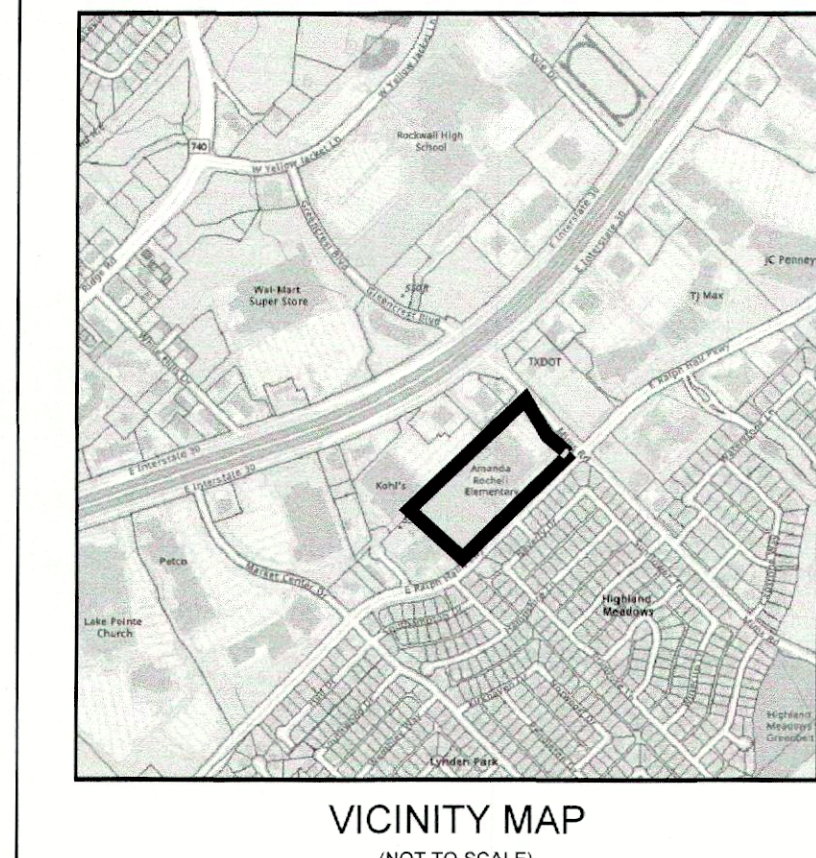
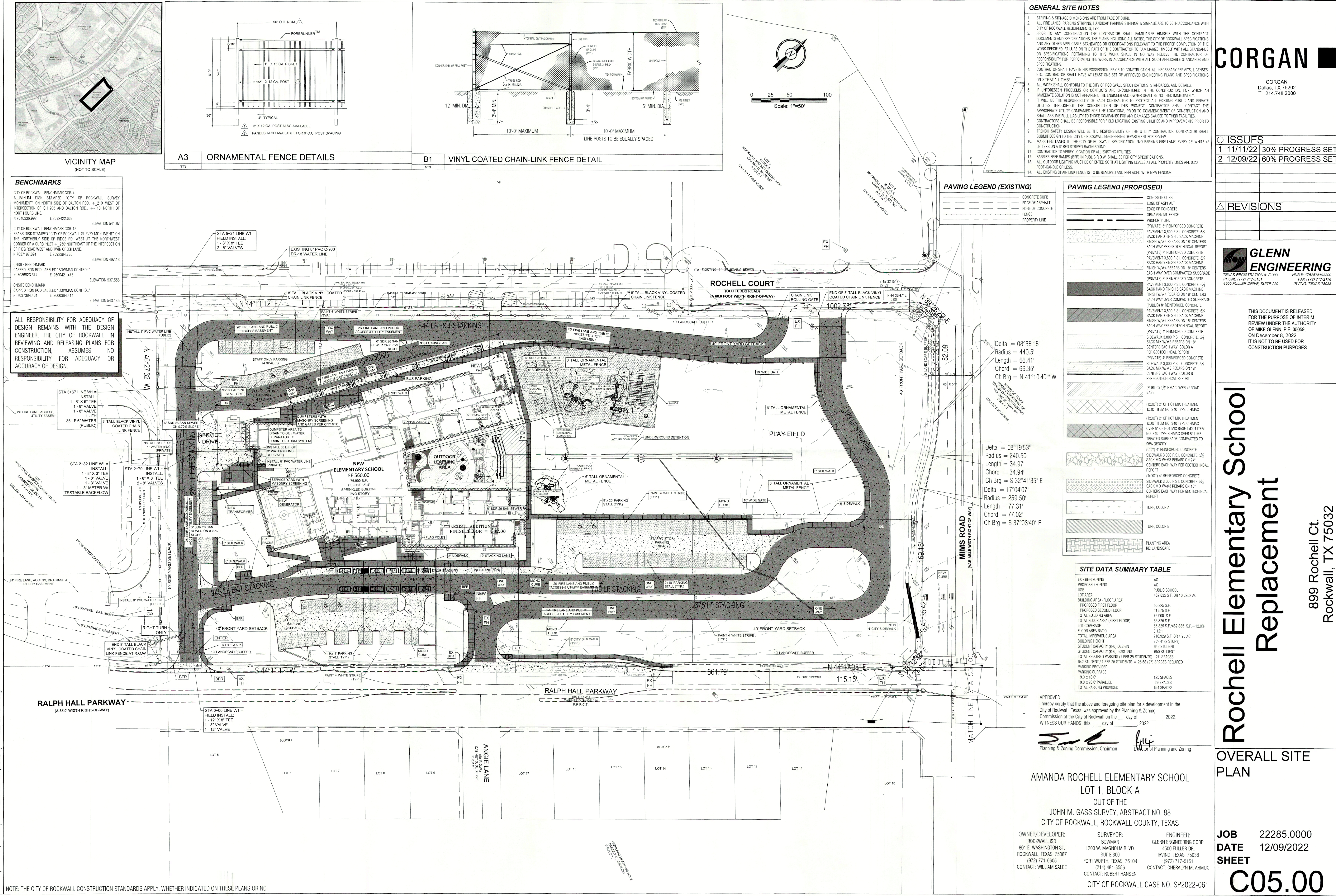




BENCHMARKS

CITY OF ROCKWALL BENCHMARK COR-4
ALUMINUM DSK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON RD., +210 WEST OF INTERSECTION OF SH 205 AND DALTON RD., +10' NORTH OF NORTH CURB LINE.
N 740338.992 E 2592422.633 ELEVATION 541.67

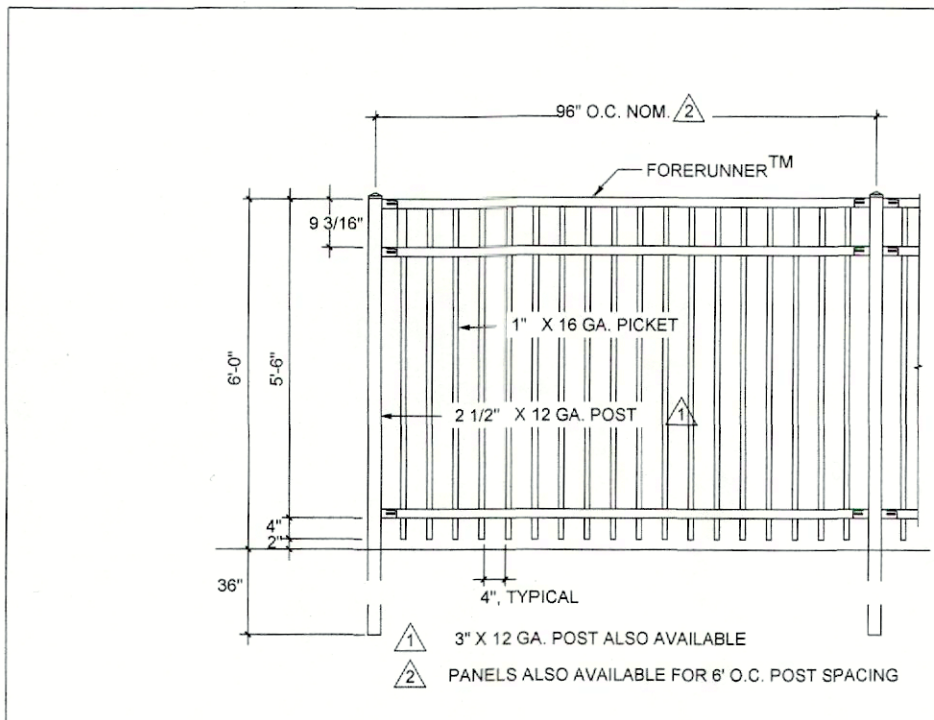
CITY OF ROCKWALL BENCHMARK COR-12
BRASS DSK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET + 250 NORTHEAST OF THE INTERSECTION OF RIDGE ROAD WEST AND TWIL CREEK LANE.
N 7037197.891 E 2550284.796 ELEVATION 497.13

ON-SITE BENCHMARK
CAPPEED IRON ROD LABELED "BOWMAN CONTROL"
N 7036823.314 E 2600421.475 ELEVATION 537.556

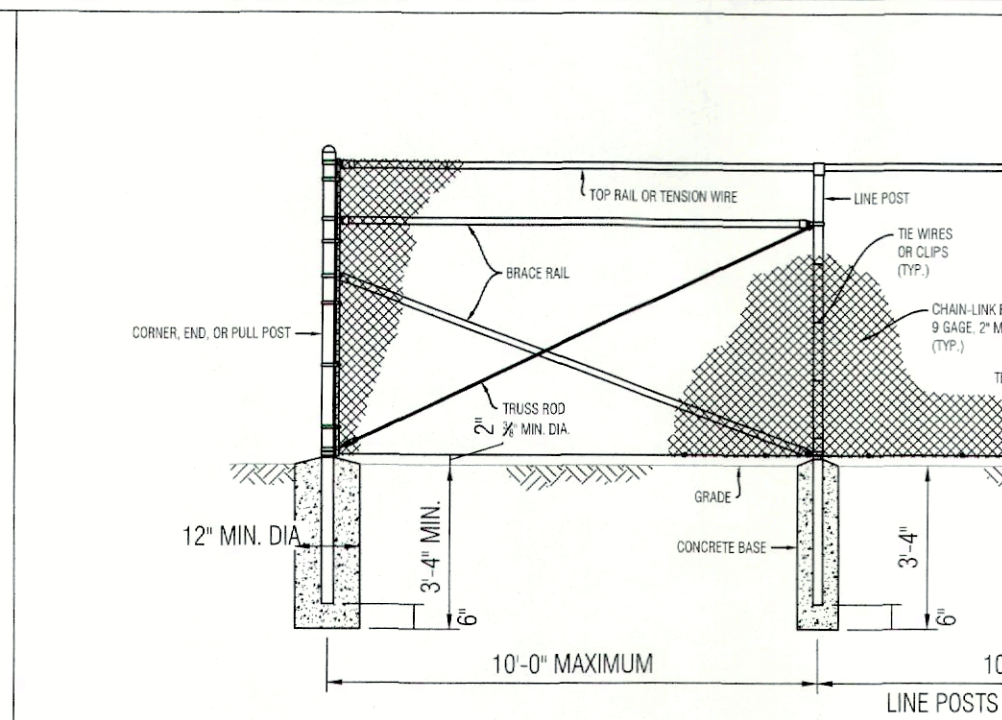
ON-SITE BENCHMARK
CAPPEED IRON ROD LABELED "BOWMAN CONTROL"
N 7037884.481 E 2600384.414 ELEVATION 543.145

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

A3 ORNAMENTAL FENCE DETAILS



B1 VINYL COATED CHAIN-LINK FENCE DETAIL

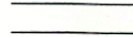
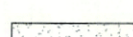
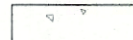
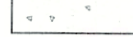
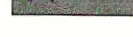
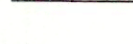


- GENERAL SITE NOTES**
1. STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNPREDICTED PROBLEMS OR CONDITIONS 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 23' WHITE "4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 0.20 FOOT-CANDLE OR LESS.
 14. ALL EXISTING CHAIN-LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

PAVING LEGEND (EXISTING)

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

PAVING LEGEND (PROPOSED)

	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	ORNAMENTAL FENCE
	PROPERTY LINE
	(PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,800 P.S.I. CONCRETE, 6/5 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
	(PRIVATE) 7" REINFORCED CONCRETE PAVEMENT 3,800 P.S.I. CONCRETE, 6/5 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER COMPACTED SUBGRADE
	(PRIVATE) 8" REINFORCED CONCRETE PAVEMENT 3,800 P.S.I. CONCRETE, 6/5 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY OVER COMPACTED SUBGRADE
	(PUBLIC) 8" REINFORCED CONCRETE PAVEMENT 3,800 P.S.I. CONCRETE, 6/5 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
	(PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/5 SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A PER GEOTECHNICAL REPORT
	(PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/5 SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEOTECHNICAL REPORT
	(PUBLIC) 1/2" HMAc OVER 4" ROAD BASE
	(TWOOT) 2" OF HOT MIX TREATMENT TADOT ITEM NO. 340 TYPE C HMAc
	(TWOOT) 2" OF HOT MIX TREATMENT TADOT ITEM NO. 340 TYPE C HMAc OVER 8" OF HOT MIX BASE TADOT ITEM NO. 340 TYPE B HMAc OVER 8" LINE TREATED SUBGRADE COMPACTED TO 98% DENSITY
	(CITY) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/5 SACK MIX W/ #3 REBARS ON 24" CENTERS EACH WAY PER GEOTECHNICAL REPORT
	(TWOOT) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/5 SACK MIX W/ #3 REBARS ON 16" CENTERS EACH WAY PER GEOTECHNICAL REPORT
	TURF, COLOR A
	TURF, COLOR B
	PLANTING AREA RE LANDSCAPE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	AG
PROPOSED FIRST FLOOR USE	PUBLIC SCHOOL
LOT AREA	462,835 S.F. OR 10.6252 AC.
BUILDING AREA (FLOOR AREA)	55,325 S.F.
PROPOSED FIRST FLOOR	21,575 S.F.
PROPOSED SECOND FLOOR	76,900 S.F.
TOTAL BUILDING AREA	55,325 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	55,325 S.F. / 462,835 S.F. = 12.0%
LOT COVERAGE	0.121
FLOOR AREA RATIO	216,929 S.F. OR 4.96 AC.
TOTAL IMPERVIOUS AREA	35'-4" (2 STORY)
BUILDING HEIGHT	642 STUDENT
STUDENT CAPACITY (K-6) DESIGN	650 STUDENT
STUDENT CAPACITY (K-6) EXISTING	27 SPACES
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	26.88 (27) SPACES REQUIRED
PARKING PROVIDED	125 SPACES
PARKING SURFACE	9'0" x 18'0"
9'0" x 20'0" PARALLEL	29 SPACES
TOTAL PARKING PROVIDED	154 SPACES

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

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

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

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

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

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

CITY OF ROCKWALL CASE NO. SP2022-061

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

1	11/11/22	30% PROGRESS SET
2	12/09/22	60% PROGRESS SET

REVISIONS

GLENN ENGINEERING

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON December 8, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

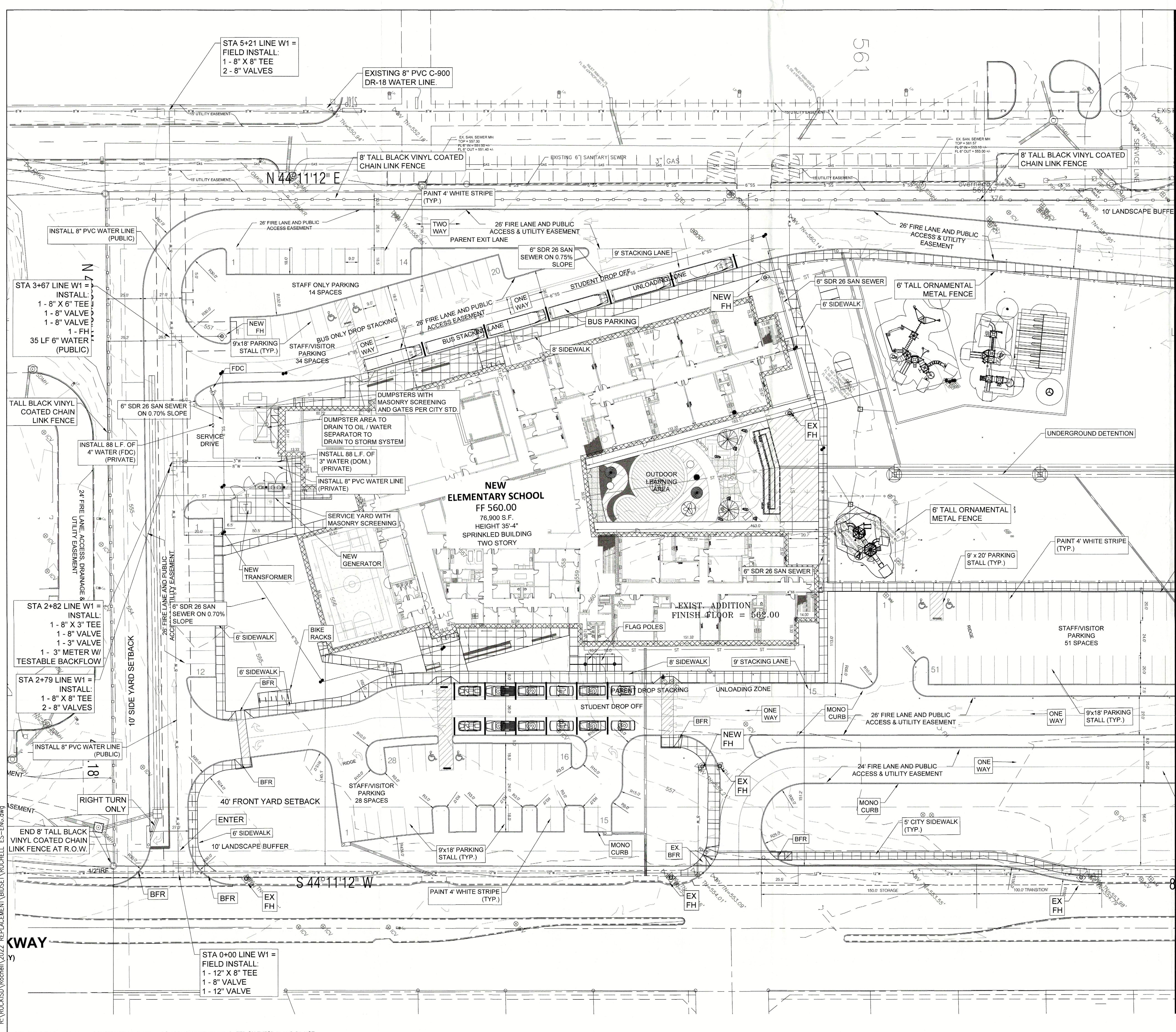
Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

OVERALL SITE PLAN

JOB 22285.0000
DATE 12/09/2022
SHEET C05.00

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



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

SITE LEGEND (PROPOSED)

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

SITE LEGEND (EXISTING)

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

BENCHMARKS

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

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

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

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

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

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

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

CITY OF ROCKWALL CASE NO. SP2022-061

CORGAN

CORGAN
Dallas, TX 75202
T. 214.748.2000

ISSUES

1	11/11/22	30% PROGRESS SET
2	12/09/22	60% PROGRESS SET

REVISIONS

Rochell Elementary School Replacement

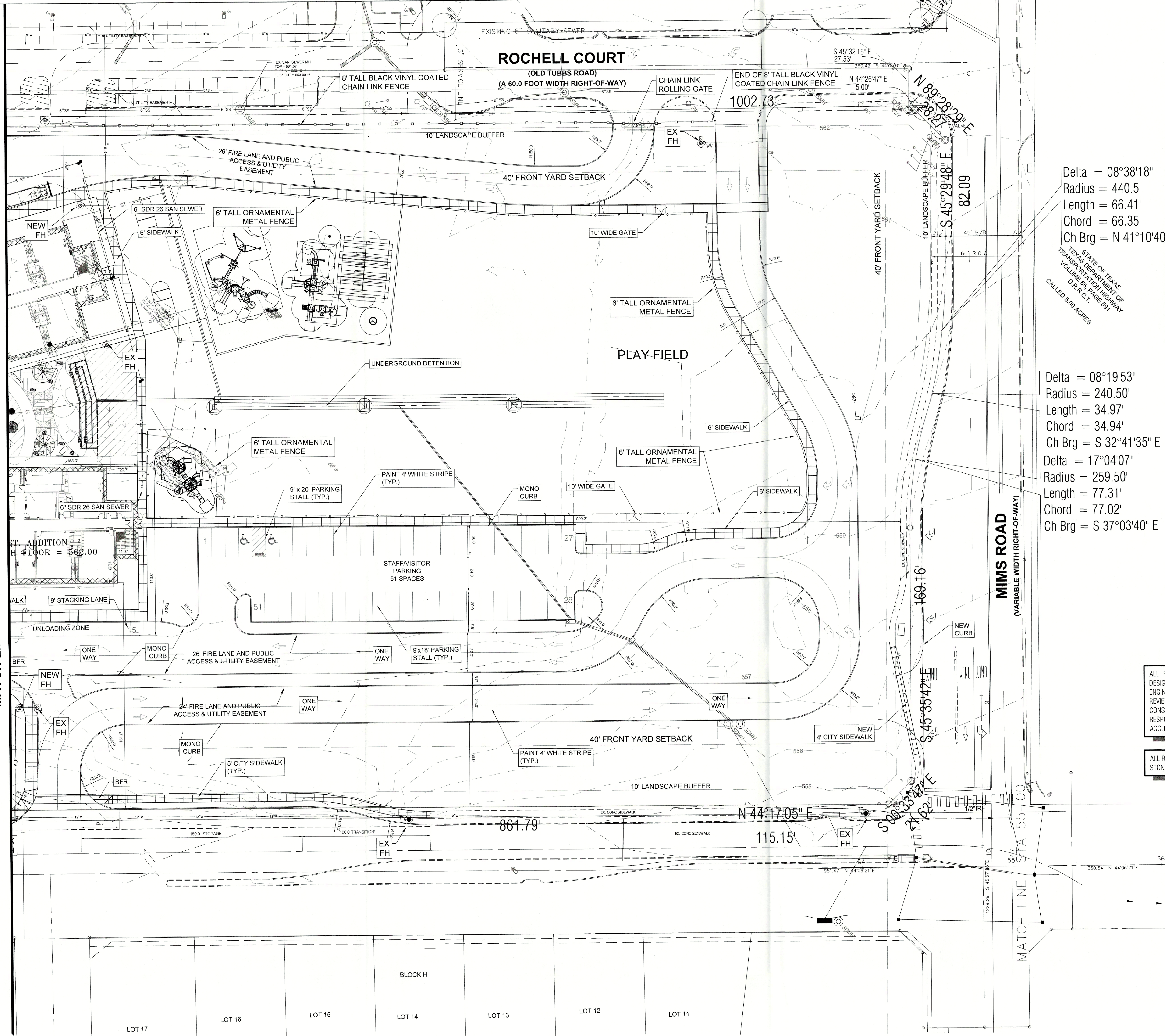
899 Rochell Ct.
Rockwall, TX 75032

DETAILED SITE PLAN - WEST

JOB	22285.0000
DATE	12/09/2022
SHEET	C05.01

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

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



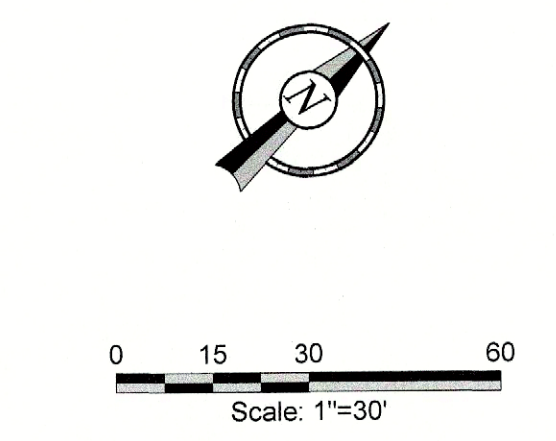
SITE LEGEND (PROPOSED)	
	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FIRE LANE
	ORNAMENTAL FENCE
	PROPERTY LINE
	STORM SEWER
	WASTEWATER
	WATER
	PAINTED TRAFFIC DIRECTIONAL ARROW
	(PRIVATE) 4' REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY,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

SITE LEGEND (EXISTING)	
	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FENCE
	PROPERTY LINE
	STORM SEWER
	WASTEWATER
	WATER

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

STATE OF TEXAS
TRANSPORTATION DEPARTMENT
VOLUME 65, SECTION 897
D.R.R.C.T.
CALLED 5.00 ACRES

Delta = 08°19'53"
Radius = 240.50'
Length = 34.97'
Chord = 34.94'
Ch Brg = S 32°41'35" E
Delta = 17°04'07"
Radius = 259.50'
Length = 77.31'
Chord = 77.02'
Ch Brg = S 37°03'40" E



BENCHMARKS	
CITY OF ROCKWALL BENCHMARK COR-4 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON RD. + 210' WEST OF INTERSECTION OF SH 205 AND DALTON RD. + 10' NORTH OF NORTH CURB LINE N: 7040336.992 E: 2582422.633 ELEVATION 541.67	
CITY OF ROCKWALL BENCHMARK COR-12 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET + 250' NORTHEAST OF THE INTERSECTION OF RIDGE RD. WEST AND TWIN CREEK LANE N: 7037197.891 E: 2582384.786 ELEVATION 497.13	
ONSITE BENCHMARK CAPPED IRON ROD LABELED "BOWMAN CONTROL" N: 7036823.314 E: 260421.475 ELEVATION 537.556	
ONSITE BENCHMARK CAPPED IRON ROD LABELED "BOWMAN CONTROL" N: 7037384.481 E: 2603384.414 ELEVATION 543.145	

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ALL RETAINING WALL FACES TO BE CLAD IN STONE.

