



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

**NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.**

DIRECTOR OF PLANNING:  
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **625 Farm to Market Rd 552, Rockwall, Texas 75087**

SUBDIVISION **Rockwall Middle School No. 4 Addition**

LOT **1** BLOCK

GENERAL LOCATION **SWC of N. John King Blvd & FM 522**

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

CURRENT ZONING **SF-16**

CURRENT USE **Educational - Middle School**

PROPOSED ZONING **n/a**

PROPOSED USE **n/a**

ACREAGE **26.25**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **n/a**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER **Rockwall I.S.D**

APPLICANT **RLK Engineering, Inc.**

CONTACT PERSON **Tim Lyssy**

CONTACT PERSON **Ronny Klingbeil**

ADDRESS **1050 Williams Street**

ADDRESS **111 W. Main Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Allen, Texas 75013**

PHONE **972-771-0605**

PHONE **972-359-1733**

E-MAIL **tim.lyssy@rockwallisd.org**

E-MAIL **Ronny@RLKengineering.com**

## NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 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 20th DAY OF October, 2023

OWNER'S SIGNATURE

*[Signature]*  
**Melanie Pyne**

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

MY COMMISSION EXPIRES



**GENERAL SITE NOTES**

1. FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING WORK.
2. OBTAIN AVAILABLE PLANS DEPICTING EXISTING & PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO SAID UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. REFER TO CIVIL AND MEP DOCUMENTS FOR ADDITIONAL HARDSCAPE, SAW CUTTING, EARTH REMOVAL, TRENCHING, AND RELOCATION AND/OR DEMOLITION OF EXISTING UTILITIES UNDER AND ABOVE GROUND, TYP.
4. U.N.O. FURNISH & INSTALL 12"W x 4"D CONC. MOW STRIP BELOW ALL CHAIN LINK FENCING. COORDINATE TOP OF MOW STRIP HEIGHT W/ CIVIL GRADING PLANS & VERIFY W/ ARCHITECT.
5. REFER TO CIVIL DRAWINGS FOR COORDINATION WITH EXISTING ROADS AND ACCESSES.
6. REFER TO IRRIGATION DRAWINGS FOR SLEEVE LOCATIONS.
7. REFER TO CIVIL FOR PARKING DIMENSIONS & DETECTABLE WARNINGS. PROVIDE DETECTABLE WARNINGS AT CURB RAMP & OTHER LOCATIONS WHERE WALKING SURFACES CROSS OR ADJOIN A VEHICULAR WAY AS PER T&S REQUIREMENTS.
8. ALL ATHLETIC/COMPETITION FIELDS, COURTS, MARKINGS, DIMENSIONS, AND SIZES ARE TO COMPLY WITH THE NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS COURT & FIELD DIAGRAM GUIDES, TYPICAL.
9. SUBMIT SIGNAGE LOCATIONS, MESSAGES, GRAPHICS, AND FACE DIRECTIONS TO ARCHITECT PRIOR TO FABRICATION, TYP.
10. ALL DRIVE STRIPING AND DIRECTIONAL ARROWS TO BE REVIEWED IN SUBMITTAL PRIOR TO INSTALL FOR COLORS & DIRECTION.
11. ALL SIDEWALKS & BUILDING ENTRY FLATWORK TO HAVE A MEDIUM BROOM FINISH, U.N.O.

**ISSUES**

NO.	DATE	DESCRIPTION
1	07/28/2023	30% PROGRESS SET
2		
3		
4		
5		
6		
7		
8		
9		
10		

**REVISIONS**

NO.	DATE	DESCRIPTION

**KEYNOTE LEGEND**

- S01 INSTALL HARDSCAPE TO EXTENT SHOWN.
- S02 INSTALL PLANTING BED AS SHOWN. REF LANDSCAPING.

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

**INSERT NAME HERE**

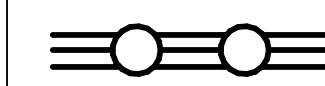


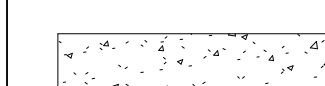
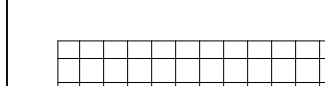



This document is incomplete and may not be used for regulatory approval, permit or construction.

Date of issue:  
07/28/2023

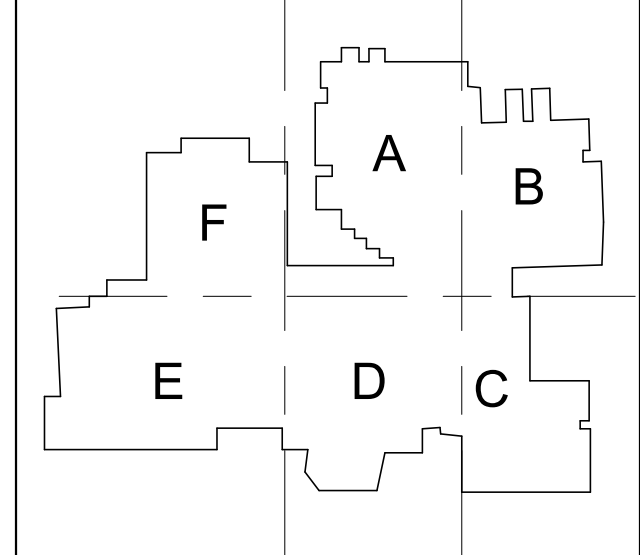
**WILLIAMS ADDITIONS AND RENOVATIONS**

625 E Fm 552, Rockwall, TX 75087

**SITE MATERIALS LEGEND**

-  BLACK VINYL COATED CHAIN LINK FENCING W/ MOWSTRIP. REF. SPECS
-  EXISTING DRIVES
-  NEW DRIVES
-  EXISTING SIDEWALK
-  NEW SIDEWALK COLOR A
-  NEW SIDEWALK COLOR B
-  ARTIFICIAL TURF
-  PLANTING BED

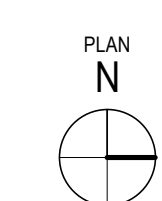
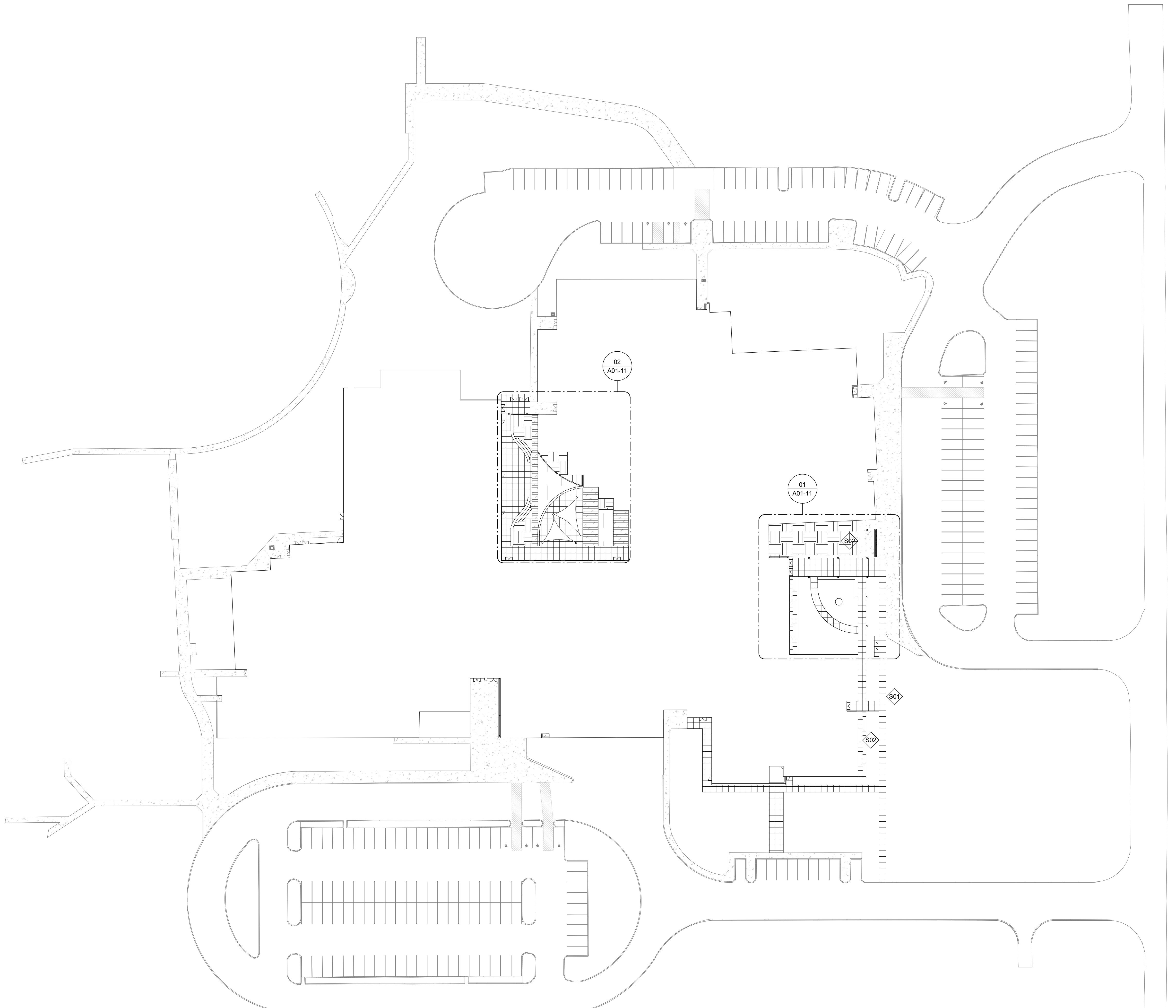
**KEYPLAN**



**SITE PLAN**

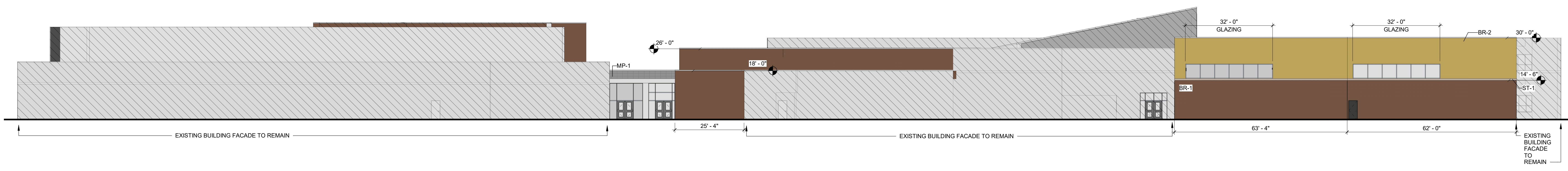
**JOB** 23162.000  
**DATE** 7/28/2023  
**SHEET**

**A01-01**



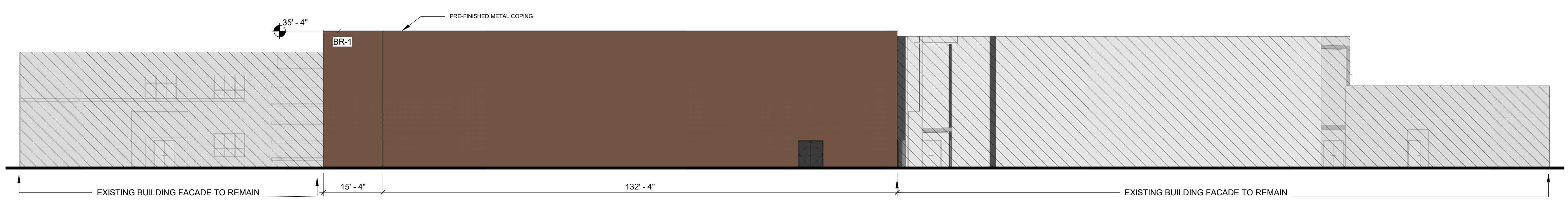
**01** SITE PLAN  
1" = 40'-0"





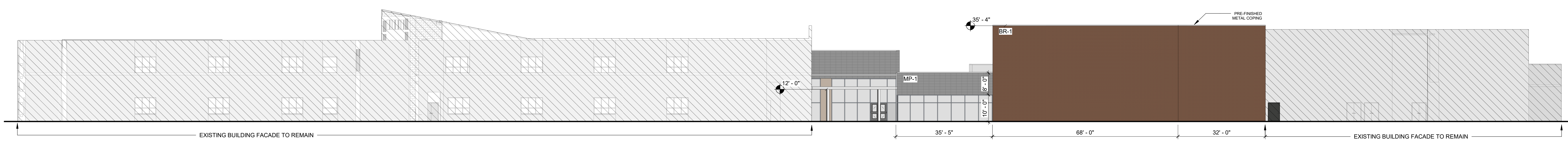
**04** OVERALL EXTERIOR ELEVATION - EAST (FACES N JOHN KING BLVD)  
1/16" = 1'-0"

**TOTAL FACADE SQUARE FOOTAGE: 5058 SF**  
 BRICK: 4271 SF (84%)  
 STONE: 84 SF (1%)  
 GLAZING: 657 SF (13%)  
 METAL PANEL: 110 SF (2%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 97%**



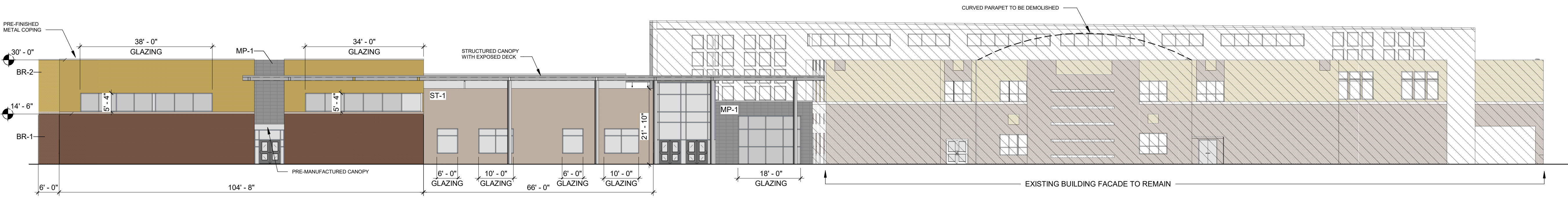
**03** OVERALL EXTERIOR ELEVATION - SOUTH  
1/16" = 1'-0"

**TOTAL FACADE SQUARE FOOTAGE: 5147 SF**  
 BRICK: 5147 (100%)  
 STONE: 0 SF (0%)  
 GLAZING: 0 SF (0%)  
 METAL PANEL: 0 SF (0%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 100%**



