



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-008 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____

* Administrative



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2019-008

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 901 W. Yellow Jacket Lane

Subdivision Rockwall High School Addition Lot 2 Block 1

General Location East Corner of the intersection of Yellow Jacket Lane and Greencrest Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial Current Use Public School

Proposed Zoning Commercial Proposed Use Public School

Acreage 35.295 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 ISD

Applicant RLK Engineering, Inc.

Contact Person William Salee

Contact Person Ronny Klingbeil

Address 1191 T.L. Townsend Drive

Address 111 West Main Street

City, State & Zip Rockwall, TX. 75087

City, State & Zip Allen, Tx. 75013

Phone 2148936132

Phone 9723591733

E-Mail will.salee@rockwallisd.org

E-Mail ronny@rlkengineering.com

NOTARY VERIFICATION [REQUIRED]

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

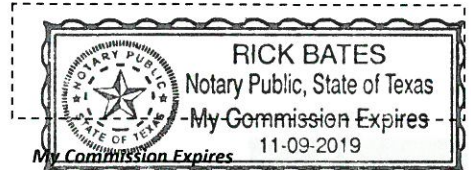
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 2nd day of April, 20 19. 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 2nd day of April, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

Rick Bates





RECEIPT

Project Number: SP2019-008
Job Address: 901 YELLOWJACKET RD
ROCKWALL, TX 75087

Receipt Number: B84697

Printed: 4/5/2019 10:06 am

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 100.00

Total Fees Paid:

\$ 100.00

Date Paid: 4/5/2019 12:00:00AM

Paid By: RLK ENGINEERING, INC.

Pay Method: CHECK 25193

Received By: LM



**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

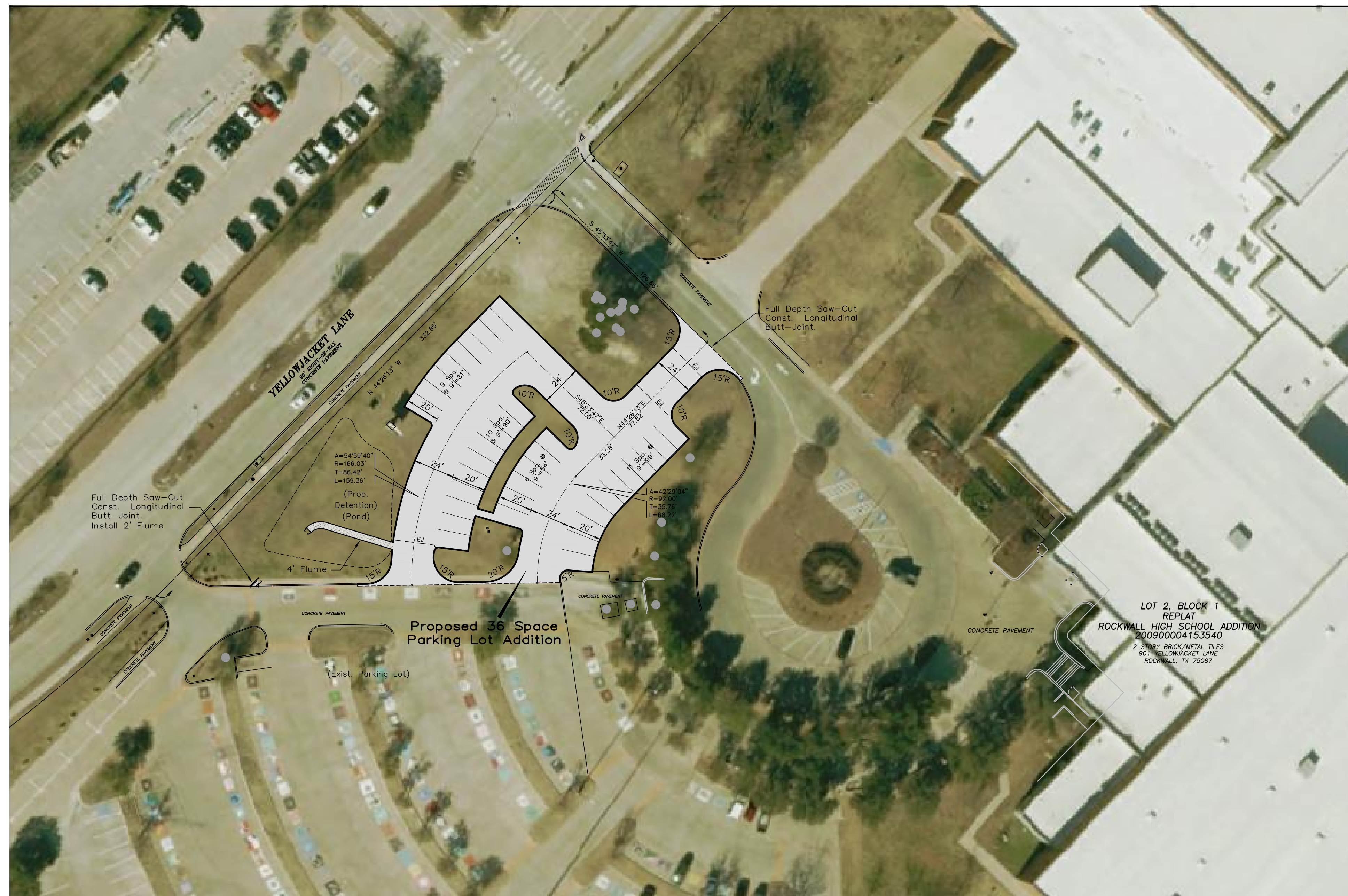
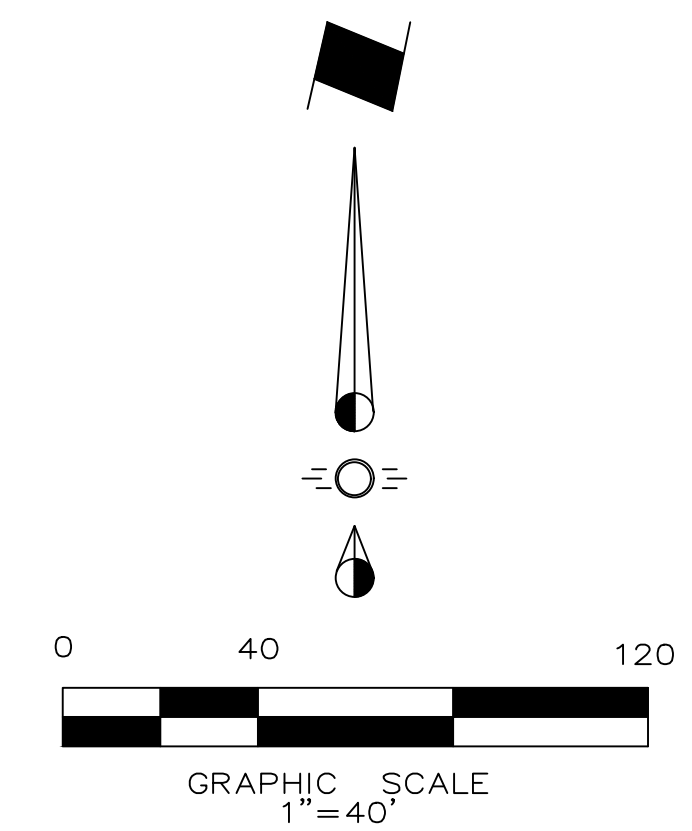
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 4/5/2019

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, 04/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 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: SP2019-008
Project Name: Rockwall High School
Project Type: SITE PLAN
Applicant Name: RLK ENGINEERING, INC.
Owner Name: ROCKWALL, I S D
Project Description:



This Plan is To Be Used For Reference Only. Not To Be Used For Construction Or Engineering Purposes.