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

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

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: WILL SALLEE

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

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

CITY OF ROCKWALL CASE NO. SP2022-061

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES		
1	11/11/22	30% PROGRESS SET
2	12/09/22	60% PROGRESS SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1762575193390
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON December 8, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

DETAILED SITE PLAN - EAST

JOB 22285.0000
DATE 12/09/2022
SHEET

C05.02

ISSUES		
1	11/11/22	30% PROGRESS SET
2	12/09/22	60% PROGRESS SET

REVISIONS		

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 175257193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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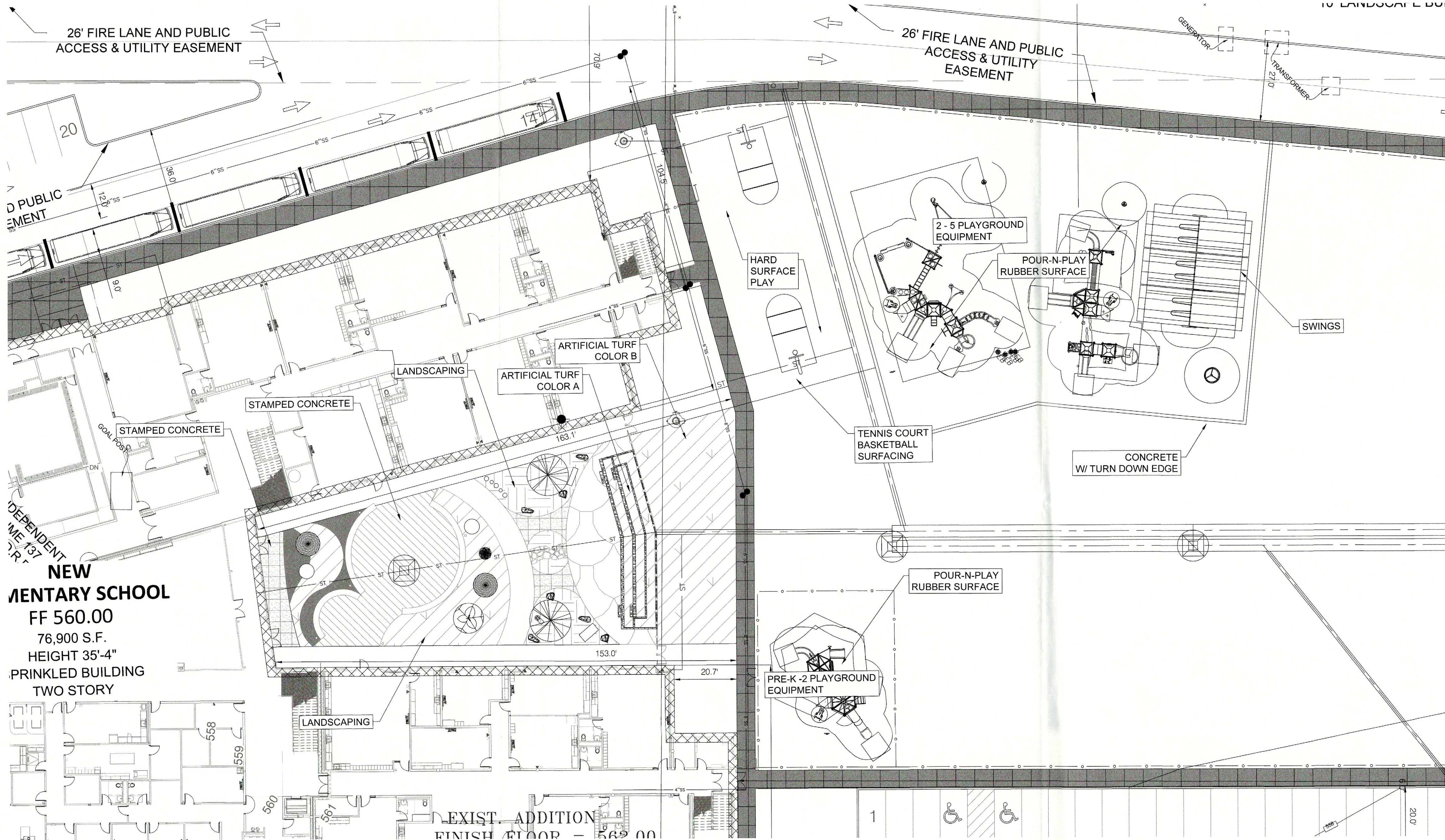
Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

DETAILED SITE PLAN -
COURTYARD /
PLAYGROUND

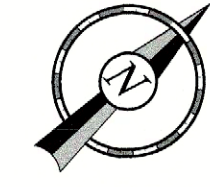
JOB 22285.0000
DATE 12/09/2022
SHEET

C05.03



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

SITE LEGEND (EXISTING)	
[Symbol]	CONCRETE CURB
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF CONCRETE
[Symbol]	FENCE
[Symbol]	PROPERTY LINE
[Symbol]	STORM SEWER
[Symbol]	WASTEWATER
[Symbol]	WATER



0 10 20 40
Scale: 1"=20'

BENCHMARKS		
CITY OF ROCKWALL BENCHMARK COR-4 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON RD. +.210' WEST OF INTERSECTION OF SH 205 AND DALTON RD. +.10' NORTH OF NORTH CURB LINE. N: 7040336.992 E: 2592422.633 ELEVATION 541.67		
CITY OF ROCKWALL BENCHMARK COR-12 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHWEST CORNER OF A CURB INLET +.250' NORTHEAST OF THE INTERSECTION OF RIDGE ROAD WEST AND TWIN CREEK LANE. N: 7037197.891 E: 2592384.786 ELEVATION 497.13		
ON-SITE BENCHMARK CAPPED IRON ROD LABELED "BOWMAN CONTROL" N: 7038623.314 E: 2600421.475 ELEVATION 537.556		
ON-SITE BENCHMARK CAPPED IRON ROD LABELED "BOWMAN CONTROL" N: 7037384.481 E: 2600384.414 ELEVATION 543.145		

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

ALL RETAINING WALL FACES TO BE CLAD IN STONE.

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

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

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

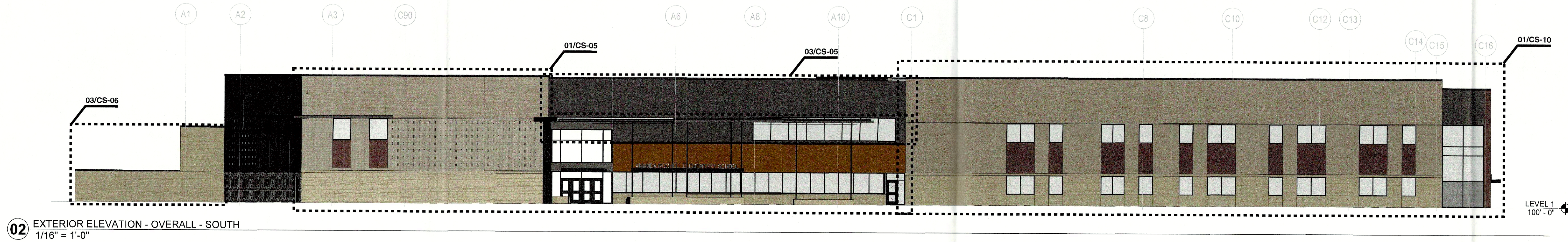
SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. SP2022-061

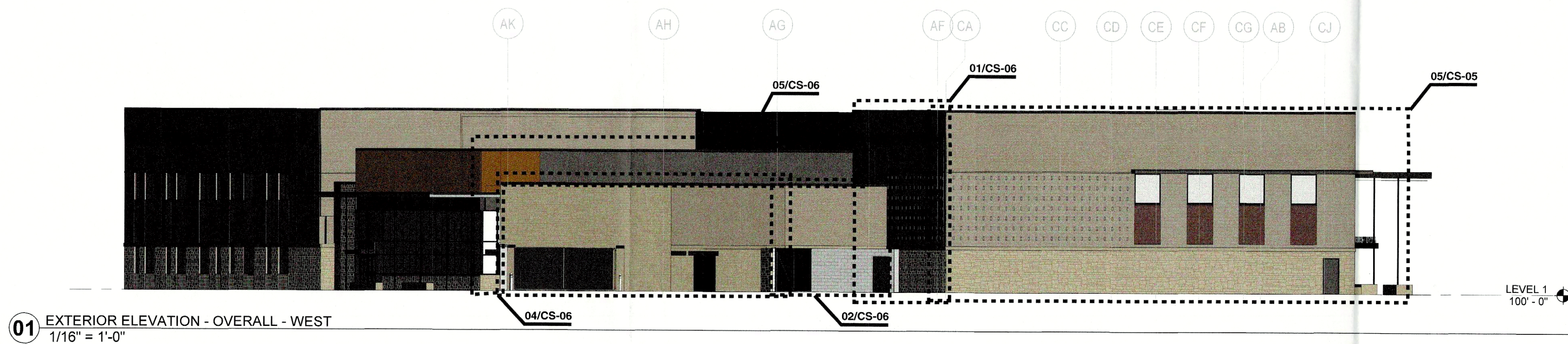
0' 2' 4' 8' 16'





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

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



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

TOTAL FACADE SQUARE FOOTAGE:	6,289 SF	
TOTAL FACADE SF:	5,992 SF	
(MINUS GLAZING: 297 SF)		
BRICK:	3,487 SF	(58.19%)
STONE:	1,991 SF	(33.23%)
METAL PANEL:	428 SF	(7.14%)
PHENOLIC PANEL:	86 SF	(1.40%)
MASONRY PERCENTAGE:		(91.42%)

EXT. MATERIALS LEGEND

BR-1A

ST-1

MP-1

BR-1B

ST-2

WDP-1

BR-2

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

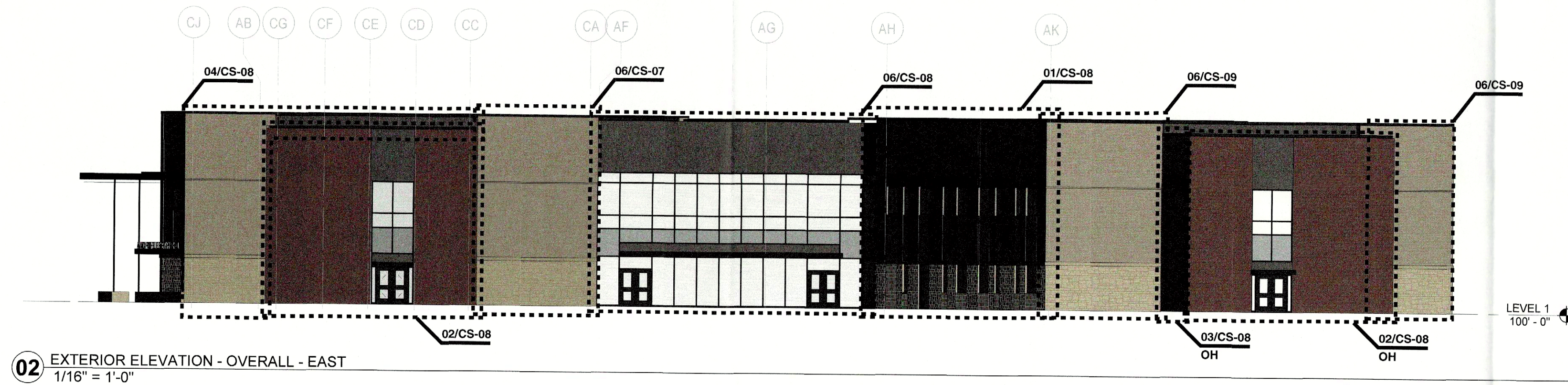


OVERALL BUILDING ELEVATIONS

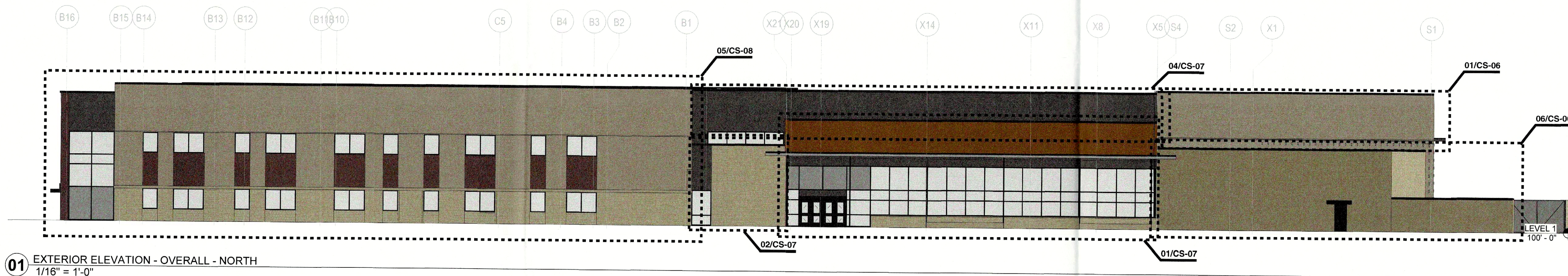
As indicated

SHEET
CS-03

CORGAN



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



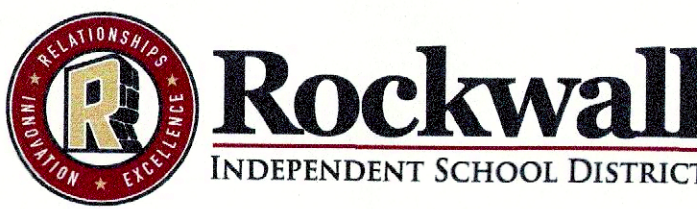
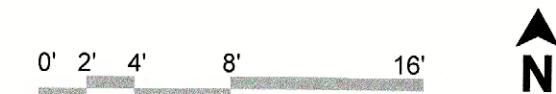
TOTAL FACADE SQUARE FOOTAGE:	12,979 SF	
TOTAL FACADE SF:	10,511 SF	
(MINUS GLAZING/DOORS: 2,468 SF)		
BRICK:	4,714 SF	(44.85%)
STONE:	3,407 SF	(32.42%)
METAL PANEL:	1,553 SF	(14.77%)
PHENOLIC PANEL:	837 SF	(7.96%)
MASONRY PERCENTAGE:		(77.27%)

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

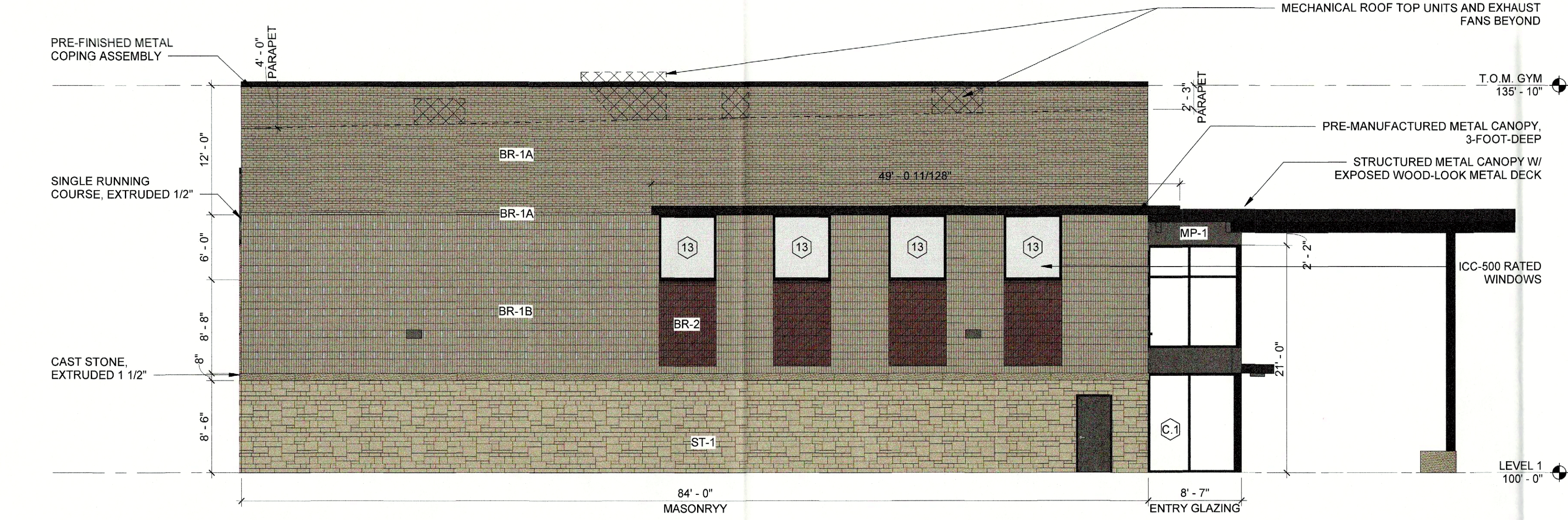


OVERALL BUILDING ELEVATIONS

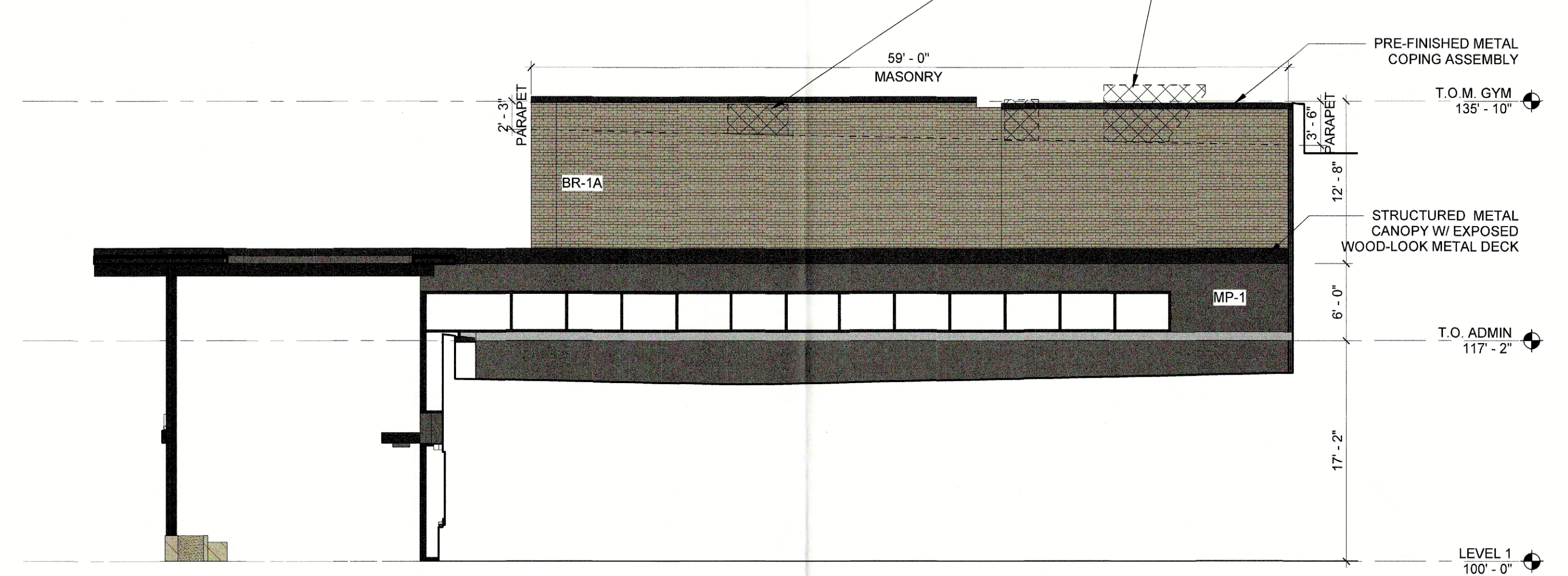
As indicated

SHEET
CS-04

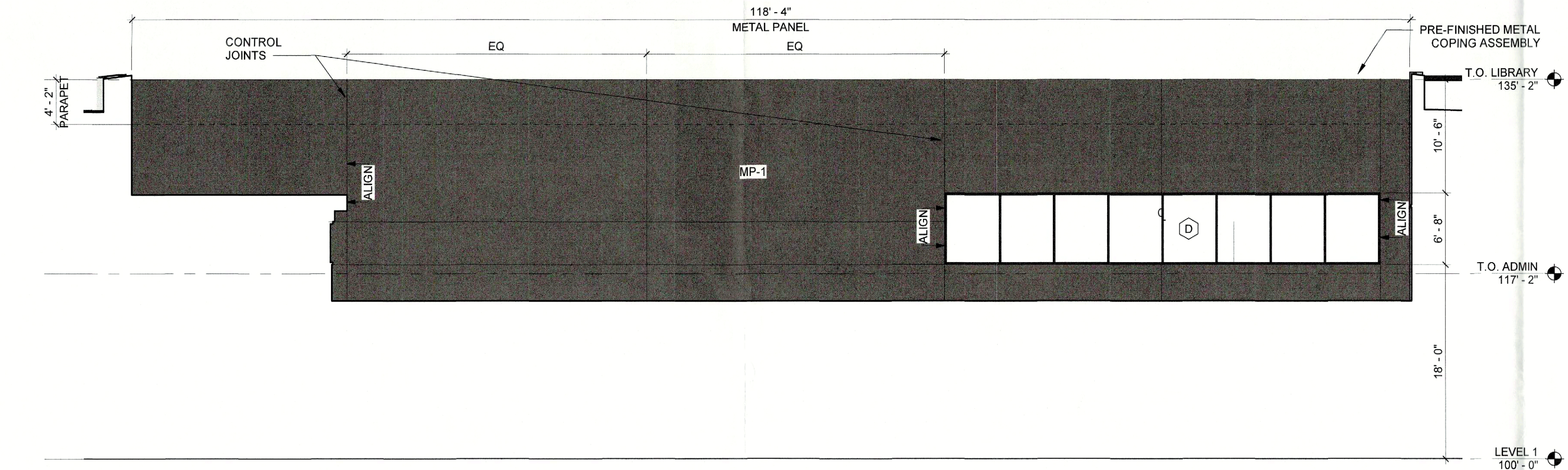
CORGAN



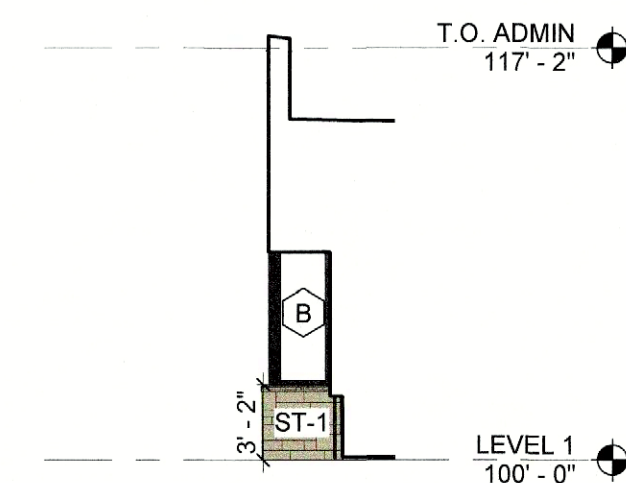
05 EXTERIOR ELEVATION - AREA A - SOUTHWEST
1/8" = 1'-0"



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



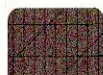
03 EXTERIOR ELEVATION - AREA A - SOUTH
1/8" = 1'-0"



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



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

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

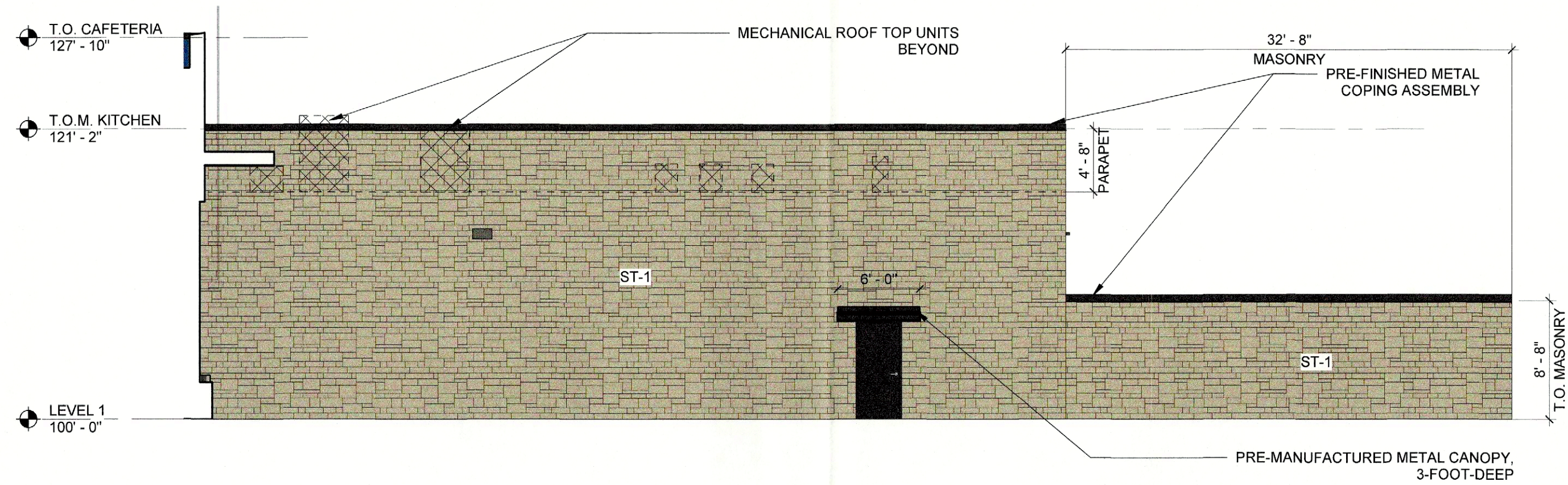


BUILDING ELEVATIONS

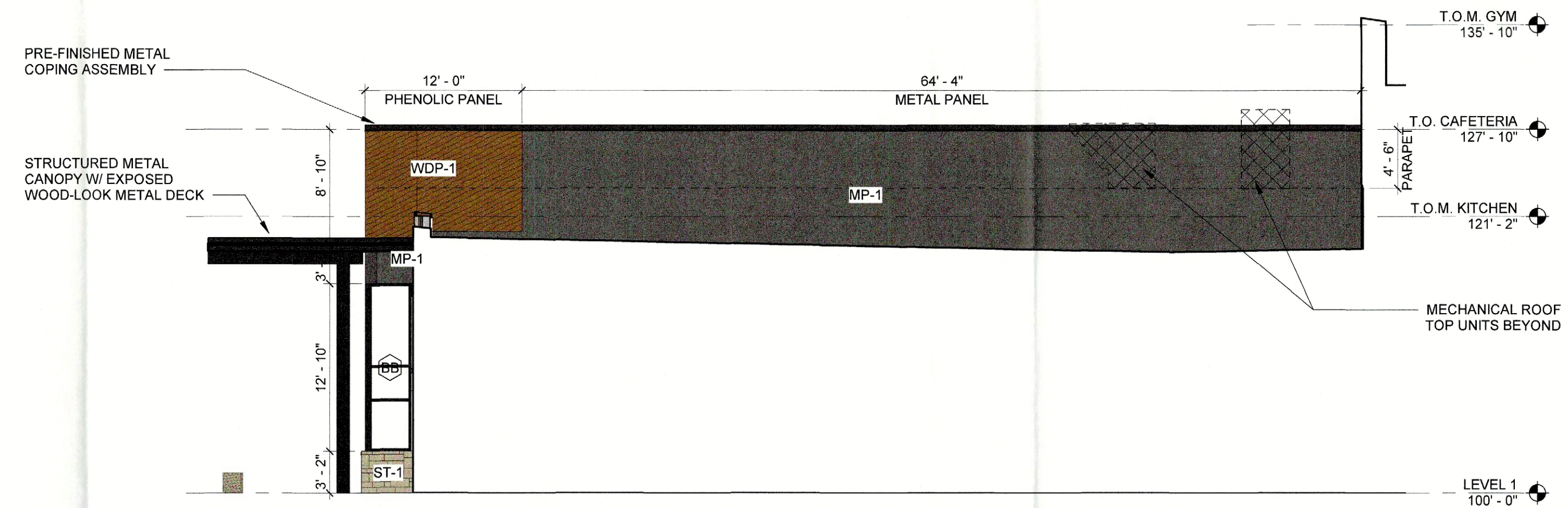
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SHEET
CS-05

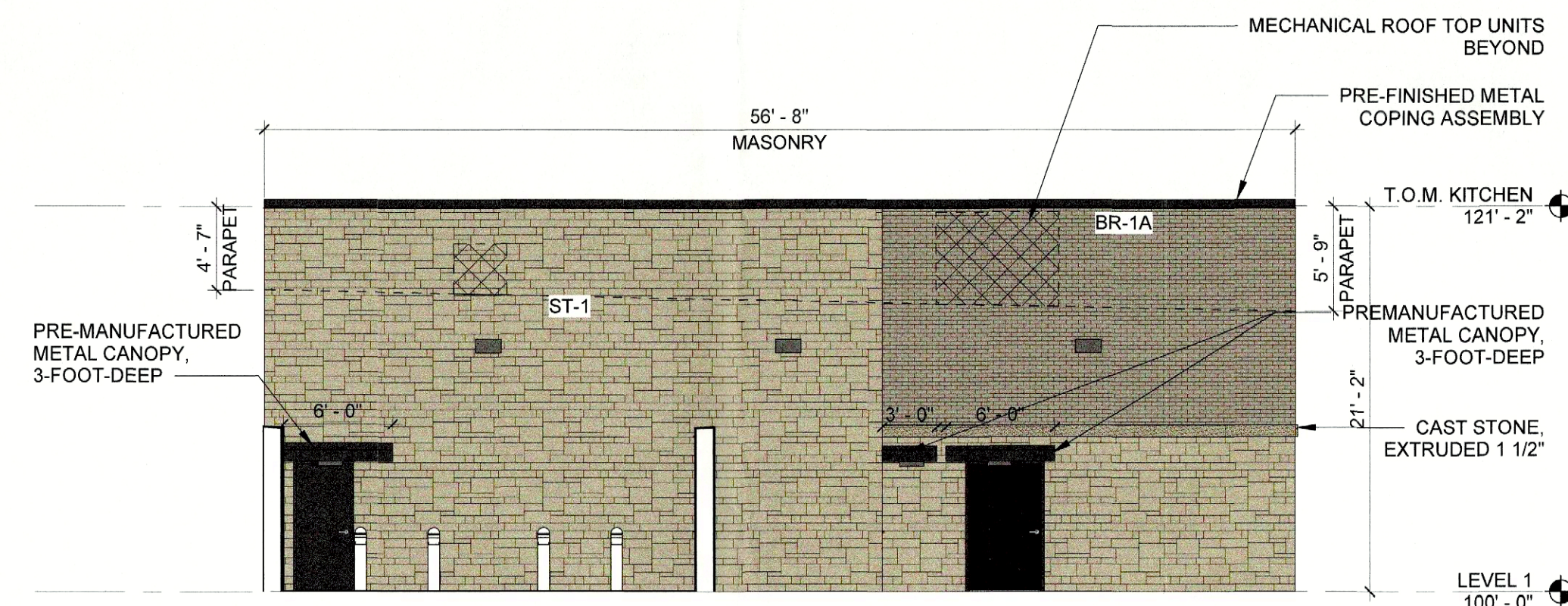
CORGAN



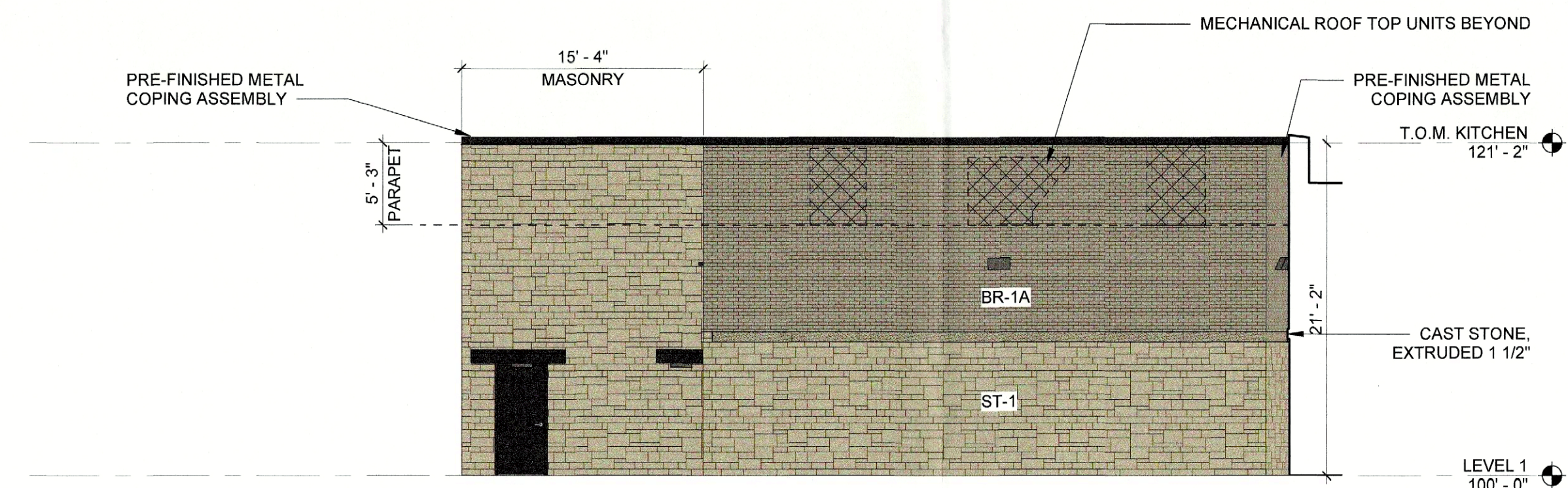
06 EXTERIOR ELEVATION - AREA A - NORTH
1/8" = 1'-0"



