# PLANNING AND ZONING CASE CHECKLIST

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

**P&Z CASE #** SP2018-005 **P&Z DATE**_____ **CC DATE**_____

**APPROVED/DENIED ARB 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
- ☐ RECIEPT
- ☐ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPTER 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.** SP2018-005

***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 (Resolution No. 05-22) [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]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

***Other Application Fees:***
[ ] Tree Removal ($75.00)

***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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| Address | 615 Highland Drive Rockwall, Texas 75087 | | | | |
| Subdivision | Rockwall School Addition No. 2 | Lot | 1 | Block | A |
| General Location | Virgina Reinhardt Elementary School, Highland Drive and Sheppard Hill south of City Park Site. | | | | |

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | | | |
|---|---|---|---|---|---|
| Current Zoning | SF-10 | | Current Use | Elementary School | |
| Proposed Zoning | SF-10 | | Proposed Use | Elementary School | |
| Acreage | 6.983 | Lots [Current] | 1 | Lots [Proposed] | 1 |

[ ] ***Required for Plats:*** *By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.*

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

| | | | |
|---|---|---|---|
| [ ] Owner | Rockwall Independent School District | [✓] Applicant | Huckabee |
| Contact Person | Will Salee | Contact Person | Crystal Vasquez |
| Address | 1191 TL Townsend Drive | Address | 801 Cherry Street, Ste. 500 |
| | | | |
| City, State & Zip | Rockwall, TX 75087 | City, State & Zip | Fort Worth, TX 76102 |
| Phone | 4696987031 | Phone | 8179460047 |
| E-Mail | will.salee@rockwallisd.org | E-Mail | cvasquez@huckabee-inc.com |

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Crystal Vasquez [*Owner/Applicant Name*] the undersigned, who stated the information on this application to be true and certified the following:

*"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of $* 390.00 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 13th *day of* February *, 20* 18 *. 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* 13th *day of* February *, 20* 18 *.*

***Owner's/Applicant's Signature*** Crystal Vasquez

***Notary Public in and for the State of Texas*** Misty Cano

MISTY CANO
Notary Public, State of Texas
Comm. Expires 08-01-2021
Notary ID 12390931

***My Commission Expires***

# DEVELOPMENT REVIEW COMMITTEE (DRC)
## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review:
Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review:
Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 2/19/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/23/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** **SP2018-005**

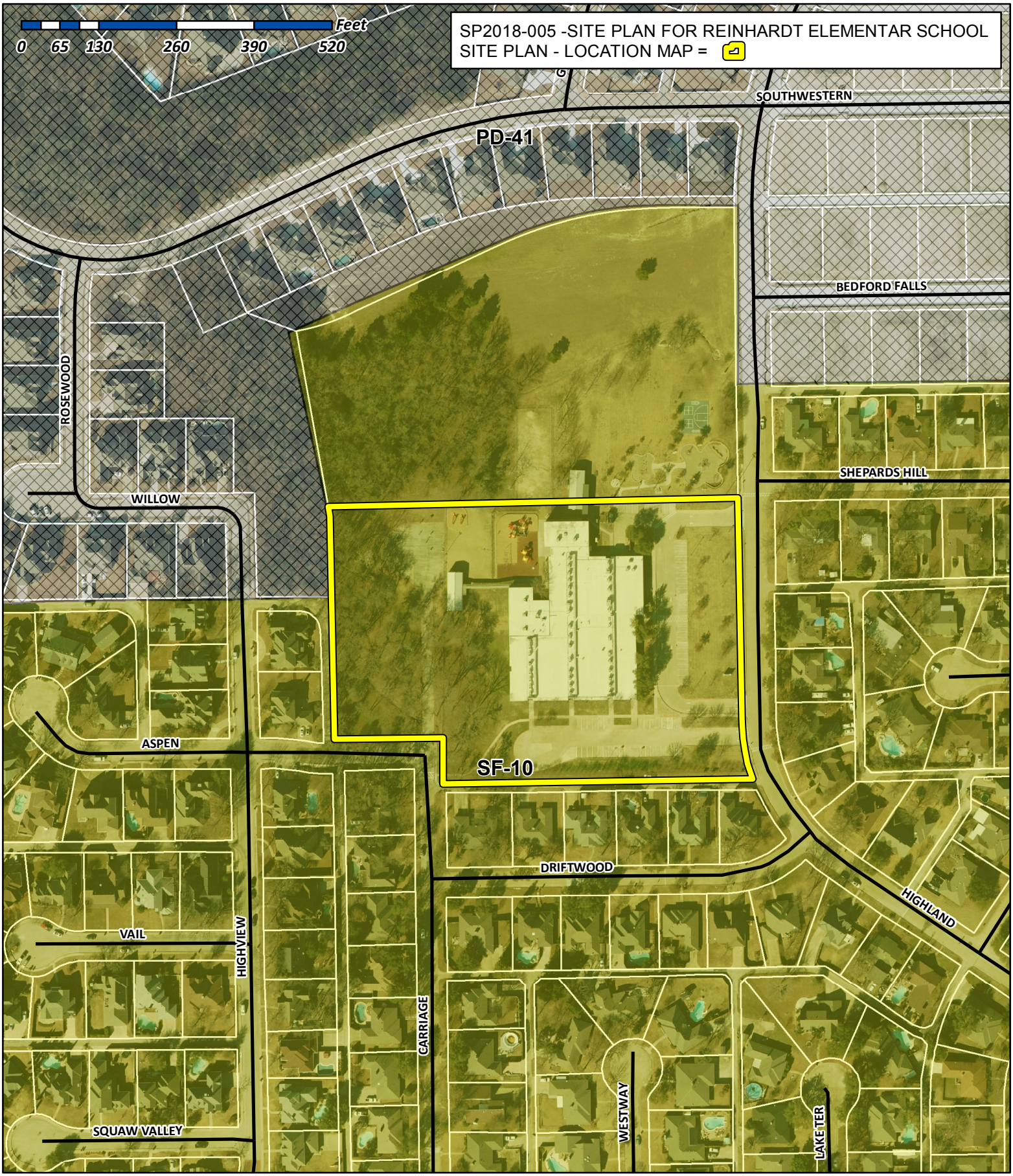
**Project Name:** **615 Highland Drive**

**Project Type:** **SITE PLAN**

**Applicant Name:** **HUCKABEE**

**Owner Name:** **ROCKWALL, I S D**

**Project Description:**





# City of Rockwall

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



The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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CITY OF ROCKWALL
VOLUME 173, PAGE 432
D.R.R.C.T.

CITY OF ROCKWALL
PARK

CITY OF ROCKWALL
VOL. 173 PG. 432

PARK

HOMEOWNERS ASSOCIATION, INC
VOLUME 6028, PAGE 238
D.R.R.C.T.

B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

N 09°31'34" W
17.75'

1/2" IRF

1/2" IRF

15' UTILITY EASEMENT
(SLIDE "B" PG. 116)

EAST

NEW 8" WATER

EX. FIRE HYDRANT

687.86'

1/2" IRS

9' X 20' PARKING STALL (TYP.)

SHEPARD'S HILL DR
(A 50.0 FOOT WIDTH RIGHT-OF-WAY)

LOT 1
BLOCK N

LOT 1
BLOCK M

NORTHSHORE PHASE 1

LOT 13
BLOCK C

LOT 12
BLOCK C

BLOCK "C"
NORTHSHORE - PHASE ONE
VOL. 18, PG. 301
D.R.R.C.T.

LOT 11
BLOCK C

LOT 10
BLOCK C

58 STAFF/VISITOR PARKING

9' X 18' PARKING STALL (TYP.)

STAFF PARKING

(PLAY AREA)

(HARD SURFACE PLAY AREA)

FLOWAGE AND UTILITY EASEMENT (SLIDE "B" PG. 116)

370.24'

ONE WAY

PARENT DROP STACKING

24' FIRE LANE

NEW F.H.

PARENT DROP OFF LANE

STUDENT DROP OFF

UNLOADING ZONE

F.D.C.

NEW F.H.

EX. FIRE HYDRANT

358.63'

SOUTH

EX. FIRE HYDRANT

6"W

SERVICE DRIVE

ARTIFICIAL TURF

OUTDOOR CARNIVAL ANGLE

LOT 1
BLOCK A
6.98 ACRES

FF 545.00 UPPER
FF 530.00 LOWER

ELEMENTARY SCHOOL
88,000 SF
FF 545.00
TWO STORY
38' HT.
FULLY SPRINKLED BUILDING

HIGHLAND DRIVE
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)

HC SIGN

HC SIGN VAN ACC

STAFF/VISITOR PARKING

9' X 18' PARKING STALL (TYP.)

9' X 20' PARKING STALL (TYP.)

48

EX FH

1/2" IRS

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

NEW F.H.

DELTA = 18°45'17"
RADIUS = 330.00'
LENGTH = 108.02'
CHORD = 107.54'
CH BRG = S09°22'39" E

PAINTED ARROW (TYPICAL)

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

1/2" IRF (CM)

LOT 2
BLOCK I

THE PINNACLE PHASE 1

N 00°22'17" W

221.4'

EXISTING DITCH

LOT 1
BLOCK I

30' BUILDING SETBACK

1/2" IRS

WEST

181.51'

NEW F.H.

1/2" IRS

30' BUILDING SETBACK

N 00°40'16" W
77.00'

5' SIDEWALK

TRANSFORMER

(GEN.)

RETAINING WALL

5' SIDEWALK

1/2" IRS

EXISTING ALLEY

S 89°19'44" W 517.89'

1/2" IRF (CM)

LOT 15
BLOCK H

CARRIAGE TRIAL
(A 50.0 FOOT WIDTH RIGHT-OF-WAY)

LOT 6
BLOCK J

LOT 5
BLOCK J

LOT 4
BLOCK J

LOT 3
BLOCK J

LOT 2
BLOCK J

LOT 1
BLOCK J

NORTHSHORE PHASE 1

BLOCK "J"
NORTHSHORE - PHASE ONE
VOL. 18, PG. 301
D.R.R.C.T.

CARRIAGE TRIAL
(A 50.0 FOOT WIDTH RIGHT-OF-WAY)

## GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB

2. ALL FIRE LANES, PARKING STRIPING, HDCP 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. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.

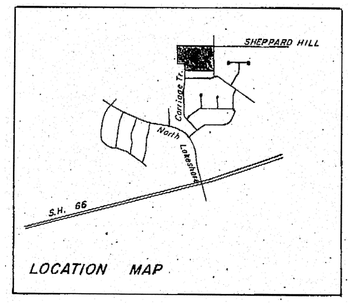
12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.

13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

N

0 30 60

Scale 1" = 30'




VICINITY MAP
N.T.S.

## SITE DATA SUMMARY TABLE

| | | | |
|---|---|---|---|
| EXISTING ZONING | SF-10 | | |
| PROPOSED ZONING | SF-10 | | |
| USE | PUBLIC ELEMENTARY SCHOOL | | |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES | | |
| BUILDING AREA (FLOOR AREA) | | | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF | | |
| PROPOSED SECOND FLOOR | 23,200 SF | | |
| TOTAL BUILDING AREA | 88,000 SF | | |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF | | |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% | | |
| FLOOR AREA RATIO | 0.21 : 1 | | |
| TOTAL NEW IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES | | |
| TOTAL EXISTING IMPERVIOUS COVERAGE | 151,749 SF OR 3.484 ACRES | | |
| INCREASE TO DETAIN | 39,683 SF OR 0.911 ACRES (INCREASE) | | |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) "MEASURED TO PARAPET" | | |

### PARKING REQUIREMENTS

| | | | |
|---|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | | |
| STUDENTS ( K-6TH) | 750 STUDENTS | | |
| PARKING PROVIDED | | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 | SPACES |
| | (9.0' X 18.0') | 27 | SPACES |
| | HC SPACES | 5 | SPACES |
| TOTAL PARKING PROVIDED | | 106 | SPACES |

## PAVING LEGEND

PROPOSED 10" REINFORCED CONCRETE PAVEMENT
4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH
7 SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.

PROPOSED 6" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
6 SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.

PROPOSED 5" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
6 SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.

PROPOSED 4" REINFORCED CONCRETE SIDEWALK
3,000 PS 5.5 SACK MACHINE FINISHI WITH
#3 REBARS ON 18" CENTERS EACH WAY.
(10'HIKE AND BIKE TRAIL SHALL BE 5"
THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

## NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

## GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

## OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.


## OWNER

ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

## ARCHITECT

HUCKABEE
700 CHERRY STREET, SUITE 500
FORT WORTH, TEXAS 76109
(817) 377-2969

## ENGINEER

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


Date: February 12, 2018
Case Number:

| Revision / | Date |
|---|---|
| 1 | 06/106/2018 100% DD SET |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON February 14, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

SUP SITE PLAN
8

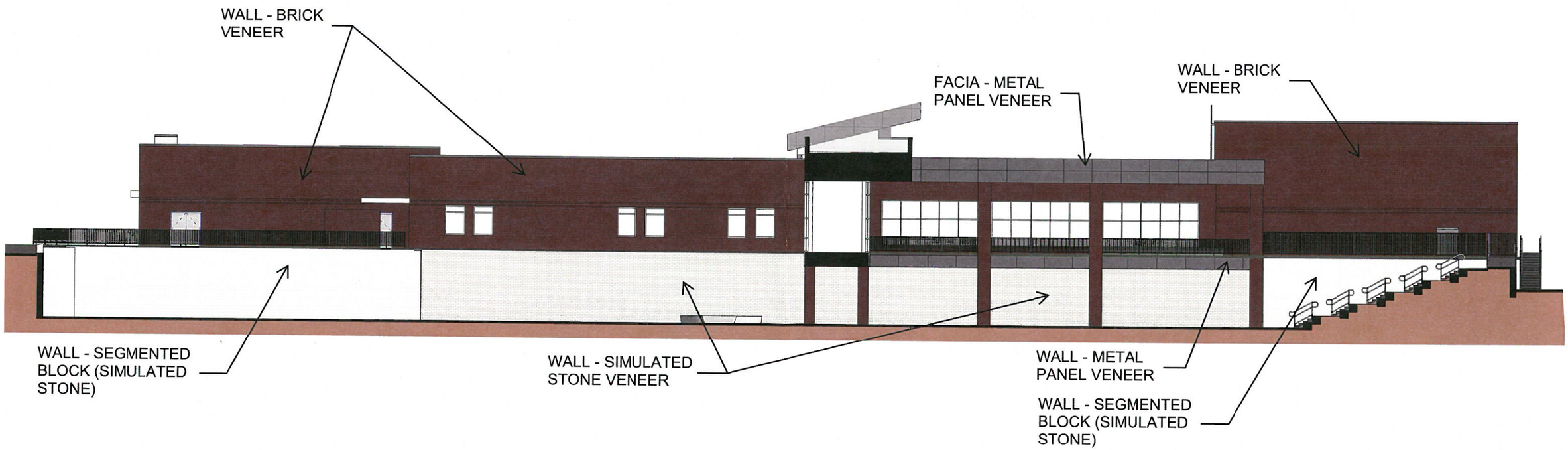
| Job. No. | Sheet No. |
|---|---|
| 1759-03-01 | CS |
| Drawn By: RAH | 1.0A |
| Date: 02-28-2017 | |

Plotted: Feb 14, 2018, 11:57 AM by user: robert - Saved: 2/14/2018 by user: robert
D:\Public\Bob's Projects\ROCKS\Reinhardt\BDSET\Reinhardt Eng 3 rev 2013.dwg

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

| | | |
|---|---|---|
| MASONRY MATERIAL PERCENTAGE: | | 94% |
| BRICK: | 56% | |
| SIMULATED STONE: | 38% | |
| METAL WALL PANEL: | | 6% |
| TOTAL MATERIAL PERCENTAGE: | | 100% |




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

WEST ELEVATION

COURTYARD AREA

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

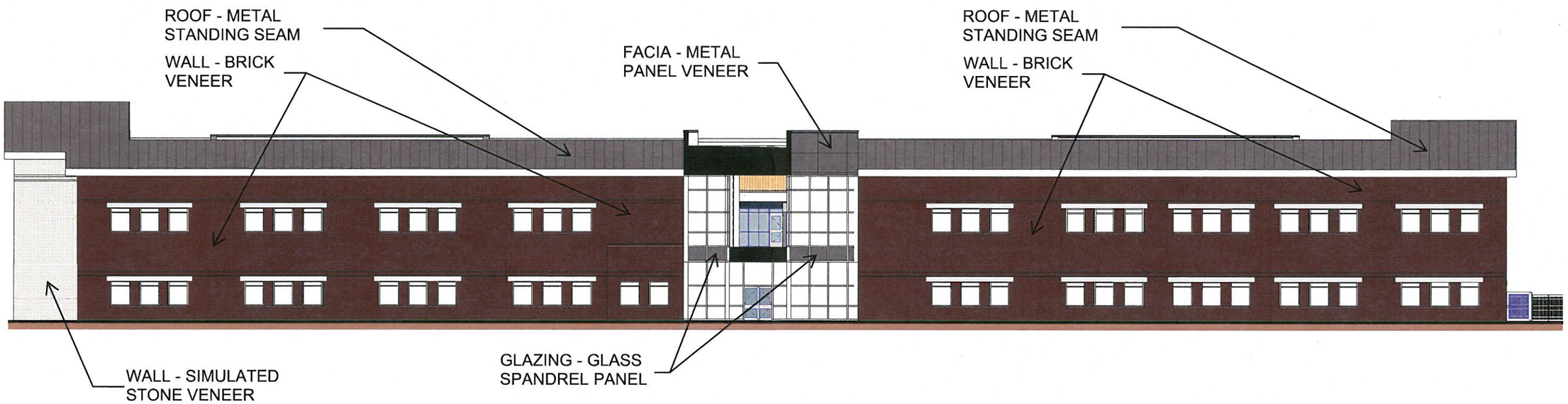
MASONRY MATERIAL PERCENTAGE: 98%

BRICK: 92%

SIMULATED STONE: 6%

METAL WALL PANEL: 2%

TOTAL MATERIAL PERCENTAGE: 100%




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

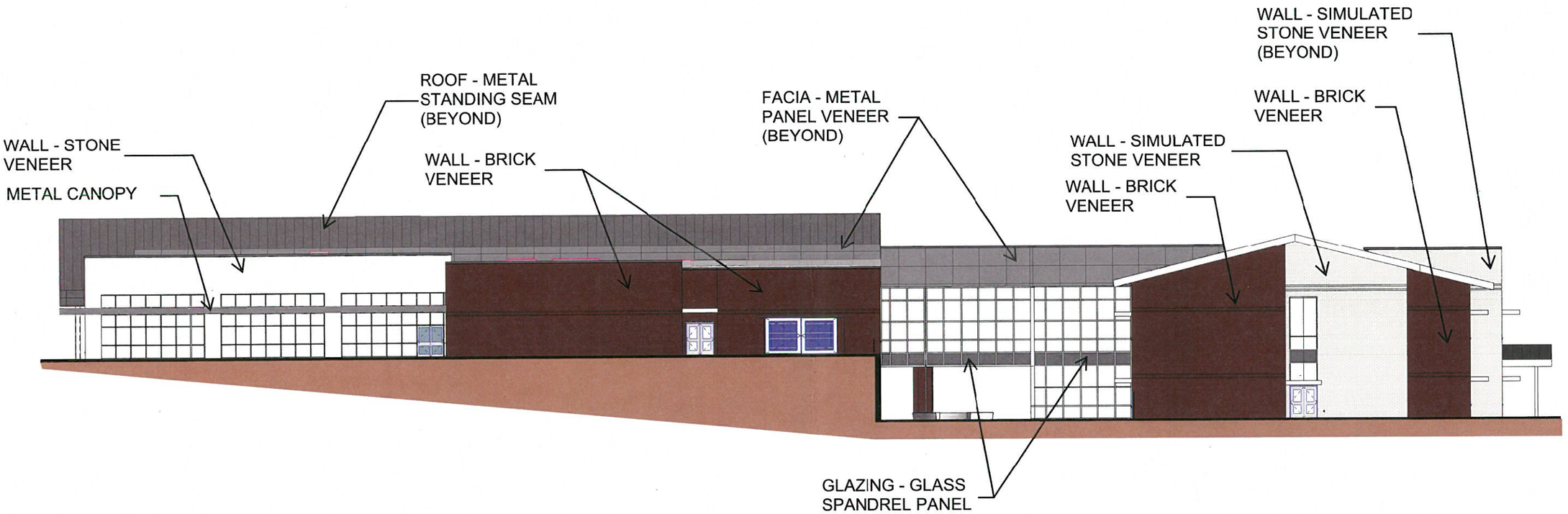
EAST ELEVATION

COURTYARD AREA

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

| | |
|---|---|
| MASONRY MATERIAL PERCENTAGE: | 92% |
| BRICK: | 57% |
| STONE: | 15% |
| SIMULATED STONE: | 20% |
| METAL WALL PANEL: | 8% |
| TOTAL MATERIAL PERCENTAGE: | 100% |




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

NORTH ELEVATION

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

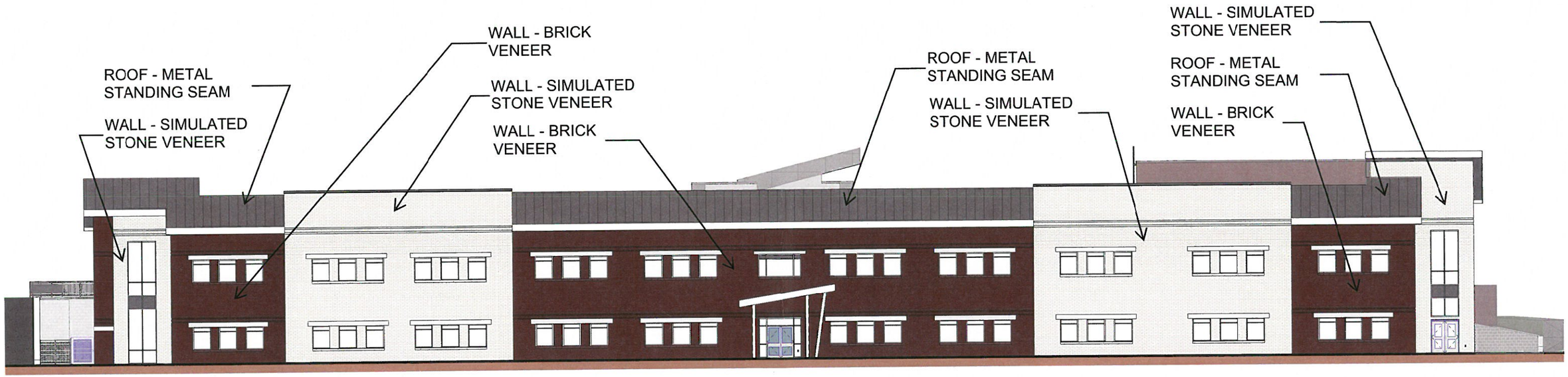
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 100%

BRICK: 48%

SIMULATED STONE: 52%

TOTAL MATERIAL PERCENTAGE: 100%




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

WEST ELEVATION

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 90%

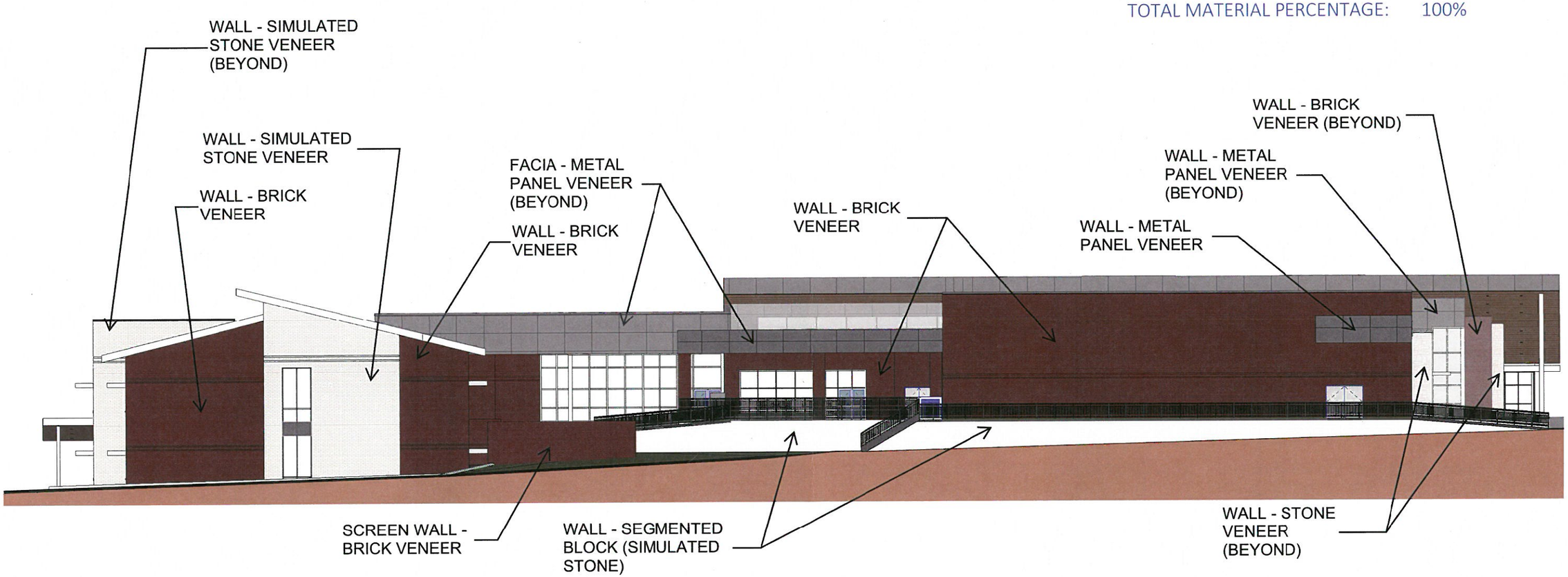
BRICK: 79%

STONE: 3%

SIMULATED STONE: 18%

METAL WALL PANEL: 10%

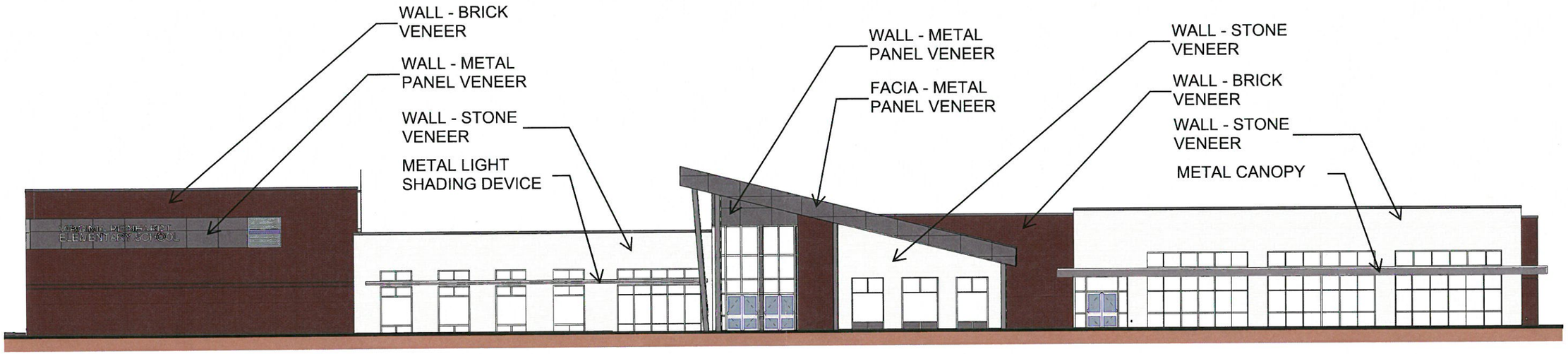
TOTAL MATERIAL PERCENTAGE: 100%



## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

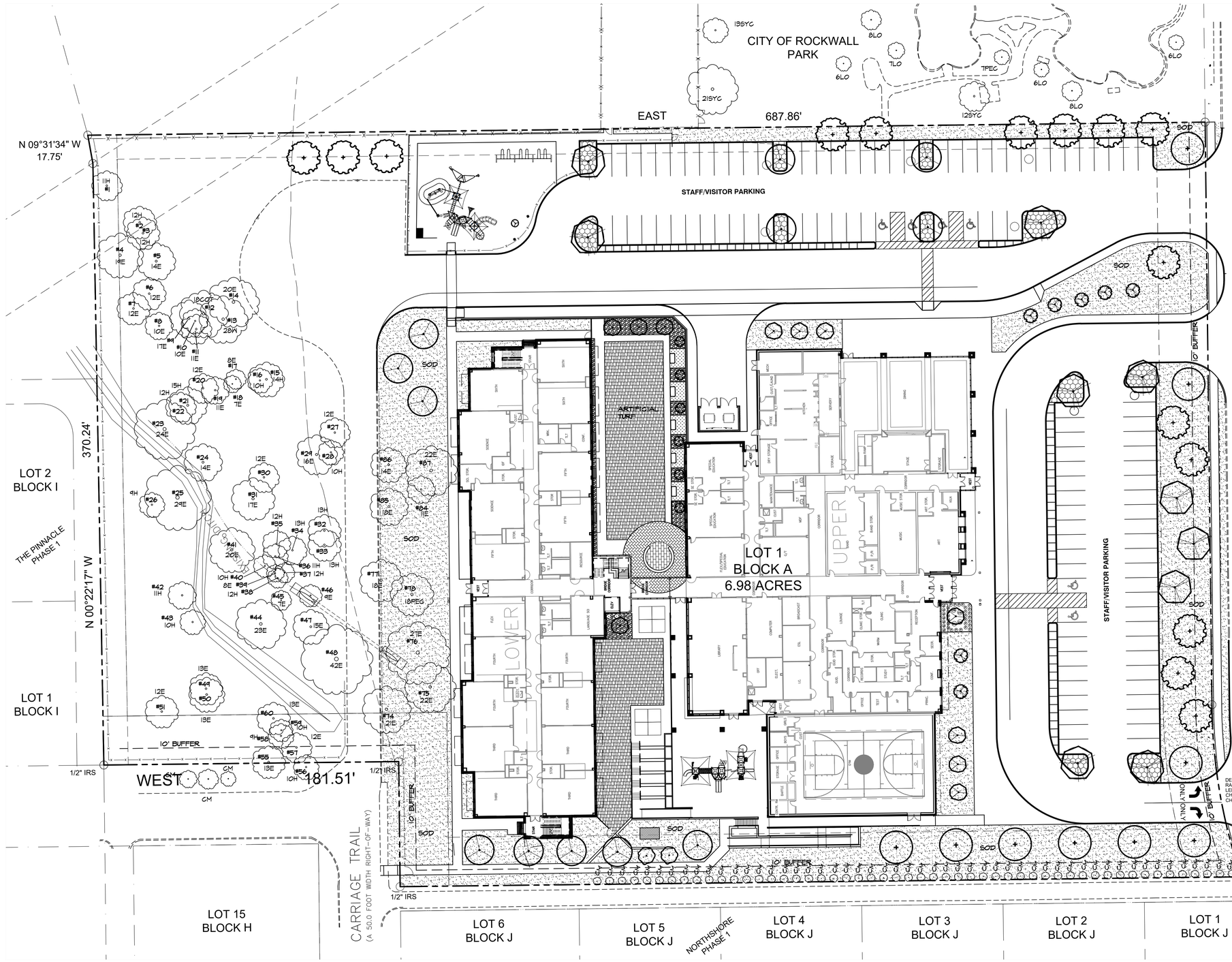
| | |
|---|---|
| MASONRY MATERIAL PERCENTAGE: | 94% |
| BRICK: | 44.5% |
| STONE: | 49.5% |
| METAL WALL PANEL: | 6% |
| TOTAL MATERIAL PERCENTAGE: | 100% |

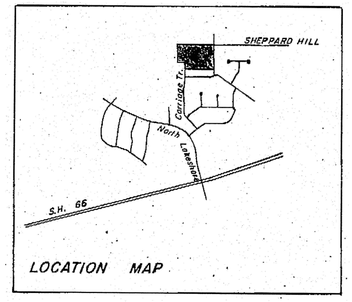



**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

EAST ELEVATION




VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

| | |
|---|---|
| EXISTING ZONING | SF-10 |
| PROPOSED ZONING | SF-10 |
| USE | PUBLIC ELEMENTARY SCHOOL |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES |
| BUILDING AREA (FLOOR AREA) | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF |
| PROPOSED SECOND FLOOR | 23,200 SF |
| TOTAL BUILDING AREA | 88,000 SF |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% |
| FLOOR AREA RATIO | 0.21 : 1 |
| TOTAL IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) "MEASURED TO PARAPET" |

PARKING REQUIREMENTS

| | | |
|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | |
| STUDENTS ( K-6TH) | 750 STUDENTS | |
| PARKING PROVIDED | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 SPACES |
| | (9.0' X 18.0') | 27 SPACES |
| | HC SPACES | 5 SPACES |
| TOTAL PARKING PROVIDED | | 106 SPACES |

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND
LANDSCAPE TABULATIONS

0 30 60
SCALE: 1" = 30'-0"

**OWNER**
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

Date: February 12, 2018
Case Number:

RAMSEY LANDSCAPE ARCHITECTS, LLC
1191 4 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# LANDSCAPE PLAN

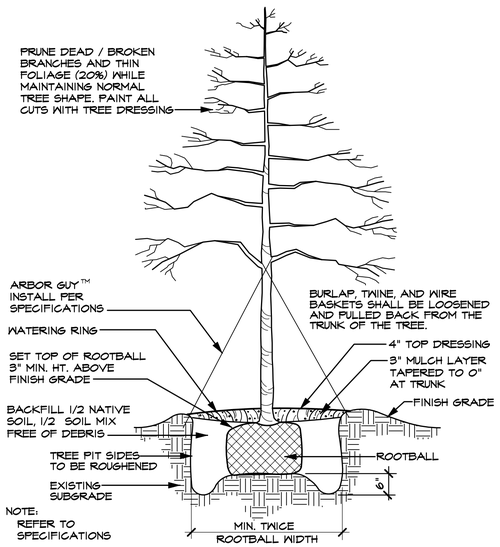
PERMIT REVIEW

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
02/14/18

ISSUES/
REVISIONS

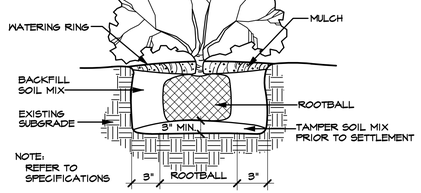
DATE: 02/14/2018
SCALE: 1"=30'

SHEET No.
L1.1



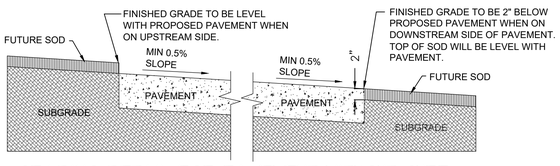

## TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




## SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




## GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

# LANDSCAPE TABULATIONS

## LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

| | |
|---|---|
| SOUTH RESIDENTIAL BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |

## STREET LANDSCAPING

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

| | |
|---|---|
| EAST STREET BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |
| EAST BUFFER TREES REQUIRED (466 LF / 50 LF = ) | 10 TREES |
| BUFFER PROVIDED | 10 TREES |

## PARKING LOT LANDSCAPING

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

| | |
|---|---|
| PARKING SPACES | 109 SPACES |
| PARKING LANDSCAPE REQUIRED 34,423 SF X 5% = ) | 1,721 SF |
| PARKING LANDSCAPE PROVIDED | 2,622 SF |

## AMOUNT OF LANDSCAPING

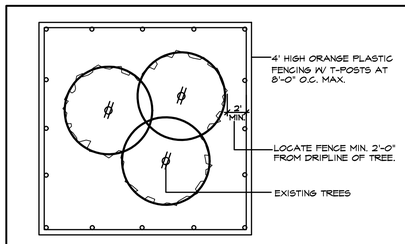
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

| | |
|---|---|
| SITE AREA | 304,310 SF |
| SITE LANDSCAPE REQUIRED 304,310 SF X 15% = ) | 45,647 SF |
| SITE LANDSCAPE PROVIDED | 113,580 SF |
| % LANDSCAPE PROVIDED FRONT/SIDE | (64%) 29,450 SF |
| SITE IMPERVIOUS AREA | 191,432 SF |

## TREE MITIGATION

| | |
|---|---|
| MITIGATION INCHES PER TREE TABLE | -599" |
| PRESERVED CREDIT INCHES PER TREE TABLE | +69" |
| PROPOSED TREES (46 X 4" = ) | +184" |
| REMAINING INCHES TO BE MITIGATED TO FUND | -346" |

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




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.