LEGEND	
	7" 3,600 PSI Reinf. Conc. Pavement (Min. 6.5 Sack Mix) No. 3 Bars 18" OCEW With 6" Compacted Subgrade

MISC. INFORMATION

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

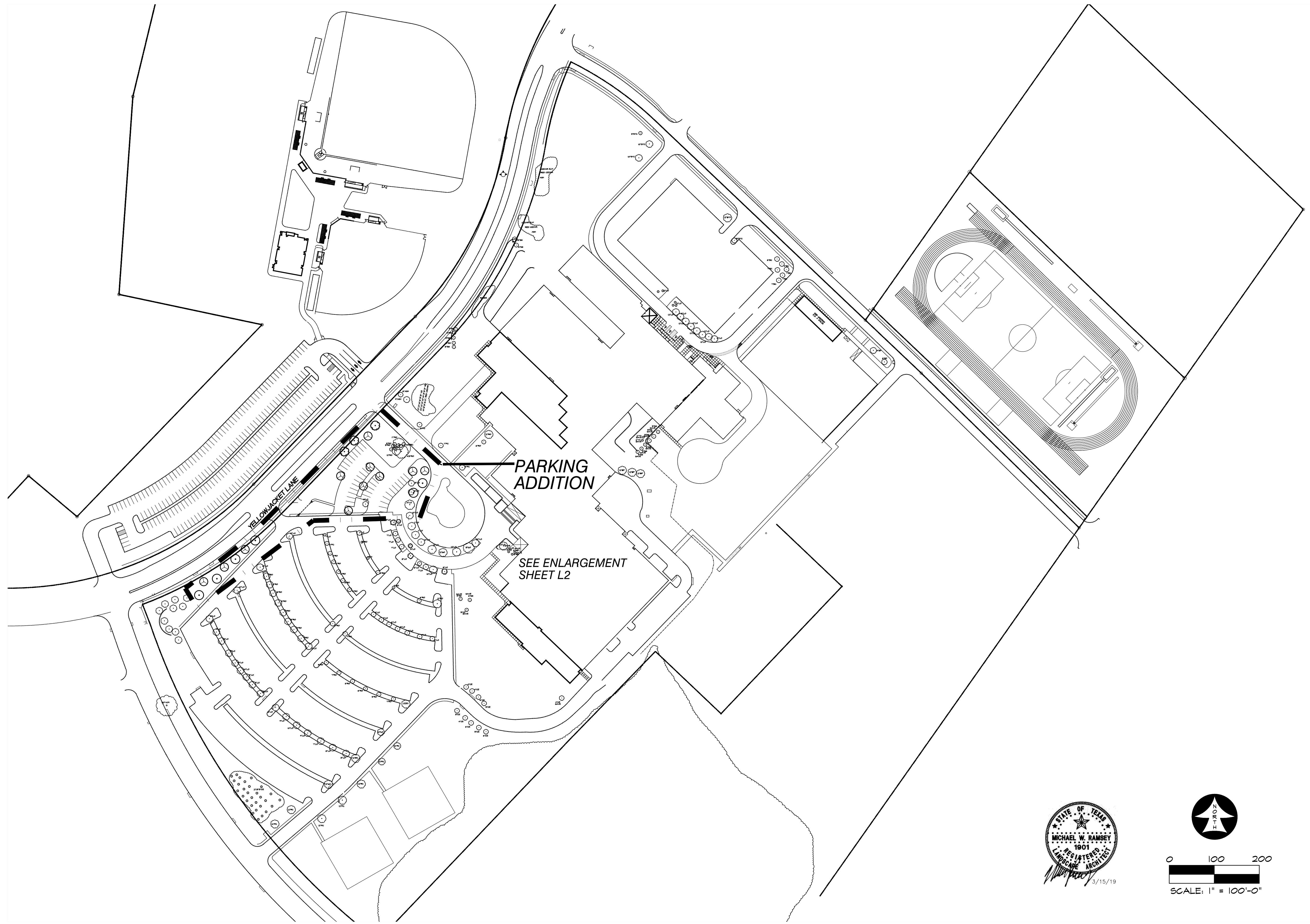
REVISION	DATE	DESCRIPTION



RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

SITE PLAN
ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

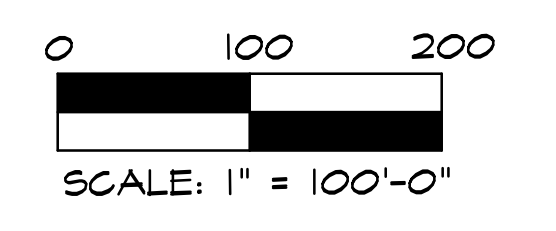
DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 18108 Site Plan.dwg	DRAWING SCALE: As Noted	SHEET:
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 4-2-19	PROJECT NUMBER: RLK-18108	



PARKING
ADDITION

SEE ENLARGEMENT
SHEET L2

YELLOWJACKET LANE



REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

OVERALL LANDSCAPE PLAN
ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 100'
DRAWING DATE: 3/15/2019
SHEET: **L1** OF

EXISTING TREE CHART						
TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	22	RED OAK	DEMO	-22	-	-22
2	13	RED OAK	DEMO	-13	-	-13
3	10	RED CEDAR	DEMO	-10	-	-10
4	10	RED CEDAR	DEMO	-10	-	-10
5	5	RED CEDAR	SAVE	-	-	0"
6	6	RED CEDAR	SAVE	-	-	0"
7	8	RED OAK	SAVE	-	-	0"
8	6	RED OAK	SAVE	-	-	0"
9	6	RED CEDAR	SAVE	-	-	0"
10	6	RED CEDAR	SAVE	-	-	0"
11	5	RED CEDAR	SAVE	-	-	0"
12	6	RED CEDAR	SAVE	-	-	0"
13	10	RED OAK	SAVE	-	-	0"
14	11	LIVE OAK	DEMO	-11	-	-11
15	11	LIVE OAK	DEMO	-11	-	-11
16	14	LIVE OAK	SAVE	-	-	0"
17	4	LIVE OAK	SAVE	-	-	0"
				MITIGATE	CREDIT	MITIGATE
				-77	0"	-77
PROPOSED TREES (20 X 4" =)						+80

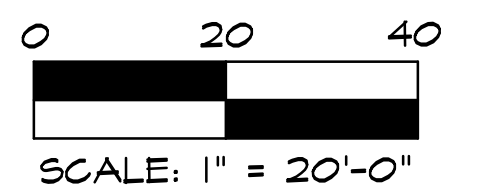
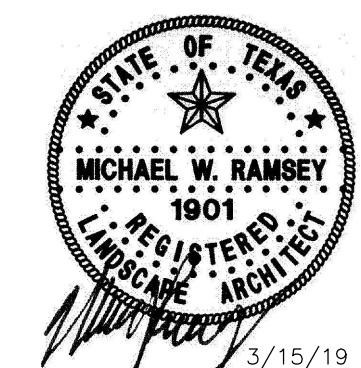
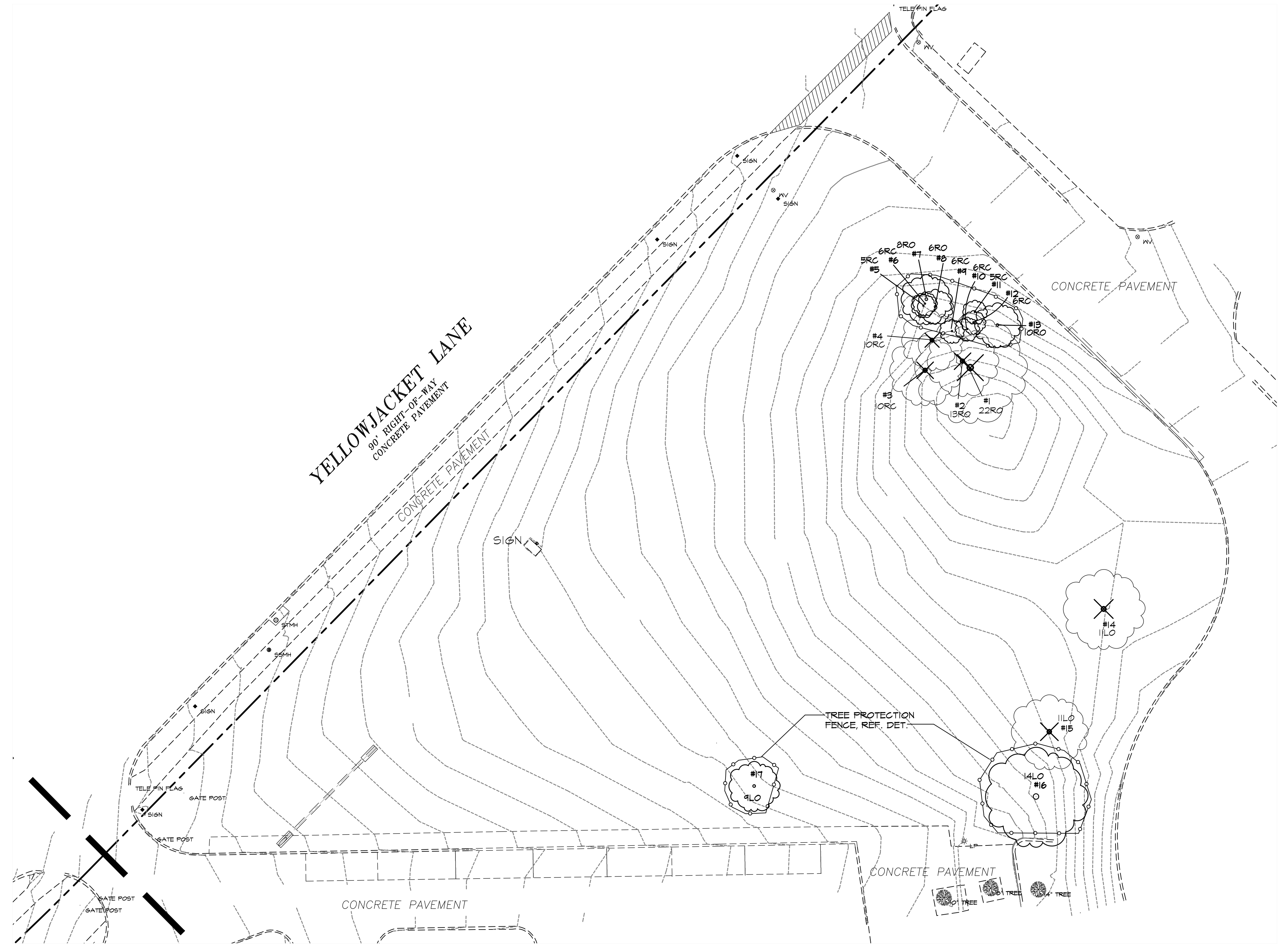
4' HIGH ORANGE PLASTIC FENCING W/ T-POSTS AT 8'-0" O.C. MAX.