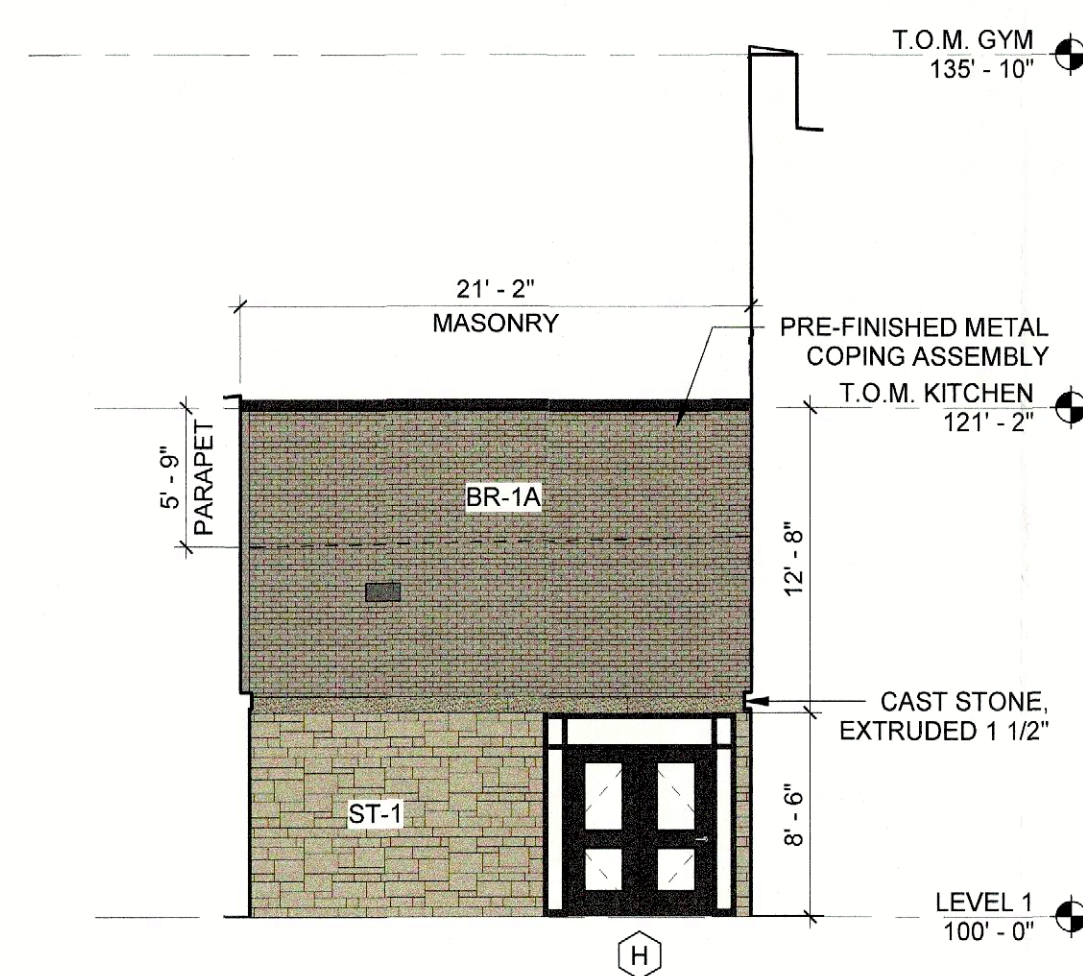
05 EXTERIOR ELEVATION - AREA A - WEST
1/8" = 1'-0"



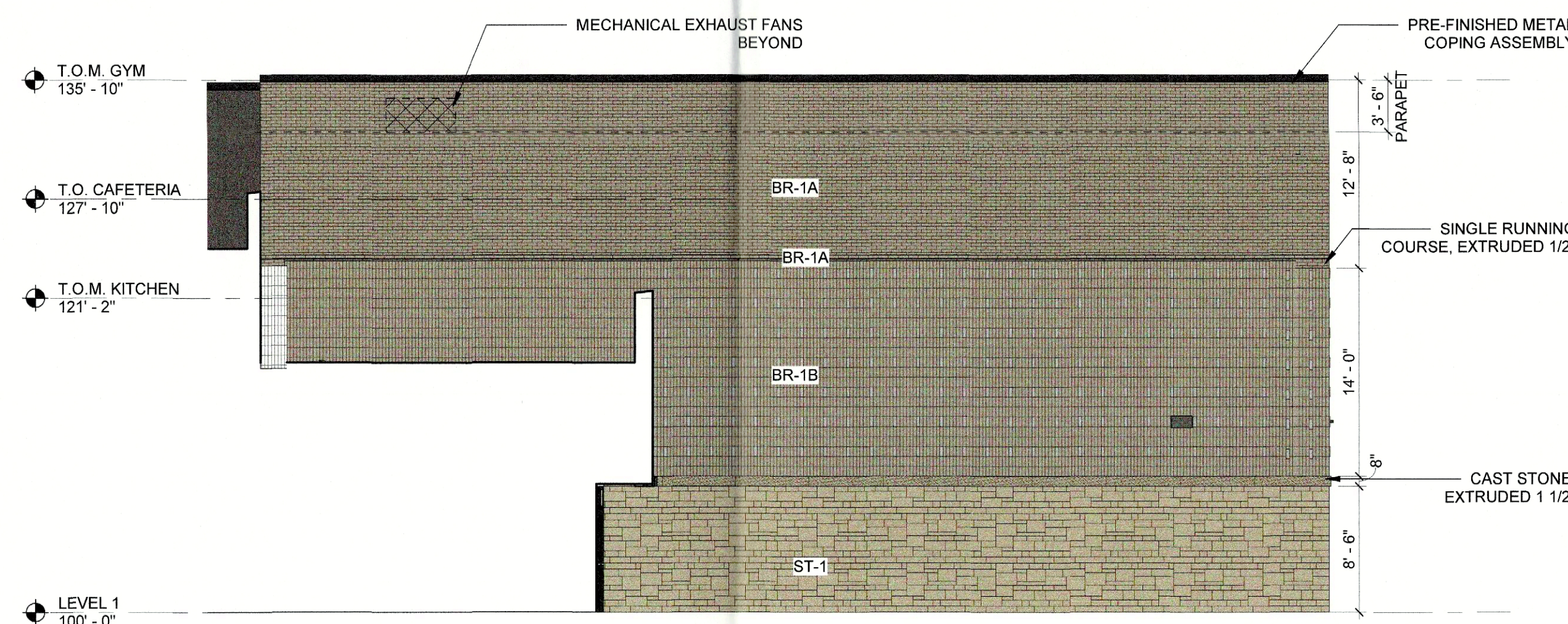
04 EXTERIOR ELEVATION - AREA A - WEST
1/8" = 1'-0"



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



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



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

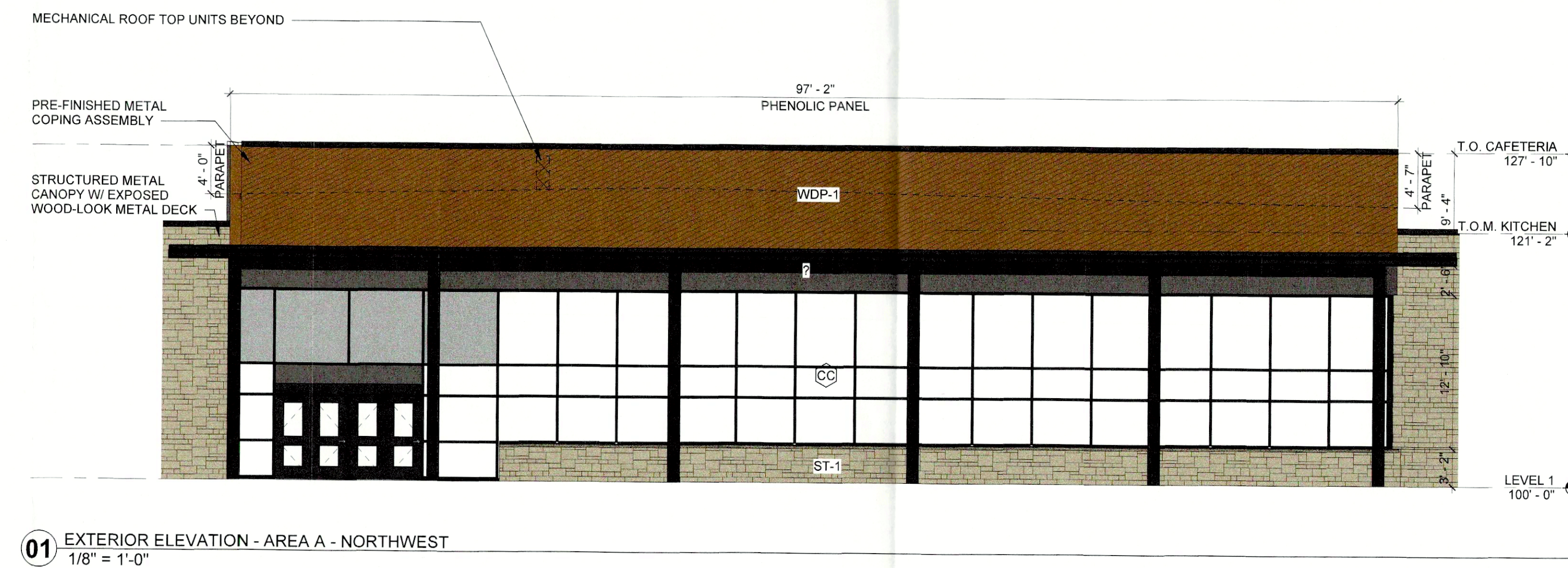
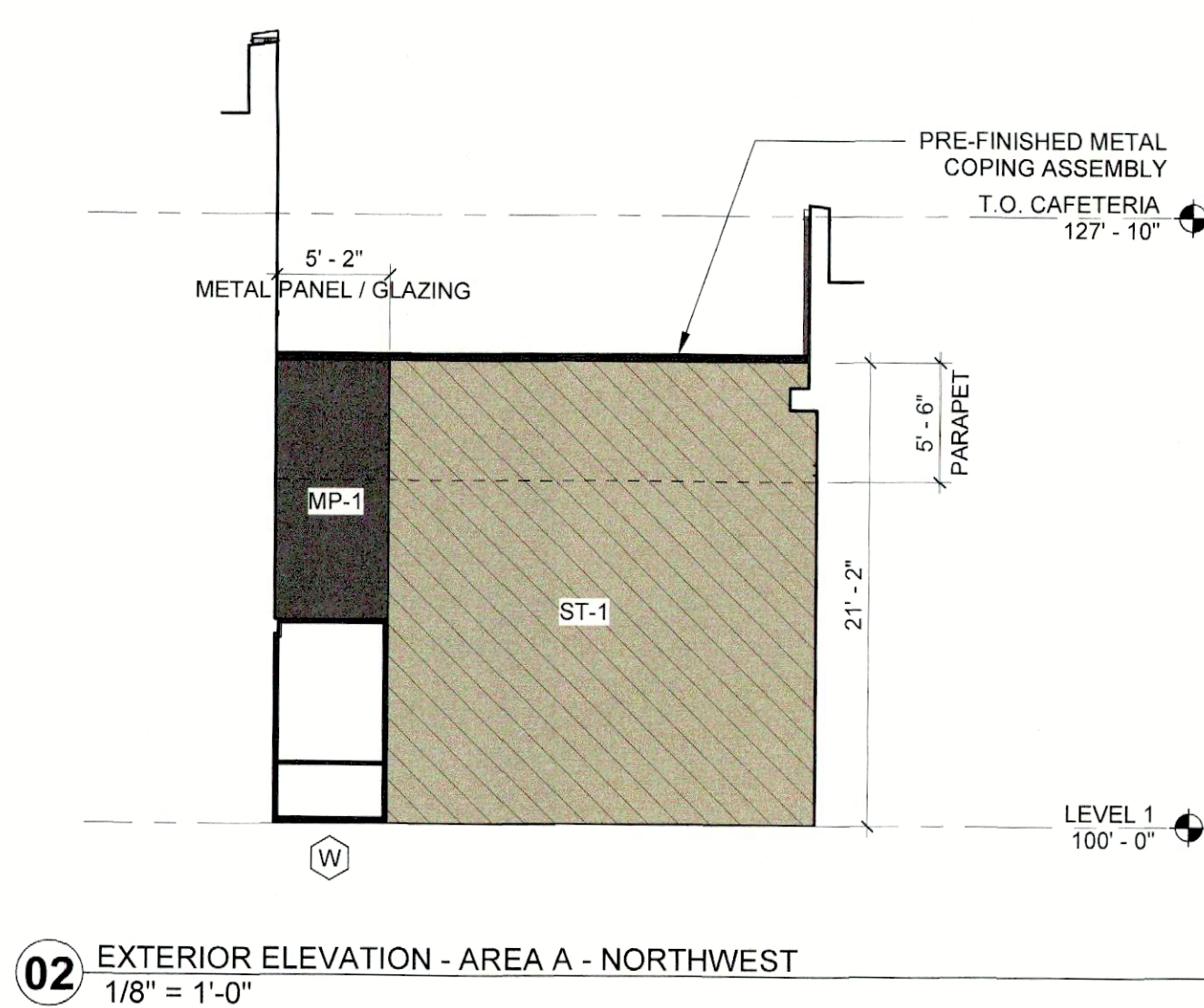
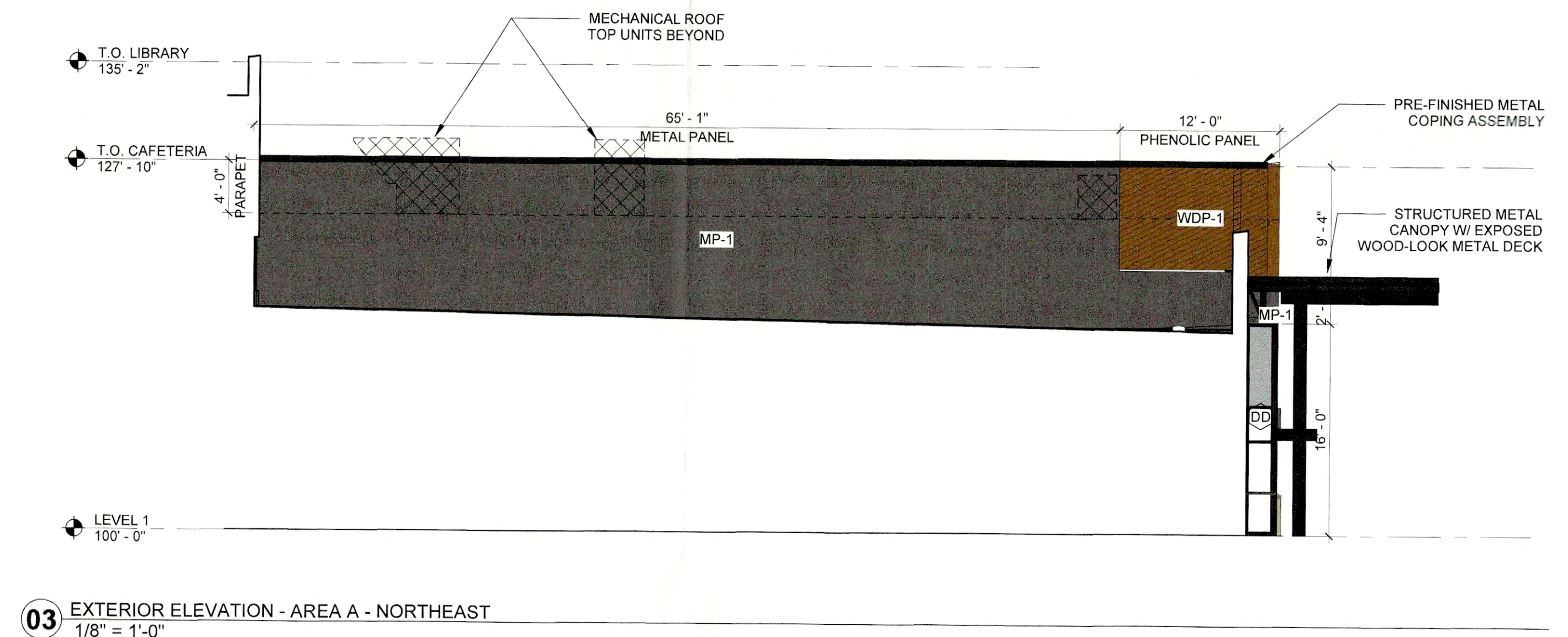
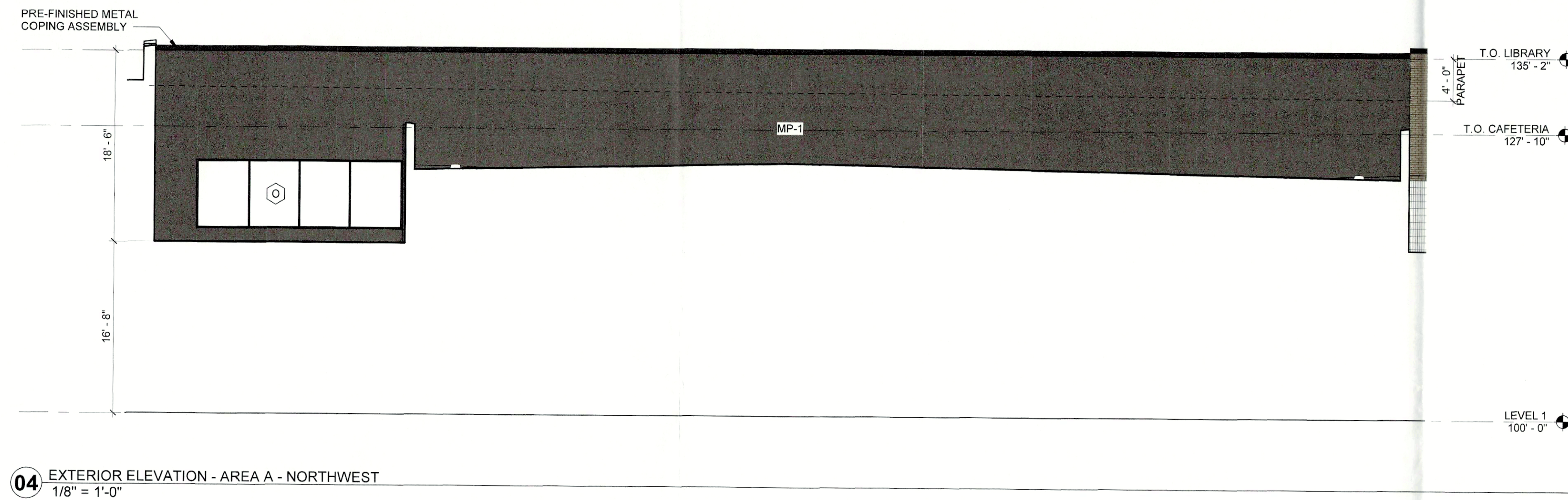
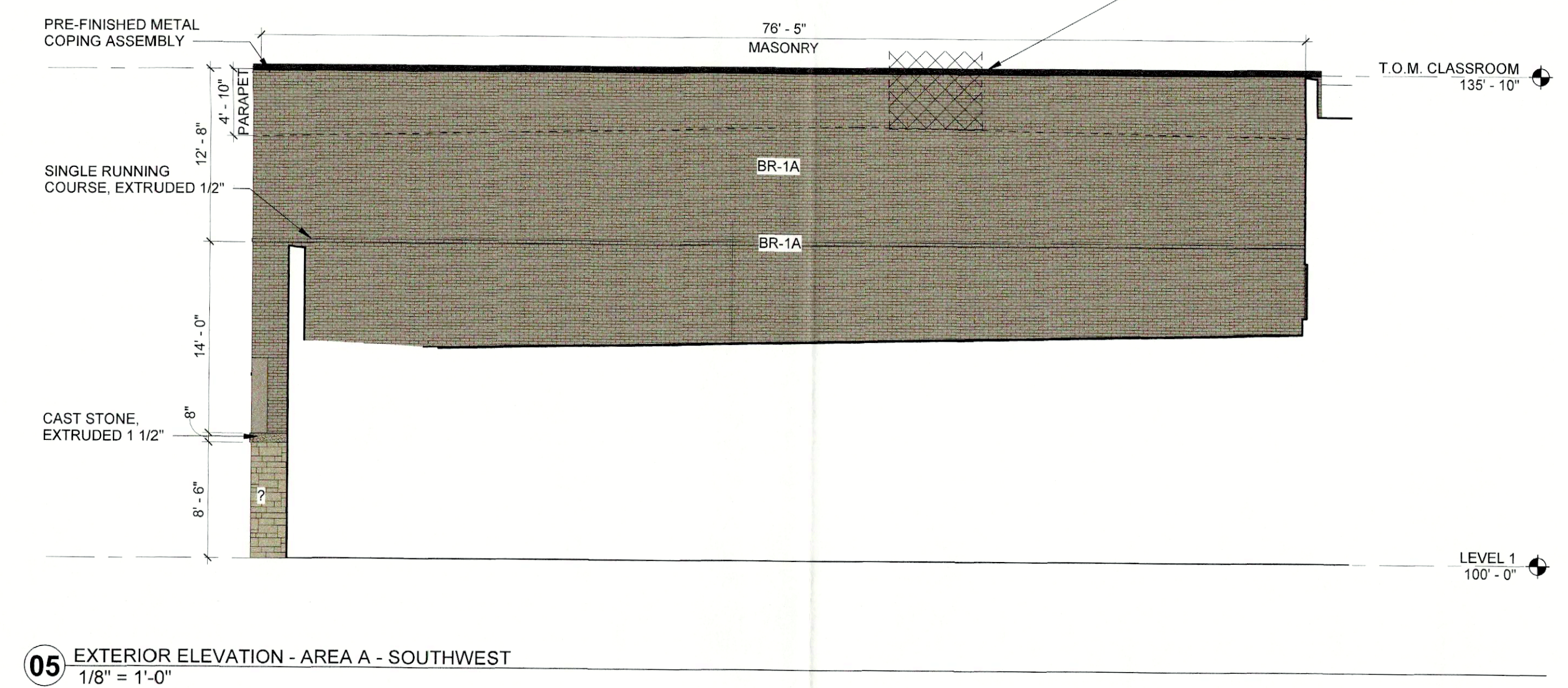
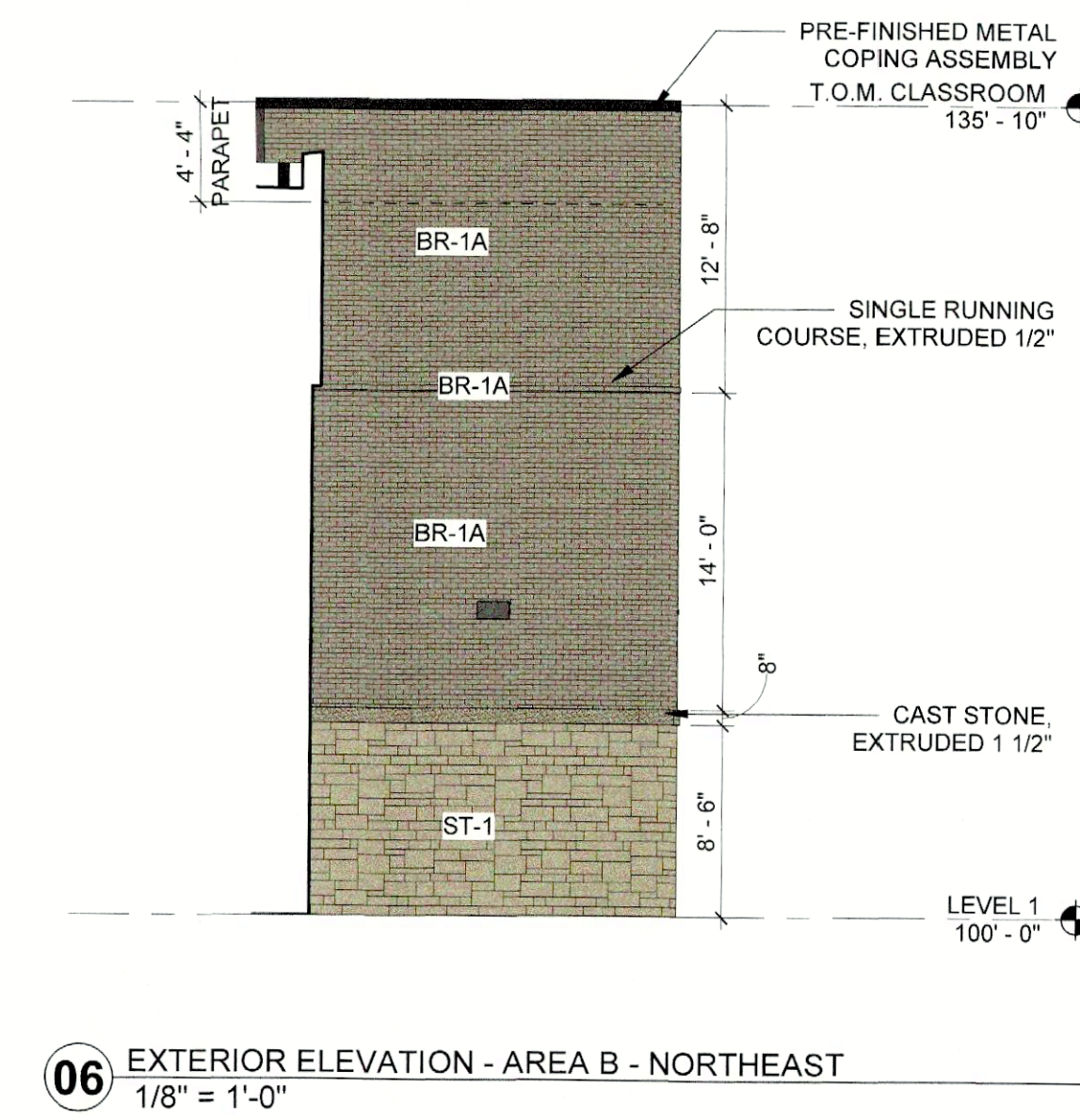
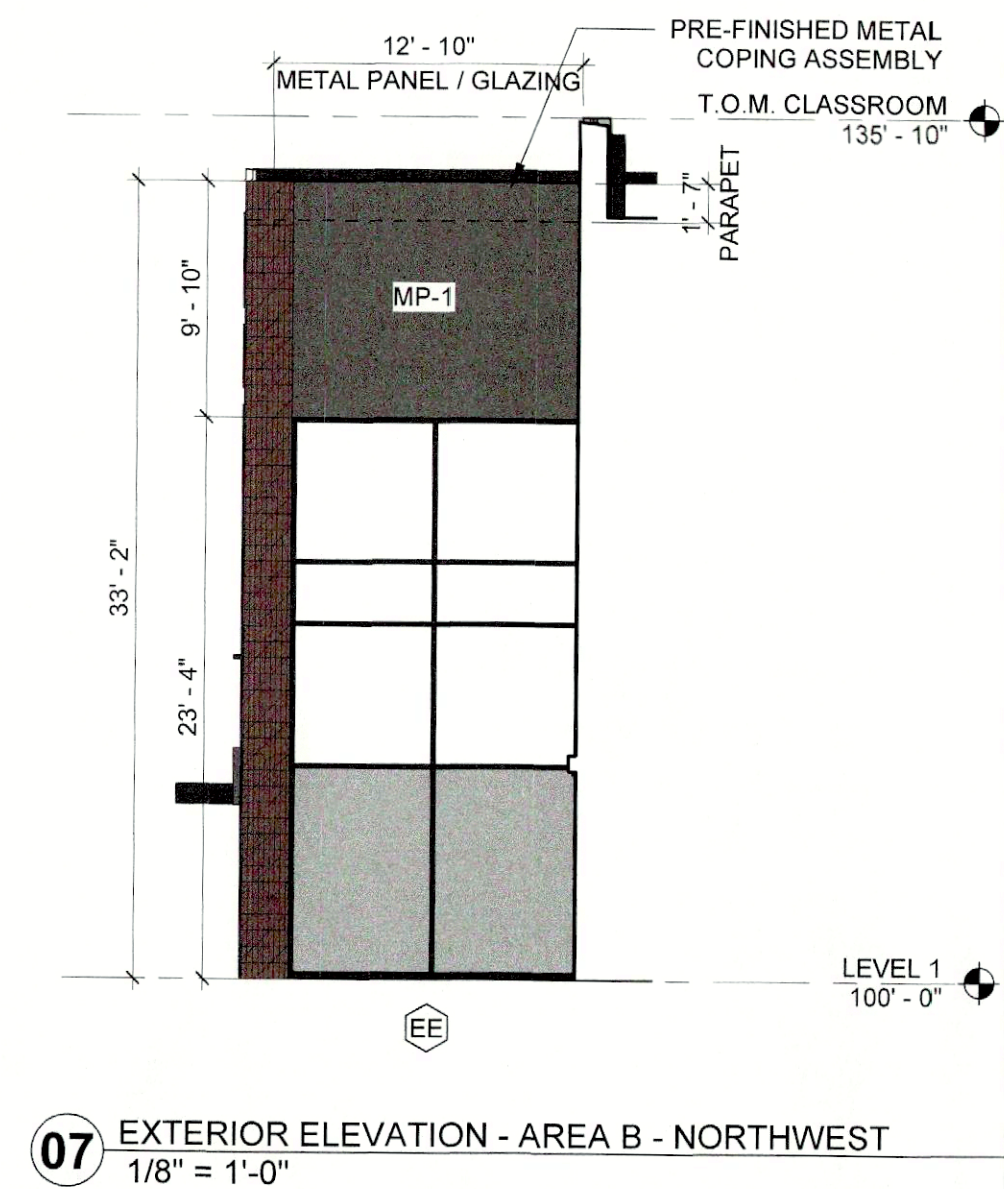
EXT. MATERIALS LEGEND					
BR-1A	ST-1	MP-1			
BR-1B	ST-2	WDP-1			
BR-2					