## TREES

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE & CONDITION |
|---|---|---|---|---|---|
| 9 | + | LIVE OAK | Live Oak | Quercus virginiana | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 15 | + | RED OAK | Shumard Red Oak | Quercus shumardii | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 10 | | LACEBARK | Lacebark Elm | Ulmus parvifolia | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 12 | | PISTACHIO | Chinese Pistachio | Pistacia chinensis | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 7 | | D. WILLOW | Desert Willow | Chilopsis linearis | 5'-6' ht, 4'-5' spread, container |
| 2 | | C. MYRTLE | Red Flowering Crape Myrtle | Lagerstroemia indica 'Cdrolina Beauty' | 1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B |
| 11 | | TREE YAUPON | Yaupon Holly | Ilex vomitoria | 3/4" caliper per trunk, 5 trunk min, 8' Ht./4' spread, container, female - heavy berried tree form, limbed to 4' |
| 5 | | NELLIE | Tree Nellie R. Stevens Holly | Ilex vomitoria 'Nellie R. Stevens' | 6' Ht./3' spread min., container only pyramidal form, full to the ground single straight trunk, bushy, specimen |

## SHRUBS

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION |
|---|---|---|---|---|---|
| 21 | ⊛ | D.Y. HOLLY | Dwarf Yaupon Holly | Ilex vomitoria 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 2 | ⊙ | D.B. HOLLY | Dwarf Burford Holly | Ilex cornuta 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 26 | Ⓟ | D. FOUNTAIN | Dwarf Fountain Grass | Pennisetum alopecuriodes 'hamlin' | 1 gallon |
| 4 | ⊛ | CORALBERRY | Coralberry | Symphoricarpos orbiculatus | 1 gallon |

## GROUNDCOVER

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

## MISCELLANEOUS

| | | | | |
|---|---|---|---|---|
| AS SHOWN | —— | B. BOARD | EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY | |
| AS SHOWN | | D. GRANITE | Decomposed Granite | 4" thick compacted decomposed granite. To be between 1/2" to 1" below curb or adjacent pavement. Separated at grass areas by steel edging. |
| AS SHOWN | | R. ROCK | 5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below. | |
| AS SHOWN | | L. ROCK | 1" crushed limestone, 4" deep. Separate with edging, filter fabric below. | |

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

## 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.

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

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# LANDSCAPE DETAILS

PERMIT REVIEW

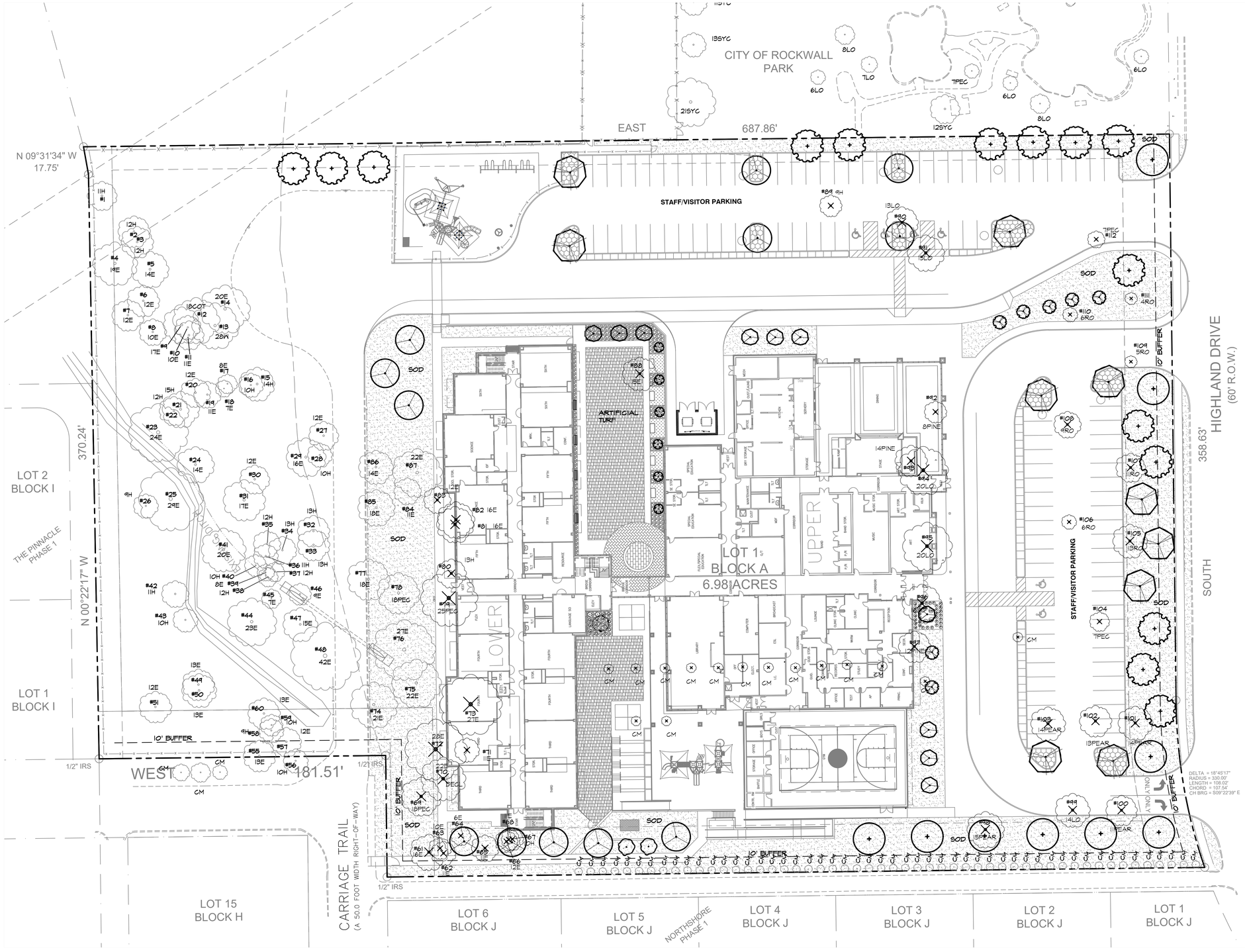
STATE OF TEXAS
MICHAEL W. RAMSEY
1901
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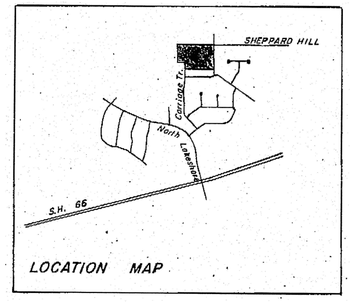
02/14/18

ISSUES/ REVISIONS

DATE: 02/14/2018
SCALE: AS SHOWN

SHEET No.
L2.2




VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

| | |
|---|---|
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| PROPOSED ZONING | SF-10 |
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PARKING REQUIREMENTS

| | | |
|---|---|---|
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| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | |
| STUDENTS ( K-6TH) | 750 STUDENTS | |
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| | (9.0' X 18.0') | 27 SPACES |
| | HC SPACES | 5 SPACES |
| TOTAL PARKING PROVIDED | | 106 SPACES |

REF. SHEET TS2.1
TREESCAPE TREE CHART

NORTH

0 30 60

SCALE: 1" = 30'-0"

Date: February 12, 2018
Case Number:

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

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE PLAN

PERMIT REVIEW

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
02/14/18

ISSUES/
REVISIONS

DATE: 02/14/2018
SCALE: 1"=30'

SHEET No.
TS1.1

# EXISTING TREE CHART

| TREE # | SIZE | TYPE | DEM/SAVE | MITIGATE | CREDIT | MITIGATE |
|---|---|---|---|---|---|---|
| 1 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 2 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 3 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 4 | 19 | ELM | SAVE | - | - | 0" |
| 5 | 14 | ELM | SAVE | - | - | 0" |
| 6 | 12 | ELM | SAVE | - | - | 0" |
| 7 | 12 | ELM | SAVE | - | - | 0" |
| 8 | 10 | ELM | SAVE | - | - | 0" |
| 9 | 17 | ELM | SAVE | - | - | 0" |
| 10 | 10 | ELM | SAVE | - | - | 0" |
| 11 | 11 | ELM | SAVE | - | - | 0" |
| 12 | 18 | COTTONWOOD | SAVE | - | - | 0" |
| 13 | 28 | WILLOW | SAVE | - | - | 0" |
| 14 | 20 | ELM | SAVE | - | - | 0" |
| 15 | 14 | HACKBERRY | SAVE | - | - | 0" |
| 16 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 17 | 8 | ELM | SAVE | - | - | 0" |
| 18 | 7 | ELM | SAVE | - | - | 0" |
| 19 | 11 | ELM | SAVE | - | - | 0" |
| 20 | 12 | ELM | SAVE | - | - | 0" |
| 21 | 15 | HACKBERRY | SAVE | - | - | 0" |
| 22 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 23 | 24 | ELM | SAVE | - | - | 0" |
| 24 | 14 | ELM | SAVE | - | - | 0" |
| 25 | 10" | ELM | SAVE | - | - | 0" |
| 26 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 27 | 12 | ELM | SAVE | - | - | 0" |
| 28 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 29 | 16 | ELM | SAVE | - | - | 0" |
| 30 | 12 | ELM | SAVE | - | - | 0" |
| 31 | 17 | ELM | SAVE | - | - | 0" |
| 32 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 33 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 34 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 35 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 36 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 37 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 38 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 39 | 8 | ELM | SAVE | - | - | 0" |
| 40 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 41 | 20 | ELM | SAVE | - | - | 0" |
| 42 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 43 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 44 | 23 | ELM | SAVE | - | - | 0" |
| 45 | 7 | ELM | SAVE | - | - | 0" |
| 46 | 9 | ELM | SAVE | - | - | 0" |
| 47 | 15 | ELM | SAVE | - | - | 0" |
| 48 | 42 | ELM | SAVE | - | +42 | 0" |
| 49 | 13 | ELM | SAVE | - | - | 0" |
| 50 | 13 | ELM | SAVE | - | - | 0" |
| 51 | 12 | ELM | SAVE | - | - | 0" |
| 52 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 53 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 54 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 55 | 13 | ELM | SAVE | - | - | 0" |
| 56 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 57 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 58 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 59 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 60 | 13 | ELM | SAVE | - | - | 0" |
| 61 | 16 | ELM | DEMO | -16 | - | 0" |
| 62 | 11 | ELM | DEMO | -11 | - | 0" |
| 63 | 10 | ELM | DEMO | -10 | - | 0" |
| 64 | 6 | ELM | DEMO | -6 | - | 0" |
| 65 | 11 | ELM | DEMO | -11 | - | 0" |
| 66 | 12 | ELM | DEMO | -12 | - | 0" |
| 67 | 10 | HACKBERRY | DEMO | 0 | - | 0" |
| 68 | 11 | ELM | DEMO | -11 | - | 0" |
| 69 | 18 | PECAN | DEMO | -18 | - | 0" |
| 70 | 22 | ELM | DEMO | -22 | - | 0" |
| 71 | 11 | ELM | DEMO | -11 | - | 0" |
| 72 | 28 | ELM | DEMO | -56 | - | 0" |
| 73 | 27 | ELM | DEMO | -54 | - | 0" |
| 74 | 21 | ELM | SAVE | - | - | 0" |
| 75 | 22 | ELM | SAVE | - | - | 0" |
| 76 | 27 | ELM | SAVE | - | +27 | 0" |
| 77 | 18 | ELM | SAVE | - | - | 0" |
| 78 | 18 | PECAN | SAVE | - | - | 0" |
| 79 | 25 | PECAN | DEMO | -25 | - | 0" |
| 80 | 13 | HACKBERRY | DEMO | -7 | - | 0" |
| 81 | 16 | ELM | DEMO | -16 | - | 0" |
| 82 | 16 | ELM | DEMO | -16 | - | 0" |
| 83 | 12 | ELM | DEMO | -12 | - | 0" |
| 84 | 11 | ELM | SAVE | - | - | 0" |
| 85 | 18 | ELM | SAVE | - | - | 0" |
| 86 | 14 | ELM | SAVE | - | - | 0" |
| 87 | 22 | ELM | SAVE | - | - | 0" |
| 88 | 15 | ELM | DEMO | -15 | - | 0" |
| 89 | 9 | HACKBERRY | DEMO | 0 | - | 0" |
| 90 | 13 | LIVE OAK | DEMO | -13 | - | 0" |
| 91 | 15 | LIVE OAK | DEMO | -15 | - | 0" |
| 92 | 8 | PINE | DEMO | -8 | - | 0" |
| 93 | 14 | PINE | DEMO | -14 | - | 0" |
| 94 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 95 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 96 | 16 | LIVE OAK | DEMO | -16 | - | 0" |
| 97 | 12 | PINE | DEMO | -12 | - | 0" |
| 98 | 15 | PEAR | DEMO | -15 | - | 0" |
| 99 | 14 | LIVE OAK | DEMO | -14 | - | 0" |
| 100 | 11 | PEAR | DEMO | -11 | - | 0" |
| 101 | 14 | PEAR | DEMO | -14 | - | 0" |
| 102 | 13 | PEAR | DEMO | -13 | - | 0" |
| 103 | 14 | PEAR | DEMO | -14 | - | 0" |
| 104 | 7 | PECAN | DEMO | -7 | - | 0" |
| 105 | 13 | RED OAK | DEMO | -13 | - | 0" |
| 106 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 107 | 11 | RED OAK | DEMO | -11 | - | 0" |
| 108 | 9 | RED OAK | DEMO | -9 | - | 0" |
| 109 | 5 | RED OAK | DEMO | -5 | - | 0" |
| 110 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 111 | 4 | RED OAK | DEMO | -4 | - | 0" |
| 112 | 7 | PECAN | DEMO | -7 | - | 0" |
| | | | | MITIGATE | CREDIT | |
| | | | | -599 | +69 | |
| | | | | | | |
| | | | | | | |
| PROPOSED TREES (46 X 4" = ) | | | | | | +184" |

NORTH

0 30 60

SCALE: 1" = 30'-0"

Date: February 12, 2018

Case Number:


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ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE CHART

PERMIT REVIEW

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT

02/14/18

ISSUES/
REVISIONS

DATE: 02/14/2018
SCALE: 1"=30'

SHEET No.
TS2.1

# City of Rockwall

## Project Plan Review History

| | | | | | |
|---|---|---|---|---|---|
| **Project Number** | SP2018-005 | **Owner** | ROCKWALL, I S D | **Applied** | 2/19/2018 LM |
| **Project Name** | 615 Highland Drive | **Applicant** | HUCKABEE | **Approved** | |
| **Type** | SITE PLAN | | | **Closed** | |
| **Subtype** | | | | **Expired** | |
| **Status** | Staff Review | | | **Status** | |

| **Site Address** | **City, State Zip** | **Zoning** |
|---|---|---|
| 615 HIGHLAND DR | ROCKWALL, TX 75087 | |

| **Subdivision** | **Tract** | **Block** | **Lot No** | **Parcel No** | **General Plan** |
|---|---|---|---|---|---|
| NORTHSHORE PH 1 | 1 | A | 1 | 4849-000A-0001-00-0R | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|
| BUILDING | John Ankrum | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | APPROVED | |
| ENGINEERING | Amy Williams | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | COMMENTS | See Comments |

(2/21/2018 12:30 PM AW)
See Markups
Need to show detention (outside flood plain)
Need to show floodplain sections with elevations
Flood study review/information will require a retainer/review fee prior to any release of information or review
Label distances between all driveways (proposed and existing)
4% engineering inspection fees
Dumpster area to drain to oil/water separator
Check with fire marshal's office regarding parking in a fire lane. If allowed the parking striping should be 22'x9'
Move 8" away from the playground and fencing
8" water to be centered in a 20' easement
4" water service will require a concrete vault for the meter at the easement, so you may have to give up a parking spot.
Parking island around the fire hydrant to be a minimum of 10' wide

Landscape Comment
Move 5' along the north side away from the water line (see markup)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| FIRE | Ariana Hargrove | 2/19/2018 | 2/26/2018 | 2/23/2018 | 4 | COMMENTS | comments |

(2/23/2018 9:46 AM AA)
Need to show all existing fire lane. If existing fire lane is to be utilized, it shall be platted.

Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|
| GIS | Lance Singleton | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | APPROVED | |
| PLANNING | David Gonzales | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | COMMENTS | See comments |

Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of a site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, March 6, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label all revised site plan documents with "Case No. SP2018-005" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.
5. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March 6, 2018.

EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:
** The following request requires approval by a simple majority vote of Council**

1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of one of the two east elevations that were submitted, which indicates 49.5% stone. The additional east elevations indicates 0%. The exception would allow for not meeting the stone requirement for the north, south, east, and west facades as submitted and requires approval of a simple majority vote of the City Council.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested:

Site Plan:
1. Re-label all firelane as "24-ft Firelane and Public Access Easement" – (if utilities exist, add utility easement in label).
2. Remove labels indicating “Parent Drop Stacking” & “Bus Drop-Off Line” as these are located within the dedicated 24-ft Firelane.
3. Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such.

Landscape Plan:
1. Meets or exceeds the intent of the UDC as submitted.

Treescape Plan:
1. The treescape plan as submitted meets or exceeds the requirements of the UDC.
2. How will you satisfy the mitigation balance of 599-caliper inches?

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall height of 30-ft includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures.
3. The lighting levels at the southeast and southwest corners of the property exceed 0.2-FC at the property lines. Adjust accordingly.

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and/or dash-in RTU's on elevations. Provide detail of screening mechanism to be used.
2. Why are there two (2) drawing submitted for the east and west elevations?
3. The following requires approval of an exception to the masonry standards by the City Council due to the "simulated stone" appearing to be thin brick per the materials sample board submitted and as indicated above:
a) To allow for not meeting the 20% stone requirement for north (15%), south (3%), east (0%), and west (0%) facades, which are visible from a public street or open space. As a note, one (1) of the east elevations indicates 49.5% stone.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Architectural Review Board: February 27, 2018(5:00 p.m.) [Applicant to receive recommendations from ARB]

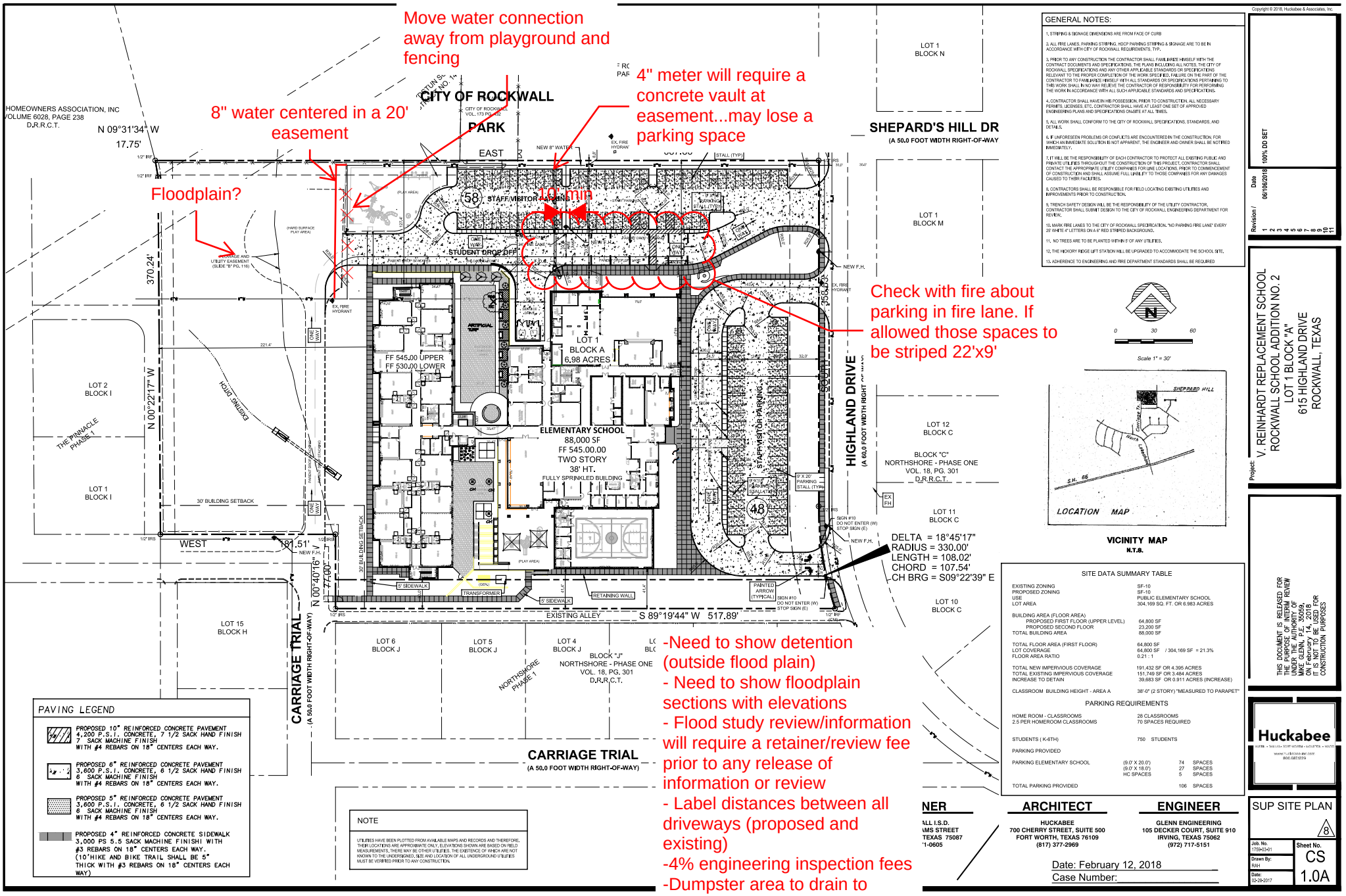
Planning - Work Session: February 27, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board: March 6, 2018 (6:00 p.m.)

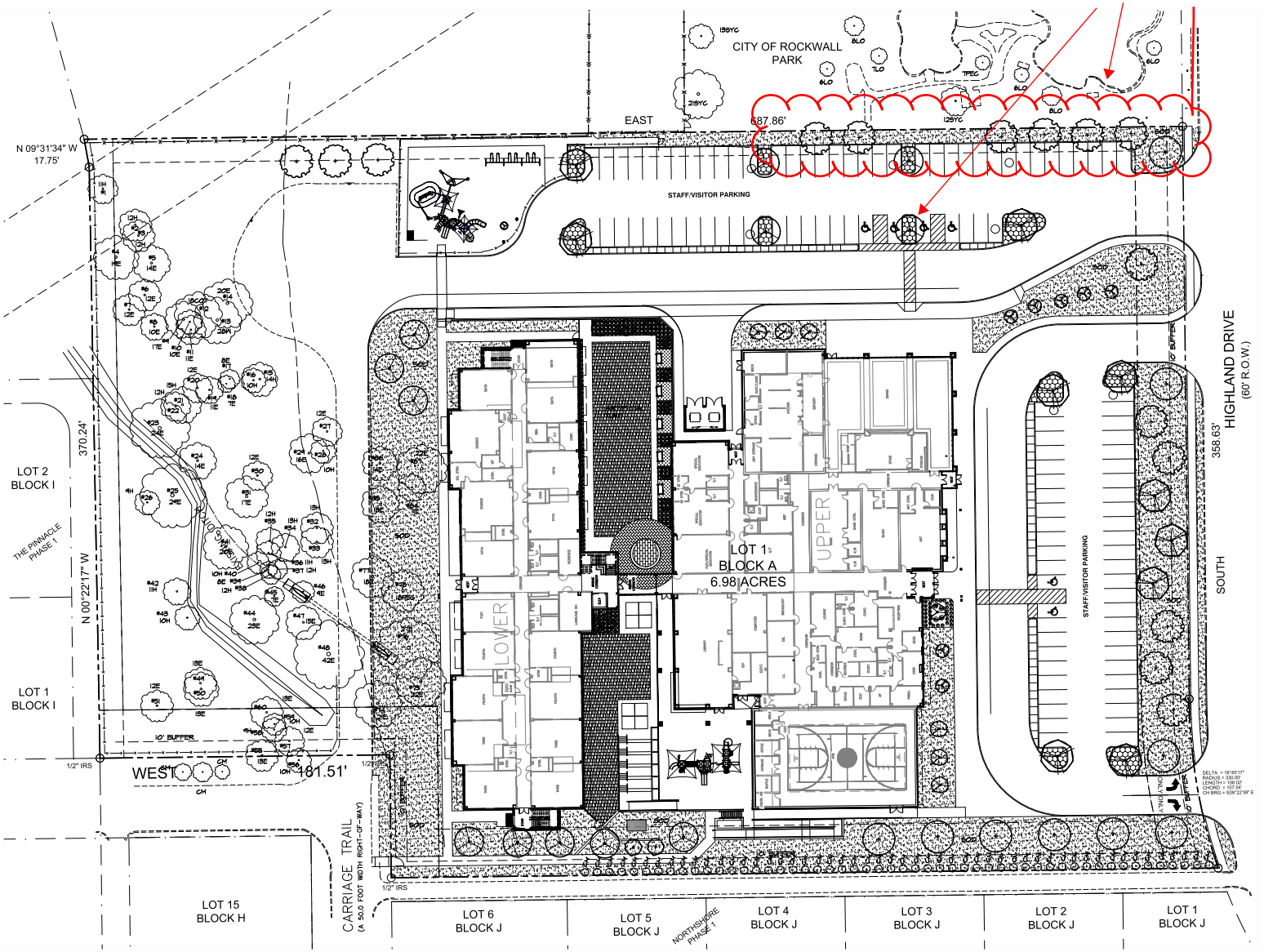
Architectural Review Board: March 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]

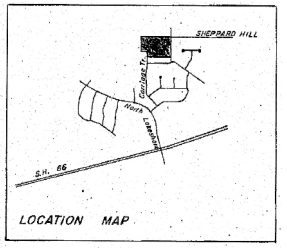
Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]


Move water connection away from playground and fencing
8" water centered in a 20' easement
4" meter will require a concrete vault at easement...may lose a parking space
Floodplain?
Check with fire about parking in fire lane. If allowed those spaces to be striped 22'x9'
-Need to show detention (outside flood plain)
- Need to show floodplain sections with elevations
- Flood study review/information will require a retainer/review fee prior to any release of information or review
- Label distances between all driveways (proposed and existing)
-4% engineering inspection fees
-Dumpster area to drain to oil/water separator
CITY OF ROCKWALL
PARK
EAST
WEST
SHEPARD'S HILL DR
(A 50.0 FOOT WIDTH RIGHT-OF-WAY
HIGHLAND DRIVE
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)
CARRIAGE TRIAL
(A 50.0 FOOT WIDTH RIGHT-OF-WAY)
STAFF/VISITOR PARKING
STUDENT DROP OFF
ELEMENTARY SCHOOL
88,000 SF
FF 545.00.00
TWO STORY
38' HT.
FULLY SPRINKLED BUILDING
LOT 1
BLOCK A
6.98 ACRES
FF 545.00 UPPER
FF 530.00 LOWER
LOT 1 BLOCK N
LOT 1 BLOCK M
LOT 2 BLOCK I
LOT 1 BLOCK I
LOT 15 BLOCK H
LOT 12 BLOCK C
LOT 11 BLOCK C
LOT 10 BLOCK C
LOT 6 BLOCK J
LOT 5 BLOCK J
LOT 4 BLOCK J
BLOCK "C" NORTHSHORE - PHASE ONE VOL. 18, PG. 301 D.R.R.C.T.
BLOCK "J" NORTHSHORE - PHASE ONE VOL. 18, PG. 301 D.R.R.C.T.
THE PINNACLE PHASE 1
NORTHSHORE PHASE 1
HOMEOWNERS ASSOCIATION, INC VOLUME 6028, PAGE 238 D.R.R.C.T.
N 09°31'34" W 17.75'
N 00°22'17" W 370.24'
N 00°40'16" W 77.00'
S 89°19'44" W 517.89'
181.51'
350.00'
30' BUILDING SETBACK
5' SIDEWALK
EXISTING ALLEY
TRANSFORMER
RETAINING WALL
EX. FIRE HYDRANT
NEW F.H.
NEW 8" WATER
DELTA = 18°45'17"
RADIUS = 330.00'
LENGTH = 108.02'
CHORD = 107.54'
CH BRG = S09°22'39" E
PAVING LEGEND
PROPOSED 10" REINFORCED CONCRETE PAVEMENT 4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH 7 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
PROPOSED 6" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
PROPOSED 5" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH 6 SACK MACHINE FINISH WITH #4 REBARS ON 18" CENTERS EACH WAY.
PROPOSED 4" REINFORCED CONCRETE SIDEWALK 3,000 PS 5.5 SACK MACHINE FINISH WITH #3 REBARS ON 18" CENTERS EACH WAY. (10'HIKE AND BIKE TRAIL SHALL BE 5" THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)
NOTE
UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS, THERE MAY BE OTHER UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.
GENERAL NOTES:
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRE LANES, PARKING STRIPING, HDCP 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 20' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
11. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED
SITE DATA SUMMARY TABLE
EXISTING ZONING: SF-10
PROPOSED ZONING: SF-10
USE: PUBLIC ELEMENTARY SCHOOL
LOT AREA: 304,169 SQ. FT. OR 6.983 ACRES
BUILDING AREA (FLOOR AREA)
PROPOSED FIRST FLOOR (UPPER LEVEL): 64,800 SF
PROPOSED SECOND FLOOR: 23,200 SF
TOTAL BUILDING AREA: 88,000 SF
TOTAL FLOOR AREA (FIRST FLOOR): 64,800 SF
LOT COVERAGE: 64,800 SF / 304,169 SF = 21.3%
FLOOR AREA RATIO: 0.21 : 1
TOTAL NEW IMPERVIOUS COVERAGE: 191,432 SF OR 4.395 ACRES
TOTAL EXISTING IMPERVIOUS COVERAGE: 151,749 SF OR 3.484 ACRES
INCREASE TO DETAIN: 39,683 SF OR 0.911 ACRES (INCREASE)
CLASSROOM BUILDING HEIGHT - AREA A: 38'-0" (2 STORY) "MEASURED TO PARAPET"
PARKING REQUIREMENTS
HOME ROOM - CLASSROOMS: 28 CLASSROOMS
2.5 PER HOMEROOM CLASSROOMS: 70 SPACES REQUIRED
STUDENTS ( K-6TH): 750 STUDENTS
PARKING PROVIDED
PARKING ELEMENTARY SCHOOL: (9.0' X 20.0') 74 SPACES; (9.0' X 18.0') 27 SPACES; HC SPACES 5 SPACES
TOTAL PARKING PROVIDED: 106 SPACES
VICINITY MAP
N.T.S.
LOCATION MAP
SHEPARD HILL
S.H. 66
Scale 1" = 30'
ARCHITECT
HUCKABEE
700 CHERRY STREET, SUITE 500
FORT WORTH, TEXAS 76109
(817) 377-2969
ENGINEER
GLENN ENGINEERING
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 717-5151
Date: February 12, 2018
Case Number:
Copyright © 2018, Huckabee & Associates, Inc.
Revision / Date: 1 100% DD SET 06/06/2018
Project: V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS
THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON February 14, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES
Huckabee
SUP SITE PLAN
8
Job No. 1759-03-01
Drawn By: RAH
Date: 02-29-2017
Sheet No. CS
1.0A
Plotted: Feb 14, 2018, 11:57 AM by user: robert - Saved: 2/14/2018 by user: robert
D:\Public\Bob's Projects\ROCKISD\Reinhardt\BIDSET\Reinhardt Eng 3 rev 2013.dwg

No trees within 5' of any utility




VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

| | |
|---|---|
| EXISTING ZONING | SF-10 |
| PROPOSED ZONING | SF-10 |
| USE | PUBLIC ELEMENTARY SCHOOL |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES |
| BUILDING AREA (FLOOR AREA) | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF |
| PROPOSED SECOND FLOOR | 23,200 SF |
| TOTAL BUILDING AREA | 88,000 SF |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% |
| FLOOR AREA RATIO | 0.21 : 1 |
| TOTAL IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) *MEASURED TO PARAPET* |

PARKING REQUIREMENTS

| | | |
|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | |
| STUDENTS ( K-6TH) | 750 STUDENTS | |
| PARKING PROVIDED | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 SPACES |
| | (9.0' X 18.0') | 27 SPACES |
| | HC SPACES | 5 SPACES |
| TOTAL PARKING PROVIDED | | 106 SPACES |

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND
LANDSCAPE TABULATIONS

0 30 60
SCALE: 1" = 30'-0"

**OWNER**
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0905

Date: February 12, 2018
Case Number:


RAMSEY LANDSCAPE ARCHITECTS, LLC
1914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL MIKE@RLA-NT.NET


V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# LANDSCAPE PLAN

PERMIT REVIEW

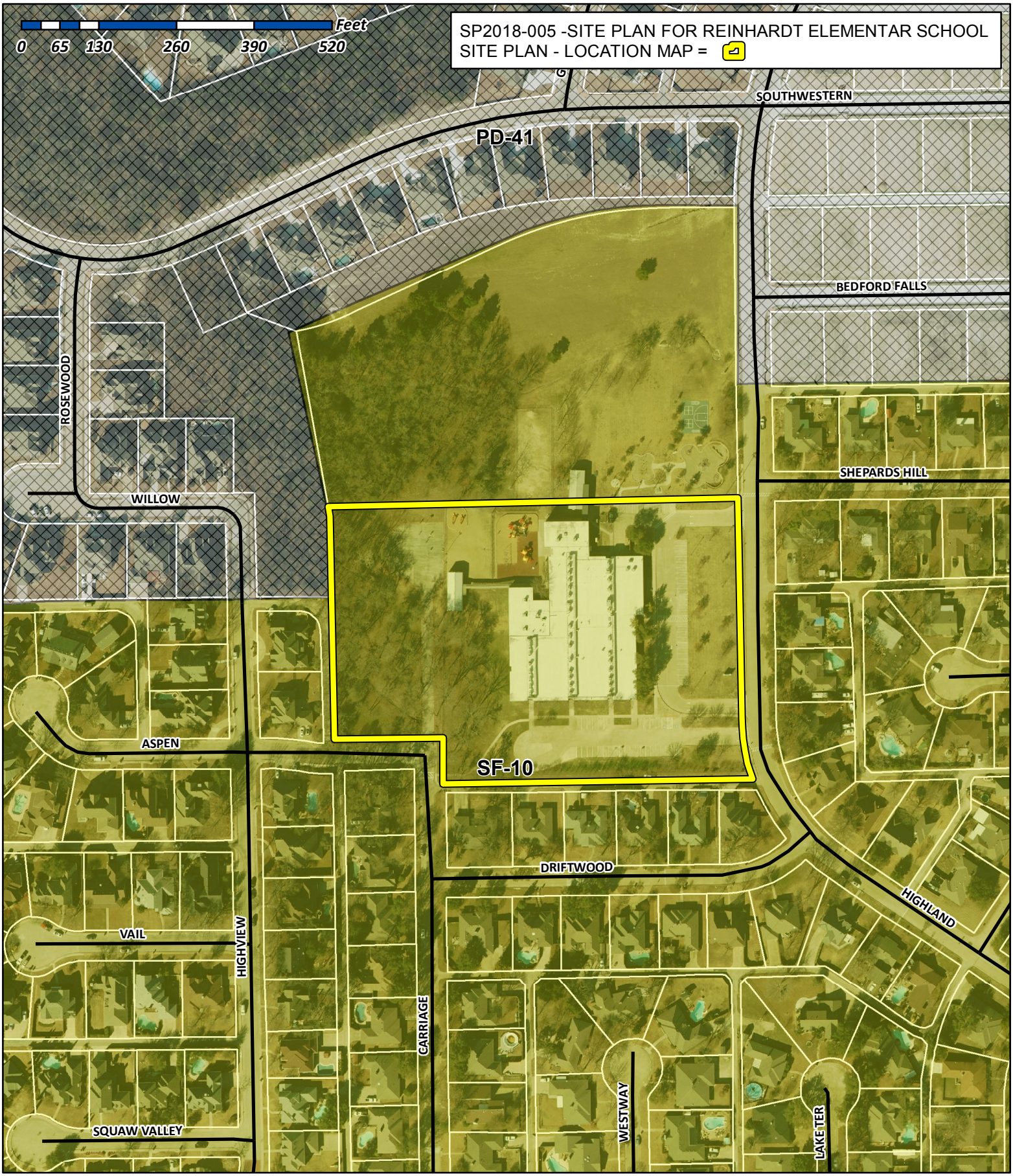
STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED
LANDSCAPE ARCHITECT

02/14/18

ISSUES/
REVISIONS

DATE: 02/14/2018
SCALE: 1"=30'

SHEET No.
L1.1





# City of Rockwall

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



The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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CITY OF ROCKWALL
VOLUME 173, PAGE 432
D.R.R.C.T.

CITY OF ROCKWALL
PARK

CITY OF ROCKWALL
VOL. 173 PG. 432

PARK

HOMEOWNERS ASSOCIATION, INC
VOLUME 6028, PAGE 238
D.R.R.C.T.

B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

N 09°31'34" W
17.75'

1/2" IRF

1/2" IRF

15' UTILITY EASEMENT
(SLIDE "B" PG. 116)

EAST

NEW 8" WATER

EX. FIRE HYDRANT

687.86'

1/2" IRS

9' X 20' PARKING STALL (TYP.)

SHEPARD'S HILL DR
(A 50.0 FOOT WIDTH RIGHT-OF-WAY)

LOT 1
BLOCK N

LOT 1
BLOCK M

NORTHSHORE PHASE 1

LOT 13
BLOCK C

LOT 12
BLOCK C

BLOCK "C"
NORTHSHORE - PHASE ONE
VOL. 18, PG. 301
D.R.R.C.T.

LOT 11
BLOCK C

LOT 10
BLOCK C

58 STAFF/VISITOR PARKING

9' X 18' PARKING STALL (TYP.)

STAFF PARKING

(PLAY AREA)

(HARD SURFACE PLAY AREA)

FLOWAGE AND UTILITY EASEMENT (SLIDE "B" PG. 116)

370.24'

ONE WAY

PARENT DROP STACKING

24' FIRE LANE

NEW F.H.

PARENT DROP OFF LANE

STUDENT DROP OFF

UNLOADING ZONE

F.D.C.

NEW F.H.

EX. FIRE HYDRANT

358.63'

SOUTH

EX. FIRE HYDRANT

6"W

SERVICE DRIVE

ARTIFICIAL TURF

OUTDOOR CARNIVAL ANGLE

LOT 1
BLOCK A
6.98 ACRES

FF 545.00 UPPER
FF 530.00 LOWER

ELEMENTARY SCHOOL
88,000 SF
FF 545.00
TWO STORY
38' HT.
FULLY SPRINKLED BUILDING

HIGHLAND DRIVE
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)

HC SIGN

HC SIGN VAN ACC

STAFF/VISITOR PARKING

9' X 18' PARKING STALL (TYP.)

9' X 20' PARKING STALL (TYP.)

48

EX FH

1/2" IRS

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

NEW F.H.

DELTA = 18°45'17"
RADIUS = 330.00'
LENGTH = 108.02'
CHORD = 107.54'
CH BRG = S09°22'39" E

PAINTED ARROW (TYPICAL)

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

1/2" IRF (CM)

LOT 2
BLOCK I

THE PINNACLE PHASE 1

N 00°22'17" W

221.4'

EXISTING DITCH

LOT 1
BLOCK I

30' BUILDING SETBACK

1/2" IRS

WEST

181.51'

NEW F.H.

1/2" IRS

30' BUILDING SETBACK

N 00°40'16" W
77.00'

5' SIDEWALK

TRANSFORMER

(GEN.)

RETAINING WALL

5' SIDEWALK

1/2" IRS

EXISTING ALLEY

S 89°19'44" W 517.89'

1/2" IRF (CM)

LOT 15
BLOCK H

CARRIAGE TRIAL
(A 50.0 FOOT WIDTH RIGHT-OF-WAY)

LOT 6
BLOCK J

LOT 5
BLOCK J

LOT 4
BLOCK J

LOT 3
BLOCK J

LOT 2
BLOCK J

LOT 1
BLOCK J

NORTHSHORE PHASE 1

BLOCK "J"
NORTHSHORE - PHASE ONE
VOL. 18, PG. 301
D.R.R.C.T.

CARRIAGE TRIAL
(A 50.0 FOOT WIDTH RIGHT-OF-WAY)

## GENERAL NOTES:

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2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.

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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. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.

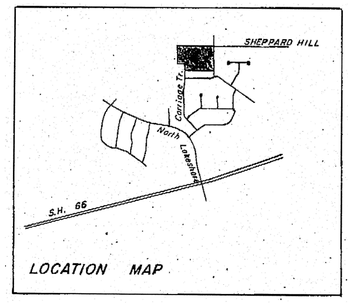
12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.

13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

N

0 30 60

Scale 1" = 30'




VICINITY MAP
N.T.S.

## SITE DATA SUMMARY TABLE

| | | | |
|---|---|---|---|
| EXISTING ZONING | SF-10 | | |
| PROPOSED ZONING | SF-10 | | |
| USE | PUBLIC ELEMENTARY SCHOOL | | |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES | | |
| BUILDING AREA (FLOOR AREA) | | | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF | | |
| PROPOSED SECOND FLOOR | 23,200 SF | | |
| TOTAL BUILDING AREA | 88,000 SF | | |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF | | |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% | | |
| FLOOR AREA RATIO | 0.21 : 1 | | |
| TOTAL NEW IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES | | |
| TOTAL EXISTING IMPERVIOUS COVERAGE | 151,749 SF OR 3.484 ACRES | | |
| INCREASE TO DETAIN | 39,683 SF OR 0.911 ACRES (INCREASE) | | |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) "MEASURED TO PARAPET" | | |

### PARKING REQUIREMENTS

| | | | |
|---|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | | |
| STUDENTS ( K-6TH) | 750 STUDENTS | | |
| PARKING PROVIDED | | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 | SPACES |
| | (9.0' X 18.0') | 27 | SPACES |
| | HC SPACES | 5 | SPACES |
| TOTAL PARKING PROVIDED | | 106 | SPACES |

## PAVING LEGEND

PROPOSED 10" REINFORCED CONCRETE PAVEMENT
4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH
7 SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.

PROPOSED 6" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
6 SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.

PROPOSED 5" REINFORCED CONCRETE PAVEMENT
3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
6 SACK MACHINE FINISH
WITH #4 REBARS ON 18" CENTERS EACH WAY.