LOCATE FENCE MIN. 2'-0" FROM DRIPLINE OF TREE.

EXISTING TREES

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

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



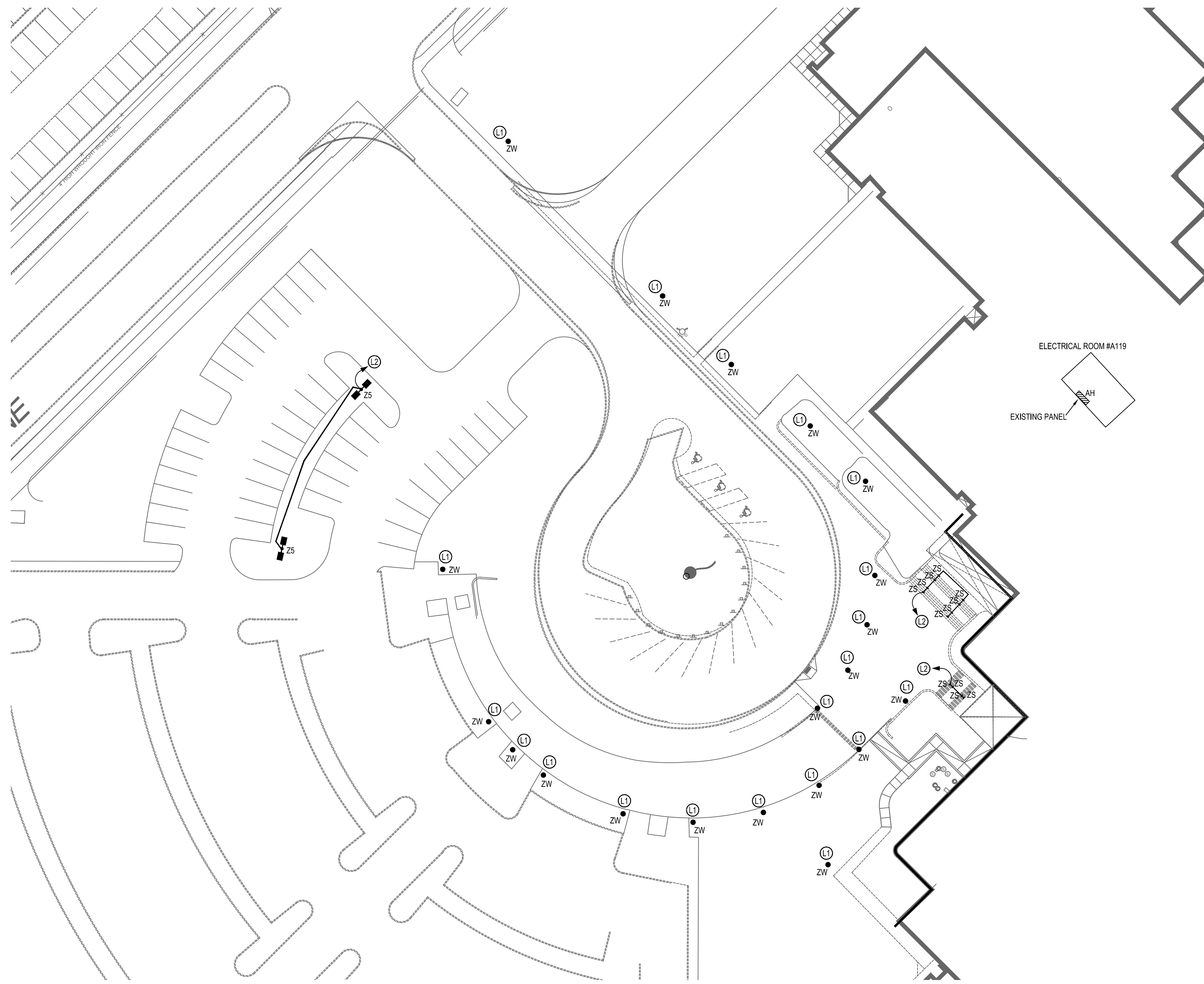
REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

TREESCAPE PLAN
ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLA
DRAWING SCALE: 1" = 20'
DRAWN BY: RLA
DRAWING DATE: 3/15/2019

SHEET: **L3** OF



1 LIGHTING SITE PLAN
1"=30'-0"

ELECTRICAL SITE GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

- CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY LOCATION, CONDUCT TEST AND INSPECTIONS, COORDINATE WITH UTILITIES, OWNER'S REPRESENTATIVES, AND CHECK FOR ALL UNDERGROUND UTILITIES AND LINES BEFORE DITCHING TAKES PLACE. CONTRACTOR AND SUBCONTRACTORS PERFORMING THESE DUTIES SHALL BE RESPONSIBLE FOR ANY REPAIRS OF CUT OR DAMAGED LINES AND UTILITIES NOT SHOWN ON PLANS.
- PROVIDE SEPARATE CONTACTORS FOR INDEPENDENT CONTROL OF THE FOLLOWING:
WALL PACKS
SOFFIT LIGHTS
FLAG POLE LIGHTS
WALKWAY LIGHTS
PARKING LOT LIGHTS DESIGNATED AS SECURITY LIGHTS
EACH INDIVIDUAL PARKING LOT

LIGHTING GENERAL NOTES
(SOME NOTES MAY NOT BE USED)

- ALL LUMINAIRES ARE TO BE TYPE "ZW" UNLESS OTHERWISE NOTED.
- REFER TO SPECIFICATIONS, LUMINAIRE SCHEDULE, AND LIGHTING CONTROL CHART FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION.
- CONTROL ALL EXTERIOR LUMINAIRES BY THE ENERGY MANAGEMENT CONTROL SYSTEM AND PHOTO EYE, AS SPECIFIED. THIS CONTRACTOR SHALL PROVIDE ALL MECHANICALLY HELD LIGHTING CONTACTORS, REMOTE CONTROL RELAYS, AND WIRING TO EMCS.
- SEE POLE BASE DETAIL AND SURFACE MOUNT INSTALL DETAIL FOR LIGHTING SUPPORT.
- EXISTING LUMINAIRES REMOVED AND NOT REUSED SHALL REMAIN PROPERTY OF THE OWNER.