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

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning





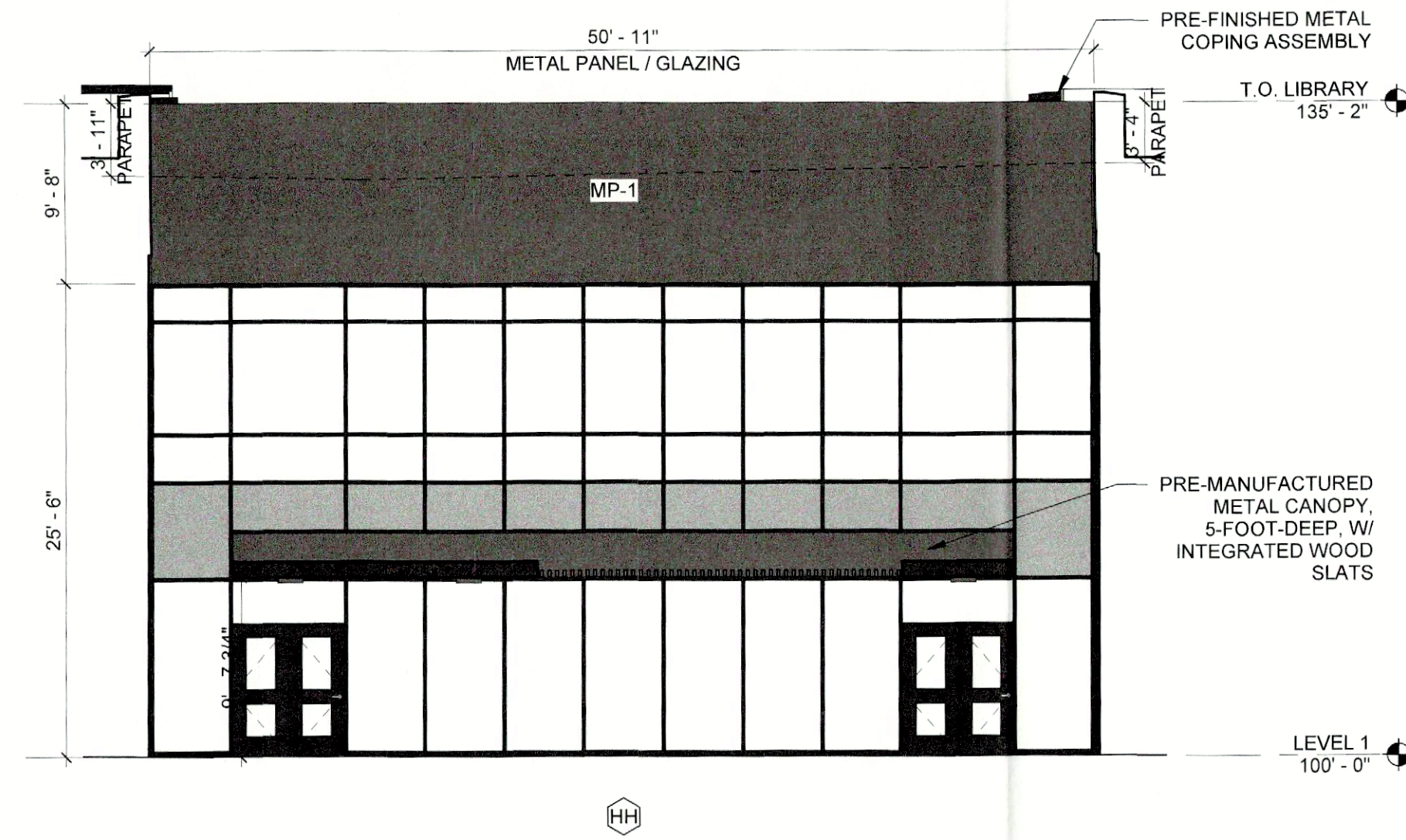
EXT. MATERIALS LEGEND		
BR-1A	ST-1	MP-1
BR-1B	ST-2	WDP-1
BR-2		

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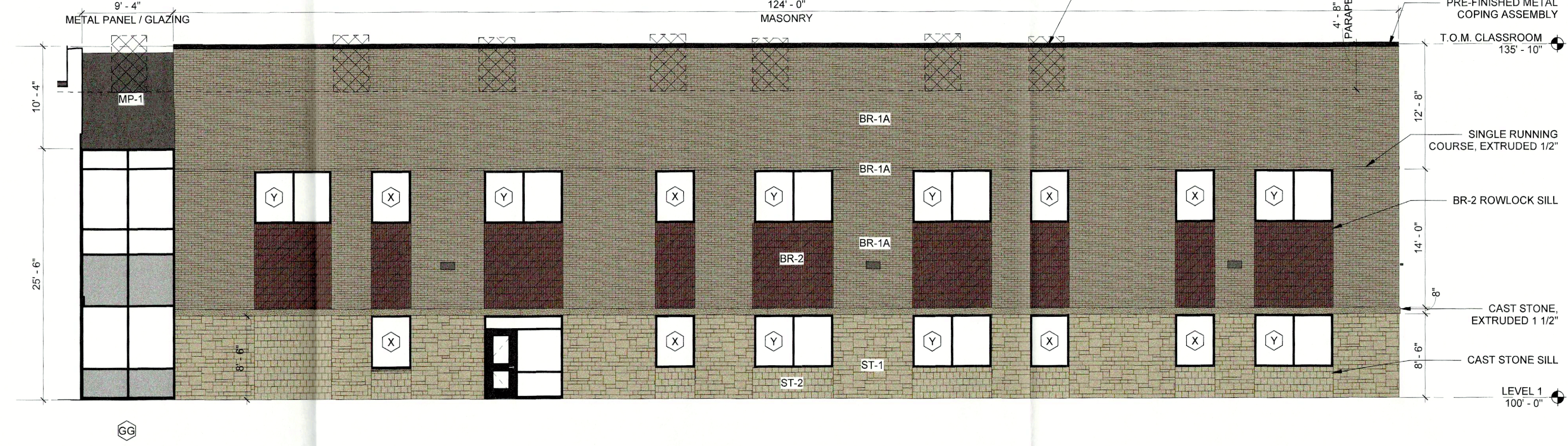
Susan Smith
Planning & Zoning Commission, Chairman

Director
Director of Planning and Zoning

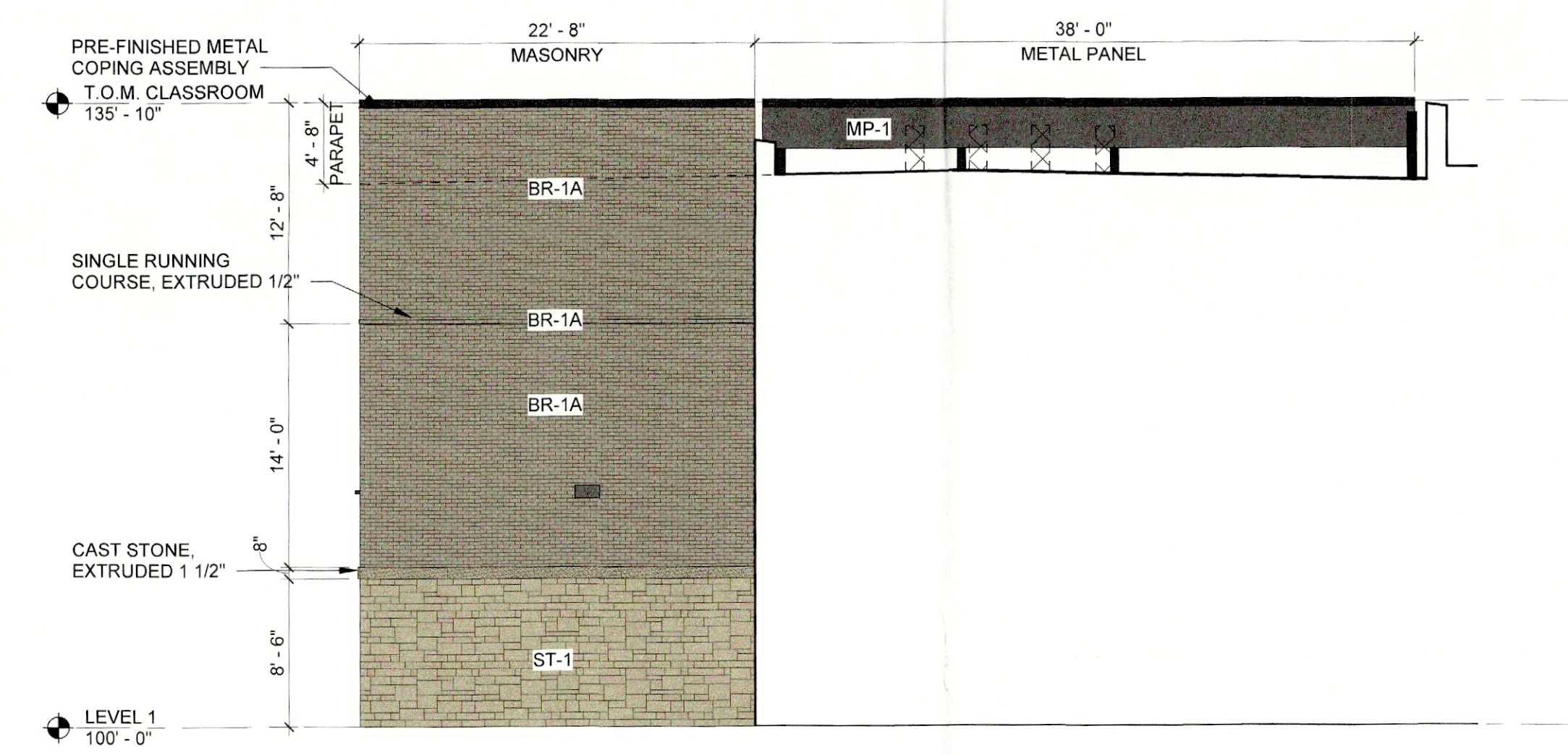




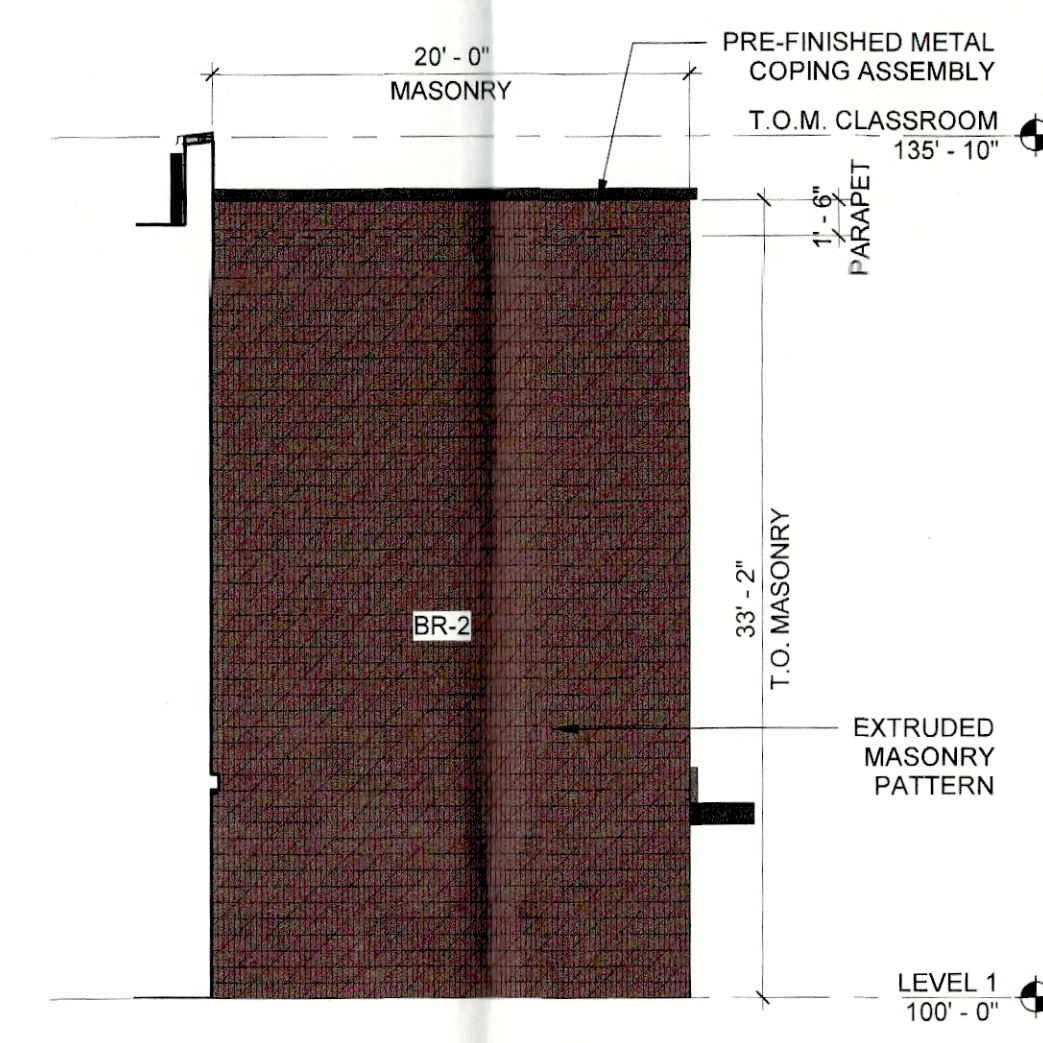
06 EXTERIOR ELEVATION - AREA A - NORTHEAST
1/8" = 1'-0"



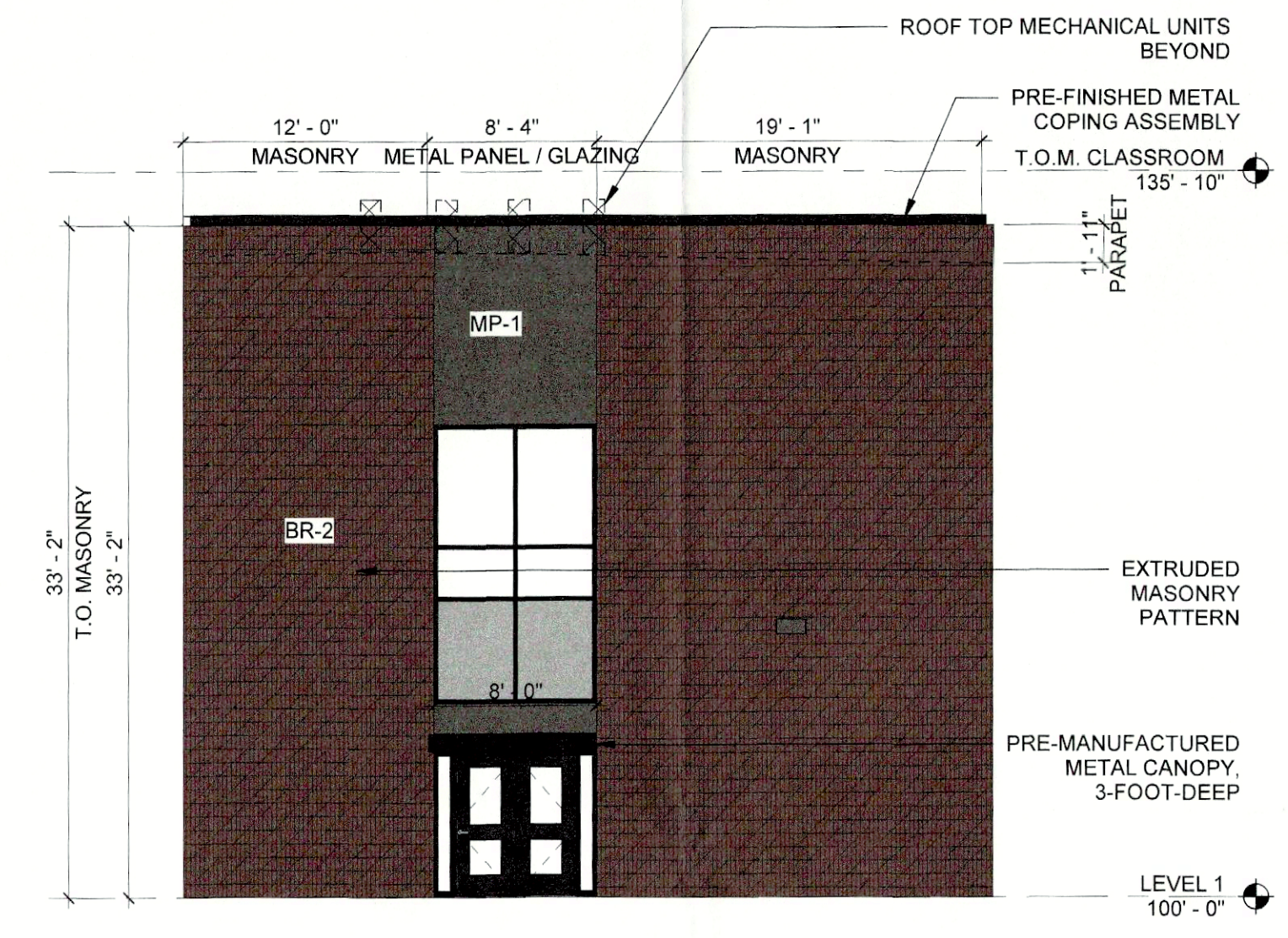
05 EXTERIOR ELEVATION - AREA B - SOUTHEAST
1/8" = 1'-0"



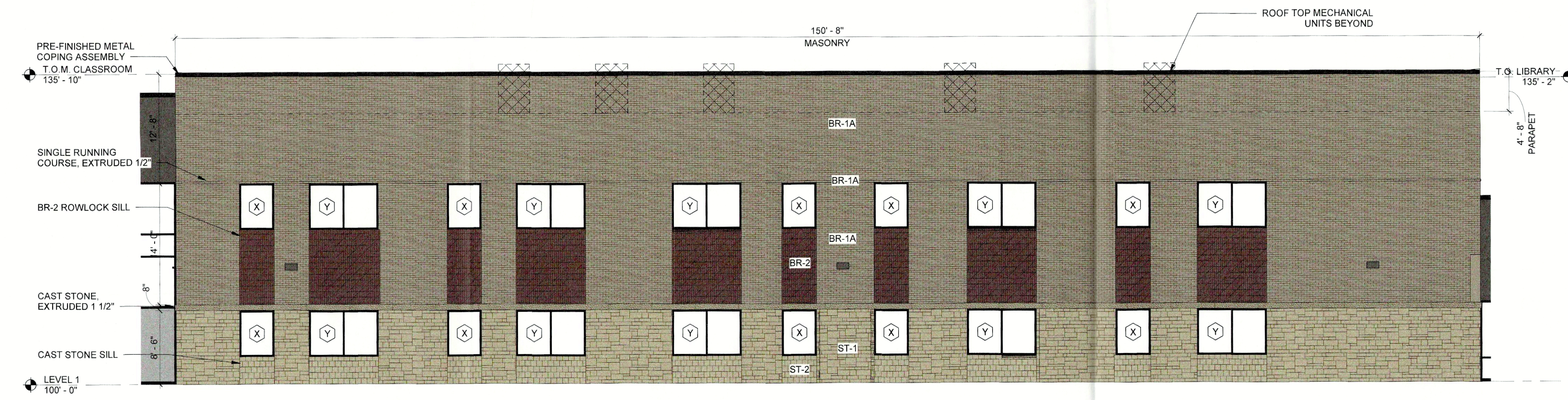
04 EXTERIOR ELEVATION - AREA B - NORTHEAST
1/8" = 1'-0"



