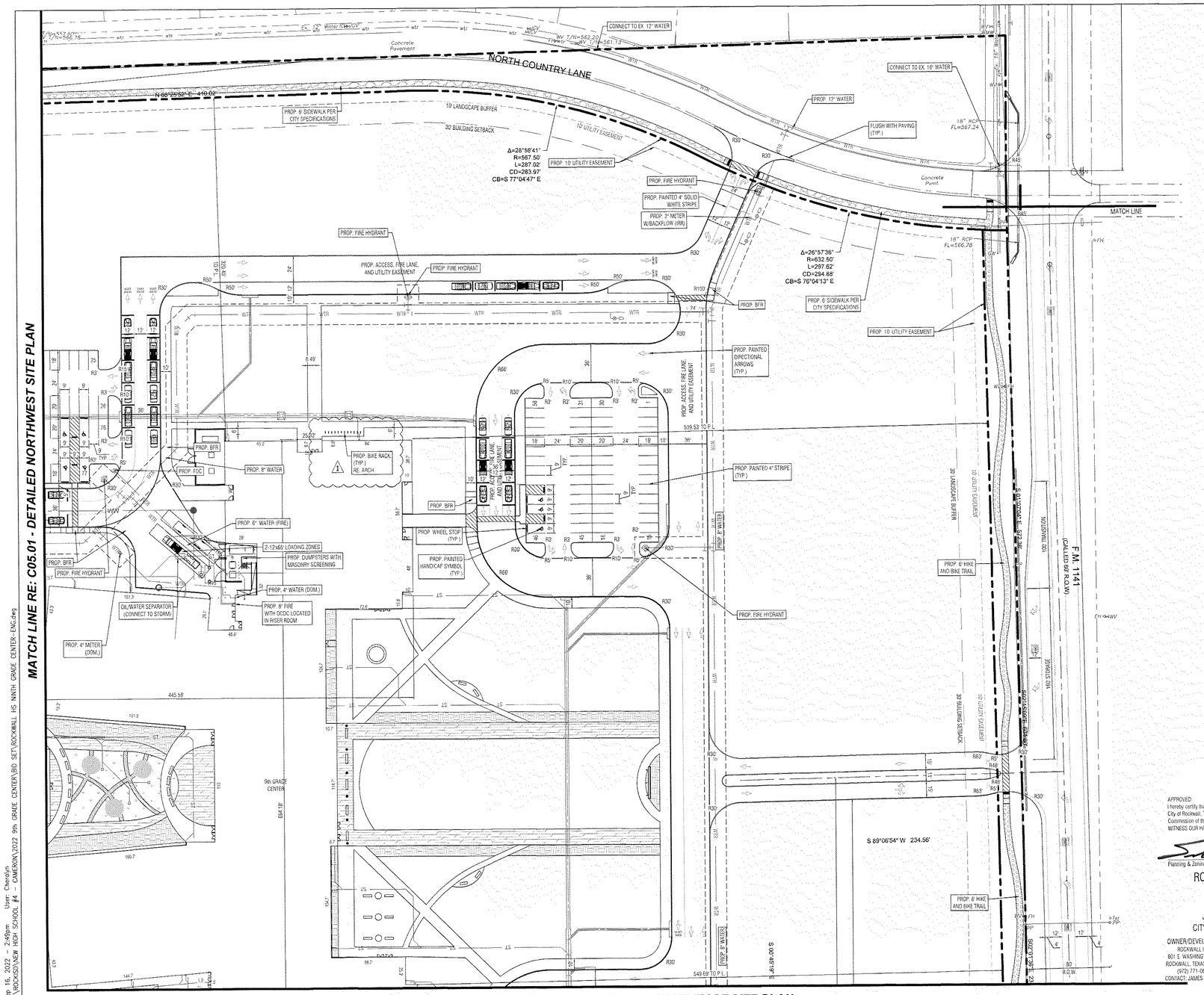
GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2178
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
LICENSED
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on 9/19/22

NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Independent School District
2852 FM 1141 Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 9/19/22
SHEET C05.01



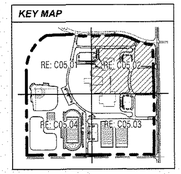
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- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- WW WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SS WASTEWATER
- STORM SEWER
- WTR WATER

KEY MAP



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 13th day of September, 2022.
WITNESS OUR HANDS, this 27th day of September, 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
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	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

1	9/8/2022	ADDENDUM 1
2	9/19/2022	ADDENDUM 2

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1753575193300
PHONE (972) 717-5151 FAX (972) 717-2776
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

STATE OF TEXAS
CHERALYN ARMIJO
84568
REGISTERED
PROFESSIONAL ENGINEER
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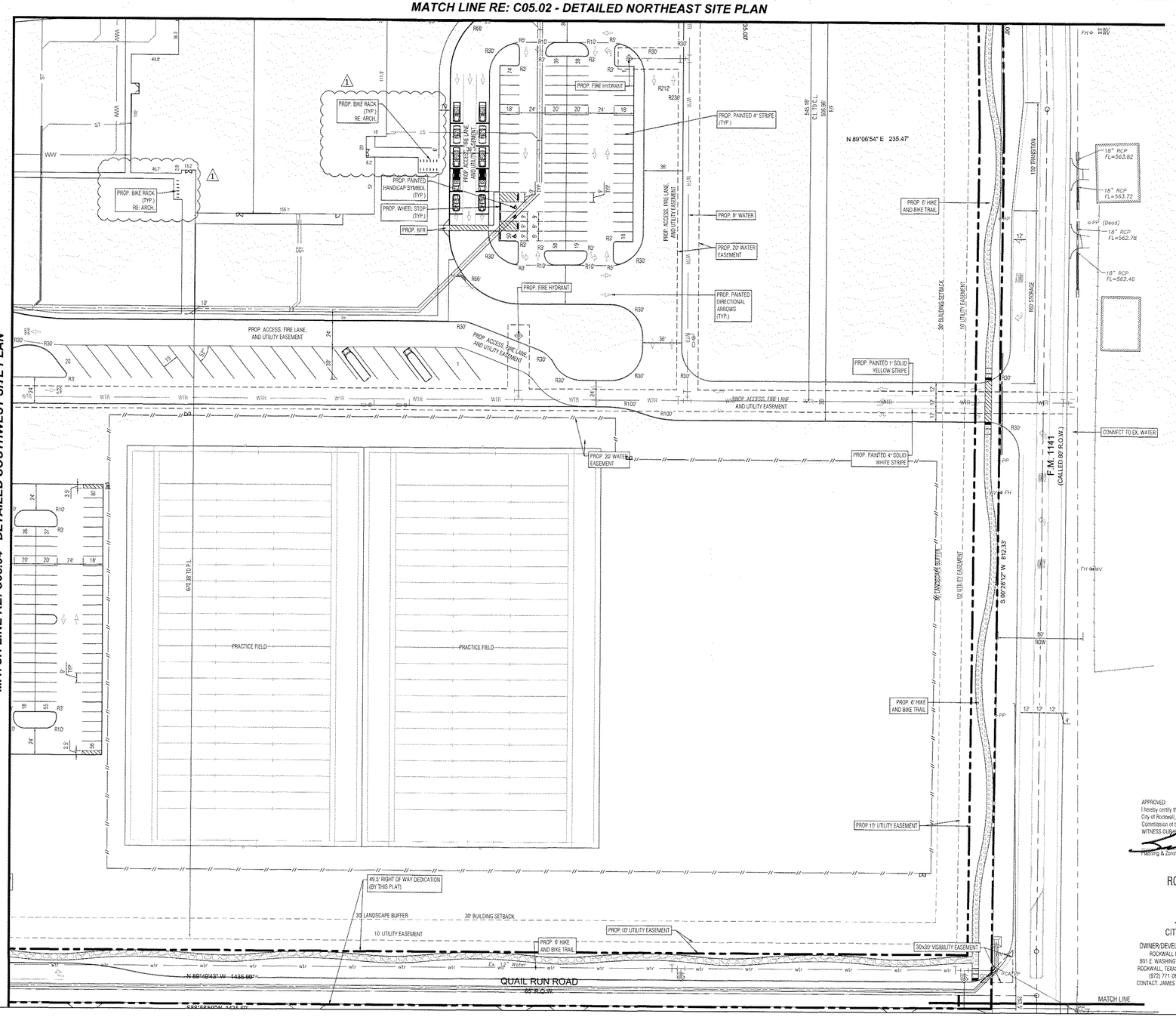
NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Independent School District
2852 FM 1141 Rockwall, TX 75087

DETAILED NORTHEAST SITE PLAN

JOB 21572.0000
DATE 9/19/22
SHEET C05.02

Sep. 16, 2022 - 2:49pm User: Cheralyn
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MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN



MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

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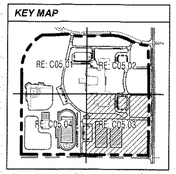
SITE LEGEND (PROPOSED)

- CONCRETE CURB
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- WW WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- W WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SS WASTEWATER
- STORM SEWER
- W WATER

KEY MAP



0 20 40 80
Scale: 1"=40"

ALL RETAINING WALL FACES TO BE CLAD IN STONE.

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 27th day of September, 2022.
WITNESS OUR HANDS, this 28th day of September, 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8588 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP 4000 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

1	9/8/2022	ADDENDUM 1
2	9/19/2022	ADDENDUM 2

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1702576193300
PHONE (972) 717-5151 FAX (972) 717-2176
4000 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

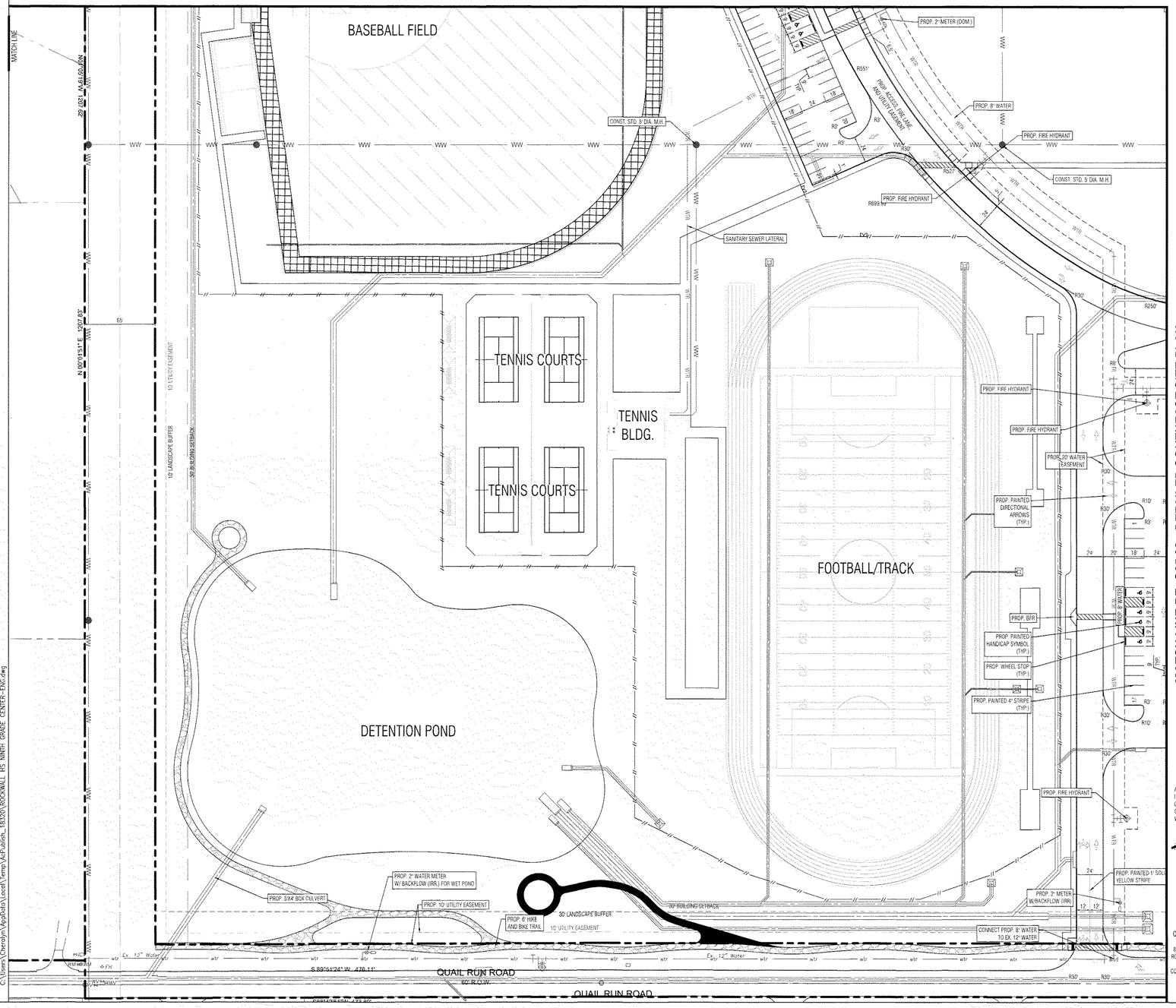
CHERALYN ARMIJO 84358 LICENSED PROFESSIONAL ENGINEER
FINAL
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84358, on 9/19/22

NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Independent School District
2852 FM 1141 Rockwall, TX 75087

DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 9/19/22
SHEET C05.03

MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

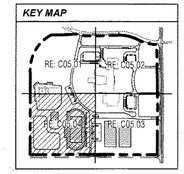
SITE LEGEND (PROPOSED)

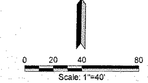
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- WATER

KEY MAP





ALL RETAINING WALL FACES TO BE CLAD IN STONE.

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 12th day of July, 2022.
WITNESS OUR HANDS, this 21st day of September, 2022.

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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CITY OF ROCKWALL CASE NO. SP2022-017

Sep 16, 2022 - 2:44pm User: Cheralyn
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CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES		
1	08/26/22	ISSUE FOR CONSTRUCTION

REVISIONS		
1	9/8/2022	ADDENDUM 1
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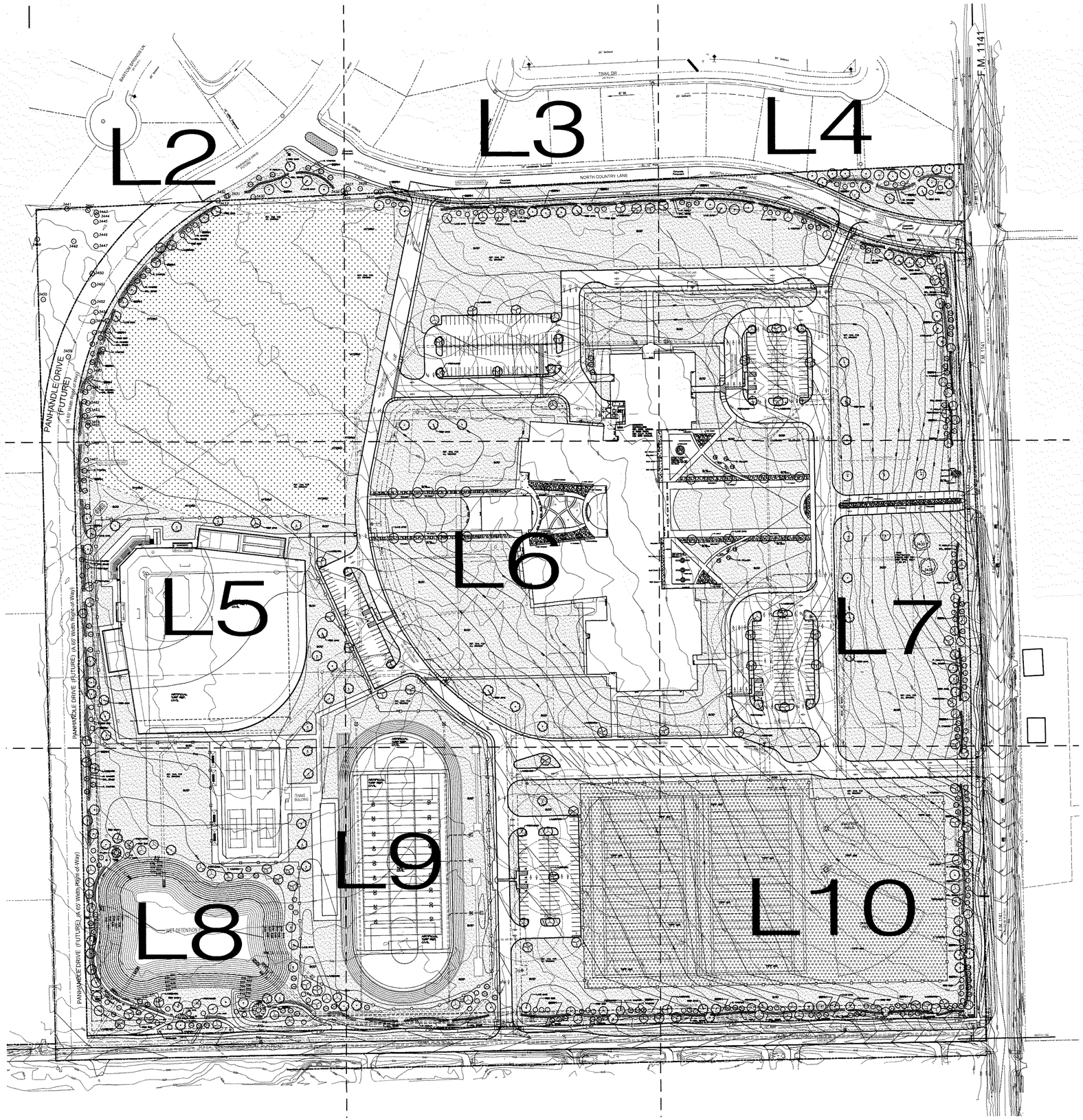
GLENN ENGINEERING
TEXAS REGISTRATION #: F-203 — HUB #: 1752575193300
PHONE (972) 717-5151 — FAX (972) 717-2178
4500 FULLER DRIVE, SUITE 220 — IRVING, TEXAS 75038

CHERALYN ARMIJO 84508 LICENSED PROFESSIONAL ENGINEER
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84508, on 9/19/22

NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Independent School District
2852 FM 1141 Rockwall, TX 75087

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 9/19/22
SHEET C05.04



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. = 4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0'	202 SPACES
9.0x20.0'	159 SPACES
15.0x30.0'	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

0 100 200
GRAPHIC SCALE
1" = 100'

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 12th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
1	08/26/22	ISSUE FOR CONSTRUCTION
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	REVISIONS	
2	09/19/22	ADDENDUM 02

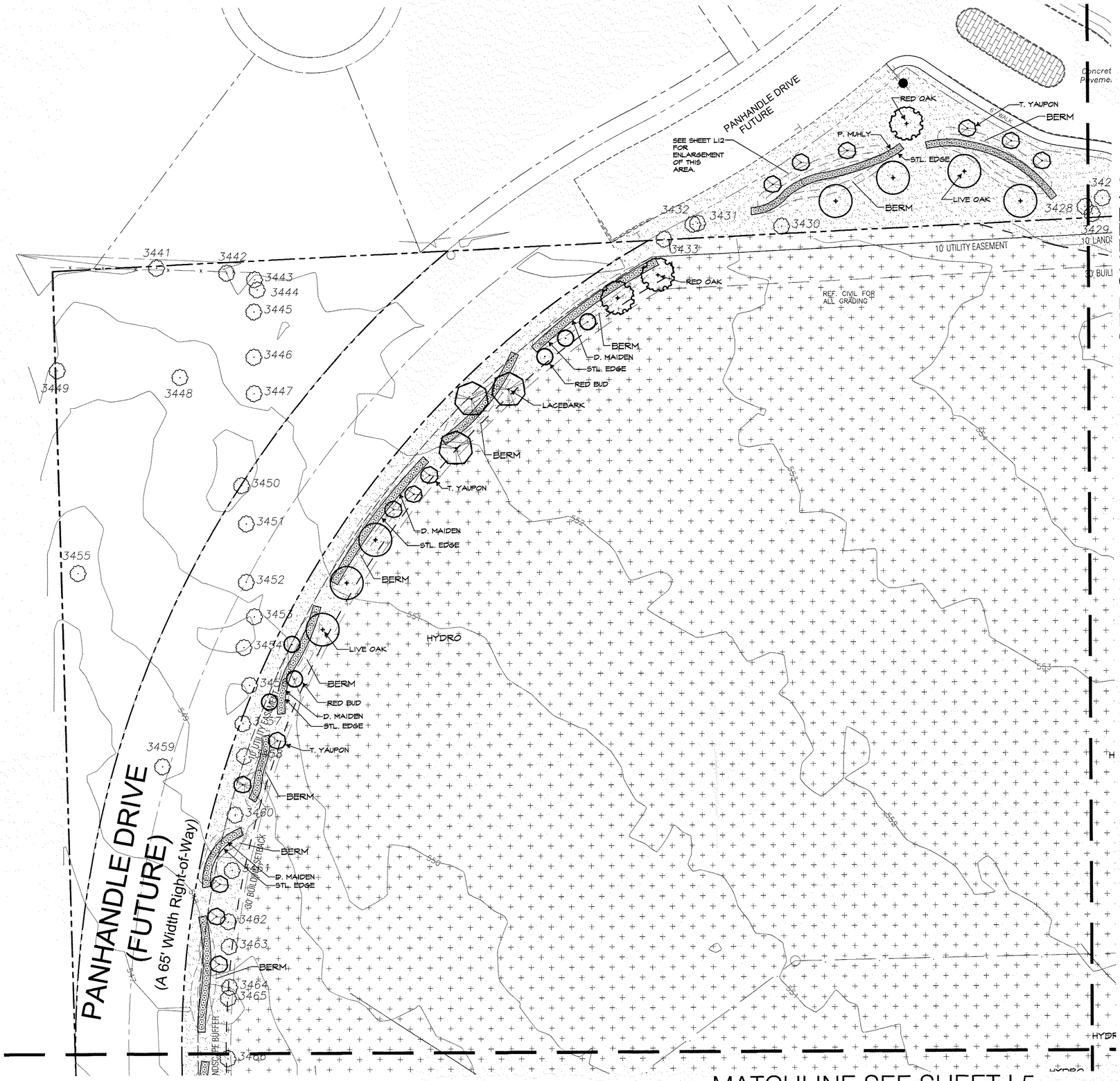
STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
9/19/22