LIGHTING PLAN NOTES
(SOME NOTES MAY NOT BE USED)

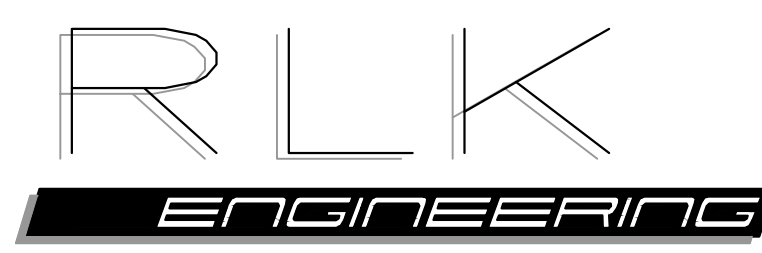
- EXISTING WALKWAY POLE LUMINAIRE TO BE REMOVED AND REPLACED WITH LUMINAIRE TYPE NOTED. EXISTING POLE IS ROUND AND APPEARS TO BE 4" AND GRAY. CONTRACTOR TO VERIFY POLE SIZE AND COLOR PRIOR TO ORDERING. REUSE EXISTING LIGHTING CIRCUIT TO POWER NEW LUMINAIRES.
- PROVIDE POWER TO ALL NEW LUMINAIRES FROM ONE EXISTING AVAILABLE SPARE BREAKER OR FROM EXISTING AVAILABLE SPACE IN 277/480V PANEL AH. PROVIDE ONE NEW 1P 20A BREAKER WITH #8 WIRE. EXTEND CONDUIT AND WIRING AS NECESSARY.

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.

Feb 28, 2019 - 1:23pm User: ksdm

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			



RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

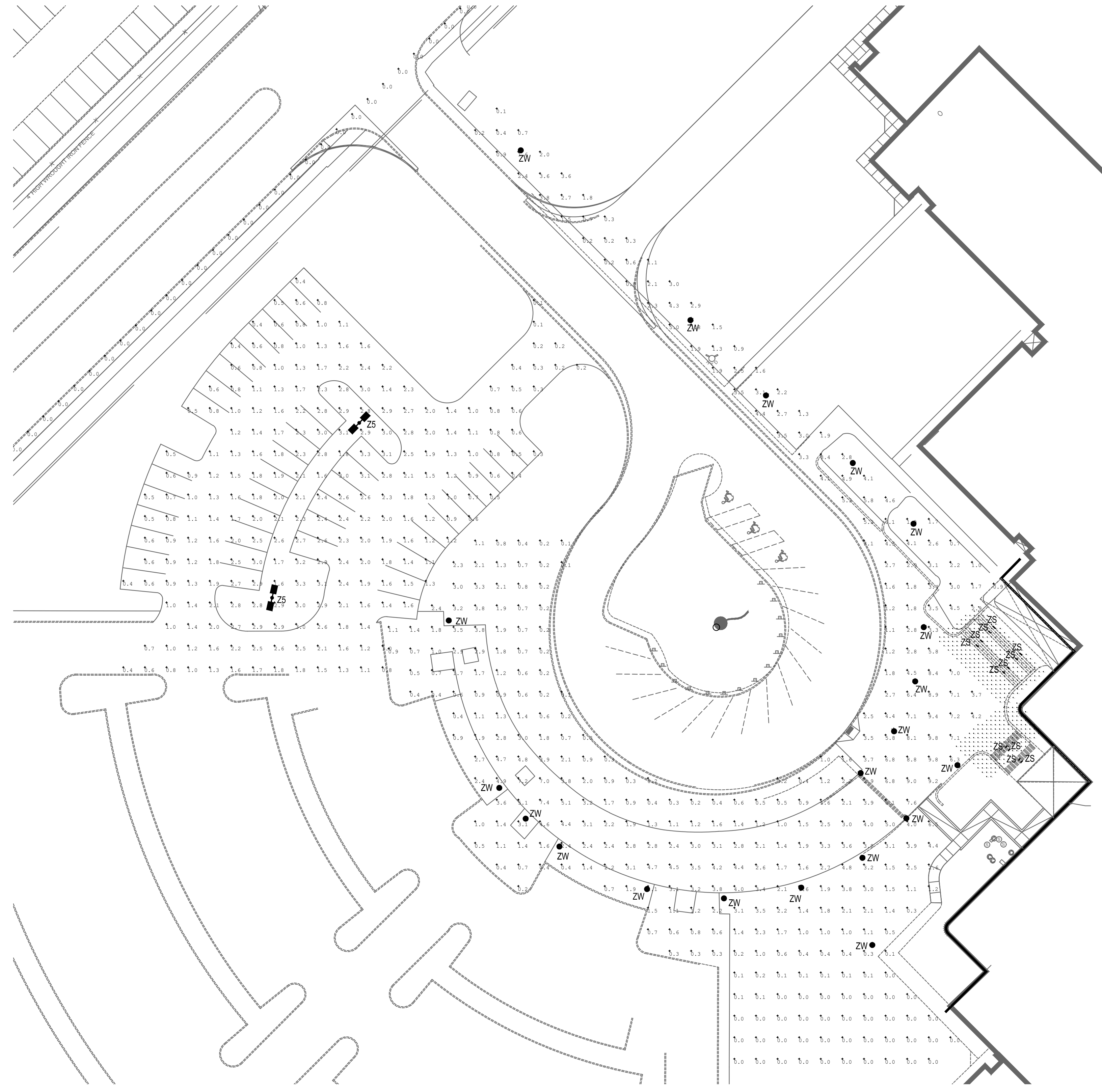


LIGHTING SITE PLAN
ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE:	DRAWING SCALE:	SHEET:
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 02-28-19	PROJECT NUMBER: RLK: 18108	ES1.01

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 CITY OF ROCKWALL 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.



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
East Stair	Illuminance	Fc	3.10	21.7	0.4	54.25
North Stair	Illuminance	Fc	5.02	86.3	0.1	863.00
Parking Lot	Illuminance	Fc	1.59	3.3	0.1	33.00
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.
Walkway	Illuminance	Fc	2.14	9.8	0.0	N.A.

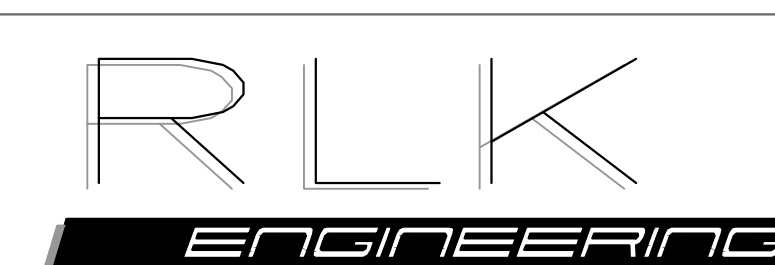
1 LIGHTING PHOTOMETRIC SITE PLAN
1"=30'-0"

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.

Feb 28, 2019 - 1:24pm User: kddm

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			



RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579



LIGHTING PHOTOMETRIC SITE PLAN
ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE:	DRAWING SCALE:	SHEET:
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 02-28-19	PROJECT NUMBER: RLK: 18108	ES1.02



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Ronny Klingbeil, *RLK Engineering, Inc.*
DATE: April 30, 2019
SUBJECT: SP2019-008; *Site Plan for Rockwall High School Parking Area*

On April 20, 2019, the applicant -- *William Salee of Rockwall ISD* -- submitted an application requesting approval of a site plan for the purpose of expanding the existing parking lot for Rockwall High School. The proposed 36 parking space addition will have access from two (2) points of entry (*i.e. ingress/egress*) along W. Yellow Jacket Lane. The subject property is zoned Commercial (C) District, located within the IH-30 Overlay (IH-30 OV) District, and is addressed as 901 W. Yellow Jacket Lane.

The site plan submitted by the applicant could have been approved administratively; however, the plan required the removal of primary protected trees that require approval from the Planning and Zoning Commission prior to removal. The treescape plan indicates a total of 77-caliper inches to be removed from the site, which consists of Live Oak, Red Oak, and Eastern Red Cedar trees. As a note, primary protected trees are any tree that has a diameter of four (4)-inch caliper dbh or greater, with the exception of Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry. The applicant has provided a landscape plan indicating 20, four (4)-inch trees [*i.e. six (6) Live Oak, eleven (11) Pistachio, and three (3) Red Oak trees*] totaling 80-caliper inches being provided on site in order to satisfy the mitigation balance. No additional mitigation is required. According to Section 3.4, *Treescape Plan Review Process*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the Planning and Zoning Commission is responsible for reviewing and approving or disapproving the treescape plan. The decision of the Planning and Zoning Commission may be appealed to the City Council.

With the exception of the discretionary approval for the treescape plan, the site plan, landscape plan, and photometric plan conform to the technical requirements and standards of the IH-30 Overlay (IH-30) District and the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the *April 30, 2019* meeting.