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

**TOTAL FACADE SQUARE FOOTAGE: 4945 SF**  
 BRICK: 3621 SF (72%)  
 STONE: 0 SF (0%)  
 GLAZING: 774 SF (16%)  
 METAL PANEL: 601 (12%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 86%**



**01** OVERALL EXTERIOR ELEVATION - NORTH (FACES HWY 552)  
1/16" = 1'-0"

**TOTAL FACADE SQUARE FOOTAGE: 5921 SF**  
**TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING:**  
 BRICK: 2911 SF (49%)  
 STONE: 1278 SF (22%)  
 GLAZING: 1373 SF (24%)  
 METAL PANEL: 459 SF (8%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 85%**

EXT. MATERIALS LEGEND					
	BR-1		BR-2		ST-1
	MP-1				

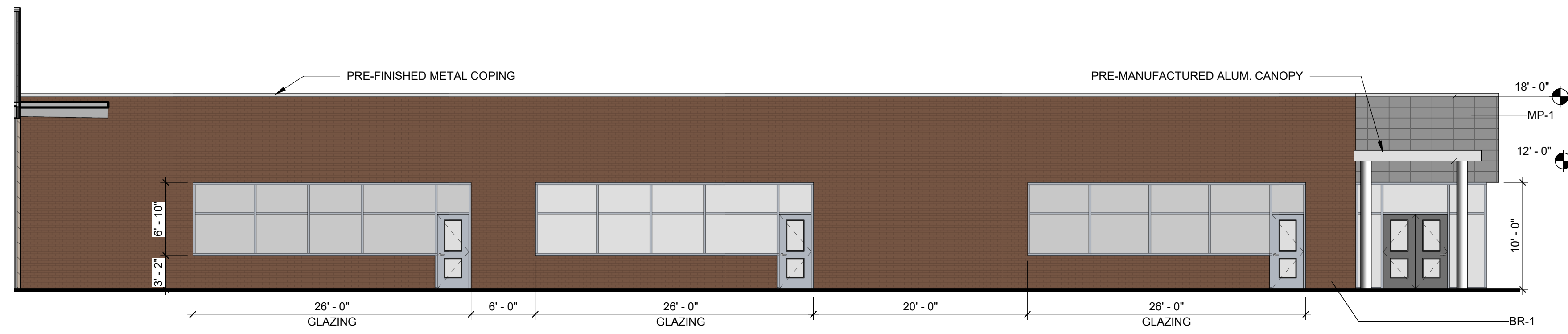


# EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

As indicated







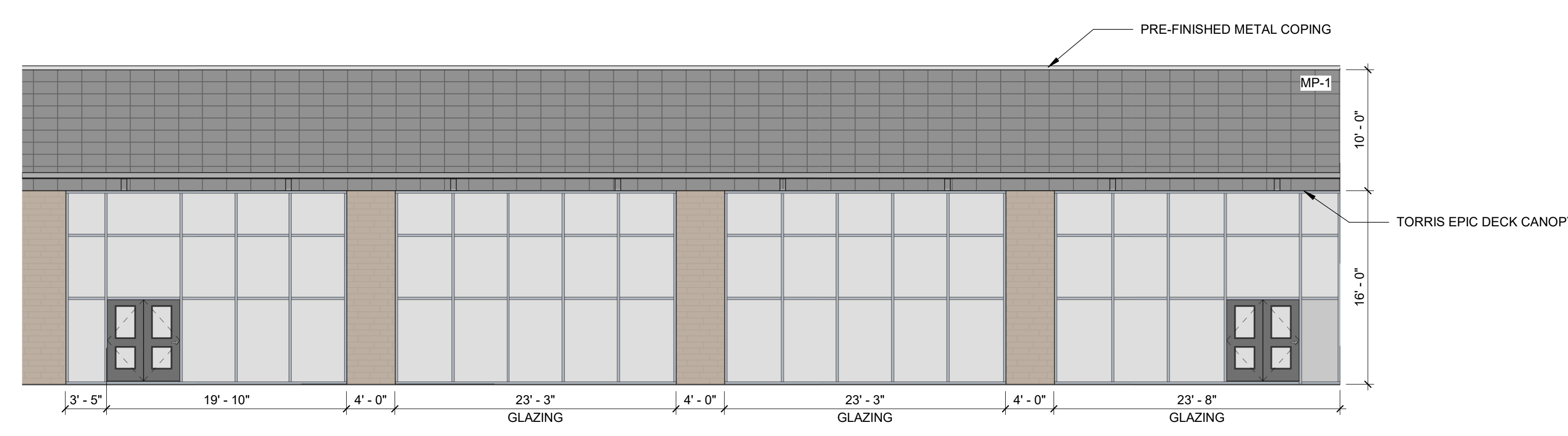
**03** ENLARGED EXTERIOR ELEVATIONS - NORTH COURTYARD  
1/8" = 1'-0"

**TOTAL FAÇADE SQUARE FOOTAGE: 2446 SF**  
 BRICK: 1653 SF (48%)  
 STONE: 0 SF (0%)  
 GLAZING: 687 SF (17%)  
 METAL PANEL: 100 SF (35%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 83%**



**02** ENLARGED EXTERIOR ELEVATIONS - SOUTH COURTYARD  
1/8" = 1'-0"

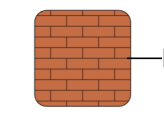
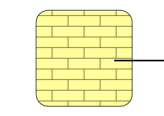
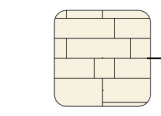
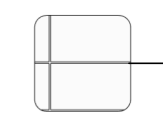
**TOTAL FAÇADE SQUARE FOOTAGE: 844 SF**  
 BRICK: 819 SF (97%)  
 STONE: 25 SF (3%)  
 GLAZING: 0 SF (0%)  
 METAL PANEL: 0 SF (0%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 100%**

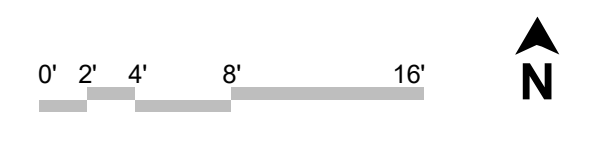


**01** ENLARGED EXTERIOR ELEVATIONS - WEST COURTYARD  
1/8" = 1'-0"

**TOTAL FAÇADE SQUARE FOOTAGE: 2762 SF**  
 BRICK: 0 SF (0%)  
 STONE: 249 SF (9%)  
 GLAZING: 1496 SF (54%)  
 METAL PANEL: 1018 (37%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 19%**

**EXT. MATERIALS LEGEND**

 BR-1	 BR-2	 ST-1
 MP-1		



# EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

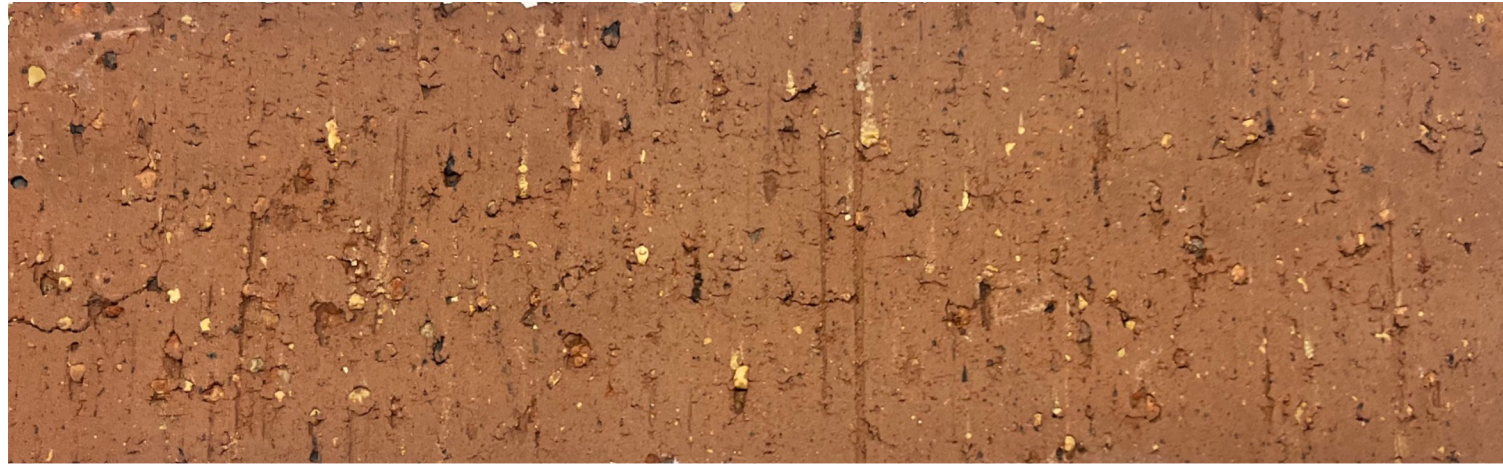
As indicated



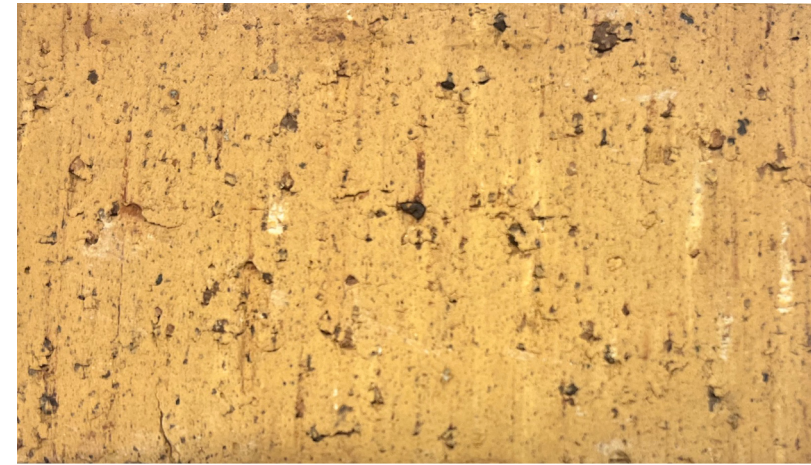


# WILLIAMS MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - S. JOHN KING BLVD. & E FM 552



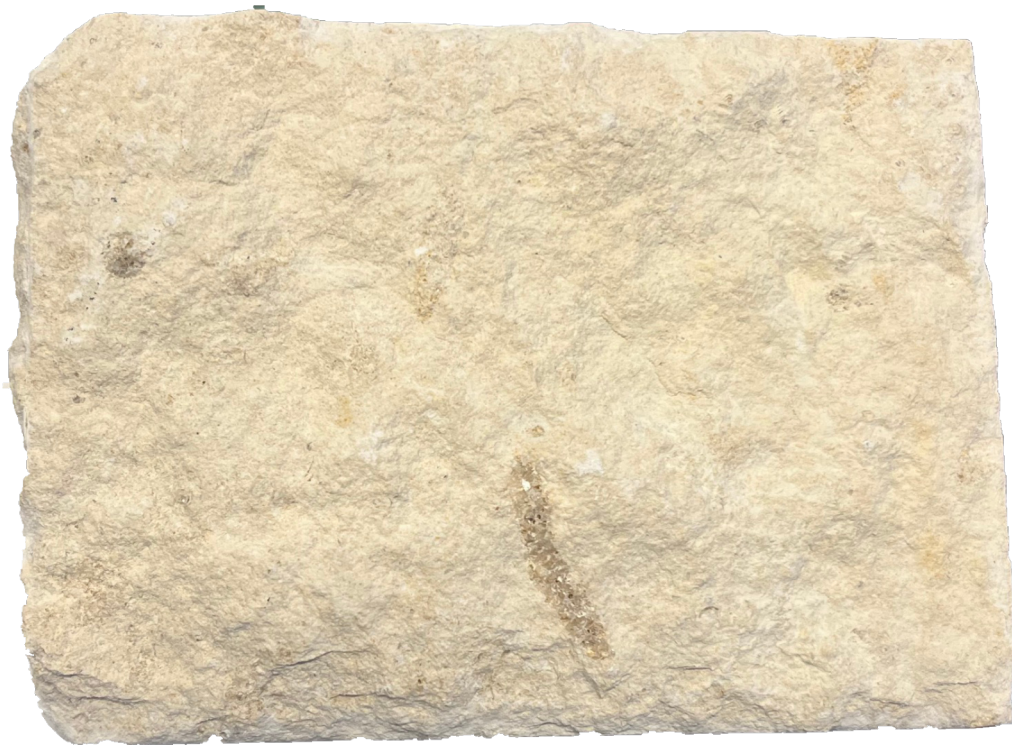
BR-1 FIELD BRICK



BR-2 ACCENT BRICK



AL-1 STOREFRONT ALUMINUM



ST-1 STONE

Exterior: Sample Glass is Annotated

Sample	WT	Exterior Reflectance	Interior Reflectance	U-Value Inverted	SHGC	LSG
form: SOLARISE™	44%	6%	6%	1.02	0.56	0.76
SOLARISE™ 50 (3)	35%	7%	9%	0.28	0.24	1.21
SOLARISE™ 70 (3)	25%	7%	11%	0.28	0.24	1.33
SOLARISE™ 90 (3)	25%	8%	11%	0.28	0.24	1.14
SOLARISE™ 400 (3)	38%	7%	12%	0.32	0.28	0.97

M-10 11/22

Vitro (formerly PPG Glass) 1-855-887-6457 (1-855-VITRO-GLS)