PROPOSED 4" REINFORCED CONCRETE SIDEWALK
3,000 PS 5.5 SACK MACHINE FINISHI WITH
#3 REBARS ON 18" CENTERS EACH WAY.
(10'HIKE AND BIKE TRAIL SHALL BE 5"
THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

## NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

## GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

## OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.


## OWNER

ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

## ARCHITECT

HUCKABEE
700 CHERRY STREET, SUITE 500
FORT WORTH, TEXAS 76109
(817) 377-2969

## ENGINEER

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


Date: February 12, 2018
Case Number:

| Revision / | Date |
|---|---|
| 1 | 06/106/2018 100% DD SET |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

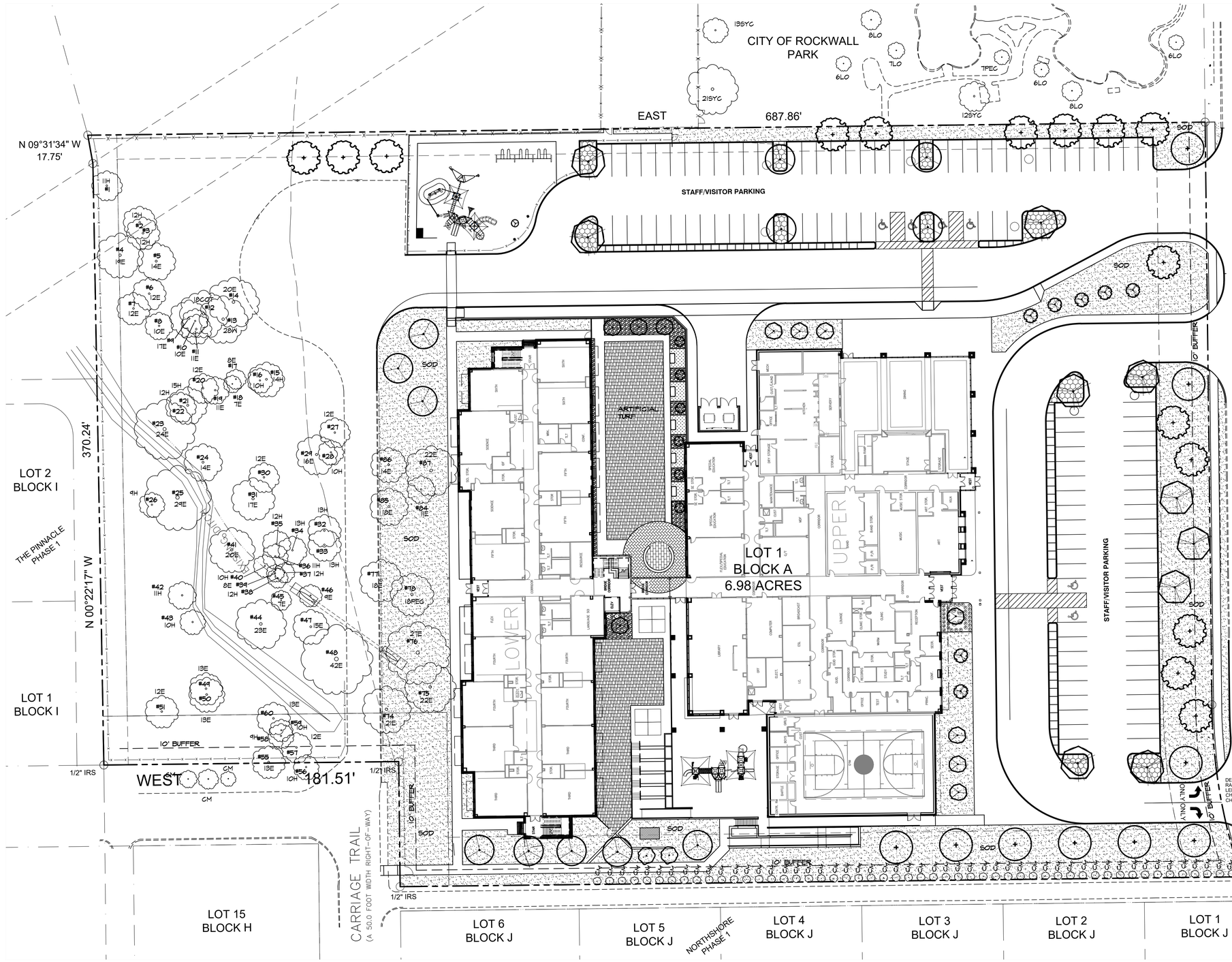
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON February 14, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

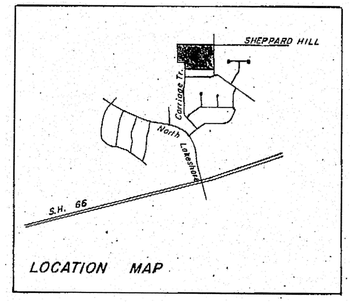
Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

SUP SITE PLAN
8

| Job. No. | Sheet No. |
|---|---|
| 1759-03-01 | CS |
| Drawn By: RAH | 1.0A |
| Date: 02-28-2017 | |

Plotted: Feb 14, 2018, 11:57 AM by user: robert - Saved: 2/14/2018 by user: robert
D:\Public\Bob's Projects\ROCKS\Reinhardt\BDSET\Reinhardt Eng 3 rev 2013.dwg




VICINITY MAP
N.T.S.

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PARKING REQUIREMENTS

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REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND
LANDSCAPE TABULATIONS

0 30 60
SCALE: 1" = 30'-0"

**OWNER**
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

Date: February 12, 2018
Case Number:

RAMSEY LANDSCAPE ARCHITECTS, LLC
1191 4 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# LANDSCAPE PLAN

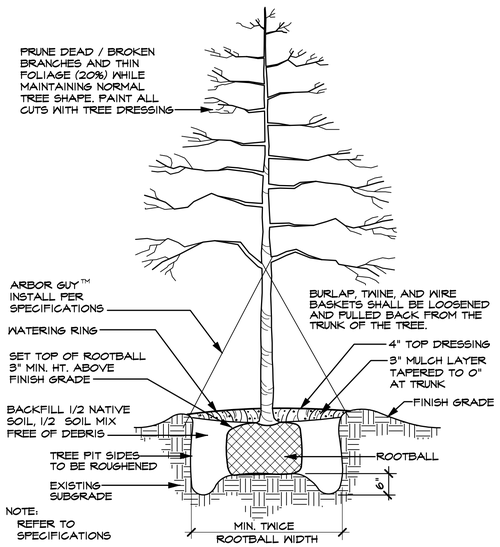
PERMIT REVIEW

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
02/14/18

ISSUES/
REVISIONS

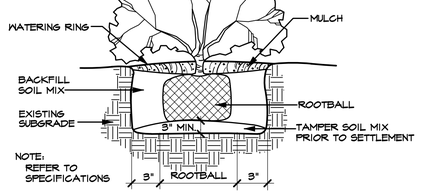
DATE: 02/14/2018
SCALE: 1"=30'

SHEET No.
L1.1



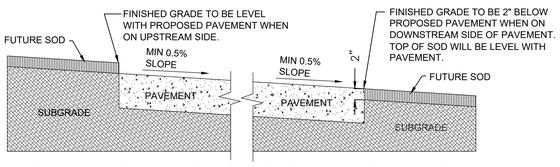

## TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




## SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




## GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

# LANDSCAPE TABULATIONS

## LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

| | |
|---|---|
| SOUTH RESIDENTIAL BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |

## STREET LANDSCAPING

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

| | |
|---|---|
| EAST STREET BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |
| EAST BUFFER TREES REQUIRED (466 LF / 50 LF = ) | 10 TREES |
| BUFFER PROVIDED | 10 TREES |

## PARKING LOT LANDSCAPING

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

| | |
|---|---|
| PARKING SPACES | 109 SPACES |
| PARKING LANDSCAPE REQUIRED 34,423 SF X 5% = ) | 1,721 SF |
| PARKING LANDSCAPE PROVIDED | 2,622 SF |

## AMOUNT OF LANDSCAPING

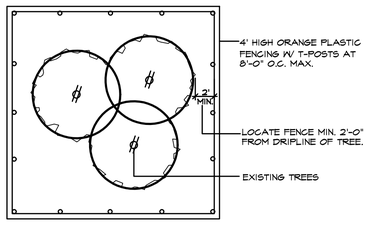
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

| | |
|---|---|
| SITE AREA | 304,310 SF |
| SITE LANDSCAPE REQUIRED 304,310 SF X 15% = ) | 45,647 SF |
| SITE LANDSCAPE PROVIDED | 113,580 SF |
| % LANDSCAPE PROVIDED FRONT/SIDE | (64%) 29,450 SF |
| SITE IMPERVIOUS AREA | 191,432 SF |

## TREE MITIGATION

| | |
|---|---|
| MITIGATION INCHES PER TREE TABLE | -599" |
| PRESERVED CREDIT INCHES PER TREE TABLE | +69" |
| PROPOSED TREES (46 X 4" = ) | +184" |
| REMAINING INCHES TO BE MITIGATED TO FUND | -346" |

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




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.

## TREES

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE & CONDITION |
|---|---|---|---|---|---|
| 9 | + | LIVE OAK | Live Oak | Quercus virginiana | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 15 | + | RED OAK | Shumard Red Oak | Quercus shumardii | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 10 | | LACEBARK | Lacebark Elm | Ulmus parvifolia | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 12 | | PISTACHIO | Chinese Pistachio | Pistacia chinensis | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 7 | | D. WILLOW | Desert Willow | Chilopsis linearis | 5'-6' ht, 4'-5' spread, container |
| 2 | | C. MYRTLE | Red Flowering Crape Myrtle | Lagerstroemia indica 'Cdrolina Beauty' | 1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B |
| 11 | | TREE YAUPON | Yaupon Holly | Ilex vomitoria | 3/4" caliper per trunk, 5 trunk min, 8' Ht./4' spread, container, female - heavy berried tree form, limbed to 4' |
| 5 | | NELLIE | Tree Nellie R. Stevens Holly | Ilex vomitoria 'Nellie R. Stevens' | 6' Ht./3' spread min., container only pyramidal form, full to the ground single straight trunk, bushy, specimen |

## SHRUBS

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION |
|---|---|---|---|---|---|
| 21 | ⓓ | D.Y. HOLLY | Dwarf Yaupon Holly | Ilex vomitoria 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 2 | ⊙ | D.B. HOLLY | Dwarf Burford Holly | Ilex cornuta 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 26 | Ⓟ | D. FOUNTAIN | Dwarf Fountain Grass | Pennisetum alopecuriodes 'hamlin' | 1 gallon |
| 4 | ⓒⓑ | CORALBERRY | Coralberry | Symphoricarpos orbiculatus | 1 gallon |

## GROUNDCOVER

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

## MISCELLANEOUS

| | | | | |
|---|---|---|---|---|
| AS SHOWN | —— | B. BOARD | EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY | |
| AS SHOWN | | D. GRANITE | Decomposed Granite | 4" thick compacted decomposed granite. To be between 1/2" to 1" below curb or adjacent pavement. Separated at grass areas by steel edging. |
| AS SHOWN | | R. ROCK | 5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below. | |
| AS SHOWN | | L. ROCK | 1" crushed limestone, 4" deep. Separate with edging, filter fabric below. | |

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

## 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.

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

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# LANDSCAPE DETAILS

PERMIT REVIEW

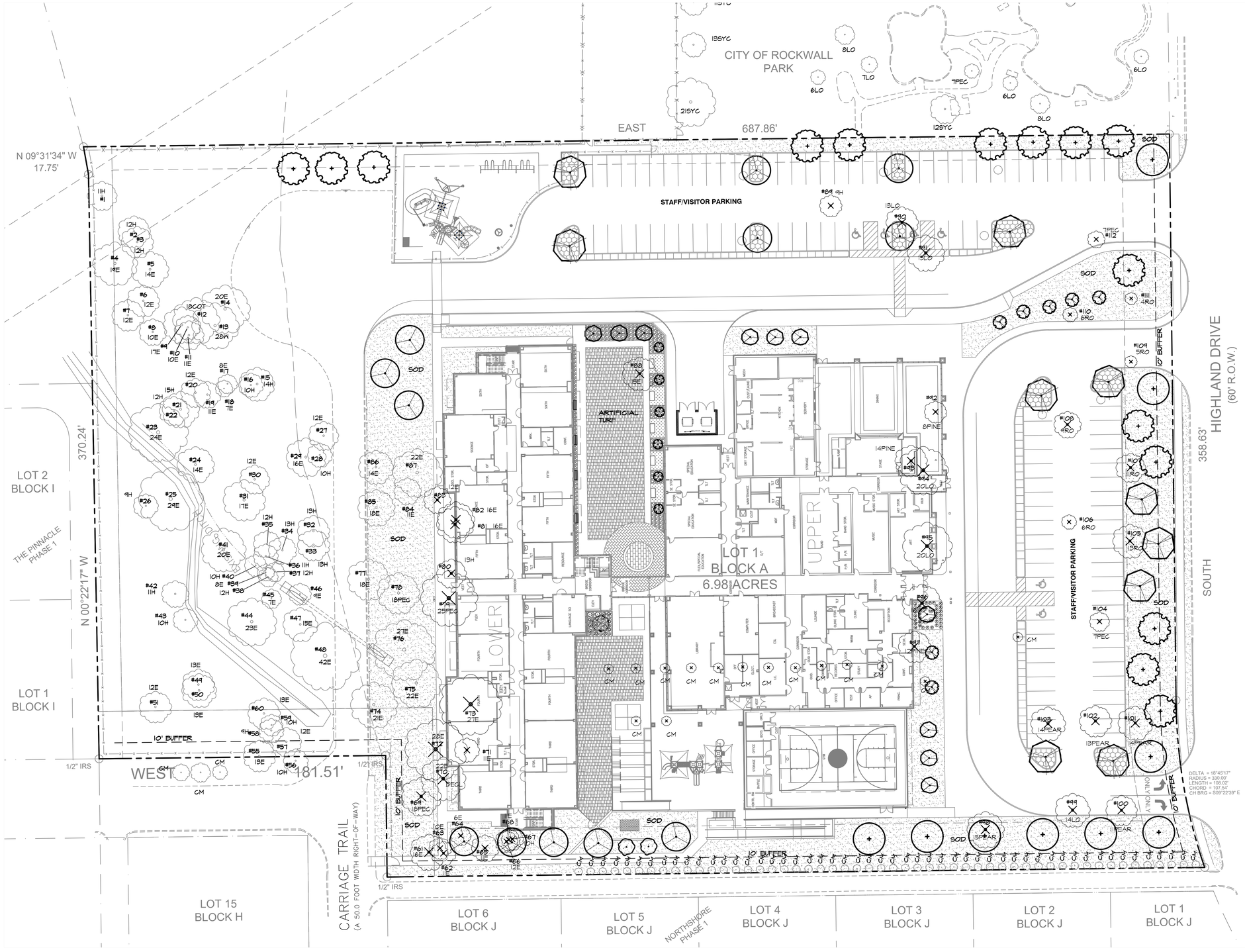
STATE OF TEXAS
MICHAEL W. RAMSEY
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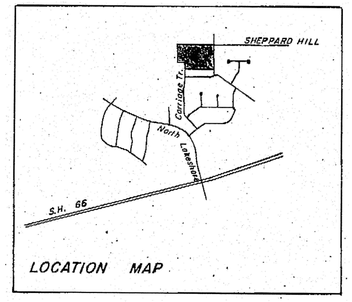
02/14/18

ISSUES/ REVISIONS

DATE: 02/14/2018
SCALE: AS SHOWN

SHEET No.
L2.2




VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

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REF. SHEET TS2.1
TREESCAPE TREE CHART

NORTH

0 30 60

SCALE: 1" = 30'-0"

Date: February 12, 2018
Case Number:

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

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE PLAN

PERMIT REVIEW

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT
02/14/18

ISSUES/
REVISIONS

DATE: 02/14/2018
SCALE: 1"=30'

SHEET No.
TS1.1

# EXISTING TREE CHART

| TREE # | SIZE | TYPE | DEM/SAVE | MITIGATE | CREDIT | MITIGATE |
|---|---|---|---|---|---|---|
| 1 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 2 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 3 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 4 | 19 | ELM | SAVE | - | - | 0" |
| 5 | 14 | ELM | SAVE | - | - | 0" |
| 6 | 12 | ELM | SAVE | - | - | 0" |
| 7 | 12 | ELM | SAVE | - | - | 0" |
| 8 | 10 | ELM | SAVE | - | - | 0" |
| 9 | 17 | ELM | SAVE | - | - | 0" |
| 10 | 10 | ELM | SAVE | - | - | 0" |
| 11 | 11 | ELM | SAVE | - | - | 0" |
| 12 | 18 | COTTONWOOD | SAVE | - | - | 0" |
| 13 | 28 | WILLOW | SAVE | - | - | 0" |
| 14 | 20 | ELM | SAVE | - | - | 0" |
| 15 | 14 | HACKBERRY | SAVE | - | - | 0" |
| 16 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 17 | 8 | ELM | SAVE | - | - | 0" |
| 18 | 7 | ELM | SAVE | - | - | 0" |
| 19 | 11 | ELM | SAVE | - | - | 0" |
| 20 | 12 | ELM | SAVE | - | - | 0" |
| 21 | 15 | HACKBERRY | SAVE | - | - | 0" |
| 22 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 23 | 24 | ELM | SAVE | - | - | 0" |
| 24 | 14 | ELM | SAVE | - | - | 0" |
| 25 | 10" | ELM | SAVE | - | - | 0" |
| 26 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 27 | 12 | ELM | SAVE | - | - | 0" |
| 28 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 29 | 16 | ELM | SAVE | - | - | 0" |
| 30 | 12 | ELM | SAVE | - | - | 0" |
| 31 | 17 | ELM | SAVE | - | - | 0" |
| 32 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 33 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 34 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 35 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 36 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 37 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 38 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 39 | 8 | ELM | SAVE | - | - | 0" |
| 40 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 41 | 20 | ELM | SAVE | - | - | 0" |
| 42 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 43 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 44 | 23 | ELM | SAVE | - | - | 0" |
| 45 | 7 | ELM | SAVE | - | - | 0" |
| 46 | 9 | ELM | SAVE | - | - | 0" |
| 47 | 15 | ELM | SAVE | - | - | 0" |
| 48 | 42 | ELM | SAVE | - | +42 | 0" |
| 49 | 13 | ELM | SAVE | - | - | 0" |
| 50 | 13 | ELM | SAVE | - | - | 0" |
| 51 | 12 | ELM | SAVE | - | - | 0" |
| 52 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 53 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 54 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 55 | 13 | ELM | SAVE | - | - | 0" |
| 56 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 57 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 58 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 59 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 60 | 13 | ELM | SAVE | - | - | 0" |
| 61 | 16 | ELM | DEMO | -16 | - | 0" |
| 62 | 11 | ELM | DEMO | -11 | - | 0" |
| 63 | 10 | ELM | DEMO | -10 | - | 0" |
| 64 | 6 | ELM | DEMO | -6 | - | 0" |
| 65 | 11 | ELM | DEMO | -11 | - | 0" |
| 66 | 12 | ELM | DEMO | -12 | - | 0" |
| 67 | 10 | HACKBERRY | DEMO | 0 | - | 0" |
| 68 | 11 | ELM | DEMO | -11 | - | 0" |
| 69 | 18 | PECAN | DEMO | -18 | - | 0" |
| 70 | 22 | ELM | DEMO | -22 | - | 0" |
| 71 | 11 | ELM | DEMO | -11 | - | 0" |
| 72 | 28 | ELM | DEMO | -56 | - | 0" |
| 73 | 27 | ELM | DEMO | -54 | - | 0" |
| 74 | 21 | ELM | SAVE | - | - | 0" |
| 75 | 22 | ELM | SAVE | - | - | 0" |
| 76 | 27 | ELM | SAVE | - | +27 | 0" |
| 77 | 18 | ELM | SAVE | - | - | 0" |
| 78 | 18 | PECAN | SAVE | - | - | 0" |
| 79 | 25 | PECAN | DEMO | -25 | - | 0" |
| 80 | 13 | HACKBERRY | DEMO | -7 | - | 0" |
| 81 | 16 | ELM | DEMO | -16 | - | 0" |
| 82 | 16 | ELM | DEMO | -16 | - | 0" |
| 83 | 12 | ELM | DEMO | -12 | - | 0" |
| 84 | 11 | ELM | SAVE | - | - | 0" |
| 85 | 18 | ELM | SAVE | - | - | 0" |
| 86 | 14 | ELM | SAVE | - | - | 0" |
| 87 | 22 | ELM | SAVE | - | - | 0" |
| 88 | 15 | ELM | DEMO | -15 | - | 0" |
| 89 | 9 | HACKBERRY | DEMO | 0 | - | 0" |
| 90 | 13 | LIVE OAK | DEMO | -13 | - | 0" |
| 91 | 15 | LIVE OAK | DEMO | -15 | - | 0" |
| 92 | 8 | PINE | DEMO | -8 | - | 0" |
| 93 | 14 | PINE | DEMO | -14 | - | 0" |
| 94 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 95 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 96 | 16 | LIVE OAK | DEMO | -16 | - | 0" |
| 97 | 12 | PINE | DEMO | -12 | - | 0" |
| 98 | 15 | PEAR | DEMO | -15 | - | 0" |
| 99 | 14 | LIVE OAK | DEMO | -14 | - | 0" |
| 100 | 11 | PEAR | DEMO | -11 | - | 0" |
| 101 | 14 | PEAR | DEMO | -14 | - | 0" |
| 102 | 13 | PEAR | DEMO | -13 | - | 0" |
| 103 | 14 | PEAR | DEMO | -14 | - | 0" |
| 104 | 7 | PECAN | DEMO | -7 | - | 0" |
| 105 | 13 | RED OAK | DEMO | -13 | - | 0" |
| 106 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 107 | 11 | RED OAK | DEMO | -11 | - | 0" |
| 108 | 9 | RED OAK | DEMO | -9 | - | 0" |
| 109 | 5 | RED OAK | DEMO | -5 | - | 0" |
| 110 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 111 | 4 | RED OAK | DEMO | -4 | - | 0" |
| 112 | 7 | PECAN | DEMO | -7 | - | 0" |
| | | | | MITIGATE | CREDIT | |
| | | | | -599 | +69 | |
| | | | | | | |
| | | | | | | |
| PROPOSED TREES (46 X 4" = ) | | | | | | +184" |

NORTH

0 30 60

SCALE: 1" = 30'-0"

Date: February 12, 2018

Case Number:


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


V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE CHART

PERMIT REVIEW

STATE OF TEXAS
MICHAEL W. RAMSEY
1901
REGISTERED LANDSCAPE ARCHITECT

02/14/18

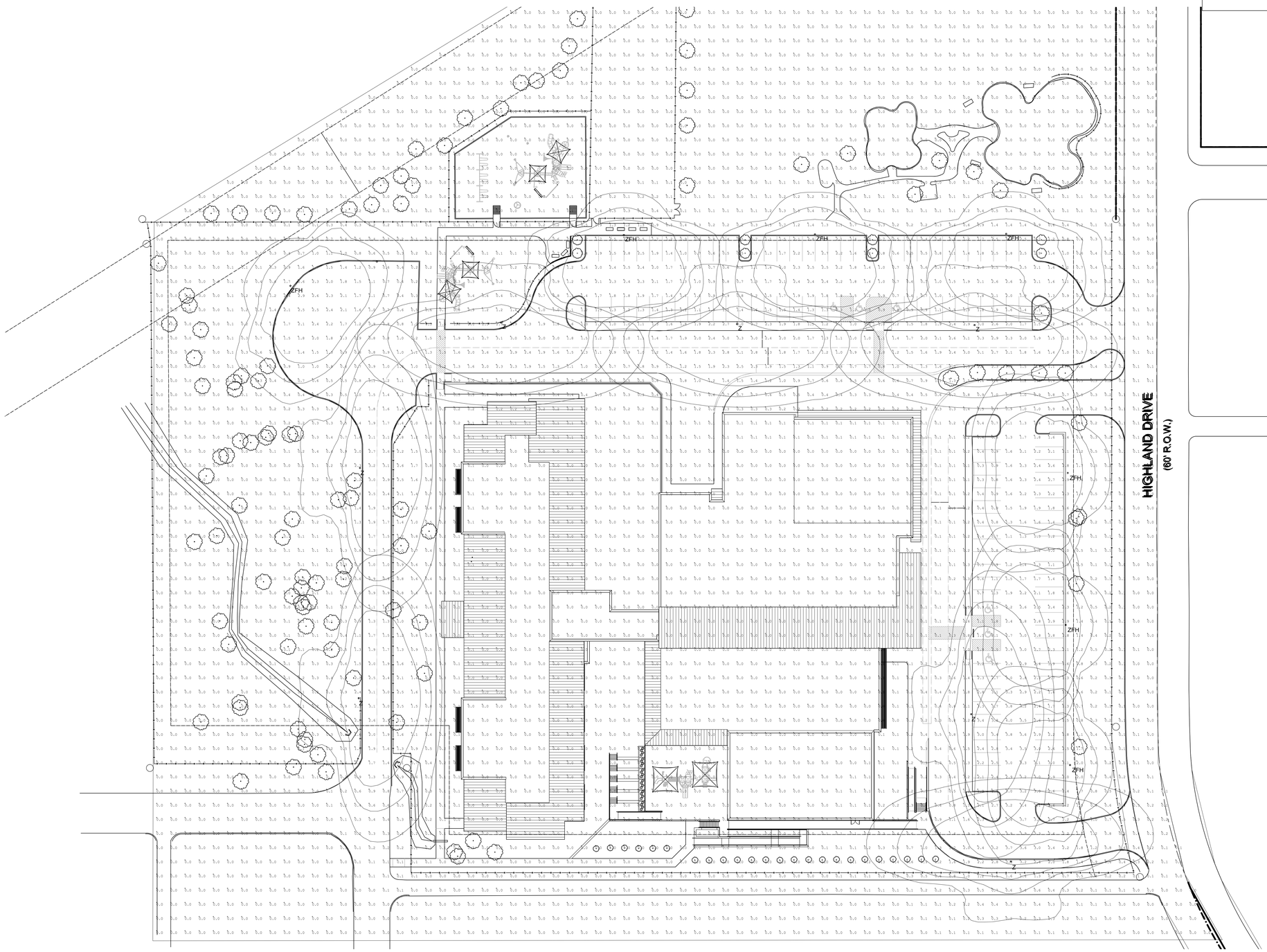
ISSUES/
REVISIONS

DATE: 02/14/2018
SCALE: 1"=30'

SHEET No.
TS2.1

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| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Max/Min |
| PARKING LOT_Planar | Illuminance | Fc | 0.41 | 4.0 | 0.0 | N.A. |



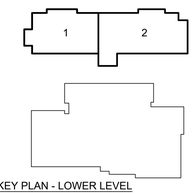

1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

## PHOTOMETRIC CALCULATIONS GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE TOWN OF ROCKWALL, TX OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
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Project:
REINHARDT ELEMENTARY REPLACEMENT SCHOOL
FOR
ROCKWALL I.S. D.
ROCKWALL, TEXAS

REVIEW ONLY
NOT FOR CONSTRUCTION
Feb 15, 2018




KEY PLAN - LOWER LEVEL
N.T.S.

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JASON W. REED
TEXAS P.E. 106129
Feb 15, 2018

JAMES M. TATE II
TEXAS P.E. 102427
Feb 15, 2018

EMA
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TBPE Firm Registration No. F-893
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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.

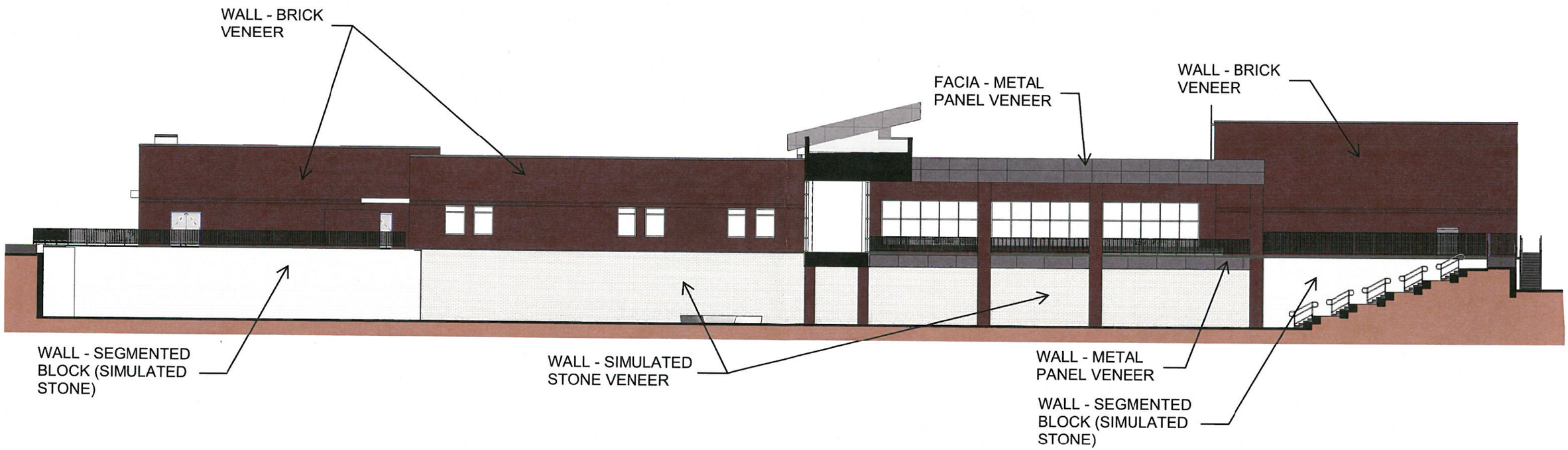
**ELECTRICAL PHOTOMETRIC SITE PLAN**

| Job No. | Sheet No. |
|---|---|
| 1738-06-01 | ES1.2 |
| Drawn By: SSW | |
| Date: 02-20-2018 | |

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

| | | |
|---|---|---|
| MASONRY MATERIAL PERCENTAGE: | | 94% |
| BRICK: | 56% | |
| SIMULATED STONE: | 38% | |
| METAL WALL PANEL: | | 6% |
| TOTAL MATERIAL PERCENTAGE: | | 100% |




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

WEST ELEVATION

COURTYARD AREA

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

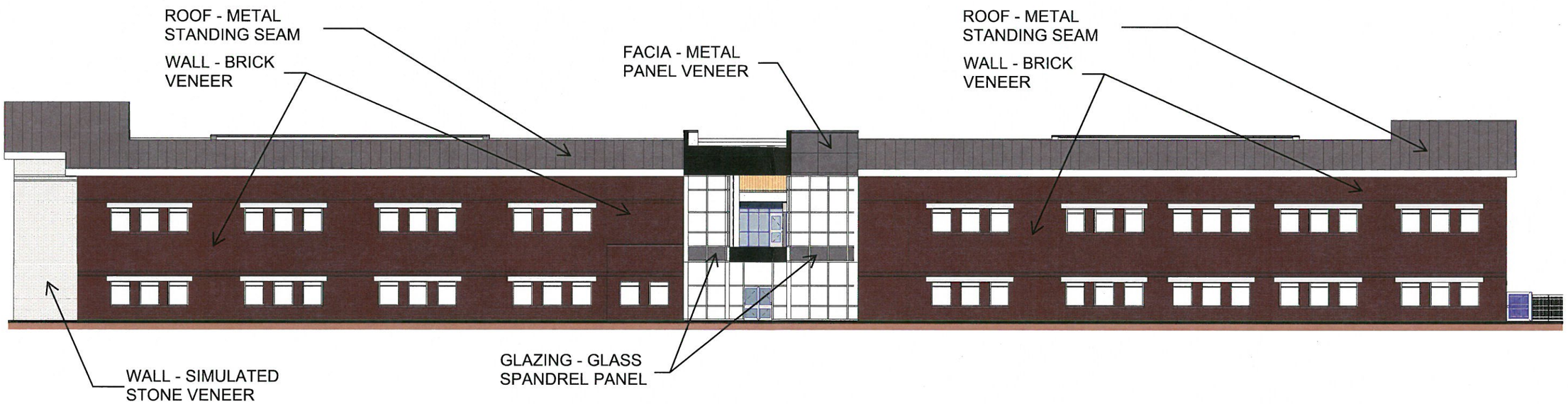
MASONRY MATERIAL PERCENTAGE: 98%

BRICK: 92%

SIMULATED STONE: 6%

METAL WALL PANEL: 2%

TOTAL MATERIAL PERCENTAGE: 100%




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

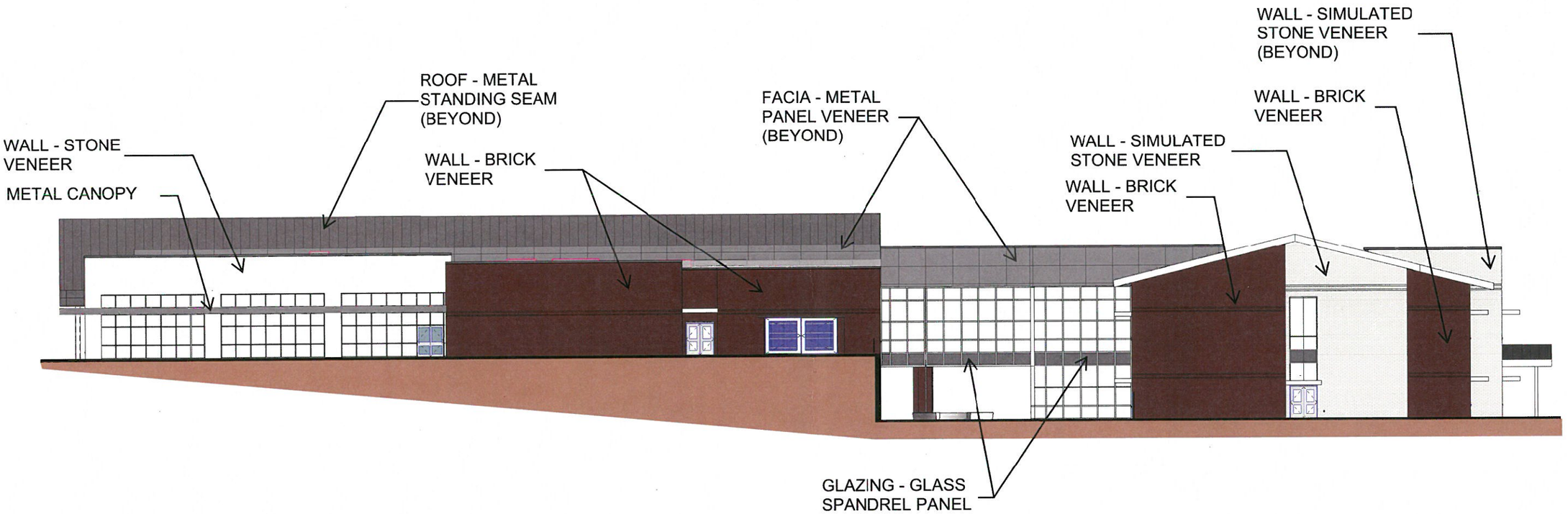
EAST ELEVATION

COURTYARD AREA

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

| | |
|---|---|
| MASONRY MATERIAL PERCENTAGE: | 92% |
| BRICK: | 57% |
| STONE: | 15% |
| SIMULATED STONE: | 20% |
| METAL WALL PANEL: | 8% |
| TOTAL MATERIAL PERCENTAGE: | 100% |




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

NORTH ELEVATION

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

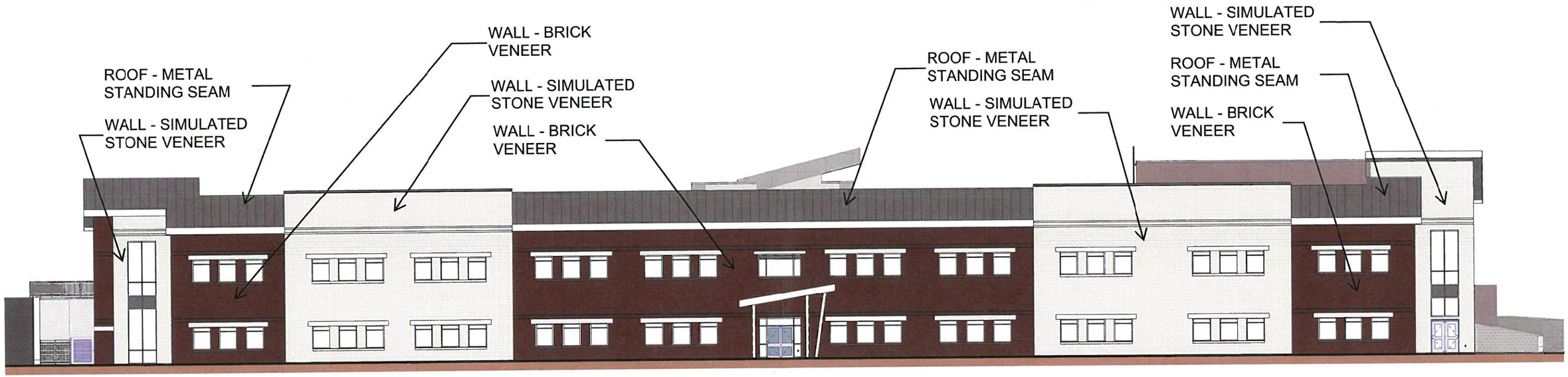
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 100%

BRICK: 48%

SIMULATED STONE: 52%

TOTAL MATERIAL PERCENTAGE: 100%




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

WEST ELEVATION

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 90%

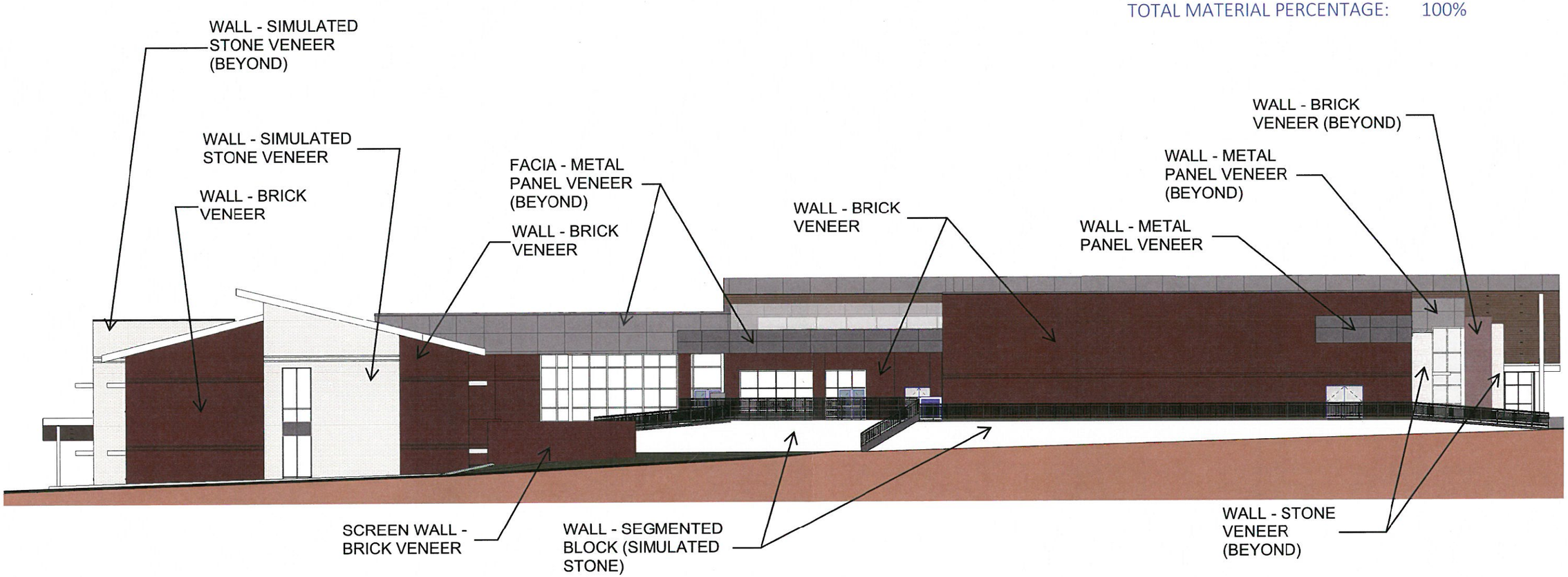
BRICK: 79%

STONE: 3%

SIMULATED STONE: 18%

METAL WALL PANEL: 10%

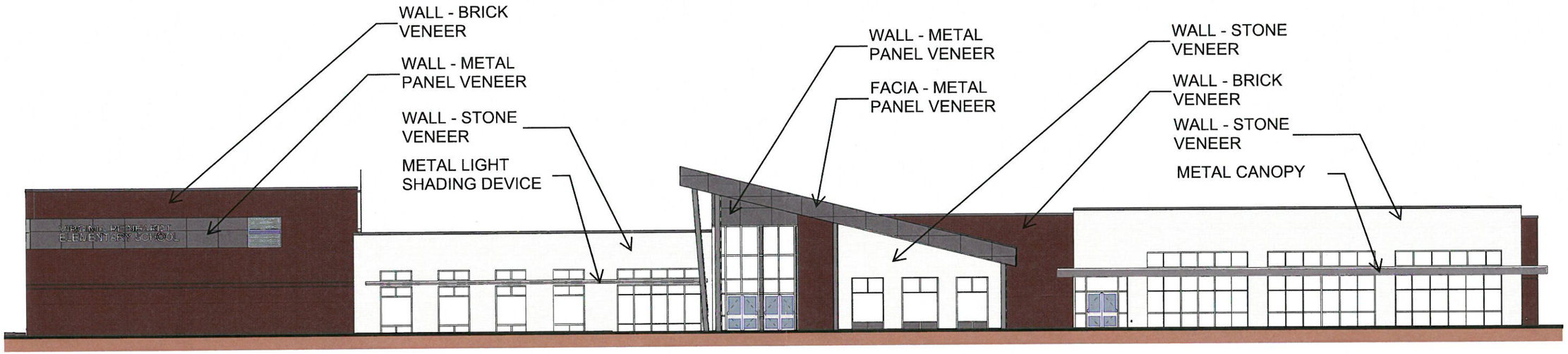
TOTAL MATERIAL PERCENTAGE: 100%



## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

| | |
|---|---|
| MASONRY MATERIAL PERCENTAGE: | 94% |
| BRICK: | 44.5% |
| STONE: | 49.5% |
| METAL WALL PANEL: | 6% |
| TOTAL MATERIAL PERCENTAGE: | 100% |



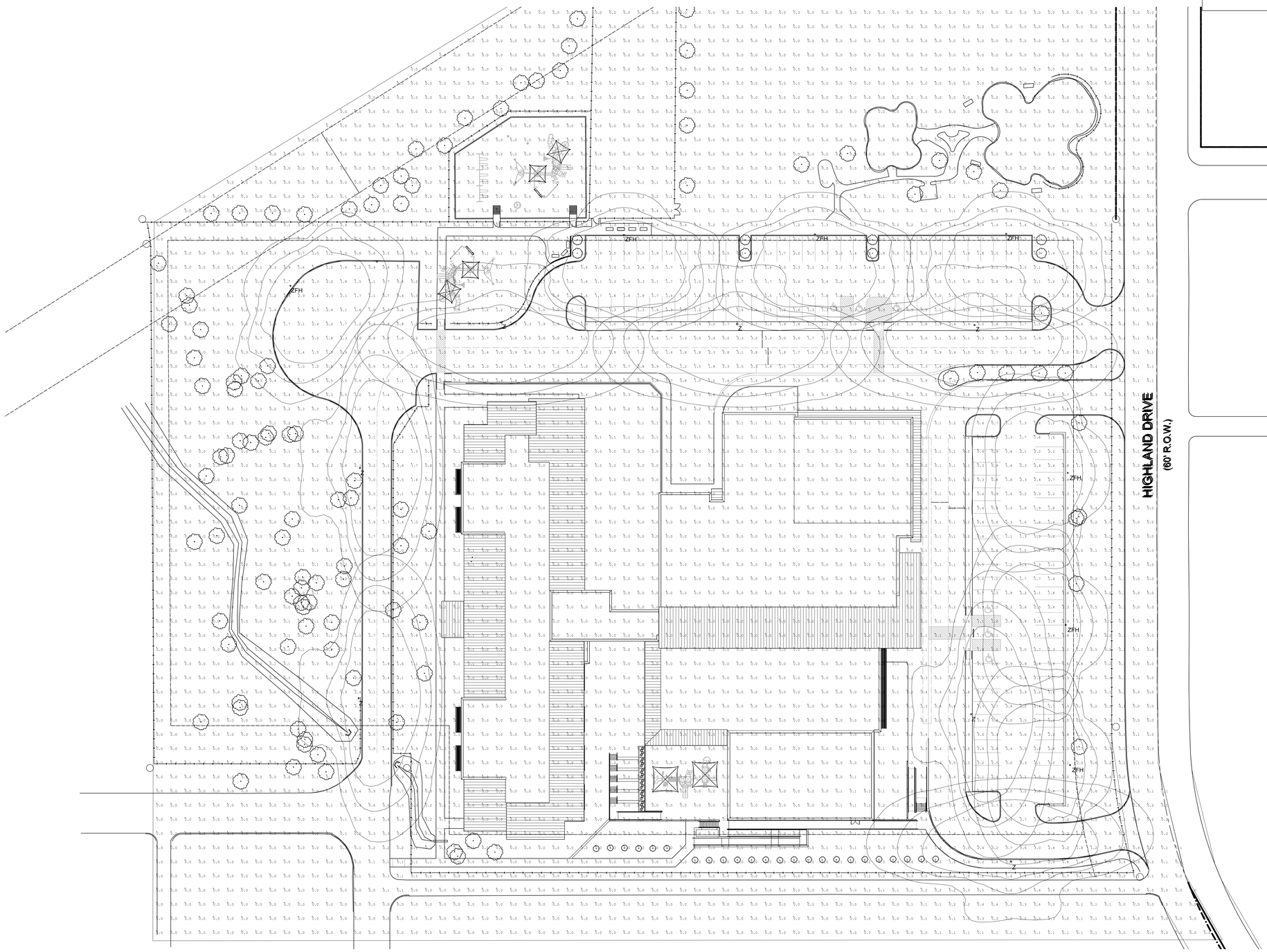

**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

EAST ELEVATION

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| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Max/Min |
| PARKING LOT_Planar | Illuminance | Fc | 0.41 | 4.0 | 0.0 | N.A. |



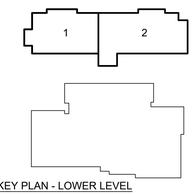

1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

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Project:
REINHARDT ELEMENTARY REPLACEMENT SCHOOL
FOR
ROCKWALL I.S. D.
ROCKWALL, TEXAS

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NOT FOR CONSTRUCTION
Feb 15, 2018




KEY PLAN - LOWER LEVEL
N.T.S.