City of Rockwall Project Plan Review History



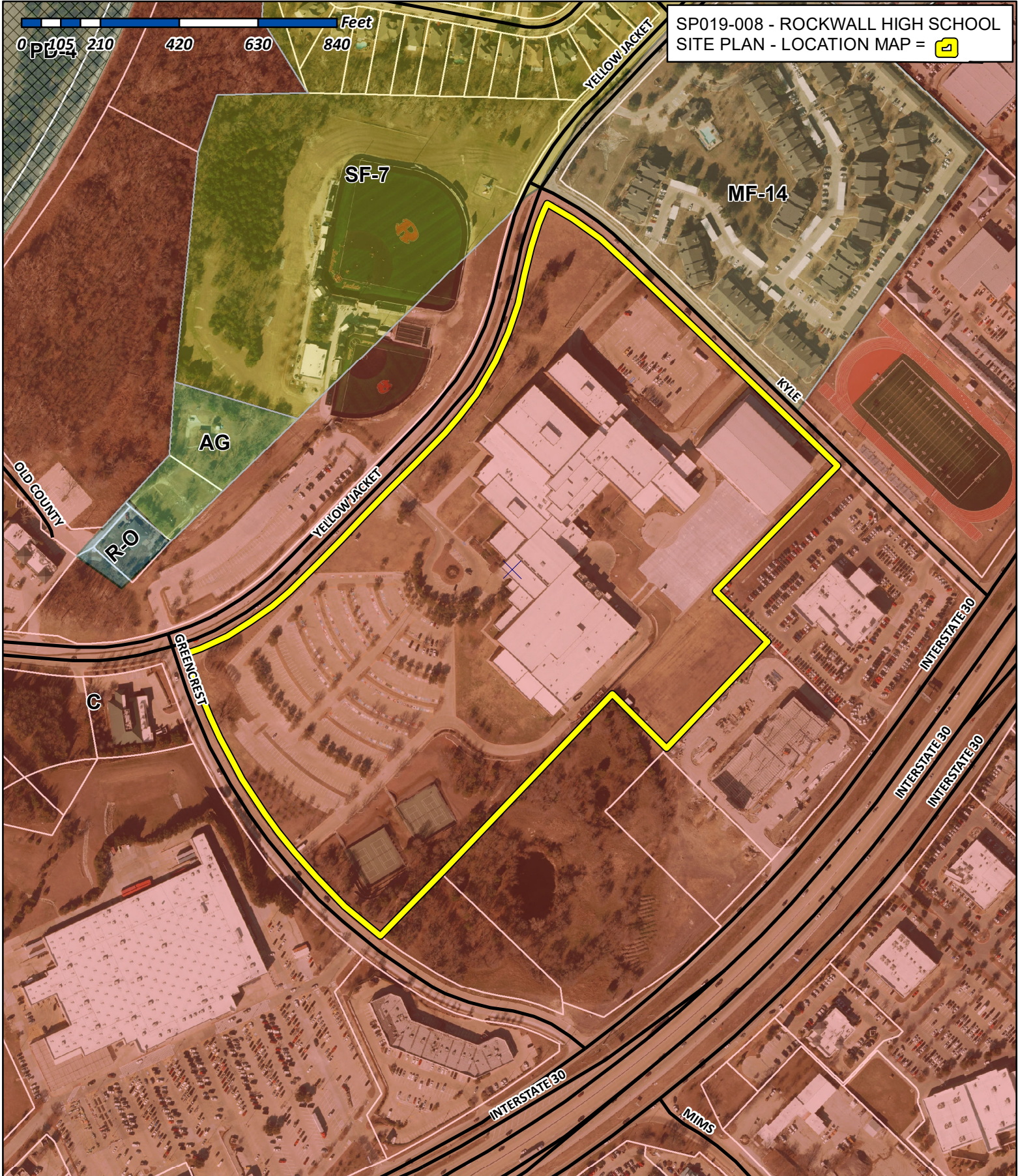
Project Number SP2019-008	Owner ROCKWALL, I S D	Applied 4/5/2019	LM
Project Name Rockwall High School	Applicant RLK ENGINEERING, INC.	Approved	
Type SITE PLAN		Closed	
Subtype ADMINISTRATIVE		Expired	
Status P&Z HEARING		Status 4/25/2019	DG

Site Address 901 YELLOWJACKET RD	City, State Zip ROCKWALL, TX 75087	Zoning
--	--	---------------

Subdivision ROCKWALL HIGH SCHOOL	Tract 1	Block A	Lot No 1	Parcel No 4823-000A-0001-00-0R	General Plan
--	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/5/2019	4/12/2019	4/5/2019		APPROVED	
ENGINEERING (4/5/2019 11:22 AM AW) Contingent on following Rockwall Engineering Standards of Design and Construction	Amy Williams	4/5/2019	4/12/2019	4/5/2019		APPROVED	Contingent
FIRE	Ariana Hargrove	4/5/2019	4/12/2019	4/12/2019	7	APPROVED	
GIS	Lance Singleton	4/5/2019	4/12/2019	4/18/2019	13	APPROVED	
PLANNING	David Gonzales	4/5/2019	4/12/2019	4/25/2019	20	APPROVED	See comments

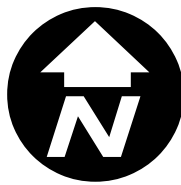
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:</p>						
<p>** Planning Department General Comments to be addressed:</p>						
<ol style="list-style-type: none"> 1. Adherence to Engineering and Fire Department standards shall be required 2. Submittal and approval of a building permit prior to construction of the parking lot. 3. Provide lighting cut sheets for proposed light fixtures 						
<p>** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this 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.</p>						
<p>Meeting Dates to Attend</p>						
<p>Planning - Consent Agenda: April 30, 2019 (6:00p.m.) [P&Z to take action]</p>						

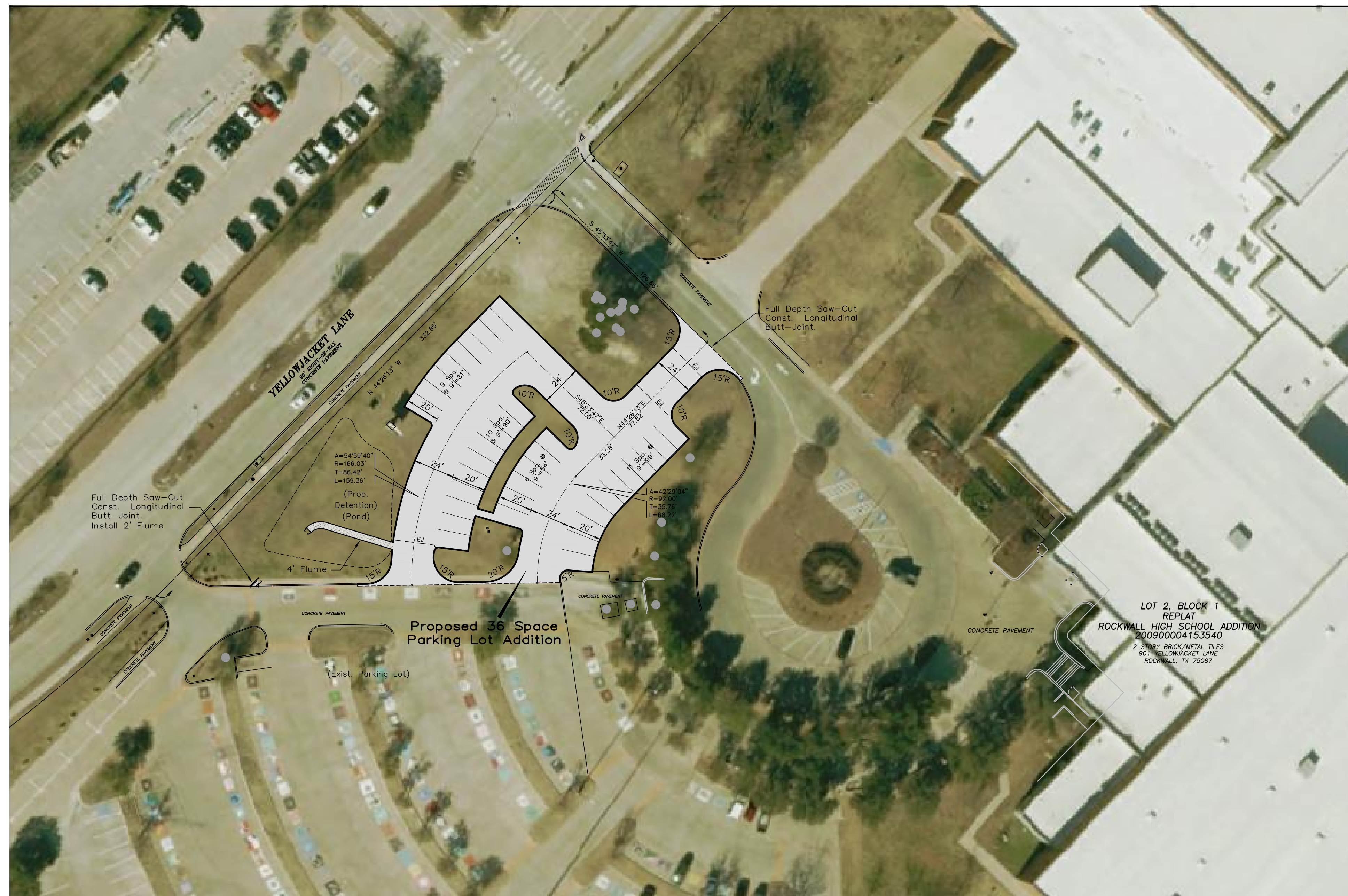
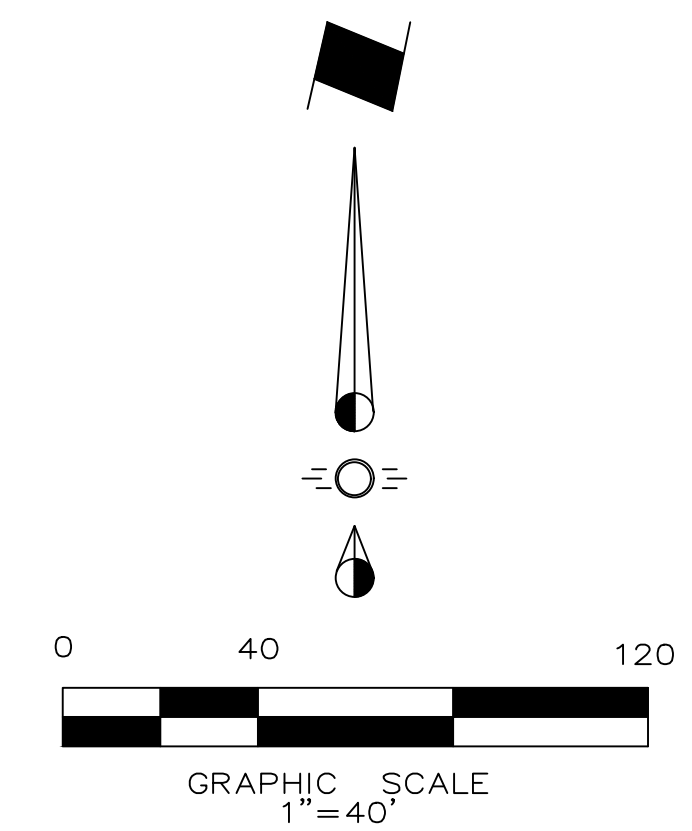