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

NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

OVERALL
LANDSCAPE PLAN

JOB 21572.0000
DATE 08/26/22
SHEET
L 1



CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES		
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REVISIONS

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
8/19/22

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FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

NORTH

0 30 60
GRAPHIC SCALE
1"=30'

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 18th day of July, 2022.
WITNESS OUR HANDS, this 8th day of September, 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

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

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

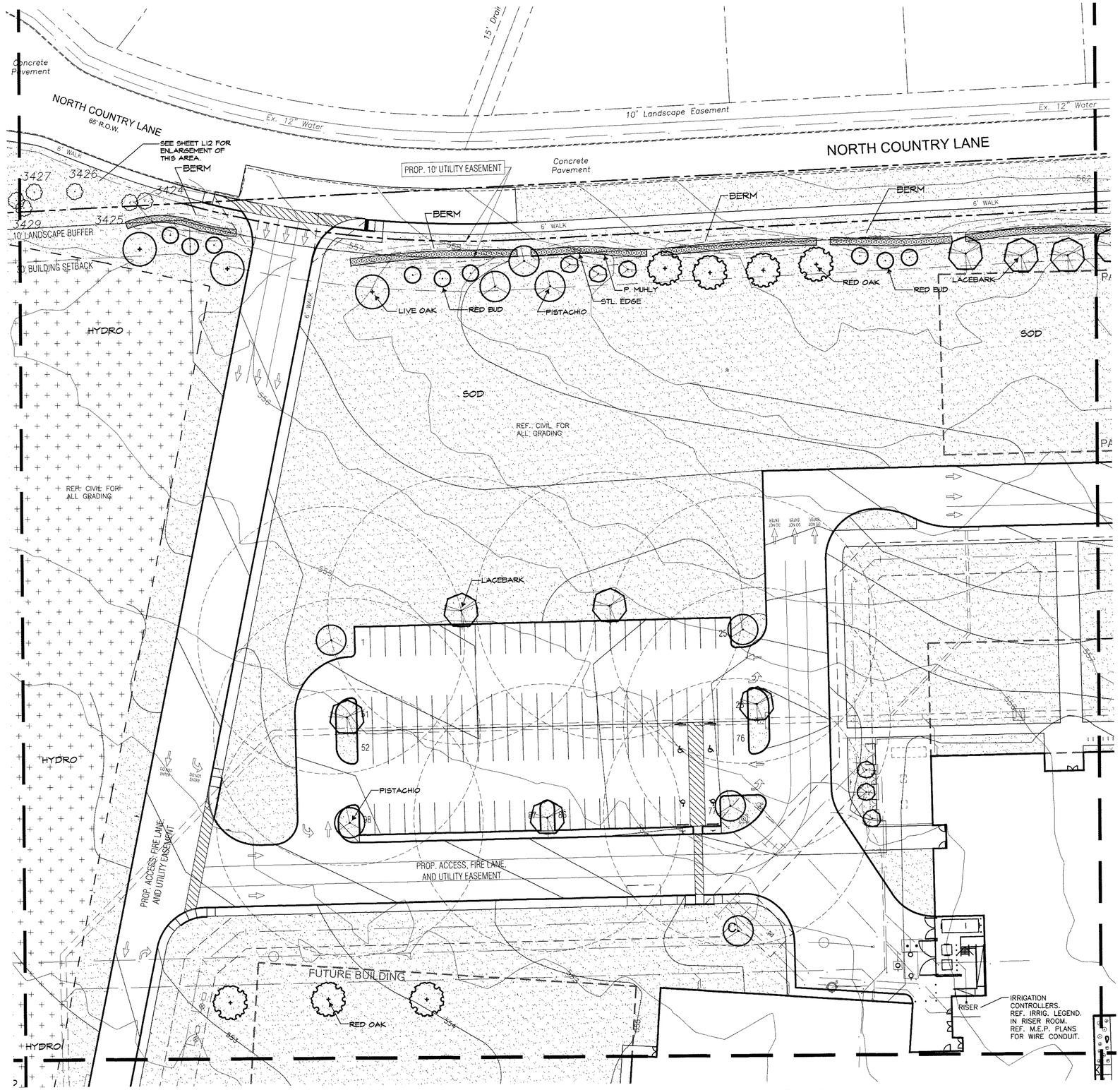
SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

CITY OF ROCKWALL CASE NO. SP2022-017

NINTH GRADE CENTER
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 08/26/22
SHEET L 2



MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L6

NORTH

0 30 60

GRAPHIC SCALE
1"=30'

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 12th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

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	REVISIONS	
2	09/19/22	ADDENDUM 02

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
9/19/22

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

NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 08/26/22
SHEET
L 3

MATCHLINE SEE SHEET L3

NORTH COUNTRY LANE

Concrete Pavement

Water

15' Utility Easement

SEE SHEET L12 FOR ENLARGEMENT OF THIS AREA.

F.M. 1141

(CALLED 80' R.O.W.)

BERM

6' WALK

10' UTILITY EASEMENT

10' LANDSCAPE BUFFER

PARKING

P. MUHLY

STL. EDGE

LACEBARK

LIVE OAK

RED BUD

T. YAUPON

D. MAIDEN

RED OAK

A=26°57'36"
R=632.50'
L=297.82'
CB=294.88'
CB=S 76°04'13" E

SOD

PROP. ACCESS, FIRE LANE, AND UTILITY EASEMENT

FUTURE PARKING

FUTURE BUILDING

REF. CIVIL FOR ALL GRADING

PISTACHIO

T.B. ROCK

BOULDER

MATCHLINE SEE SHEET L7

APPROVED:
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T. 214-748-2000

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△	REVISIONS	
2	09/19/22	ADDENDUM 02

STATE OF TEXAS
MICHAEL W. RAMSEY
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REGISTERED
LANDSCAPE ARCHITECT
9/19/22

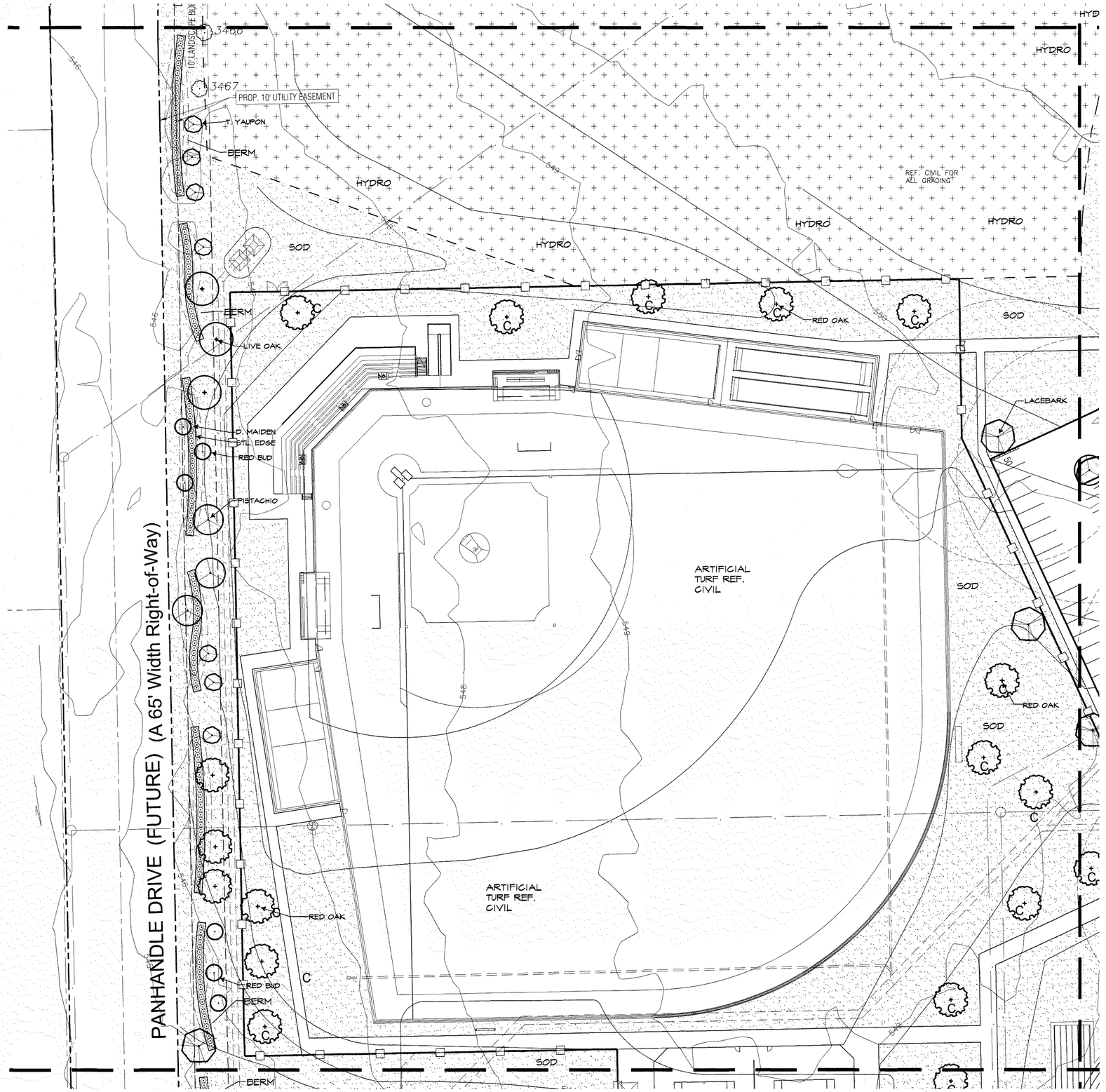
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 08/26/22
SHEET
L 4

MATCHLINE SEE SHEET L2



MATCHLINE SEE SHEET L6

MATCHLINE SEE SHEET L8

GRAPHIC SCALE 1"=30'

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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
(972) 771-0605
CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

	ISSUES	
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	REVISIONS	
2	09/19/22	ADDENDUM 02

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
9/19/22

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

NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

LANDSCAPE PLAN
AREA D

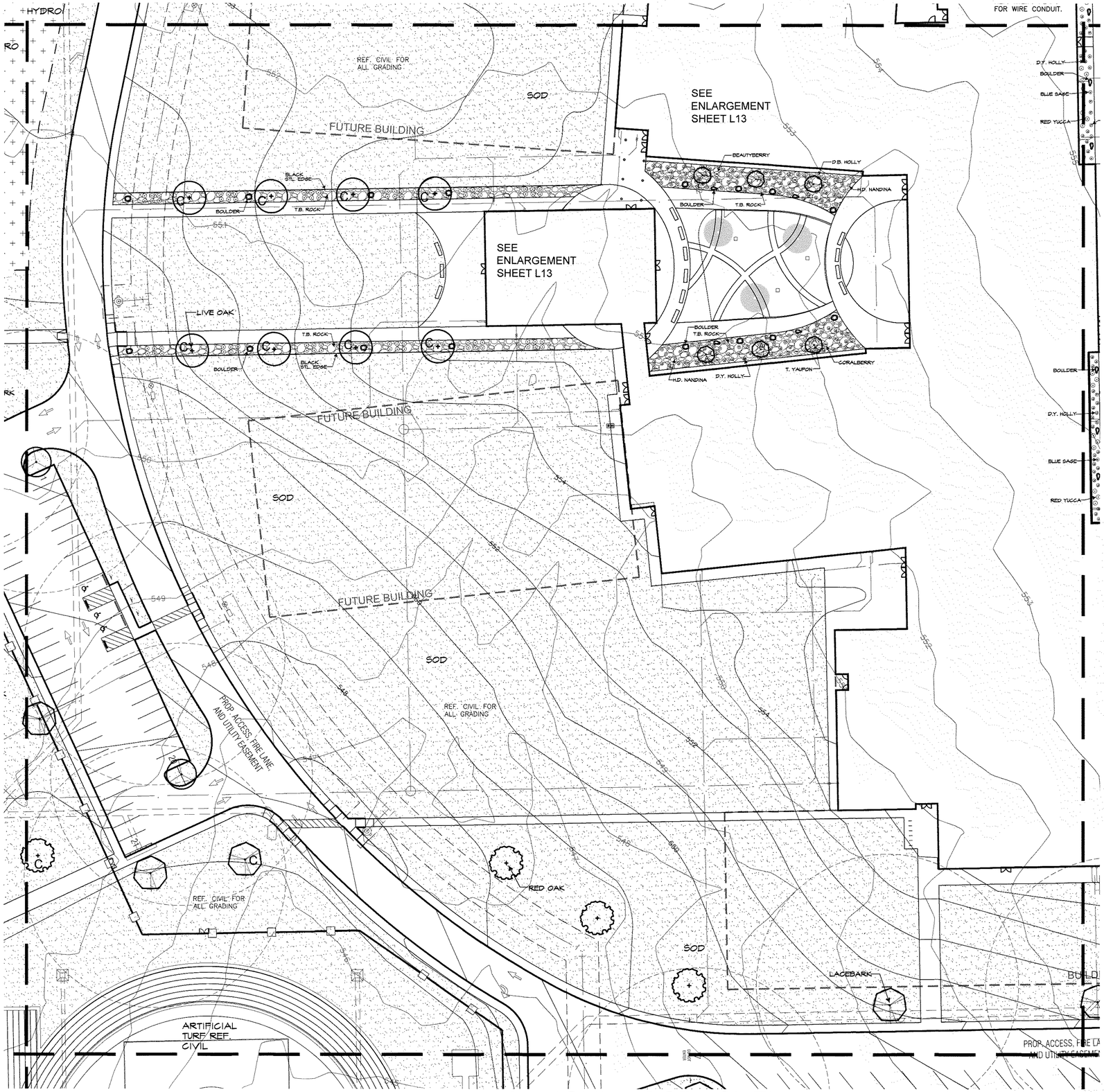
JOB 21572.0000
DATE 08/26/22
SHEET
L 5

MATCHLINE SEE SHEET L3

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L7

MATCHLINE SEE SHEET L9



CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

		ISSUES
1	08/25/22	ISSUE FOR CONSTRUCTION
2		
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		REVISIONS
2	09/19/22	ADDENDUM 02

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
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9/19/22

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

NINTH GRADE CENERS

North Site

for

Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

NORTH

GRAPHIC SCALE
1"=30'

APPROVED:
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WITNESS OUR HANDS, this 29th day of September 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0805	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

LANDSCAPE PLAN
AREA E

JOB 21572.0000
DATE 08/26/22
SHEET
L 6

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L6

MATCHLINE SEE SHEET L10

SOD
PISTACHIO
RAISED PLANTER BACKFILL WITH PREPARED SOIL PER SPECS AND TOP WITH T.B. ROCK
D. WILLOW
STIPA
BLACK STL. EDGE
BOULDER
T.B. ROCK
P. MUHLY
LIVE OAK
TREE GRATE (5') REF. SHT. L15 FOR DETAILS
RED BUD
SEE ENLARGEMENT SHEET L13
BUILDING
LACEBARK
PROP. ACCESS, FIRE LANE AND UTILITY EASEMENT
FUTURE PARKING
BERM
TO UTILITY EASEMENT
6' WALK
BLUE SAGE
T. YAUPON
RED YUCCA
TREE PROTECTION FENCE, REF. DET. REF. SPEC. SECT. 01 56 39
3435
3438
F.M. 1141 (CALLED 80' R.O.W.)
RED OAK
REF.: CIVIL FOR ALL GRADING
PROP. 20" WATER
UTILITY EASEMENT

0 30 60
GRAPHIC SCALE 1"=30'

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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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T. 214-748-2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
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REVISIONS

2	09/19/22	ADDENDUM 02

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
9/19/22

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0899
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

LANDSCAPE PLAN
AREA F

JOB 21572.0000
DATE 08/26/22
SHEET L 7

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L9

PANHANDLE DRIVE (FUTURE) (A 65' Width Right-of-Way)

WET DETENTION POND

SEE ENLARGEMENT SHEET L12

TENNIS BUILDING

QUAIL RUN ROAD

60' R.O.W.

PROP. 10' UTILITY EASEMENT

Ex. 12" Water

10' UTILITY EASEMENT

30' LANDSCAPE BUFFER

PROP. 6' HIKE AND BIKE TRAIL

6' WALK

SOD

BERM

LACEBARK

D. MAIDEN

STL. EDGE

T. YAUPON

RED OAK

PISTACHIO

RED BUD

LIVE OAK

BOULDER

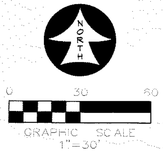
P. MUHLY

BLUE SAGE

STIPA

MOOD MULCH

REF. CIVIL FOR ALL GRADING



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 18th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 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

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

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

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8686
CONTACT: ROBERT HANSEN

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T. 214-748-2000

	ISSUES	
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	REVISIONS

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT

8/19/22

RAMSEY LANDSCAPE ARCHITECTS, LLC
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NINTH GRADE CENTER
North Site

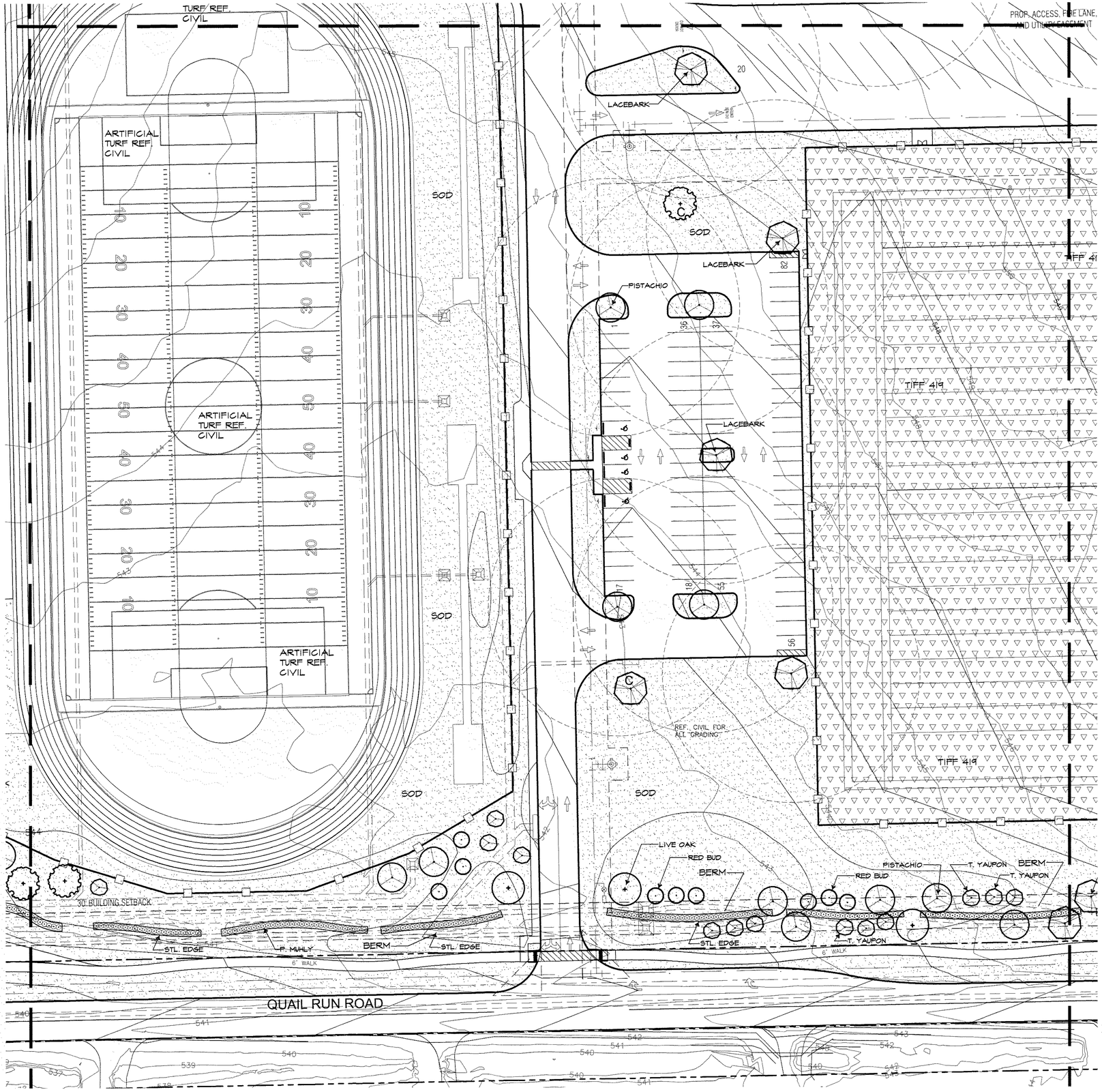
for

Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

LANDSCAPE PLAN
AREA G

JOB 21572.0000
DATE 08/26/22
SHEET L 8

MATCHLINE SEE SHEET L6



MATCHLINE SEE SHEET L8

MATCHLINE SEE SHEET L10

0 30 60
GRAPHIC SCALE
1"=30'

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 12th day of July, 2022.
WITNESS OUR HANDS, this 24th day of September, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - NINTH GRADE CENTER
LOT 1, BLOCK A
OUT OF THE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 601 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUO

CITY OF ROCKWALL CASE NO. SP2022-017

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		REVISIONS
2	09/19/22	ADDENDUM 02

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
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9/19/22

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NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

LANDSCAPE PLAN
AREA H

JOB 21572.0000
DATE 08/26/22
SHEET L 9

MATCHLINE SEE SHEET L7



MATCHLINE SEE SHEET L9

CORGAN

401 N. Houston St
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PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

NORTH

0 30 60
GRAPHIC SCALE
1" = 30'

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 12th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 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