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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.

**ELECTRICAL PHOTOMETRIC SITE PLAN**

| Job No. | Sheet No. |
|---|---|
| 1738-06-01 | ES1.2 |
| Drawn By: SSW | |
| Date: 02-20-2018 | |

# CITY OF ROCKWALL
## PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 03/13/2018

**APPLICANT:** Crystal Vasquez of *Huckabee*

**AGENDA ITEM:** **SP2018-005;** *Rockwall ISD – Reinhardt Elementary School*

---

**SUMMARY:**

Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of a site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

**PURPOSE:**

The applicant is requesting approval of a site plan for the purpose of constructing a two-story, 88,000 SF public school facility [*i.e. Reinhardt Elementary School*]. The existing Reinhardt Elementary School -- *located on a 6.983-acre parcel of land* -- will be demolished in order to construct the proposed public school facility. The property is zoned Single Family 10 (SF-10) District and is generally situated at the northwest quadrant of Highland Drive and Driftwood Street, and is addressed as 615 Highland Drive.

**BACKGROUND INFORMATION:**

The proposed elementary school (*i.e. K – 6$^{th}$ grade students*) will have 28 classrooms and accommodate approximately 750 students. Parking for the facility is calculated at one (1) space per twenty-five (25) students, requiring a minimum of 30 parking spaces. The site will incorporate a total of 105 parking spaces that will accommodate the faculty, visitors, and any additional events that may necessitate additional parking. The re-design of the site is to alleviate traffic congestion that currently occurs during drop-off and pick-up times along Highland Drive. This will be accomplished by creating a one-way entrance and stacking lanes at the rear of the facility that can be accessed from adjacent streets (*e.g. Driftwood Street, Carriage Trail, Aspen Court, etc.*) and will exit at Highland Drive. Additionally, the primary entrance to the elementary school can be accessed via a one-way drive from Highland Drive. This entrance will also be used for buses.

The treescape plan provided by the applicant indicates 599 caliper inches of trees will be removed from the site and will require mitigation. The applicant will be installing 184 caliper inches on site, which will be applied toward the mitigation balance. Additionally, two (2) Elm trees -- *Tree No. 48 = 42 caliper inches & Tree No. 78 = 27 caliper inches* -- totaling 69 caliper inches will be saved and qualify for the *Tree Preservation Credit* that will be applied to the mitigation balance. Taking into account the trees being installed on site and the saved Elm trees, the total mitigation balance due is 443 caliper inches. The applicant can satisfy the mitigation balance by either a) installing additional trees on site, b) petition the Parks and

Recreations Department to accept the mitigation balance based on a required number of three (3) inch caliper trees meeting the mitigation balance, or c) purchase tree credits for up to 20% of the total mitigation balance and satisfy the remaining 80% balance as indicated in a) and/or b) above. The applicant may also request -- *by recommendation of the Planning and Zoning Commission* -- an *Alternative Tree Mitigation Settlement Agreement* that requires approval by the City Council. It should be noted that the applicant has not indicated to staff how the mitigation balance will be satisfied. However, the removal of the trees has been included as a condition of approval, including the method for satisfying the mitigation balance as indicated in staff's report.

The submitted site plan, building elevations, landscape plan, treescape plan and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), with the exclusion of the exception request and conditions as listed in the Recommendations section of this report. The density and dimensional requirements are as follows:

| *Ordinance Provisions* | *Zoning District Standards* | *Conformance to the Standards* |
|---|---|---|
| *Minimum Lot Area* | *10,000 SF* | *6.983-Acres; In Conformance* |
| *Minimum Lot frontage* | *80-Feet* | *x>400-Feet; In Conformance* |
| *Minimum Lot Depth* | *100-Feet* | *x>680-Feet; In Conformance* |
| *Minimum Front Yard Setback* | *20-Feet* | *x>20-Feet; In Conformance* |
| *Minimum Rear Yard Setback* | *10-Feet* | *x>10-Feet; In Conformance* |
| *Minimum Side Yard Setback* | *6-Feet* | *x>6-Feet; In Conformance* |
| *Maximum Building Height* | *36-Ft* | *38-ft at Parapet, Below 36-ft at TOP; In Conformance* |
| *Max Building/Lot Coverage* | *45%* | *x>21.3%; In Conformance* |
| *Minimum Masonry Requirement* | *90%* | *>90%; In Conformance* |
| *Minimum Stone Requirement* | *20% ea facade* | *x<20%; Variance Requested* |
| *Minimum Number of Parking Spaces* | *30* | *105 Spaces Provided; In Conformance* |

**EXCEPTION REQUEST:**

The applicant is requesting an exception to the Unified Development Code (*UDC*) for the section as outlined below. As a note, an exception request to the UDC requires approval of a simple majority vote of all City Council members present.

The exception request is as follows:

1. Sec. 4.1.A.1 of Article V, of the UDC requires each exterior wall to consist of 90% masonry materials including a minimum of 20 percent stone on walls visible from a public street or open space. The north (15%), south (3%), and west (0%) elevations do not meet this standard. If granted, the exception would allow for not meeting the minimum stone requirement and requires approval by a *simple majority* vote of the City Council.

A requests for an exception as outlined above is considered a discretionary decision for the City Council.

**ARCHITECTURAL REVIEW BOARD:**

On February 27, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. After general discussion of the agenda item, the board agreed with the presence of simulated stone (*i.e. white brick*) in lieu the cultured stone. The ARB made a motion to recommend approval of the elevations as presented, which passed by a vote of 5 to 0 with Board Members Craddock and Dayman absent, and Board Member Meyrat present after the meeting was adjourned.

**RECOMMENDATIONS:**

Should the Planning and Zoning Commission choose to approve the applicant's request and recommend approval of the requested exception to the City Council, then staff would offer 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 a building permit; and,

2) Approval by the City Council for an exception to the masonry standards to allow for not meeting the 20% stone requirement of the Unified Development Code (UDC); and,

3) Approval of a method for satisfying the mitigation balance due of 443 caliper inches and as established by the Unified Development Code (UDC); and,

4) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the 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.

# City of Rockwall

## Project Plan Review History

Revised Staff Comments - Highlighted

| | | | | | | |
|---|---|---|---|---|---|---|
| **Project Number** | SP2018-005 | **Owner** | ROCKWALL, I S D | **Applied** | 2/19/2018 | LM |
| **Project Name** | 615 Highland Drive | **Applicant** | HUCKABEE | **Approved** | | |
| **Type** | SITE PLAN | | | **Closed** | | |
| **Subtype** | | | | **Expired** | | |
| **Status** | P&Z HEARING | | | **Status** | 3/7/2018 | DG |

| **Site Address** | **City, State Zip** | **Zoning** |
|---|---|---|
| 615 HIGHLAND DR | ROCKWALL, TX 75087 | |

| **Subdivision** | **Tract** | **Block** | **Lot No** | **Parcel No** | **General Plan** |
|---|---|---|---|---|---|
| NORTHSHORE PH 1 | 1 | A | 1 | 4849-000A-0001-00-0R | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|
| BUILDING | John Ankrum | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | APPROVED | |
| ENGINEERING | Amy Williams | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | COMMENTS | See Comments |

(2/21/2018 12:30 PM AW)
See Markups
Need to show detention (outside flood plain)
Need to show floodplain sections with elevations
Flood study review/information will require a retainer/review fee prior to any release of information or review
Label distances between all driveways (proposed and existing)
4% engineering inspection fees
Dumpster area to drain to oil/water separator
Check with fire marshal's office regarding parking in a fire lane. If allowed the parking striping should be 22'x9'
Move 8" away from the playground and fencing
8" water to be centered in a 20' easement
4" water service will require a concrete vault for the meter at the easement, so you may have to give up a parking spot.
Parking island around the fire hydrant to be a minimum of 10' wide

Landscape Comment
Move 5' along the north side away from the water line (see markup)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ENGINEERING | Amy Williams | 3/7/2018 | 3/14/2018 | 3/7/2018 | | APPROVED | |
| FIRE | Ariana Hargrove | 2/19/2018 | 2/26/2018 | 2/23/2018 | 4 | COMMENTS | comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|
| (2/23/2018 9:46 AM AA)<br>Need to show all existing fire lane. If existing fire lane is to be utilized, it shall be platted.<br><br>Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building. | | | | | | | |
| GIS | Lance Singleton | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | APPROVED | |
| PLANNING | David Gonzales | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | COMMENTS | See comments |

Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of a site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday March 6, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Label all revised site plan documents with "Case No. SP2018-005" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.
5. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March 6, 2018.

EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:
** The following request requires approval by a simple majority vote of Council **

1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of one of the two east elevations that were submitted, which indicates 49.5% stone. The additional east elevations indicates 0%. The exception would allow for not meeting the stone requirement for the north, south, east, and west facades as submitted and requires approval of a simple majority vote of the City Council.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested.

Site Plan:
1. Re-label all firelane as "24-ft Firelane and Public Access Easement" – (if utilities exist, add utility easement in label).
2. Remove labels indicating “Parent Drop Stacking” & “Bus Drop-Off Line” as these are located within the dedicated 24-ft Firelane.
3. Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such.

Landscape Plan:
1. Meets or exceeds the intent of the UDC as submitted.

Treescape Plan:
1. The treescape plan as submitted meets or exceeds the requirements of the UDC.
2. How will you satisfy the mitigation balance of 599-caliper inches?

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall height of 30-ft includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures.
3. The lighting levels at the southeast and southwest corners of the property exceed 0.2-FC at the property lines. Adjust accordingly.

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and/or dash-in RTU's on elevations. Provide detail of screening mechanism to be used.
2. Why are there two (2) drawing submitted for the east and west elevations?
3. The following requires approval of an exception to the masonry standards by the City Council due to the "simulated stone" appearing to be thin brick per the materials sample board submitted and as indicated above:
a) To allow for not meeting the 20% stone requirement for north (15%), south (3%), east (0%), and west (0%) facades, which are visible from a public street or open space. As a note, one (1) of the east elevations indicates 49.5% stone.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Architectural Review Board: February 27, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: February 27, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board: March 6, 2018 (6:00 p.m.)

Architectural Review Board: March 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PLANNING | David Gonzales | 3/7/2018 | 3/14/2018 | 3/7/2018 | | COMMENTS | See comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|

REVISED PLAN COMMENTS - 03.07.2018

The following staff comments from the revised plans are to be addressed and resubmitted no later than Tuesday March 20, 2018 or ASAP. Please provide one large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments and Conditions:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.
4. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March 6, 2018.

EXCEPTION TO BE CONSIDERED BY CITY COUNCIL:
** The following request requires approval by a simple majority vote of Council **

1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of the east elevation. The exception would allow for not meeting the stone requirement for the north, south, and west facades as submitted and requires approval of a simple majority vote of the City Council.

** Please address the following Planning Comments for each revised plan. Submit only the revised plans by date requested above:

Site Plan:
1. Remove labels indicating "Parent Drop Stacking" at the rear of the property as these are located within the dedicated 24-ft Firelane.
2. Dumpster enclosure -- provide a label/note indicating the use of an opaque gate and a self-latching mechanism.
3. Correct Outdoor Lighting Note at bottom of site plan to indicate 0.2-FC [i.e. not 1 FOT Candle or Less] or Remove this note from site plan. Label would be appropriate on photometric plan.

Landscape Plan:
1. Meets or exceeds the intent of the UDC as submitted

Treescape Plan:
1. The treescape plan as submitted meets or exceeds the requirements of the UDC
2. How will you satisfy the mitigation balance of 599-caliper inches?

Photometric Plan:
1. The lighting levels remain high at the southeast corner of the property and exceeds 0.2-FC at the property lines. This area has residential homes that are adjacent/back-up to the school site. Make necessary adjustment to prevent glare (e.g. sheild light source) and reduce readings to not exceed 0.2-FC at the property line.

Building Elevations:
1. See exception requested as listed above

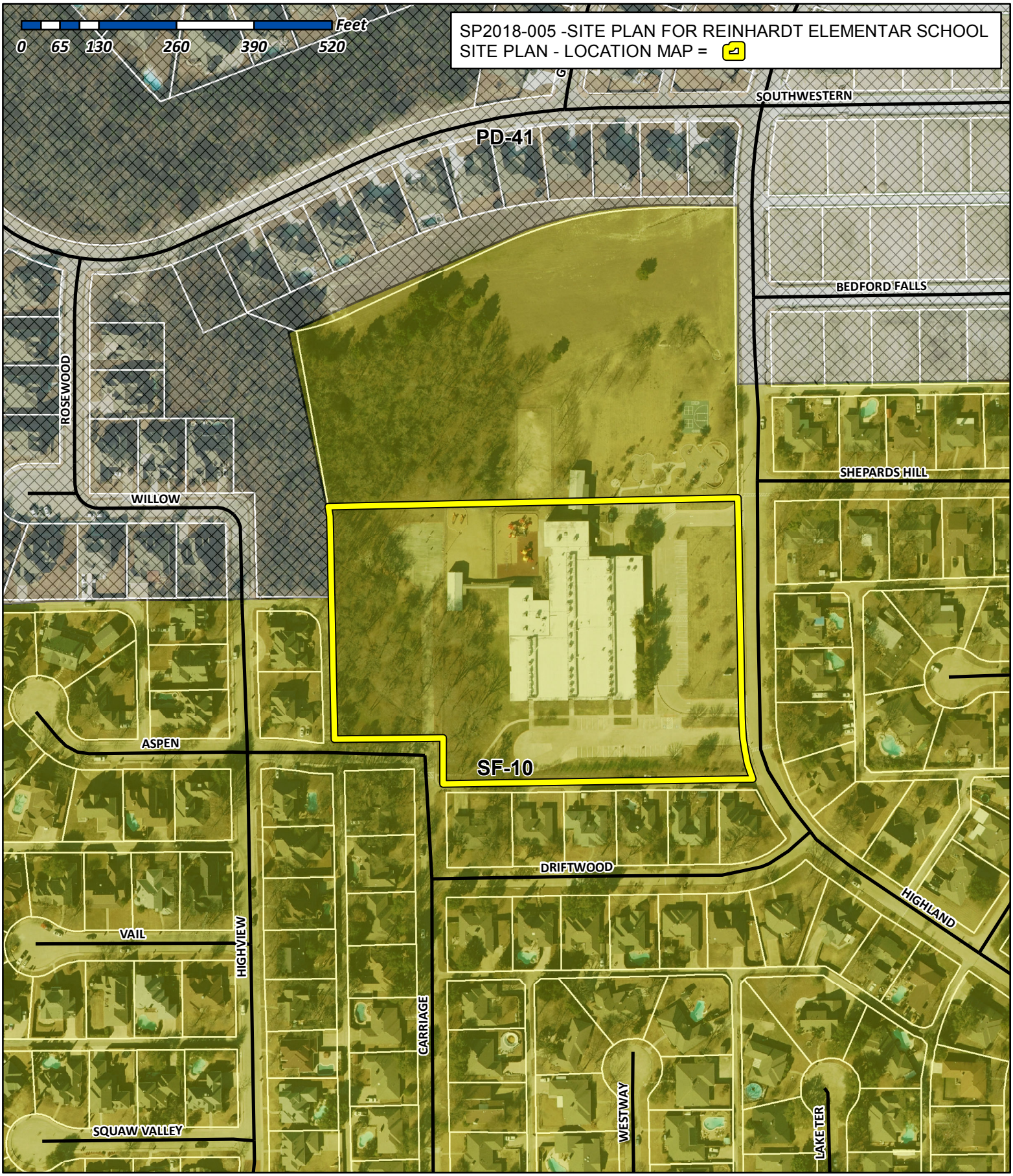
| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR EXCEPTION REQUEST ONLY]





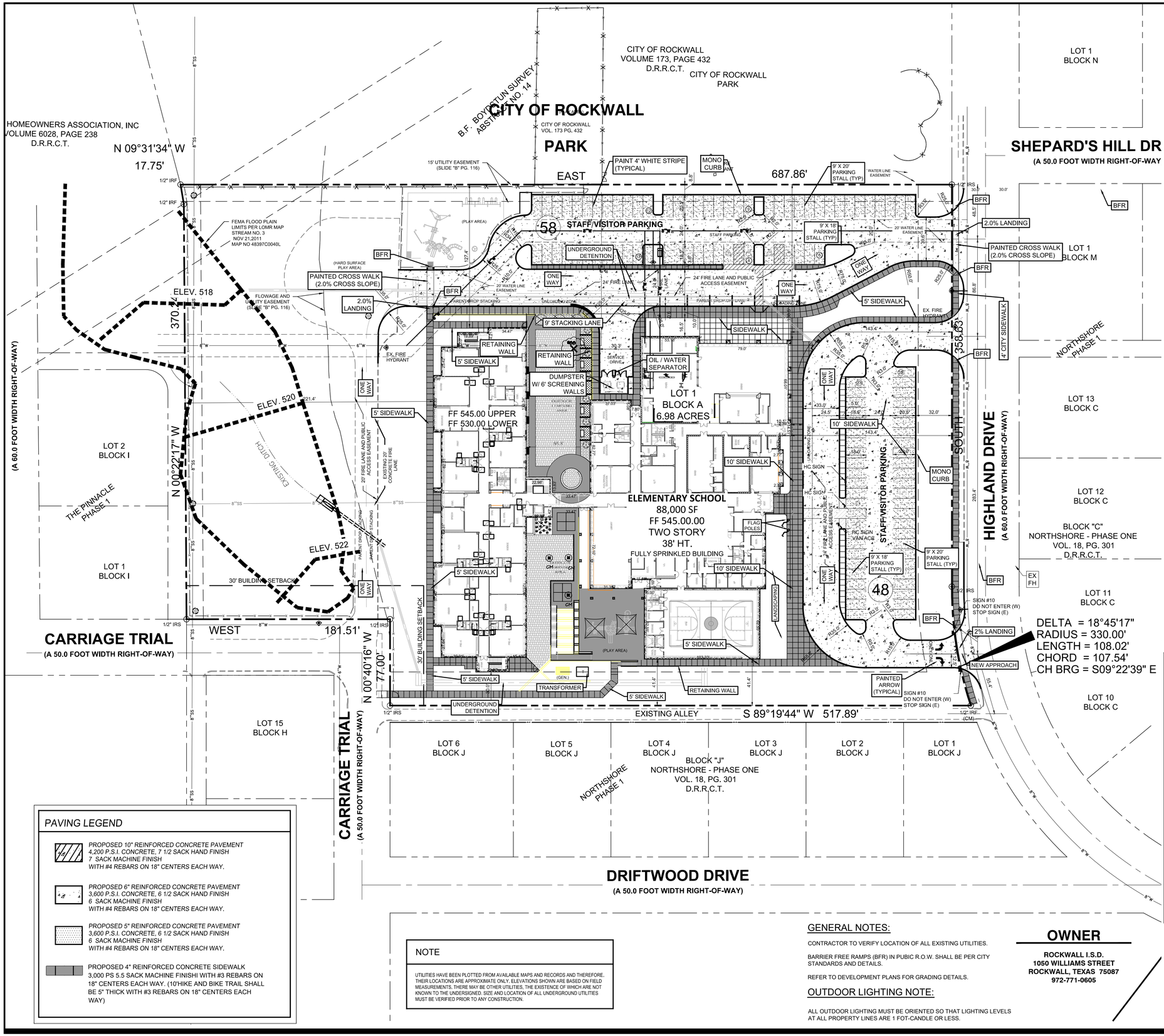
# City of Rockwall

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



The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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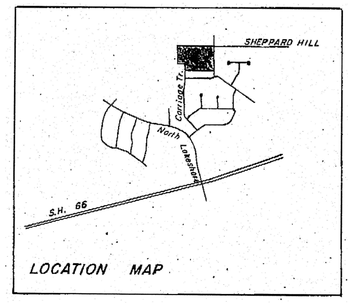

## GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRE LANES, PARKING STRIPING, HDCP 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. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

N

0 30 60

Scale 1" = 30'




VICINITY MAP
N.T.S.

### SITE DATA SUMMARY TABLE

| | | | |
|---|---|---|---|
| EXISTING ZONING | SF-10 | | |
| PROPOSED ZONING | SF-10 | | |
| USE | PUBLIC ELEMENTARY SCHOOL | | |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES | | |
| BUILDING AREA (FLOOR AREA) | | | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF | | |
| PROPOSED SECOND FLOOR | 23,200 SF | | |
| TOTAL BUILDING AREA | 88,000 SF | | |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF | | |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% | | |
| FLOOR AREA RATIO | 0.21 : 1 | | |
| TOTAL NEW IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES | | |
| TOTAL EXISTING IMPERVIOUS COVERAGE | 151,749 SF OR 3.484 ACRES | | |
| INCREASE TO DETAIN | 39,683 SF OR 0.911 ACRES (INCREASE) | | |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) "MEASURED TO PARAPET" | | |

### PARKING REQUIREMENTS

| | | | |
|---|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | | |
| STUDENTS ( K-6TH) | 750 STUDENTS | | |
| PARKING PROVIDED | | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 | SPACES |
| | (9.0' X 18.0') | 26 | SPACES |
| | HC SPACES | 5 | SPACES |
| TOTAL PARKING PROVIDED | | 105 | SPACES |

## PAVING LEGEND

- PROPOSED 10" REINFORCED CONCRETE PAVEMENT
  4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH
  7 SACK MACHINE FINISH
  WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT
  3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
  6 SACK MACHINE FINISH
  WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 5" REINFORCED CONCRETE PAVEMENT
  3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
  6 SACK MACHINE FINISH
  WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK
  3,000 PS 5.5 SACK MACHINE FINISHI WITH #3 REBARS ON 18" CENTERS EACH WAY. (10'HIKE AND BIKE TRAIL SHALL BE 5" THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

### NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE. THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

## GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

## OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.


**OWNER**
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

**ARCHITECT**
HUCKABEE
700 CHERRY STREET, SUITE 500
FORT WORTH, TEXAS 76109
(817) 377-2969

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


Date: February 12, 2018
Case Number: SP2018-005

Revision / Date
1 02/15/2018 100% DD SET
2 3 4 5 6 7 8 9 10 11

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

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800.687.1229

SUP SITE PLAN

8

Job. No. 1759-03-01
Drawn By: RAH
Date: 02-15-2018

Sheet No. C 03.00

Plotted: Mar 6, 2018, 10:16 AM by user: robert - Saved: 3/5/2018 by user: robert
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VOLUME 173, PAGE 432
D.R.R.C.T.

CITY OF ROCKWALL
PARK

B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

# CITY OF ROCKWALL

PARK

CITY OF ROCKWALL
VOL. 173 PG. 432

EAST

687.86'

1'34" W
.75'

1/2" IRF

1/2" IRF

15' UTILITY EASEMENT
(SLIDE "B" PG. 116)

PAINT 4' WHITE STRIPE
(TYPICAL)

MONO CURB

9' X 20'
PARKING
STALL (TYP)

WATER LINE
EASEMENT

1/2" IRS

FEMA FLOOD PLAIN
LIMITS PER LOMR MAP
STREAM NO. 3
NOV 21,2011
MAP NO 48397C0040L

(PLAY AREA)

58 STAFF/VISITOR PARKING

STAFF PARKING

9' X 18'
PARKING
STALL (TYP)

20' WATER LINE
EASEMENT

2.0% LANDING

PAINTED CR
(2.0% CROSS

BFR

UNDERGROUND
DETENTION

(HARD SURFACE
PLAY AREA)

PAINTED CROSS WALK
(2.0% CROSS SLOPE)

ONE
WAY

24' FIRE LANE

24' FIRE LANE AND PUBLIC
ACCESS EASEMENT

20' WATER LINE
EASEMENT

ELEV. 518

FLOWAGE AND
UTILITY EASEMENT
(SLIDE "B" PG. 116)

2.0%
LANDING

PARENT DROP STACKING

UNLOADING ZONE

5' SIDEWALK

EX. FIRE
HYDRANT

9' STACKING LANE

SIDEWALK

370.4'

RETAINING
WALL

5' SIDEWALK

STEEL BUILDING

RETAINING
WALL

SERVICE
DRIVE

OIL / WATER
SEPARATOR

DUMPSTER
W/ 6' SCREENING
WALLS

OUTDOOR
LEARNING
AREA

LOT 1
BLOCK A
6.98 ACRES

ELEV. 520

FF 545.00 UPPER
FF 530.00 LOWER

5' SIDEWALK

10' SIDEWALK

HC SIGN

HC SIGN

HC SIGN
VAN ACC

MONO
CURB

STAFF/VISITOR PARKING

HIGHLAND DRIVE
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)

SOUTH

4' CITY SIDEWALK

20' FIRE LANE AND PUBLIC
ACCESS EASEMENT

EXISTING 20'
CONCRETE FIRE
LANE

ELEVATION
ELEMENTARY SCHOOL
88,000 SF
FF 545.00.00
TWO STORY
38' HT.
FULLY SPRINKLED BUILDING

FLAG
POLES

LANDSCAPING

5' SIDEWALK

10' SIDEWALK

9' X 18'
PARKING
STALL (TYP)

9' X 20'
PARKING
STALL (TYP)

48

BFR

1/2" IRS

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

2% LANDING

NEW APPROACH

ONE WAY

PAINTED
ARROW
(TYPICAL)

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

N 00°22'17" W

EXISTING DITCH

ELEV. 522

299.9

30' BUILDING SETBACK

1/2" IRS

WEST 181.51'

1/2" IRS

IAL
F-WAY)

N 00°40'16" W 77.00'

30' BUILDING SETBACK

UNDERGROUND
DETENTION

1/2" IRS

EXISTING ALLEY

S 89°19'44" W 517.89'

1/2" IRF
(CM)

TRANSFORMER

(GEN.)

RETAINING WALL

5' SIDEWALK

LOT 15
BLOCK H

LOT 6
BLOCK J

LOT 5
BLOCK J

LOT 4
BLOCK J

LOT 3
BLOCK J

LOT 2
BLOCK J

LOT 1
BLOCK J

BLOCK "J"
NORTHSHORE - PHASE ONE
VOL. 18, PG. 301
D.R.R.C.T.

NORTHSHORE
PHASE 1

ARRIAGE TRIAL
0 FOOT WIDTH RIGHT-OF-WAY)

## GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB

2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF NORTH LAKE 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 NORTH LAKE 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 TCMES.

5. ALL WORK SHALL CONFORM TO THE CITY OF NORTH LAKE 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 NOTCFIED IMMEDIATELY.

7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTCLITCES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTCLITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITCES.

8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTCLITCES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.

9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTCLITY CONTRACTOR, CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF NORTH LAKE ENGINEERING DEPARTMENT FOR REVIEW.

10. MARK FIRE LANES TO THE CITY OF NORTH LAKE SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

## NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTCLITCES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTCLITCES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

N

0 100 200

Scale 1" = 100'

## OVERALL SITE PLAN LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAINTED ONE-WAY TRAFFIC DIRECTIONAL ARROW
- EXISTING CURB
- PROPOSED CURB
- PROPOSED HC PARKING SPACE & STRIPING
- PROPOSED HC CROSSING OR DROPOFF STRIPING
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- PROPOSED DUMPSTER ENCLOSURE
- PROPOSED FIRELANE

Revision / Date
1 02/15/2018 100% DD SET

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

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800.687.1229

DETAILED SITE PLAN

| Job. No. | Sheet No. |
|---|---|
| 1759-03-01 | C |
| Drawn By: RAH | 03.01 |
| Date: 02-15-2018 | |

Case Number: SP2018-005

Plotted: Mar 6, 2018 - 10:19 AM by user: robert. Saved: 3/5/2018 by user: robert
D:\Projects\Bob's Projects\ROCKISD\Reinhardt\BIS\SET Reinhardt Eng 4.dwg

CITY OF ROCKWALL PARK

EAST 687.86'

N 09°31'34" W 17.75'

N 00°22'17" W 370.24'

LOT 2 BLOCK I

LOT 1 BLOCK I

THE PINNACLE PHASE 1

LOT 1 BLOCK A 6.98 ACRES

STAFF/VISITOR PARKING

PISTACHIO

LIVE OAK

D. GRANITE

LACEBARK

D. WILLOW

SOD

T. YAUPON

ARTIFICIAL TURF

HIGHLAND DRIVE 60' R.O.W.

10' BUFFER

RED OAK

C. MYRTLE

GEN.

ONLY

DELTA = 18°45'17"
RADIUS = 530.00'
LENGTH = 108.02'
CHORD = 107.54'
CH BRG = S09°22'39" E

1/2" IRS

WEST 181.51'

CM

CARRIAGE TRAIL (A 50.0 FOOT WIDTH RIGHT-OF-WAY)

LOT 15 BLOCK H

LOT 6 BLOCK J

LOT 5 BLOCK J

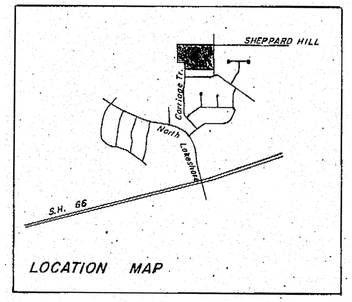
NORTHSHORE PHASE 1

LOT 4 BLOCK J

LOT 3 BLOCK J

LOT 2 BLOCK J

LOT 1 BLOCK J




VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

| | |
|---|---|
| E□ISTING □ONING | SF-10 |
| PROPOSED □ONING | SF-10 |
| USE | PUBLIC ELEMENTARY SCHOOL |
| LOT AREA | 304,169 S□. FT. OR 6.983 ACRES |
| BUILDING AREA □FLOOR AREA□ | |
| PROPOSED FIRST FLOOR □UPPER LEVEL□ | 64,800 SF |
| PROPOSED SECOND FLOOR | 23,200 SF |
| TOTAL BUILDING AREA | 88,000 SF |
| TOTAL FLOOR AREA □FIRST FLOOR□ | 64,800 SF |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3□ |
| FLOOR AREA RATIO | 0.21 : 1 |
| TOTAL IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" □2 STORY □"MEASURED TO PARAPET" |

PARKING RE□UIREMENTS

| | | |
|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES RE□UIRED | |
| STUDENTS □K-6TH□ | 750 STUDENTS | |
| PARKING PROVIDED | | |
| PARKING ELEMENTARY SCHOOL | □9.0' □ 20.0'□ | 74 SPACES |
| | □9.0' □ 18.0'□ | 27 SPACES |
| | HC SPACES | 5 SPACES |
| TOTAL PARKING PROVIDED | | 106 SPACES |

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND LANDSCAPE TABULATIONS

0 30 60
SCALE: 1" = 30'-0"

**OWNER**
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

Case No. SP2018-005


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


V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

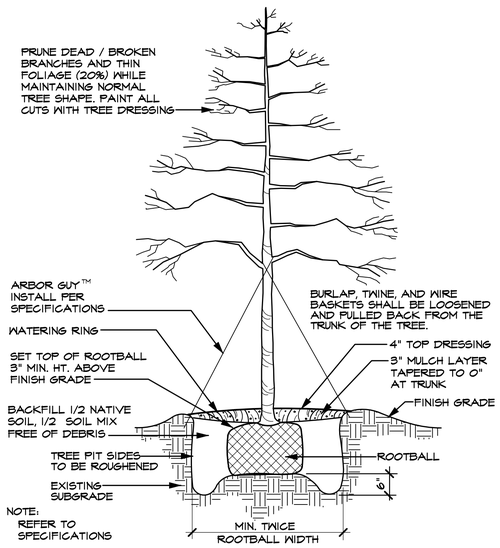
# LANDSCAPE PLAN

PERMIT REVIEW

ISSUES/ REVISIONS

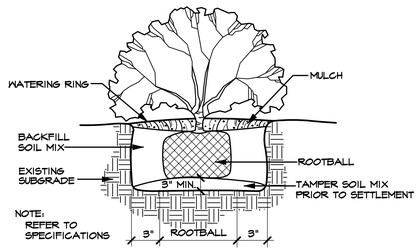
DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
L1.1



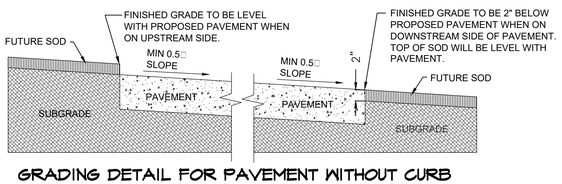

TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

## LANDSCAPE TABULATIONS

### LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

| | |
|---|---|
| SOUTH RESIDENTIAL BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |

### STREET LANDSCAPING

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

| | |
|---|---|
| EAST STREET BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |
| EAST BUFFER TREES REQUIRED (466 LF / 50 LF = ) | 10 TREES |
| BUFFER PROVIDED | 10 TREES |

### PARKING LOT LANDSCAPING

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

| | |
|---|---|
| PARKING SPACES | 108 SPACES |
| PARKING LANDSCAPE REQUIRED 34,423 SF X 5% = ) | 1,721 SF |
| PARKING LANDSCAPE PROVIDED | 2,622 SF |

### AMOUNT OF LANDSCAPING

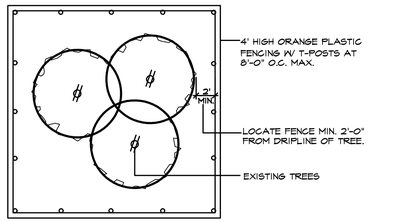
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

| | |
|---|---|
| SITE AREA | 304,310 SF |
| SITE LANDSCAPE REQUIRED 304,310 SF X 15% = ) | 45,647 SF |
| SITE LANDSCAPE PROVIDED | 113,580 SF |
| % LANDSCAPE PROVIDED FRONT/SIDE | (64%) 29,450 SF |
| SITE IMPERVIOUS AREA | 191,432 SF |

### TREE MITIGATION

| | |
|---|---|
| MITIGATION INCHES PER TREE TABLE | -599" |
| PRESERVED CREDIT INCHES PER TREE TABLE | +69" |
| PROPOSED TREES (46 X 4" = ) | +184" |
| REMAINING INCHES TO BE MITIGATED TO FUND | -346" |

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




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.