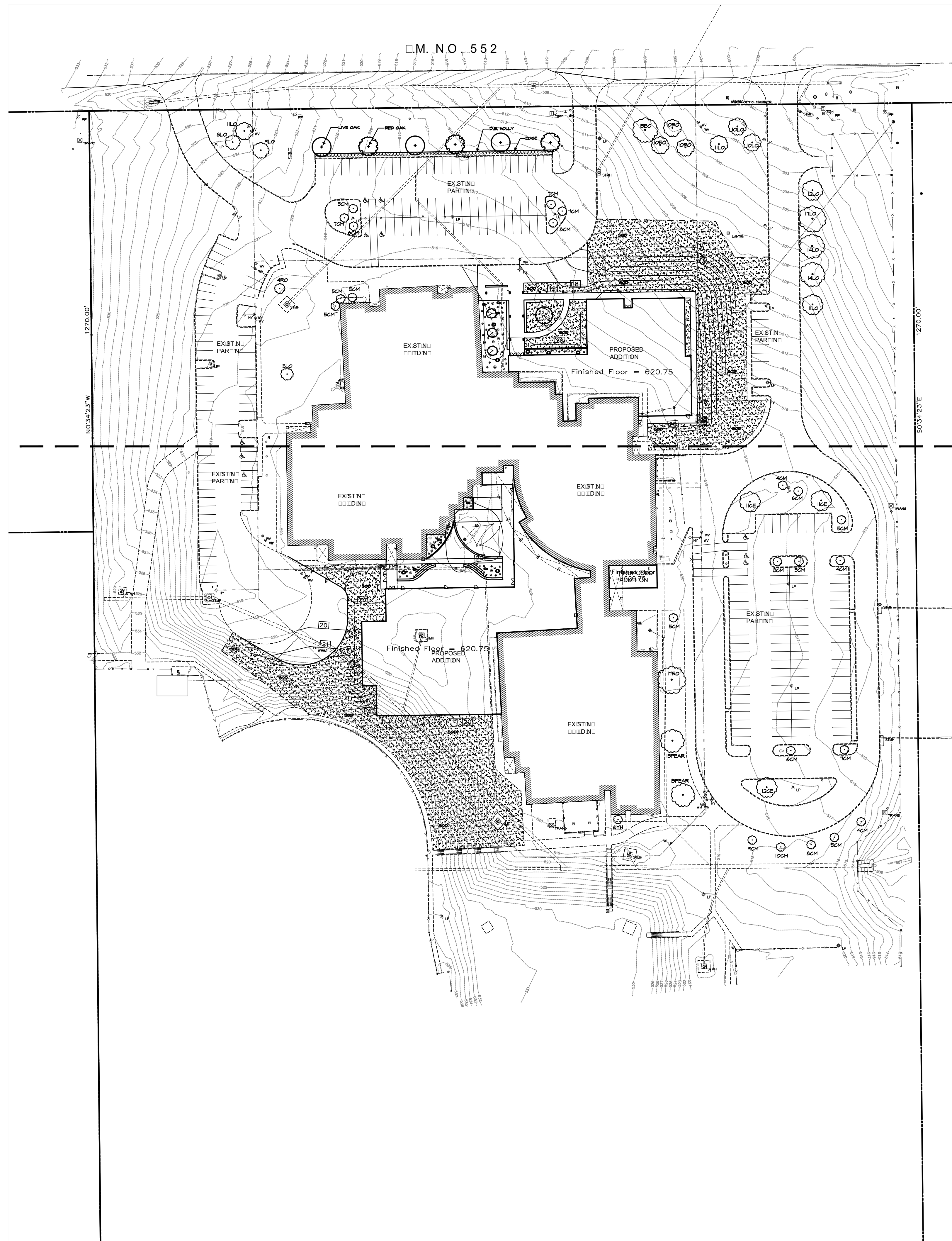
GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR



MP-1 METAL PANEL

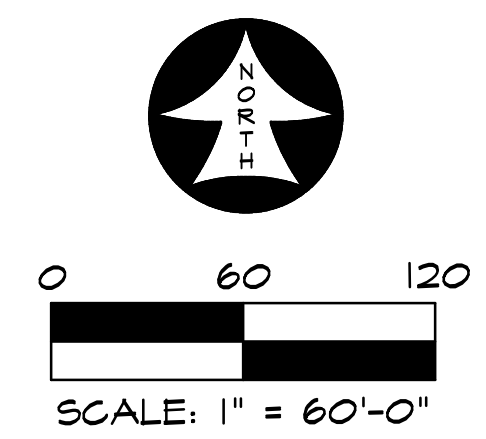
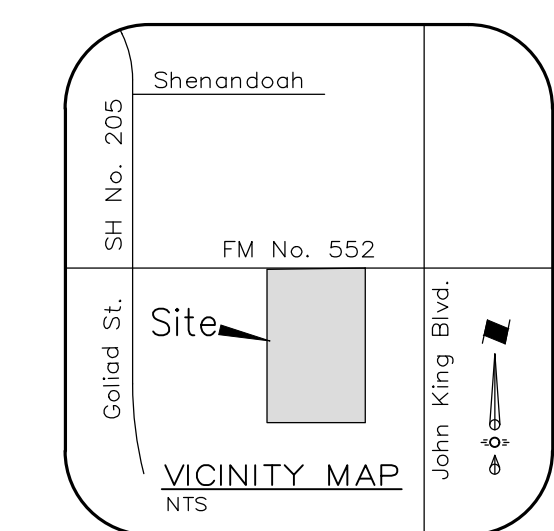


2  
3



Zoning: SITE SUMMARY SF-16	
Use:	Educational - Middle School
Lot Area:	(1,143,450sf) 26.25 Ac
Prop. Dev. Area:	(111,398sf) 2.558 Ac
Prop. Impervious Area:	(86,085sf) 1.976 Ac
Prop. Pervious Area:	(25,313sf) 0.581 Ac
Building Floor Area:	10,835 sf
Building Max. Height:	25'-0"
Lot Coverage:	9.7%
Parking:	
Required:	234 Spaces
Total Provided:	234 Spaces
ADA Spaces Required:	7 Spaces
Total Provided:	11 Spaces
Bicycle Parking:	
Required (1/25)	6 Spaces
Total Provided:	6 Spaces

LANDSCAPE TABULATIONS	
<b>LANDSCAPE REQUIRED PER PRE-DEVELOPMENT MEETING</b>	1 ROW OF SHADE TREES 50' O.C. AND SCREENING SHRUBS AT HEAD IN PARKING TREES AND PARKING SCREENING PROVIDED
<b>STREET BUFFER</b>	10' BUFFER, 1 SHADE AND 1 ORN. TREE PER 50 LF NOT APPLICABLE
<b>PARKING LOT LANDSCAPING</b>	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. NOT APPLICABLE
<b>AMOUNT OF LANDSCAPING</b>	% 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. NOT APPLICABLE
<b>TREE MITIGATION</b>	PER PRE-DEVELOPMENT MEETING A TREESCAPE PLAN IS NOT REQUIRED
ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.	



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

**Owner**  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**ROCKWALL MIDDLE SCHOOL No. 4 ADDITION LOT 1**  
Rockwall Middle School No. 4 Addition  
Recorded In Cabinet F, Page 67 P.R.R.C.T.  
25.569 Acres Situated In The  
W.T. DeWEESE SURVEY ~ ABST. 71  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
CITY OF ROCKWALL CASE NO. SP202-xxx  
DATE 10/20/2023

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

WILLIAMS ADDITIONS AND RENOVATIONS  
625 E. 552 R. TX 75087  
OPERA LANDSCAPE PLAN

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.

ISSUES/ REVISIONS

PERMIT - 10/20/2023

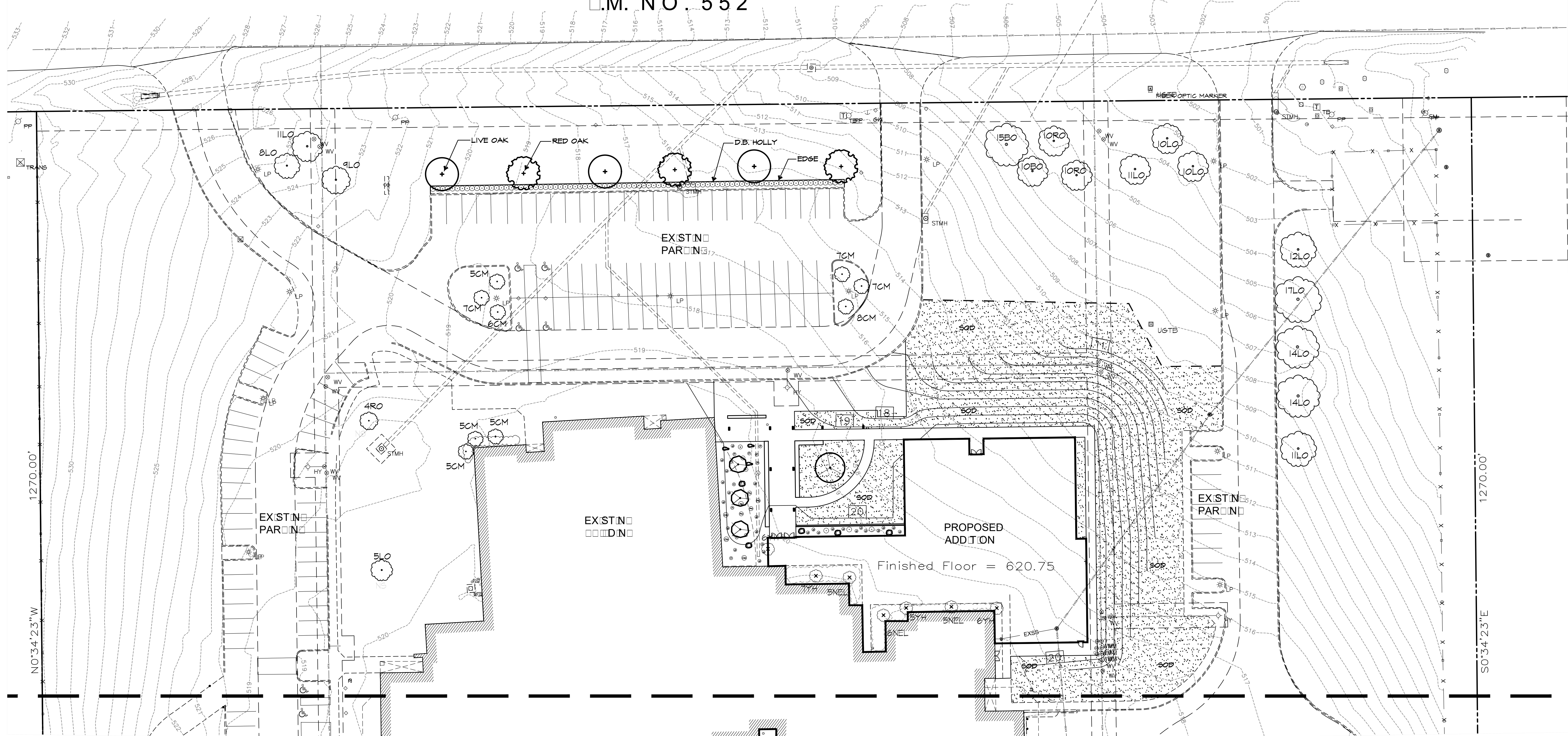
DATE: 10/20/2023  
SCALE: 1" = 60'-0"

SHEET No.

1



□.M. NO. 552



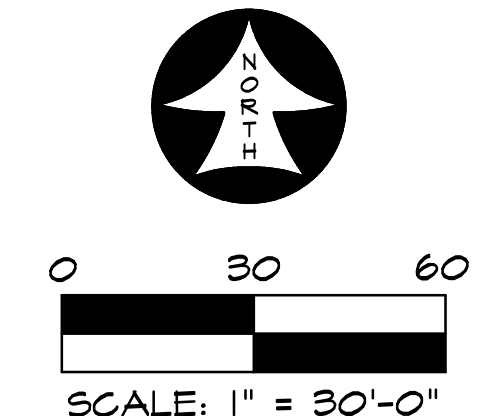
MATCHLINE SEE SHEET L3

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

**Owner**  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733



**ROCKWALL MIDDLE SCHOOL No. 4 ADDITION LOT 1**  
Rockwall Middle School No. 4 Addition  
Recorded in Cabinet F, Page 67 P.R.R.C.T.  
25.569 Acres Situated In The  
W.T. DeWESE SURVEY ~ ABST. 71  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
CITY OF ROCKWALL CASE NO. SP202-xxx  
DATE 10/20/2023

RAMSEY LANDSCAPE ARCHITECTS, LLC  
11914 WASHINGTON, CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889  
FAX (469) 362-5433  
EMAIL: MIKE.RL@ATTNET

**WILLIAMS ADDITIONS AND RENOVATIONS**  
625 E. 552 R. 75087  
**LANDSCAPE PLAN AREA A**

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.

ISSUES/  
REVISIONS

PERMIT - 10/20/2023

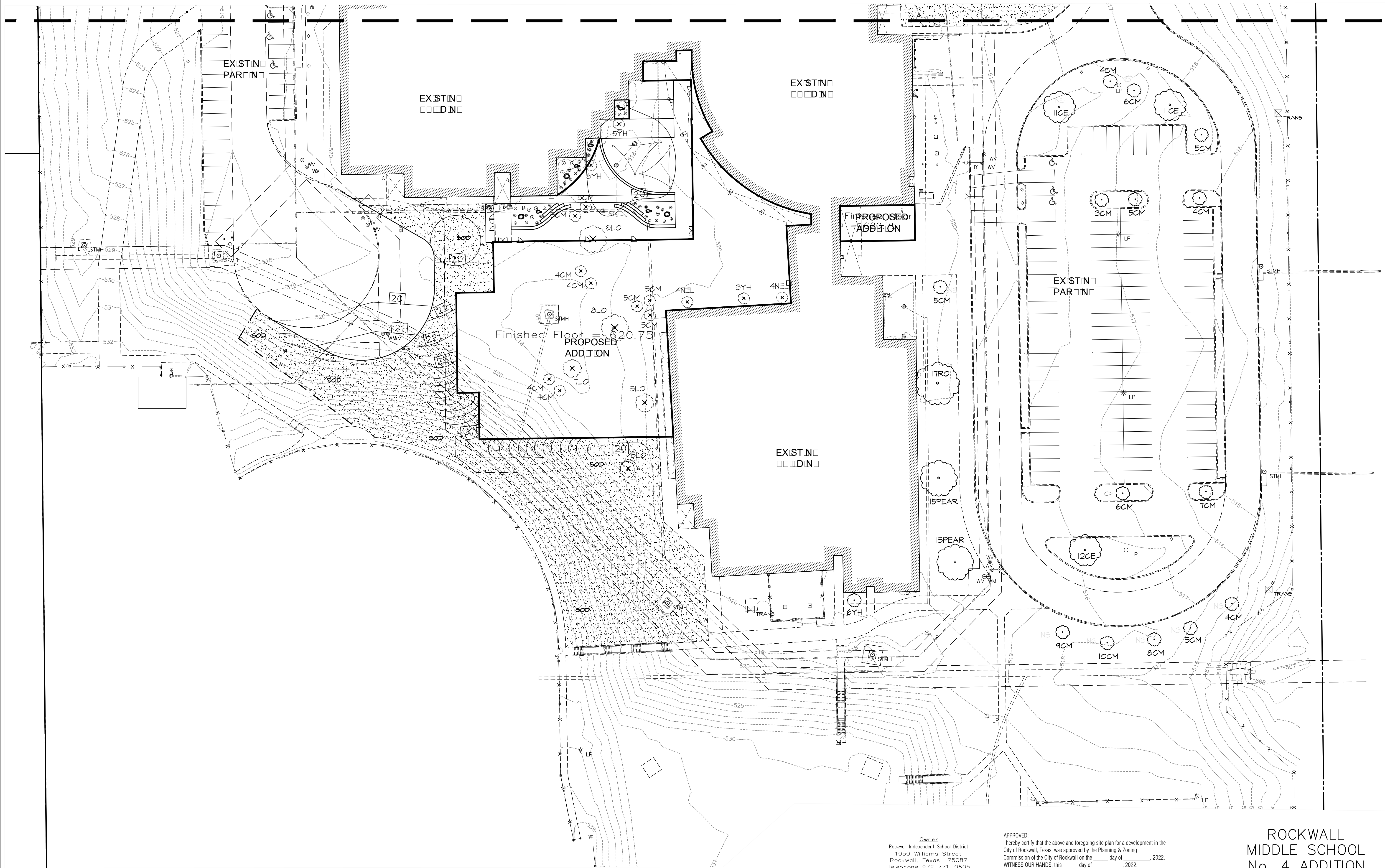
DATE: 10/20/2023  
SCALE: 1" = 30'-0"

SHEET No.