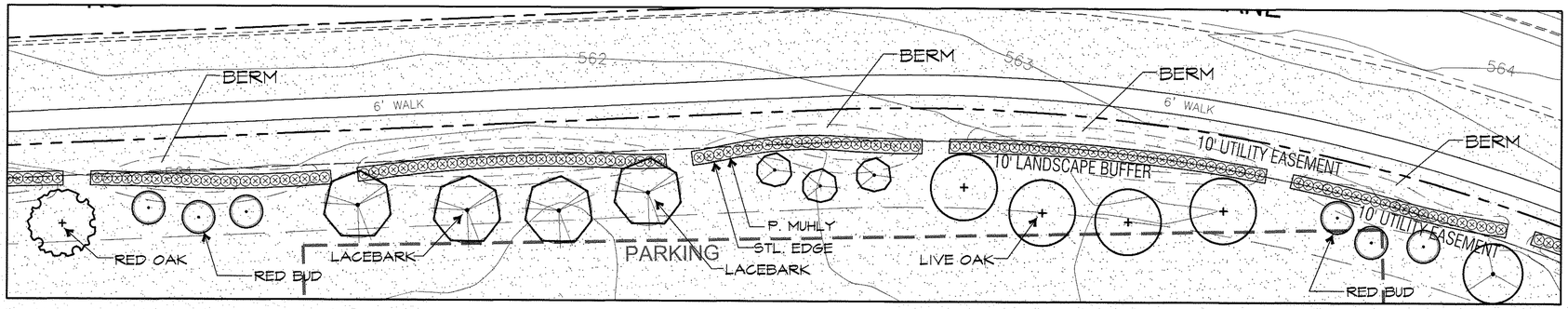
OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

NINTH GRADE CENTER
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

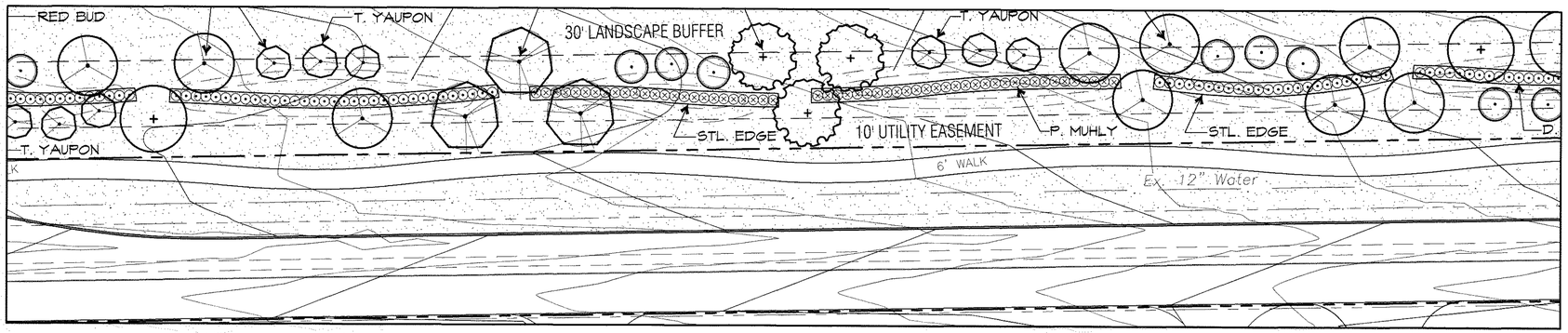
LANDSCAPE PLAN
AREA I

JOB 21572.0000
DATE 08/26/22
SHEET
L 10



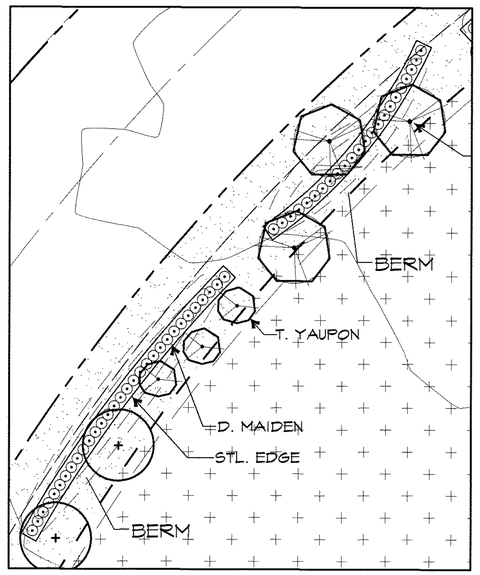
TYPICAL SEGMENT OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



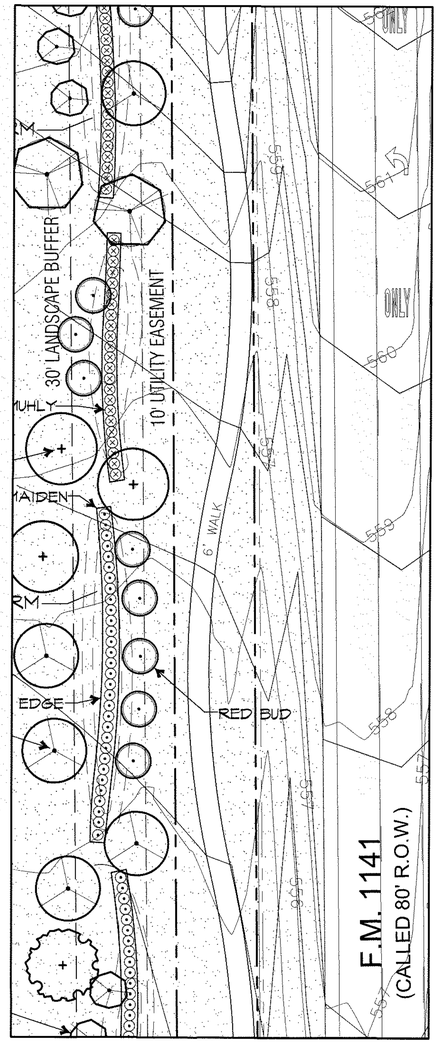
TYPICAL SEGMENT OF QUAIL RUN ROAD

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF PANHANDLE DRIVE BUFFER

SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF F.M. 1141

SCALE: 1" = 20'-0"

NORTH

0 20 40

GRAPHIC SCALE 1"=20'

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 12th day of July, 2022.
WITNESS OUR HANDS, this 26th day of September, 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T. 214-748-2000

	ISSUES	
1	08/26/22	ISSUE FOR CONSTRUCTION
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6		

△	REVISIONS

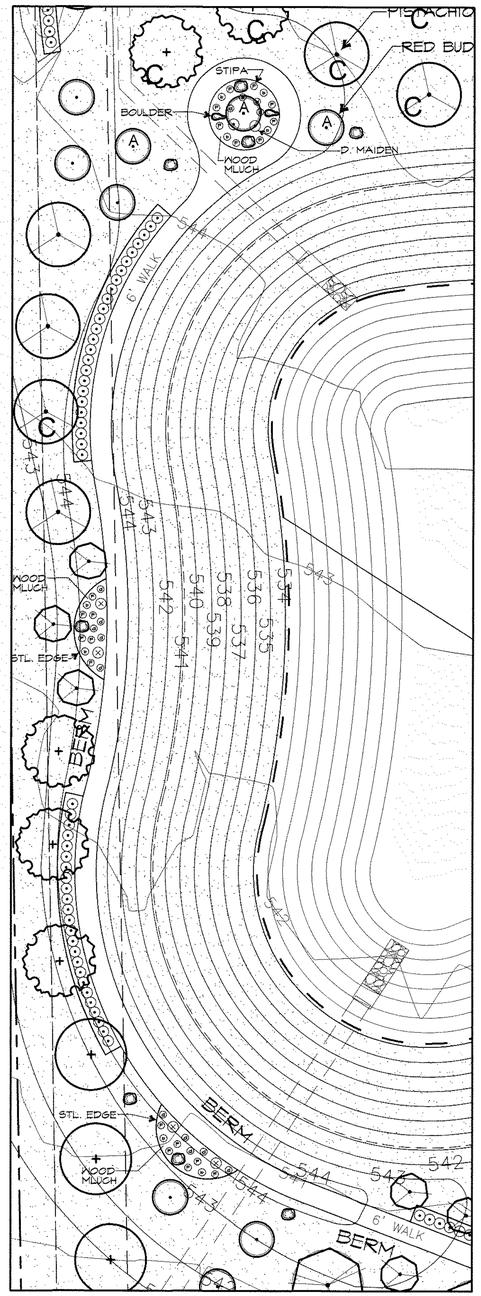
STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
9/19/22

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
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NINTH GRADE CENTER
North Site
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Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

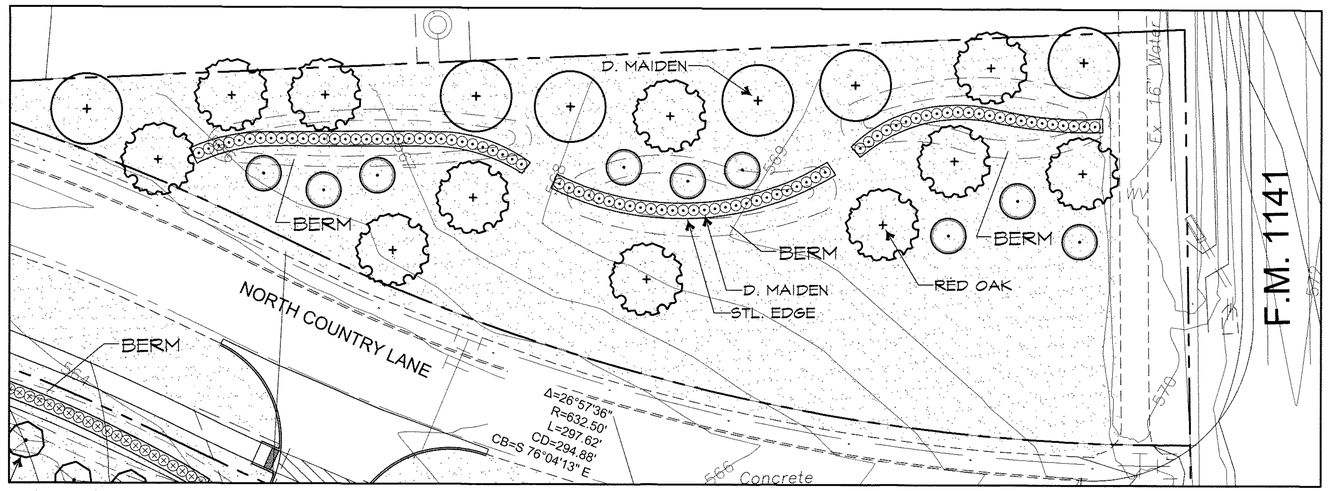
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 08/26/22
SHEET
L 11



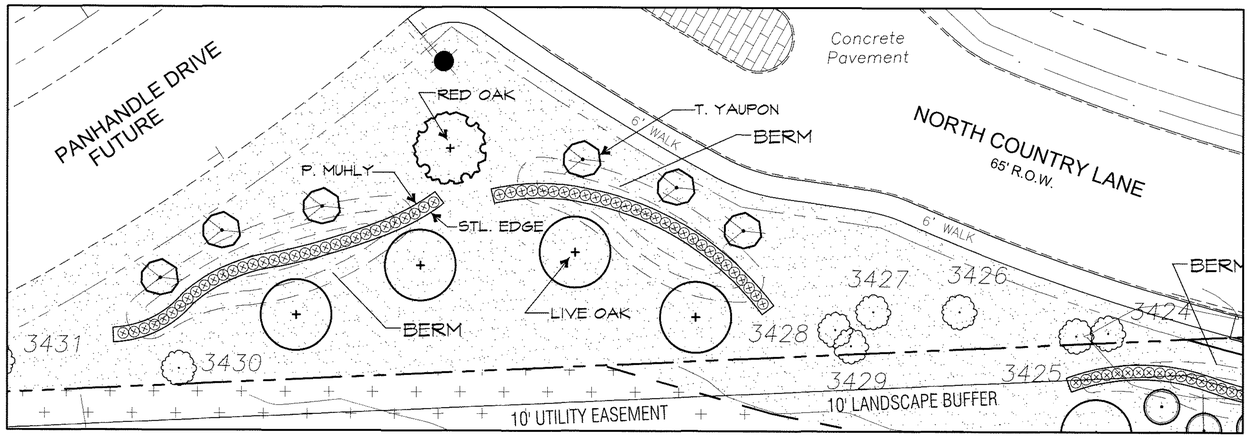
WEST SIDE DETENTION ENLARGEMENT

SCALE: 1" = 20'-0"



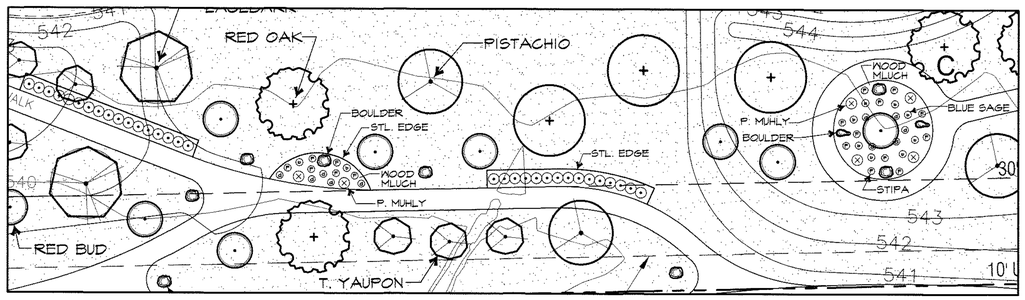
EAST REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



WEST REMAINDER NORTH OF NORTH COUNTRY LANE

SCALE: 1" = 20'-0"



SOUTH SIDE DETENTION ENLARGEMENT

SCALE: 1" = 20'-0"



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 12th day of July, 2022.
WITNESS OUR HANDS, this 27th day of September, 2022.

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

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JOHN M. GASS SURVEY, ABSTRACT NO. 88
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CITY OF ROCKWALL CASE NO. SP2022-017

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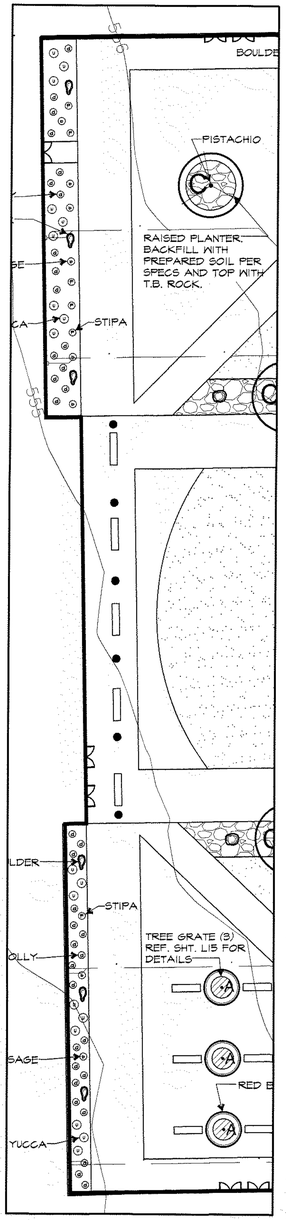
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NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

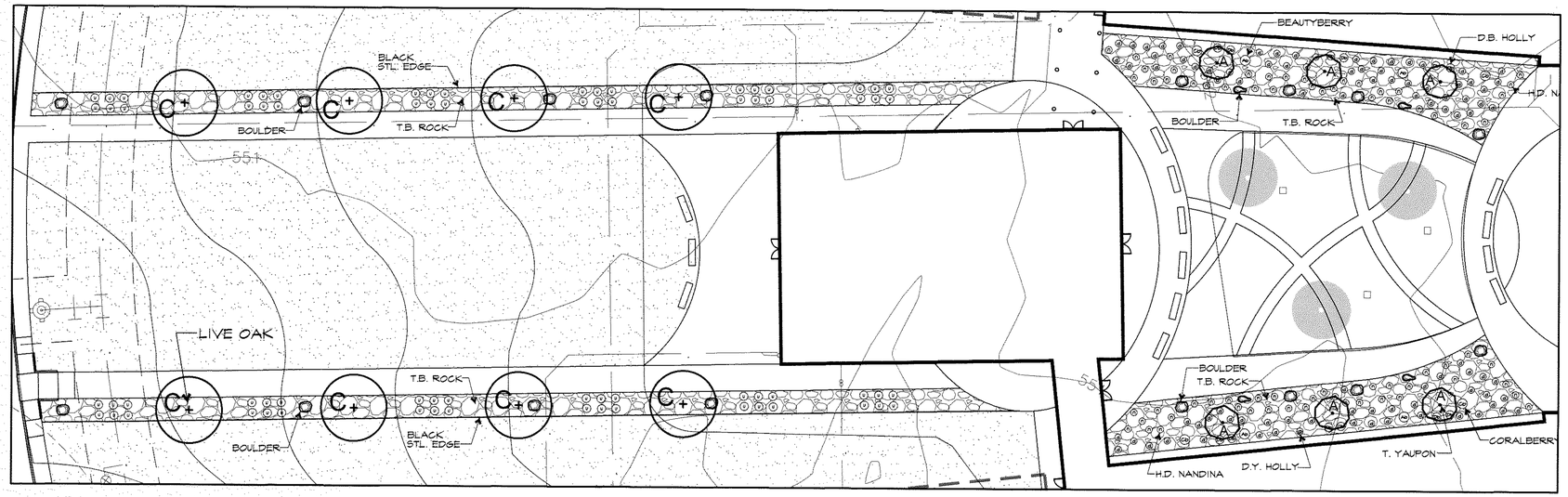
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 08/26/22
SHEET L 12



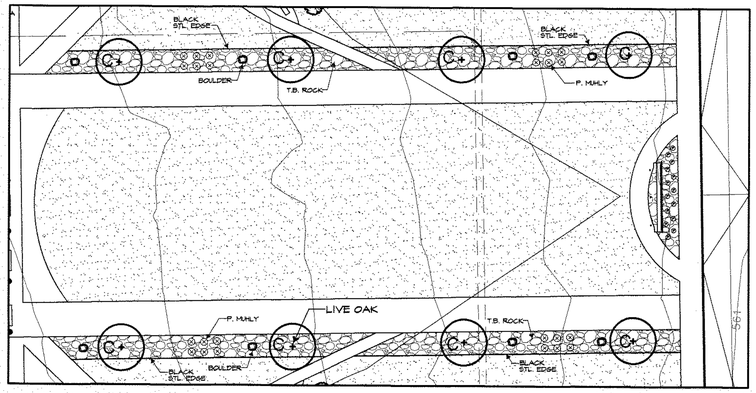
EAST FACADE ENLARGEMENT

SCALE: 1" = 20'-0"



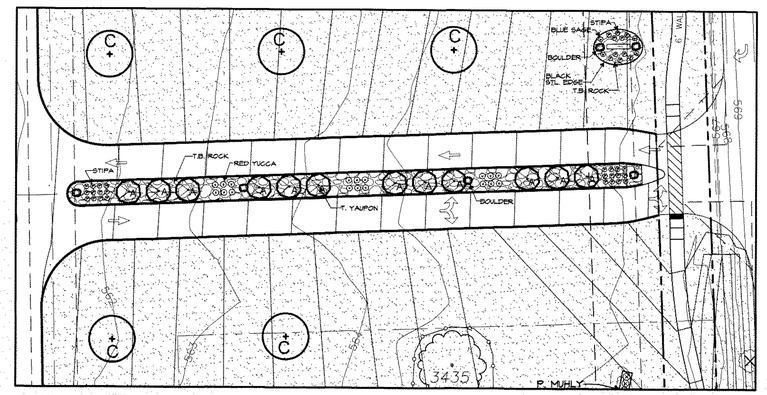
WEST COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"



EAST COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"



EAST ENTRY ENLARGEMENT

SCALE: 1" = 20'-0"

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WITNESS OUR HANDS, this 20th day of September, 2022.

Planning & Zoning Commission, Chairman — Director of Planning and Zoning

0 20 40
GRAPHIC SCALE 1"=20'

ROCKWALL - NINTH GRADE CENTER
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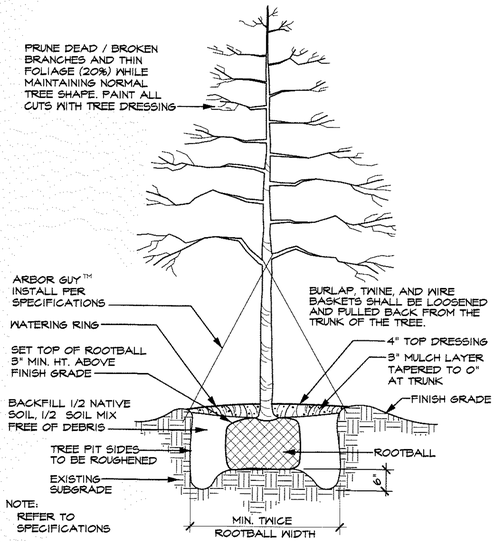
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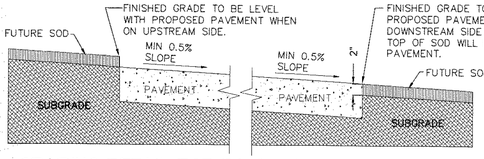
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 08/26/22
SHEET L 13



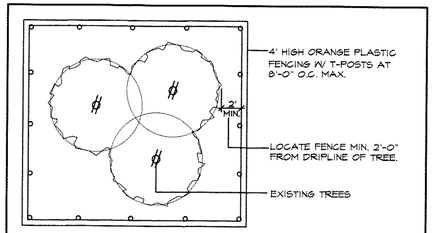
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

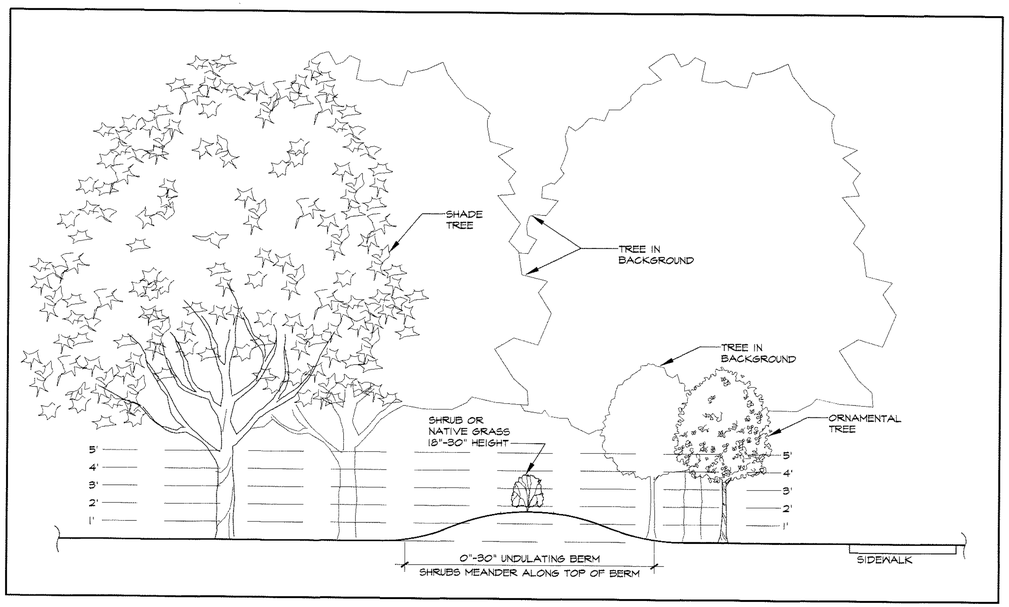
SCALE: N.T.S.