## TREES

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE & CONDITION |
|---|---|---|---|---|---|
| 9 | + | LIVE OAK | Live Oak | Quercus virginiana | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 15 | + | RED OAK | Shumard Red Oak | Quercus shumardii | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 10 | | LACEBARK | Lacebark Elm | Ulmus parvifolia | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 12 | | PISTACHIO | Chinese Pistachio | Pistacia chinensis | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 7 | | D. WILLOW | Desert Willow | Chilopsis linearis | 5'-6' ht, 4'-5' spread, container |
| 2 | | C. MYRTLE | Red flowering Crape Myrtle | Lagerstroemia indica 'Cafolina Beauty' | 1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B |
| 11 | | T. YAUPON | Yaupon Holly | Ilex vomitoria | 3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbed to 4' |
| 5 | | NELLIE | Tree Nellie R. Stevens Holly | Ilex vomitoria 'Nellie R. Stevens' | 6' Ht./3' spread min., container only pyramidal form, full to the ground single straight trunk, bushy, specimen |

## SHRUBS

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION |
|---|---|---|---|---|---|
| 21 | ⓓ | D.Y. HOLLY | Dwart Yaupon Holly | Ilex vomitoria 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 2 | ⓑ | D.B. HOLLY | Dwart Burford Holly | Ilex cornuta 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 26 | ⓕ | D. FOUNTAIN | Dwart Fountain Grass | Pennisetum alopecuriodes 'hamlin' | 1 gallon |
| 4 | ⓒ | CORALBERRY | Coralberry | Symphoricarpos orbiculatus | 1 gallon |

## GROUNDCOVER

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

## MISCELLANEOUS

| | | | | |
|---|---|---|---|---|
| AS SHOWN | —— | EDGE | EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY | |
| AS SHOWN | | D. GRANITE | Decomposed Granite | 4" THICK COMPACTED DECOMPOSED GRANITE. TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 3/8-5 % FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE "STABILIZER" FROM STABILIZER SOLUTIONS. (800) 336-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE. |
| AS SHOWN | | R. ROCK | 5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below. | |
| AS SHOWN | | L. ROCK | 1" crushed limestone, 4" deep. Separate with edging, filter fabric below. | |

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

## 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.

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

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# LANDSCAPE DETAILS

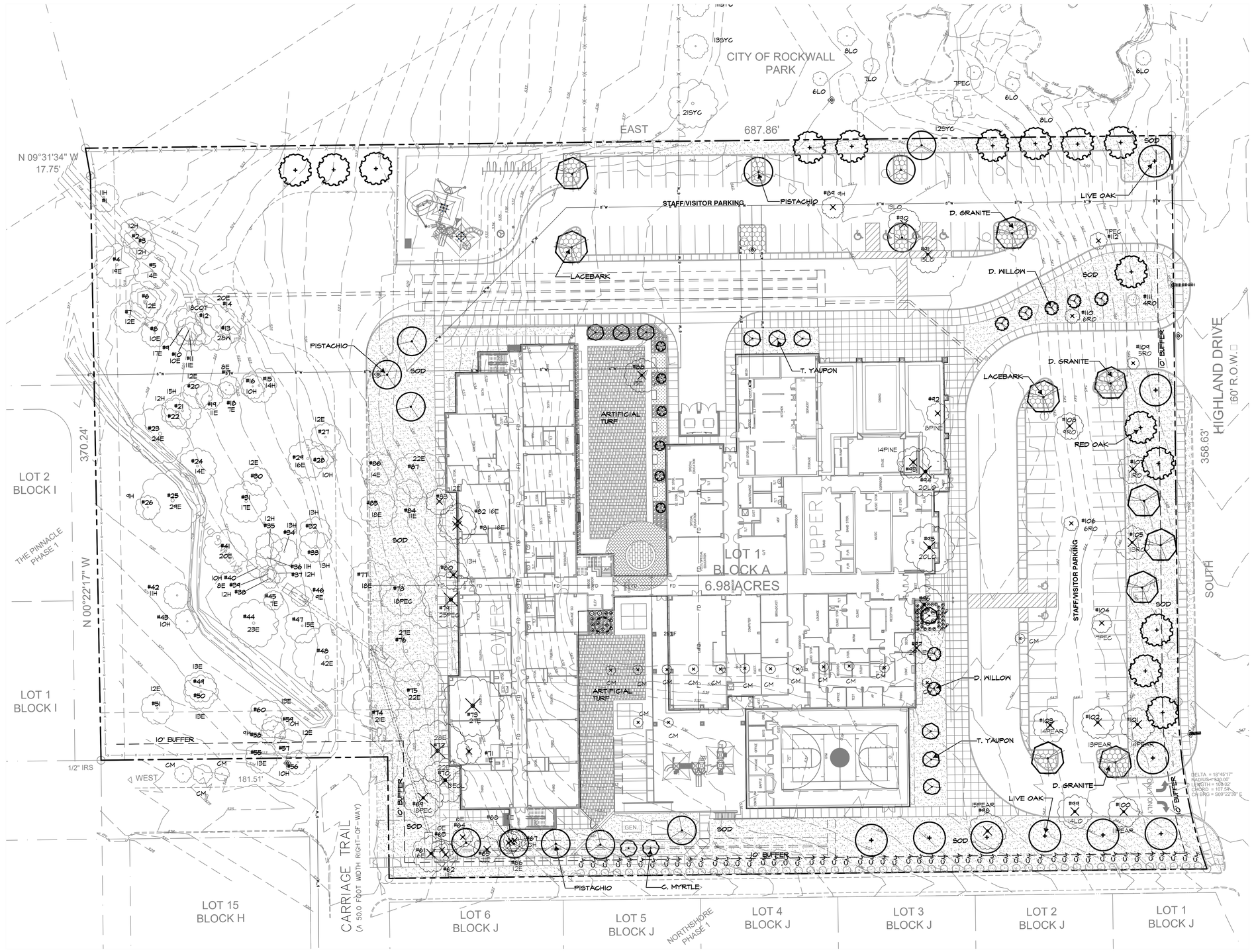
PERMIT REVIEW

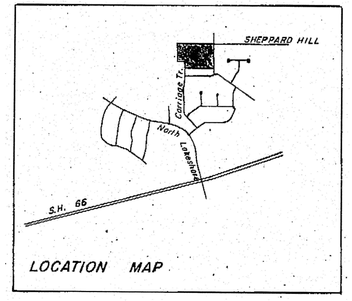
ISSUES/ REVISIONS

DATE: 03/06/2018
SCALE: AS SHOWN

SHEET No.
L2.1

Case No. SP2018-005




VICINITY MAP
N.T.S.

## SITE DATA SUMMARY TABLE

| | |
|---|---|
| EXISTING ZONING | SF-10 |
| PROPOSED ZONING | SF-10 |
| USE | PUBLIC ELEMENTARY SCHOOL |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES |
| BUILDING AREA (FLOOR AREA) | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF |
| PROPOSED SECOND FLOOR | 23,200 SF |
| TOTAL BUILDING AREA | 88,000 SF |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% |
| FLOOR AREA RATIO | 0.21 : 1 |
| TOTAL IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) (MEASURED TO PARAPET") |

## PARKING REQUIREMENTS

| | | | |
|---|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | | |
| STUDENTS (K-6TH) | 750 STUDENTS | | |
| PARKING PROVIDED | | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 | SPACES |
| | (9.0' X 18.0') | 27 | SPACES |
| | HC SPACES | 5 | SPACES |
| TOTAL PARKING PROVIDED | | 106 | SPACES |

REF. SHEET TS2.1
TREESCAPE TREE CHART

NORTH

0 30 60
SCALE: 1" = 30'-0"

Case No. SP2018-005

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

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE PLAN

PERMIT REVIEW

ISSUES/
REVISIONS

DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
TS1.1

## EXISTING TREE CHART

| TREE # | SIZE | TYPE | DEM/SAVE | MITIGATE | CREDIT | MITIGATE |
|---|---|---|---|---|---|---|
| 1 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 2 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 3 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 4 | 19 | ELM | SAVE | - | - | 0" |
| 5 | 14 | ELM | SAVE | - | - | 0" |
| 6 | 12 | ELM | SAVE | - | - | 0" |
| 7 | 12 | ELM | SAVE | - | - | 0" |
| 8 | 10 | ELM | SAVE | - | - | 0" |
| 9 | 17 | ELM | SAVE | - | - | 0" |
| 10 | 10 | ELM | SAVE | - | - | 0" |
| 11 | 11 | ELM | SAVE | - | - | 0" |
| 12 | 18 | COTTONWOOD | SAVE | - | - | 0" |
| 13 | 28 | WILLOW | SAVE | - | - | 0" |
| 14 | 20 | ELM | SAVE | - | - | 0" |
| 15 | 14 | HACKBERRY | SAVE | - | - | 0" |
| 16 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 17 | 8 | ELM | SAVE | - | - | 0" |
| 18 | 7 | ELM | SAVE | - | - | 0" |
| 19 | 11 | ELM | SAVE | - | - | 0" |
| 20 | 12 | ELM | SAVE | - | - | 0" |
| 21 | 15 | HACKBERRY | SAVE | - | - | 0" |
| 22 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 23 | 24 | ELM | SAVE | - | - | 0" |
| 24 | 14 | ELM | SAVE | - | - | 0" |
| 25 | 10" | ELM | SAVE | - | - | 0" |
| 26 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 27 | 12 | ELM | SAVE | - | - | 0" |
| 28 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 29 | 16 | ELM | SAVE | - | - | 0" |
| 30 | 12 | ELM | SAVE | - | - | 0" |
| 31 | 17 | ELM | SAVE | - | - | 0" |
| 32 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 33 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 34 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 35 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 36 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 37 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 38 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 39 | 8 | ELM | SAVE | - | - | 0" |
| 40 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 41 | 20 | ELM | SAVE | - | - | 0" |
| 42 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 43 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 44 | 23 | ELM | SAVE | - | - | 0" |
| 45 | 7 | ELM | SAVE | - | - | 0" |
| 46 | 9 | ELM | SAVE | - | - | 0" |
| 47 | 15 | ELM | SAVE | - | - | 0" |
| 48 | 42 | ELM | SAVE | - | +42 | 0" |
| 49 | 13 | ELM | SAVE | - | - | 0" |
| 50 | 13 | ELM | SAVE | - | - | 0" |
| 51 | 12 | ELM | SAVE | - | - | 0" |
| 52 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 53 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 54 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 55 | 13 | ELM | SAVE | - | - | 0" |
| 56 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 57 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 58 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 59 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 60 | 13 | ELM | SAVE | - | - | 0" |
| 61 | 16 | ELM | DEMO | -16 | - | 0" |
| 62 | 11 | ELM | DEMO | -11 | - | 0" |
| 63 | 10 | ELM | DEMO | -10 | - | 0" |
| 64 | 6 | ELM | DEMO | -6 | - | 0" |
| 65 | 11 | ELM | DEMO | -11 | - | 0" |
| 66 | 12 | ELM | DEMO | -12 | - | 0" |
| 67 | 10 | HACKBERRY | DEMO | 0 | - | 0" |
| 68 | 11 | ELM | DEMO | -11 | - | 0" |
| 69 | 18 | PECAN | DEMO | -18 | - | 0" |
| 70 | 22 | ELM | DEMO | -22 | - | 0" |
| 71 | 11 | ELM | DEMO | -11 | - | 0" |
| 72 | 28 | ELM | DEMO | -56 | - | 0" |
| 73 | 27 | ELM | DEMO | -54 | - | 0" |
| 74 | 21 | ELM | SAVE | - | - | 0" |
| 75 | 22 | ELM | SAVE | - | - | 0" |
| 76 | 27 | ELM | SAVE | - | +27 | 0" |
| 77 | 18 | ELM | SAVE | - | - | 0" |
| 78 | 18 | PECAN | SAVE | - | - | 0" |
| 79 | 25 | PECAN | DEMO | -25 | - | 0" |
| 80 | 13 | HACKBERRY | DEMO | -7 | - | 0" |
| 81 | 16 | ELM | DEMO | -16 | - | 0" |
| 82 | 16 | ELM | DEMO | -16 | - | 0" |
| 83 | 12 | ELM | DEMO | -12 | - | 0" |
| 84 | 11 | ELM | SAVE | - | - | 0" |
| 85 | 18 | ELM | SAVE | - | - | 0" |
| 86 | 14 | ELM | SAVE | - | - | 0" |
| 87 | 22 | ELM | SAVE | - | - | 0" |
| 88 | 15 | ELM | DEMO | -15 | - | 0" |
| 89 | 9 | HACKBERRY | DEMO | 0 | - | 0" |
| 90 | 13 | LIVE OAK | DEMO | -13 | - | 0" |
| 91 | 15 | LIVE OAK | DEMO | -15 | - | 0" |
| 92 | 8 | PINE | DEMO | -8 | - | 0" |
| 93 | 14 | PINE | DEMO | -14 | - | 0" |
| 94 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 95 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 96 | 16 | LIVE OAK | DEMO | -16 | - | 0" |
| 97 | 12 | PINE | DEMO | -12 | - | 0" |
| 98 | 15 | PEAR | DEMO | -15 | - | 0" |
| 99 | 14 | LIVE OAK | DEMO | -14 | - | 0" |
| 100 | 11 | PEAR | DEMO | -11 | - | 0" |
| 101 | 14 | PEAR | DEMO | -14 | - | 0" |
| 102 | 13 | PEAR | DEMO | -13 | - | 0" |
| 103 | 14 | PEAR | DEMO | -14 | - | 0" |
| 104 | 7 | PECAN | DEMO | -7 | - | 0" |
| 105 | 13 | RED OAK | DEMO | -13 | - | 0" |
| 106 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 107 | 11 | RED OAK | DEMO | -11 | - | 0" |
| 108 | 9 | RED OAK | DEMO | -9 | - | 0" |
| 109 | 5 | RED OAK | DEMO | -5 | - | 0" |
| 110 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 111 | 4 | RED OAK | DEMO | -4 | - | 0" |
| 112 | 7 | PECAN | DEMO | -7 | - | 0" |
| | | | | MITIGATE | CREDIT | |
| | | | | -599 | +69 | |
| | | | | | | |
| | | | | | | |
| PROPOSED TREES (46 X 4" = ) | | | | | | +184" |




0 30 60

SCALE: 1" = 30'-0"

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V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE CHART

PERMIT REVIEW

ISSUES/
REVISIONS

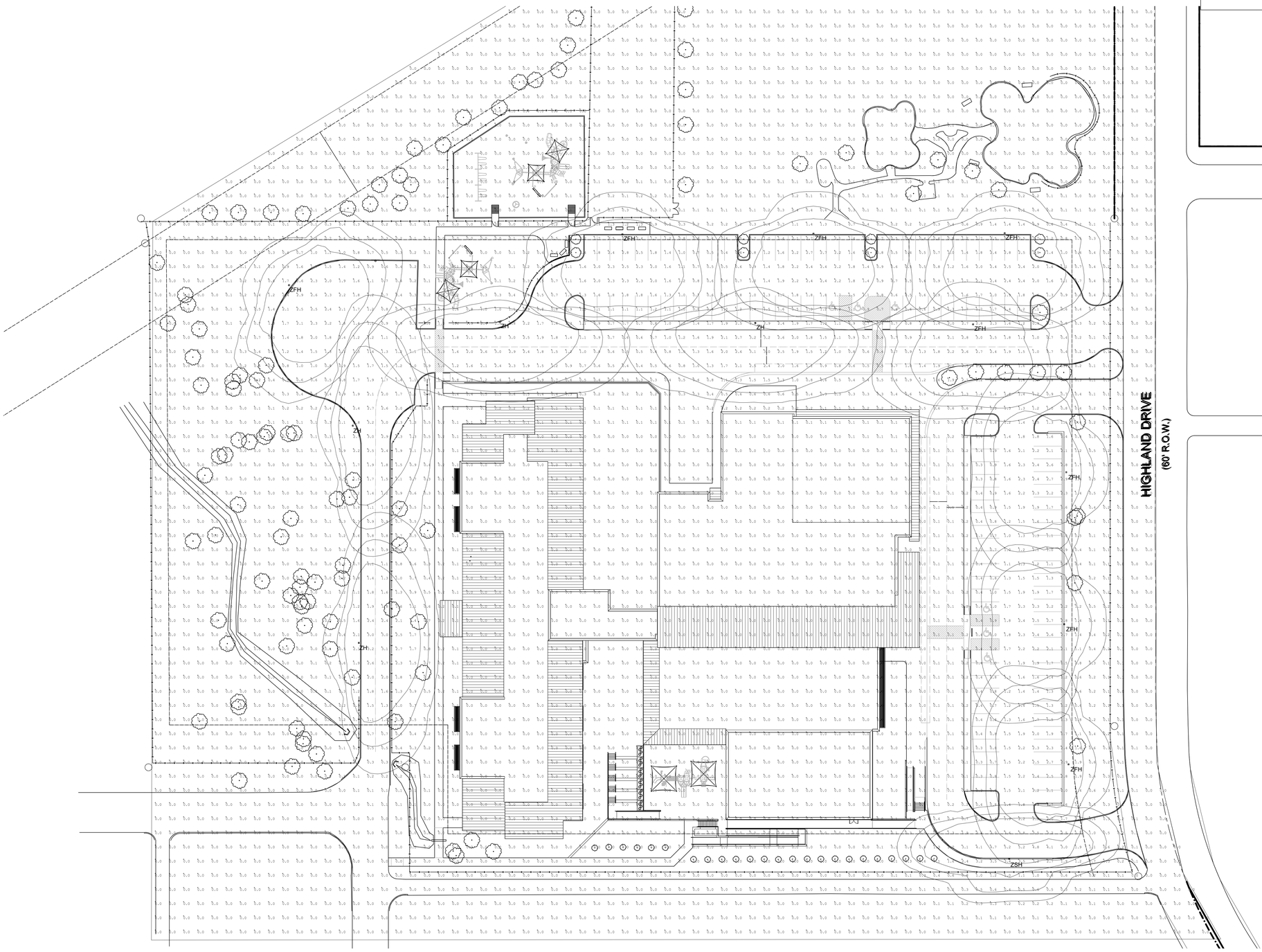
DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
TS2.1

Case No. SP2018-005

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| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Max/Min |
| PARKING LOT_Planar | Illuminance | Fc | 0.34 | 5.2 | 0.0 | N.A. |




1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

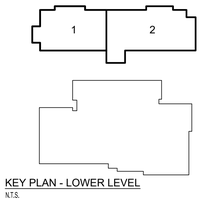
## PHOTOMETRIC CALCULATIONS GENERAL NOTES

(SOME NOTES MAY NOT BE USED)

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

Project:
New Reinhardt Elementary School
REINHARDT ELEMENTARY REPLACEMENT SCHOOL
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

REVIEW ONLY
NOT FOR CONSTRUCTION
Mar 06, 2018




KEY PLAN - LOWER LEVEL
N.T.S.

Huckabee
AUSTIN • DALLAS • FORT WORTH
HOUSTON • SAN ANTONIO • WACO
www.huckabee-inc.com
800.6873229

JASON W. REED
TEXAS P.E. 105129
Mar 06, 2018

JAMES M. TATE II
TEXAS P.E. 102427
Mar 06, 2018

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmcclure.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

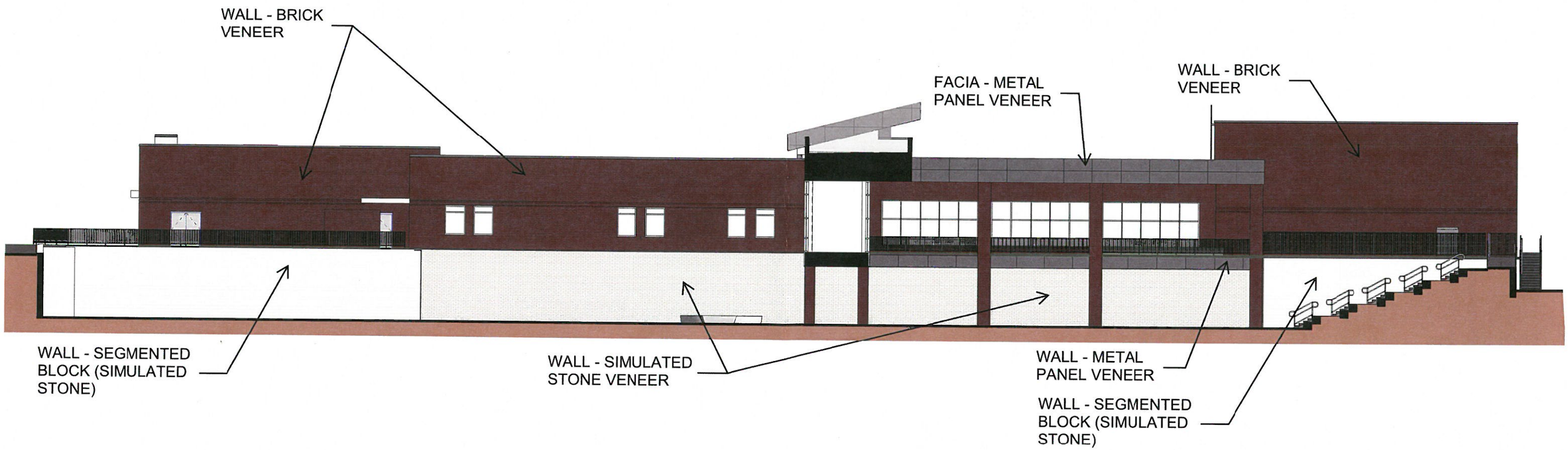
ELECTRICAL
PHOTOMETRIC SITE PLAN

| Job No. | Sheet No. |
|---|---|
| 1738-06-01 | ES1.2 |
| Drawn By: SSW | |
| Date: 03-01-2018 | |

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

| | | |
|---|---|---|
| MASONRY MATERIAL PERCENTAGE: | | 94% |
| BRICK: | 56% | |
| SIMULATED STONE: | 38% | |
| METAL WALL PANEL: | | 6% |
| TOTAL MATERIAL PERCENTAGE: | | 100% |




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

WEST ELEVATION

COURTYARD AREA

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

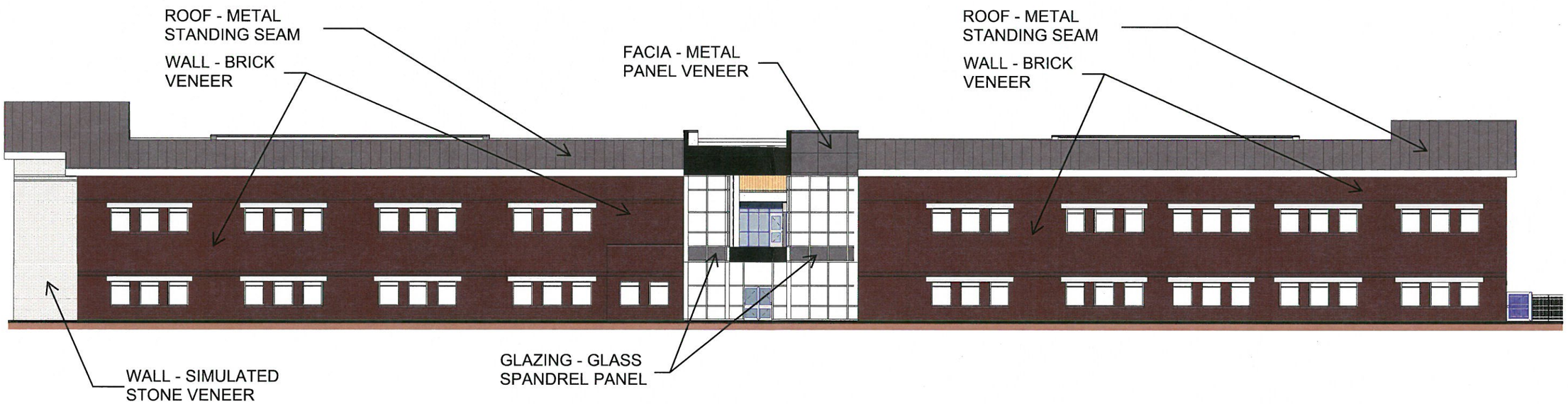
MASONRY MATERIAL PERCENTAGE: 98%

BRICK: 92%

SIMULATED STONE: 6%

METAL WALL PANEL: 2%

TOTAL MATERIAL PERCENTAGE: 100%




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

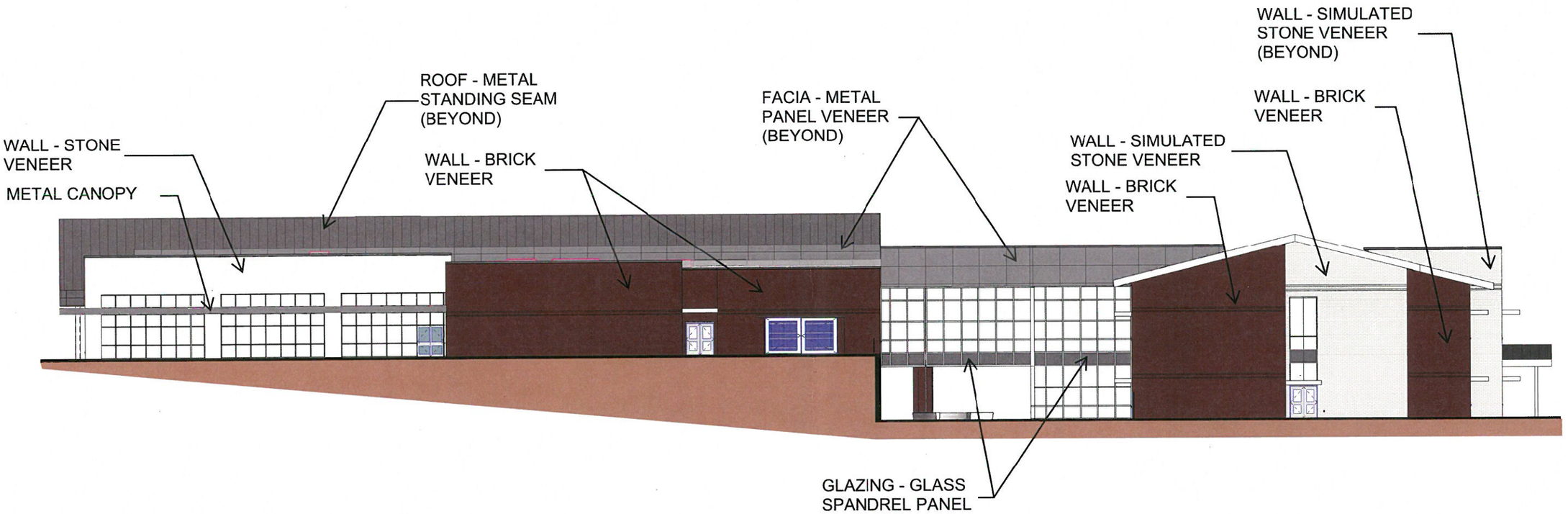
EAST ELEVATION

COURTYARD AREA

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

| | |
|---|---|
| MASONRY MATERIAL PERCENTAGE: | 92% |
| BRICK: | 57% |
| STONE: | 15% |
| SIMULATED STONE: | 20% |
| METAL WALL PANEL: | 8% |
| TOTAL MATERIAL PERCENTAGE: | 100% |




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

NORTH ELEVATION

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

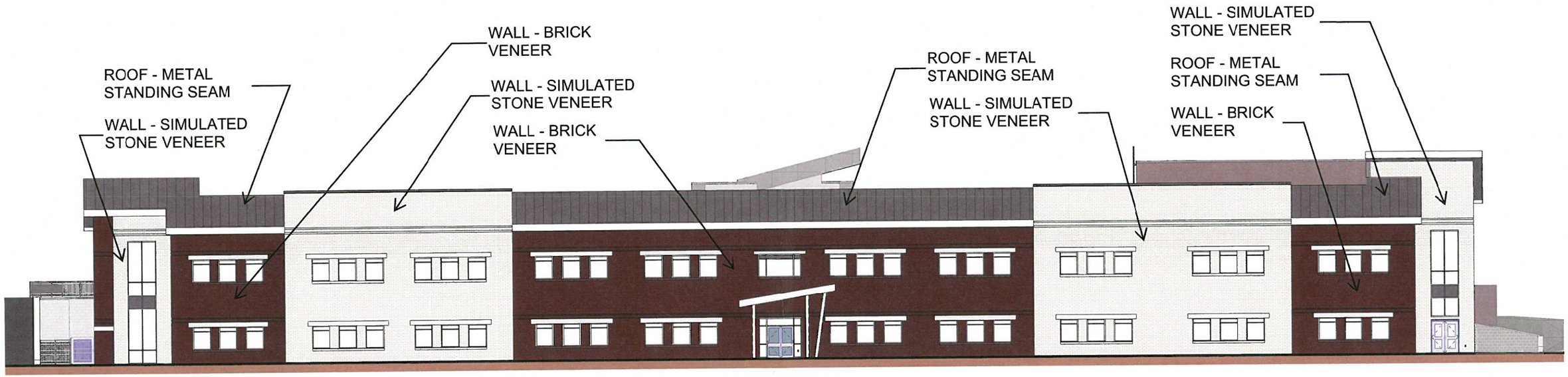
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 100%

BRICK: 48%

SIMULATED STONE: 52%

TOTAL MATERIAL PERCENTAGE: 100%




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

WEST ELEVATION

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 90%

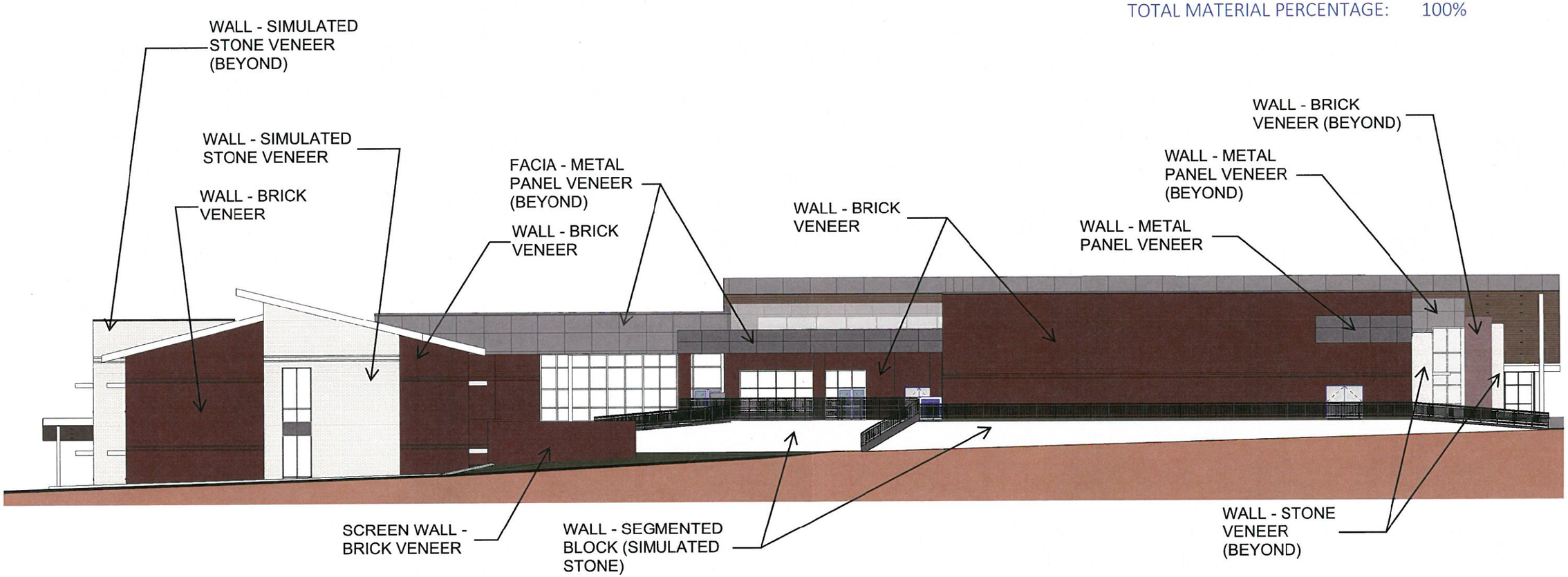
BRICK: 79%

STONE: 3%

SIMULATED STONE: 18%

METAL WALL PANEL: 10%

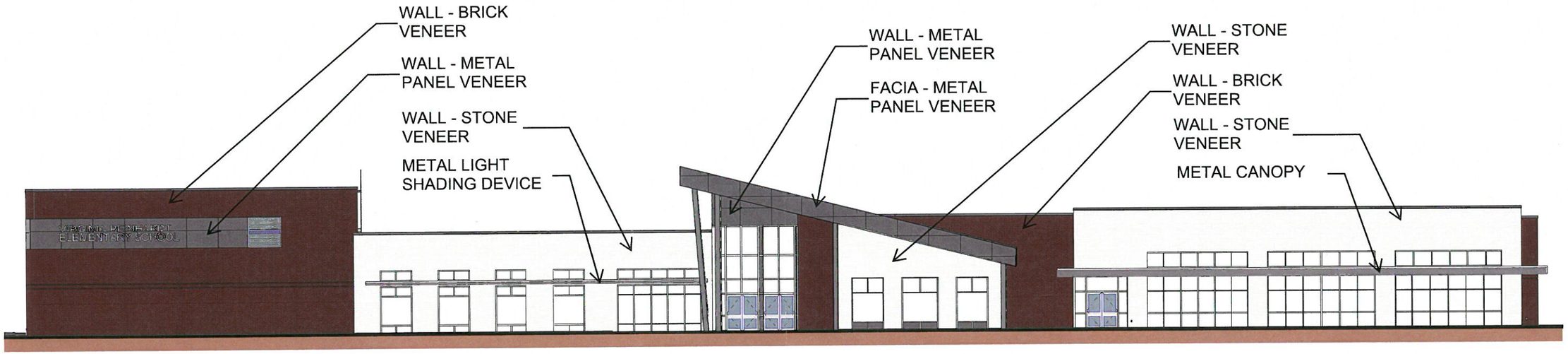
TOTAL MATERIAL PERCENTAGE: 100%



## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

| | |
|---|---|
| MASONRY MATERIAL PERCENTAGE: | 94% |
| BRICK: | 44.5% |
| STONE: | 49.5% |
| METAL WALL PANEL: | 6% |
| TOTAL MATERIAL PERCENTAGE: | 100% |




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

EAST ELEVATION


VIRGINIA REINHARDT
ELEMENTARY SCHOOL












VIRGINIA REINHARDT
ELEMENTARY SCHOOL







# CITY OF ROCKWALL
## CITY COUNCIL MEMO

**AGENDA DATE:** 03/19/2018

**APPLICANT:** Crystal Vasquez of *Huckabee*

**AGENDA ITEM:** **SP2018-005;** *Rockwall ISD – Reinhardt Elementary School*

---

**SUMMARY:**

Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of an exception to the minimum stone requirements stipulated by Article V, District Development Standards, of the Unified Development Code (UDC) in conjunction with an approved site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

**PURPOSE:**

The applicant is requesting approval of an exception to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan and would allow for the construction a two-story, 88,000 SF public school facility [*i.e. Reinhardt Elementary School*]. The existing Reinhardt Elementary School -- *located on a 6.983-acre parcel of land* -- will be demolished in order to construct the proposed public school facility. The property is zoned Single Family 10 (SF-10) District and is generally situated at the northwest quadrant of Highland Drive and Driftwood Street, and is addressed as 615 Highland Drive.

**DENSITY AND DIMENSIONAL REQUIIREMENTS:**

The submitted site plan, building elevations, landscape plan, treescape plan and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), with the exclusion of the exception request and conditions as listed in the Recommendations section of this report. The density and dimensional requirements are as follows:

| *Ordinance Provisions* | *Zoning District Standards* | *Conformance to the Standards* |
|---|---|---|
| *Minimum Lot Area* | *10,000 SF* | *6.983-Acres; In Conformance* |
| *Minimum Lot frontage* | *80-Feet* | *x>400-Feet; In Conformance* |
| *Minimum Lot Depth* | *100-Feet* | *x>680-Feet; In Conformance* |
| *Minimum Front Yard Setback* | *20-Feet* | *x>20-Feet; In Conformance* |
| *Minimum Rear Yard Setback* | *10-Feet* | *x>10-Feet; In Conformance* |
| *Minimum Side Yard Setback* | *6-Feet* | *x>6-Feet; In Conformance* |
| *Maximum Building Height* | *36-Ft* | *38-ft at Parapet, Below 36-ft at TOP; In Conformance* |
| *Max Building/Lot Coverage* | *45%* | *x>21.3%; In Conformance* |

| *Ordinance Provisions* | *Zoning District Standards* | *Conformance to the Standards* |
|---|---|---|
| *Minimum Masonry Requirement* | *90%* | *>90%; In Conformance* |
| *Minimum Stone Requirement* | *20% ea facade* | *x<20%; Variance Requested* |
| *Minimum Number of Parking Spaces* | *30* | *105 Spaces Provided; In Conformance* |

**EXCEPTION REQUEST:**

The applicant is requesting an exception to the Unified Development Code (*UDC*) for the section as outlined below. As a note, an exception request to the UDC requires approval of a simple majority vote of all City Council members present.

The exception request is as follows:

1. Sec. 4.1.A.1 of Article V, of the UDC requires each exterior wall to consist of 90% masonry materials including a minimum of 20 percent stone on walls visible from a public street or open space. The north (15%), south (3%), and west (0%) elevations do not meet this standard. If granted, the exception would allow for not meeting the minimum stone requirement and requires approval by a *simple majority* vote of the City Council.

A requests for an exception as outlined above is considered a discretionary decision for the City Council.

**ARCHITECTURAL REVIEW BOARD:**

On February 27, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. After general discussion of the agenda item, the board agreed with the presence of simulated stone (*i.e. white brick*) in lieu the cultured stone. The ARB made a motion to recommend approval of the elevations as presented, which passed by a vote of 5 to 0 with Board Members Craddock and Dayman absent, and Board Member Meyrat present after the meeting was adjourned.

**RECOMMENDATIONS:**

If the City Council chooses to approve the applicant's request then staff would recommend 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 a building permit; and,

2) Approval by the City Council for an exception to the masonry standards to allow for not meeting the 20% stone requirement of the Unified Development Code (UDC); and,

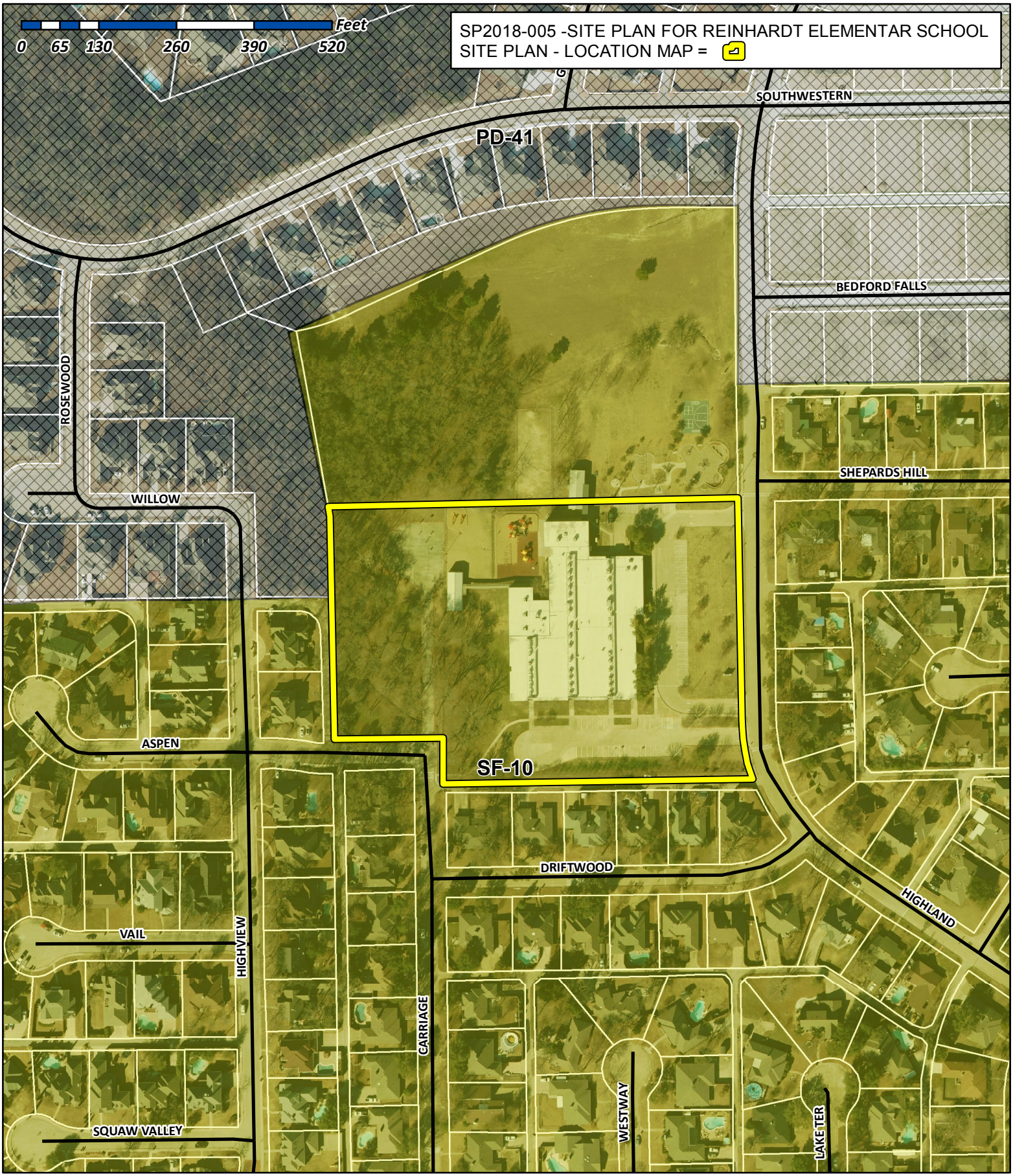
3) Approval of a method for satisfying the mitigation balance due of 443 caliper inches and as established by the Unified Development Code (UDC); and,

4) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the 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.