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



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



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

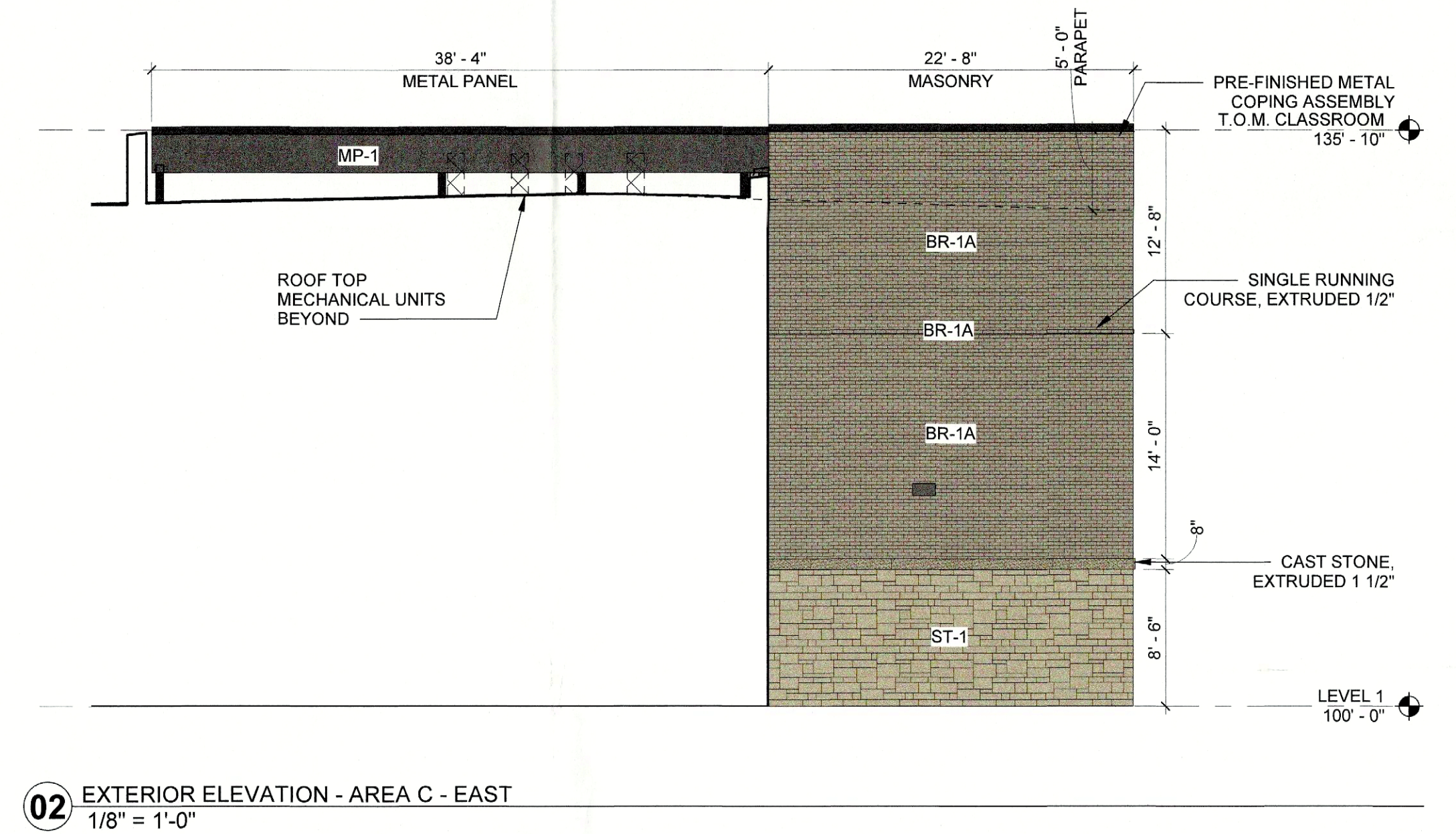
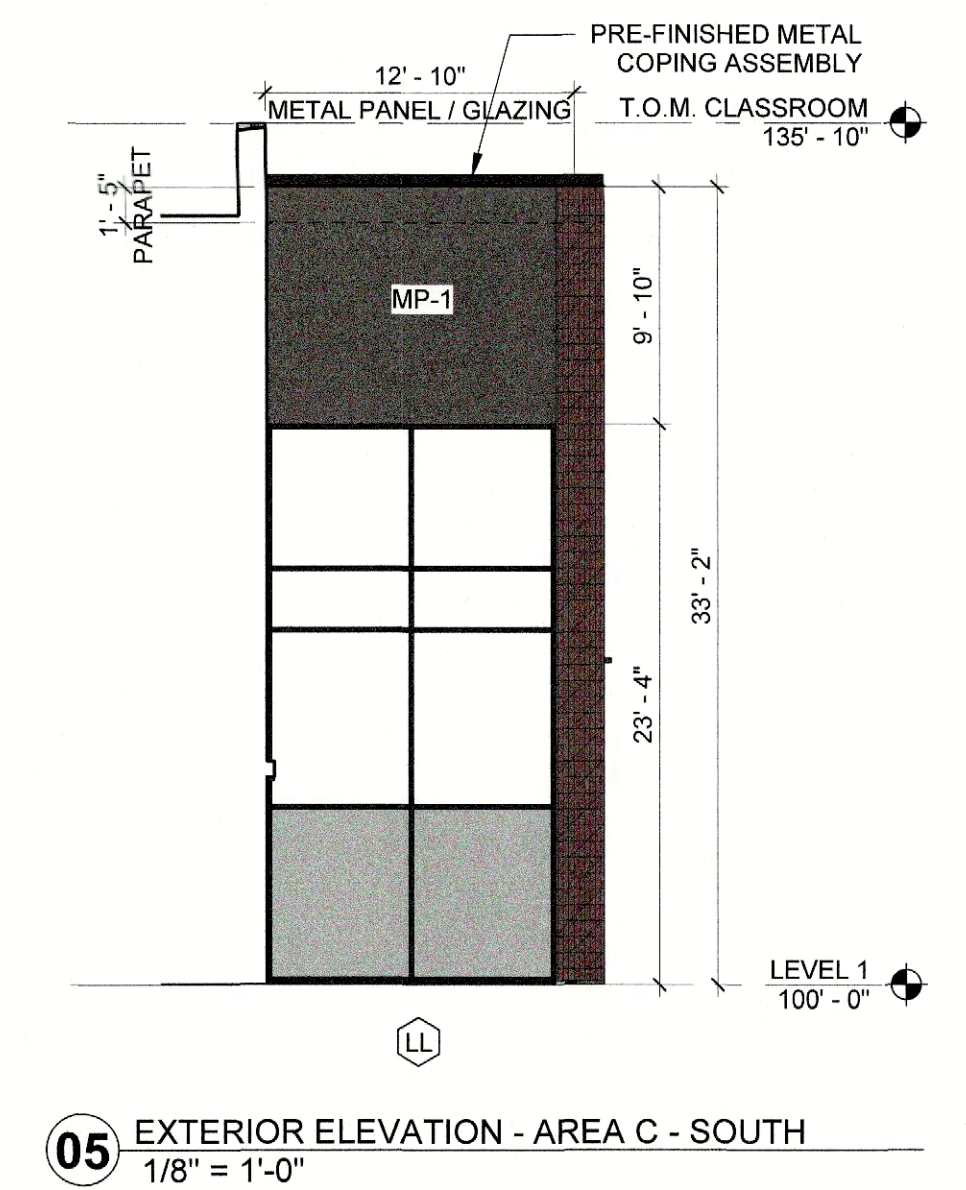
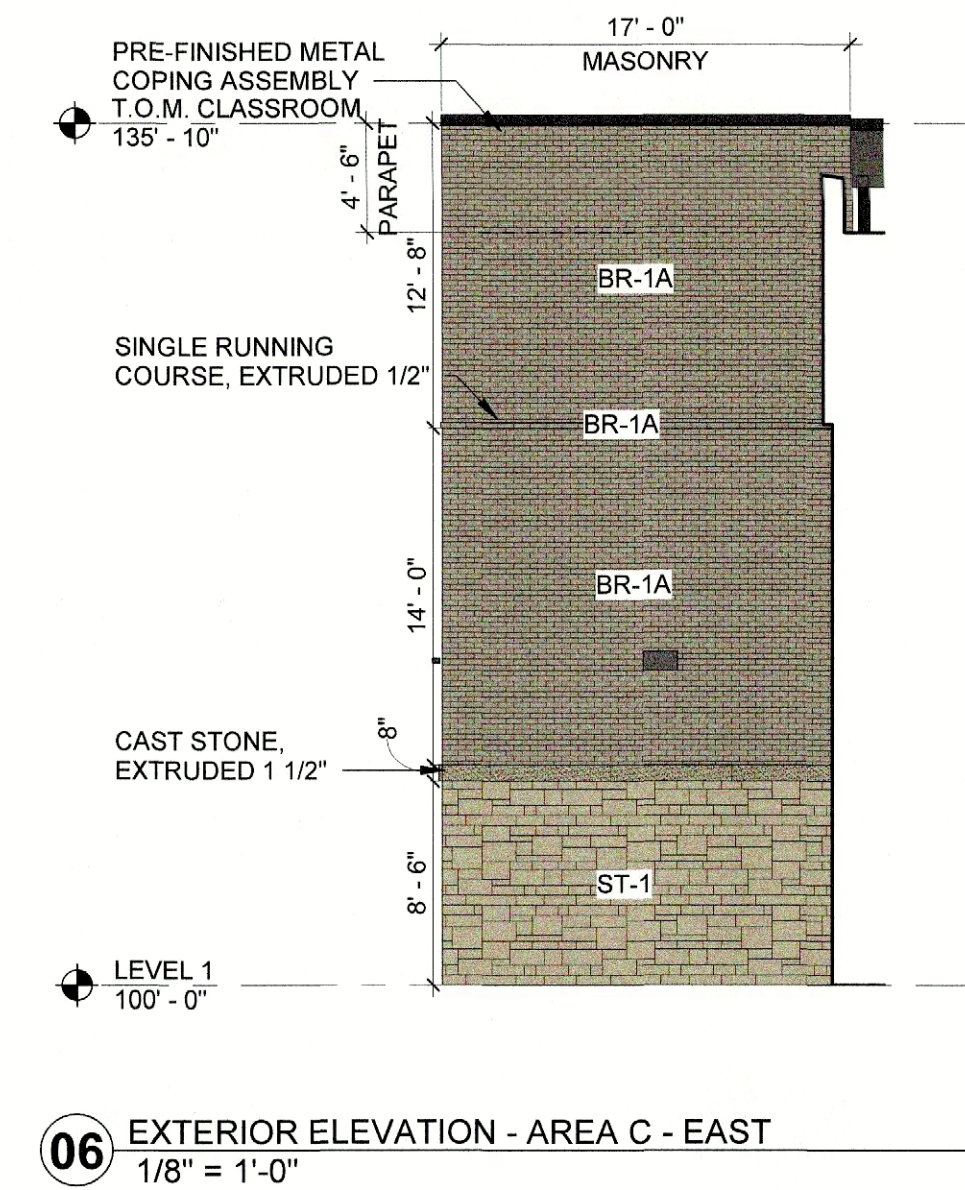
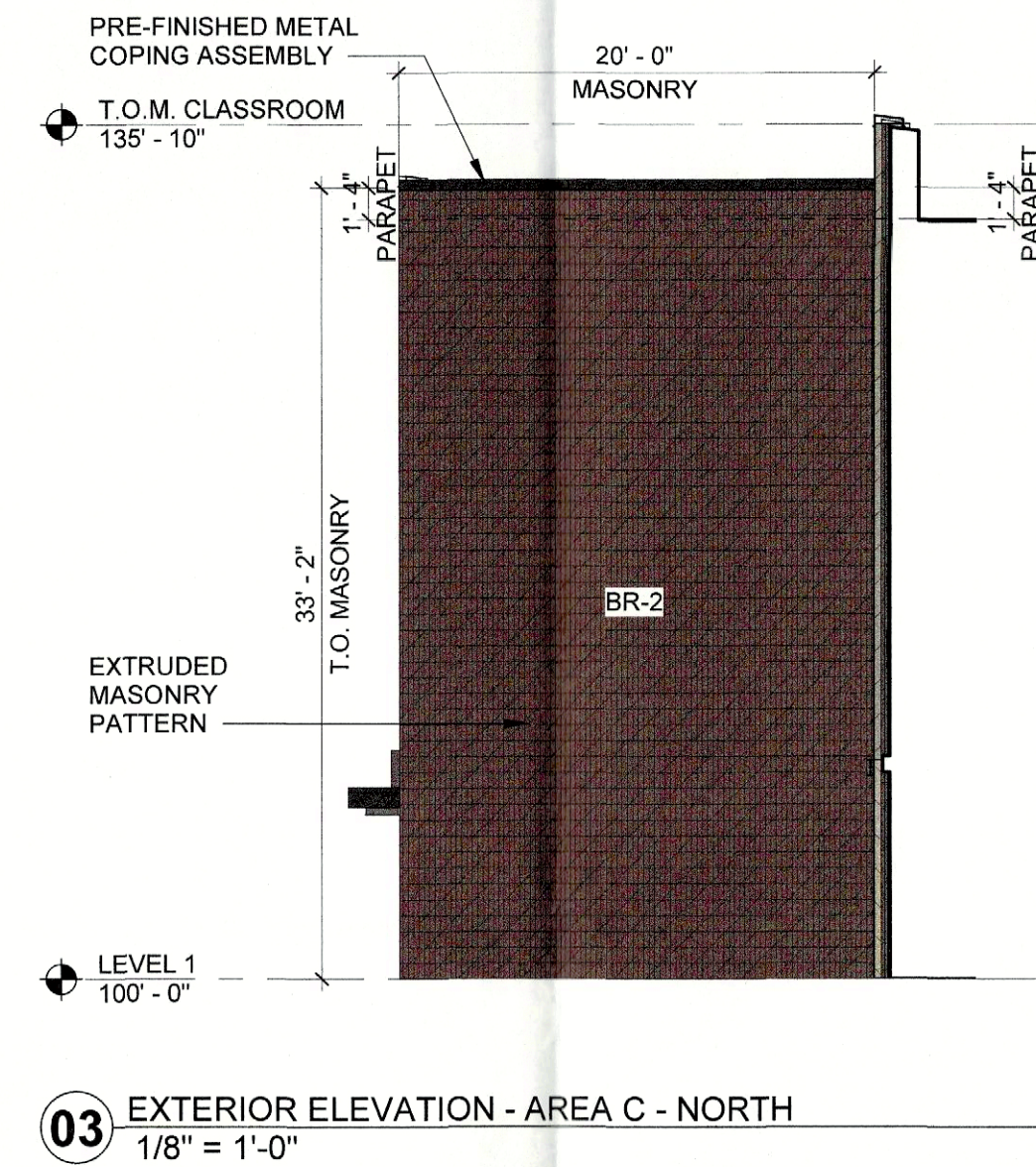
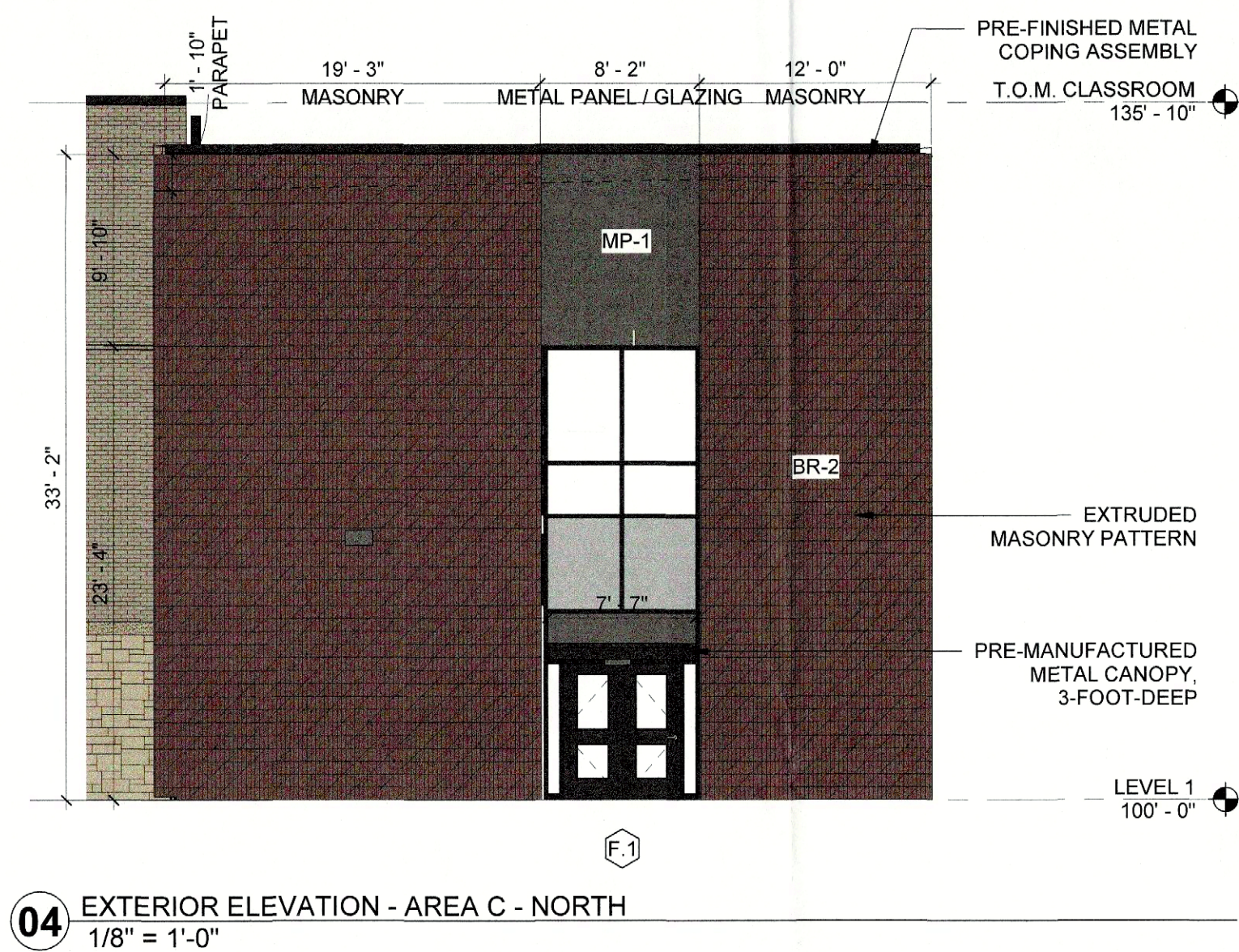
EXT. MATERIALS LEGEND			
BR-1A	ST-1	MP-1	
BR-1B	ST-2	WDP-1	
BR-2			

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

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning





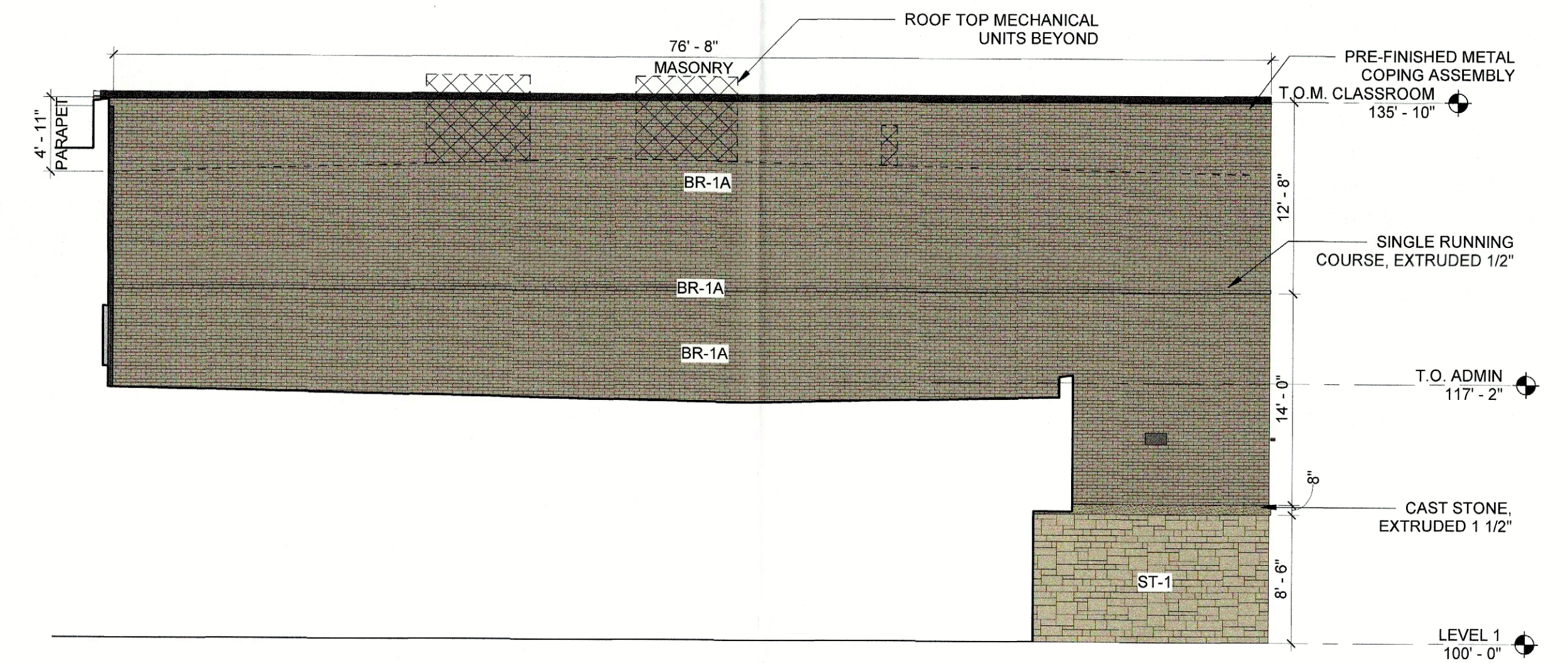
EXT. MATERIALS LEGEND		
BR-1A	ST-1	MP-1
BR-1B	ST-2	WDP-1
BR-2		

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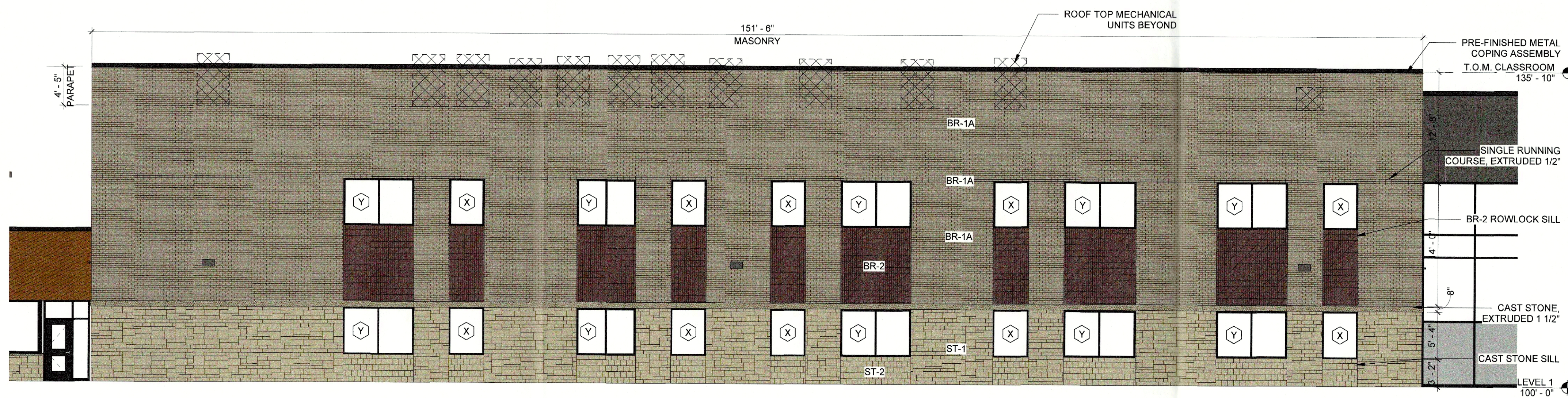
Planning & Zoning Commission, Chairman

Director of Planning and Zoning





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



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

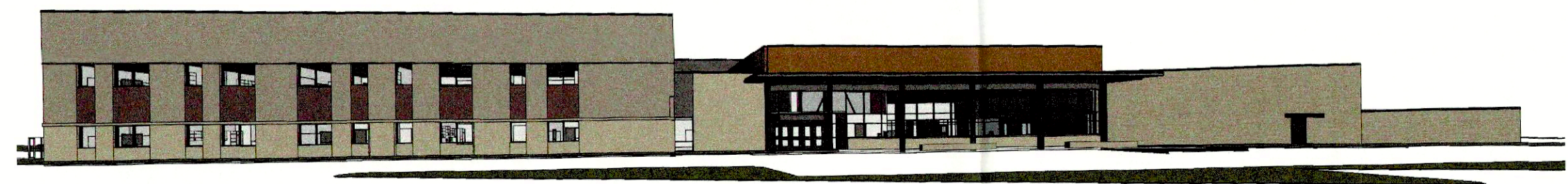
EXT. MATERIALS LEGEND		
BR-1A	ST-1	MP-1
BR-1B	ST-2	WDP-1
BR-2		

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

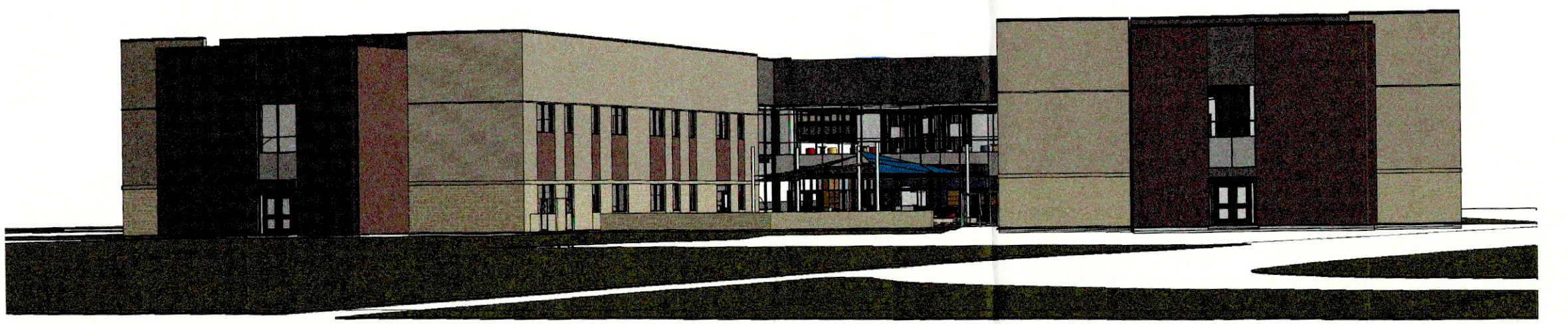

Planning & Zoning Commission, Chairman


Director of Planning and Zoning

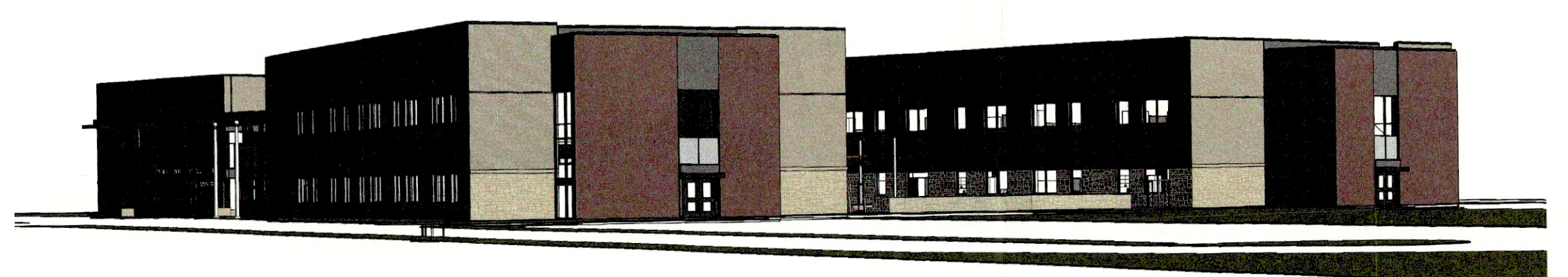
0' 2' 4' 8' 16' N



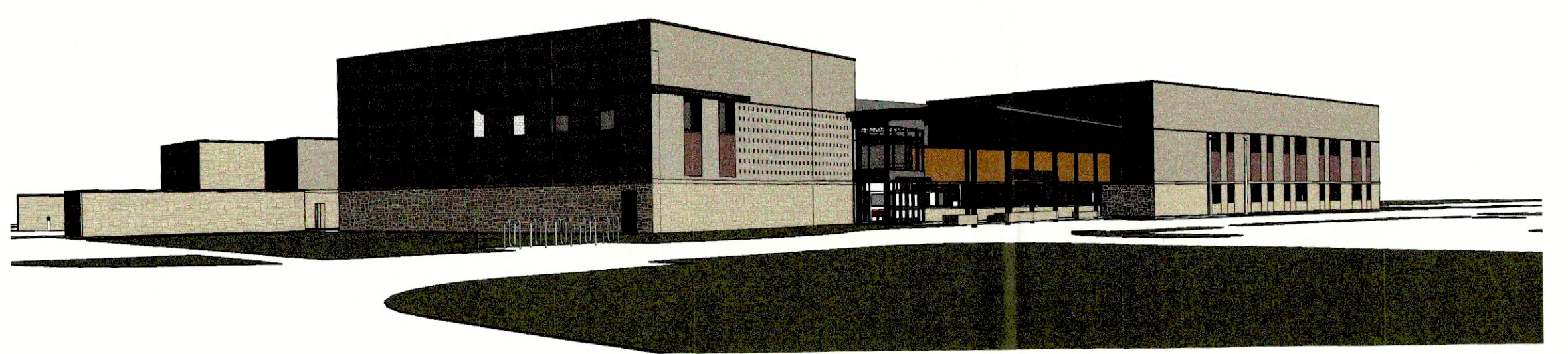
05 VIEW 04



04 VIEW 03



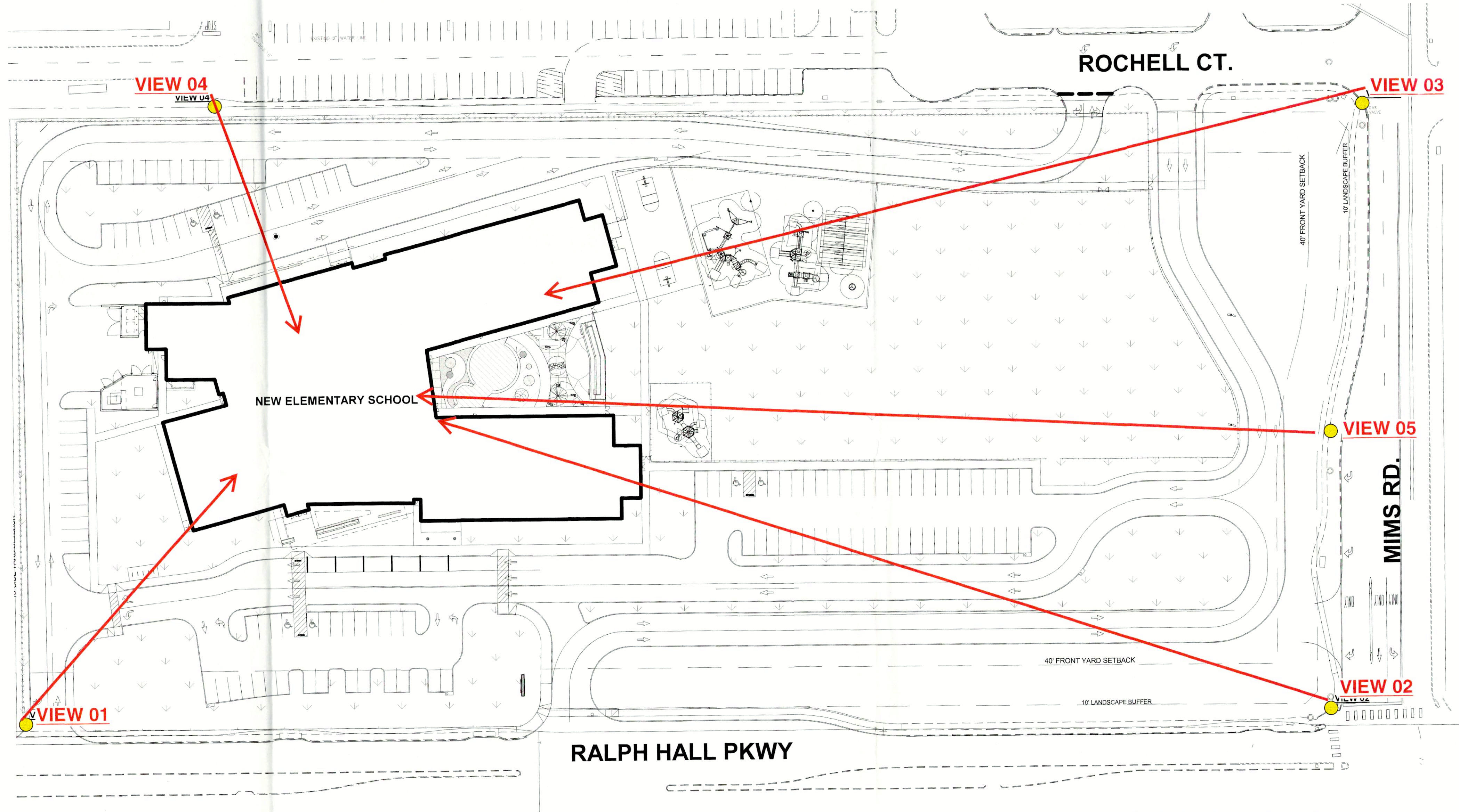
03 VIEW 02



02 VIEW 01



06 VIEW 05

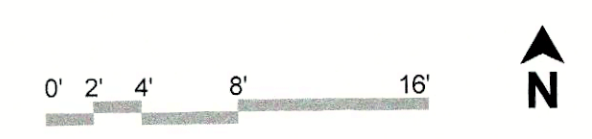


01 SITE PLAN - RTU VISIBILITY KEY PLAN
1" = 50'-0"

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

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

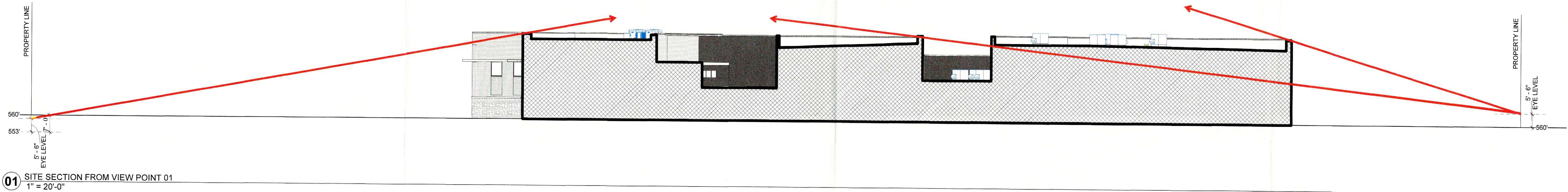
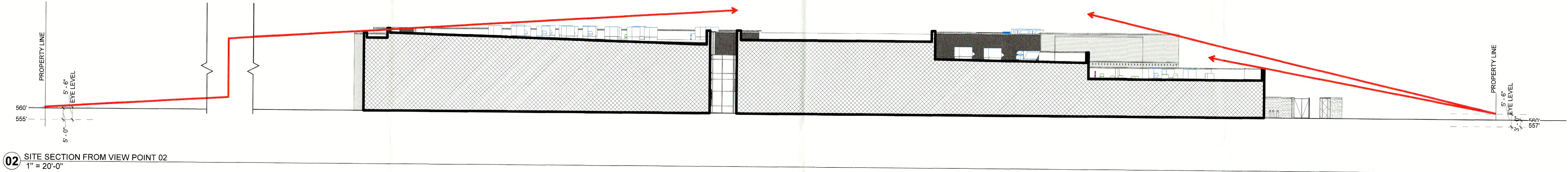
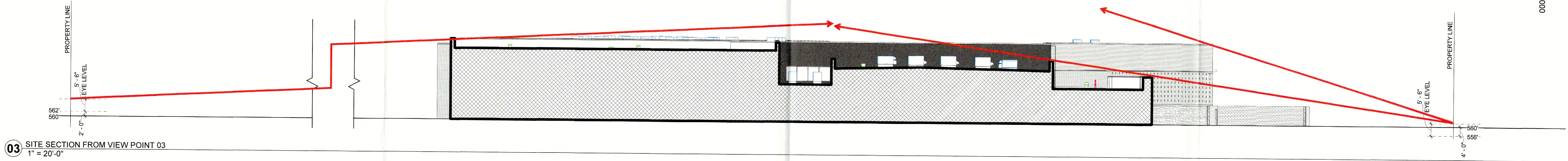
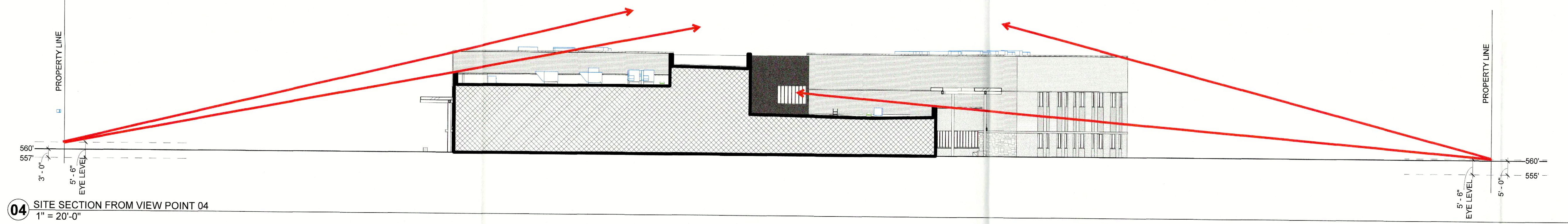