1. 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.
2. 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.
3. 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 IT'S ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.



LANDSCAPE BUFFER SECTION

SCALE: 1/4" = 1'-0"

LANDSCAPE TABULATIONS

F.M. 1141 AND QUAIL RUN ROAD STREET BUFFER

30' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 3 CANOPY/4 ACCENT TREES PER 100LF.

F.M. 1141 STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
F.M. 1141 BUFFER TREES REQUIRED (1,578 LF/100 LF =)	15.8 UNITS
BUFFER TREES REQ. (CAN. 3x15.8=47, ACC. 4x15.8=63	47 CANOPY/63 ACCENT
BUFFER TREES PROVIDED	47 CANOPY/63 ACCENT
QUAIL RUN ROAD STREET BUFFER REQUIRED	30' BUFFER
BUFFER PROVIDED	30' BUFFER
QUAIL RUN BUFFER TREES REQUIRED (1,824 LF/100 LF =)	18.2 UNITS
BUFFER TREES REQ. (CAN. 3x18.2=55, ACC. 4x18.2=73	55 CANOPY/73 ACCENT
BUFFER TREES PROVIDED	55 CANOPY/73 ACCENT

NORTH COUNTRY LANE AND PANHANDLE DRIVE STREET BUFFER

10' BUFFER, BERM, SHRUBS, BERM AND SHRUBS 30" MIN. HEIGHT, 1 CANOPY/1 ACCENT TREE PER 50LF.

NORTH COUNTRY LANE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
NORTH COUNTRY LANE BUFFER TREES REQUIRED (1,176 LF/50 LF=)	24 UNITS
BUFFER TREES REQ. (CAN. 1x24=24, ACC. 1x24=24	24 CANOPY/24 ACCENT
BUFFER TREES PROVIDED	24 CANOPY/24 ACCENT
PANHANDLE DRIVE STREET BUFFER REQUIRED	10' BUFFER
BUFFER PROVIDED	10' BUFFER
PANHANDLE DRIVE BUFFER TREES REQUIRED (1,792 LF/50 LF=)	36 UNITS
BUFFER TREES REQ. (CAN. 1x36=22, ACC. 1x36=36	36 CANOPY/36 ACCENT
BUFFER TREES PROVIDED (29 NEW, 9 EX., 36 ORN)	36 CANOPY/36 ACCENT

WEST OF PANHANDLE AND NORTH OF N. COUNTRY LANE

HEAVY LANDSCAPING, BERM, 3 TIER SCREEN, 1-SMALL/MID SHRUBS, 2-LG SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS.

NORTH COUNTRY LANE REMAINDER	360 LF
REMAINDER TREES REQUIRED (360 LF / 20' =)	18 TREES
REMAINDER TREES PROVIDED	18 TREES
PANHANDLE DRIVE REMAINDER	440 LF
REMAINDER TREES REQUIRED (440 LF / 20' =)	22 TREES
REMAINDER TREES PROVIDED (FUTURE WHEN DEVELOPED)	0 TREES

PARKING LOT LANDSCAPING

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

PARKING SPACES	382 SPACES
PARKING LANDSCAPE REQUIRED 102,330 SF X 5% =)	5,117 SF
PARKING LANDSCAPE PROVIDED	8,203 SF

AMOUNT OF LANDSCAPING

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

SITE AREA	3,044,080 SF
SITE LANDSCAPE REQUIRED 3,044,080 SF X 15% =)	456,612 SF
SITE LANDSCAPE PROVIDED	1,778,250 SF
% LANDSCAPE PROVIDED FRONT/SIDE	(118%) 540,843 SF
SITE IMPERVIOUS AREA	1,244,655 SF

DETENTION POND TREES

1 CANOPY PER 750 SF AND 1 ACCENT PER 1,500 SF

DETENTION POND AREA	77,406 SF
CANOPY TREES REQ. (77,406 SF / 750 SF =)	103 CANOPY TREES
ACCENT TREES REQ. (77,406 SF / 1,500 SF =)	52 ACCENT TREES

TREE PROVIDED AT POND AND AROUND THE SITE NOTED WITH "C" FOR CANOPY TREE AND "A" FOR ACCENT TREE. TOTAL PROVIDED 67 CANOPY/ 34 ACCENT

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
69	+	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
80	+	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
65		LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
82		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
129		T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 3'
119		RED BUD	Oklahoma Red Bud	Cercis canadinsis 'oklahoma'	5'-6' ht, 3'-4' spread, container
6		D. WILLOW	Desert Willow	Chilopsis linearis	6'-7' ht, 3'-4' spread, container

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
882	⊗	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full
844	⊙	D. MAIDEN	Dwarf Maiden Grass	Miscanthus sinensis 'Adagio'	5 gallon, 18" Ht./18" full
152	@	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
12	⊛	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 20" Ht./16" spread, bushy, full to ground
108	Ⓥ	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
30	Ⓑ	BLUE SAGE	Mealy Blue Sage	Salvia Farinacea	1 gallon
4	Ⓑⓨ	BEAUTYBERRY	American Beautyberry	Callicarpa americana	5 gallon
4	Ⓒⓑ	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	5 gallon
91	Ⓟ	STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon
68	Ⓝ	H.D. NANDINA	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3 gallon

GROUNDCOVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications
AS SHOWN		TIFF 419	Bermuda Hybrid Tiff 419	Cynodon dactylon Tiff 419	Solid Rolled Sod refer to specifications

MISCELLANEOUS

AS SHOWN	——	STL. 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.
AS SHOWN		T.B. ROCK	3"-5" Tejas 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.
67		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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 12th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 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

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0805
CONTACT: JAMES WATSON

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

ENGINEER:
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IRVING, TEXAS 75038
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CONTACT: CHERALYN M. ARMIJO

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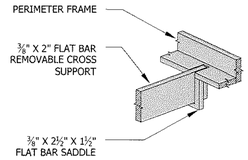
STATE OF TEXAS — MICHAEL W. RAMSEY — 1901 — REGISTERED LANDSCAPE ARCHITECT
9/19/22

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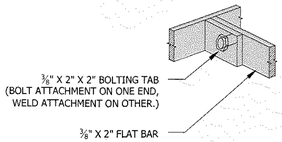
NINTH GRADE CENTER
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

LANDSCAPE DETAILS

JOB 21572.0000
DATE 08/26/22
SHEET L 14



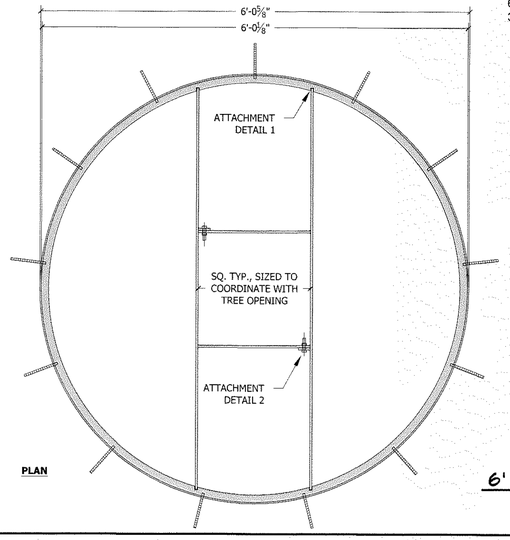
DETAIL 1



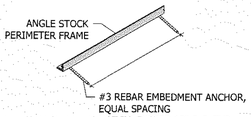
DETAIL 2

AVAILABLE FROM:
URBAN ACCESSORIES
465 E. FIFTEENTH ST.
TACOMA, WA 98421
PHONE (877) 487-0488
WWW.URBANACCESSORIES.COM
SALES@URBANACCESSORIES.COM

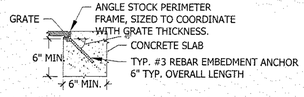
TREE GRATE:
6' ROUND COHO
3 TOTAL PER SITE



PLAN



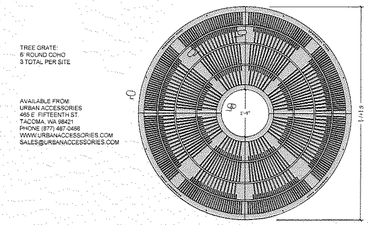
ISOMETRIC

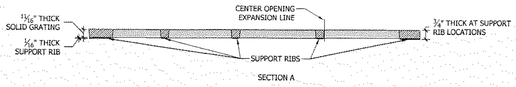


ELEVATION

6' ROUND TREE GRATE FRAME DETAIL

SCALE: N.T.S.





SECTION A

6' ROUND TREE GRATE DETAIL

SCALE: N.T.S.

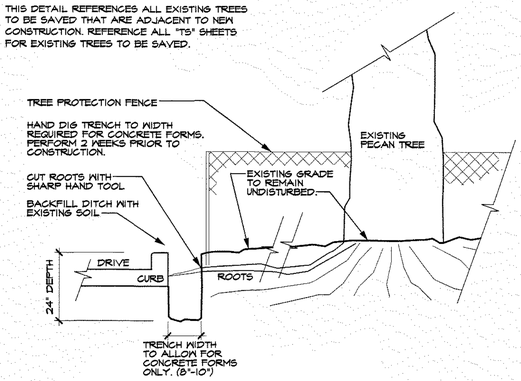
LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICAITONS 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.

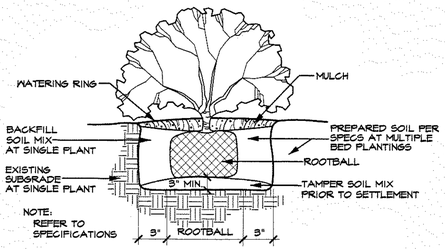
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

THIS DETAIL REFERENCES ALL EXISTING TREES TO BE SAVED THAT ARE ADJACENT TO NEW CONSTRUCTION. REFERENCE ALL "TS" SHEETS FOR EXISTING TREES TO BE SAVED.



ROOT PRUNING DETAIL

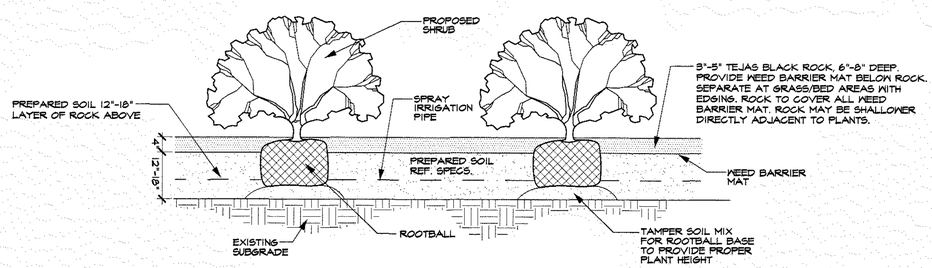
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

FOR SHRUB PLANTING ON BERMS AND AROUND DETENTION POND

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

FOR ALL PLANTING BEDS NEAR BUILDING

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 12th day of July, 2022.
WITNESS OUR HANDS, this 6th day of September, 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
Dallas, TX 75202
T. 214-748-2000

	ISSUES	
1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

	REVISIONS	

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT
9/19/22

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
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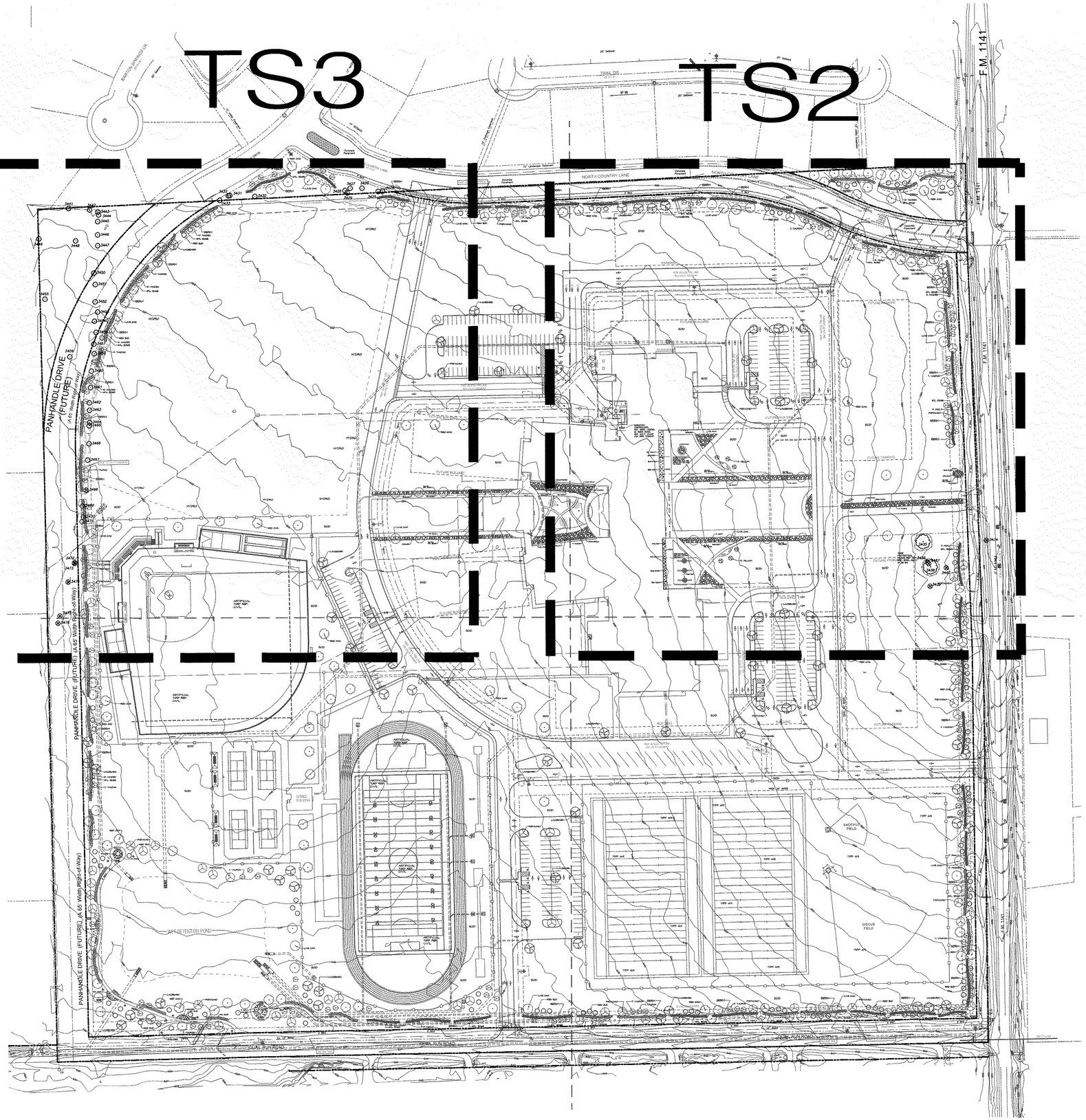
NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

LANDSCAPE DETAILS

JOB 21572.0000
DATE 08/26/22
SHEET
L 15

TS3

TS2



	ROCKWALL JH NORTH			
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3424	TREE 16" HACKBERRY	OFF-SITE	0	
3425	TREE 14" HACKBERRY	OFF-SITE	0	
3426	TREE 13" HACKBERRY	OFF-SITE	0	
3427	TREE 16" HACKBERRY	OFF-SITE	0	
3428	TREE 13" HACKBERRY	OFF-SITE	0	
3429	TREE 13" HACKBERRY	OFF-SITE	0	
3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
3432	TREE 16" HACKBERRY MT	OFF-SITE	0	
3433	TREE 14" HACKBERRY MT	OFF-SITE	0	
3434	TREE 30" PECAN	OFF-SITE/ROAD	0	
3435	TREE 31" PECAN	SAVE	0	31
3436	TREE 18" ELM	DEMO	18	
3437	TREE 15" ELM	DEMO	15	
3438	TREE 38" ELM	SAVE	0	38
3439	TREE 18" HACKBERRY	DEMO	9	
3440	TREE 18" PEAR	DEMO-1/2 DEAD	EXEMPT	SICK
3441	TREE 19" HACKBERRY MT	SAVE	0	
3442	TREE 11" HACKBERRY	SAVE	0	
3443	TREE 12" HACKBERRY	SAVE	0	
3444	TREE 13" HACKBERRY MT	SAVE	0	
3445	TREE 14" HACKBERRY SPLIT	SAVE	0	
3446	TREE 18" HACKBERRY	SAVE	0	
3447	TREE 12" HACKBERRY	SAVE	0	
3448	TREE 12" HACKBERRY MT	SAVE	0	
3449	TREE 12" HACKBERRY MT	SAVE	0	
3450	TREE 14" HACKBERRY	SAVE	0	
3451	TREE 16" HACKBERRY MT	SAVE	0	
3452	TREE 13" HACKBERRY	SAVE	0	
3453	TREE 14" HACKBERRY	SAVE	0	
3454	TREE 12" HACKBERRY	SAVE	0	
3455	TREE 23" HACKBERRY MT	SAVE	0	
3456	TREE 13" HACKBERRY MT	SAVE	0	
3457	TREE 11" HACKBERRY MT	SAVE	0	
3458	TREE 12" HACKBERRY MT	SAVE	0	
3459	TREE 13" HACKBERRY MT	SAVE	0	
3460	TREE 19" HACKBERRY MT	SAVE	0	
3461	TREE 15" HACKBERRY	SAVE	0	
3462	TREE 12" HACKBERRY	SAVE	0	
3463	TREE 14" HACKBERRY	SAVE	0	
3464	TREE 11" HACKBERRY	SAVE	0	
3465	TREE 13" HACKBERRY MT	SAVE	0	
3466	TREE 12" HACKBERRY	SAVE	0	
3467	TREE 14" HACKBERRY	SAVE	0	
3468	TREE 16" HACKBERRY	DEMO	8	
3469	TREE 12" HACKBERRY	DEMO	6	
3470	TREE 12" HACKBERRY	DEMO	6	
3471	TREE 12" HACKBERRY	DEMO	6	
3472	TREE 12" HACKBERRY MT	DEMO	6	
3473	TREE 12" HACKBERRY MT	DEMO	6	
3474	TREE 18" HACKBERRY	DEMO	9	
3475	TREE 12" HACKBERRY	DEMO	6	
3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69

MITIGATION 101.5 - 69 = 32.5 X $100.00 = $3,250.00

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,044,079 S.F. =4.93%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	731,645.08 S.F. OR 24.04 AC
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0'	202 SPACES
9.0x20.0'	159 SPACES
15.0x30.0'	20 SPACES
TOTAL PARKING PROVIDED	381 SPACES

NORTH

0 100 200
GRAPHIC SCALE
1" = 100'

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 12th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 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
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OWNER/DEVELOPER:
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ROCKWALL, TEXAS 75087
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CONTACT: JAMES WATSON

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

ENGINEER:
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IRVING, TEXAS 75038
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CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

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REVISIONS

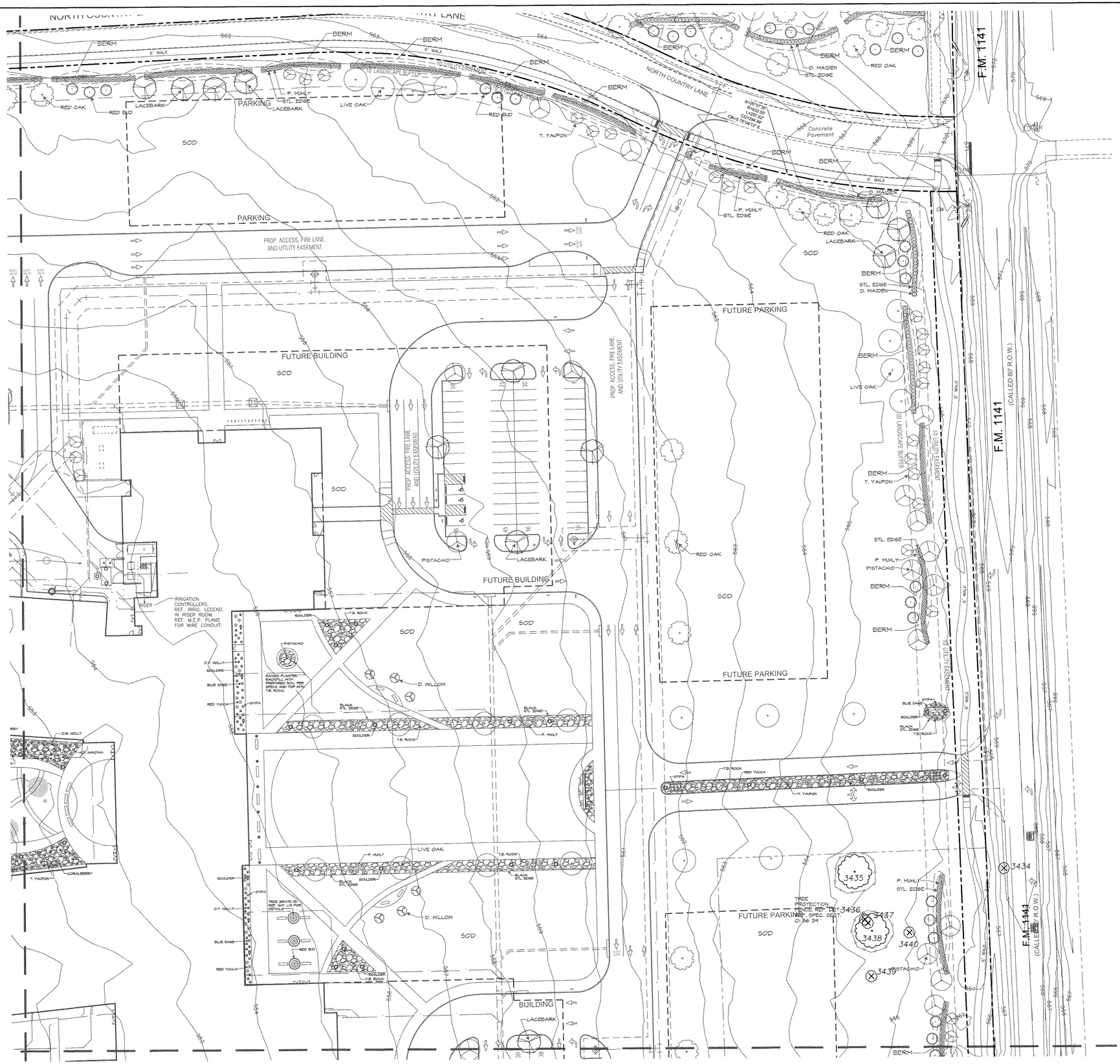
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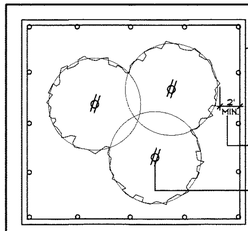
NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 08/26/22
SHEET TS 1