**PLANNING AND ZONING COMMISSION:**

On March 13, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent. Additionally, the motion included a recommendation of approval of the exception being requested as outlined in staff's report.





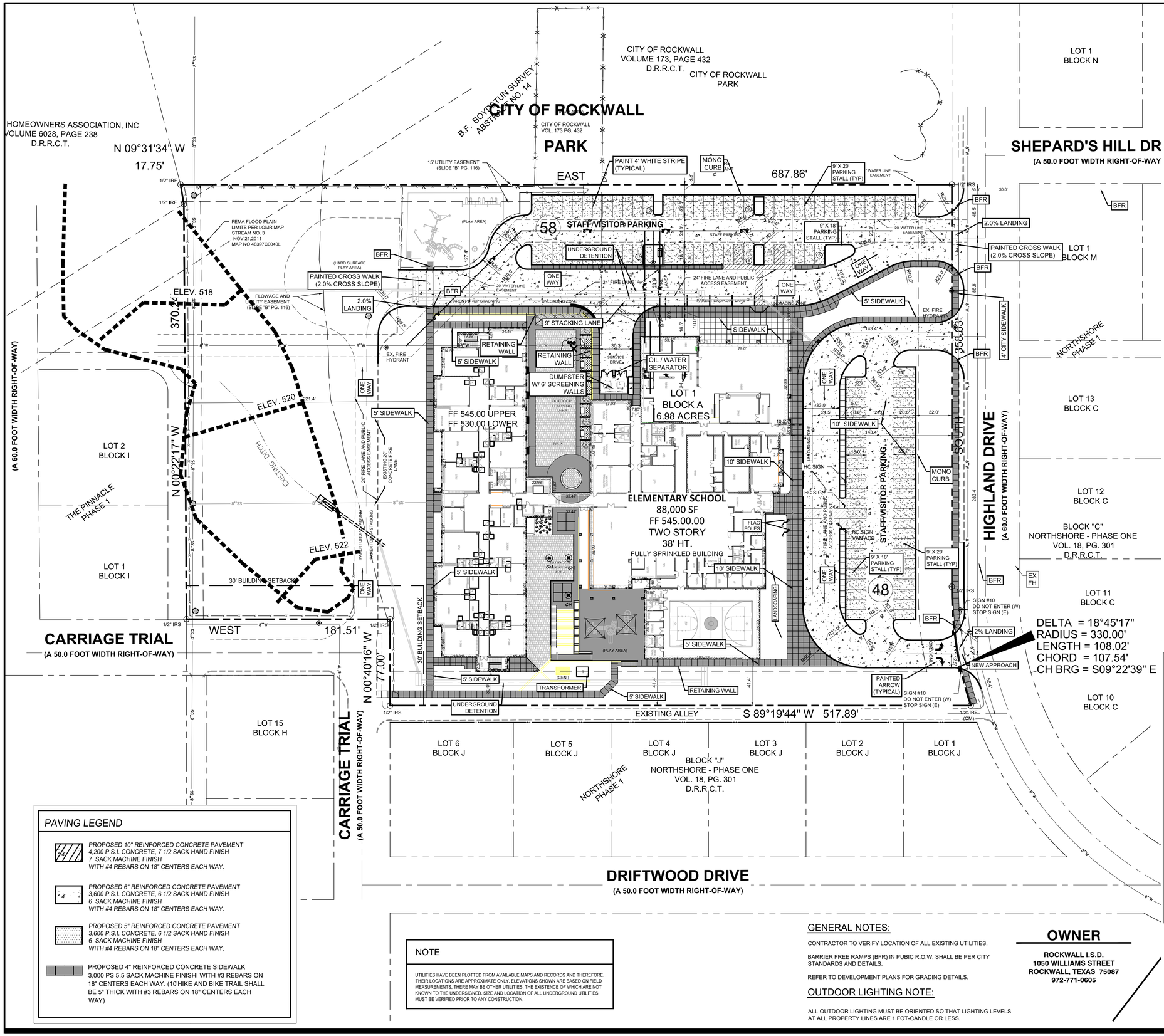
# City of Rockwall

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



The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

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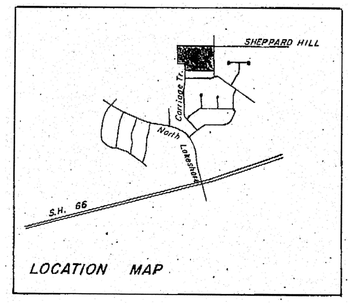

## GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRE LANES, PARKING STRIPING, HDCP 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. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

N

0 30 60

Scale 1" = 30'




VICINITY MAP
N.T.S.

### SITE DATA SUMMARY TABLE

| | | | |
|---|---|---|---|
| EXISTING ZONING | SF-10 | | |
| PROPOSED ZONING | SF-10 | | |
| USE | PUBLIC ELEMENTARY SCHOOL | | |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES | | |
| BUILDING AREA (FLOOR AREA) | | | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF | | |
| PROPOSED SECOND FLOOR | 23,200 SF | | |
| TOTAL BUILDING AREA | 88,000 SF | | |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF | | |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% | | |
| FLOOR AREA RATIO | 0.21 : 1 | | |
| TOTAL NEW IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES | | |
| TOTAL EXISTING IMPERVIOUS COVERAGE | 151,749 SF OR 3.484 ACRES | | |
| INCREASE TO DETAIN | 39,683 SF OR 0.911 ACRES (INCREASE) | | |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) "MEASURED TO PARAPET" | | |

### PARKING REQUIREMENTS

| | | | |
|---|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | | |
| STUDENTS ( K-6TH) | 750 STUDENTS | | |
| PARKING PROVIDED | | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 | SPACES |
| | (9.0' X 18.0') | 26 | SPACES |
| | HC SPACES | 5 | SPACES |
| TOTAL PARKING PROVIDED | | 105 | SPACES |

## PAVING LEGEND

- PROPOSED 10" REINFORCED CONCRETE PAVEMENT
  4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH
  7 SACK MACHINE FINISH
  WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT
  3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
  6 SACK MACHINE FINISH
  WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 5" REINFORCED CONCRETE PAVEMENT
  3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
  6 SACK MACHINE FINISH
  WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK
  3,000 PS 5.5 SACK MACHINE FINISHI WITH #3 REBARS ON 18" CENTERS EACH WAY. (10'HIKE AND BIKE TRAIL SHALL BE 5" THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

### NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE. THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

## GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

## OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.


**OWNER**
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

**ARCHITECT**
HUCKABEE
700 CHERRY STREET, SUITE 500
FORT WORTH, TEXAS 76109
(817) 377-2969

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


Date: February 12, 2018
Case Number: SP2018-005

Revision / Date
1 02/15/2018 100% DD SET
2 3 4 5 6 7 8 9 10 11

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35039, ON March 15, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

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SUP SITE PLAN

8

Job. No. 1759-03-01
Drawn By: RAH
Date: 02-15-2018

Sheet No. C 03.00

Plotted: Mar 6, 2018, 10:16 AM by user: robert - Saved: 3/5/2018 by user: robert
D:\Autodesk\Bas's Projects\ROCKS\Dp\Reinhardt\BIDSET\Reinhardt Eng-1.dwg

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VOLUME 173, PAGE 432
D.R.R.C.T.

CITY OF ROCKWALL
PARK

B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

# CITY OF ROCKWALL

PARK

CITY OF ROCKWALL
VOL. 173 PG. 432

EAST

687.86'

1'34" W
.75'

1/2" IRF

1/2" IRF

15' UTILITY EASEMENT
(SLIDE "B" PG. 116)

PAINT 4' WHITE STRIPE
(TYPICAL)

MONO CURB

9' X 20'
PARKING
STALL (TYP)

WATER LINE
EASEMENT

1/2" IRS

FEMA FLOOD PLAIN
LIMITS PER LOMR MAP
STREAM NO. 3
NOV 21,2011
MAP NO 48397C0040L

(PLAY AREA)

58 STAFF/VISITOR PARKING

STAFF PARKING

9' X 18'
PARKING
STALL (TYP)

20' WATER LINE
EASEMENT

2.0% LANDING

PAINTED CR
(2.0% CROSS

BFR

UNDERGROUND
DETENTION

(HARD SURFACE
PLAY AREA)

PAINTED CROSS WALK
(2.0% CROSS SLOPE)

ONE
WAY

24' FIRE LANE

24' FIRE LANE AND PUBLIC
ACCESS EASEMENT

20' WATER LINE
EASEMENT

ELEV. 518

FLOWAGE AND
UTILITY EASEMENT
(SLIDE "B" PG. 116)

2.0%
LANDING

PARENT DROP STACKING

UNLOADING ZONE

5' SIDEWALK

EX. FIRE
HYDRANT

9' STACKING LANE

SIDEWALK

370.4'

RETAINING
WALL

5' SIDEWALK

STEEL BUILDING

RETAINING
WALL

SERVICE
DRIVE

OIL / WATER
SEPARATOR

DUMPSTER
W/ 6' SCREENING
WALLS

OUTDOOR
LEARNING
AREA

LOT 1
BLOCK A
6.98 ACRES

ELEV. 520

FF 545.00 UPPER
FF 530.00 LOWER

5' SIDEWALK

10' SIDEWALK

HC SIGN

HC SIGN

HC SIGN
VAN ACC

MONO
CURB

STAFF/VISITOR PARKING

HIGHLAND DRIVE
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)

SOUTH

4' CITY SIDEWALK

20' FIRE LANE AND PUBLIC
ACCESS EASEMENT

EXISTING 20'
CONCRETE FIRE
LANE

ELEVATION
ELEMENTARY SCHOOL
88,000 SF
FF 545.00.00
TWO STORY
38' HT.
FULLY SPRINKLED BUILDING

FLAG
POLES

LANDSCAPING

5' SIDEWALK

10' SIDEWALK

9' X 18'
PARKING
STALL (TYP)

9' X 20'
PARKING
STALL (TYP)

48

BFR

1/2" IRS

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

2% LANDING

NEW APPROACH

ONE WAY

PAINTED
ARROW
(TYPICAL)

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

N 00°22'17" W

EXISTING DITCH

ELEV. 522

299.9

30' BUILDING SETBACK

1/2" IRS

WEST 181.51'

1/2" IRS

IAL
F-WAY)

N 00°40'16" W 77.00'

30' BUILDING SETBACK

UNDERGROUND
DETENTION

1/2" IRS

EXISTING ALLEY

S 89°19'44" W 517.89'

1/2" IRF
(CM)

TRANSFORMER

(GEN.)

RETAINING WALL

5' SIDEWALK

LOT 15
BLOCK H

LOT 6
BLOCK J

LOT 5
BLOCK J

LOT 4
BLOCK J

LOT 3
BLOCK J

LOT 2
BLOCK J

LOT 1
BLOCK J

BLOCK "J"
NORTHSHORE - PHASE ONE
VOL. 18, PG. 301
D.R.R.C.T.

NORTHSHORE
PHASE 1

ARRIAGE TRIAL
0 FOOT WIDTH RIGHT-OF-WAY)

## GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB

2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF NORTH LAKE 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 NORTH LAKE 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 TCMES.

5. ALL WORK SHALL CONFORM TO THE CITY OF NORTH LAKE 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 NOTCFIED IMMEDIATELY.

7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTCLITCES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTCLITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITCES.

8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTCLITCES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.

9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTCLITY CONTRACTOR, CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF NORTH LAKE ENGINEERING DEPARTMENT FOR REVIEW.

10. MARK FIRE LANES TO THE CITY OF NORTH LAKE SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

## NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE, THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTCLITCES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTCLITCES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

N

0 100 200

Scale 1" = 100'

## OVERALL SITE PLAN LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAINTED ONE-WAY TRAFFIC DIRECTIONAL ARROW
- EXISTING CURB
- PROPOSED CURB
- PROPOSED HC PARKING SPACE & STRIPING
- PROPOSED HC CROSSING OR DROPOFF STRIPING
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- PROPOSED DUMPSTER ENCLOSURE
- PROPOSED FIRELANE

Revision / Date
1 02/15/2018 100% DD SET

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON March 15, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

DETAILED SITE PLAN

| Job. No. | Sheet No. |
|---|---|
| 1759-03-01 | C |
| Drawn By: RAH | 03.01 |
| Date: 02-15-2018 | |

Case Number: SP2018-005

Plotted: Mar 6, 2018 - 10:19 AM by user: robert. Saved: 3/5/2018 by user: robert
D:\Projects\Bob's Projects\ROCKISD\Reinhardt\BIS\SET Reinhardt Eng 4.dwg

CITY OF ROCKWALL PARK

EAST 687.86'

N 09°31'34" W 17.75'

N 00°22'17" W 370.24'

LOT 2 BLOCK I

LOT 1 BLOCK I

THE PINNACLE PHASE 1

LOT 1 BLOCK A 6.98 ACRES

STAFF/VISITOR PARKING

PISTACHIO

LIVE OAK

D. GRANITE

LACEBARK

D. WILLOW

SOD

T. YAUPON

ARTIFICIAL TURF

HIGHLAND DRIVE 60' R.O.W.

10' BUFFER

RED OAK

C. MYRTLE

GEN.

ONLY

DELTA = 18°45'17"
RADIUS = 530.00'
LENGTH = 108.02'
CHORD = 107.54'
CH BRG = S09°22'39" E

1/2" IRS

WEST 181.51'

CM

CARRIAGE TRAIL (A 50.0 FOOT WIDTH RIGHT-OF-WAY)

LOT 15 BLOCK H

LOT 6 BLOCK J

LOT 5 BLOCK J

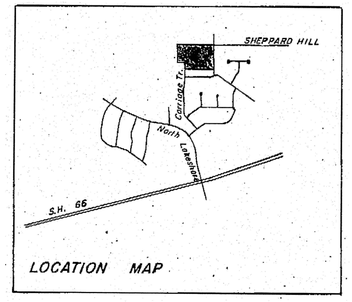
NORTHSHORE PHASE 1

LOT 4 BLOCK J

LOT 3 BLOCK J

LOT 2 BLOCK J

LOT 1 BLOCK J




VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

| | |
|---|---|
| E□ISTING □ONING | SF-10 |
| PROPOSED □ONING | SF-10 |
| USE | PUBLIC ELEMENTARY SCHOOL |
| LOT AREA | 304,169 S□. FT. OR 6.983 ACRES |
| BUILDING AREA □FLOOR AREA□ | |
| PROPOSED FIRST FLOOR □UPPER LEVEL□ | 64,800 SF |
| PROPOSED SECOND FLOOR | 23,200 SF |
| TOTAL BUILDING AREA | 88,000 SF |
| TOTAL FLOOR AREA □FIRST FLOOR□ | 64,800 SF |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3□ |
| FLOOR AREA RATIO | 0.21 : 1 |
| TOTAL IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" □2 STORY □"MEASURED TO PARAPET" |

PARKING RE□UIREMENTS

| | | |
|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES RE□UIRED | |
| STUDENTS □K-6TH□ | 750 STUDENTS | |
| PARKING PROVIDED | | |
| PARKING ELEMENTARY SCHOOL | □9.0' □ 20.0'□ | 74 SPACES |
| | □9.0' □ 18.0'□ | 27 SPACES |
| | HC SPACES | 5 SPACES |
| TOTAL PARKING PROVIDED | | 106 SPACES |

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND LANDSCAPE TABULATIONS

0 30 60
SCALE: 1" = 30'-0"

**OWNER**
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

Case No. SP2018-005


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


V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

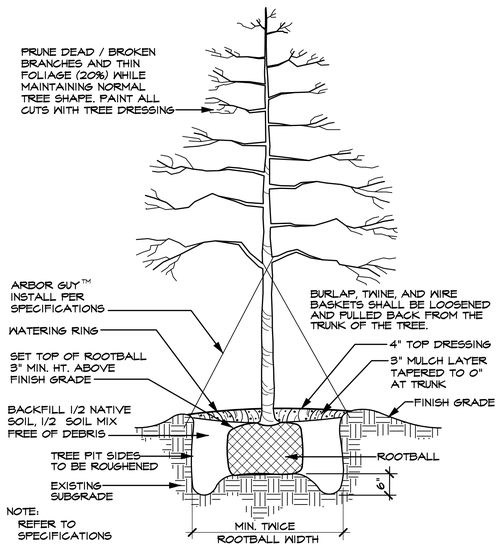
# LANDSCAPE PLAN

PERMIT REVIEW

ISSUES/ REVISIONS

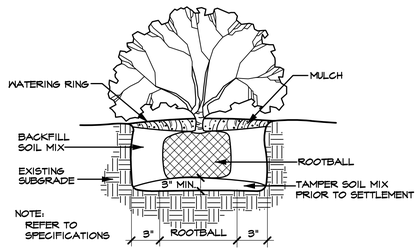
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SCALE: 1"=30'

SHEET No.
L1.1



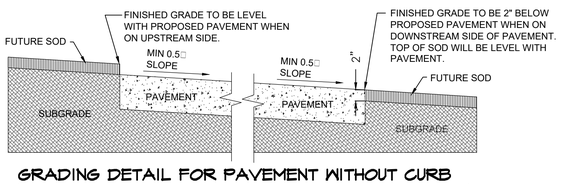

TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

## LANDSCAPE TABULATIONS

### LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

| | |
|---|---|
| SOUTH RESIDENTIAL BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |

### STREET LANDSCAPING

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

| | |
|---|---|
| EAST STREET BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |
| EAST BUFFER TREES REQUIRED (466 LF / 50 LF = ) | 10 TREES |
| BUFFER PROVIDED | 10 TREES |

### PARKING LOT LANDSCAPING

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

| | |
|---|---|
| PARKING SPACES | 108 SPACES |
| PARKING LANDSCAPE REQUIRED 34,423 SF X 5% = ) | 1,721 SF |
| PARKING LANDSCAPE PROVIDED | 2,622 SF |

### AMOUNT OF LANDSCAPING

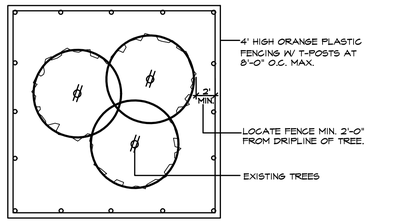
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

| | |
|---|---|
| SITE AREA | 304,310 SF |
| SITE LANDSCAPE REQUIRED 304,310 SF X 15% = ) | 45,647 SF |
| SITE LANDSCAPE PROVIDED | 113,580 SF |
| % LANDSCAPE PROVIDED FRONT/SIDE | (64%) 29,450 SF |
| SITE IMPERVIOUS AREA | 191,432 SF |

### TREE MITIGATION

| | |
|---|---|
| MITIGATION INCHES PER TREE TABLE | -599" |
| PRESERVED CREDIT INCHES PER TREE TABLE | +69" |
| PROPOSED TREES (46 X 4" = ) | +184" |
| REMAINING INCHES TO BE MITIGATED TO FUND | -346" |

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




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.

## TREES

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE & CONDITION |
|---|---|---|---|---|---|
| 9 | + | LIVE OAK | Live Oak | Quercus virginiana | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 15 | + | RED OAK | Shumard Red Oak | Quercus shumardii | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 10 | | LACEBARK | Lacebark Elm | Ulmus parvifolia | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 12 | | PISTACHIO | Chinese Pistachio | Pistacia chinensis | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 7 | | D. WILLOW | Desert Willow | Chilopsis linearis | 5'-6' ht, 4'-5' spread, container |
| 2 | | C. MYRTLE | Red flowering Crape Myrtle | Lagerstroemia indica 'Cafolina Beauty' | 1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B |
| 11 | | T. YAUPON | Yaupon Holly | Ilex vomitoria | 3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbed to 4' |
| 5 | | NELLIE | Tree Nellie R. Stevens Holly | Ilex vomitoria 'Nellie R. Stevens' | 6' Ht./3' spread min., container only pyramidal form, full to the ground single straight trunk, bushy, specimen |

## SHRUBS

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION |
|---|---|---|---|---|---|
| 21 | ⓓ | D.Y. HOLLY | Dwart Yaupon Holly | Ilex vomitoria 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 2 | ⓑ | D.B. HOLLY | Dwart Burford Holly | Ilex cornuta 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 26 | ⓕ | D. FOUNTAIN | Dwart Fountain Grass | Pennisetum alopecuriodes 'hamlin' | 1 gallon |
| 4 | ⓒ | CORALBERRY | Coralberry | Symphoricarpos orbiculatus | 1 gallon |

## GROUNDCOVER

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

## MISCELLANEOUS

| | | | | |
|---|---|---|---|---|
| AS SHOWN | —— | EDGE | EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY | |
| AS SHOWN | | D. GRANITE | Decomposed Granite | 4" THICK COMPACTED DECOMPOSED GRANITE. TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 3/8-5 % FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE "STABILIZER" FROM STABILIZER SOLUTIONS. (800) 336-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE. |
| AS SHOWN | | R. ROCK | 5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below. | |
| AS SHOWN | | L. ROCK | 1" crushed limestone, 4" deep. Separate with edging, filter fabric below. | |

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

## 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.

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

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# LANDSCAPE DETAILS

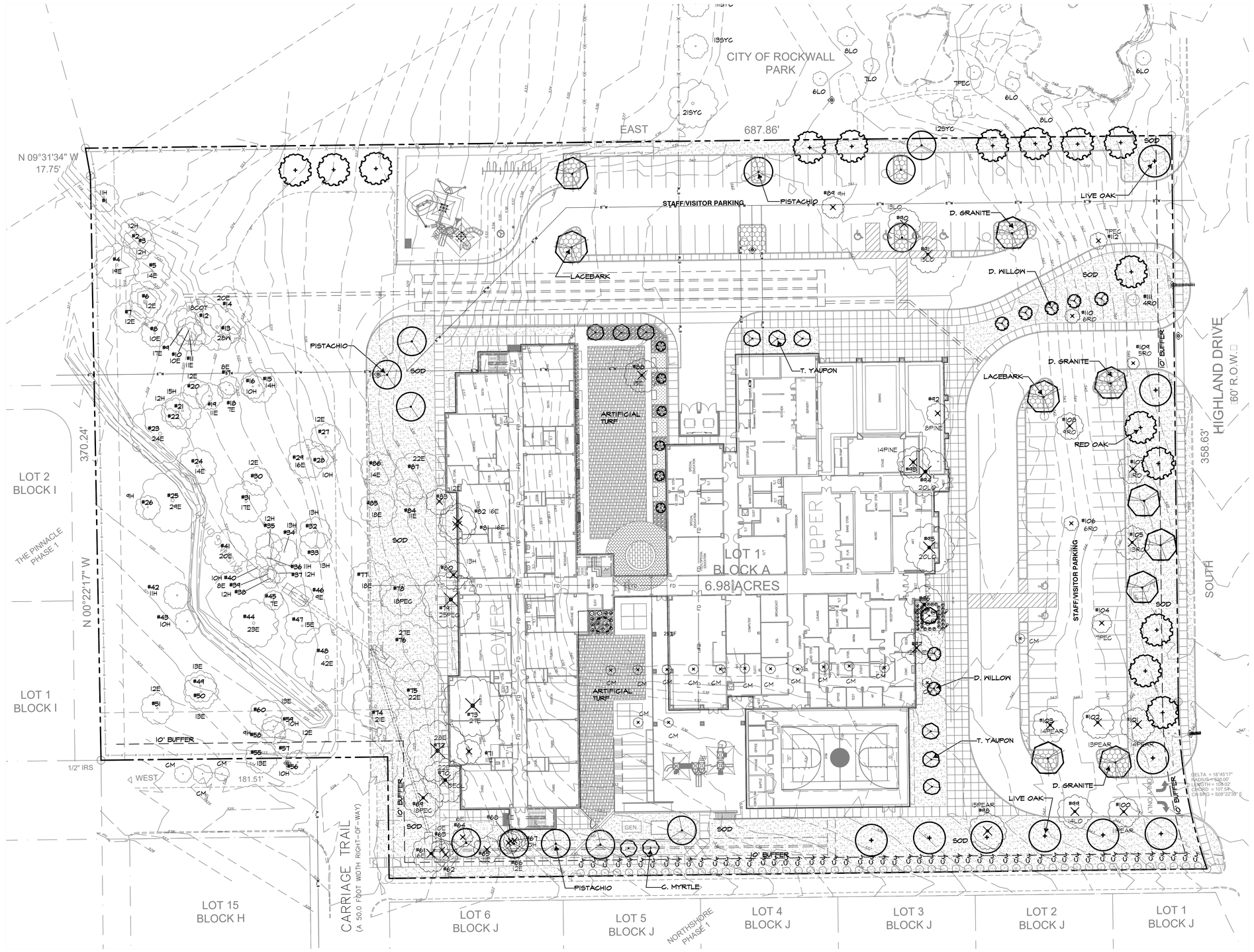
PERMIT REVIEW

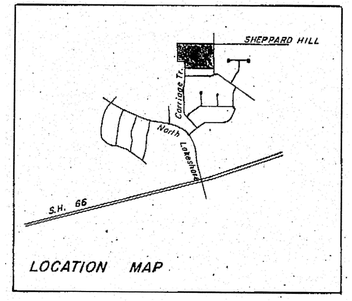
ISSUES/ REVISIONS

DATE: 03/06/2018
SCALE: AS SHOWN

SHEET No.
L2.1

Case No. SP2018-005




VICINITY MAP
N.T.S.

## SITE DATA SUMMARY TABLE

| | |
|---|---|
| EXISTING ZONING | SF-10 |
| PROPOSED ZONING | SF-10 |
| USE | PUBLIC ELEMENTARY SCHOOL |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES |
| BUILDING AREA (FLOOR AREA) | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF |
| PROPOSED SECOND FLOOR | 23,200 SF |
| TOTAL BUILDING AREA | 88,000 SF |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% |
| FLOOR AREA RATIO | 0.21 : 1 |
| TOTAL IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) (MEASURED TO PARAPET") |

## PARKING REQUIREMENTS

| | | | |
|---|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | | |
| STUDENTS (K-6TH) | 750 STUDENTS | | |
| PARKING PROVIDED | | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 | SPACES |
| | (9.0' X 18.0') | 27 | SPACES |
| | HC SPACES | 5 | SPACES |
| TOTAL PARKING PROVIDED | | 106 | SPACES |

REF. SHEET TS2.1
TREESCAPE TREE CHART

NORTH

0 30 60
SCALE: 1" = 30'-0"

Case No. SP2018-005

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
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V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE PLAN

PERMIT REVIEW

ISSUES/
REVISIONS

DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
TS1.1

## EXISTING TREE CHART

| TREE # | SIZE | TYPE | DEM/SAVE | MITIGATE | CREDIT | MITIGATE |
|---|---|---|---|---|---|---|
| 1 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 2 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 3 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 4 | 19 | ELM | SAVE | - | - | 0" |
| 5 | 14 | ELM | SAVE | - | - | 0" |
| 6 | 12 | ELM | SAVE | - | - | 0" |
| 7 | 12 | ELM | SAVE | - | - | 0" |
| 8 | 10 | ELM | SAVE | - | - | 0" |
| 9 | 17 | ELM | SAVE | - | - | 0" |
| 10 | 10 | ELM | SAVE | - | - | 0" |
| 11 | 11 | ELM | SAVE | - | - | 0" |
| 12 | 18 | COTTONWOOD | SAVE | - | - | 0" |
| 13 | 28 | WILLOW | SAVE | - | - | 0" |
| 14 | 20 | ELM | SAVE | - | - | 0" |
| 15 | 14 | HACKBERRY | SAVE | - | - | 0" |
| 16 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 17 | 8 | ELM | SAVE | - | - | 0" |
| 18 | 7 | ELM | SAVE | - | - | 0" |
| 19 | 11 | ELM | SAVE | - | - | 0" |
| 20 | 12 | ELM | SAVE | - | - | 0" |
| 21 | 15 | HACKBERRY | SAVE | - | - | 0" |
| 22 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 23 | 24 | ELM | SAVE | - | - | 0" |
| 24 | 14 | ELM | SAVE | - | - | 0" |
| 25 | 10" | ELM | SAVE | - | - | 0" |
| 26 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 27 | 12 | ELM | SAVE | - | - | 0" |
| 28 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 29 | 16 | ELM | SAVE | - | - | 0" |
| 30 | 12 | ELM | SAVE | - | - | 0" |
| 31 | 17 | ELM | SAVE | - | - | 0" |
| 32 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 33 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 34 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 35 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 36 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 37 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 38 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 39 | 8 | ELM | SAVE | - | - | 0" |
| 40 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 41 | 20 | ELM | SAVE | - | - | 0" |
| 42 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 43 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 44 | 23 | ELM | SAVE | - | - | 0" |
| 45 | 7 | ELM | SAVE | - | - | 0" |
| 46 | 9 | ELM | SAVE | - | - | 0" |
| 47 | 15 | ELM | SAVE | - | - | 0" |
| 48 | 42 | ELM | SAVE | - | +42 | 0" |
| 49 | 13 | ELM | SAVE | - | - | 0" |
| 50 | 13 | ELM | SAVE | - | - | 0" |
| 51 | 12 | ELM | SAVE | - | - | 0" |
| 52 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 53 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 54 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 55 | 13 | ELM | SAVE | - | - | 0" |
| 56 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 57 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 58 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 59 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 60 | 13 | ELM | SAVE | - | - | 0" |
| 61 | 16 | ELM | DEMO | -16 | - | 0" |
| 62 | 11 | ELM | DEMO | -11 | - | 0" |
| 63 | 10 | ELM | DEMO | -10 | - | 0" |
| 64 | 6 | ELM | DEMO | -6 | - | 0" |
| 65 | 11 | ELM | DEMO | -11 | - | 0" |
| 66 | 12 | ELM | DEMO | -12 | - | 0" |
| 67 | 10 | HACKBERRY | DEMO | 0 | - | 0" |
| 68 | 11 | ELM | DEMO | -11 | - | 0" |
| 69 | 18 | PECAN | DEMO | -18 | - | 0" |
| 70 | 22 | ELM | DEMO | -22 | - | 0" |
| 71 | 11 | ELM | DEMO | -11 | - | 0" |
| 72 | 28 | ELM | DEMO | -56 | - | 0" |
| 73 | 27 | ELM | DEMO | -54 | - | 0" |
| 74 | 21 | ELM | SAVE | - | - | 0" |
| 75 | 22 | ELM | SAVE | - | - | 0" |
| 76 | 27 | ELM | SAVE | - | +27 | 0" |
| 77 | 18 | ELM | SAVE | - | - | 0" |
| 78 | 18 | PECAN | SAVE | - | - | 0" |
| 79 | 25 | PECAN | DEMO | -25 | - | 0" |
| 80 | 13 | HACKBERRY | DEMO | -7 | - | 0" |
| 81 | 16 | ELM | DEMO | -16 | - | 0" |
| 82 | 16 | ELM | DEMO | -16 | - | 0" |
| 83 | 12 | ELM | DEMO | -12 | - | 0" |
| 84 | 11 | ELM | SAVE | - | - | 0" |
| 85 | 18 | ELM | SAVE | - | - | 0" |
| 86 | 14 | ELM | SAVE | - | - | 0" |
| 87 | 22 | ELM | SAVE | - | - | 0" |
| 88 | 15 | ELM | DEMO | -15 | - | 0" |
| 89 | 9 | HACKBERRY | DEMO | 0 | - | 0" |
| 90 | 13 | LIVE OAK | DEMO | -13 | - | 0" |
| 91 | 15 | LIVE OAK | DEMO | -15 | - | 0" |
| 92 | 8 | PINE | DEMO | -8 | - | 0" |
| 93 | 14 | PINE | DEMO | -14 | - | 0" |
| 94 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 95 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 96 | 16 | LIVE OAK | DEMO | -16 | - | 0" |
| 97 | 12 | PINE | DEMO | -12 | - | 0" |
| 98 | 15 | PEAR | DEMO | -15 | - | 0" |
| 99 | 14 | LIVE OAK | DEMO | -14 | - | 0" |
| 100 | 11 | PEAR | DEMO | -11 | - | 0" |
| 101 | 14 | PEAR | DEMO | -14 | - | 0" |
| 102 | 13 | PEAR | DEMO | -13 | - | 0" |
| 103 | 14 | PEAR | DEMO | -14 | - | 0" |
| 104 | 7 | PECAN | DEMO | -7 | - | 0" |
| 105 | 13 | RED OAK | DEMO | -13 | - | 0" |
| 106 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 107 | 11 | RED OAK | DEMO | -11 | - | 0" |
| 108 | 9 | RED OAK | DEMO | -9 | - | 0" |
| 109 | 5 | RED OAK | DEMO | -5 | - | 0" |
| 110 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 111 | 4 | RED OAK | DEMO | -4 | - | 0" |
| 112 | 7 | PECAN | DEMO | -7 | - | 0" |
| | | | | MITIGATE | CREDIT | |
| | | | | -599 | +69 | |
| | | | | | | |
| | | | | | | |
| PROPOSED TREES (46 X 4" = ) | | | | | | +184" |




0 30 60

SCALE: 1" = 30'-0"

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

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE CHART

PERMIT REVIEW

ISSUES/
REVISIONS

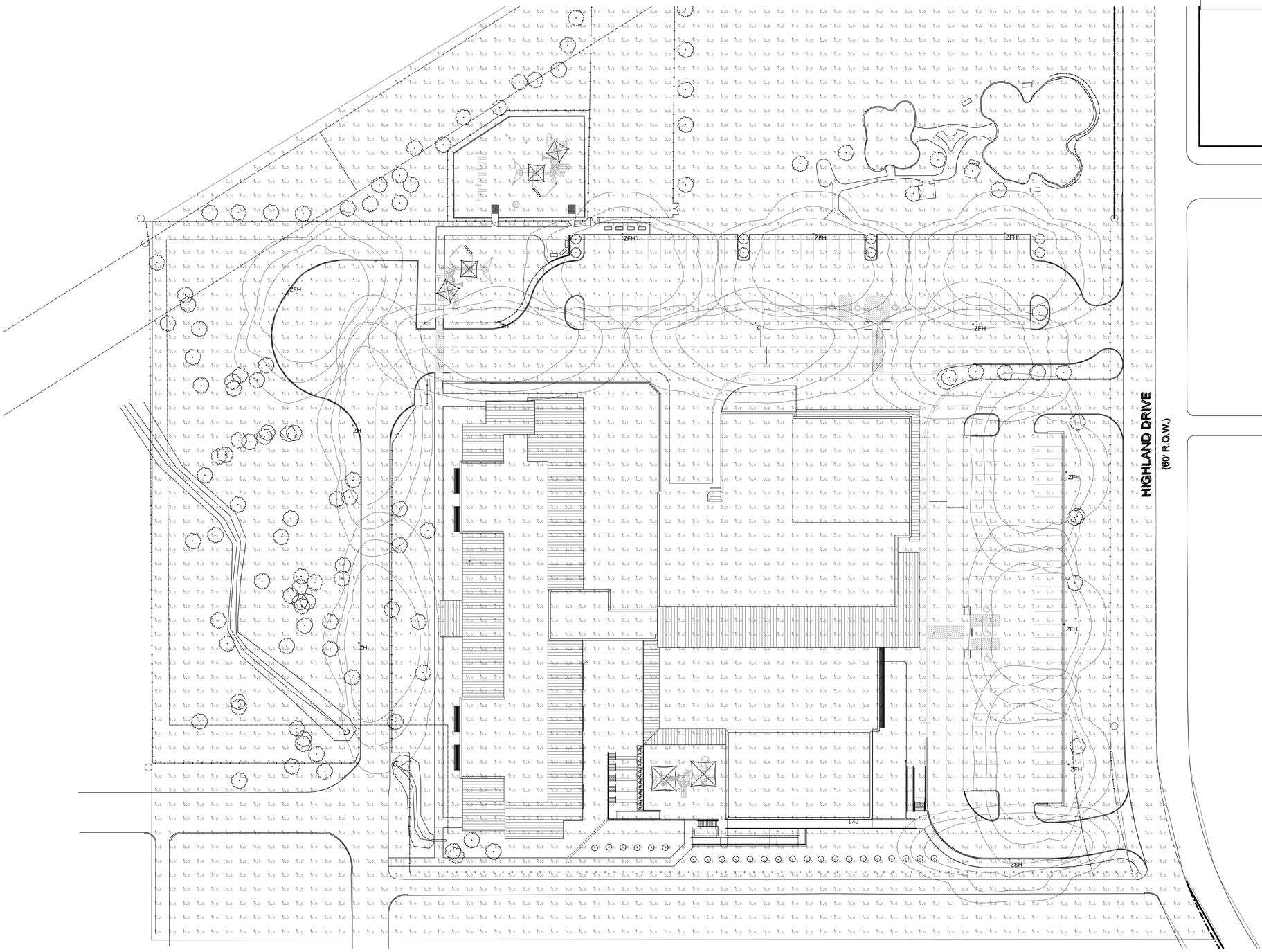
DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
TS2.1

Case No. SP2018-005

Copyright © 2018, Huckabee & Associates, Inc.

| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Max/Min |
| PARKING LOT_Planar | Illuminance | Fc | 0.34 | 5.2 | 0.0 | N.A. |




1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

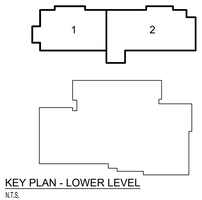
## PHOTOMETRIC CALCULATIONS GENERAL NOTES

(SOME NOTES MAY NOT BE USED)

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2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

Project:
New Reinhardt Elementary School
REINHARDT ELEMENTARY REPLACEMENT SCHOOL
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS

REVIEW ONLY
NOT FOR CONSTRUCTION
Mar 06, 2018




KEY PLAN - LOWER LEVEL
N.T.S.