City of Rockwall

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.





This Plan is To Be Used For Reference Only. Not To Be Used For Construction Or Engineering Purposes.

LEGEND

- 7" 3,600 PSI Reinf. Conc. Pavement (Min. 6.5 Sack Mix) No. 3 Bars 18" OCEW With 6" Compacted Subgrade

MISC. INFORMATION

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

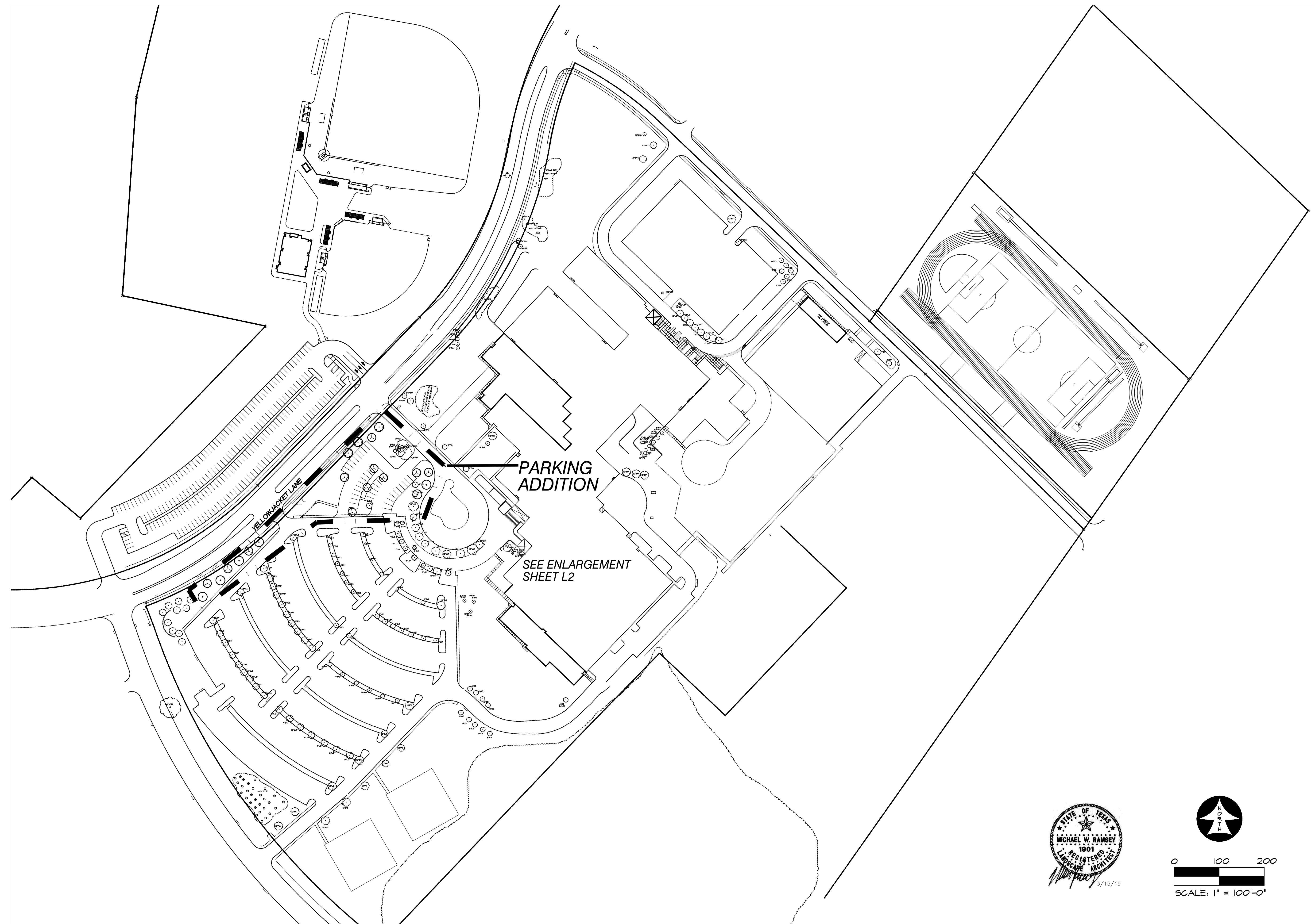


RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

SITE PLAN

ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

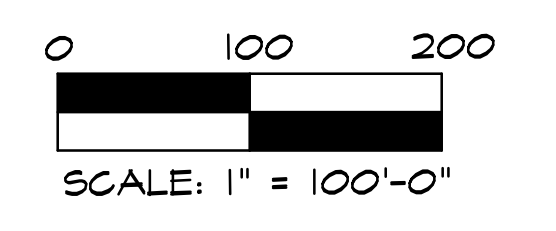
DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE: 18108 Site Plan.dwg	DRAWING SCALE: As Noted	SHEET:
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 4-2-19	PROJECT NUMBER: RLK-18108	