NORTH COUNTRY LANE
F.M. 1141
(CALLED 80' R.O.W.)
PARKING
FUTURE BUILDING
FUTURE PARKING
BUILDING
SOD
BERM
6' WALK
10' LANDSCAPE BUFFER
10' UTILITY EASEMENT
PROP. ACCESS, FIRE LANE, AND UTILITY EASEMENT
RED OAK
RED BUD
LACEBARK
LIVE OAK
PISTACHIO
T. YAUPON
P. MUHLY
STL. EDGE
D. MAIDEN
D. WILLOW
D.Y. HOLLY
BOULDER
T.B. ROCK
BLUE BASE
RED YUCCA
STIPA
BLACK STL. EDGE
D.B. HOLLY
NCN
CORALBERRY
RISER
IRRIGATION CONTROLLERS. REF. IRRIG. LEGEND. IN RISER ROOM. REF. M.E.P. PLANS FOR WIRE CONDUIT.
TREE GRATE (S) REF. SHT. L1.6 FOR DETAILS
RAISED PLANTER: BACKFILL WITH PREPARED SOIL PER SPECS AND TOP WITH T.B. ROCK.
TREE PROTECTION FENCE, REF. DET. 3436 OR SPEC. SECT. 01 56 39
3434
3435
3436
3437
3438
3439
3440
Concrete Pavement
GW
GAS
OHP
GAS LINE
GAS VALVE
GAS METER
GAS LINE MARKER
FIRE HYDRANT
WATER METER
WATER VALVE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM SEWER MANHOLE
STORM SEWER INLET
STORM SEWER CLEANOUT
ELECTRIC BOX
ELECTRIC METER
ELECTRIC MANHOLE
ELECTRIC TRANSFORMER
ELECTRIC LINE MARKER
TELEPHONE MANHOLE
TELEPHONE BOX
TELEPHONE LINE MARKER
TELEPHONE PEDESTAL
CABLE TV BOX
CABLE TV LINE MARKER
CABLE TV PEDESTAL
FIBER OPTIC LINE MARKER
FIBER OPTIC MANHOLE
FIBER OPTIC BOX
FIBER OPTIC PEDESTAL
SIGN
MAILBOX
GUY WIRE ANCHOR
POWER POLE
LIGHT POLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL MANHOLE
TRAFFIC SIGNAL CONTROL BOX
TRAFFIC SIGNAL CONTROL CABINET
TRAFFIC SIGNAL CONTROL PEDESTAL
TRAFFIC SIGNAL CONTROL VAULT
TRAFFIC SIGNAL CONTRO

	ROCKWALL IH NORTH			
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3430	TREE 15" HACKBERRY MT	OFF-SITE	0	
3431	TREE 12" HACKBERRY MT	OFF-SITE	0	
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3455	TREE 23" HACKBERRY MT	SAVE	0	
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3476	TREE 13" HACKBERRY	DEMO	6.5	
	TOTAL		101.5	69



1. 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.
2. 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.
3. 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.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

EXISTING TREE LEGEND	
3467	EXISTING TREE TO BE SAVED
3468	EXISTING TREE TO BE REMOVED

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 12th day of September, 2022.
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Planning & Zoning Commission, Chairman — Director of Planning and Zoning

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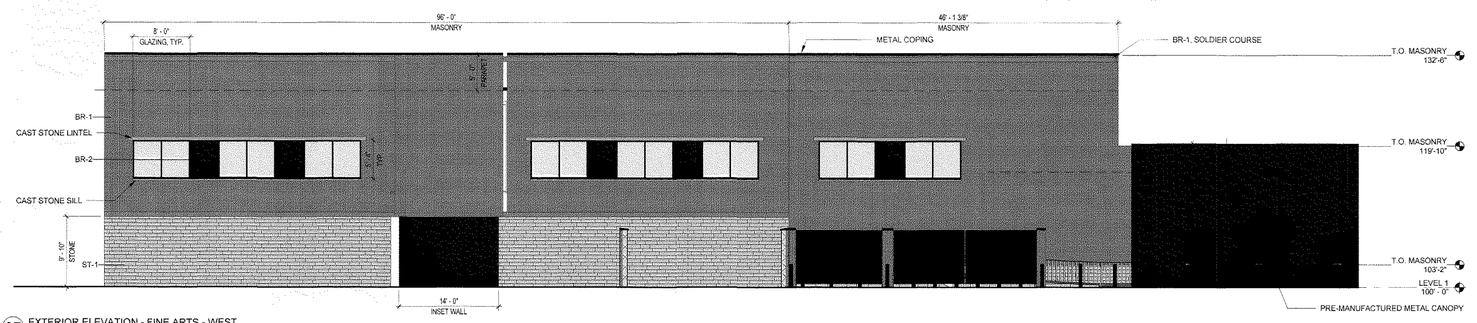
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FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

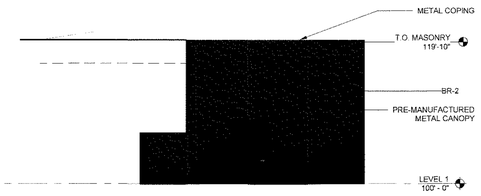
NINTH GRADE CENERS
North Site
for
Rockwall Independent School district
2852 FM 1141 Rockwall, TX 75087

TREESCAPE PLAN WEST

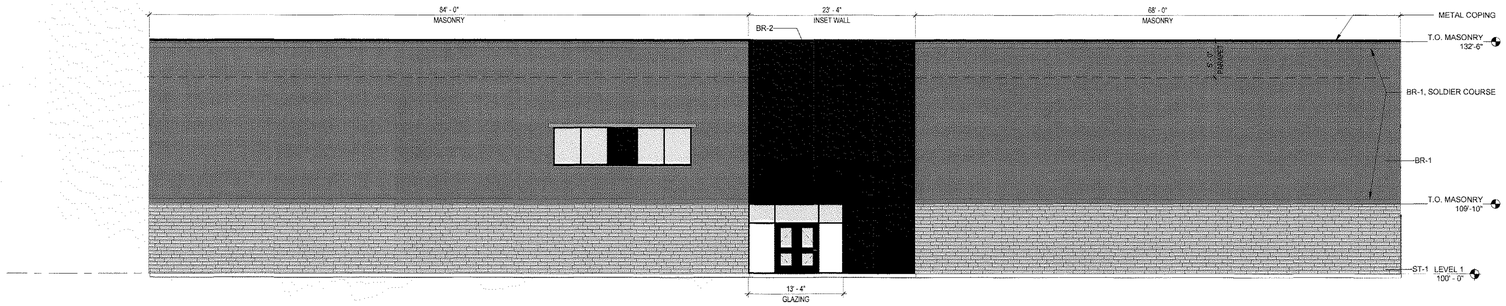
JOB 21572.0000
DATE 08/26/22
SHEET TS 3



07 EXTERIOR ELEVATION - FINE ARTS - WEST
1/8" = 1'-0"



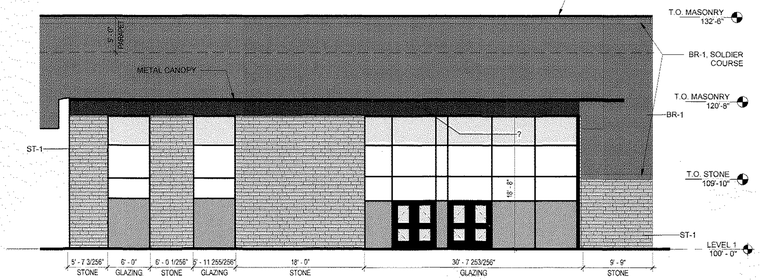
06 EXTERIOR ELEVATION - SERVERY - NORTH - B
1/8" = 1'-0"



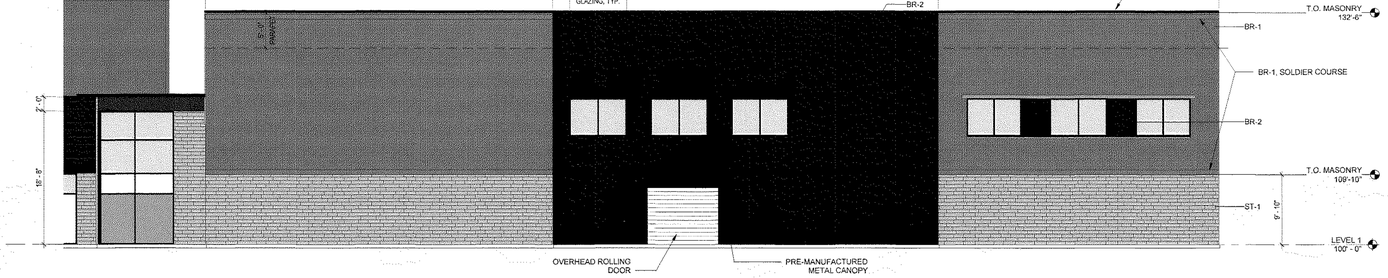
05 EXTERIOR ELEVATION - FINE ARTS - NORTH
1/8" = 1'-0"



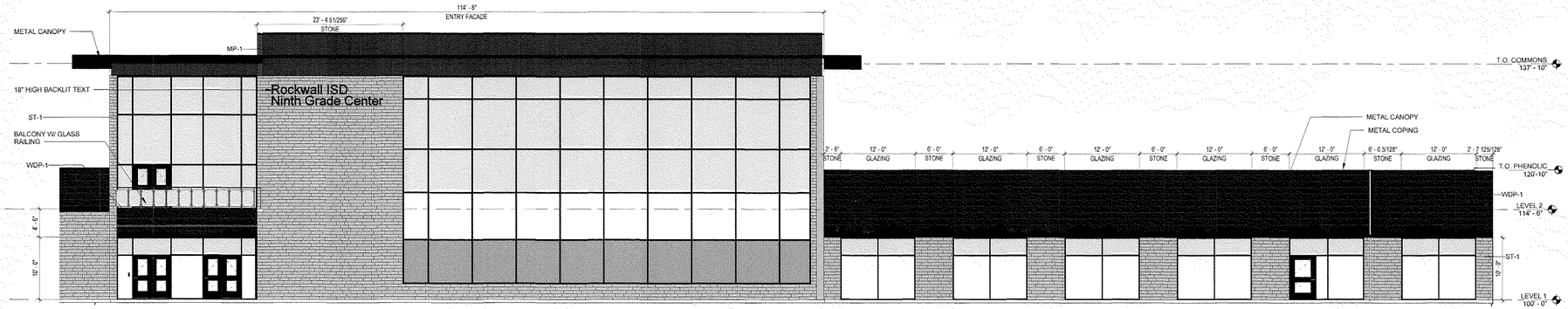
04 EXTERIOR ELEVATIONS - FINE ARTS - SOUTH
1/8" = 1'-0"



03 EXTERIOR ELEVATION - FINE ARTS - SOUTH
1/8" = 1'-0"



02 EXTERIOR ELEVATION - FINE ARTS - EAST (FACES ROW FM 1141)
1/8" = 1'-0"



01 EXTERIOR ELEVATION - MAIN ENTRY (FACES ROW FM 1141)
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 | BR-2 | ST-1 | MP-1 | GL-1 | WDP-1

0' 2' 4' 8' 16'

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Rockwall Independent School District

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EXTERIOR ELEVATIONS

As indicated

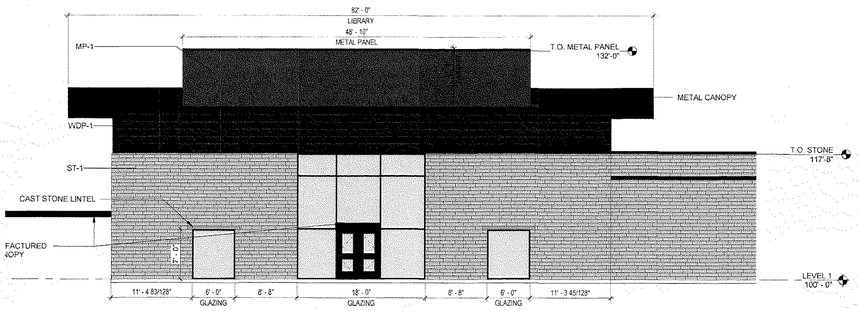
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 12th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 2022.

Planning & Zoning Commission, Chairman

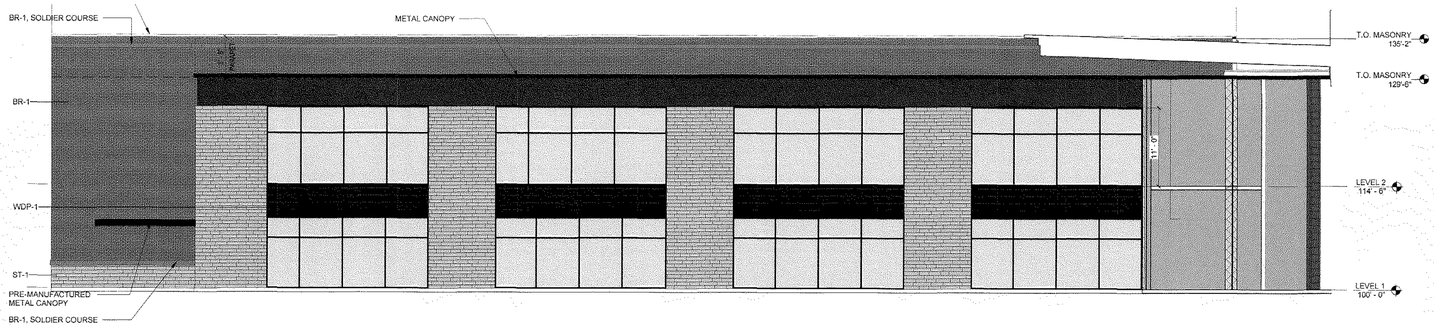
Director of Planning and Zoning

CORGAN

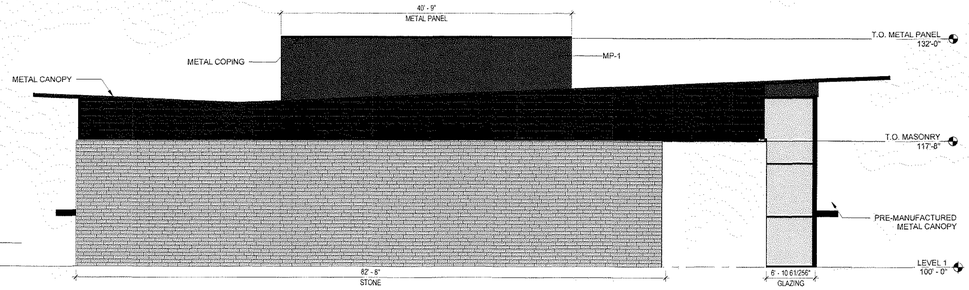
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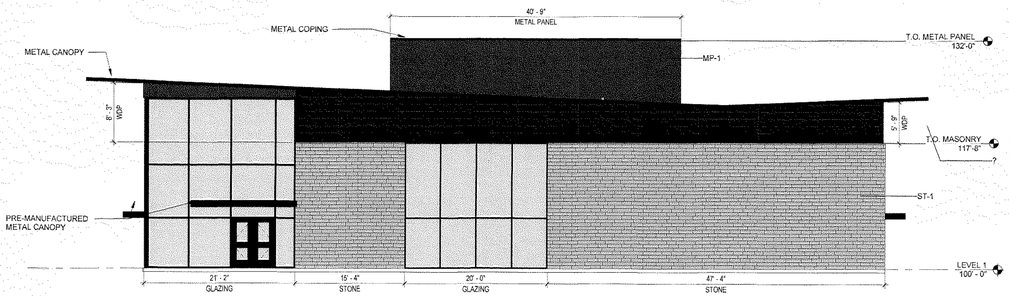
07 EXTERIOR ELEVATION - LIBRARY - WEST.
1/8" = 1'-0"



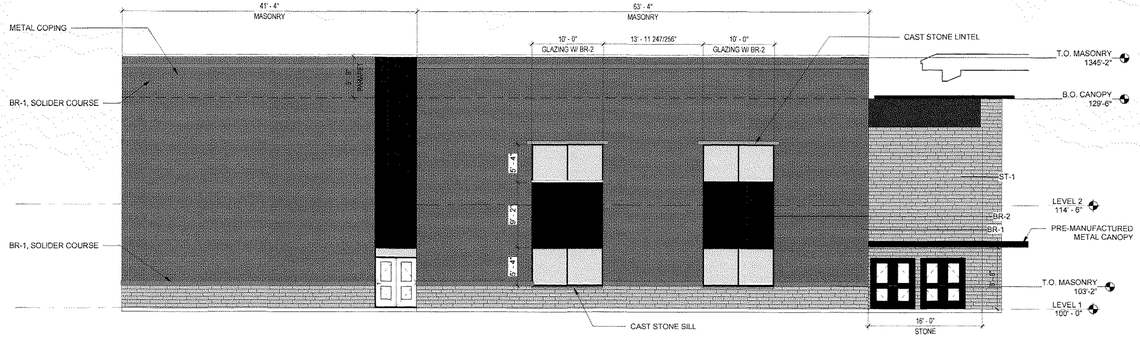
06 EXTERIOR ELEVATION - NORTH. CLASSROOM WING - NORTH
1/8" = 1'-0"



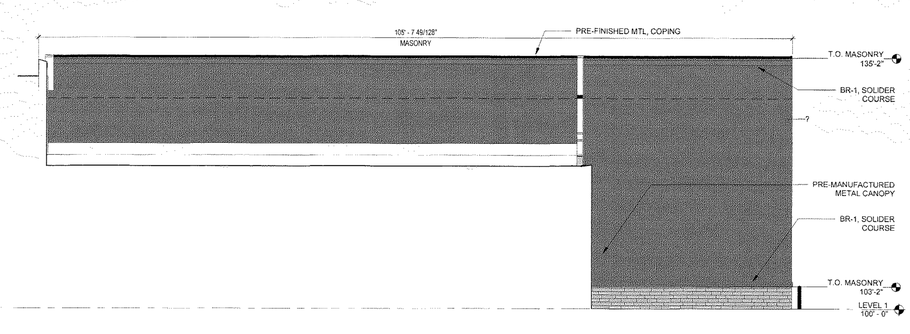
05 SOUTH
1/8" = 1'-0"



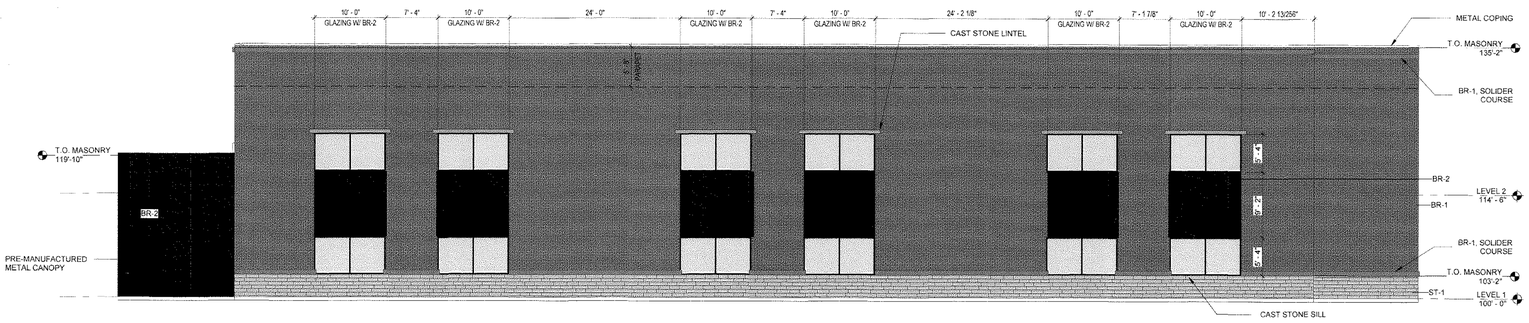
04 EXTERIOR ELEVATION - LIBRARY - NORTH
1/8" = 1'-0"



03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - NORTH CLASSROOM WING - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - NORTH CLASSROOM WING - NORTH.
1/8" = 1'-0"

EXT. MATERIALS LEGEND

BR-1 · BR-2 · ST-1 · MP-1 · GL-1 · WDP-1

0' 2' 4' 8' 16'

05/02/2022 • 21572.0000

Rockwall Independent School District

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EXTERIOR ELEVATIONS

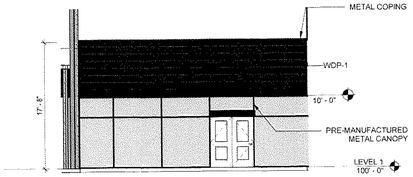
As indicated

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 19th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 2022.