2



MATCHLINE SEE SHEET L2



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

**WILLIAMS ADDITIONS  
 AND RENOVATIONS**  
 625 E. 552 R. TX 75087  
 LANDSCAPE PLAN AREA

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.

ISSUES/  
 REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023  
 SCALE: 1" = 30'-0"

SHEET No.  
 3

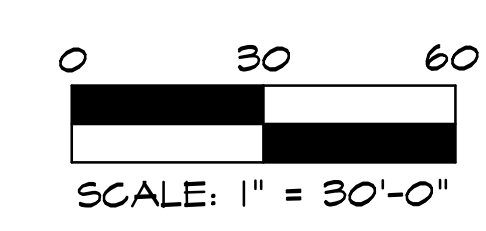
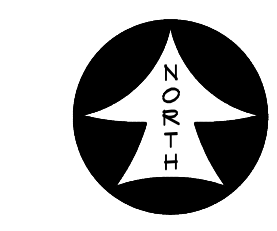
**Owner**  
 Rockwall Independent School District  
 1050 Williams Street  
 Rockwall, Texas 75087  
 Telephone 972 771-0605

**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

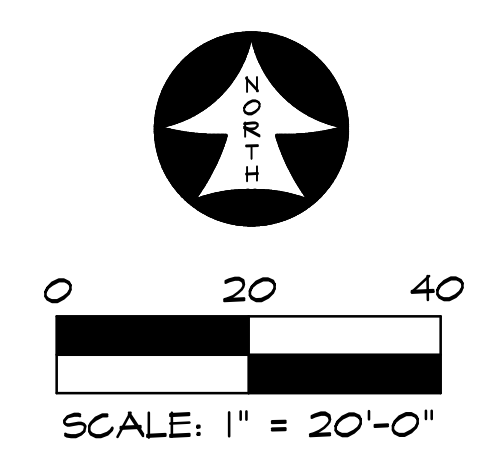
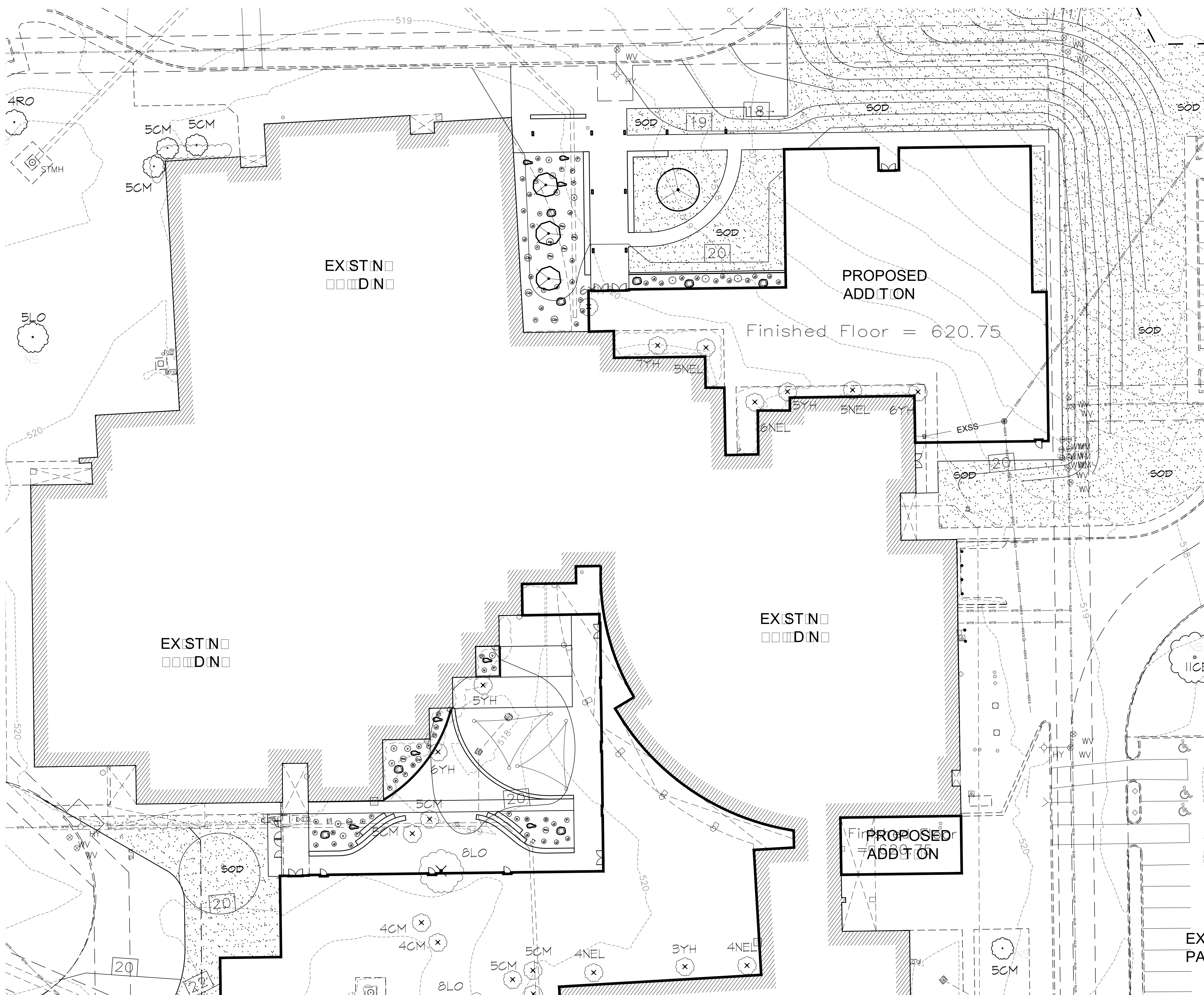
**Engineer**  
 RLK Engineering, Inc.  
 Texas Registration No. 579  
 Attn: Seth Kelly  
 111 West Main Street  
 Allen, Texas 75013  
 Telephone 972 359-1733



**ROCKWALL  
 MIDDLE SCHOOL  
 No. 4 ADDITION**

LOT 1  
 Rockwall Middle School No. 4 Addition  
 Recorded in Cabinet F, Page 67 P.R.R.C.T.  
 25.569 Acres Situated In The  
 W.T. DEWEESE SURVEY ~ ABST. 71  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 CITY OF ROCKWALL CASE NO. SP202-xxx  
 DATE 10/20/2023





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**WORKS ADDITIONS AND RENOVATIONS**  
 LANDSCAPE ENHANCEMENT

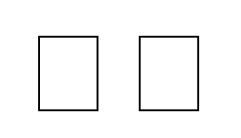
THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

ISSUES/ REVISIONS

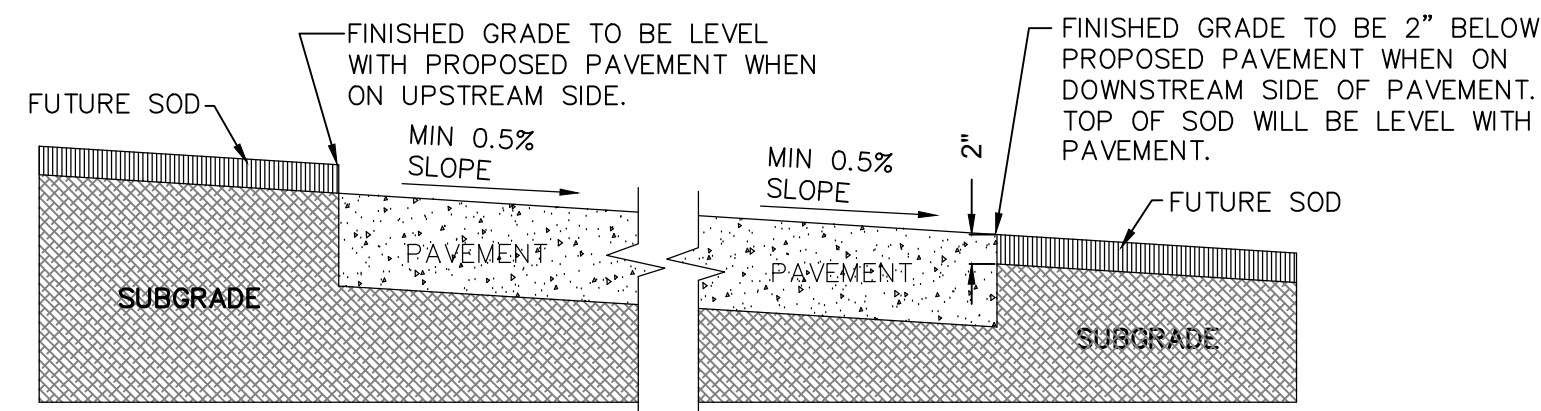
PERMIT - 10/20/2023

DATE: 10/20/2023  
 SCALE: 1" = 20'-0"

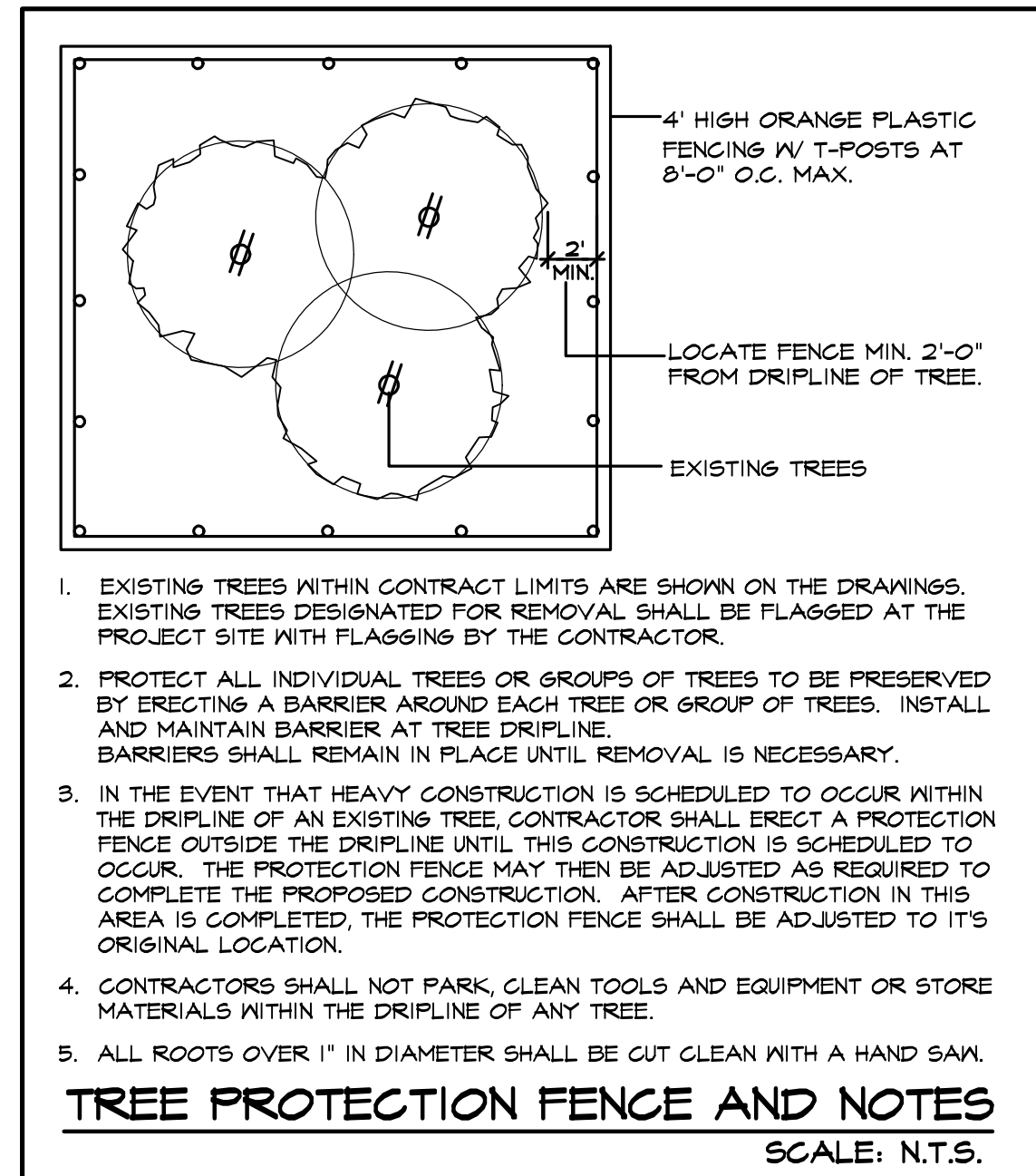
SHEET No.