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AUSTIN • DALLAS • FORT WORTH
HOUSTON • SAN ANTONIO • WACO
www.huckabee-inc.com
800.6873229

JASON W. REED
TEXAS P.E. 105129
Mar 06, 2018

JAMES M. TATE II
TEXAS P.E. 102427
Mar 06, 2018

EMA Engineering and Consulting
Tyler • Austin • Houston
Phone: 1-800-933-0538
TBPE Firm Registration No. F-893
www.estesmcclure.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

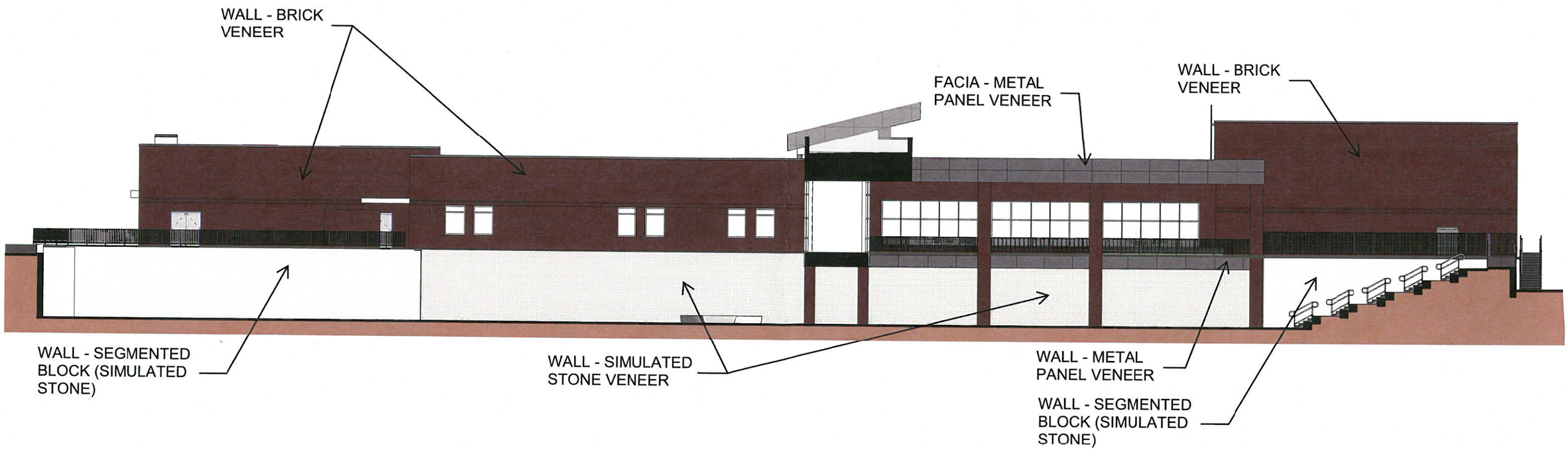
ELECTRICAL
PHOTOMETRIC SITE PLAN

| Job No. | Sheet No. |
|---|---|
| 1738-06-01 | ES1.2 |
| Drawn By: SSW | |
| Date: 03-01-2018 | |

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

| | | |
|---|---|---|
| MASONRY MATERIAL PERCENTAGE: | | 94% |
| BRICK: | 56% | |
| SIMULATED STONE: | 38% | |
| METAL WALL PANEL: | | 6% |
| TOTAL MATERIAL PERCENTAGE: | | 100% |




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

WEST ELEVATION

COURTYARD AREA

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

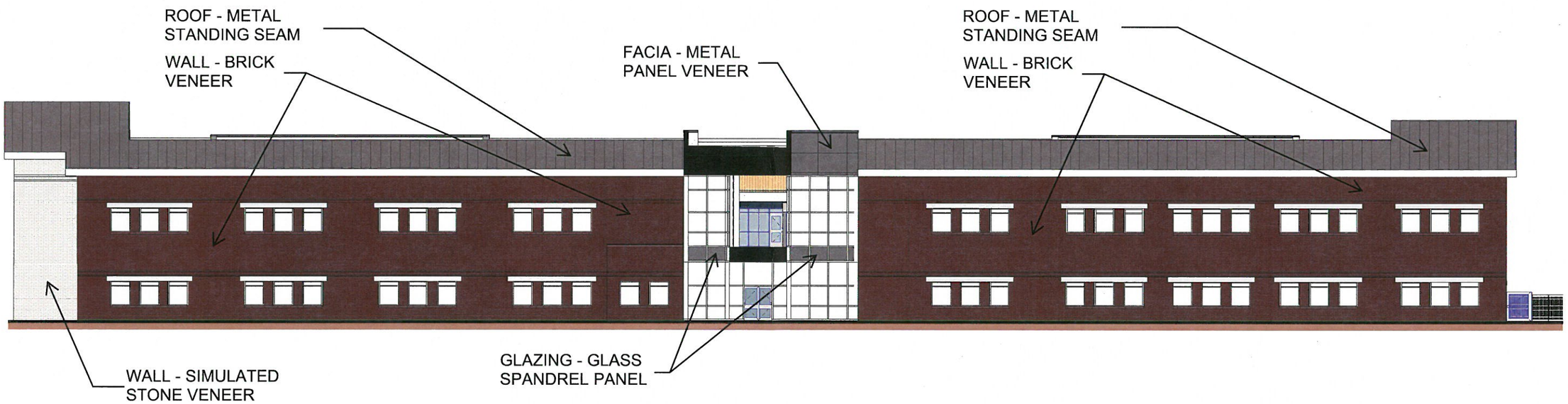
MASONRY MATERIAL PERCENTAGE: 98%

BRICK: 92%

SIMULATED STONE: 6%

METAL WALL PANEL: 2%

TOTAL MATERIAL PERCENTAGE: 100%




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

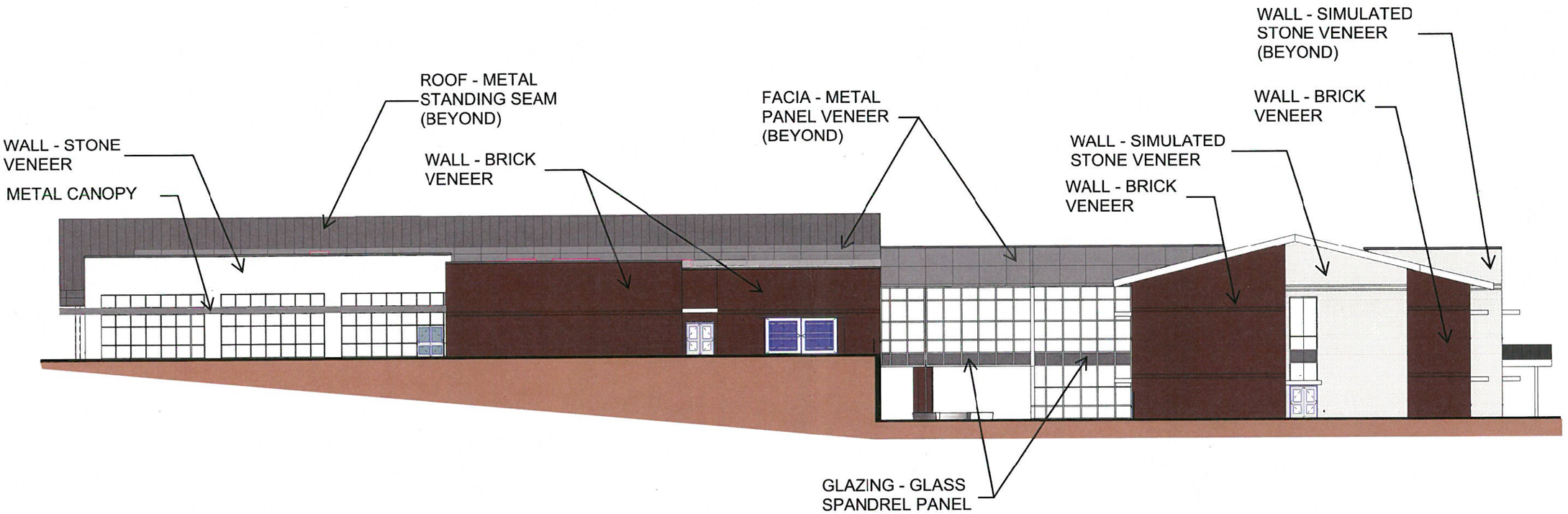
EAST ELEVATION

COURTYARD AREA

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**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

NORTH ELEVATION

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

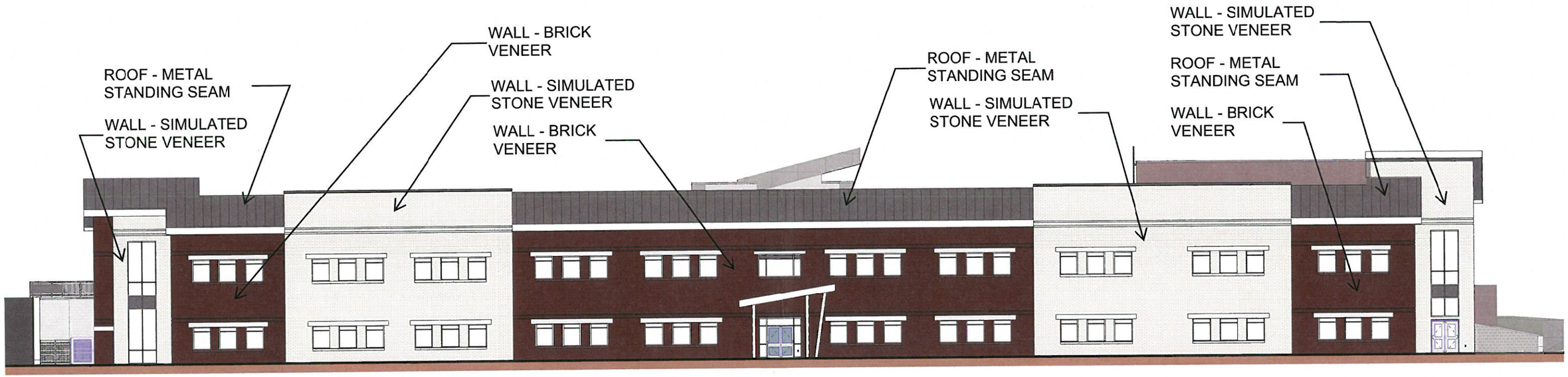
(CALCULATIONS PROVIDED ARE PER ELEVATION AND DOES NOT INCLUDE GLAZING OR DOOR OPENINGS)

MASONRY MATERIAL PERCENTAGE: 100%

BRICK: 48%

SIMULATED STONE: 52%

TOTAL MATERIAL PERCENTAGE: 100%




**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

WEST ELEVATION

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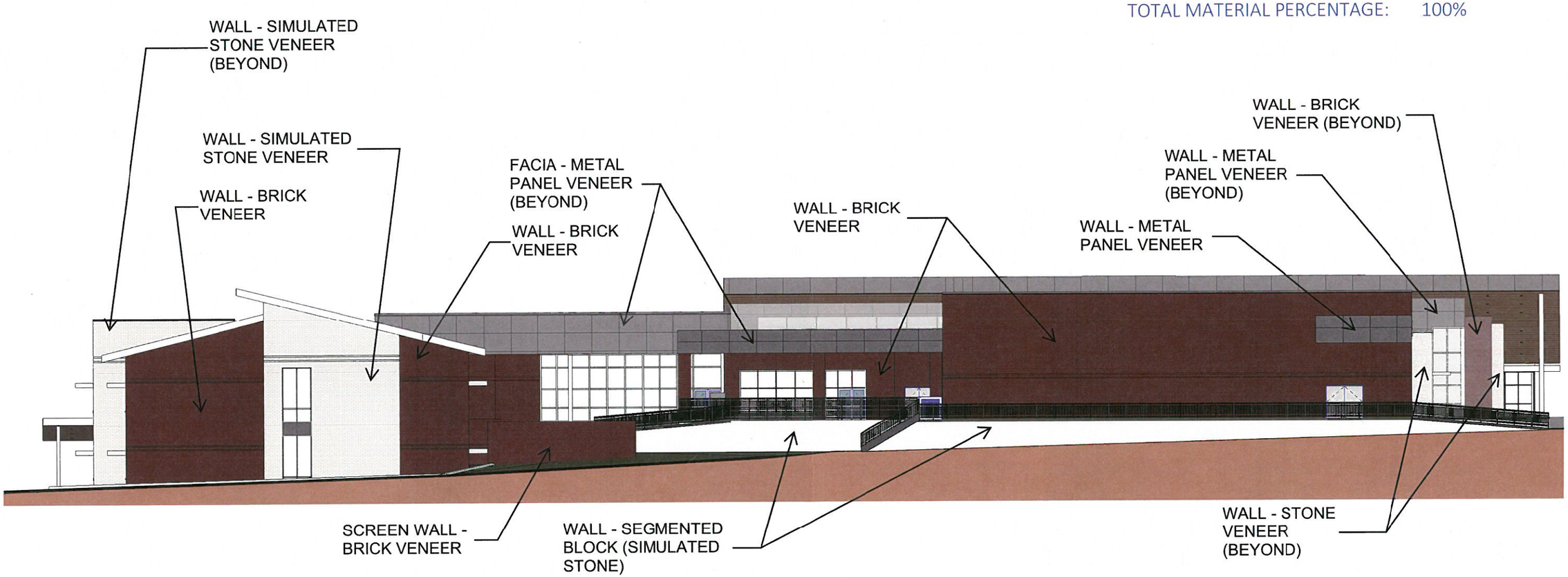
BRICK: 79%

STONE: 3%

SIMULATED STONE: 18%

METAL WALL PANEL: 10%

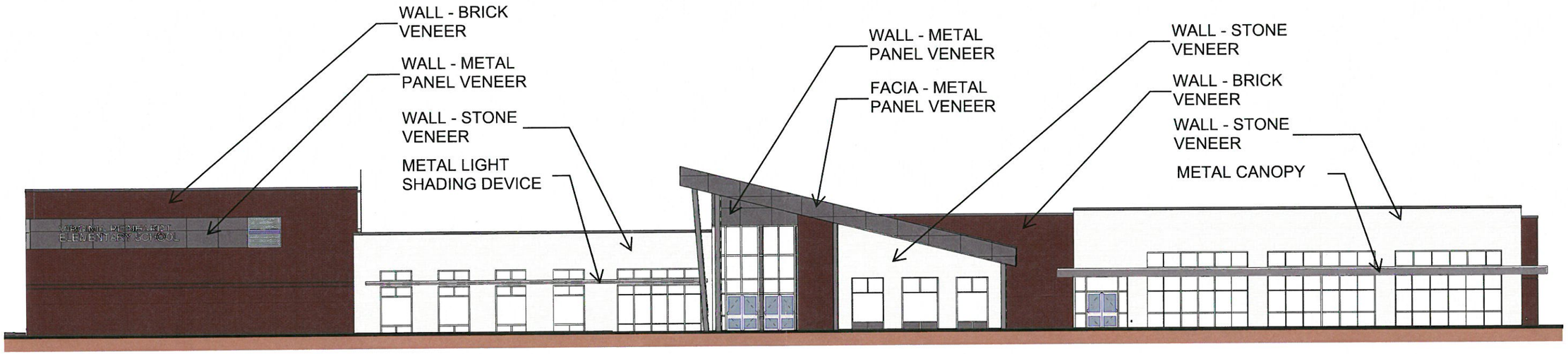
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| | |
|---|---|
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| BRICK: | 44.5% |
| STONE: | 49.5% |
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**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

EAST ELEVATION


VIRGINIA REINHARDT
ELEMENTARY SCHOOL












VIRGINIA REINHARDT
ELEMENTARY SCHOOL



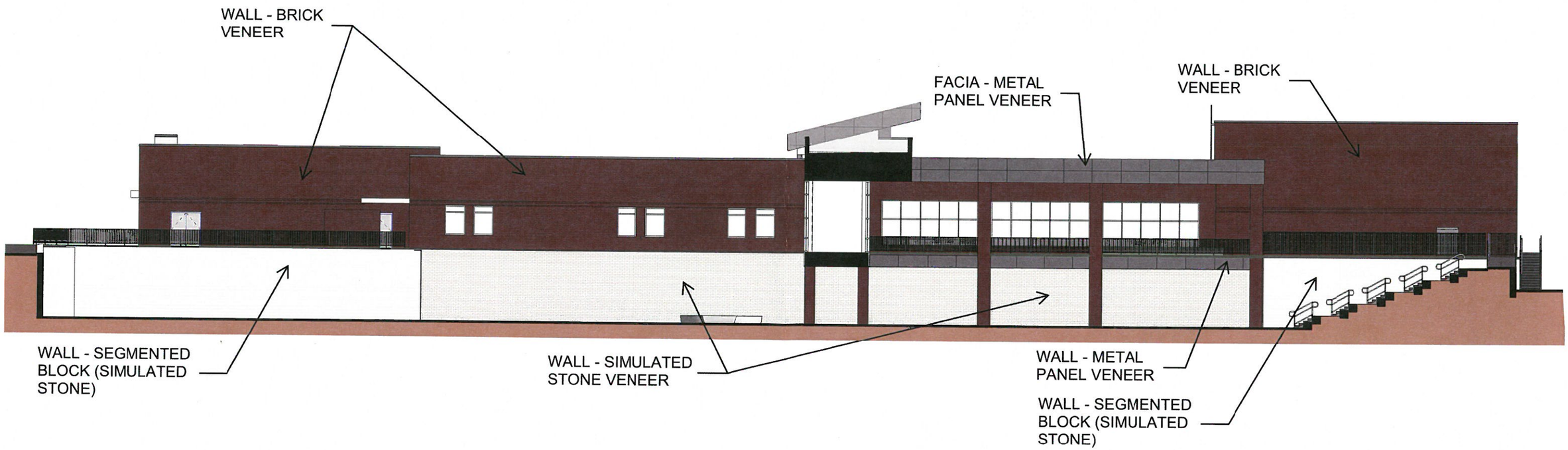




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**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

WEST ELEVATION

COURTYARD AREA

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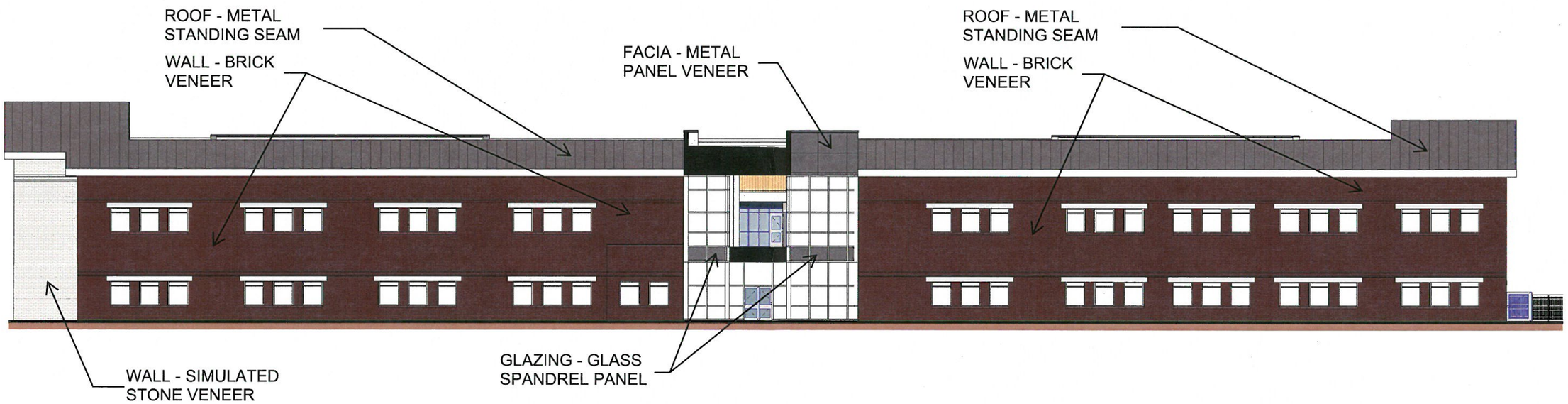
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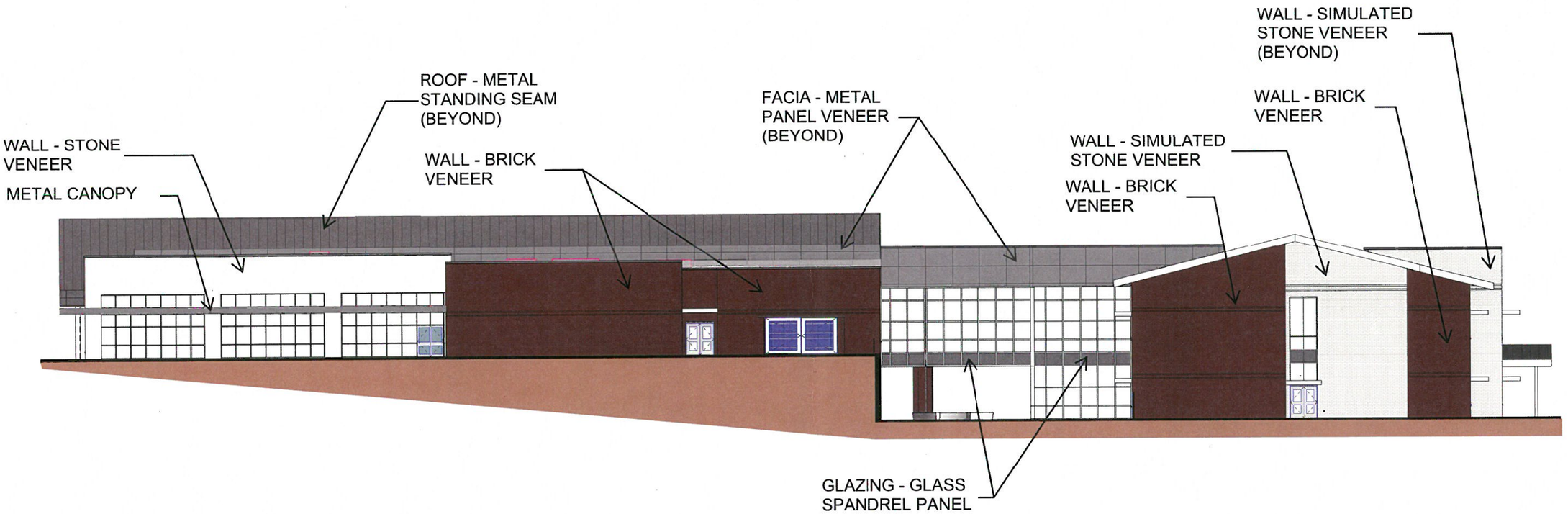
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**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

NORTH ELEVATION

## ARCHITECTURAL EXTERIOR BUILDING MATERIALS

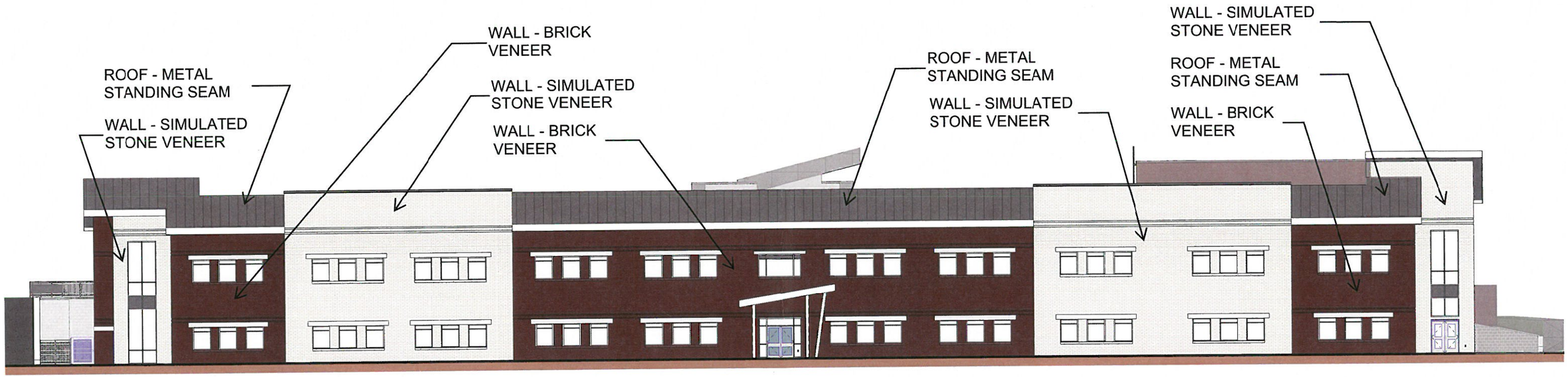
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WEST ELEVATION

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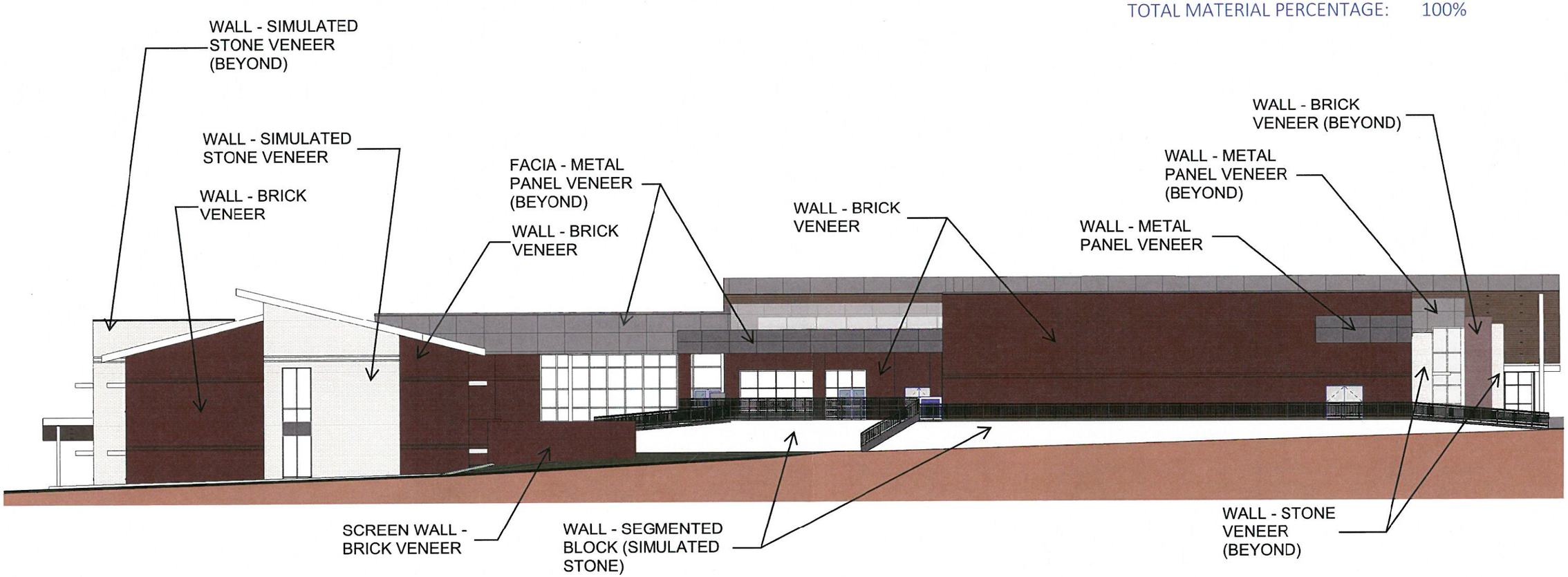
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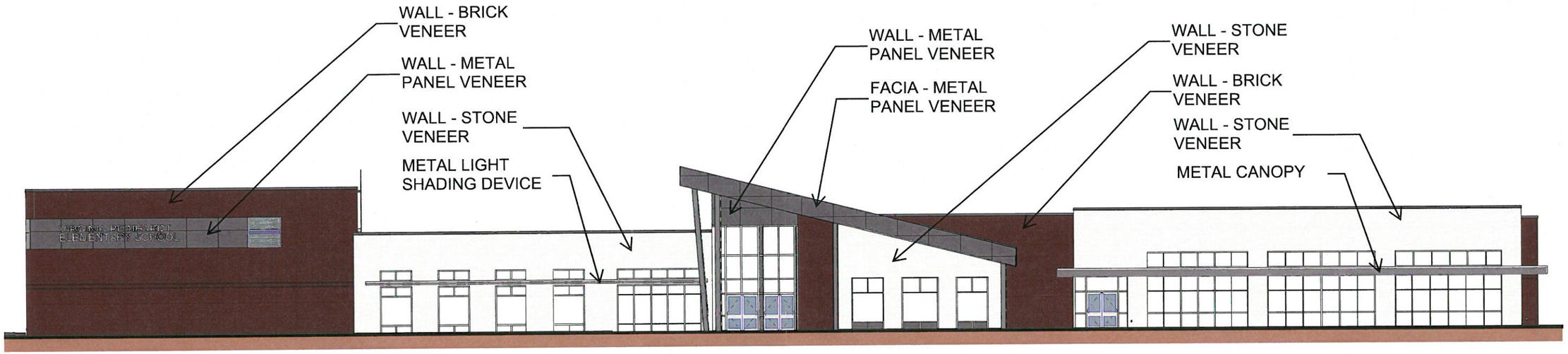
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**Huckabee**

REINHARDT ELEMENTARY SCHOOL / ROCKWALL INDEPENDENT SCHOOL DISTRICT

EAST ELEVATION


VIRGINIA REINHARDT
ELEMENTARY SCHOOL












VIRGINIA REINHARDT
ELEMENTARY SCHOOL

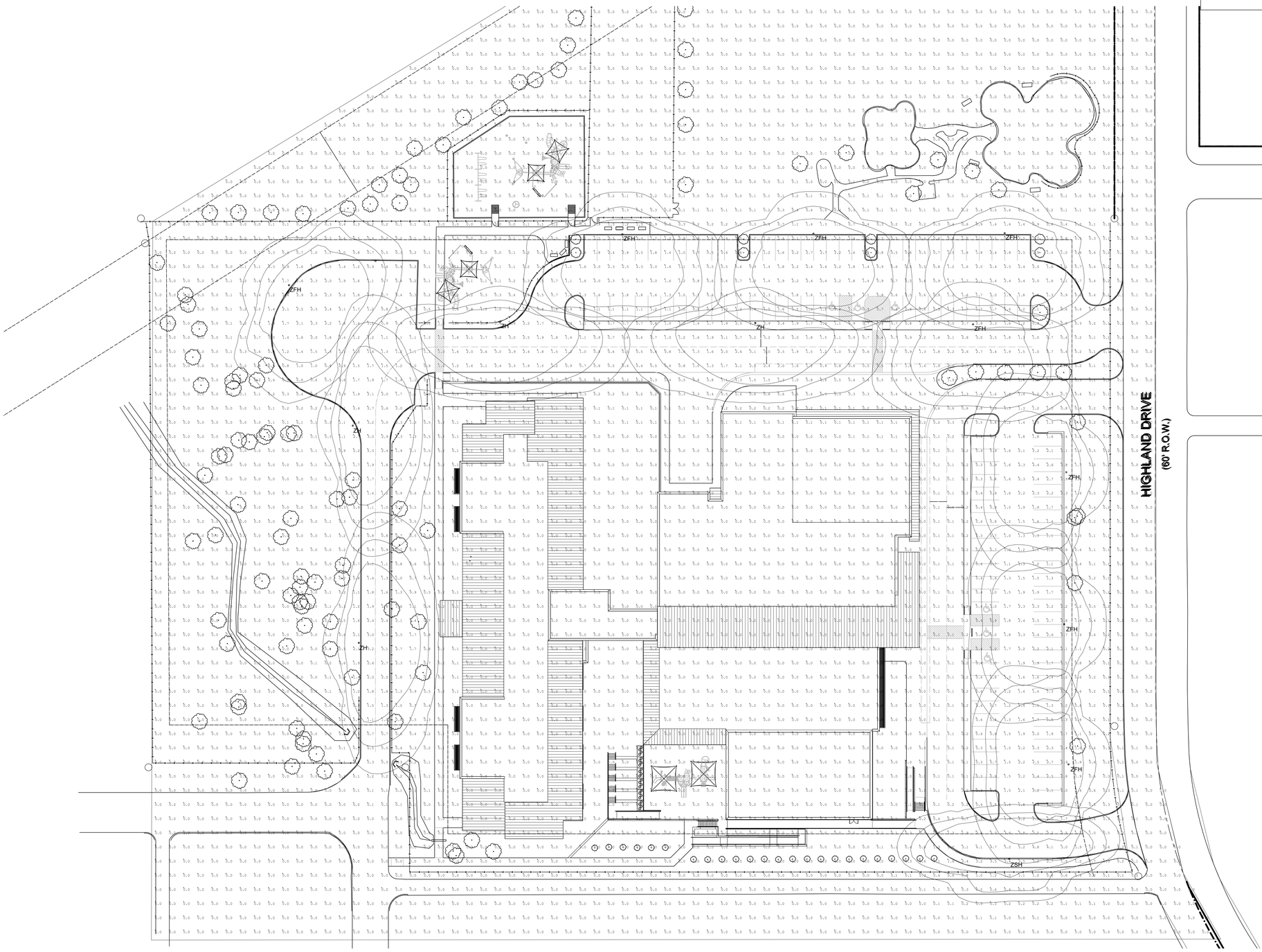






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| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Max/Min |
| PARKING LOT_Planar | Illuminance | Fc | 0.34 | 5.2 | 0.0 | N.A. |




1 ELECTRICAL PHOTOMETRIC SITE PLAN
1"=30'-0"

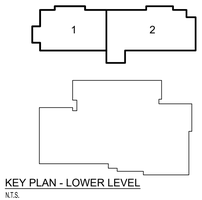
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KEY PLAN - LOWER LEVEL
N.T.S.

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JASON W. REED
TEXAS P.E. 105129
Mar 06, 2018

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ELECTRICAL
PHOTOMETRIC SITE PLAN

| Job No. | Sheet No. |
|---|---|
| 1738-06-01 | ES1.2 |
| Drawn By: SSW | |
| Date: 03-01-2018 | |

# City of Rockwall

## Project Plan Review History

Revised Staff Comments - Highlighted

| | | | | | | |
|---|---|---|---|---|---|---|
| **Project Number** | SP2018-005 | **Owner** | ROCKWALL, I S D | **Applied** | 2/19/2018 | LM |
| **Project Name** | 615 Highland Drive | **Applicant** | HUCKABEE | **Approved** | | |
| **Type** | SITE PLAN | | | **Closed** | | |
| **Subtype** | | | | **Expired** | | |
| **Status** | P&Z HEARING | | | **Status** | 3/7/2018 | DG |

| **Site Address** | **City, State Zip** | **Zoning** |
|---|---|---|
| 615 HIGHLAND DR | ROCKWALL, TX 75087 | |

| **Subdivision** | **Tract** | **Block** | **Lot No** | **Parcel No** | **General Plan** |
|---|---|---|---|---|---|
| NORTHSHORE PH 1 | 1 | A | 1 | 4849-000A-0001-00-0R | |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|
| BUILDING | John Ankrum | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | APPROVED | |
| ENGINEERING | Amy Williams | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | COMMENTS | See Comments |

(2/21/2018 12:30 PM AW)
See Markups
Need to show detention (outside flood plain)
Need to show floodplain sections with elevations
Flood study review/information will require a retainer/review fee prior to any release of information or review
Label distances between all driveways (proposed and existing)
4% engineering inspection fees
Dumpster area to drain to oil/water separator
Check with fire marshal's office regarding parking in a fire lane. If allowed the parking striping should be 22'x9'
Move 8" away from the playground and fencing
8" water to be centered in a 20' easement
4" water service will require a concrete vault for the meter at the easement, so you may have to give up a parking spot.
Parking island around the fire hydrant to be a minimum of 10' wide

Landscape Comment
Move 5' along the north side away from the water line (see markup)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ENGINEERING | Amy Williams | 3/7/2018 | 3/14/2018 | 3/7/2018 | | APPROVED | |
| FIRE | Ariana Hargrove | 2/19/2018 | 2/26/2018 | 2/23/2018 | 4 | COMMENTS | comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|
| (2/23/2018 9:46 AM AA)<br>Need to show all existing fire lane. If existing fire lane is to be utilized, it shall be platted.<br><br>Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building. | | | | | | | |
| GIS | Lance Singleton | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | APPROVED | |
| PLANNING | David Gonzales | 2/19/2018 | 2/26/2018 | 2/21/2018 | 2 | COMMENTS | See comments |

Discuss and consider a request by Crystal Vasquez of Huckabee on behalf Will Salee of the Rockwall Independent School District for the approval of a site plan for a school on a 6.983-acre parcel of land identified as Lot 1, Block A, Rockwall School Addition #2, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 615 Highland Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday March 6, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Label all revised site plan documents with "Case No. SP2018-005" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.
5. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March 6, 2018.

EXCEPTIONS TO BE CONSIDERED BY CITY COUNCIL:
** The following request requires approval by a simple majority vote of Council **

1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of one of the two east elevations that were submitted, which indicates 49.5% stone. The additional east elevations indicates 0%. The exception would allow for not meeting the stone requirement for the north, south, east, and west facades as submitted and requires approval of a simple majority vote of the City Council.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested.

Site Plan:
1. Re-label all firelane as "24-ft Firelane and Public Access Easement" – (if utilities exist, add utility easement in label).
2. Remove labels indicating “Parent Drop Stacking” & “Bus Drop-Off Line” as these are located within the dedicated 24-ft Firelane.
3. Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such.

Landscape Plan:
1. Meets or exceeds the intent of the UDC as submitted.

Treescape Plan:
1. The treescape plan as submitted meets or exceeds the requirements of the UDC.
2. How will you satisfy the mitigation balance of 599-caliper inches?

Photometric Plan:
1. The lighting pole standards are not to exceed a maximum overall height of 30-ft includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures.
3. The lighting levels at the southeast and southwest corners of the property exceed 0.2-FC at the property lines. Adjust accordingly.

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|

Building Elevations:
1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and/or dash-in RTU's on elevations. Provide detail of screening mechanism to be used.
2. Why are there two (2) drawing submitted for the east and west elevations?
3. The following requires approval of an exception to the masonry standards by the City Council due to the "simulated stone" appearing to be thin brick per the materials sample board submitted and as indicated above:
a) To allow for not meeting the 20% stone requirement for north (15%), south (3%), east (0%), and west (0%) facades, which are visible from a public street or open space. As a note, one (1) of the east elevations indicates 49.5% stone.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Architectural Review Board: February 27, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: February 27, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Parks Board: March 6, 2018 (6:00 p.m.)

Architectural Review Board: March 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| PLANNING | David Gonzales | 3/7/2018 | 3/14/2018 | 3/7/2018 | | COMMENTS | See comments |

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|

REVISED PLAN COMMENTS - 03.07.2018

The following staff comments from the revised plans are to be addressed and resubmitted no later than Tuesday March 20, 2018 or ASAP. Please provide one large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments and Conditions:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.
4. The site plan shall conform to requirements and the recommendations made by the Parks Board at their regularly scheduled meeting to be held on March 6, 2018.

EXCEPTION TO BE CONSIDERED BY CITY COUNCIL:
** The following request requires approval by a simple majority vote of Council **

1. Sec. 4.1.A.1, of Art. V, of the UDC requires a minimum of 20% stone on all facades visible from a public street or open space. The proposed building elevations do not meet this requirement with the exception of the east elevation. The exception would allow for not meeting the stone requirement for the north, south, and west facades as submitted and requires approval of a simple majority vote of the City Council.

** Please address the following Planning Comments for each revised plan. Submit only the revised plans by date requested above:

Site Plan:
1. Remove labels indicating "Parent Drop Stacking" at the rear of the property as these are located within the dedicated 24-ft Firelane.
2. Dumpster enclosure -- provide a label/note indicating the use of an opaque gate and a self-latching mechanism.
3. Correct Outdoor Lighting Note at bottom of site plan to indicate 0.2-FC [i.e. not 1 FOT Candle or Less] or Remove this note from site plan. Label would be appropriate on photometric plan.

Landscape Plan:
1. Meets or exceeds the intent of the UDC as submitted

Treescape Plan:
1. The treescape plan as submitted meets or exceeds the requirements of the UDC
2. How will you satisfy the mitigation balance of 599-caliper inches?

Photometric Plan:
1. The lighting levels remain high at the southeast corner of the property and exceeds 0.2-FC at the property lines. This area has residential homes that are adjacent/back-up to the school site. Make necessary adjustment to prevent glare (e.g. sheild light source) and reduce readings to not exceed 0.2-FC at the property line.

Building Elevations:
1. See exception requested as listed above

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|---|---|---|---|---|---|---|---|

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend:

Planning - Action: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: Monday, March 19, 2018 (6:00 p.m.) [FOR EXCEPTION REQUEST ONLY]

March 6, 2018

David Gonzales
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Re: Rockwall ISD
Project Name: New Reinhardt Elementary School
Permit No: SP2018-005

Dear Mr. Gonzales,

This letter is in response to Site Review comments received on February 23, 2018.

**Engineering Comments**

**Comment 1:** Need to show detention (outside flood plain)
***Response: Civil has compiled, per LOMR.***

**Comment 2:** Need to show floodplain sections with elevations
***Response: Civil has compiled, per LOMR.***

**Comment 3:** Flood study review/information will require a retainer/review fee prior to any release of information or review
***Response: Per Civil, it should not be necessary with detention, see LOMR.***

**Comment 4:** Label distances between all driveways (proposed and existing)
***Response: Civil has compiled, please see Topo for existing.***

**Comment 5:** Dumpster area to drain to oil/water separator
***Response: Civil has compiled, per LOMR.***

**Comment 6:** Check with fire marshal's office regarding parking in a fire lane. If allowed the parking striping should be 22'x9'
***Response: Comment acknowledged.***

**Comment 7:** Move 8" away from the playground and fencing
***Response: Civil has compiled and relocated water line.***

**Comment 8:** 8" water to be centered in a 20' easement
***Response: Added 20' water easement.***

**Comment 9:** 4" water service will require a concrete vault for the meter at the easement, so you may have to give up a parking spot.