PARKING
ADDITION

SEE ENLARGEMENT
SHEET L2

YELLOW JACKET LANE

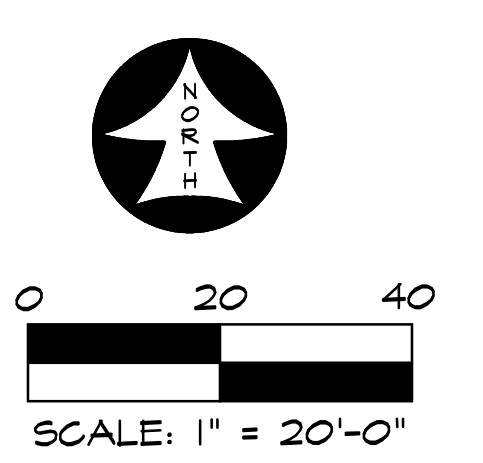
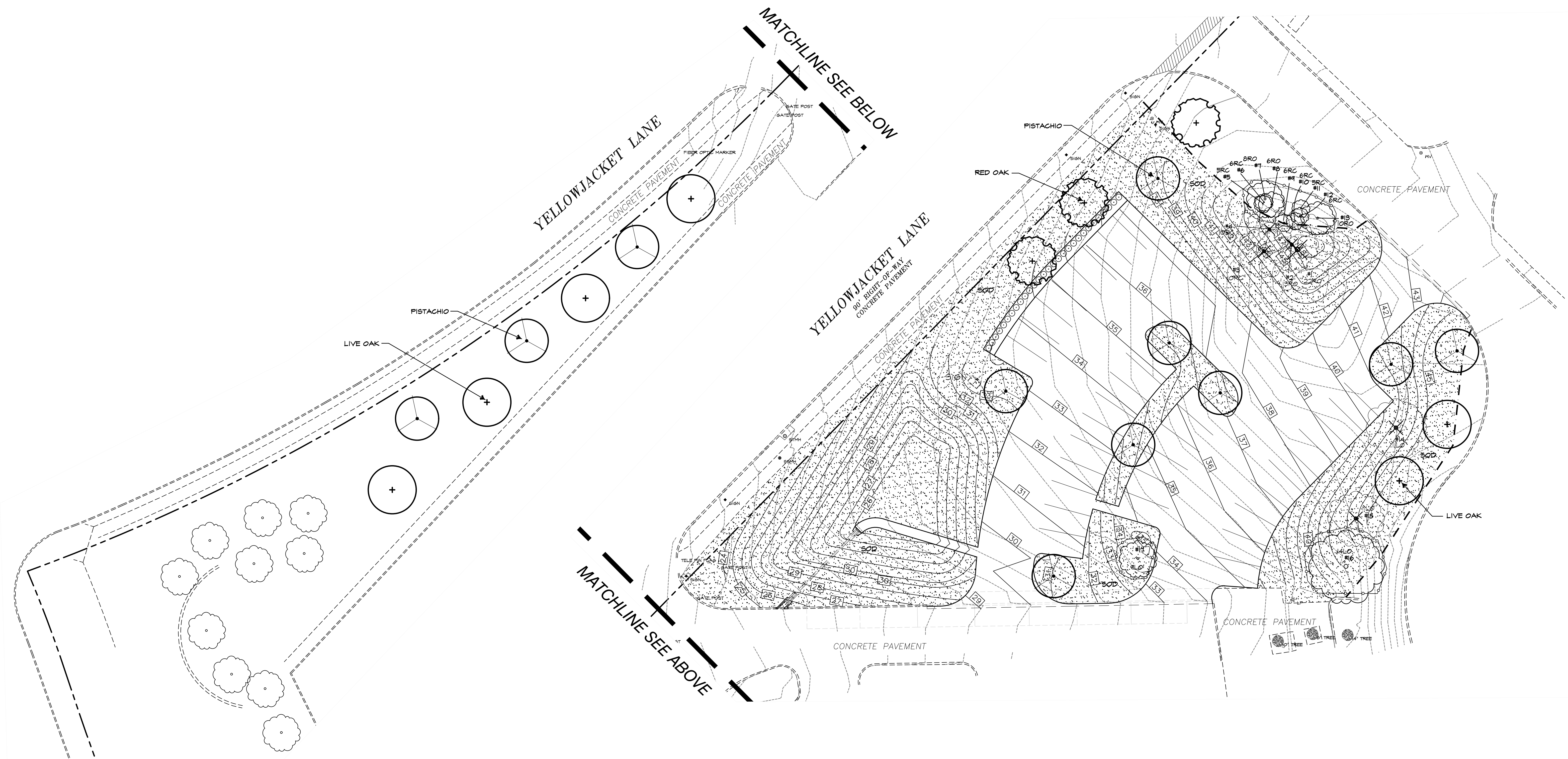


REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

OVERALL LANDSCAPE PLAN
ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 100'
DRAWING DATE: 3/15/2019
SHEET: **L1** OF



REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889

LANDSCAPE PLAN
ROCKWALL HIGH SCHOOL
 ROCKWALL, TEXAS

DESIGNED BY: ALA	DRAWING SCALE: 1" = 20'	SHEET: L2 OF
DRAWN BY: ALA	DRAWING DATE: 3/15/2019	

EXISTING TREE CHART						
TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	22	RED OAK	DEMO	-22	-	-22
2	13	RED OAK	DEMO	-13	-	-13
3	10	RED CEDAR	DEMO	-10	-	-10
4	10	RED CEDAR	DEMO	-10	-	-10
5	5	RED CEDAR	SAVE	-	-	0"
6	6	RED CEDAR	SAVE	-	-	0"
7	8	RED OAK	SAVE	-	-	0"
8	6	RED OAK	SAVE	-	-	0"
9	6	RED CEDAR	SAVE	-	-	0"
10	6	RED CEDAR	SAVE	-	-	0"
11	5	RED CEDAR	SAVE	-	-	0"
12	6	RED CEDAR	SAVE	-	-	0"
13	10	RED OAK	SAVE	-	-	0"
14	11	LIVE OAK	DEMO	-11	-	-11
15	11	LIVE OAK	DEMO	-11	-	-11
16	14	LIVE OAK	SAVE	-	-	0"
17	4	LIVE OAK	SAVE	-	-	0"
				MITIGATE	CREDIT	MITIGATE
				-77	0"	-77
PROPOSED TREES (20 X 4" =)						+80

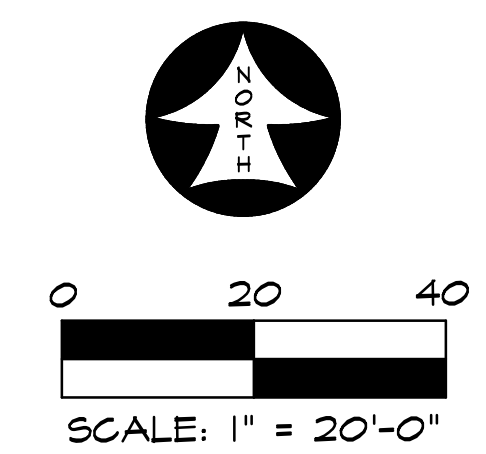
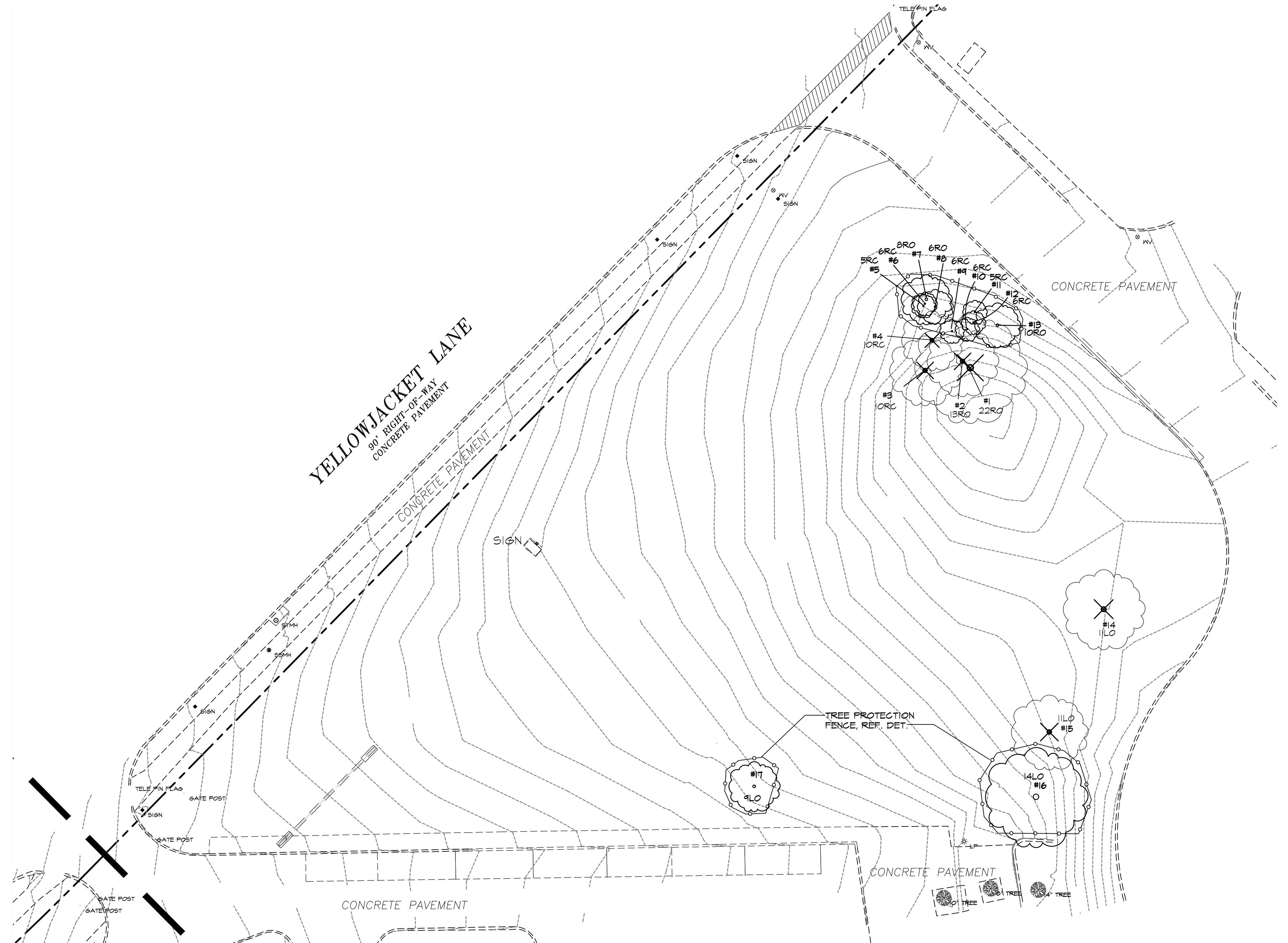
4" HIGH ORANGE PLASTIC FENCING W/ T-POSTS AT 8'-0" O.C. MAX.