**GRADING DETAIL FOR PAVEMENT WITHOUT CURB**  
SCALE: N.T.S.

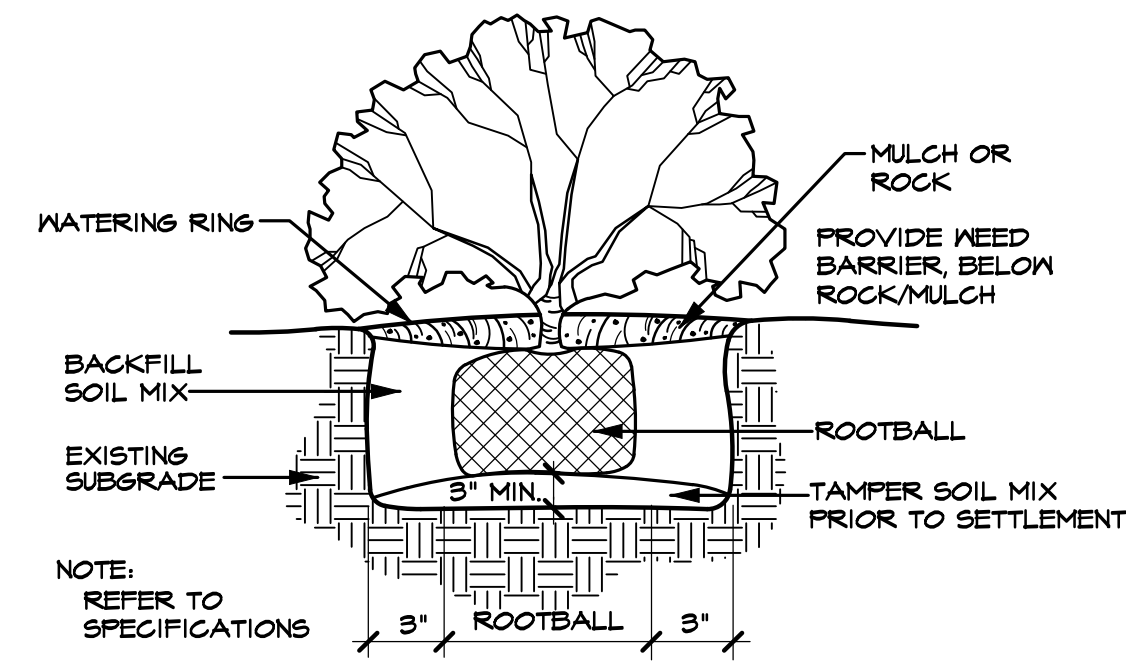


**LANDSCAPE NOTES**

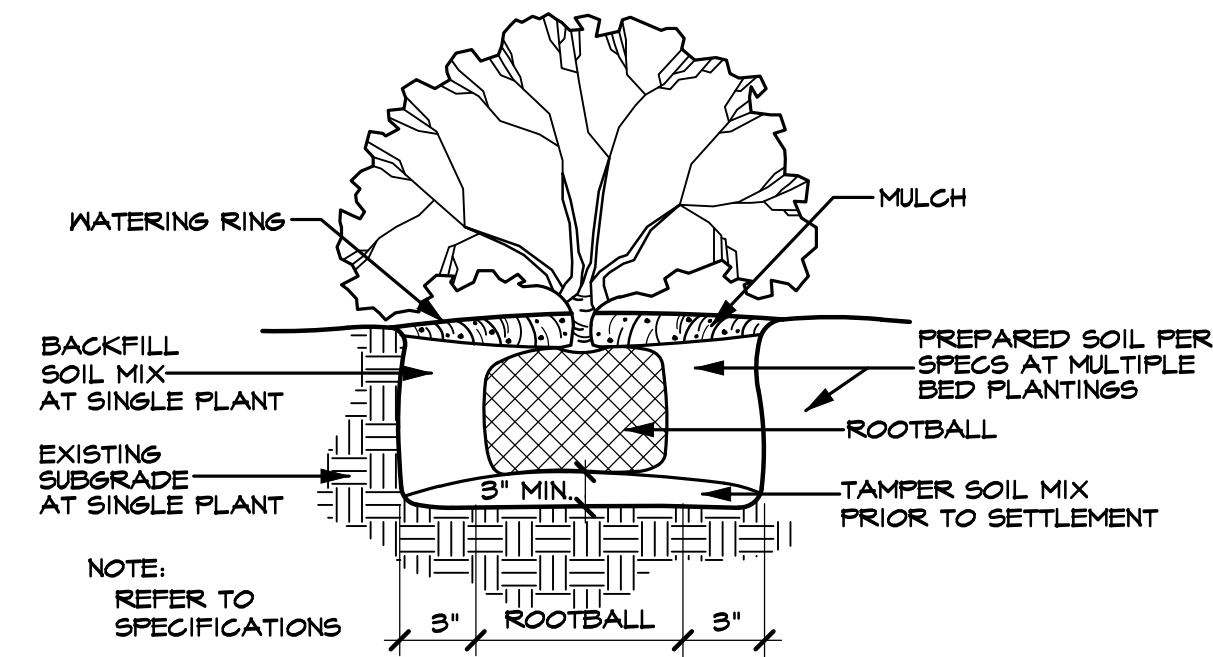
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

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

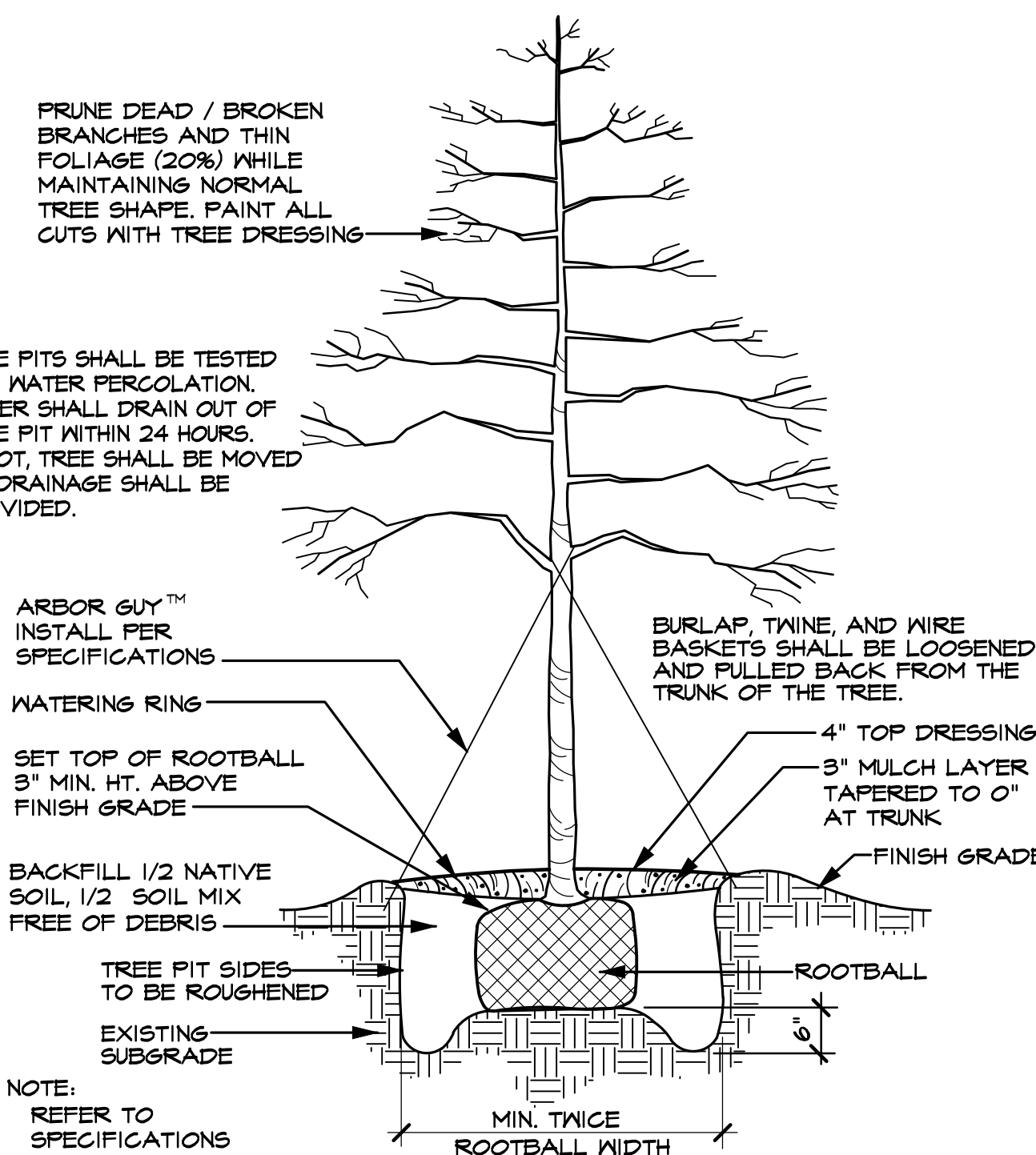
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



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



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



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

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
3	+	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
3	+	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
1	+	PISTACHE	Chinese Pistache	<i>Pistacia chinensis</i>	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
0	+	C. MYRTLE	Red Flowering Grape Myrtle	<i>Lagerstroemia indica 'Carolina Beauty'</i>	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
3	+	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B or container, female - heavy berried

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
35	⊙	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
37	⊙	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	36" Ht./24" spread, bushy, full to ground
10	⊙	RED YUCCA	Brakelights Red Yucca	<i>Hesperaloe parviflora 'Perla' PP #21,124</i>	5 gallon
3	⊙	D. FOUNTAIN	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'hamlin'</i>	5 gallon
6	⊙	P. MUHLY	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gallon
14	⊙	STIPA	Mexican Feathergrass	<i>Stipa tenuissima</i>	5 gallon
6	⊙	BLUE SAGE	Mealy Blue Sage	<i>Salvia Farinacea</i>	5 gallon
4	⊙	B. DAISY	Blackfoot Daisy	<i>Melampodium leucantum</i>	5 gallon
2	⊙	COREOPSIS	Plains Coreopsis	<i>Coreopsis tinctoria</i>	5 gallon

GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	+	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Solid Rolled Sod refer to specifications
AS SHOWN	+	HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch refer to specifications

MISCELLANEOUS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
16	⊙	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		
AS SHOWN	—	EDGE	Ryerson steel edge 1/8" x 4" with 12" stakes, green in color		Install to separate shrubs from grass or as called out.
AS SHOWN	+	R. ROCK	3'-4" size colorado river rock, 6"-7" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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Planning & Zoning Commission, Chairman      Director of Planning and Zoning

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WILLIAMS ADDITIONS AND RENOVATIONS  
625 E. 552 R. TX 75087  
LANDSCAPE DETAILS

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ISSUES/ REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023

SCALE: AS SHOWN

SHEET No.

5





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.**

DIRECTOR OF PLANNING: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **625 Farm to Market Rd 552, Rockwall, Texas 75087**

SUBDIVISION **Rockwall Middle School No. 4 Addition**

LOT **1** BLOCK

GENERAL LOCATION **SWC of N. John King Blvd & FM 522**

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

CURRENT ZONING **SF-16**

CURRENT USE **Educational - Middle School**

PROPOSED ZONING **n/a**

PROPOSED USE **n/a**

ACREAGE **26.25**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **n/a**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER **Rockwall I.S.D**

APPLICANT **RLK Engineering, Inc.**

CONTACT PERSON **Tim Lyssy**

CONTACT PERSON **Ronny Klingbeil**

ADDRESS **1050 Williams Street**

ADDRESS **111 W. Main Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Allen, Texas 75013**

PHONE **972-771-0605**

PHONE **972-359-1733**

E-MAIL **tim.lyssy@rockwallisd.org**

E-MAIL **Ronny@RLKengineering.com**

## NOTARY VERIFICATION [REQUIRED]

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

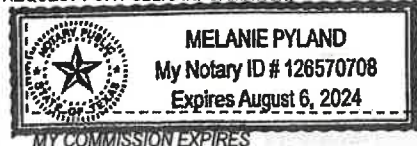
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS APPLICATION, 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.<sup>1</sup>

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF October, 2023

OWNER'S SIGNATURE

*[Signature]*  
**Melanie Pyne**

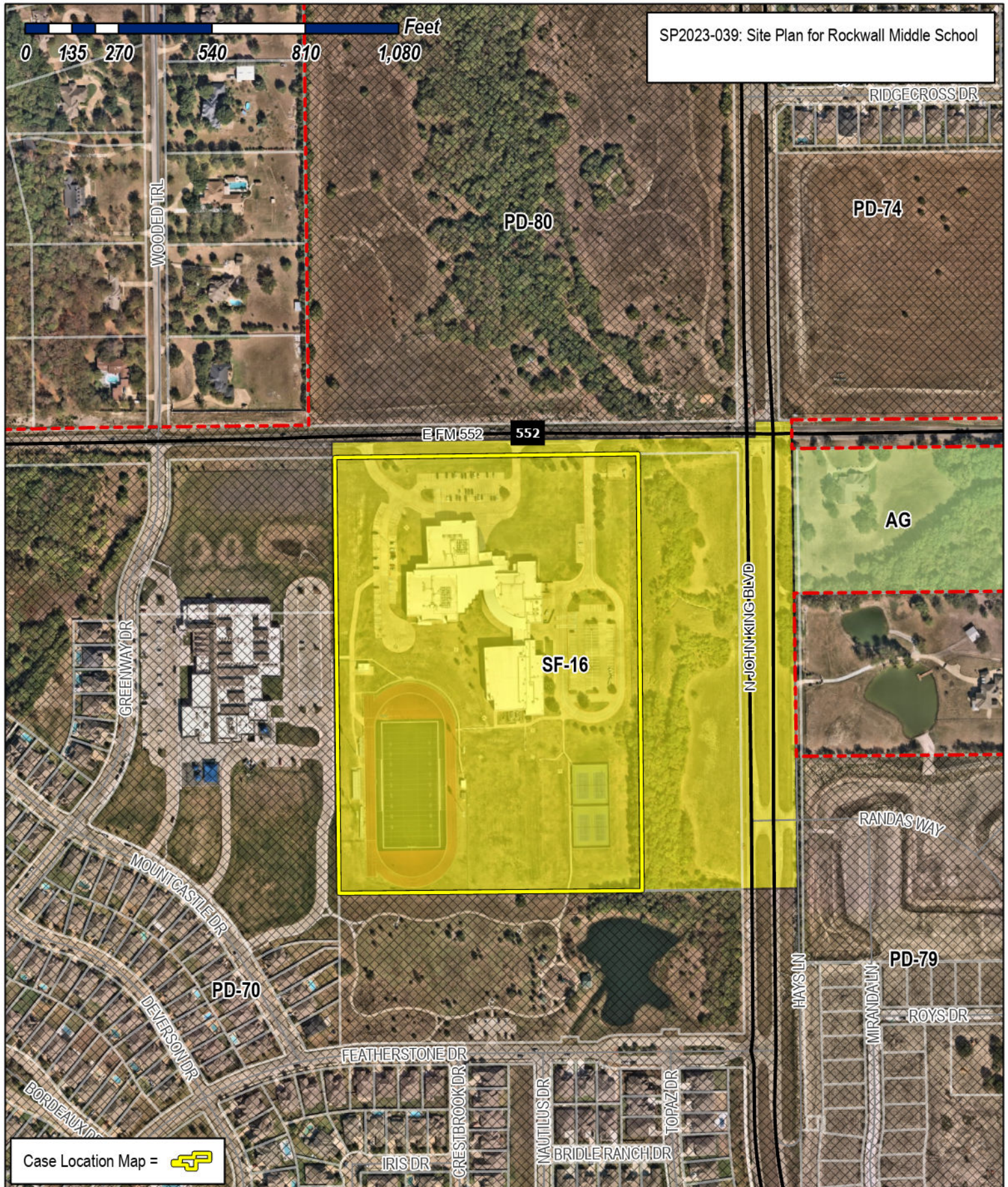
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







SP2023-039: Site Plan for Rockwall Middle School



Case Location Map =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (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.