RTU & PARAPET VISIBILITY STUDY

1" = 50'-0"

SHEET CS-11

CORGAN



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

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

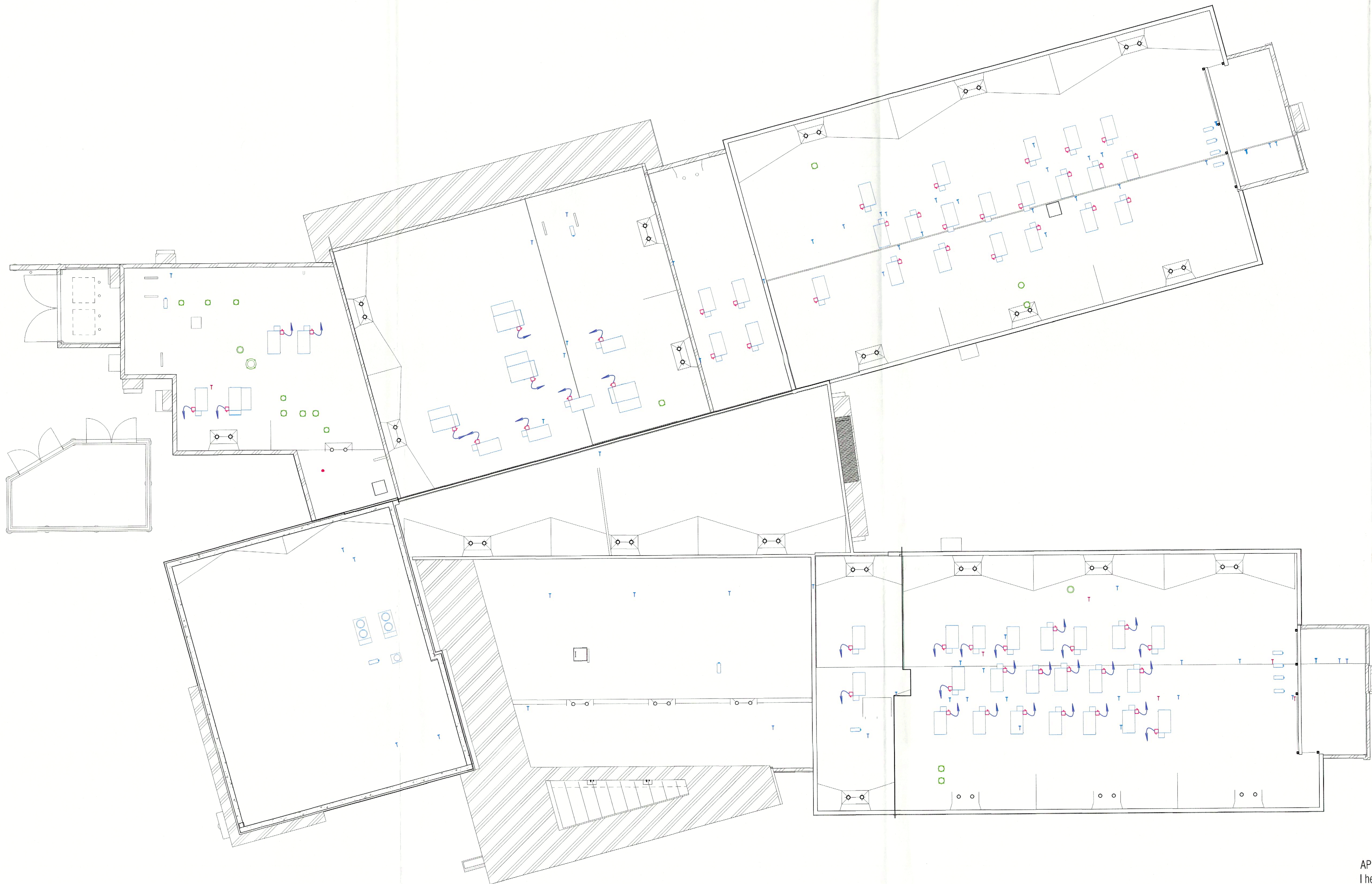


RTU VISIBILITY STUDY

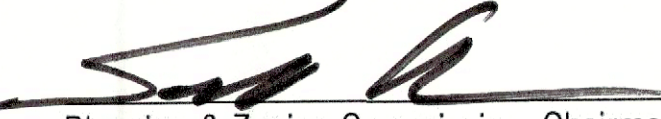
1" = 20'-0"

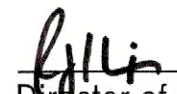
SHEET
CS-12

CORGAN

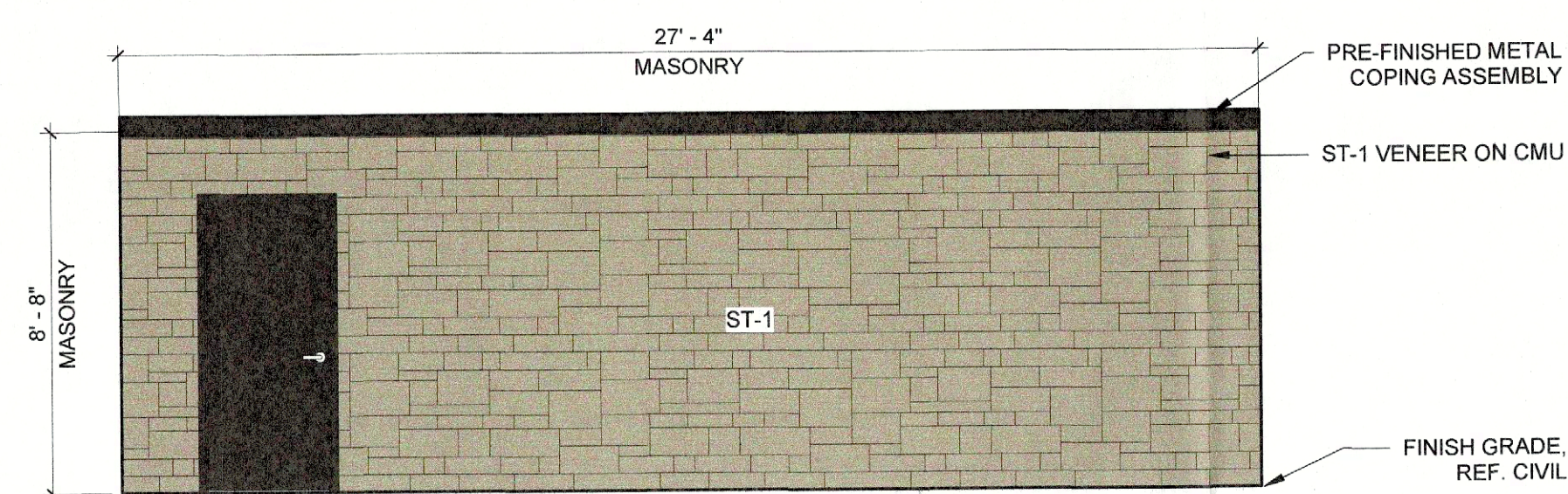


APPROVED:
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City of Rockwall, Texas, was approved by the Planning & Zoning
Commission of the City of Rockwall on the _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

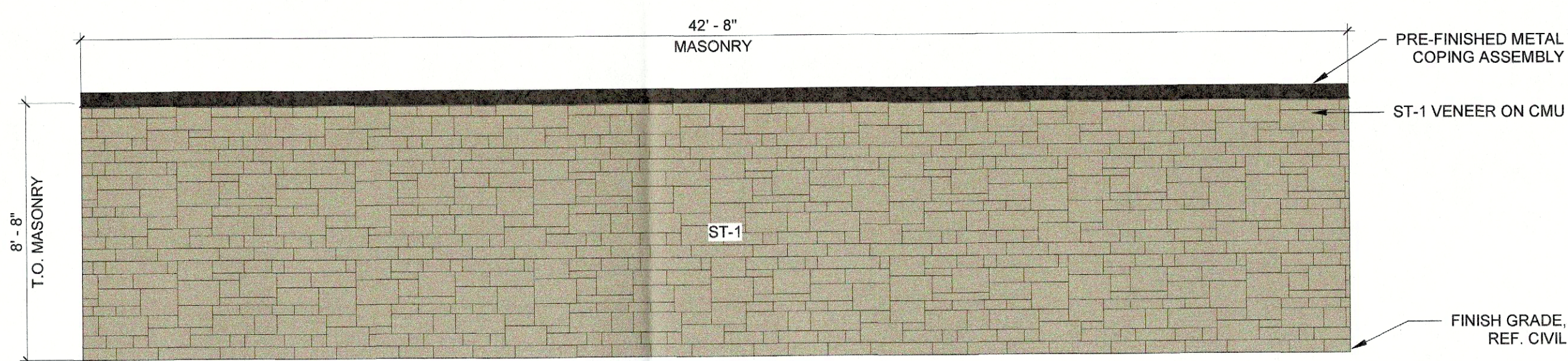

Planning & Zoning Commission, Chairman


Director of Planning and Zoning

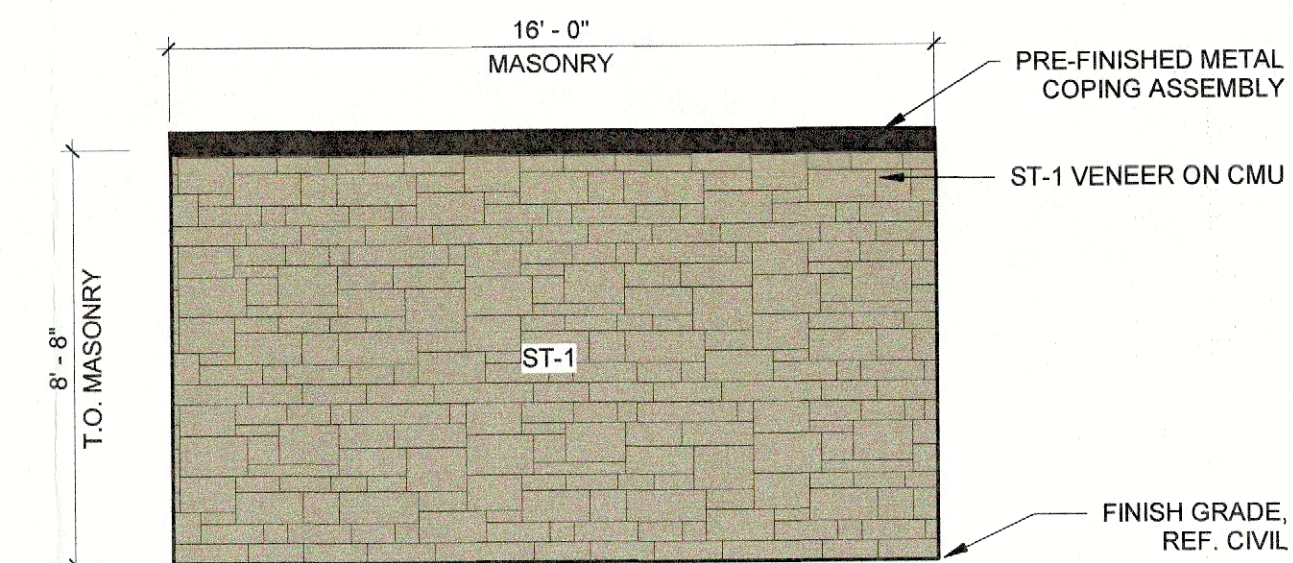
0' 2' 4' 8' 16' 



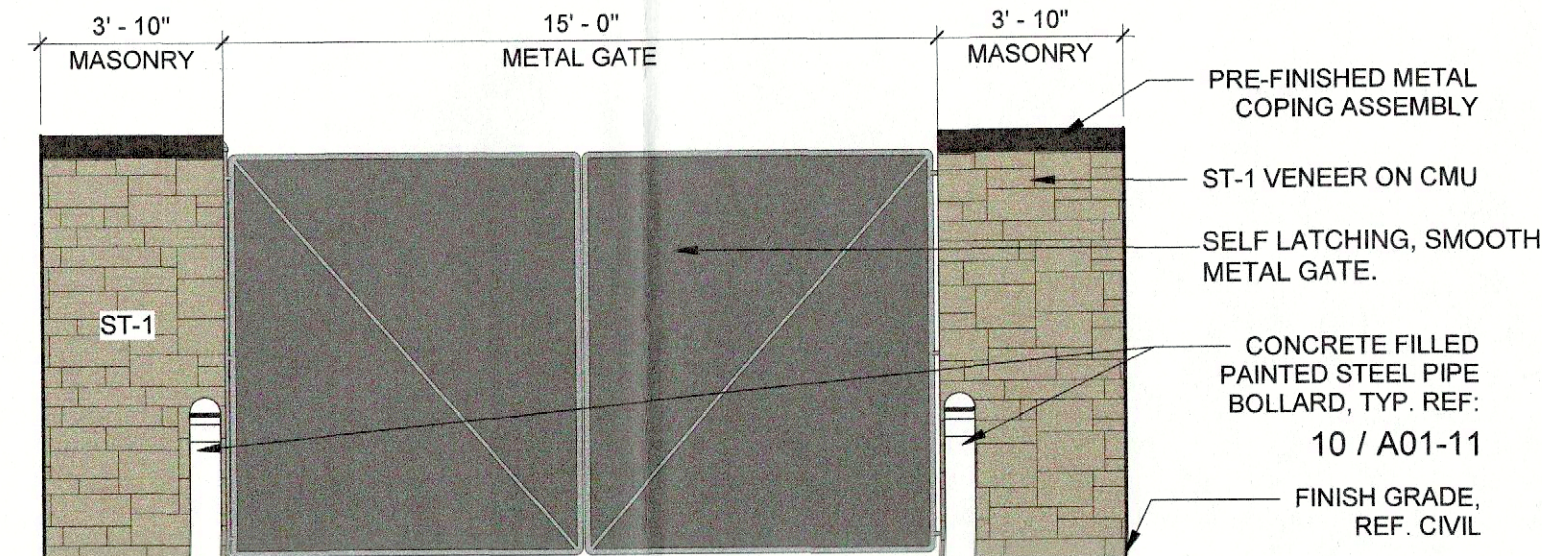
08 SITE ENLARGED ELEVATION - EAST - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



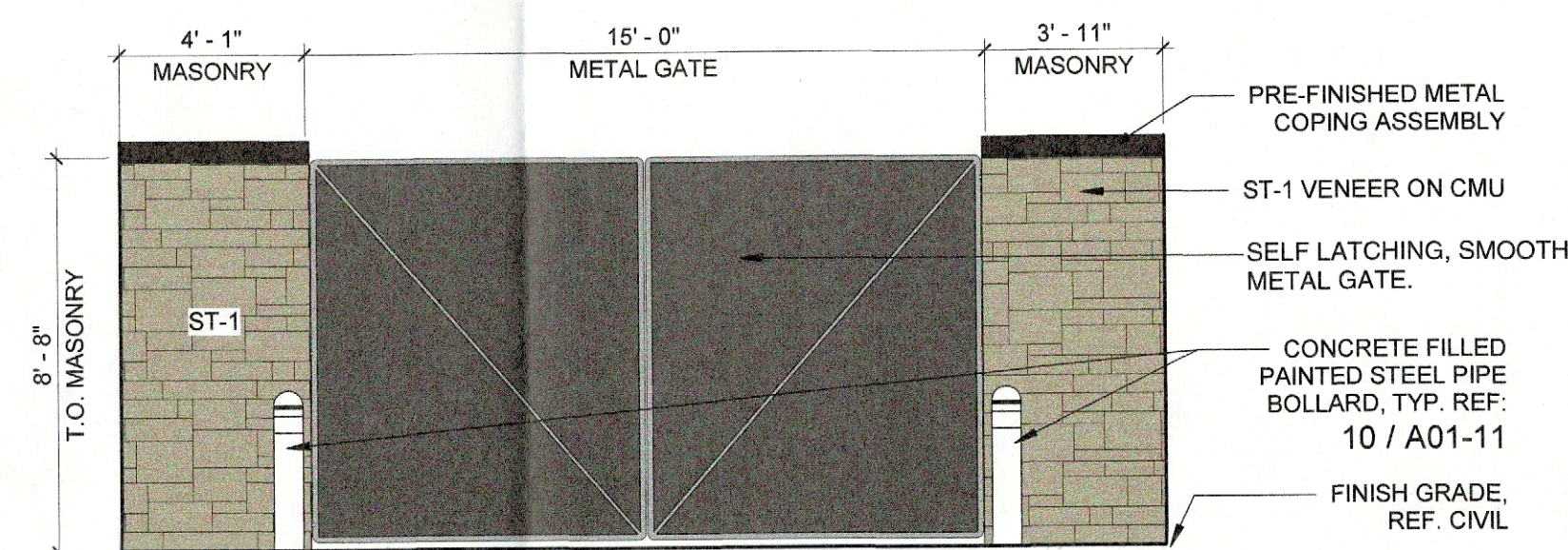
07 SITE ENLARGED ELEVATION - SOUTH - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



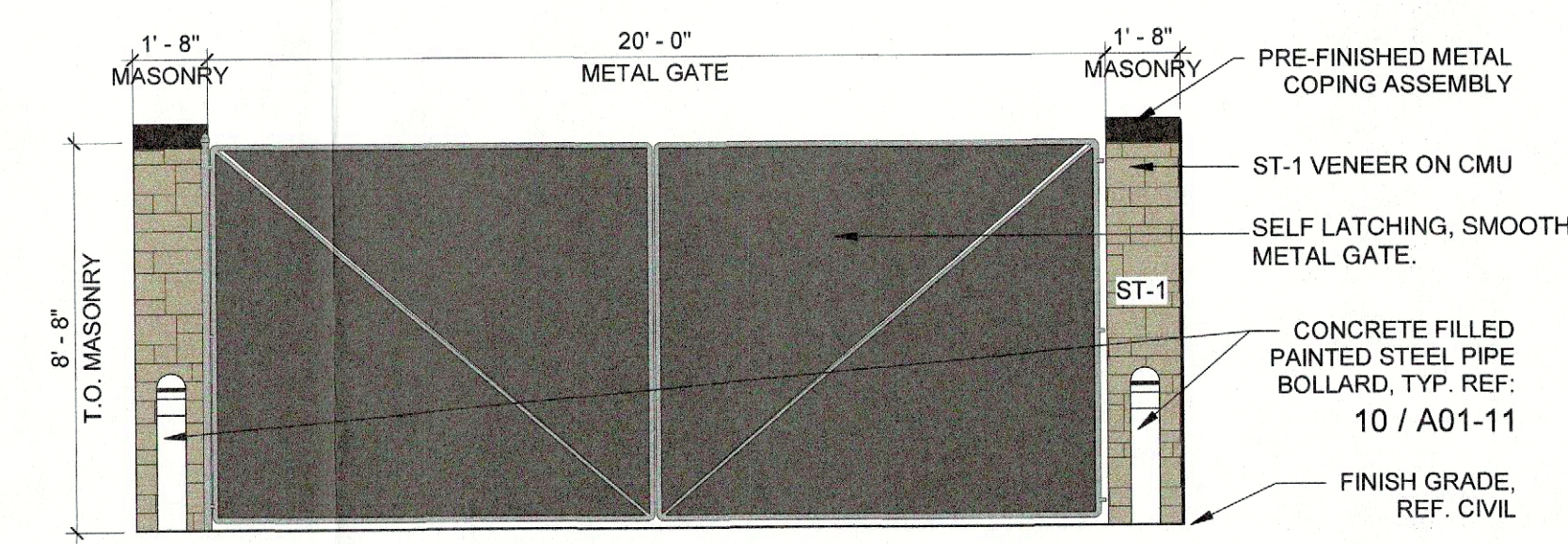
06 SITE ENLARGED ELEVATION - WEST - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



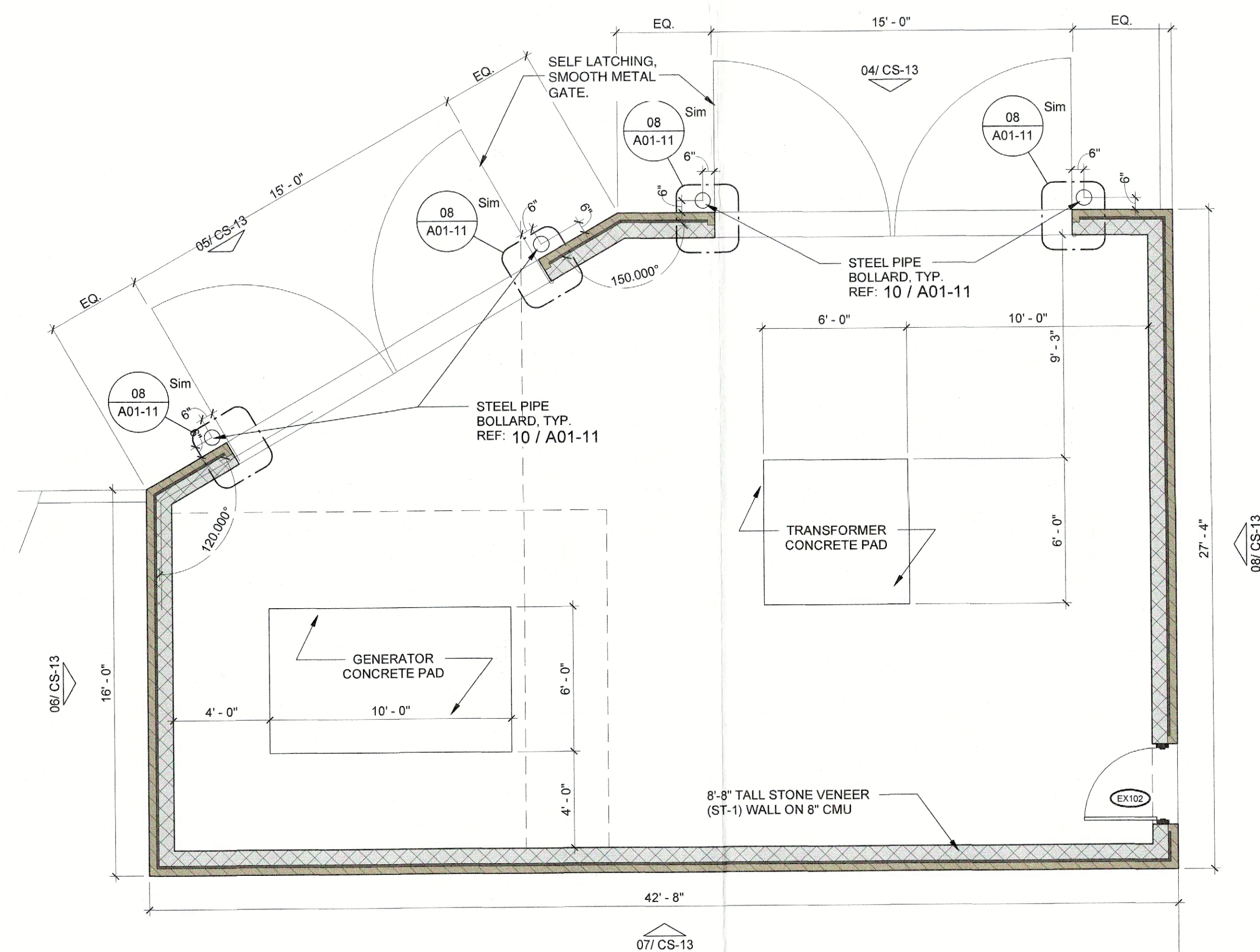
05 SITE ENLARGED ELEVATION - NORTHWEST - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