***Response: Civil has compiled and removed one parking stall.***

**Comment 10:** Parking island around the fire hydrant to be a minimum of 10' wide

***Response: Removed one parking stall.***

**Comment 11:** LANDSCAPE COMMENT: Move 5' along the north side away from the water line (see markup)

***Response: Civil has compiled, relocated water line location.***

**Fire Comments**

**Comment 1:** Need to show all existing fire lane. If existing fire lane is to be utilized, it shall be platted.

***Response: Comment acknowledged and will comply.***

**Comment 2:** Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance into the building.

***Response: Civil has compiled.***

**Planning Comments**

**Site Plan**

**Comment 1:** Re-label all firelane as "24-ft Firelane and Public Access Easement" – (if utilities exist, add utility easement in label).

***Response: Civil has compiled.***

**Comment 2:** Remove labels indicating "Parent Drop Stacking" & "Bus Drop-Off Line" as these are located within the dedicated 24-ft Firelane.

***Response: Civil has compiled.***

**Comment 3:** Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self-latching mechanism. Provide detail and label as such.

***Response: Civil has compiled.***

**Treescape Plan**

**Comment 2:** How will you satisfy the mitigation balance of 599-caliper inches?

***Response: It is our understanding this comment is under discussion.***

**Photometric Plan**

**Comment 1:** The lighting pole standards are not to exceed a maximum overall height of 30-ft includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.

***Response: Please see attached detail.***

**Comment 2:** In order to reduce glare, all exterior lighting fixtures are to be shielded. Provide cut sheets for all exterior light fixtures.

***Response: Please see attached cut sheets.***

**Comment 3:** The lighting levels at the southeast and southwest corners of the property exceed 0.2-FC at the property lines. Adjust accordingly.

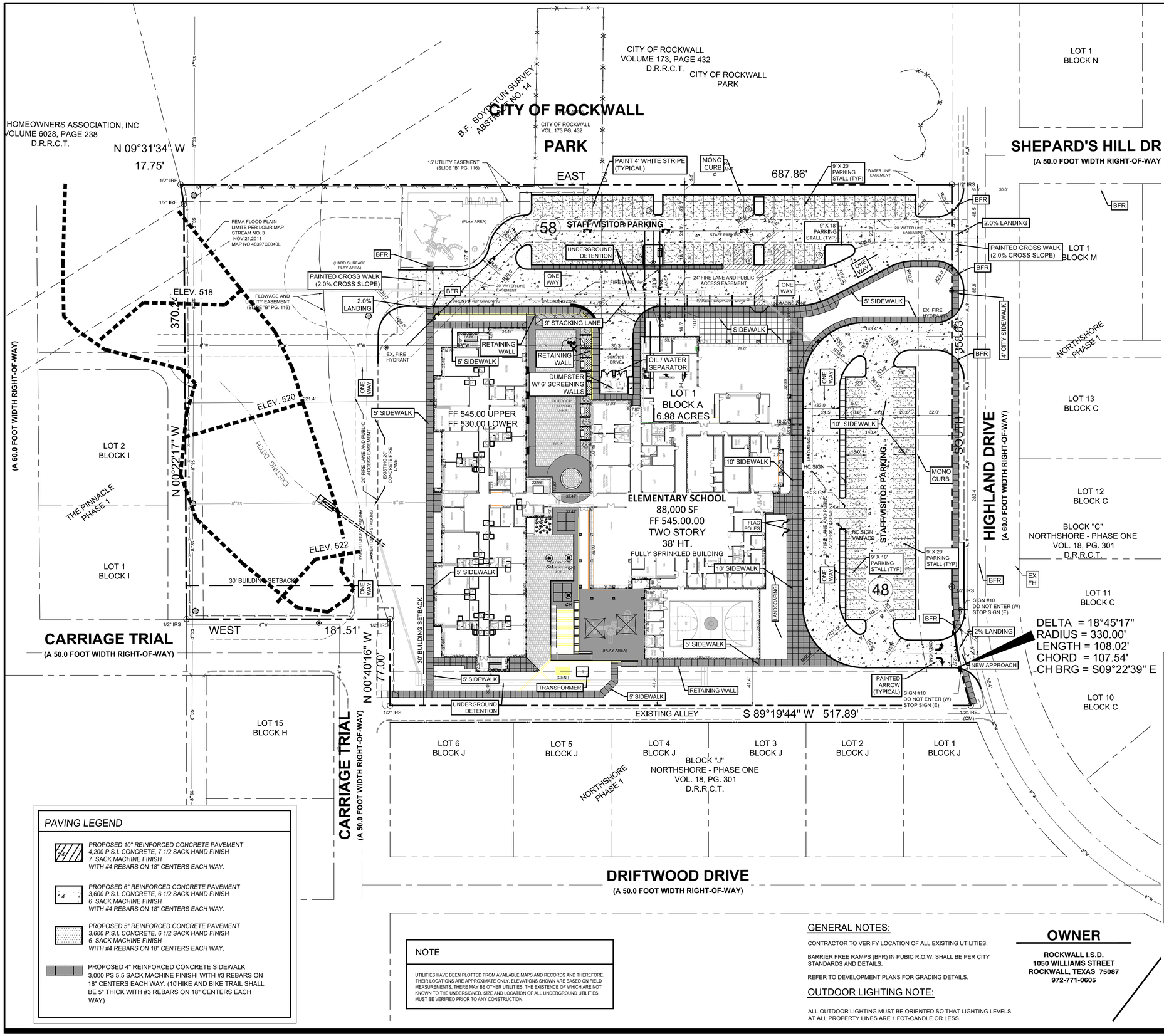
***Response: Please see revised sheet.***

If you have any questions or concerns, please contact me, Crystal Vasquez at 800.687.1229.

Sincerely,

Crystal Vasquez
Regulatory Specialist

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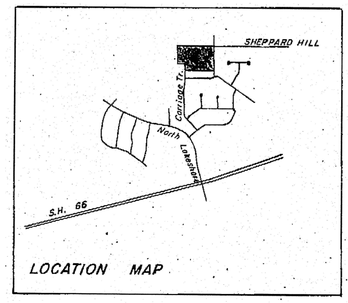

## GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRE LANES, PARKING STRIPING, HDCP 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. NO TREES ARE TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
12. THE HICKORY RIDGE LIFT STATION WILL BE UPGRADED TO ACCOMMODATE THE SCHOOL SITE.
13. ADHERENCE TO ENGINEERING AND FIRE DEPARTMENT STANDARDS SHALL BE REQUIRED

N

0 30 60

Scale 1" = 30'




VICINITY MAP
N.T.S.

### SITE DATA SUMMARY TABLE

| | | | |
|---|---|---|---|
| EXISTING ZONING | SF-10 | | |
| PROPOSED ZONING | SF-10 | | |
| USE | PUBLIC ELEMENTARY SCHOOL | | |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES | | |
| BUILDING AREA (FLOOR AREA) | | | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF | | |
| PROPOSED SECOND FLOOR | 23,200 SF | | |
| TOTAL BUILDING AREA | 88,000 SF | | |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF | | |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% | | |
| FLOOR AREA RATIO | 0.21 : 1 | | |
| TOTAL NEW IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES | | |
| TOTAL EXISTING IMPERVIOUS COVERAGE | 151,749 SF OR 3.484 ACRES | | |
| INCREASE TO DETAIN | 39,683 SF OR 0.911 ACRES (INCREASE) | | |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) "MEASURED TO PARAPET" | | |

### PARKING REQUIREMENTS

| | | | |
|---|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | | |
| STUDENTS ( K-6TH) | 750 STUDENTS | | |
| PARKING PROVIDED | | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 | SPACES |
| | (9.0' X 18.0') | 26 | SPACES |
| | HC SPACES | 5 | SPACES |
| TOTAL PARKING PROVIDED | | 105 | SPACES |

## PAVING LEGEND

- PROPOSED 10" REINFORCED CONCRETE PAVEMENT
  4,200 P.S.I. CONCRETE, 7 1/2 SACK HAND FINISH
  7 SACK MACHINE FINISH
  WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT
  3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
  6 SACK MACHINE FINISH
  WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 5" REINFORCED CONCRETE PAVEMENT
  3,600 P.S.I. CONCRETE, 6 1/2 SACK HAND FINISH
  6 SACK MACHINE FINISH
  WITH #4 REBARS ON 18" CENTERS EACH WAY.
- PROPOSED 4" REINFORCED CONCRETE SIDEWALK
  3,000 PS 5.5 SACK MACHINE FINISHI WITH #3 REBARS ON 18" CENTERS EACH WAY. (10'HIKE AND BIKE TRAIL SHALL BE 5" THICK WITH #3 REBARS ON 18" CENTERS EACH WAY)

### NOTE

UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE MAPS AND RECORDS AND THEREFORE. THEIR LOCATIONS ARE APPROXIMATE ONLY. ELEVATIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

## GENERAL NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

BARRIER FREE RAMPS (BFR) IN PUBIC R.O.W. SHALL BE PER CITY STANDARDS AND DETAILS.

REFER TO DEVELOPMENT PLANS FOR GRADING DETAILS.

## OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOT-CANDLE OR LESS.


**OWNER**
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

**ARCHITECT**
HUCKABEE
700 CHERRY STREET, SUITE 500
FORT WORTH, TEXAS 76109
(817) 377-2969

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


Date: February 12, 2018
Case Number: SP2018-005

Revision / Date
1 02/15/2018 100% DD SET
2 3 4 5 6 7 8 9 10 11

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

DRAFT COPY ONLY

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35039, ON March 15, 2018 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

Huckabee
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800.687.1229

SUP SITE PLAN

8

Job. No. 1759-03-01
Drawn By: RAH
Date: 02-15-2018

Sheet No. C 03.00

Plotted: Mar 6, 2018, 10:16 AM by user: robert - Saved: 3/5/2018 by user: robert
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VOLUME 173, PAGE 432
D.R.R.C.T.

CITY OF ROCKWALL
PARK

B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14

# CITY OF ROCKWALL

PARK

CITY OF ROCKWALL
VOL. 173 PG. 432

EAST

687.86'

1'34" W
.75'

1/2" IRF

1/2" IRF

15' UTILITY EASEMENT
(SLIDE "B" PG. 116)

PAINT 4' WHITE STRIPE
(TYPICAL)

MONO CURB

9' X 20'
PARKING
STALL (TYP)

WATER LINE
EASEMENT

1/2" IRS

FEMA FLOOD PLAIN
LIMITS PER LOMR MAP
STREAM NO. 3
NOV 21,2011
MAP NO 48397C0040L

(PLAY AREA)

58 STAFF/VISITOR PARKING

STAFF PARKING

9' X 18'
PARKING
STALL (TYP)

20' WATER LINE
EASEMENT

2.0% LANDING

PAINTED CR
(2.0% CROSS

BFR

UNDERGROUND
DETENTION

(HARD SURFACE
PLAY AREA)

PAINTED CROSS WALK
(2.0% CROSS SLOPE)

ONE
WAY

24' FIRE LANE

24' FIRE LANE AND PUBLIC
ACCESS EASEMENT

20' WATER LINE
EASEMENT

ELEV. 518

FLOWAGE AND
UTILITY EASEMENT
(SLIDE "B" PG. 116)

2.0%
LANDING

PARENT DROP STACKING

UNLOADING ZONE

5' SIDEWALK

EX. FIRE
HYDRANT

9' STACKING LANE

SIDEWALK

370.4'

RETAINING
WALL

5' SIDEWALK

STEEL BUILDING

RETAINING
WALL

SERVICE
DRIVE

OIL / WATER
SEPARATOR

DUMPSTER
W/ 6' SCREENING
WALLS

OUTDOOR
LEARNING
AREA

LOT 1
BLOCK A
6.98 ACRES

ELEV. 520

FF 545.00 UPPER
FF 530.00 LOWER

5' SIDEWALK

10' SIDEWALK

HC SIGN

HC SIGN

HC SIGN
VAN ACC

MONO
CURB

STAFF/VISITOR PARKING

HIGHLAND DRIVE
(A 60.0 FOOT WIDTH RIGHT-OF-WAY)

SOUTH

4' CITY SIDEWALK

20' FIRE LANE AND PUBLIC
ACCESS EASEMENT

EXISTING 20'
CONCRETE FIRE
LANE

ELEVATION
ELEMENTARY SCHOOL
88,000 SF
FF 545.00.00
TWO STORY
38' HT.
FULLY SPRINKLED BUILDING

FLAG
POLES

LANDSCAPING

5' SIDEWALK

10' SIDEWALK

9' X 18'
PARKING
STALL (TYP)

9' X 20'
PARKING
STALL (TYP)

48

BFR

1/2" IRS

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

2% LANDING

NEW APPROACH

ONE WAY

PAINTED
ARROW
(TYPICAL)

SIGN #10
DO NOT ENTER (W)
STOP SIGN (E)

N 00°22'17" W

EXISTING DITCH

ELEV. 522

299.9

30' BUILDING SETBACK

1/2" IRS

WEST 181.51'

1/2" IRS

IAL
F-WAY)

N 00°40'16" W 77.00'

30' BUILDING SETBACK

UNDERGROUND
DETENTION

1/2" IRS

EXISTING ALLEY

S 89°19'44" W 517.89'

1/2" IRF
(CM)

TRANSFORMER

(GEN.)

RETAINING WALL

5' SIDEWALK

LOT 15
BLOCK H

LOT 6
BLOCK J

LOT 5
BLOCK J

LOT 4
BLOCK J

LOT 3
BLOCK J

LOT 2
BLOCK J

LOT 1
BLOCK J

BLOCK "J"
NORTHSHORE - PHASE ONE
VOL. 18, PG. 301
D.R.R.C.T.

NORTHSHORE
PHASE 1

ARRIAGE TRIAL
0 FOOT WIDTH RIGHT-OF-WAY)

## GENERAL NOTES:

1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB

2. ALL FIRE LANES, PARKING STRIPING, HDCP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF NORTH LAKE 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 NORTH LAKE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.

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10. MARK FIRE LANES TO THE CITY OF NORTH LAKE SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.

## NOTE

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N

0 100 200

Scale 1" = 100'

## OVERALL SITE PLAN LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAINTED ONE-WAY TRAFFIC DIRECTIONAL ARROW
- EXISTING CURB
- PROPOSED CURB
- PROPOSED HC PARKING SPACE & STRIPING
- PROPOSED HC CROSSING OR DROPOFF STRIPING
- PROPOSED WYE INLET
- PROPOSED CURB INLET
- PROPOSED DUMPSTER ENCLOSURE
- PROPOSED FIRELANE

Revision / Date
1 02/15/2018 100% DD SET

Project:
V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

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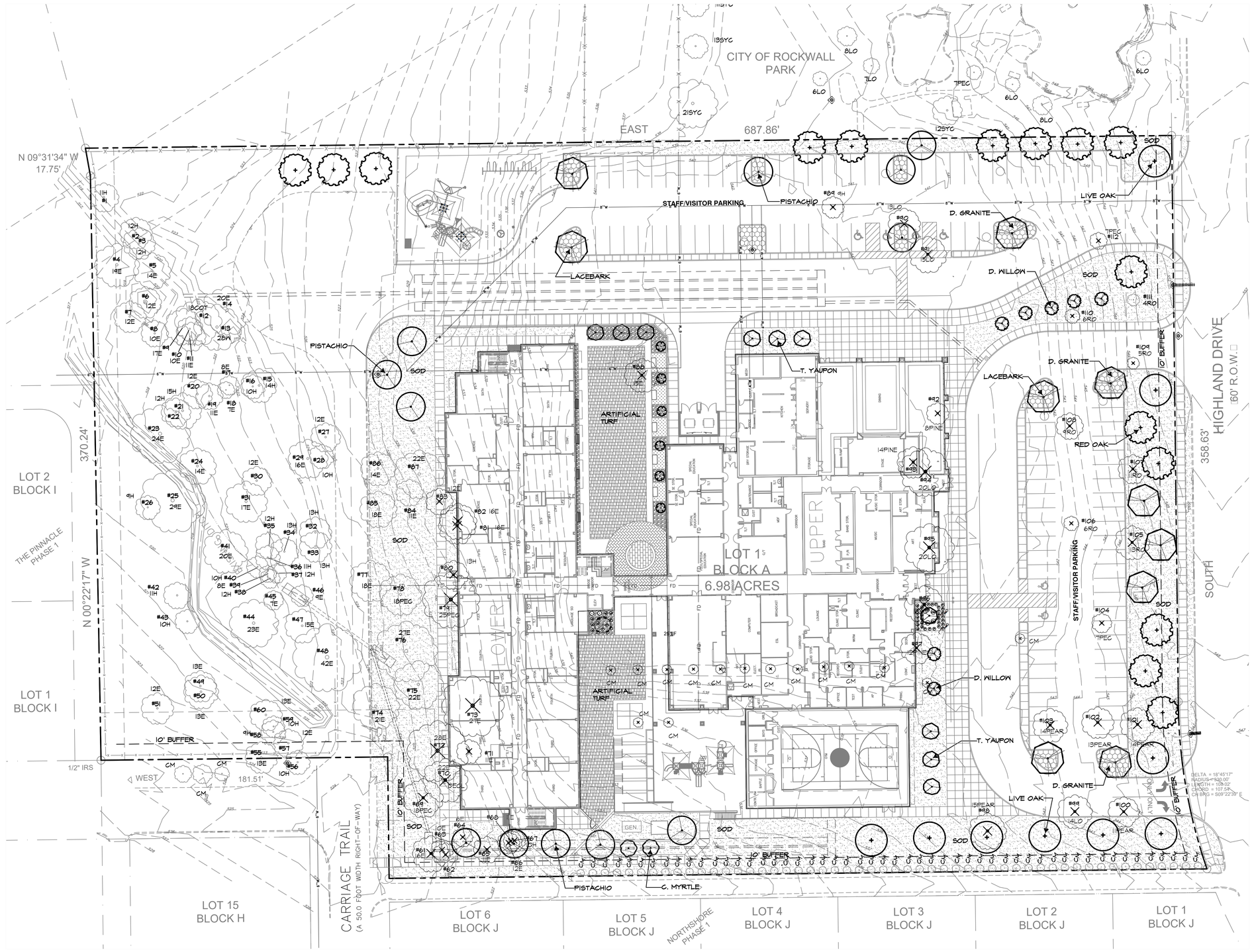
Huckabee
AUSTIN • DALLAS • FORT WORTH • HOUSTON • WACO
www.huckabee-inc.com
800.687.1229

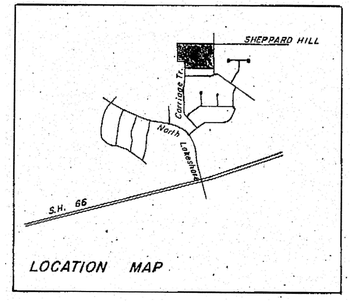
DETAILED SITE PLAN

| Job. No. | Sheet No. |
|---|---|
| 1759-03-01 | C |
| Drawn By: RAH | 03.01 |
| Date: 02-15-2018 | |

Case Number: SP2018-005

Plotted: Mar 6, 2018 - 10:19 AM by user: robert. Saved: 3/5/2018 by user: robert
D:\Projects\Bob's Projects\ROCKISD\Reinhardt\BIS\SET Reinhardt Eng 4.dwg




VICINITY MAP
N.T.S.

## SITE DATA SUMMARY TABLE

| | |
|---|---|
| EXISTING ZONING | SF-10 |
| PROPOSED ZONING | SF-10 |
| USE | PUBLIC ELEMENTARY SCHOOL |
| LOT AREA | 304,169 SQ. FT. OR 6.983 ACRES |
| BUILDING AREA (FLOOR AREA) | |
| PROPOSED FIRST FLOOR (UPPER LEVEL) | 64,800 SF |
| PROPOSED SECOND FLOOR | 23,200 SF |
| TOTAL BUILDING AREA | 88,000 SF |
| TOTAL FLOOR AREA (FIRST FLOOR) | 64,800 SF |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3% |
| FLOOR AREA RATIO | 0.21 : 1 |
| TOTAL IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" (2 STORY) (MEASURED TO PARAPET") |

## PARKING REQUIREMENTS

| | | | |
|---|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES REQUIRED | | |
| STUDENTS (K-6TH) | 750 STUDENTS | | |
| PARKING PROVIDED | | | |
| PARKING ELEMENTARY SCHOOL | (9.0' X 20.0') | 74 | SPACES |
| | (9.0' X 18.0') | 27 | SPACES |
| | HC SPACES | 5 | SPACES |
| TOTAL PARKING PROVIDED | | 106 | SPACES |

REF. SHEET TS2.1
TREESCAPE TREE CHART

NORTH

0 30 60
SCALE: 1" = 30'-0"

Case No. SP2018-005

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

V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE PLAN

PERMIT REVIEW

ISSUES/
REVISIONS

DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
TS1.1

## EXISTING TREE CHART

| TREE # | SIZE | TYPE | DEM/SAVE | MITIGATE | CREDIT | MITIGATE |
|---|---|---|---|---|---|---|
| 1 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 2 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 3 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 4 | 19 | ELM | SAVE | - | - | 0" |
| 5 | 14 | ELM | SAVE | - | - | 0" |
| 6 | 12 | ELM | SAVE | - | - | 0" |
| 7 | 12 | ELM | SAVE | - | - | 0" |
| 8 | 10 | ELM | SAVE | - | - | 0" |
| 9 | 17 | ELM | SAVE | - | - | 0" |
| 10 | 10 | ELM | SAVE | - | - | 0" |
| 11 | 11 | ELM | SAVE | - | - | 0" |
| 12 | 18 | COTTONWOOD | SAVE | - | - | 0" |
| 13 | 28 | WILLOW | SAVE | - | - | 0" |
| 14 | 20 | ELM | SAVE | - | - | 0" |
| 15 | 14 | HACKBERRY | SAVE | - | - | 0" |
| 16 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 17 | 8 | ELM | SAVE | - | - | 0" |
| 18 | 7 | ELM | SAVE | - | - | 0" |
| 19 | 11 | ELM | SAVE | - | - | 0" |
| 20 | 12 | ELM | SAVE | - | - | 0" |
| 21 | 15 | HACKBERRY | SAVE | - | - | 0" |
| 22 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 23 | 24 | ELM | SAVE | - | - | 0" |
| 24 | 14 | ELM | SAVE | - | - | 0" |
| 25 | 10" | ELM | SAVE | - | - | 0" |
| 26 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 27 | 12 | ELM | SAVE | - | - | 0" |
| 28 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 29 | 16 | ELM | SAVE | - | - | 0" |
| 30 | 12 | ELM | SAVE | - | - | 0" |
| 31 | 17 | ELM | SAVE | - | - | 0" |
| 32 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 33 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 34 | 13 | HACKBERRY | SAVE | - | - | 0" |
| 35 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 36 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 37 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 38 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 39 | 8 | ELM | SAVE | - | - | 0" |
| 40 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 41 | 20 | ELM | SAVE | - | - | 0" |
| 42 | 11 | HACKBERRY | SAVE | - | - | 0" |
| 43 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 44 | 23 | ELM | SAVE | - | - | 0" |
| 45 | 7 | ELM | SAVE | - | - | 0" |
| 46 | 9 | ELM | SAVE | - | - | 0" |
| 47 | 15 | ELM | SAVE | - | - | 0" |
| 48 | 42 | ELM | SAVE | - | +42 | 0" |
| 49 | 13 | ELM | SAVE | - | - | 0" |
| 50 | 13 | ELM | SAVE | - | - | 0" |
| 51 | 12 | ELM | SAVE | - | - | 0" |
| 52 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 53 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 54 | 3 | C.MYRTLE | SAVE | - | - | 0" |
| 55 | 13 | ELM | SAVE | - | - | 0" |
| 56 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 57 | 12 | HACKBERRY | SAVE | - | - | 0" |
| 58 | 9 | HACKBERRY | SAVE | - | - | 0" |
| 59 | 10 | HACKBERRY | SAVE | - | - | 0" |
| 60 | 13 | ELM | SAVE | - | - | 0" |
| 61 | 16 | ELM | DEMO | -16 | - | 0" |
| 62 | 11 | ELM | DEMO | -11 | - | 0" |
| 63 | 10 | ELM | DEMO | -10 | - | 0" |
| 64 | 6 | ELM | DEMO | -6 | - | 0" |
| 65 | 11 | ELM | DEMO | -11 | - | 0" |
| 66 | 12 | ELM | DEMO | -12 | - | 0" |
| 67 | 10 | HACKBERRY | DEMO | 0 | - | 0" |
| 68 | 11 | ELM | DEMO | -11 | - | 0" |
| 69 | 18 | PECAN | DEMO | -18 | - | 0" |
| 70 | 22 | ELM | DEMO | -22 | - | 0" |
| 71 | 11 | ELM | DEMO | -11 | - | 0" |
| 72 | 28 | ELM | DEMO | -56 | - | 0" |
| 73 | 27 | ELM | DEMO | -54 | - | 0" |
| 74 | 21 | ELM | SAVE | - | - | 0" |
| 75 | 22 | ELM | SAVE | - | - | 0" |
| 76 | 27 | ELM | SAVE | - | +27 | 0" |
| 77 | 18 | ELM | SAVE | - | - | 0" |
| 78 | 18 | PECAN | SAVE | - | - | 0" |
| 79 | 25 | PECAN | DEMO | -25 | - | 0" |
| 80 | 13 | HACKBERRY | DEMO | -7 | - | 0" |
| 81 | 16 | ELM | DEMO | -16 | - | 0" |
| 82 | 16 | ELM | DEMO | -16 | - | 0" |
| 83 | 12 | ELM | DEMO | -12 | - | 0" |
| 84 | 11 | ELM | SAVE | - | - | 0" |
| 85 | 18 | ELM | SAVE | - | - | 0" |
| 86 | 14 | ELM | SAVE | - | - | 0" |
| 87 | 22 | ELM | SAVE | - | - | 0" |
| 88 | 15 | ELM | DEMO | -15 | - | 0" |
| 89 | 9 | HACKBERRY | DEMO | 0 | - | 0" |
| 90 | 13 | LIVE OAK | DEMO | -13 | - | 0" |
| 91 | 15 | LIVE OAK | DEMO | -15 | - | 0" |
| 92 | 8 | PINE | DEMO | -8 | - | 0" |
| 93 | 14 | PINE | DEMO | -14 | - | 0" |
| 94 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 95 | 20 | LIVE OAK | DEMO | -20 | - | 0" |
| 96 | 16 | LIVE OAK | DEMO | -16 | - | 0" |
| 97 | 12 | PINE | DEMO | -12 | - | 0" |
| 98 | 15 | PEAR | DEMO | -15 | - | 0" |
| 99 | 14 | LIVE OAK | DEMO | -14 | - | 0" |
| 100 | 11 | PEAR | DEMO | -11 | - | 0" |
| 101 | 14 | PEAR | DEMO | -14 | - | 0" |
| 102 | 13 | PEAR | DEMO | -13 | - | 0" |
| 103 | 14 | PEAR | DEMO | -14 | - | 0" |
| 104 | 7 | PECAN | DEMO | -7 | - | 0" |
| 105 | 13 | RED OAK | DEMO | -13 | - | 0" |
| 106 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 107 | 11 | RED OAK | DEMO | -11 | - | 0" |
| 108 | 9 | RED OAK | DEMO | -9 | - | 0" |
| 109 | 5 | RED OAK | DEMO | -5 | - | 0" |
| 110 | 6 | RED OAK | DEMO | -6 | - | 0" |
| 111 | 4 | RED OAK | DEMO | -4 | - | 0" |
| 112 | 7 | PECAN | DEMO | -7 | - | 0" |
| | | | | MITIGATE | CREDIT | |
| | | | | -599 | +69 | |
| | | | | | | |
| | | | | | | |
| PROPOSED TREES (46 X 4" = ) | | | | | | +184" |




0 30 60

SCALE: 1" = 30'-0"

RAMSEY LANDSCAPE ARCHITECTS, LLC
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V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# TREESCAPE CHART

PERMIT REVIEW

ISSUES/
REVISIONS

DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
TS2.1

Case No. SP2018-005

CITY OF ROCKWALL PARK

EAST 687.86'

N 09°31'34" W 17.75'

N 00°22'17" W 370.24'

LOT 2 BLOCK I

LOT 1 BLOCK I

THE PINNACLE PHASE 1

LOT 1 BLOCK A 6.98 ACRES

STAFF/VISITOR PARKING

PISTACHIO

LIVE OAK

D. GRANITE

LACEBARK

D. WILLOW

SOD

T. YAUPON

ARTIFICIAL TURF

HIGHLAND DRIVE 60' R.O.W.

10' BUFFER

RED OAK

C. MYRTLE

GEN.

ONLY

DELTA = 18°45'17"
RADIUS = 530.00'
LENGTH = 108.02'
CHORD = 107.54'
CH BRG = S09°22'39" E

1/2" IRS

WEST 181.51'

CM

CARRIAGE TRAIL (A 50.0 FOOT WIDTH RIGHT-OF-WAY)

LOT 15 BLOCK H

LOT 6 BLOCK J

LOT 5 BLOCK J

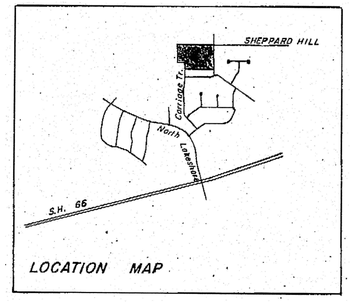
NORTHSHORE PHASE 1

LOT 4 BLOCK J

LOT 3 BLOCK J

LOT 2 BLOCK J

LOT 1 BLOCK J




VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

| | |
|---|---|
| E□ISTING □ONING | SF-10 |
| PROPOSED □ONING | SF-10 |
| USE | PUBLIC ELEMENTARY SCHOOL |
| LOT AREA | 304,169 S□. FT. OR 6.983 ACRES |
| BUILDING AREA □FLOOR AREA□ | |
| PROPOSED FIRST FLOOR □UPPER LEVEL□ | 64,800 SF |
| PROPOSED SECOND FLOOR | 23,200 SF |
| TOTAL BUILDING AREA | 88,000 SF |
| TOTAL FLOOR AREA □FIRST FLOOR□ | 64,800 SF |
| LOT COVERAGE | 64,800 SF / 304,169 SF = 21.3□ |
| FLOOR AREA RATIO | 0.21 : 1 |
| TOTAL IMPERVIOUS COVERAGE | 191,432 SF OR 4.395 ACRES |
| CLASSROOM BUILDING HEIGHT - AREA A | 38'-0" □2 STORY □"MEASURED TO PARAPET" |

PARKING RE□UIREMENTS

| | | |
|---|---|---|
| HOME ROOM - CLASSROOMS | 28 CLASSROOMS | |
| 2.5 PER HOMEROOM CLASSROOMS | 70 SPACES RE□UIRED | |
| STUDENTS □K-6TH□ | 750 STUDENTS | |
| PARKING PROVIDED | | |
| PARKING ELEMENTARY SCHOOL | □9.0' □ 20.0'□ | 74 SPACES |
| | □9.0' □ 18.0'□ | 27 SPACES |
| | HC SPACES | 5 SPACES |
| TOTAL PARKING PROVIDED | | 106 SPACES |

REF. SHEET L2.1
FOR LANDSCAPE LEGEND AND LANDSCAPE TABULATIONS

0 30 60
SCALE: 1" = 30'-0"

**OWNER**
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
972-771-0605

Case No. SP2018-005


RAMSEY LANDSCAPE ARCHITECTS, LLC
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FRISCO, TEXAS 75035
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615 HIGHLAND DRIVE
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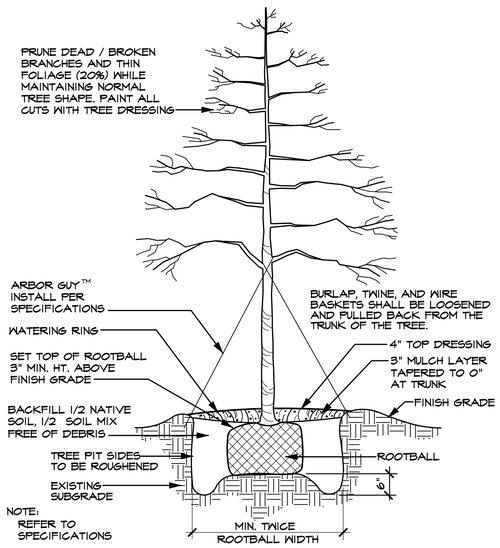
# LANDSCAPE PLAN

PERMIT REVIEW

ISSUES/ REVISIONS

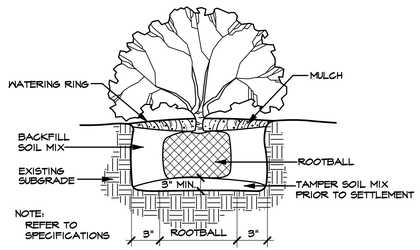
DATE: 03/06/2018
SCALE: 1"=30'

SHEET No.
L1.1



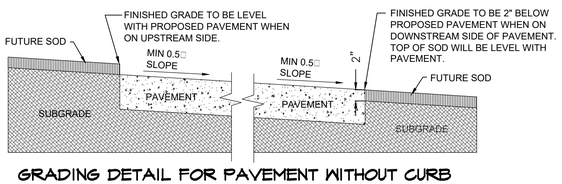

TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.




GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.

## LANDSCAPE TABULATIONS

### LANDSCAPE BUFFER STRIP

10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.

| | |
|---|---|
| SOUTH RESIDENTIAL BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |

### STREET LANDSCAPING

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

| | |
|---|---|
| EAST STREET BUFFER REQUIRED | 10' BUFFER |
| BUFFER PROVIDED | 10' BUFFER |
| EAST BUFFER TREES REQUIRED (466 LF / 50 LF = ) | 10 TREES |
| BUFFER PROVIDED | 10 TREES |

### PARKING LOT LANDSCAPING

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

| | |
|---|---|
| PARKING SPACES | 108 SPACES |
| PARKING LANDSCAPE REQUIRED 34,423 SF X 5% = ) | 1,721 SF |
| PARKING LANDSCAPE PROVIDED | 2,622 SF |

### AMOUNT OF LANDSCAPING

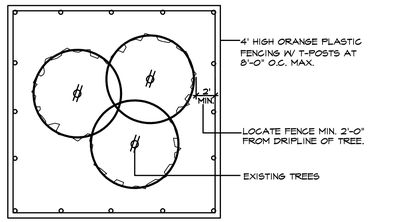
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.

| | |
|---|---|
| SITE AREA | 304,310 SF |
| SITE LANDSCAPE REQUIRED 304,310 SF X 15% = ) | 45,647 SF |
| SITE LANDSCAPE PROVIDED | 113,580 SF |
| % LANDSCAPE PROVIDED FRONT/SIDE | (64%) 29,450 SF |
| SITE IMPERVIOUS AREA | 191,432 SF |

### TREE MITIGATION

| | |
|---|---|
| MITIGATION INCHES PER TREE TABLE | -599" |
| PRESERVED CREDIT INCHES PER TREE TABLE | +69" |
| PROPOSED TREES (46 X 4" = ) | +184" |
| REMAINING INCHES TO BE MITIGATED TO FUND | -346" |

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




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.

## TREES

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE & CONDITION |
|---|---|---|---|---|---|
| 9 | + | LIVE OAK | Live Oak | Quercus virginiana | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 15 | + | RED OAK | Shumard Red Oak | Quercus shumardii | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 10 | | LACEBARK | Lacebark Elm | Ulmus parvifolia | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 12 | | PISTACHIO | Chinese Pistachio | Pistacia chinensis | 4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy |
| 7 | | D. WILLOW | Desert Willow | Chilopsis linearis | 5'-6' ht, 4'-5' spread, container |
| 2 | | C. MYRTLE | Red flowering Crape Myrtle | Lagerstroemia indica 'Cafolina Beauty' | 1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B |
| 11 | | T. YAUPON | Yaupon Holly | Ilex vomitoria | 3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbed to 4' |
| 5 | | NELLIE | Tree Nellie R. Stevens Holly | Ilex vomitoria 'Nellie R. Stevens' | 6' Ht./3' spread min., container only pyramidal form, full to the ground single straight trunk, bushy, specimen |

## SHRUBS

| QUANTITY | SYMBOL | CALLOUT | COMMON NAME | SCIENTIFIC NAME | SIZE AND CONDITION |
|---|---|---|---|---|---|
| 21 | ⓓ | D.Y. HOLLY | Dwart Yaupon Holly | Ilex vomitoria 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 2 | ⓑ | D.B. HOLLY | Dwart Burford Holly | Ilex cornuta 'Nana' | 5 gallon, 16" Ht./14" spread, bushy, full to ground |
| 26 | ⓕ | D. FOUNTAIN | Dwart Fountain Grass | Pennisetum alopecuriodes 'hamlin' | 1 gallon |
| 4 | ⓒ | CORALBERRY | Coralberry | Symphoricarpos orbiculatus | 1 gallon |

## GROUNDCOVER

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

## MISCELLANEOUS

| | | | | |
|---|---|---|---|---|
| AS SHOWN | —— | EDGE | EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY | |
| AS SHOWN | | D. GRANITE | Decomposed Granite | 4" THICK COMPACTED DECOMPOSED GRANITE. TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 3/8-5 % FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE "STABILIZER" FROM STABILIZER SOLUTIONS. (800) 336-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE. |
| AS SHOWN | | R. ROCK | 5"-6" size colorado river rock, 6"-7" deep. Separate with edging, filter fabric below. | |
| AS SHOWN | | L. ROCK | 1" crushed limestone, 4" deep. Separate with edging, filter fabric below. | |

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

## 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.

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
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V. REINHARDT REPLACEMENT SCHOOL
ROCKWALL SCHOOL ADDITION NO. 2
LOT 1 BLOCK "A"
615 HIGHLAND DRIVE
ROCKWALL, TEXAS

# LANDSCAPE DETAILS

PERMIT REVIEW

ISSUES/ REVISIONS

DATE: 03/06/2018
SCALE: AS SHOWN

SHEET No.
L2.1

Case No. SP2018-005

March 23, 2018

**ATTN:** CRYSTAL VASQUEZ
HUCKABEE
801 CHERRY STREET, SUITE 500
Fort Worth, TX 76102

**RE: SITE PLAN (SP2018-005), 615 Highland Drive**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 03/19/2018. The following is a record of all recommendations, voting records and conditions of approval:

*ARCHITECTURAL REVIEW BOARD:*

*On February 27, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. After general discussion of the agenda item, the board agreed with the presence of simulated stone (i.e. white brick) in lieu the cultured stone. The ARB made a motion to recommend approval of the elevations as presented, which passed by a vote of 5 to 0 with Board Members Craddock and Dayman absent, and Board Member Meyrat present after the meeting was adjourned.*

*RECOMMENDATIONS:*

*If the City Council chooses to approve the applicant's request then staff would recommend 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 a building permit; and,*

*2) Approval by the City Council for an exception to the masonry standards to allow for not meeting the 20% stone requirement of the Unified Development Code (UDC); and,*

*3) Approval of a method for satisfying the mitigation balance due of 443 caliper inches and as established by the Unified Development Code (UDC); and,*

*4) Any construction or building necessary to complete this site plan request must conform to the requirements set forth by the 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.*

*PLANNING AND ZONING COMMISSION:*

*On March 13, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and Architectural Review Board (ARB) recommendations passed by a vote of 5 to 0 with Commissioners Lyons and Trowbridge absent. Additionally, the motion included a recommendation of approval of the exception being requested as outlined in staff's report.*

*CITY COUNCIL:*

*On March 19, 2018, the City Council's motion to approve an exception to the minimum stone reqruiements passed by a vote of 7 to 0.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

**David Gonzales, AICP**
Senior Planner
Planning & Zoning Department
City of Rockwall, TX