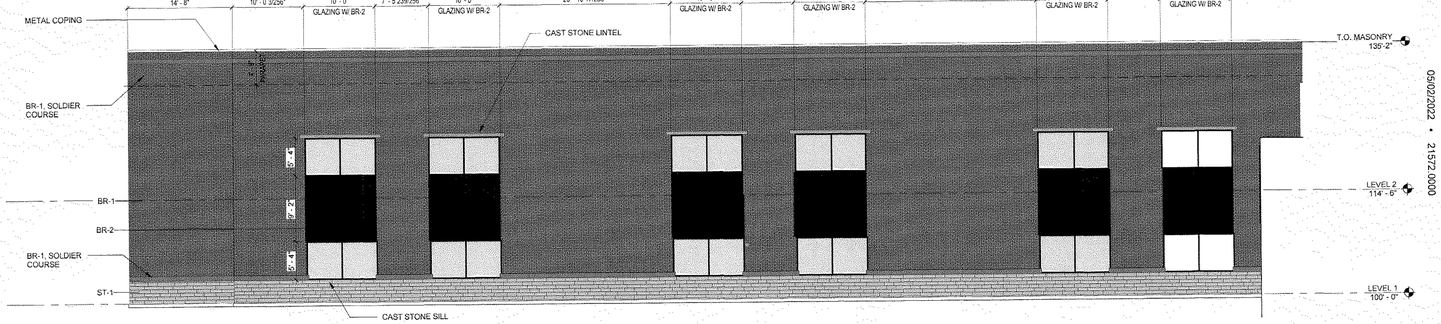
Planning & Zoning Commission, Chairman — Director of Planning and Zoning

CORGAN

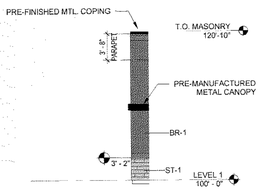
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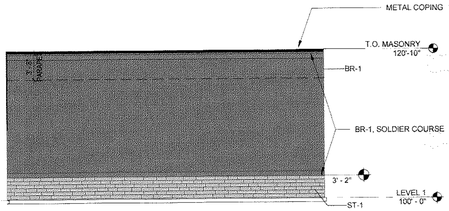
09 EXTERIOR ELEVATION - LIBRARY - EAST - B
1/8" = 1'-0"



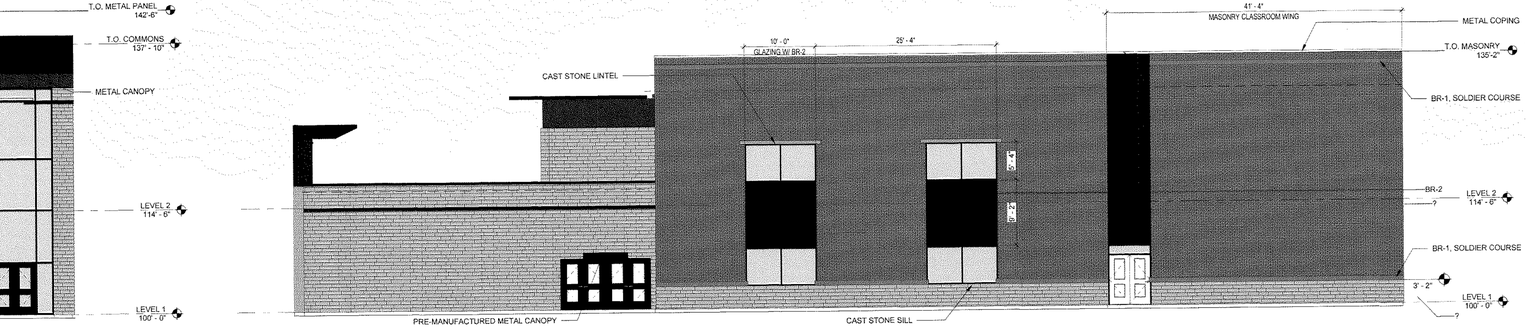
08 EXTERIOR ELEVATION - S. CLASSROOM WING - SOUTH
1/8" = 1'-0"



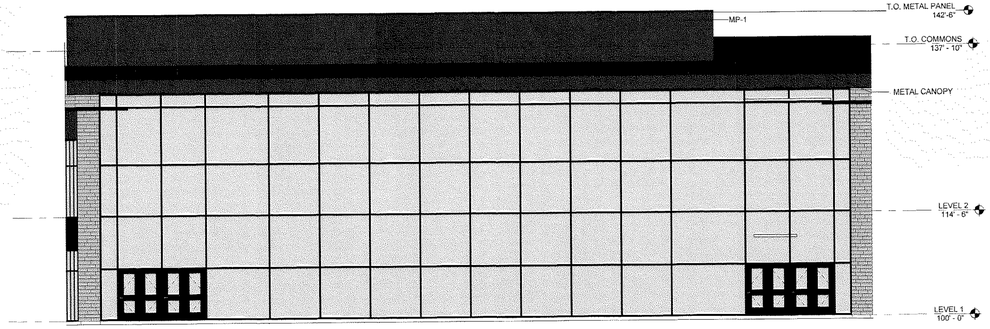
07 EXTERIOR ELEVATION - ATHLETICS
1/8" = 1'-0"



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

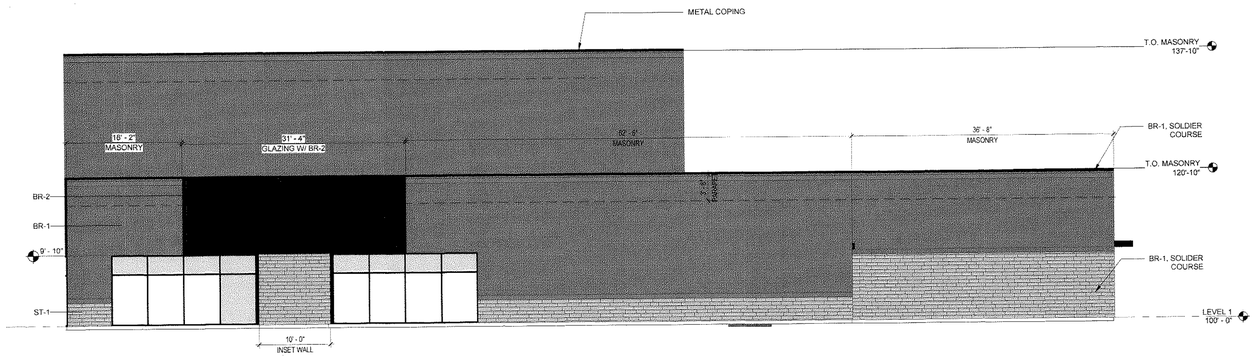


05 EXTERIOR ELEVATION - S. CLASSROOM WING - NORTH
1/8" = 1'-0"

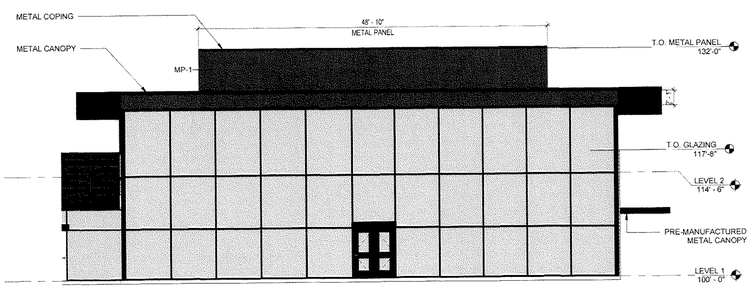


04 EXTERIOR ELEVATION - COMMONS - WEST
1/8" = 1'-0"

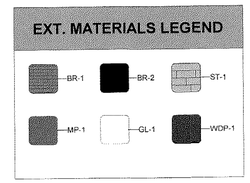
03 EXTERIOR ELEVATION - NORTH CLASSROOM WING - WEST
1/8" = 1'-0"



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



01 EXTERIOR ELEVATION - LIBRARY - EAST
1/8" = 1'-0"



Rockwall INDEPENDENT SCHOOL DISTRICT

This Document was produced by or under the authority of INSERT NAME HERE.

EXTERIOR ELEVATIONS

As indicated

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 12th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 2022.

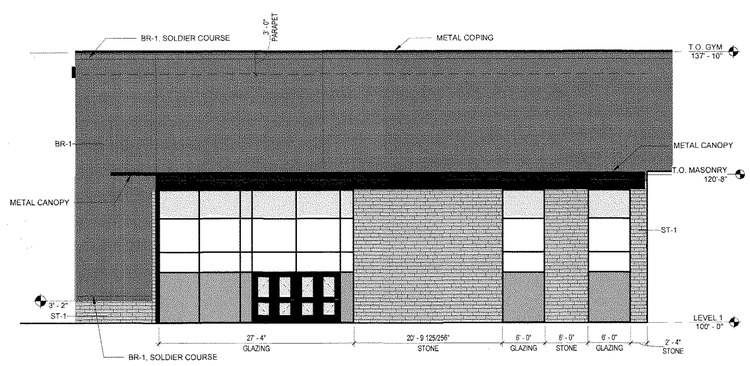
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

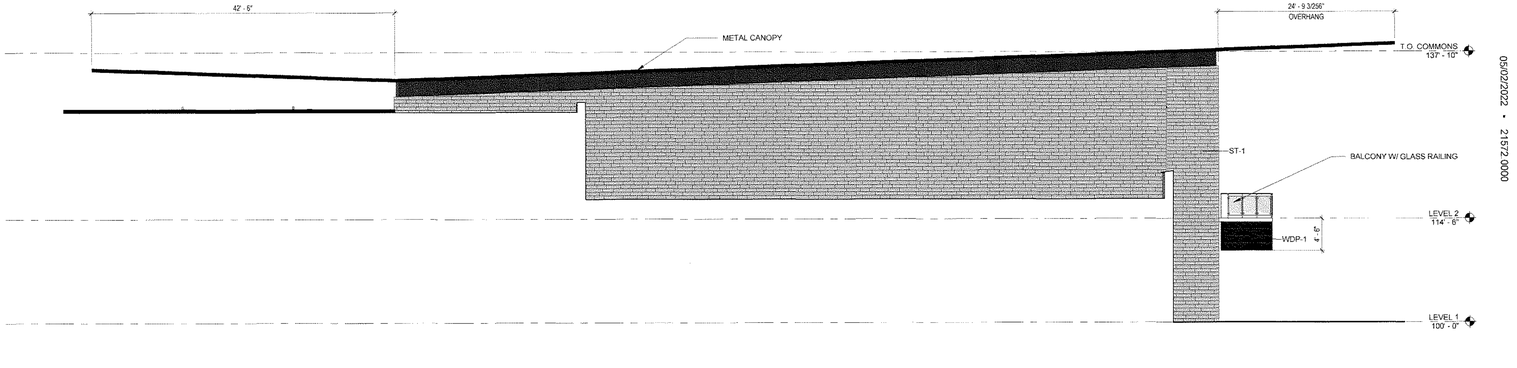
CORGAN

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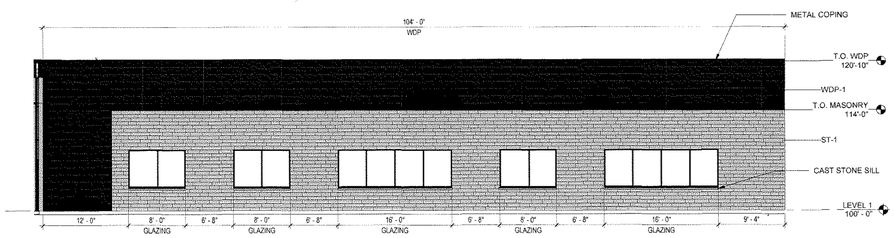
05/02/2022 • 21572.0000



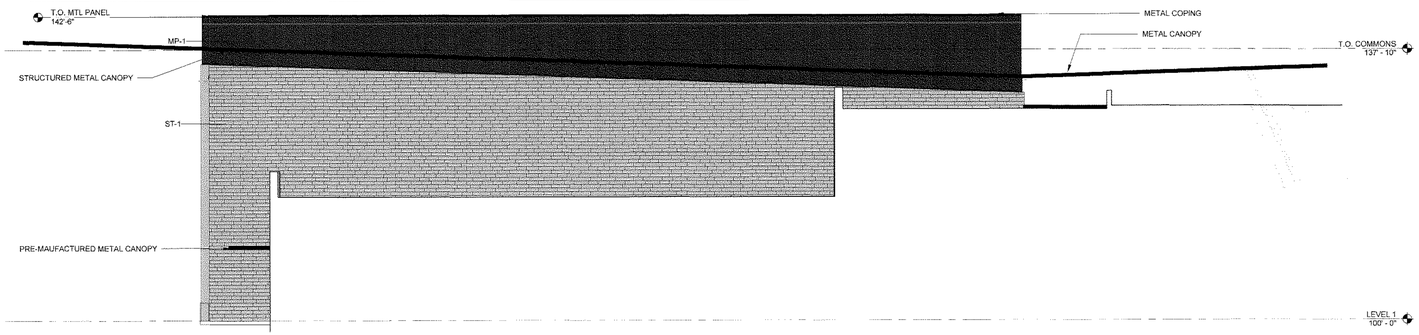
07 EXTERIOR ELEVATION - ATHLETICS - NORTH.
1/8" = 1'-0"



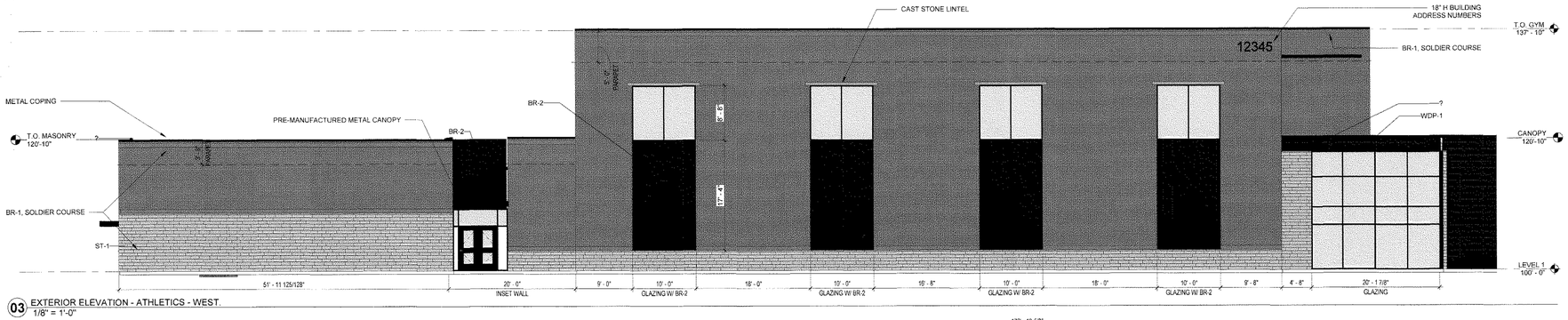
06 EXTERIOR ELEVATION - COMMONS - SOUTH
1/8" = 1'-0"



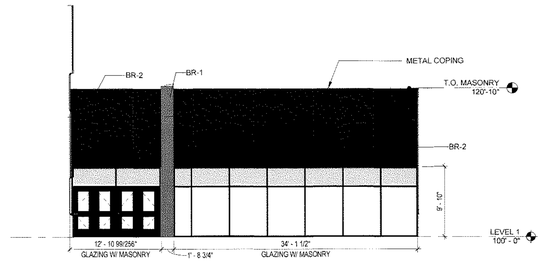
05 EXTERIOR ELEVATION - ADMIN - EAST
1/8" = 1'-0"



04 EXTERIOR ELEVATION - COMMONS - NORTH.
1/8" = 1'-0"



03 EXTERIOR ELEVATION - ATHLETICS - WEST.
1/8" = 1'-0"



02 EXTERIOR ELEVATION - ATHLETICS - WEST - B
1/8" = 1'-0"



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

EXT. MATERIALS LEGEND

BR-1 | BR-2 | ST-1 | MP-1 | GL-1 | WDP-1

0' 2' 4' 8' 16'

05/02/2022 • 21572.0000

Rockwall Independent School District

This Document was produced by or under the authority of INSERT NAME HERE.

EXTERIOR ELEVATIONS

As indicated

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WITNESS OUR HANDS, this 29th day of September 2022.

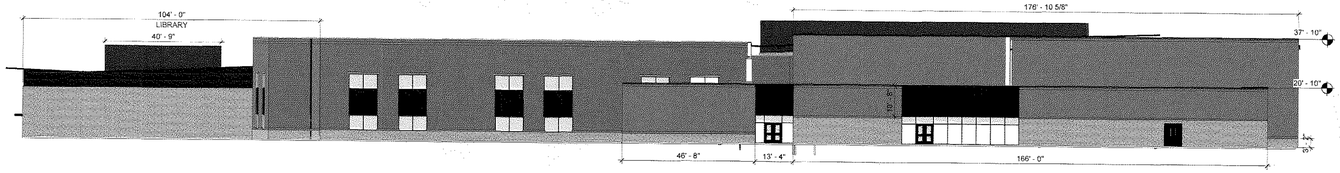
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN

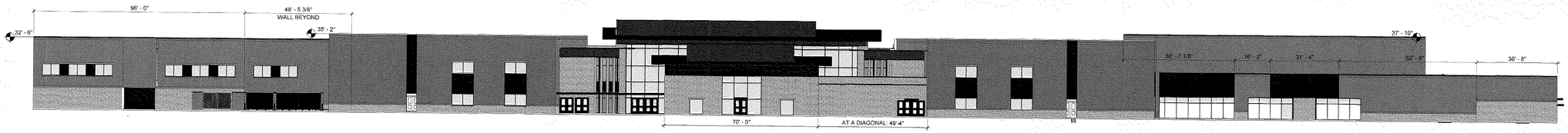
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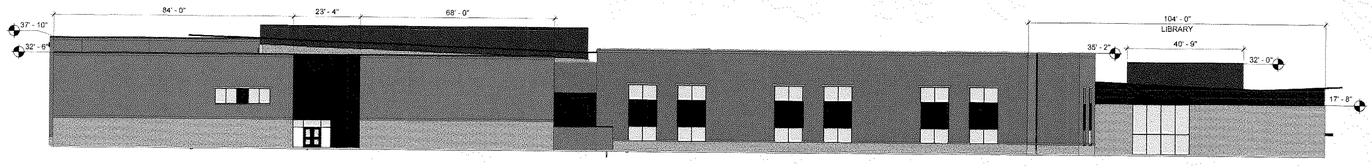
04 OVERALL EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	16,308 SF	
TOTAL FACADE SF (MINUS GLAZING: 1,001 SF):	**15,307 SF**	
BRICK:	10,658 SF	(69.62%)
STONE:	3,235 SF	(21.13%)
METAL PANEL:	908 SF	(5.93%)
PHENOLIC PANEL:	506 SF	(3.31%)
MASONRY PERCENTAGE:		**(91%)**



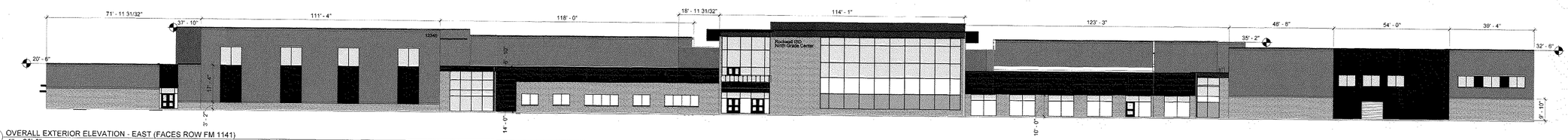
03 OVERALL EXTERIOR ELEVATION - WEST
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	24,073 SF	
TOTAL FACADE SF (MINUS GLAZING: 2,239 SF):	**21,834 SF**	
BRICK:	15,239 SF	(69.80%)
STONE:	5,149 SF	(23.58%)
METAL PANEL:	1,042 SF	(4.77%)
PHENOLIC PANEL:	404 SF	(1.85%)
MASONRY PERCENTAGE:		**(93%)**



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

TOTAL FACADE SQUARE FOOTAGE:	16,275 SF	
TOTAL FACADE SF (MINUS GLAZING: 1,073 SF):	**15,202 SF**	
BRICK:	10,015 SF	(65.88%)
STONE:	3,606 SF	(23.73%)
METAL PANEL:	1,109 SF	(7.30%)
PHENOLIC PANEL:	470 SF	(3.09%)
MASONRY PERCENTAGE:		**(90%)**



01 OVERALL EXTERIOR ELEVATION - EAST (FACES ROW FM 1141)
1" = 20'-0"

TOTAL FACADE SQUARE FOOTAGE:	24,147 SF	
TOTAL FACADE SF (MINUS GLAZING: 5,607 SF):	**18,540 SF**	
BRICK:	11,688 SF	(63.04%)
STONE:	4,233 SF	(22.83%)
METAL PANEL:	483 SF	(2.61%)
PHENOLIC PANEL:	2,136 SF	(11.52%)
MASONRY PERCENTAGE:		**(86%)**

EXT. MATERIALS LEGEND

BR-1 BR-2 ST-1
MP-1 GL-1 WDP-1

0' 10' 20' 40'

Rockwall
INDEPENDENT SCHOOL DISTRICT

This Document was produced by or under the authority of INSERT NAME HERE.

EXTERIOR ELEVATIONS - OVERALL

As indicated

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 12th day of July, 2022.
WITNESS OUR HANDS, this 27th day of September, 2022.