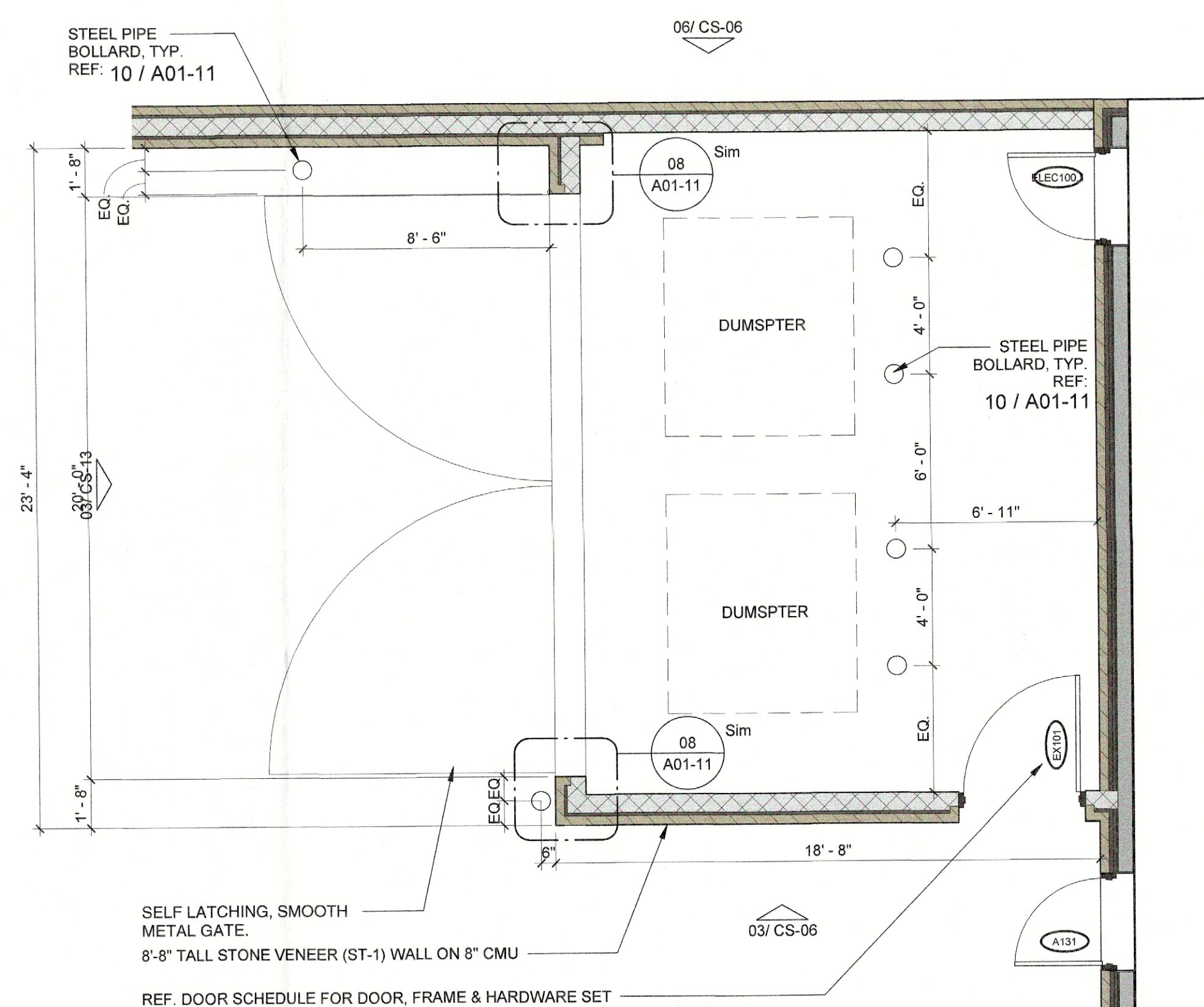
04 SITE ENLARGED ELEVATION - NORTH - TRANSFORMER ENCLOSURE
1/4" = 1'-0"



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



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



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

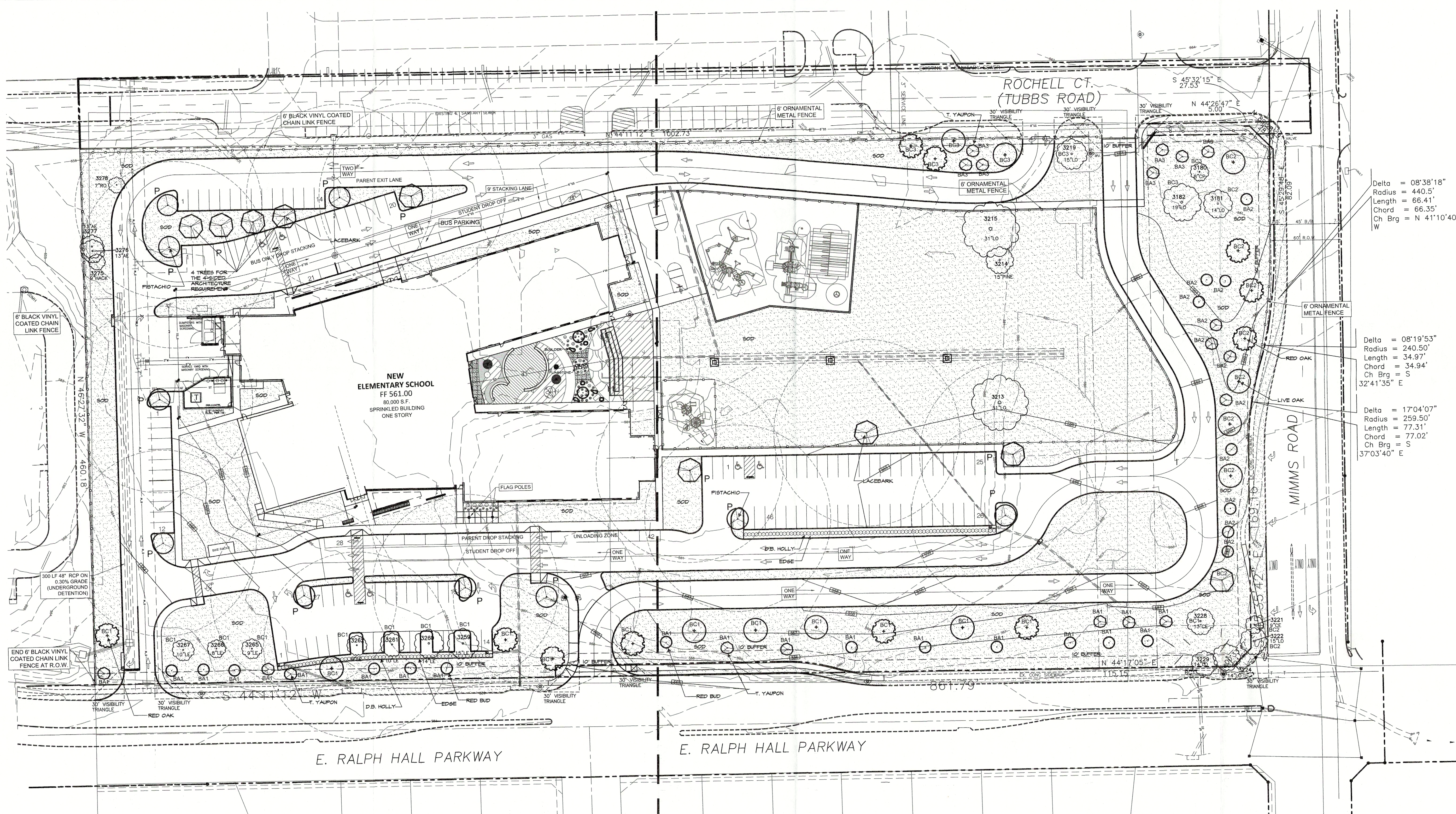
EXT. MATERIALS LEGEND

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Planning & Zoning Commission, Chairman

fy14
Director of Planning and Zoning

0' 2' 4' 8' 16'



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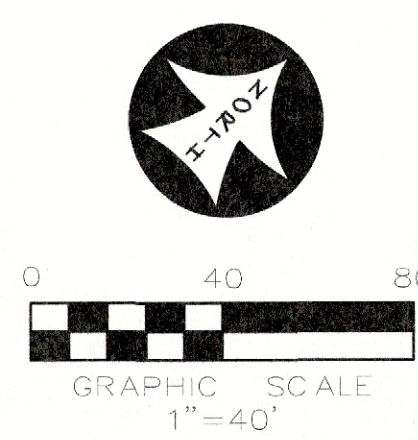
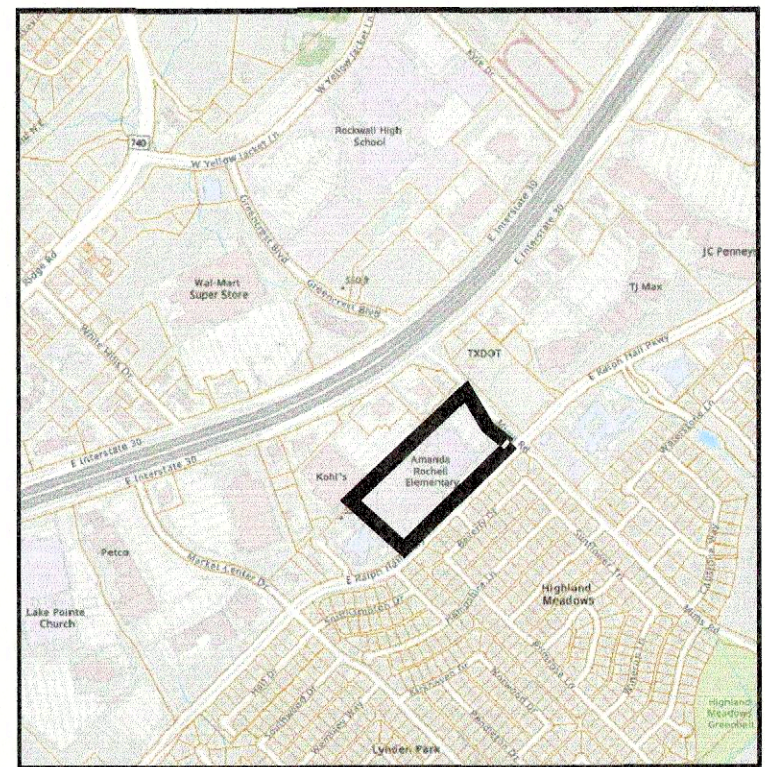
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RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

LEGEND	
EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	462,835 S.F. OR 10.6252 AC.
BUILDING AREA (FLOOR AREA)	55,325 S.F.
PROPOSED FIRST FLOOR	21,575 S.F.
PROPOSED SECOND FLOOR	76,900 S.F.
TOTAL BUILDING AREA	55,325 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	55,325 S.F. / 462,835 S.F. = 12.0%
LOT COVERAGE	0.121
FLOOR AREA RATIO	215,325 S.F. OR 4.98 AC.
TOTAL INTERIUS AREA	35' - 4" (2 STORY)
BUILDING HEIGHT	642 STUDENT
STUDENT CAPACITY (K-6) DESIGN	650 STUDENT
STUDENT CAPACITY (K-6) EXISTING	27 SPACES
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	26.8 (27) SPACES REQUIRED
PARKING PROVIDED	92 SPACES
PARKING SURFACE	27 SPACES
9'0" x 18'0"	119 SPACES
9'0" x 20'0" PARALLEL	
TOTAL PARKING PROVIDED	



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

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

OWNER/DEVELOPER:
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CONTACT: JAMES WATSON

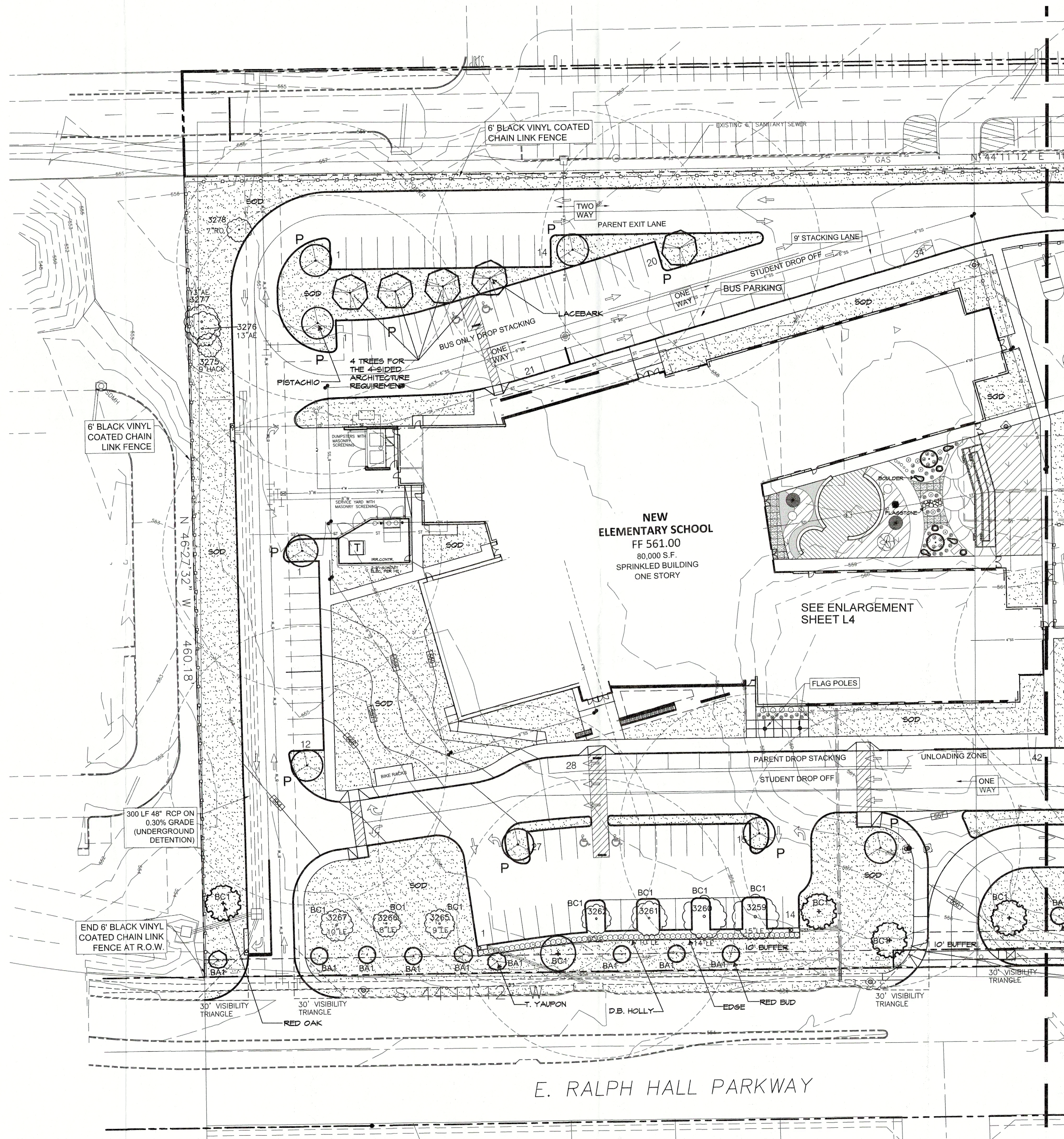
SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 464-5556
CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. SP2022-061

OVERALL LANDSCAPE PLAN

JOB 22285.0000
DATE 12/06/2022
SHEET L 1



MATCHLINE SEE SHEET L3

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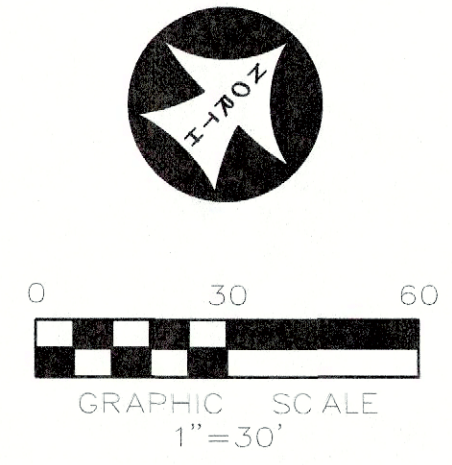
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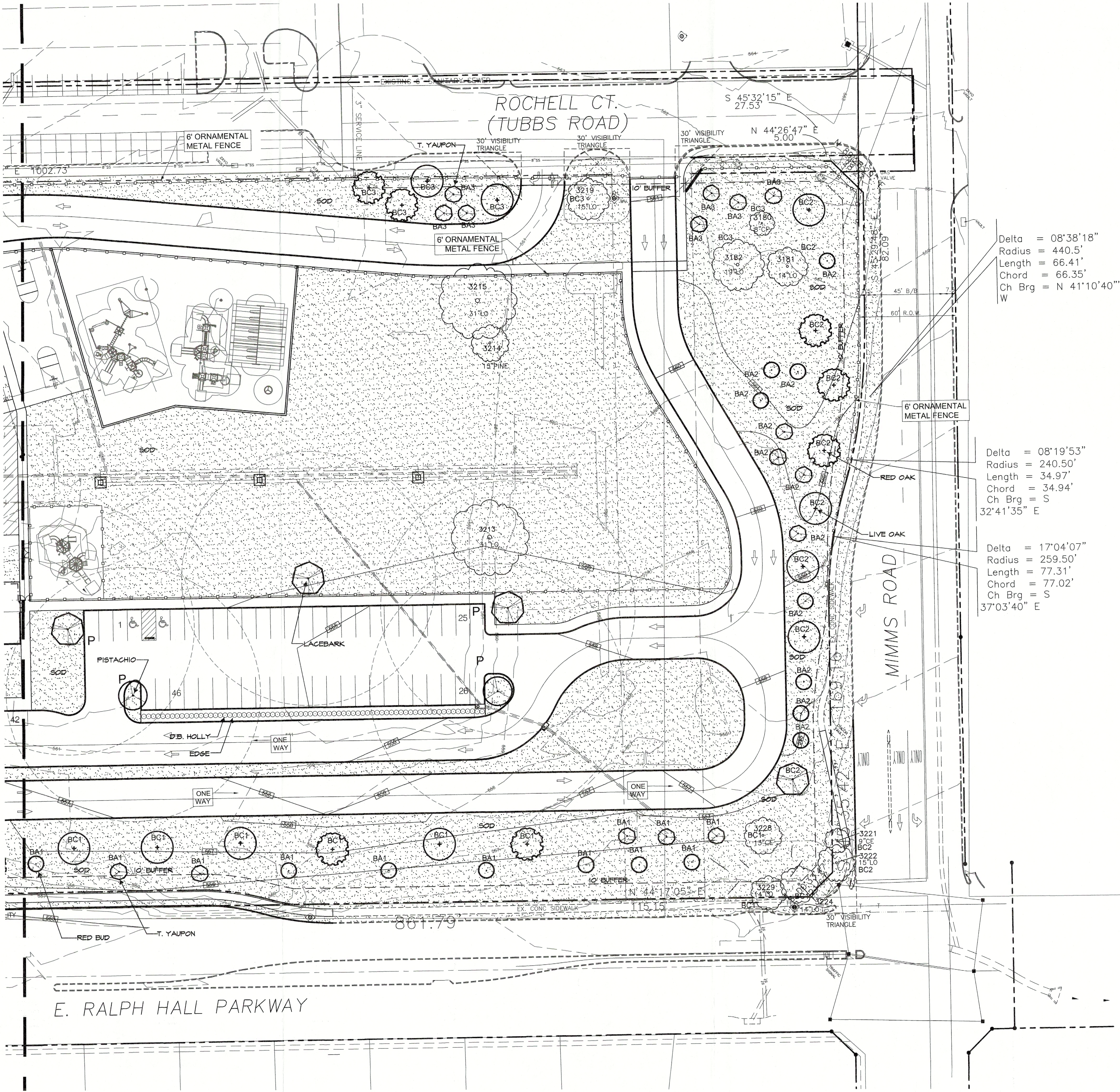
SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

CITY OF ROCKWALL CASE NO. SP2022-061

LANDSCAPE PLAN
AREA A

JOB 22285.0000
DATE 12/06/2022
SHEET L 2

MATCHLINE SEE SHEET L2



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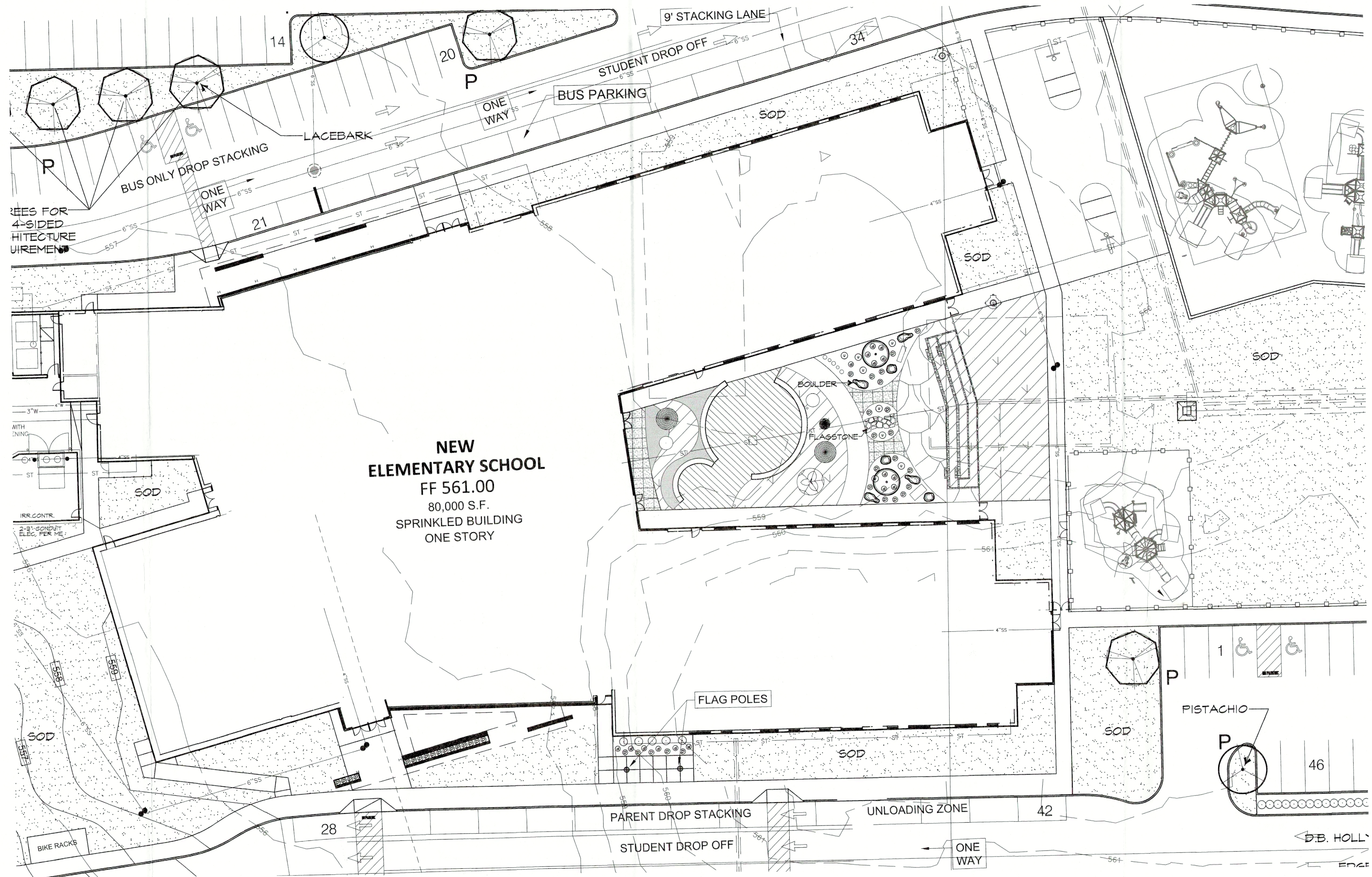
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**Rochell Elementary School
Replacement**