**GENERAL SITE NOTES**

1. FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING WORK.
2. OBTAIN AVAILABLE PLANS DEPICTING EXISTING & PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO SAID UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. REFER TO CIVIL AND MEP DOCUMENTS FOR ADDITIONAL HARDSCAPE, SAW CUTTING, EARTH REMOVAL, TRENCHING, AND RELOCATION AND/OR DEMOLITION OF EXISTING UTILITIES UNDER AND ABOVE GROUND, TYP.
4. U.N.O. FURNISH & INSTALL 12"W x 4"D CONC. MOW STRIP BELOW ALL CHAIN LINK FENCING. COORDINATE TOP OF MOW STRIP HEIGHT W/ CIVIL GRADING PLANS & VERIFY W/ ARCHITECT.
5. REFER TO CIVIL DRAWINGS FOR COORDINATION WITH EXISTING ROADS AND ACCESSES.
6. REFER TO IRRIGATION DRAWINGS FOR SLEEVE LOCATIONS.
7. REFER TO CIVIL FOR PARKING DIMENSIONS & DETECTABLE WARNINGS. PROVIDE DETECTABLE WARNINGS AT CURB RAMP & OTHER LOCATIONS WHERE WALKING SURFACES CROSS OR ADJOIN A VEHICULAR WAY AS PER T&S REQUIREMENTS.
8. ALL ATHLETIC/COMPETITION FIELDS, COURTS, MARKINGS, DIMENSIONS, AND SIZES ARE TO COMPLY WITH THE NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS COURT & FIELD DIAGRAM GUIDES, TYPICAL.
9. SUBMIT SIGNAGE LOCATIONS, MESSAGES, GRAPHICS, AND FACE DIRECTIONS TO ARCHITECT PRIOR TO FABRICATION, TYP.
10. ALL DRIVE STRIPING AND DIRECTIONAL ARROWS TO BE REVIEWED IN SUBMITTAL PRIOR TO INSTALL FOR COLORS & DIRECTION.
11. ALL SIDEWALKS & BUILDING ENTRY FLATWORK TO HAVE A MEDIUM BROOM FINISH, U.N.O.

**ISSUES**

NO.	DATE	DESCRIPTION
1	07/28/2023	30% PROGRESS SET
2		
3		
4		
5		
6		
7		
8		
9		
10		

**REVISIONS**

NO.	DATE	DESCRIPTION

**KEYNOTE LEGEND**

- S01 INSTALL HARDSCAPE TO EXTENT SHOWN.
- S02 INSTALL PLANTING BED AS SHOWN. REF LANDSCAPING.

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

**INSERT NAME HERE**

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

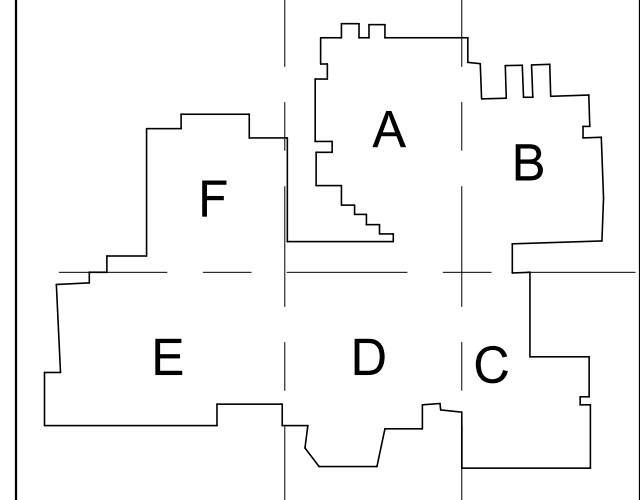
Date of issue:  
07/28/2023

**WILLIAMS ADDITIONS AND RENOVATIONS**  
625 E Fm 552, Rockwall, TX 75087

**SITE MATERIALS LEGEND**

- BLACK VINYL COATED CHAIN LINK FENCING W/ MOWSTRIP, REF. SPECS
- EXISTING DRIVES
- NEW DRIVES
- EXISTING SIDEWALK
- NEW SIDEWALK COLOR A
- NEW SIDEWALK COLOR B
- ARTIFICIAL TURF
- PLANTING BED

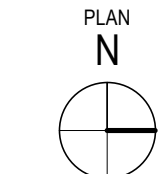
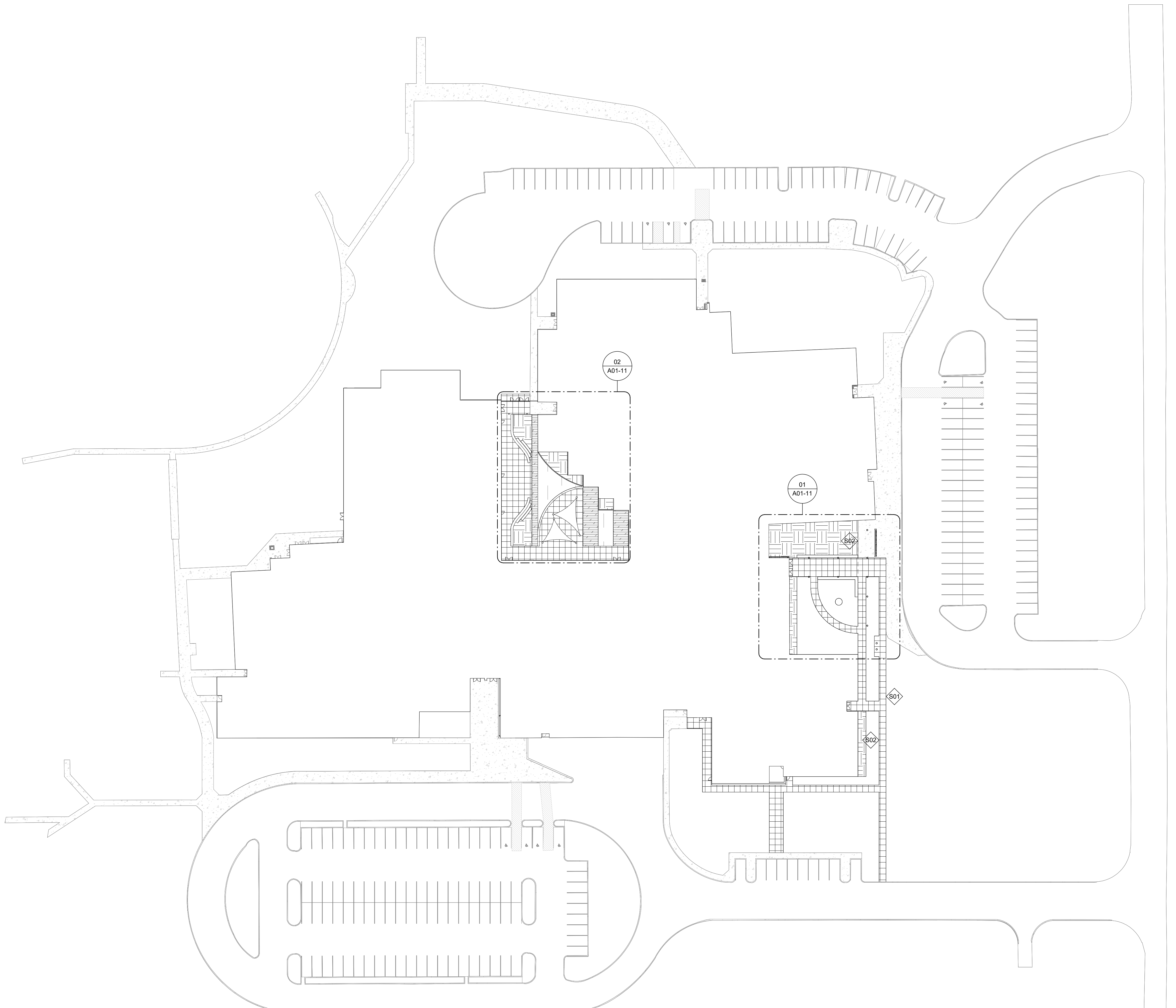
**KEYPLAN**



**SITE PLAN**

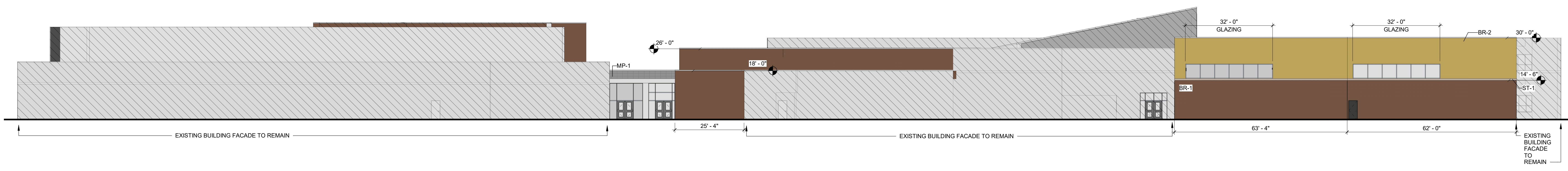
**JOB** 23162.000  
**DATE** 7/28/2023  
**SHEET**

**A01-01**



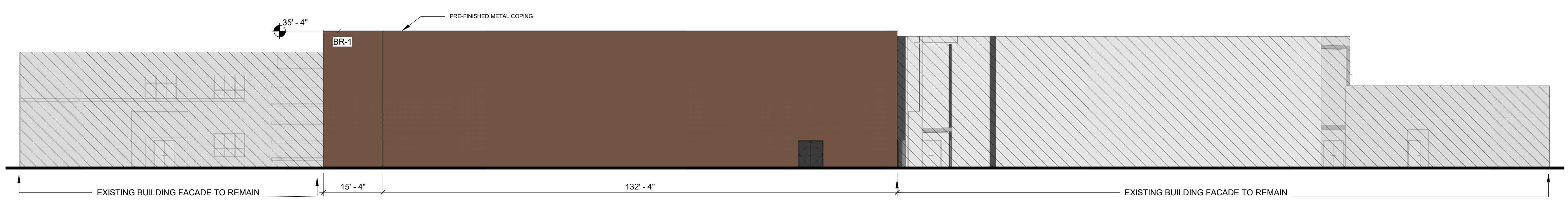
**01** SITE PLAN  
1" = 40'-0"





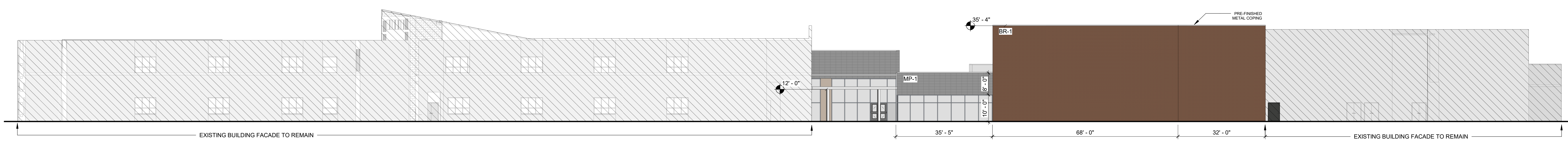
**04** OVERALL EXTERIOR ELEVATION - EAST (FACES N JOHN KING BLVD)  
1/16" = 1'-0"

**TOTAL FACADE SQUARE FOOTAGE: 5058 SF**  
 BRICK: 4271 SF (84%)  
 STONE: 84 SF (1%)  
 GLAZING: 657 SF (13%)  
 METAL PANEL: 110 SF (2%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 97%**



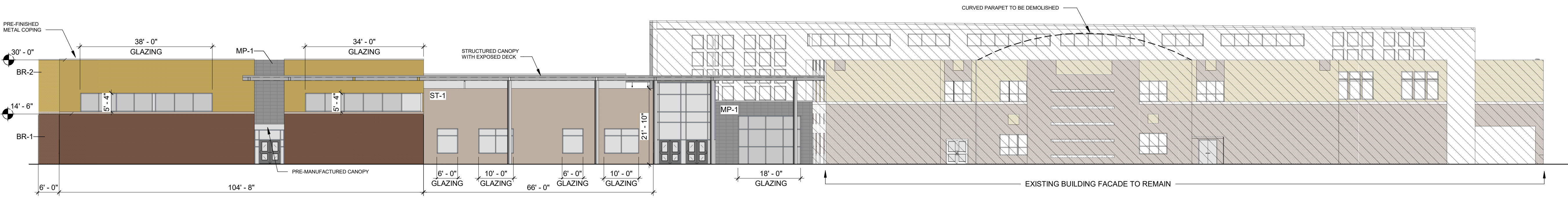
**03** OVERALL EXTERIOR ELEVATION - SOUTH  
1/16" = 1'-0"

**TOTAL FACADE SQUARE FOOTAGE: 5147 SF**  
 BRICK: 5147 (100%)  
 STONE: 0 SF (0%)  
 GLAZING: 0 SF (0%)  
 METAL PANEL: 0 SF (0%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 100%**



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

**TOTAL FACADE SQUARE FOOTAGE: 4945 SF**  
 BRICK: 3621 SF (72%)  
 STONE: 0 SF (0%)  
 GLAZING: 774 SF (16%)  
 METAL PANEL: 601 (12%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 86%**



**01** OVERALL EXTERIOR ELEVATION - NORTH (FACES HWY 552)  
1/16" = 1'-0"

**TOTAL FACADE SQUARE FOOTAGE: 5921 SF**  
**TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING:**  
 BRICK: 2911 SF (49%)  
 STONE: 1278 SF (22%)  
 GLAZING: 1373 SF (24%)  
 METAL PANEL: 459 SF (8%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 85%**