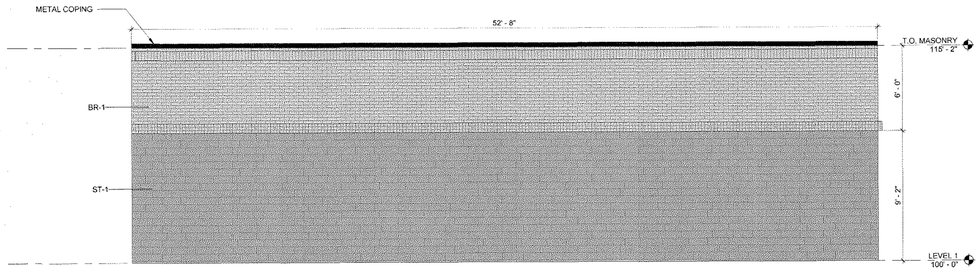
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN

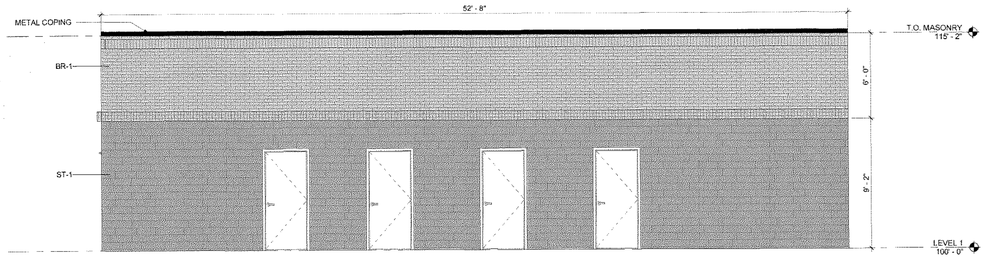
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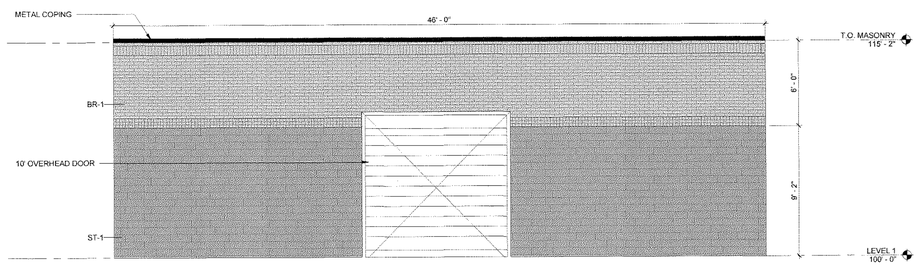
04 EXTERIOR ELEVATION - TENNIS BUILDING - NORTH
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 798 SQ FT
BRICK: 316 SQ FT
STONE: 482 SQ FT (60%)



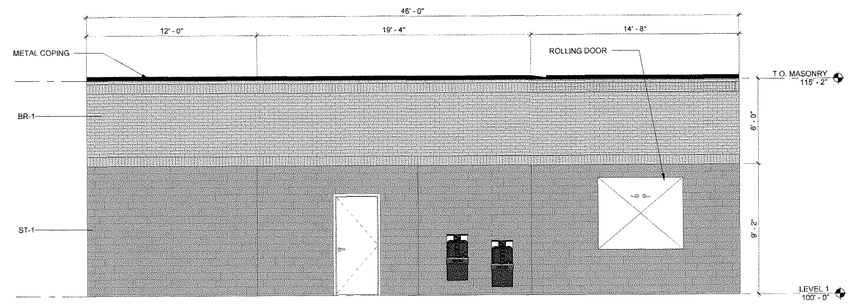
03 EXTERIOR ELEVATION - TENNIS BUILDING - SOUTH
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 703 SQ FT
BRICK: 316 SQ FT
STONE: 387 SQ FT (55%)



02 EXTERIOR ELEVATION - TENNIS BUILDING - EAST
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 590 SQ FT
BRICK: 264 SQ FT
STONE: 325 SQ FT (55%)



01 EXTERIOR ELEVATION - TENNIS BUILDING - WEST
1/4" = 1'-0"

TOTAL FACADE SQUARE FOOTAGE: 643 SQ FT
BRICK: 276 SQ FT
STONE: 367 SQ FT (57%)

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 12th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

0' 1' 2' 4' 8'

Rockwall Independent School District

EXTERIOR ELEVATION - TENNIS BUILDING

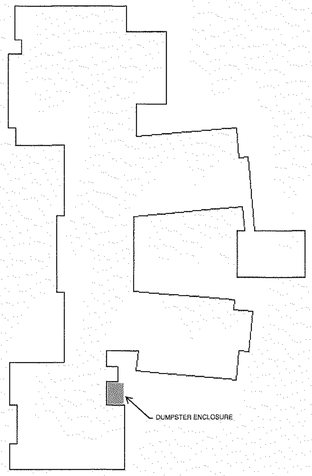
1/4" = 1'-0"

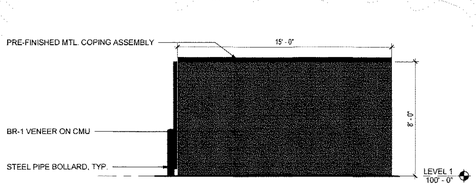
CORGAN

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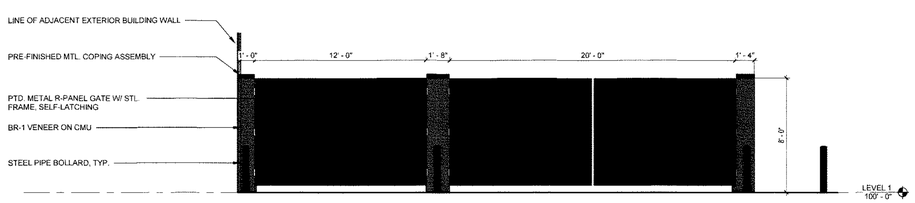
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04/12/22 • 21572.0000

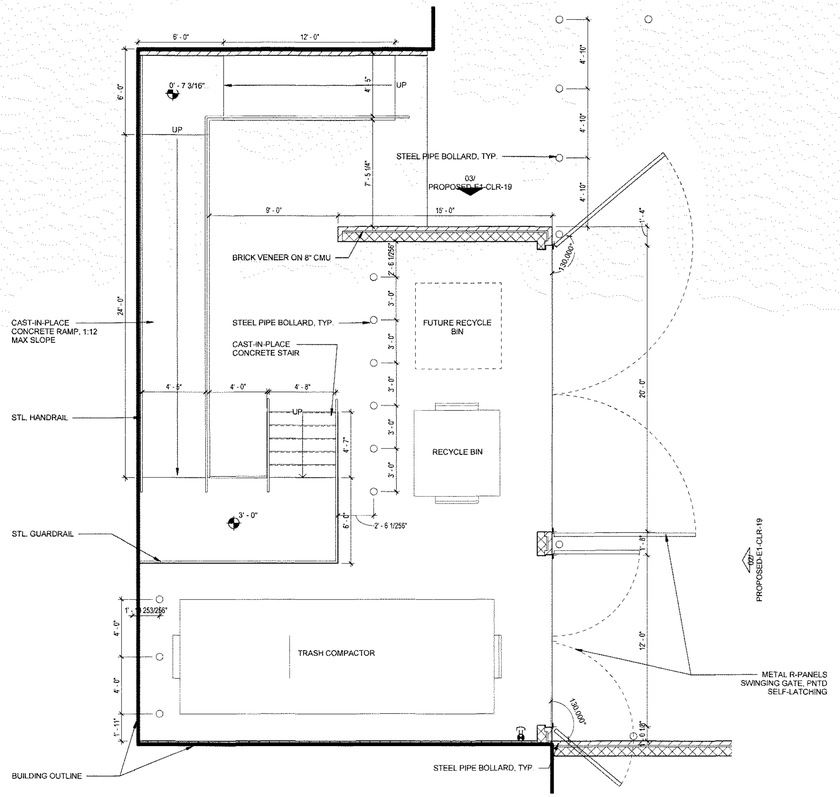




03 EXTERIOR ELEVATION - DUMPSTER SIDE WALL
1/4" = 1'-0"



02 EXTERIOR ELEVATION - DUMPSTER GATE
1/4" = 1'-0"



01 DUMSPTER ENCLOSURE - PLAN
1/4" = 1'-0"

0' 1' 2' 4' 8'
N

Rockwall Independent School District

This Document was produced by or under the authority of INSERT NAME HERE.

DUMPSTER ENCLOSURE EXHIBIT

1/4" = 1'-0"

APPROVED:
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WITNESS OUR HANDS, this 29th day of September, 2022.

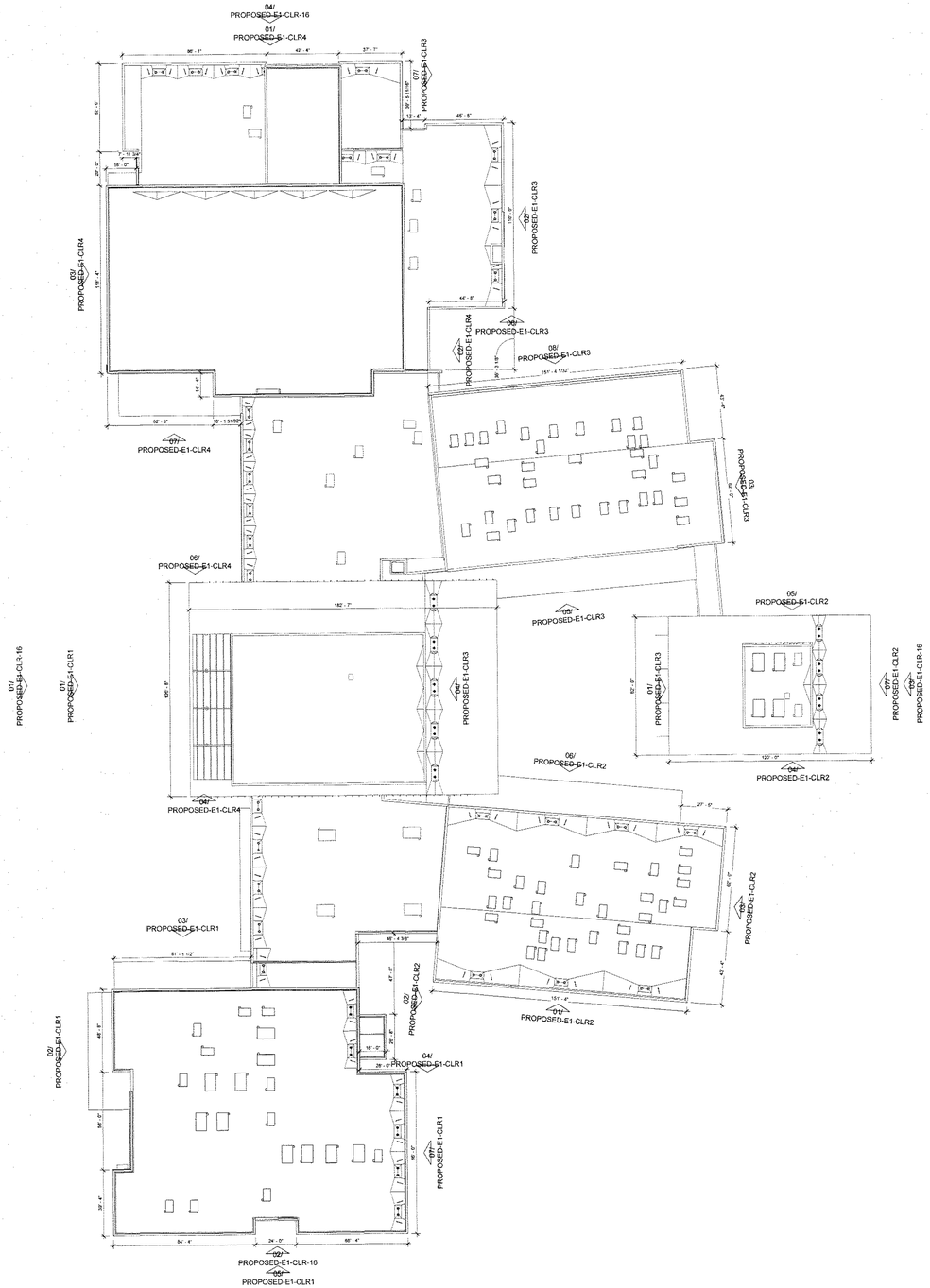
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN

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0502222 • 21572.0000



0' 2' 4' 8' 16'

N

DIMENSION PLAN - OVERALL

1/32" = 1'-0"

Rockwall Independent School District

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APPROVED:
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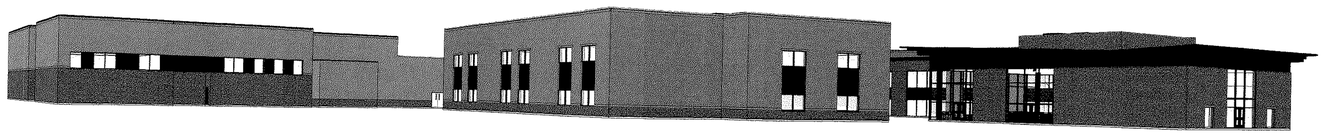
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

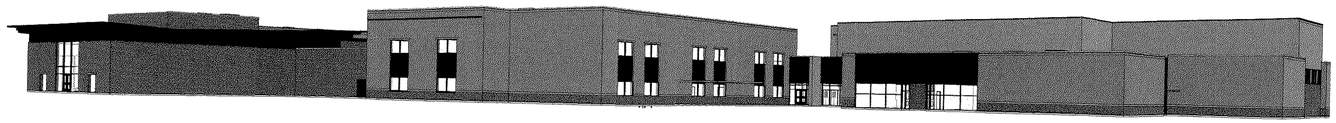
CORGAN

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04/05/22 • 21572.0000



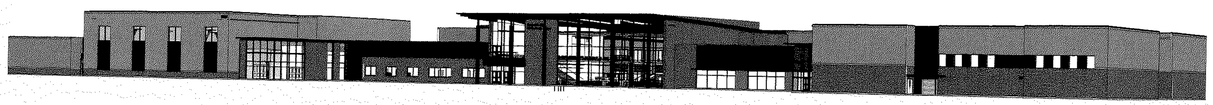
4 3D BUILDING VIEW - SOUTHEAST CORNER
N.T.S.



3 3D BUILDING VIEW - NORTHEAST CORNER
N.T.S.



2 3D BUILDING VIEW - NORTHWEST CORNER
N.T.S.



1 3D BUILDING VIEW - SOUTHWEST CORNER
N.T.S.

Rockwall Independent School District

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3D RTU SCREENING VIEWS

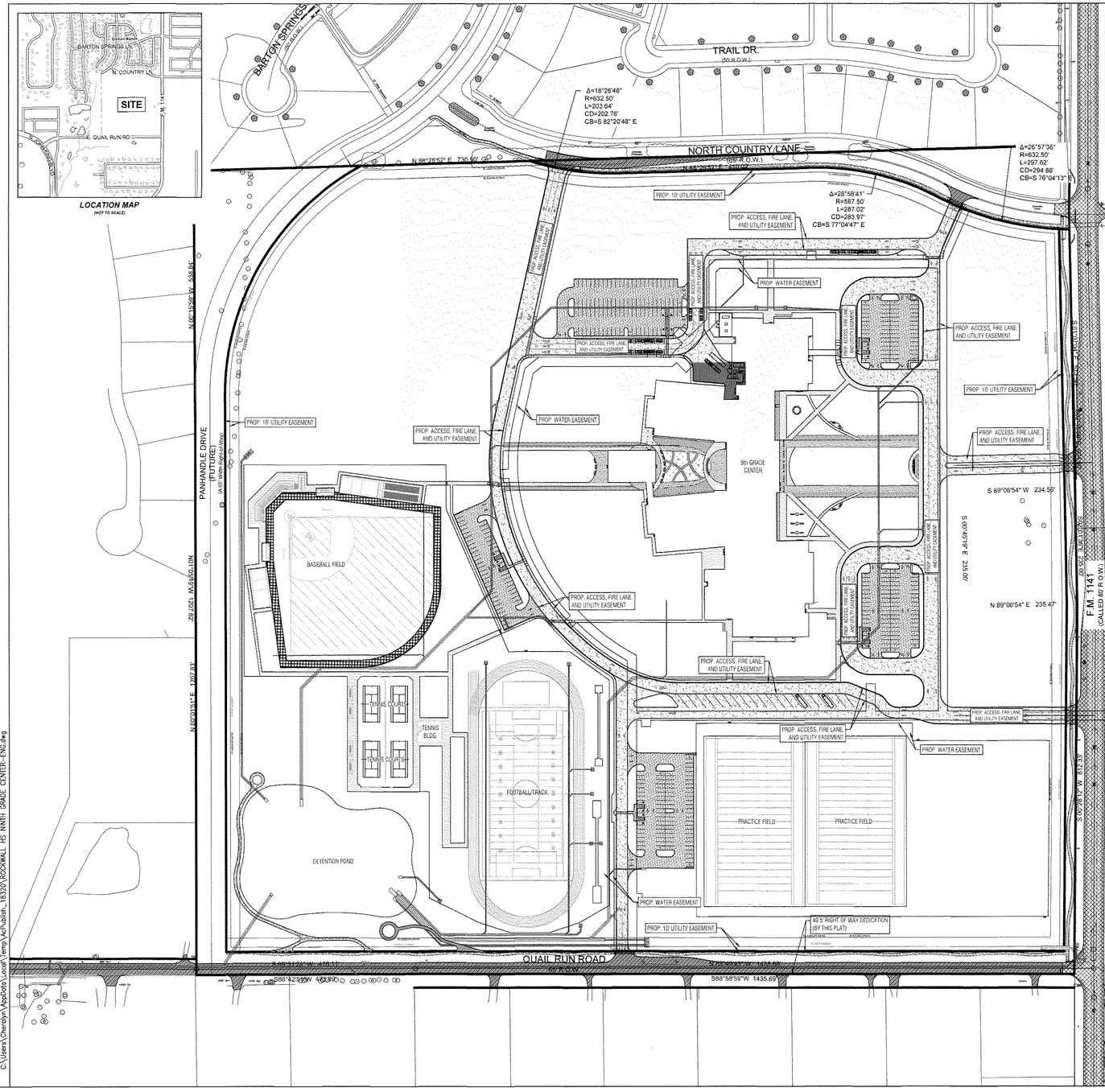
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Planning & Zoning Commission, Chairman

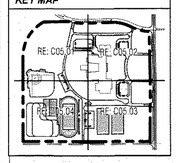
Director of Planning and Zoning

CORGAN

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LOCATION MAP
(NOT TO SCALE)



KEY MAP

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 APARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON 4 6" 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 1FOT-CANDLE OR LESS.

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, SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY. PER GEOTECHNICAL REPORT
- (PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, SACK HAND FINISH & 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, SACK HAND FINISH & 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, SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A PER GEOTECHNICAL REPORT
- (PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEOTECHNICAL REPORT
- (PUBLIC) 6" HMAC OVER 4" ROAD BASE
- (TxDOT) 2" OF HOT MIX TREATMENT TxDOT ITEM NO. 340 TYPE C HMAC
- (TxDOT) 2" OF HOT MIX TREATMENT TxDOT ITEM NO. 340 TYPE C HMAC OVER 6" OF HOT MIX BASE TxDOT 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, SACK MIX W/ #3 REBARS ON 24" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- (TxDOT) 6" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- TURF, COLOR A
- TURF, COLOR B
- PLANTING AREA RE: LANDSCAPE

PAVING LEGEND (EXISTING)

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

SITE DATA SUMMARY TABLE

EXISTING ZONING:	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,044,079 S.F. OR 69.88 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	153,187 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	194,206 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,187 S.F.
LOT COVERAGE	153,187 S.F./3,044,079 S.F. =5.03%
FLOOR AREA RATIO	0.06:1
TOTAL IMPERVIOUS AREA	734,862.06 S.F. OR 16.87 AC.
BUILDING HEIGHT	1ST-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0'	203 SPACES
9.0x20.0'	169 SPACES
11.0x20.0'	20 SPACES
TOTAL PARKING PROVIDED	381 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 27th day of July, 2022.
WITNESS OUR HANDS, this 27th day of July, 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
ROCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0805	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMIJO
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

CORGAN
Dallas, TX 75202
T. 214.748.2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

1	9/8/2022	ADDENDUM 1
2	9/19/2022	ADDENDUM 2

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
HUB #: 1752575193300
FAX (972) 717-2176
IRVING, TEXAS 75038

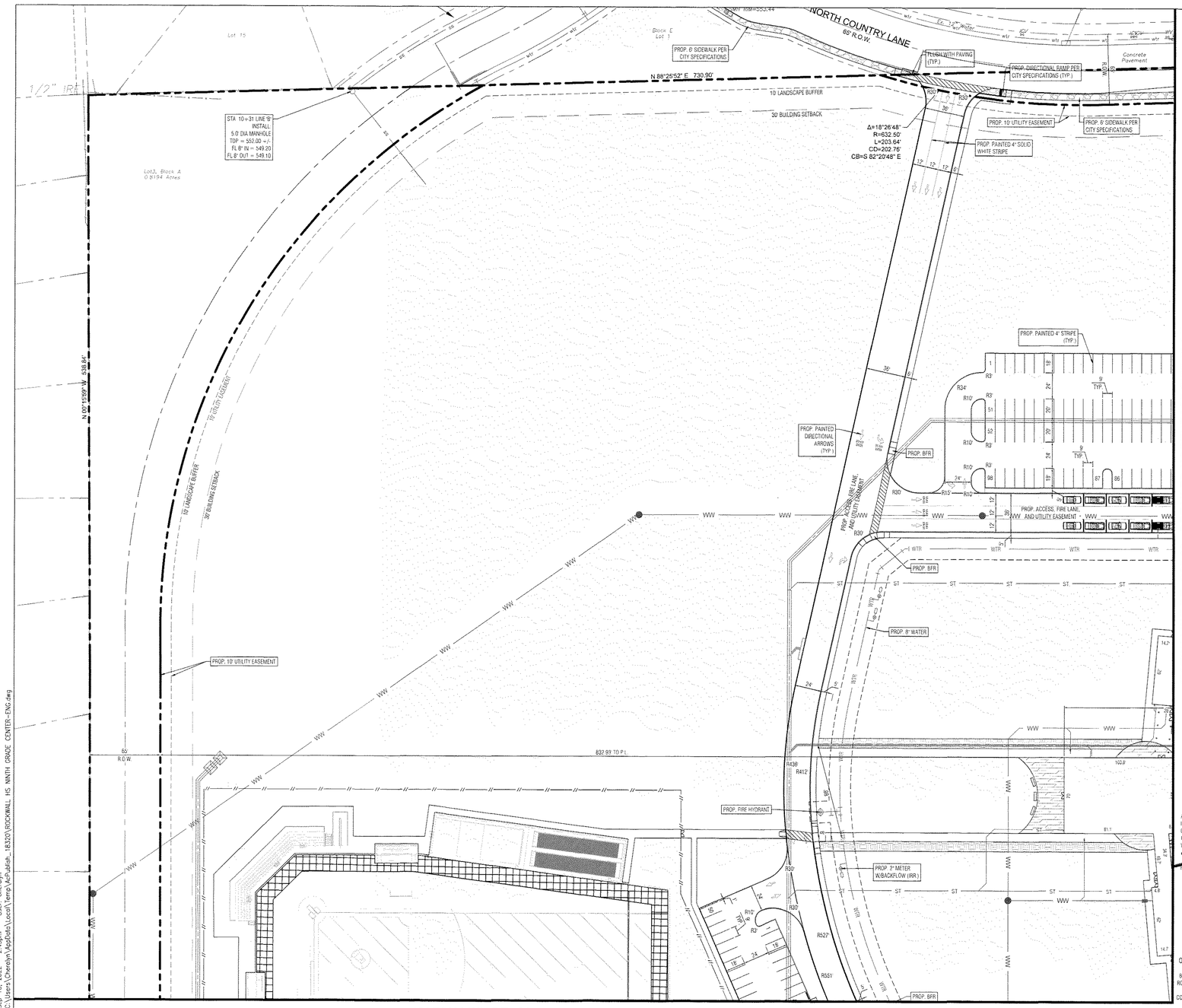
CHERALYN ARMIJO
84568
LICENSED PROFESSIONAL ENGINEER
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on 9/19/22

NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Independent School District
2852 FM 1141 Rockwall, TX 75087

OVERALL SITE PLAN

JOB 21572.0000
DATE 9/19/22
SHEET C05.00

Sep 16, 2022 - 2:43pm User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_18320\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg



MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

ALL RETAINING WALL FACES TO BE CLAD IN STONE.