899 Rochell Ct.
Rockwall, TX 75032

**LANDSCAPE PLAN
AREA B**

JOB 22285.0000
DATE 12/06/2022
SHEET L 3



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

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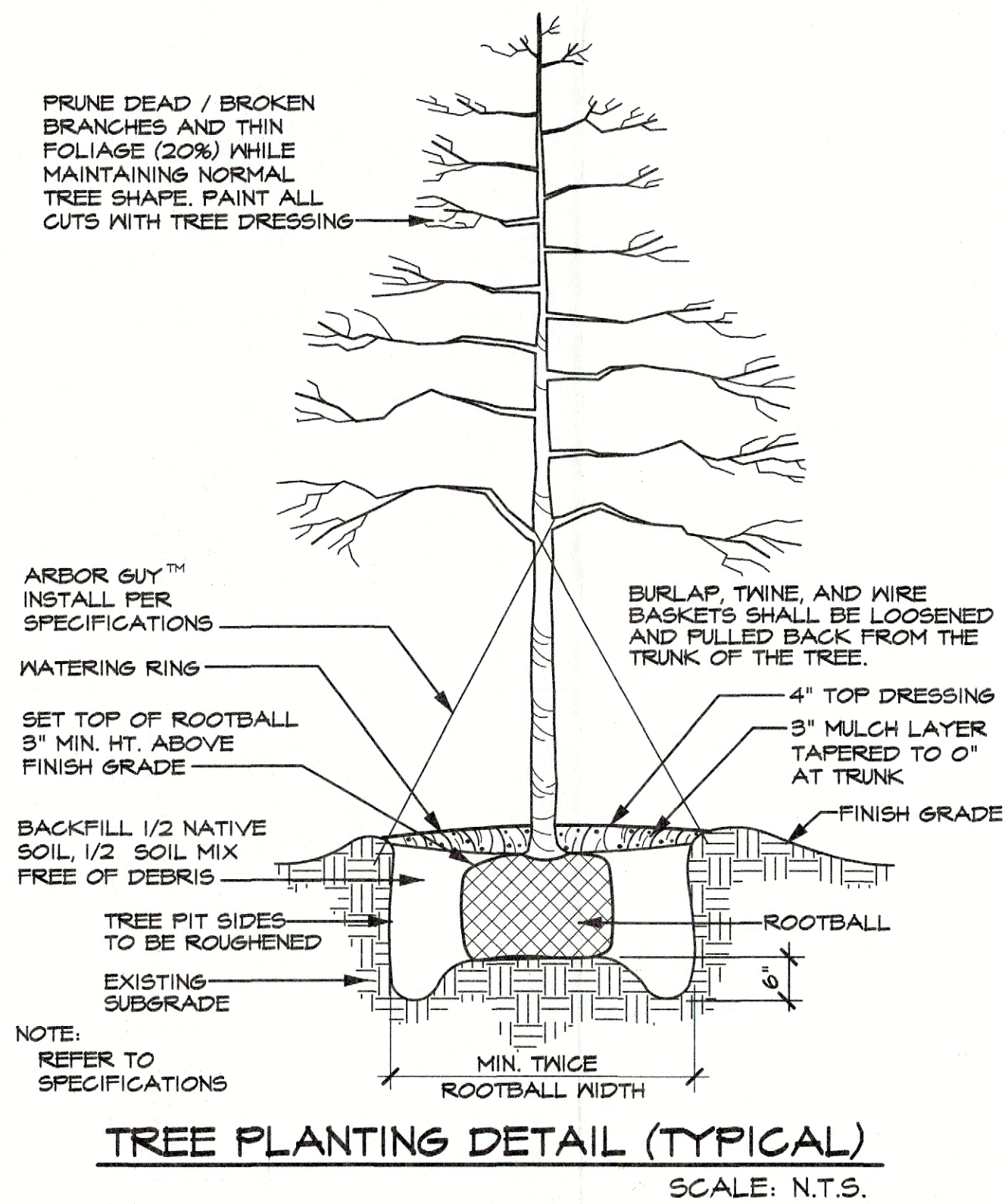
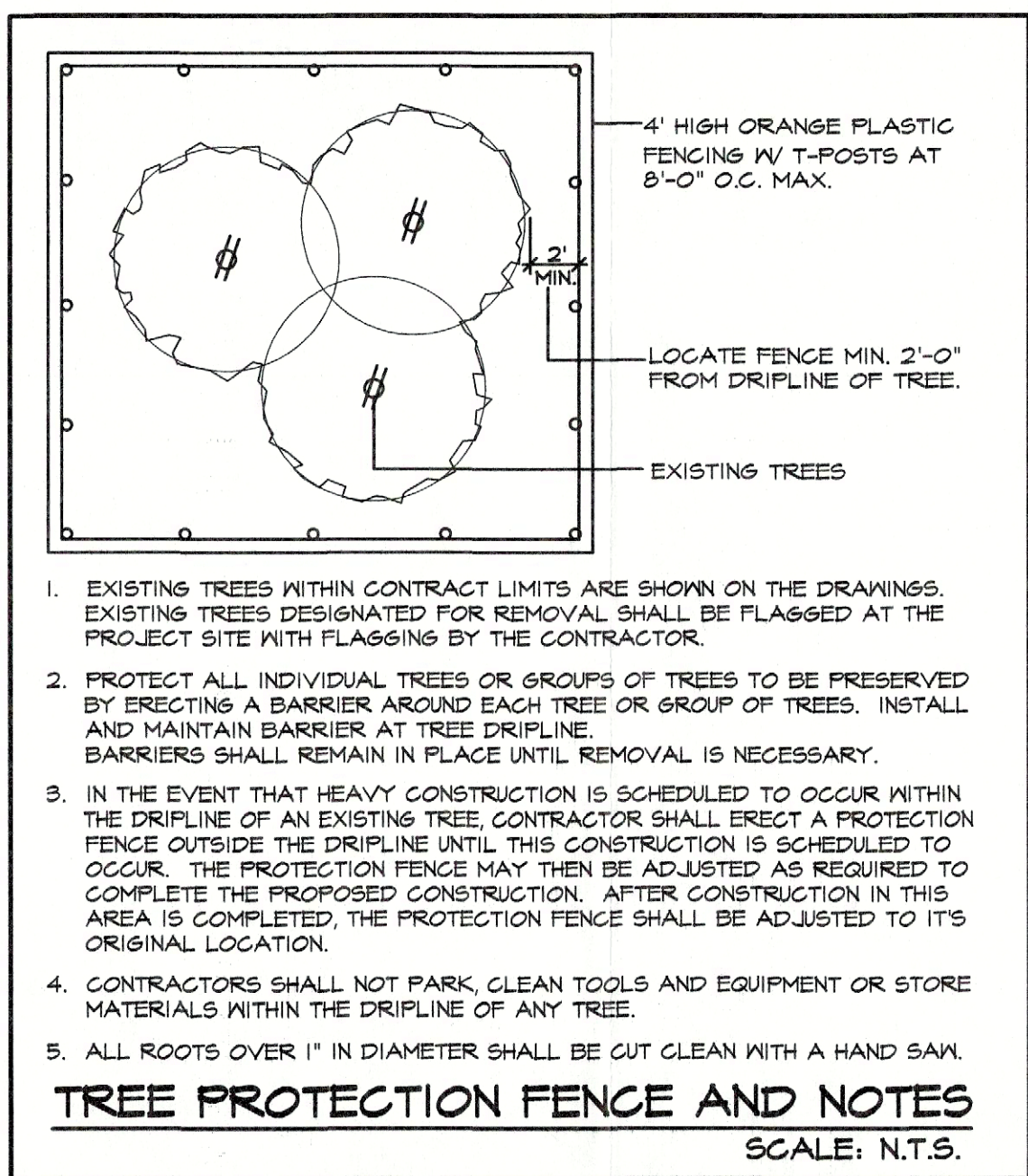
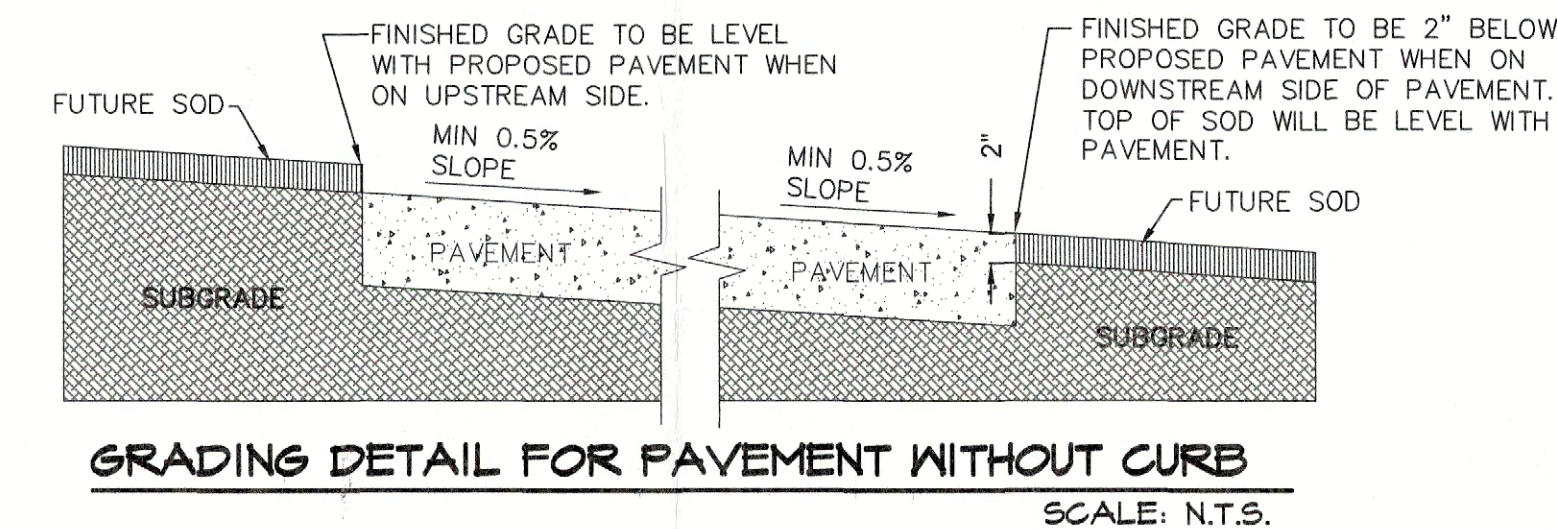
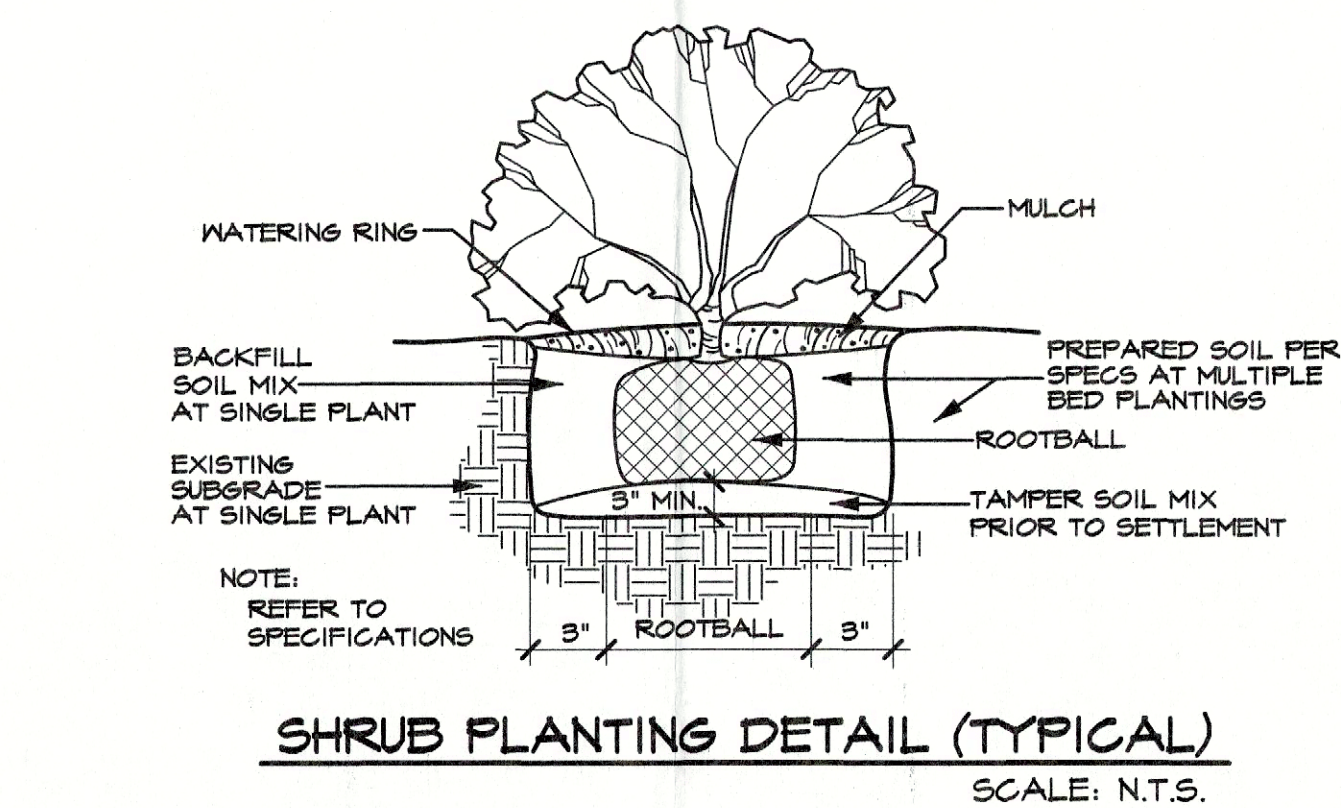
Rochell Elementary School Replacement

899 Rochell Ct.
Rockwall, TX 75032

**LANDSCAPE
ENLARGEMENT**

JOB 22285.0000
DATE 12/06/2022
SHEET

L 4



LANDSCAPE TABULATIONS	
STREET BUFFER 10' BUFFER, 1 SHADE AND 1 ORN. TREE PER 50 LF E. RALPH HALL PKWY. STREET BUFFER REQUIRED 10' BUFFER BUFFER PROVIDED 10' BUFFER E. RALPH HALL PKWY. BUFFER TREES REQUIRED (490 LF/50 LF =) 20 TREES TREES PROVIDED (EX. 5 ORN. 10 SH., PROP. 15 ORN. 10 SH.) 20 CANOPY/20 ACCENT BC1 CANOPY BA1 ACCENT	
MIMMS ROAD STREET BUFFER REQUIRED 10' BUFFER BUFFER PROVIDED 10' BUFFER MIMMS ROAD BUFFER TREES REQUIRED (460 LF/50 LF =) 10 TREES TREES PROVIDED (EX. 10 ORN. 3 SH., PROP. 0 ORN. 3 SH.) 10 CANOPY/10 ACCENT BC2 CANOPY BA2 ACCENT	
ROCHELL CT (TUBBS ROAD) STREET BUFFER REQUIRED 10' BUFFER BUFFER PROVIDED 10' BUFFER TUBBS ROAD BUFFER TREES REQUIRED (910 LF/50 LF =) 18 TREES TREES PROVIDED (EX. 2 ORN. 2 SH., PROP. 5 ORN. 5 SH.) 7 CANOPY/7 ACCENT BC3 CANOPY BA3 ACCENT	
PARKING LOT LANDSCAPING LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE. PARKING SPACES 119 SPACES PARKING LANDSCAPE REQUIRED 27,010 SF X 5% =) 2,351 SF PARKING LANDSCAPE PROVIDED 3,945 SF PARKING TREES REQUIRED 119 SPACES / 10 =) 12 TREES PARKING TREES PROVIDED 12 TREES	
AMOUNT OF LANDSCAPING % LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA. SITE AREA 462,835 SF SITE LANDSCAPE REQUIRED 462,835 SF X 15% =) 69,425 SF SITE LANDSCAPE PROVIDED 214,810 SF % LANDSCAPE PROVIDED FRONT/SIDE (243%) 162,700 SF SITE IMPERVIOUS AREA 216,924 SF	
TREE MITIGATION REFERENCE TREESCAPE PLANS ("TS" SHEETS)	
ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.	

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
11		LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
11		RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
9		LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10		PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
19		T. YAUPON	Yaupon Holly	Ilex vomitoria	5/4" caliper per trunk, 5 trunk min., 6' Ht./4' spread, container, female - heavy berried tree form, limited to 5'
23		RED BUD	Oklahoma Red Bud	Cercis canadensis 'oklahoma'	5'-6' Ht, 3'-4' spread, container
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
40		D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuroides 'hamlin'	5 gallon
16		D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
139		D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 20" Ht./16" spread, bushy, full to ground
8		RED YUCCA	Red Yucca	Heperaloe parviflora	5 gallon
GROUND COVER					
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	L.F. Ryerson steel edge, 1/8" x 4" with 12" stakes, black color adjacent to beds with rock, green at shrubs on berms.		
7		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		
AS SHOWN		FLAGSTONE	2" THICK BROWN FLAGSTONE MIN. SIZE 24" X 24"	For pedestrian use. Must be well seated. Need barrier below stone. Max. gap 2" between stones. Infill with wood mulch.	

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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Director of Planning and Zoning

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CITY OF ROCKWALL CASE NO. SP2022-061

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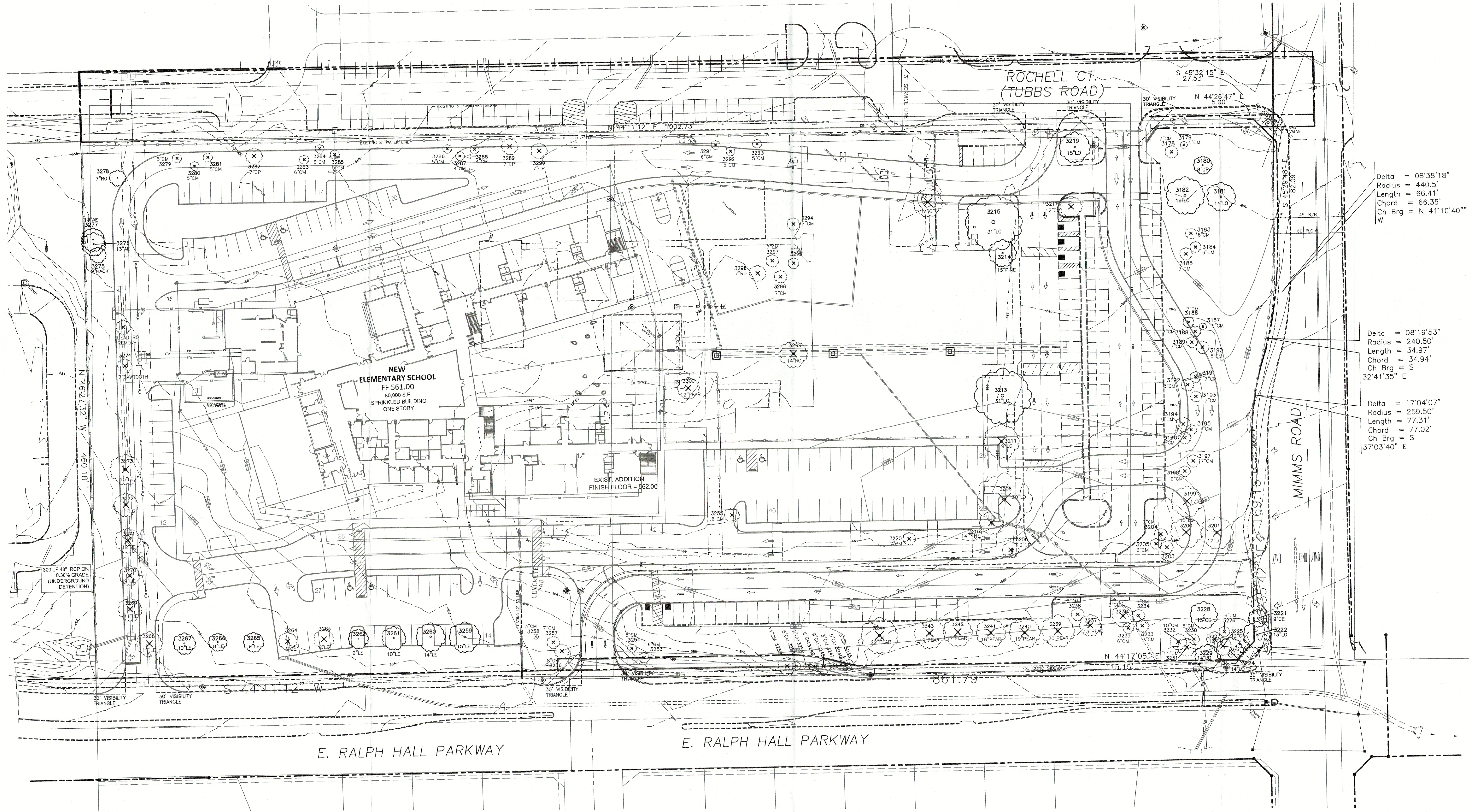
**Rochell Elementary School
Replacement**

899 Rochell Ct.
Rockwall, TX 75032

LANDSCAPE DETAILS

JOB 22285.0000
DATE 12/06/2022
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L 5



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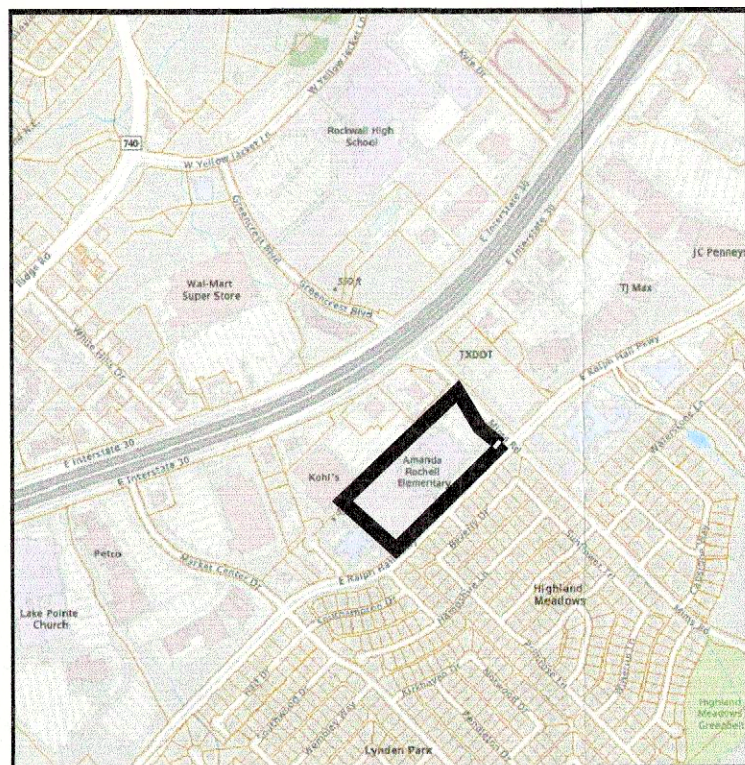
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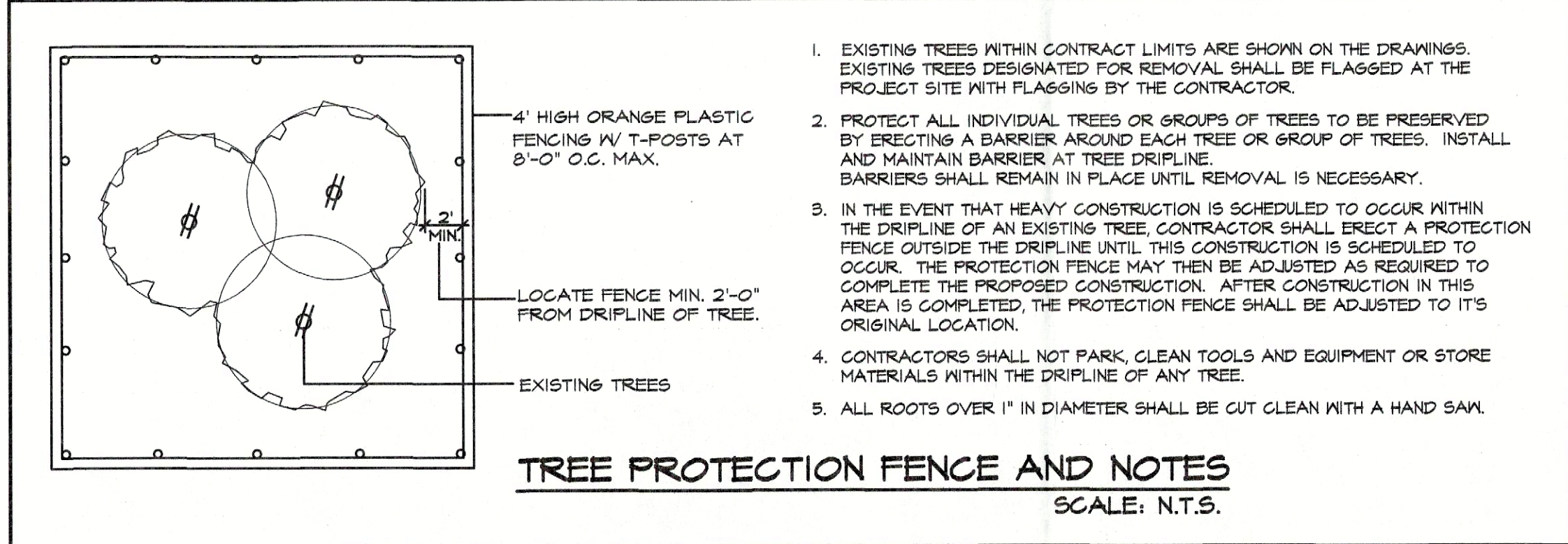
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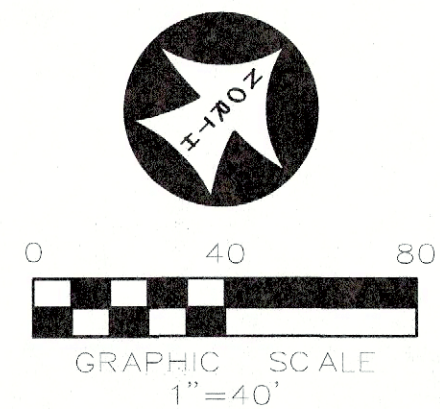
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TOTAL FLOOR AREA (FIRST FLOOR)	55,325 S.F. / 462,835 S.F. = 12.0%
LOT COVERAGE	0.121
FLOOR AREA RATIO	216,929 S.F. OR 4.98 AC.
TOTAL IMPERVIOUS AREA	35' - 4" (2) STORY
BUILDING HEIGHT	642 STUDENT
STUDENT CAPACITY (K-6) DESIGN	650 STUDENT
STUDENT CAPACITY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



VICINITY MAP
(NOT TO SCALE)



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



SEE SHEET TS2 FOR
TREE CHART

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CITY OF ROCKWALL CASE NO. SP2022-061

TREESCAPE
PLAN

JOB 22285.0000
DATE 12/06/2022
SHEET

TS 1

TREE TABLE A								
Tag #	SIZE/TYPE	TREE HEALTH	DISEASE	INSECT	STRUCTURAL	SAVE/REM	MITIGATE	CREDIT
3178	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3179	4" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3180	8" CHIN. PISTACHE	3	N	N	N	SAVE	0	0
3181	17" LIVE OAK	5	N	N	N	SAVE	0	0
3182	19" LIVE OAK	5	N	N	N	SAVE	0	0
3183	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3184	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3185	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3186	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3187	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3188	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3189	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3190	8" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3191	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3192	8" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3193	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3194	9" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3195	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3196	8" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3197	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3198	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3199	17" LIVE OAK	5	N	N	N	REMOVE	17	0
3200	15" LIVE OAK	5	N	N	N	REMOVE	15	0
3201	17" LIVE OAK	5	N	N	N	REMOVE	17	0
3203	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3204	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3205	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3206	10" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3207	14" PINE	4	N	N	N	REMOVE	14	0
3208	30" LIVE OAK	5	N	N	N	REMOVE	60	0
3211	19" LIVE OAK	5	N	N	N	REMOVE	19	0
3213	31" LIVE OAK	5	N	N	N	SAVE	0	31
3214	15" PINE	4	N	N	N	SAVE	0	0
3215	31" LIVE OAK	5	N	N	N	SAVE	0	31
3216	14" CHIN. PISTACHE	5	N	N	N	REMOVE	14	0
3217	12" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3219	15" LIVE OAK	5	N	N	N	SAVE	0	0
3220	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3221	9" CEDAR ELM	5	N	N	N	SAVE	0	0
3222	15" LIVE OAK	4	N	N	N	SAVE	0	0
3224	14" LIVE OAK	5	N	N	N	SAVE	0	0
3225	12" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3226	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3227	10" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3228	13" CEDAR ELM	5	N	N	N	SAVE	0	0
3229	14" LIVE OAK	4	N	N	N	SAVE	0	0
3230	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3231	11" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3232	10" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3233	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3234	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3235	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3236	13" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
TREE TABLE A SUBTOTAL							-156	+62

TREE TABLE B								
Tag #	Size/Type	TREE HEALTH	DISEASE	INSECT	STRUCTURAL	SAVE/REM	MITIGATE	CREDIT
3237	13" CALLERY PEAR	2	N	N	N	REMOVE	0 EXEMPT	0
3238	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3239	20" CALLERY PEAR	2	N	N	N	REMOVE	0 EXEMPT	0
3240	19" CALLERY PEAR	2	N	N	N	REMOVE	0 EXEMPT	0
3241	16" CALLERY PEAR	2	N	N	N	REMOVE	0 EXEMPT	0
3242	17" CALLERY PEAR	2	N	N	N	REMOVE	0 EXEMPT	0
3243	19" CALLERY PEAR	2	N	N	N	REMOVE	0 EXEMPT	0
3244	22" CALLERY PEAR	2	N	N	N	REMOVE	0 EXEMPT	0
3245	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3246	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3247	3" CREPE MYRTLE	5	N	N	N	REMOVE	EXEMPT	0
3248	9" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3249	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3250	2" CREPE MYRTLE	5	N	N	N	REMOVE	EXEMPT	0
3251	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3252	11" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3253	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3254	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3255	8" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3256	8" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3257	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3258	3" CREPE MYRTLE	5	N	N	N	REMOVE	EXEMPT	0
3259	15" LACEBARK ELM	5	N	N	N	SAVE	0	0
3260	14" LACEBARK ELM	5	N	N	N	SAVE	0	0
3261	10" LACEBARK ELM	5	N	N	N	SAVE	0	0
3262	9" LACEBARK ELM	5	N	N	N	SAVE	0	0
3263	8" LACEBARK ELM	3	N	N	N	REMOVE	8	0
3264	8" CEDAR ELM	5	N	N	N	REMOVE	8	0
3265	8" LACEBARK ELM	5	N	N	N	SAVE	0	0
3266	8" LACEBARK ELM	5	N	N	N	SAVE	0	0
3267	10" LACEBARK ELM	5	N	N	N	SAVE	0	0
3268	12" LACEBARK ELM	5	N	N	N	REMOVE	12	0
3269	11" LACEBARK ELM	4	N	N	N	REMOVE	11	0
3270	9" LACEBARK ELM	5	N	N	N	REMOVE	9	0
3271	12" LACEBARK ELM	5	N	N	N	REMOVE	12	0
3272	11" LACEBARK ELM	5	N	N	N	REMOVE	11	0
3273	15" LACEBARK ELM	5	N	N	N	REMOVE	15	0
3274	7" SAWTOOTH OAK	5	N	N	N	REMOVE	7	0
3275	9" HACKBERRY	5	N	N	N	SAVE	0	0
3276	13" AMERICAN ELM	5	N	N	N	SAVE	0	0
3277	13" AMERICAN ELM	5	N	N	N	SAVE	0	0
3278	7" RED OAK	5	N	N	N	SAVE	0	0
3279	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3280	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3281	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3282	7" CHIN. PISTACHE	5	N	N	N	REMOVE	7	0
3283	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3284	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3285	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3286	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3287	4" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3288	4" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3289	7" CHIN. PISTACHE	5	N	N	N	REMOVE	7	0
3290	7" CHIN. PISTACHE	5	N	N	N	REMOVE	7	0
3291	6" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3292	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3293	5" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3294	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3295	6" CREPE MYRTLE	3	N	N	N	REMOVE	0 VARIANCE	0
3296	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3297	7" CREPE MYRTLE	5	N	N	N	REMOVE	0 VARIANCE	0
3298	7" RED OAK	5	N	N	N	REMOVE	7	0
3299	14" RED OAK	5	N	N	N	REMOVE	14	0
3300	12" CALLERY PEAR	2	N	N	N	REMOVE	0 EXEMPT	0
TREE TABLE B SUBTOTAL							-135	+0
TREE TABLE A SUBTOTAL							-156	+62
40 PROPOSED 4" TREES								+160
TOTALS							-291	+222
TREE MITIGATION TO TREE FUND (-291 AND +222 = 69)								
69 INCHES X \$100.00 = \$6,900.00 PAYMENT								

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


Planning & Zoning Commission, Chairman


Director of Planning and Zoning

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

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

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 454-8586
CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. SP2022-061

CORGAN

CORGAN
www.corgan.com
T: 214.748.2000

ISSUES

1	12.06.22	PERMIT SET
2		
3		
4		
5		
6		

REVISIONS

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

RAMSEY LANDSCAPE ARCHITECTS, LLC

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

Rochell Elementary School
Replacement

899 Rochell Ct.
Rockwall, TX 75032

TREESCAPE
CHART

JOB 22285.0000
DATE 12/06/2022
SHEET

TS 2

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

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

(C7) APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITY POWER.

SHEET

JOB	22285.0000
DATE	12.09.2022
SHEET	


Planning & Zoning Commission,
Chairman


Director of Planning & Zoning

development in the
ing
_____, 2022
22.

EMA
DESIGN SOLVE ENHANCE

EMA Engineering & Consulting, Inc.
Tyler | Austin | Houston | El Paso
DFW | San Antonio | Shreveport
Texas Firm Registration No. F-899
Louisiana Firm Registration No. EF-581
www.EMAengineer.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE

SITE PLAN PHOTOMETRIC CALCULATIONS GENERAL NOTES

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

[illegible]

REVIEW ONLY
NOT FOR CONSTRUCTION
Dec 05, 2022



APPROVED: _____
I hereby certify that the above and foregoing site plan for
development in the City of Rockwall, Texas, was approved by the
Planning & Zoning Commission on the ____ day of _____,
_____, 2022.
 J. L. Miller

Director of Planning & Zoning