LOCATE FENCE MIN. 2'-0" FROM DRIPLINE OF TREE.

EXISTING TREES

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

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



REVISION	DATE	DESCRIPTION
	3/15/2019	BID AND CONSTRUCTION

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

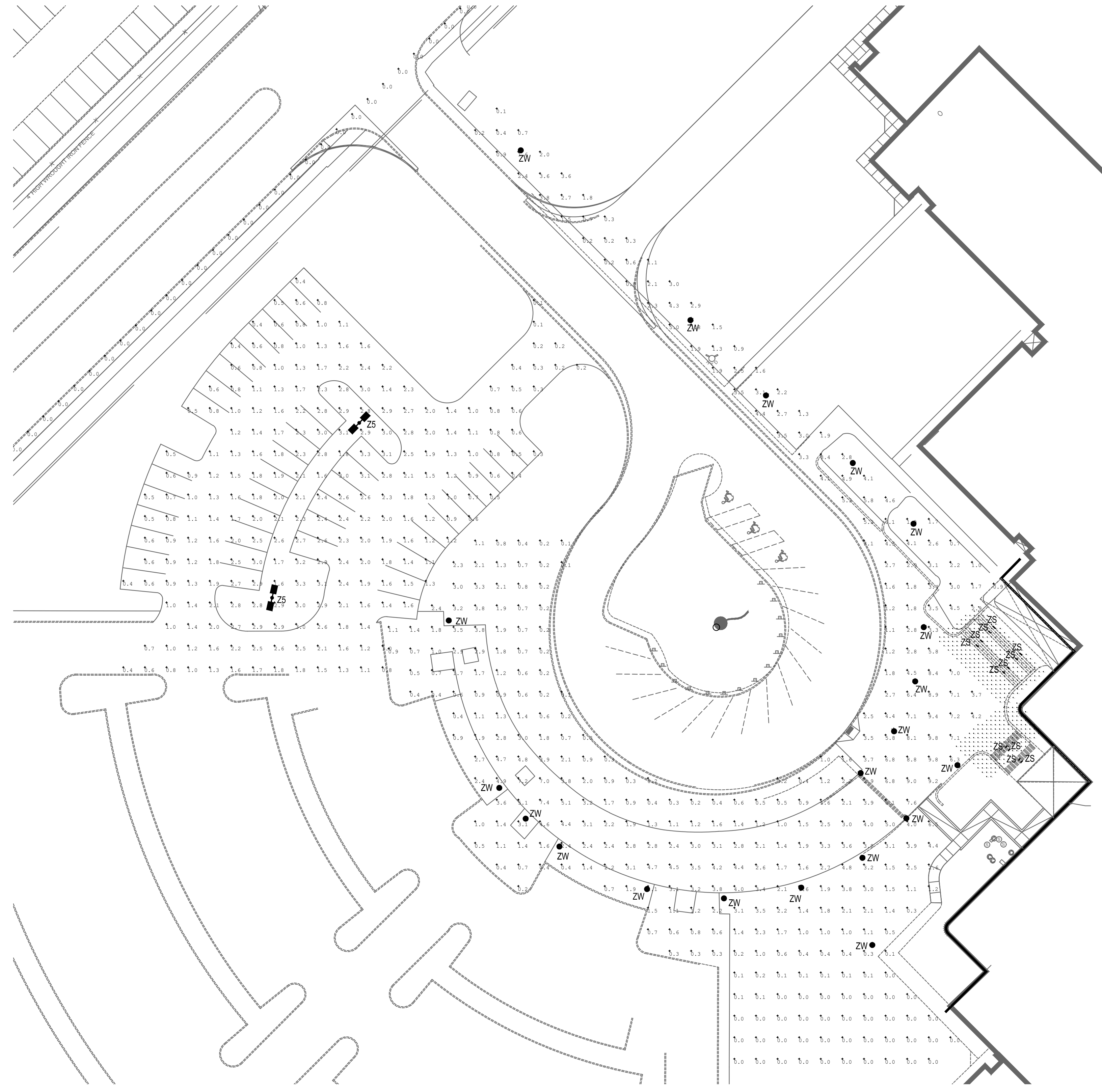
TREESCAPE PLAN
ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLA
DRAWING SCALE: 1" = 20'
DRAWN BY: RLA
DRAWING DATE: 3/15/2019

SHEET: **L3** OF

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 CITY OF ROCKWALL 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.



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
East Stair	Illuminance	Fc	3.10	21.7	0.4	54.25
North Stair	Illuminance	Fc	5.02	86.3	0.1	863.00
Parking Lot	Illuminance	Fc	1.59	3.3	0.1	33.00
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.
Walkway	Illuminance	Fc	2.14	9.8	0.0	N.A.

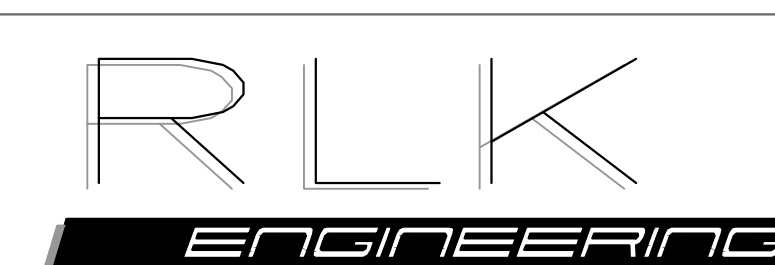
1 LIGHTING PHOTOMETRIC SITE PLAN
1"=30'-0"

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.

Feb 28, 2019 - 1:24pm User: kddm

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			



RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579



LIGHTING PHOTOMETRIC SITE PLAN

ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS

DESIGNED BY: RLK Engineering	TECH REVIEW: RLK	DRAWING FILE:	DRAWING SCALE:	SHEET:
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 02-28-19	PROJECT NUMBER: RLK: 18108	ES1.02



May 9, 2019

ATTN: RONNY KLINGBEIL
RLK ENGINEERING, INC.
111 WEST MAIN STREET
ALLEN, TX 75013

RE: AMENDING SITE PLAN (SP2019-008), Rockwall High School

Dear Applicant:

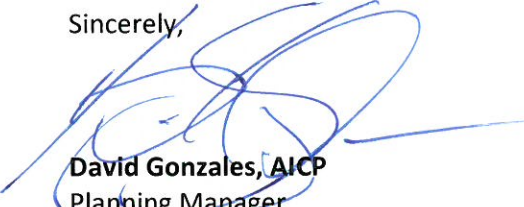
This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 04/30/2019. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On April 30, 2019, the Planning and Zoning Commission's motion to approve the site plan with staff conditions passed by a vote of 6 to 0 with Commissioner Logan absent.

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
Planning Manager
Planning & Zoning Department
City of Rockwall, TX