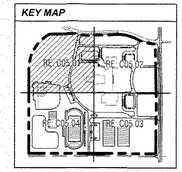
SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS RE: LANDSCAPE
- PROPERTY LINE
- WW WASTEWATER
- 10' MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR WATER

SITE LEGEND (EXISTING)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- PROPERTY LINE
- SS WASTEWATER
- STORM SEWER
- w/r WATER

KEY MAP



0 20 40 80
Scale: 1"=40'

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 13th day of July 2022.
WITNESS OUR HANDS, this 13th day of September 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

OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0805 CONTACT: JAMES WATSON	BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMIJO

CITY OF ROCKWALL CASE NO. SP2022-017

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

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REVISIONS

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2	9/19/2022	ADDENDUM 2

GLENN ENGINEERING
TEXAS REGISTRATION #: F-303 HUB #: 1752575193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

CHERALYN ARMIJO
94508
LICENSED PROFESSIONAL ENGINEER
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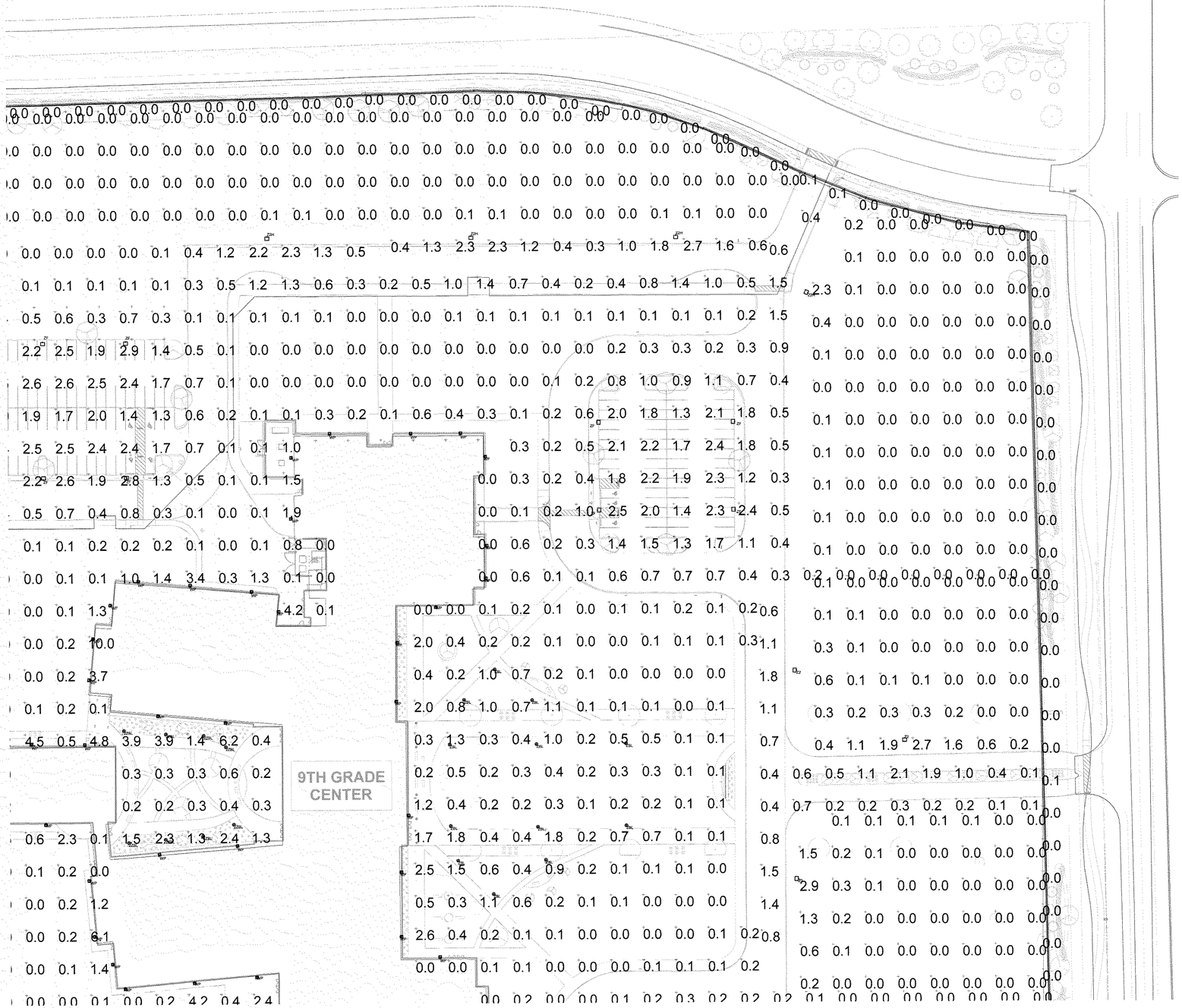
NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Independent School District
2852 FM 1141 Rockwall, TX 75087

DETAILED NORTHWEST SITE PLAN

JOB	21572.0000
DATE	9/19/22
SHEET	C05.01

Sep 16, 2022 – 2:43pm User: Cheralyn
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_18320\ROCKWALL HS NINTH GRADE CENTER-ENG.dwg

Calculation Summary				
Label	CalcType	Avg	Max	Min
AREA LIGHTING	Illuminance	0.19	3.0	0.0
DRIVEWAY	Illuminance	0.62	13.7	0.0
PARKING LOT	Illuminance	1.33	3.0	0.0
PROPERTY LINE	Illuminance	0.05	0.1	0.0



1 PHOTOMETRIC NORTH SITE PLAN - SEGMENT 1
1"=40'-0"

SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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1	08/26/22	ISSUE FOR CONSTRUCTION
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REVISIONS		
1	08/08/2022	ADDENDUM 01

STATE OF TEXAS
CATHERINE L. HOLLENBECK
115572
LICENSED
PROFESSIONAL ENGINEER
09-7-2022

NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Idependent School District
2727 S. John King Blvd, Rockwall, TX 75032

PHOTOMETRIC NORTH SITE PLAN - SEGMENT 1

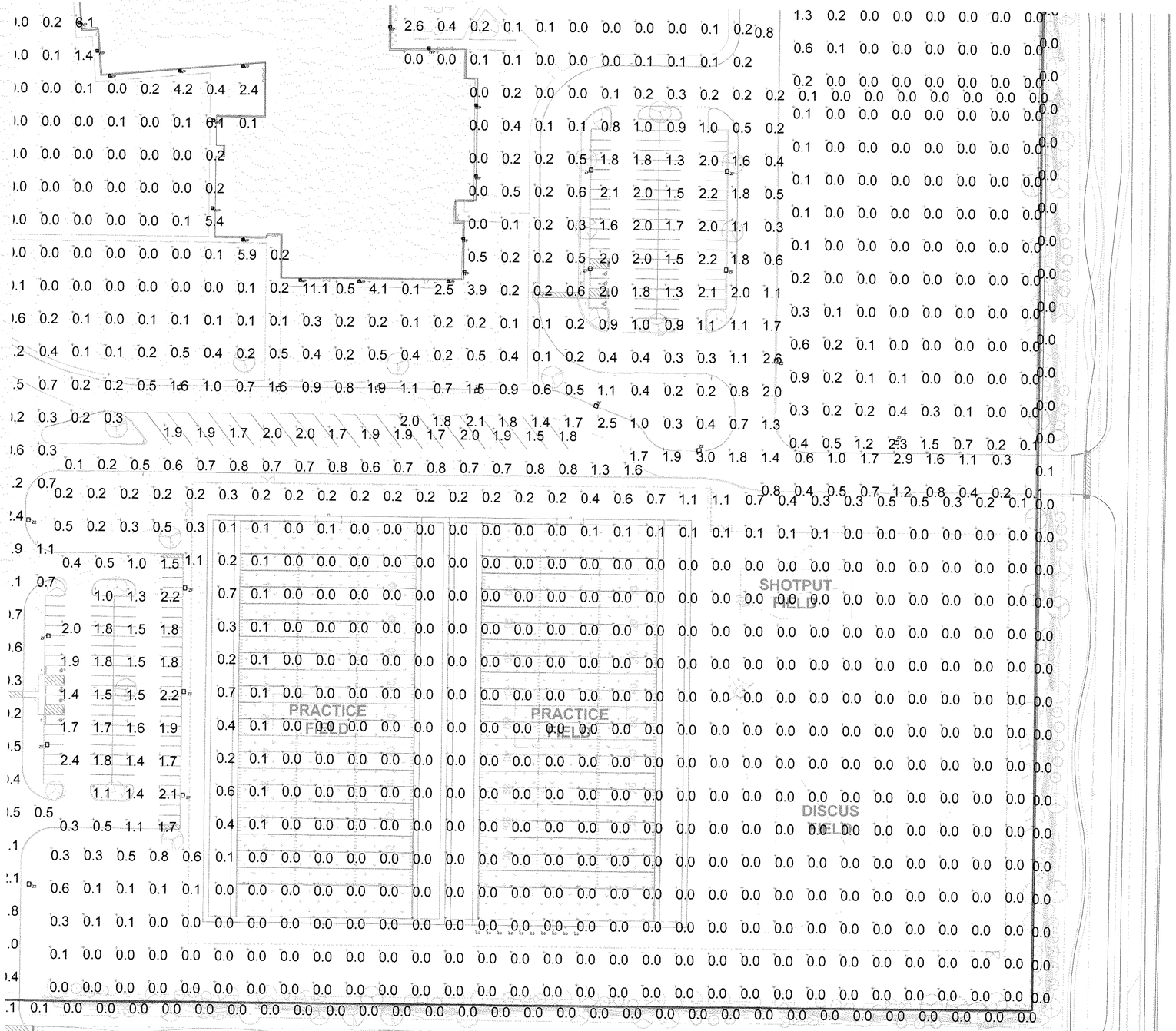
JOB 21572.0000
DATE 08/26/2022
SHEET E01-01.5

EMA
DESIGN SOLVE ENHANCE
EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
Phone: 1 . 800 . 933 . 0538

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.

1 082 0079 002

Calculation Summary				
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DRIVEWAY	Illuminance	0.62	13.7	0.0
PARKING LOT	Illuminance	1.33	3.0	0.0
PROPERTY LINE	Illuminance	0.05	0.1	0.0



1 PHOTOMETRIC NORTH SITE PLAN - SEGMENT 2
1"=40'-0"

SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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ISSUES		
1	08/26/22	ISSUE FOR CONSTRUCTION
2		
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REVISIONS		
1	09/08/2022	ADDENDUM 01

STATE OF TEXAS
CATHERINE L. HOLLENHORST
103572
LICENSED PROFESSIONAL ENGINEER
09-14-2022

NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Idependent School District
2727 S. John King Blvd, Rockwall, TX 75032

PHOTOMETRIC NORTH SITE PLAN - SEGMENT 2

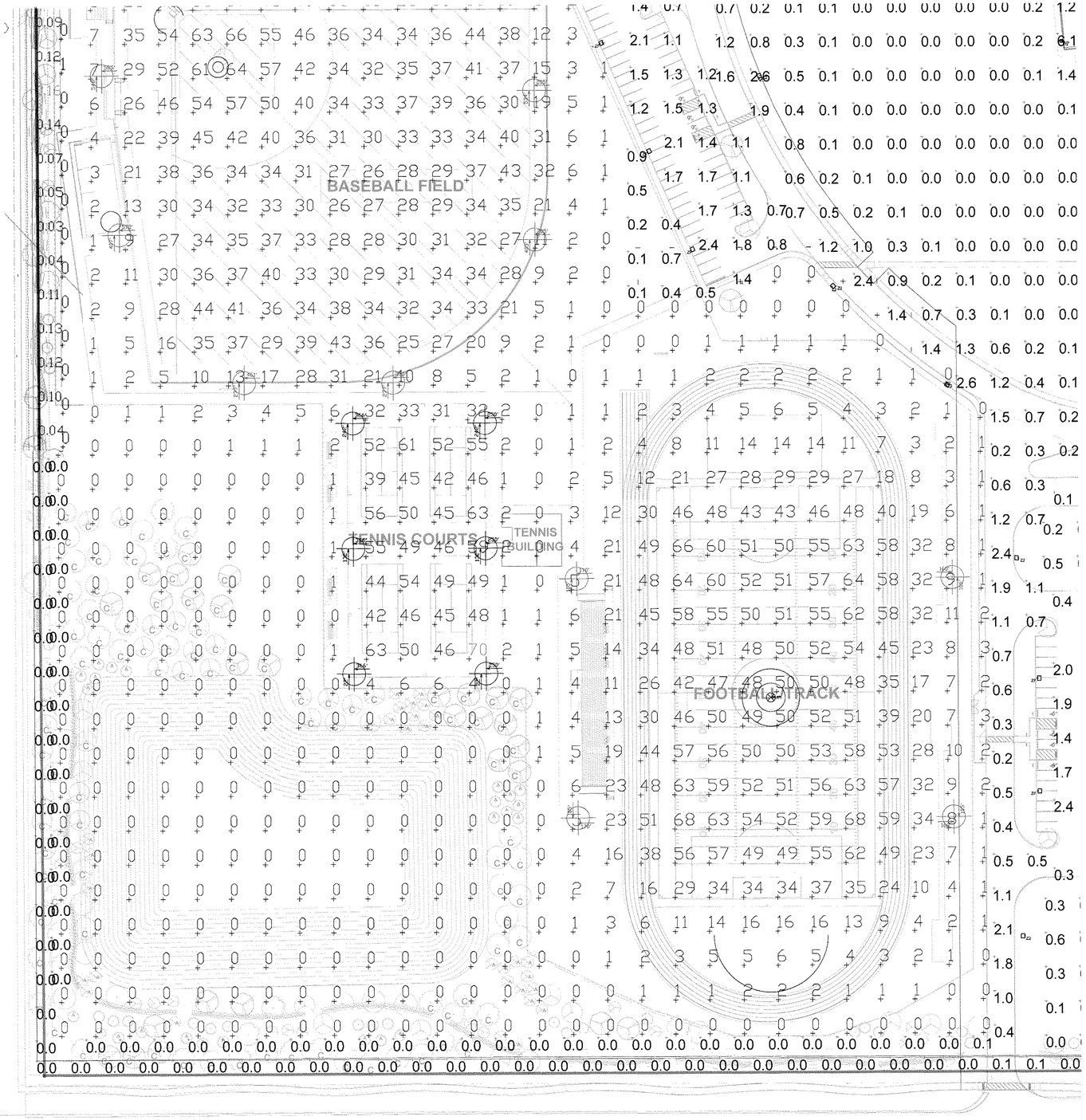
JOB 21572.0000
DATE 08/26/2022
SHEET E01-01.6

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1 082 0079 002

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DRIVEWAY	Illuminance	0.62	13.7	0.0
PARKING LOT	Illuminance	1.33	3.0	0.0
PROPERTY LINE	Illuminance	0.05	0.1	0.0



1 PHOTOMETRIC NORTH SITE PLAN - SEGMENT 3
1"=40'-0"

SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

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 12th day of July, 2022.
WITNESS OUR HANDS, this 6th day of September 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN
CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		
7		
8		
9		
10		

REVISIONS

1	09/08/2022	ADDENDUM 01

STATE OF TEXAS
CATHERINE L. HOLLENBECK
103573
LICENSED PROFESSIONAL ENGINEER
09-7-2022

NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Idependent School District
2727 S. John King Blvd, Rockwall, TX 75032

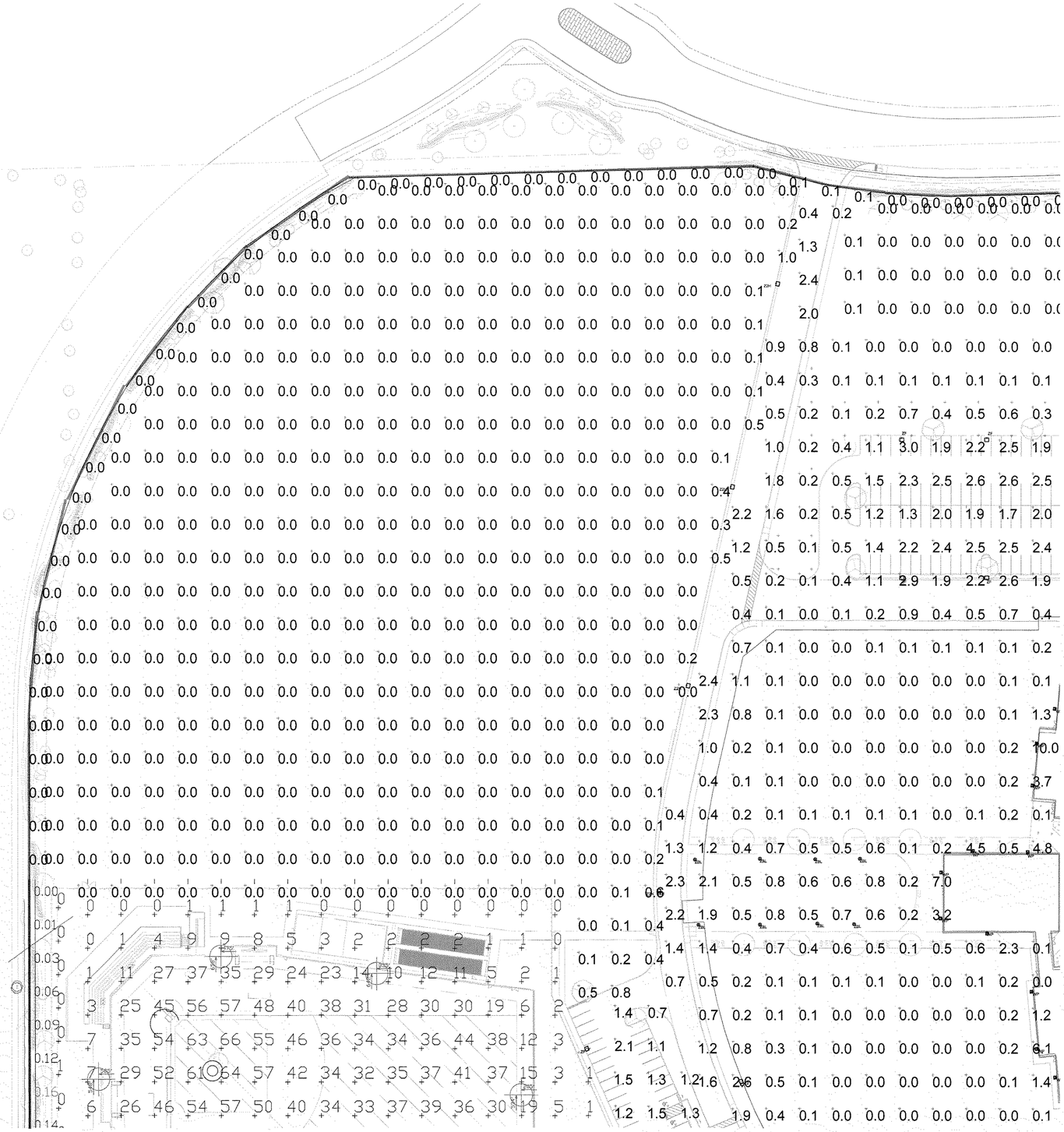
PHOTOMETRIC NORTH SITE PLAN - SEGMENT 3

JOB 21572.0000
DATE 08/26/2022
SHEET E01-01.7

EMA
DESIGN SOLVE ENHANCE
EMA Engineering and Consulting
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
TBPE Firm Registration No. F-893
Website: www.EMAengineer.com
Phone: 1 . 800 . 933 . 0538

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. 1 082 0079 002

Calculation Summary				
Label	CalcType	Avg	Max	Min
AREA LIGHTING	Illuminance	0.19	3.0	0.0
DRIVEWAY	Illuminance	0.62	13.7	0.0
PARKING LOT	Illuminance	1.33	3.0	0.0
PROPERTY LINE	Illuminance	0.05	0.1	0.0



1 PHOTOMETRIC NORTH SITE PLAN - SEGMENT 4
1"=40'-0"

SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

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 12th day of July, 2022.
WITNESS OUR HANDS, this 29th day of September, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CORGAN
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ISSUES		
1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
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6		
7		
8		
9		
10		

REVISIONS		
1	09/08/2022	ADDENDUM 01

STATE OF TEXAS
CATHERINE L. HOLLENSHEAD
103579
LICENSED
PROFESSIONAL ENGINEER
09-29-2022

NINTH GRADE CENTERS
NORTH SITE
for
Rockwall Idependent School District
2727 S. John King Blvd, Rockwall, TX 75032

PHOTOMETRIC NORTH SITE PLAN - SEGMENT 4

JOB 21572.0000
DATE 08/26/2022
SHEET E01-01.8

EMA
EMA Engineering and Consulting
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DFW | San Antonio | Shreveport
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1 082 0079 002