EXT. MATERIALS LEGEND					
	BR-1		BR-2		ST-1
	MP-1				

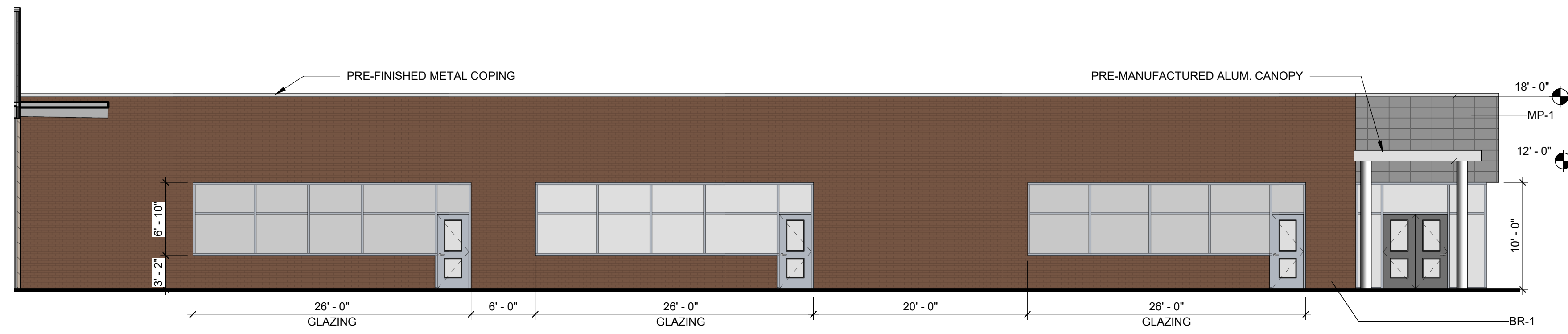


# EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

As indicated







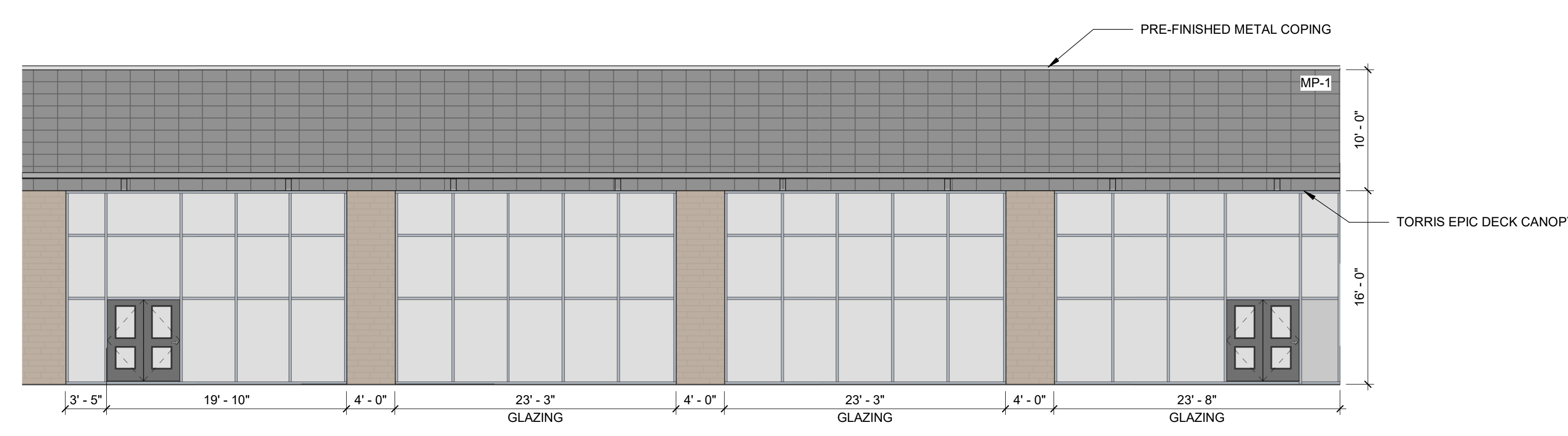
03 ENLARGED EXTERIOR ELEVATIONS - NORTH COURTYARD  
1/8" = 1'-0"

**TOTAL FAÇADE SQUARE FOOTAGE: 2446 SF**  
 BRICK: 1653 SF (48%)  
 STONE: 0 SF (0%)  
 GLAZING: 687 SF (17%)  
 METAL PANEL: 100 SF (35%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 93%**



02 ENLARGED EXTERIOR ELEVATIONS - SOUTH COURTYARD  
1/8" = 1'-0"

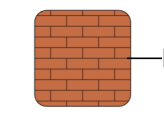
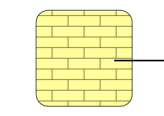
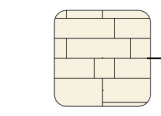
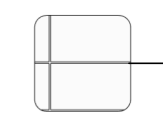
**TOTAL FAÇADE SQUARE FOOTAGE: 844 SF**  
 BRICK: 819 SF (97%)  
 STONE: 25 SF (3%)  
 GLAZING: 0 SF (0%)  
 METAL PANEL: 0 SF (0%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 100%**

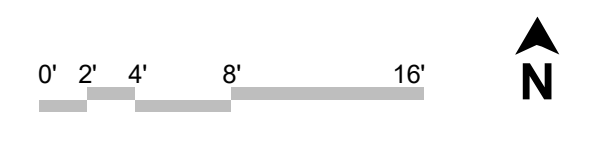


01 ENLARGED EXTERIOR ELEVATIONS - WEST COURTYARD  
1/8" = 1'-0"

**TOTAL FAÇADE SQUARE FOOTAGE: 2762 SF**  
 BRICK: 0 SF (0%)  
 STONE: 249 SF (9%)  
 GLAZING: 1496 SF (54%)  
 METAL PANEL: 1018 (37%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 19%**

**EXT. MATERIALS LEGEND**

 BR-1	 BR-2	 ST-1
 MP-1		



# EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

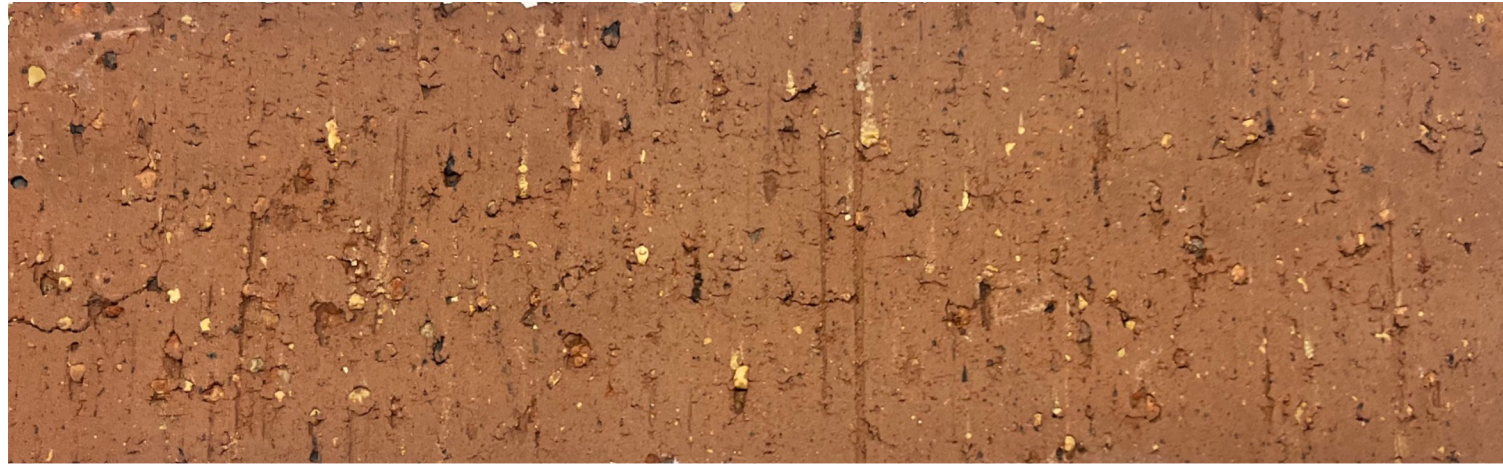
As indicated



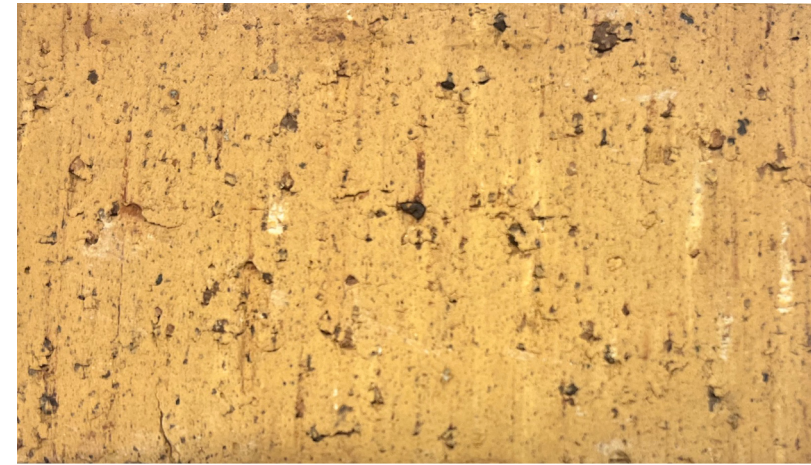


# WILLIAMS MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - S. JOHN KING BLVD. & E FM 552



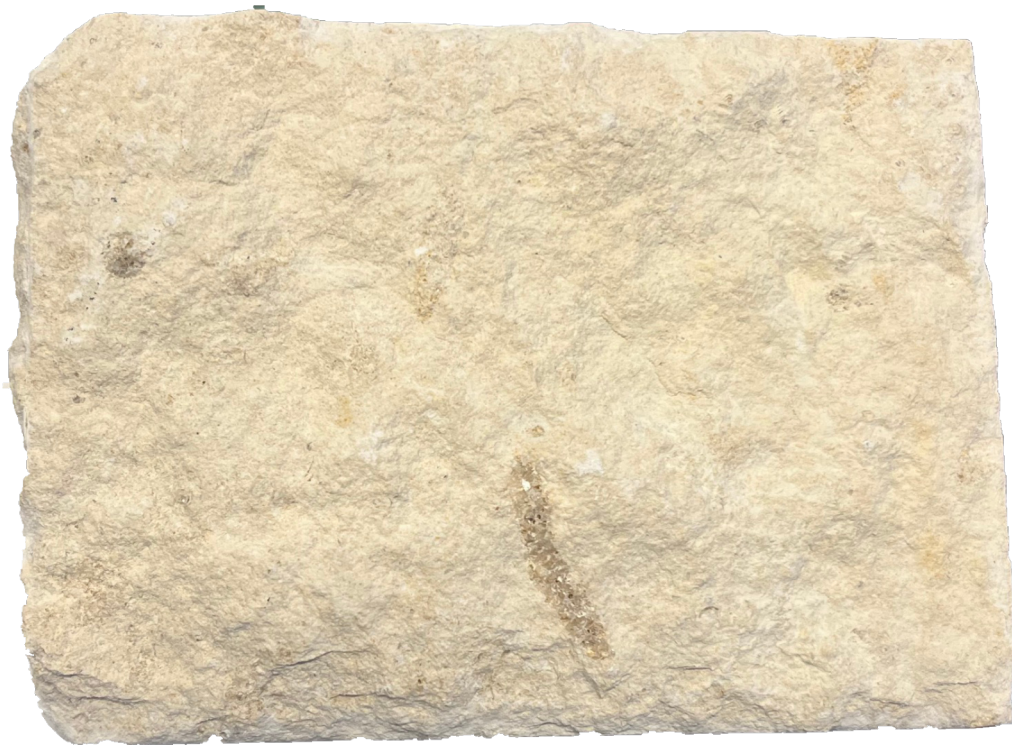
BR-1 FIELD BRICK



BR-2 ACCENT BRICK



AL-1 STOREFRONT ALUMINUM



ST-1 STONE

Exterior: Sample Glass is Annotated

Sample	WT	Exterior Reflectance	Interior Reflectance	U-Value Inverted	SHGC	LSG
form: SOLARISE™	44%	6%	6%	1.02	0.56	0.76
SOLARISE™ 50 (3)	35%	7%	9%	0.28	0.24	1.21
SOLARISE™ 70 (3)	25%	7%	11%	0.28	0.24	1.33
SOLARISE™ 90 (3)	25%	8%	11%	0.28	0.24	1.14
SOLARISE™ 400 (3)	38%	7%	12%	0.32	0.28	0.97

M-10 11/22

Vitro (formerly PPG Glass) 1-855-887-6457 (1-855-VITRO-GLS)

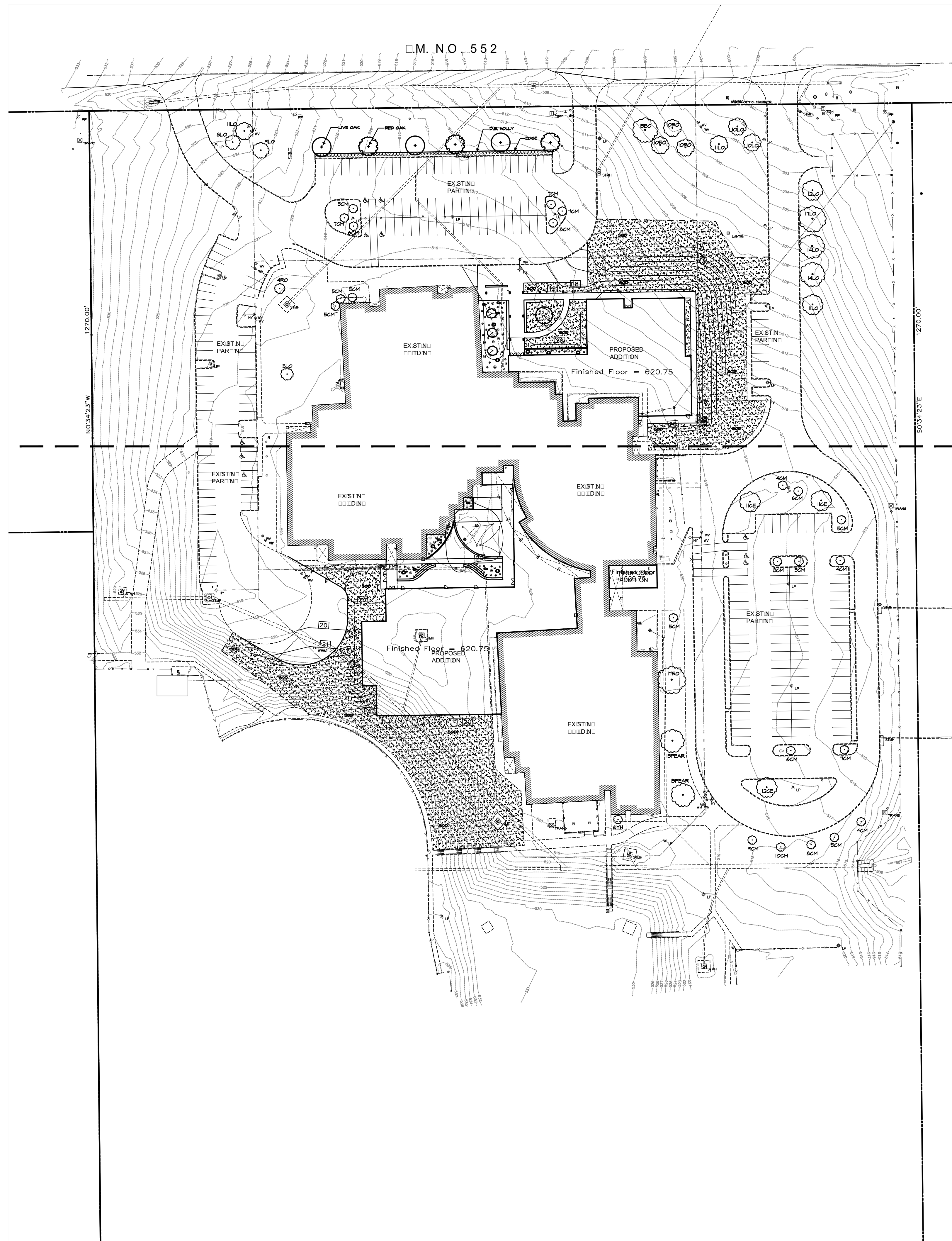
GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR



MP-1 METAL PANEL

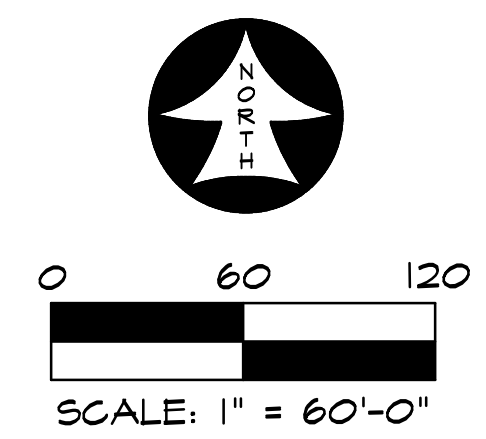
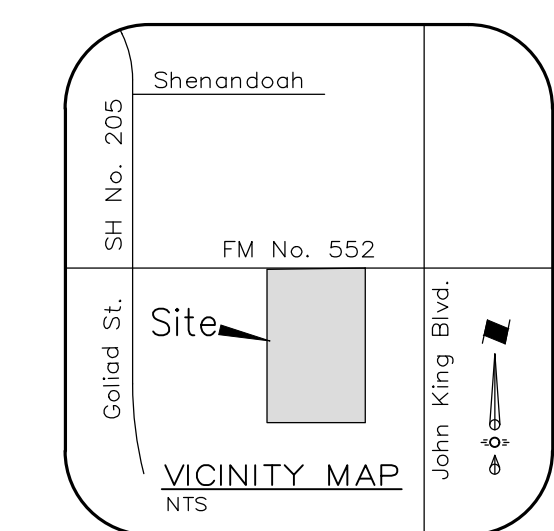


2  
3



Zoning: SITE SUMMARY SF-16	
Use:	Educational - Middle School
Lot Area:	(1,143,450sf) 26.25 Ac
Prop. Dev. Area:	(111,398sf) 2.558 Ac
Prop. Impervious Area:	(86,085sf) 1.976 Ac
Prop. Pervious Area:	(25,313sf) 0.581 Ac
Building Floor Area:	10,835 sf
Building Max. Height:	25'-0"
Lot Coverage:	9.7%
Parking:	
Required:	234 Spaces
Total Provided:	234 Spaces
ADA Spaces Required:	7 Spaces
Total Provided:	11 Spaces
Bicycle Parking:	
Required (1/25)	6 Spaces
Total Provided:	6 Spaces

LANDSCAPE TABULATIONS	
<b>LANDSCAPE REQUIRED PER PRE-DEVELOPMENT MEETING</b>	1 ROW OF SHADE TREES 50' O.C. AND SCREENING SHRUBS AT HEAD IN PARKING TREES AND PARKING SCREENING PROVIDED
<b>STREET BUFFER</b>	10' BUFFER, 1 SHADE AND 1 ORN. TREE PER 50 LF NOT APPLICABLE
<b>PARKING LOT LANDSCAPING</b>	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. NOT APPLICABLE
<b>AMOUNT OF LANDSCAPING</b>	% 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. NOT APPLICABLE
<b>TREE MITIGATION</b>	PER PRE-DEVELOPMENT MEETING A TREESCAPE PLAN IS NOT REQUIRED
ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.	



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

**Owner**  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**ROCKWALL MIDDLE SCHOOL No. 4 ADDITION LOT 1**  
Rockwall Middle School No. 4 Addition  
Recorded In Cabinet F, Page 67 P.R.R.C.T.  
25.569 Acres Situated In The  
W.T. DeWEESE SURVEY ~ ABST. 71  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
CITY OF ROCKWALL CASE NO. SP202-xxx  
DATE 10/20/2023

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

WILLIAMS ADDITIONS AND RENOVATIONS  
625 E M. NO. 552 ROCKWALL, TX 75087  
OPERATIONAL LANDSCAPE PLAN

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.

ISSUES/ REVISIONS

PERMIT - 10/20/2023

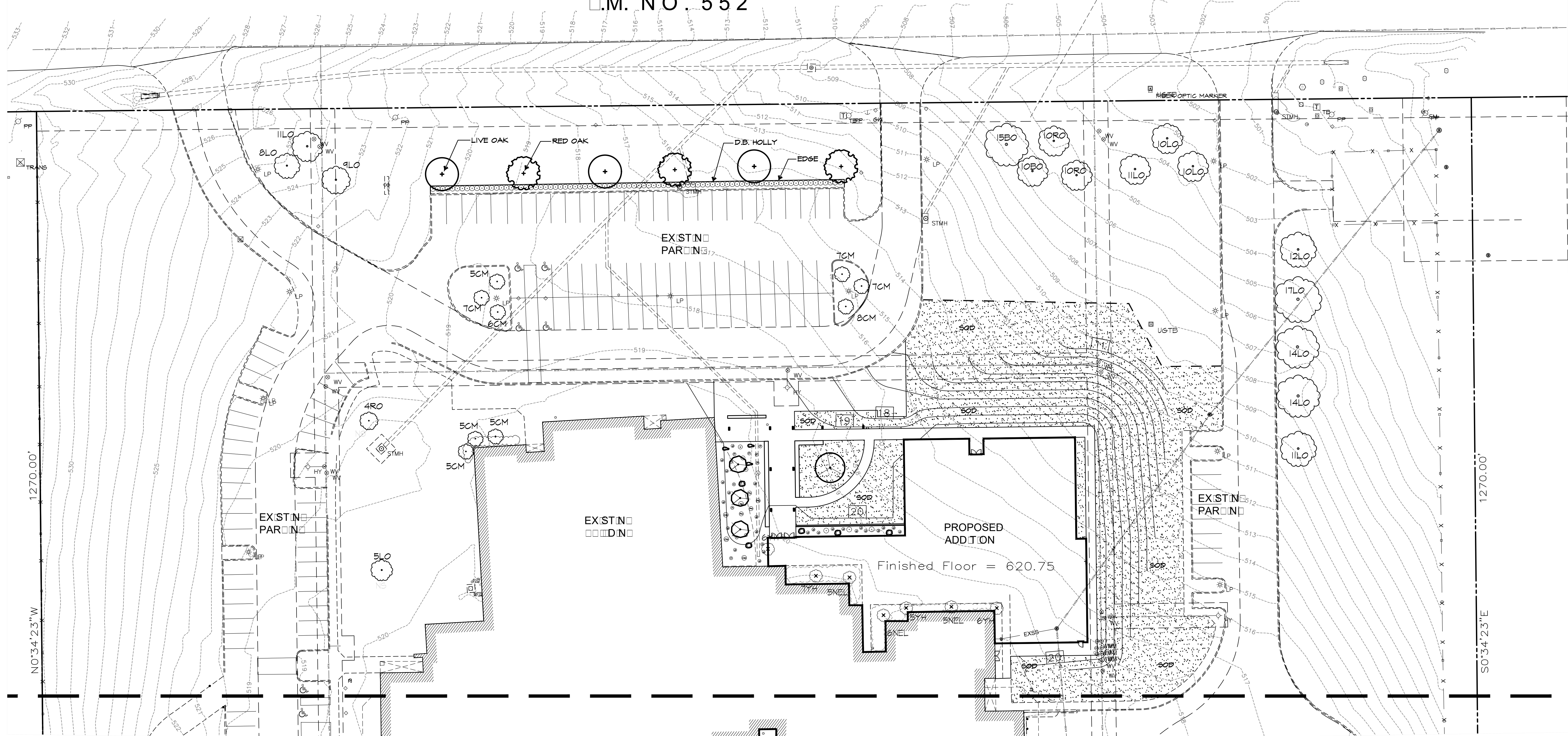
DATE: 10/20/2023  
SCALE: 1" = 60'-0"

SHEET No.

1



□.M. NO. 552



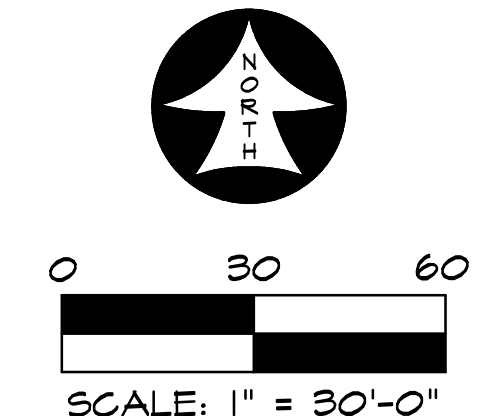
MATCHLINE SEE SHEET L3

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning

**Owner**  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

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Texas Registration No. 579  
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111 West Main Street  
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**ROCKWALL MIDDLE SCHOOL No. 4 ADDITION LOT 1**  
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CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
CITY OF ROCKWALL CASE NO. SP202-xxx  
DATE 10/20/2023

RAMSEY LANDSCAPE ARCHITECTS, LLC  
11914 WASHINGTON, CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889  
FAX (469) 362-5433  
EMAIL: MIKE.RL@ATTNET

**WILLIAMS ADDITIONS AND RENOVATIONS**  
625 E. 552 R. TX 75087  
**LANDSCAPE PLAN AREA A**

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ISSUES/  
REVISIONS

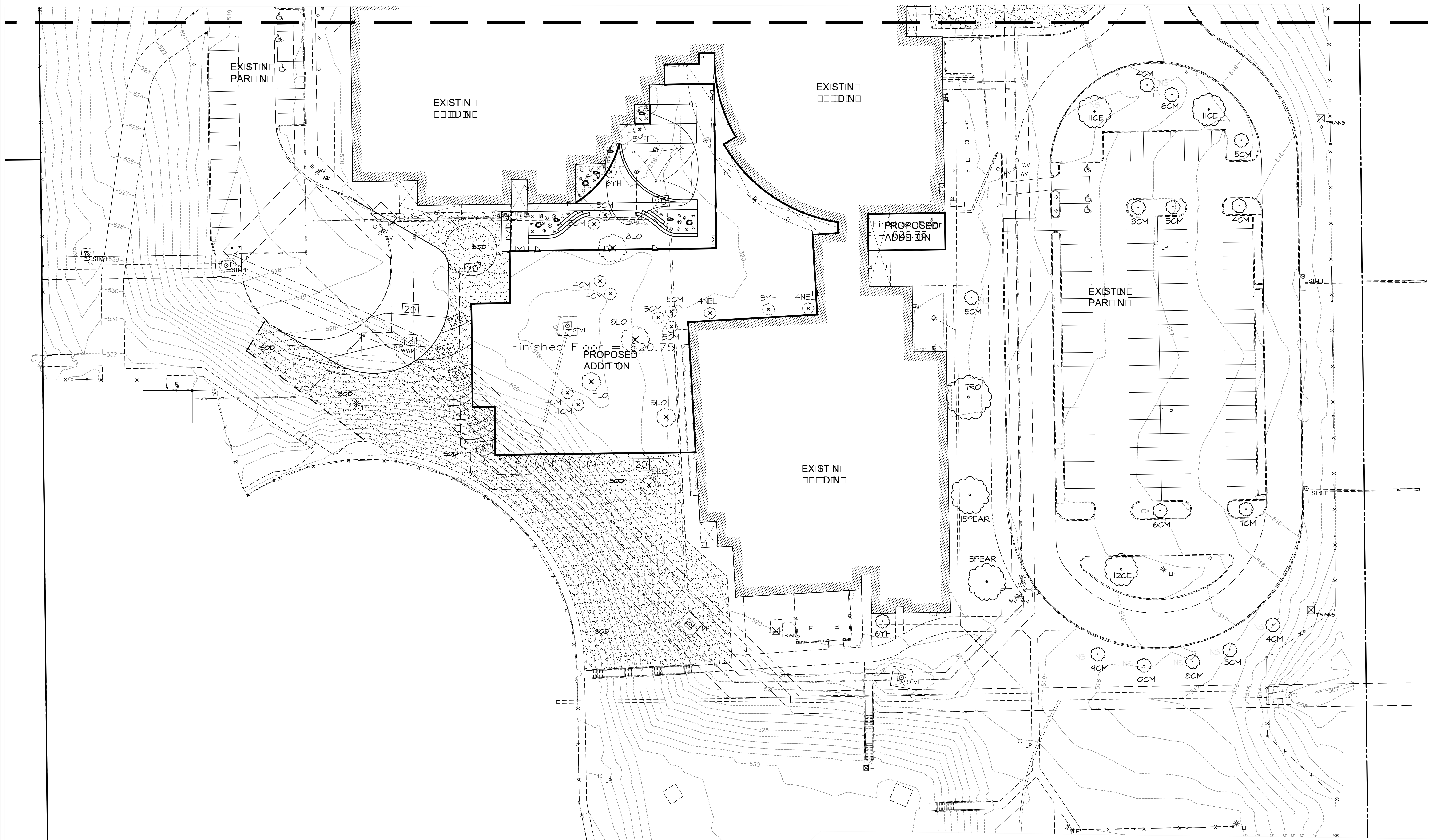
PERMIT - 10/20/2023

DATE: 10/20/2023  
SCALE: 1" = 30'-0"

SHEET No.  
**2**



MATCHLINE SEE SHEET L2



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

WILSON RAMSEY ADDITIONS  
 AND RENOVATIONS  
 625 E. 552 R. TX 75087  
 LANDSCAPE PLAN AREA

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ISSUES/  
 REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023  
 SCALE: 1" = 30'-0"

SHEET No.  
 3

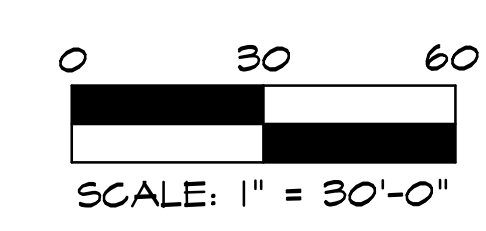
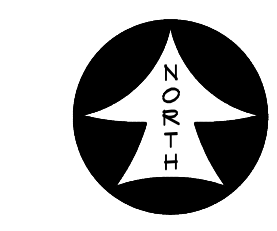
Owner  
 Rockwall Independent School District  
 1050 Williams Street  
 Rockwall, Texas 75087  
 Telephone 972 771-0605

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 WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

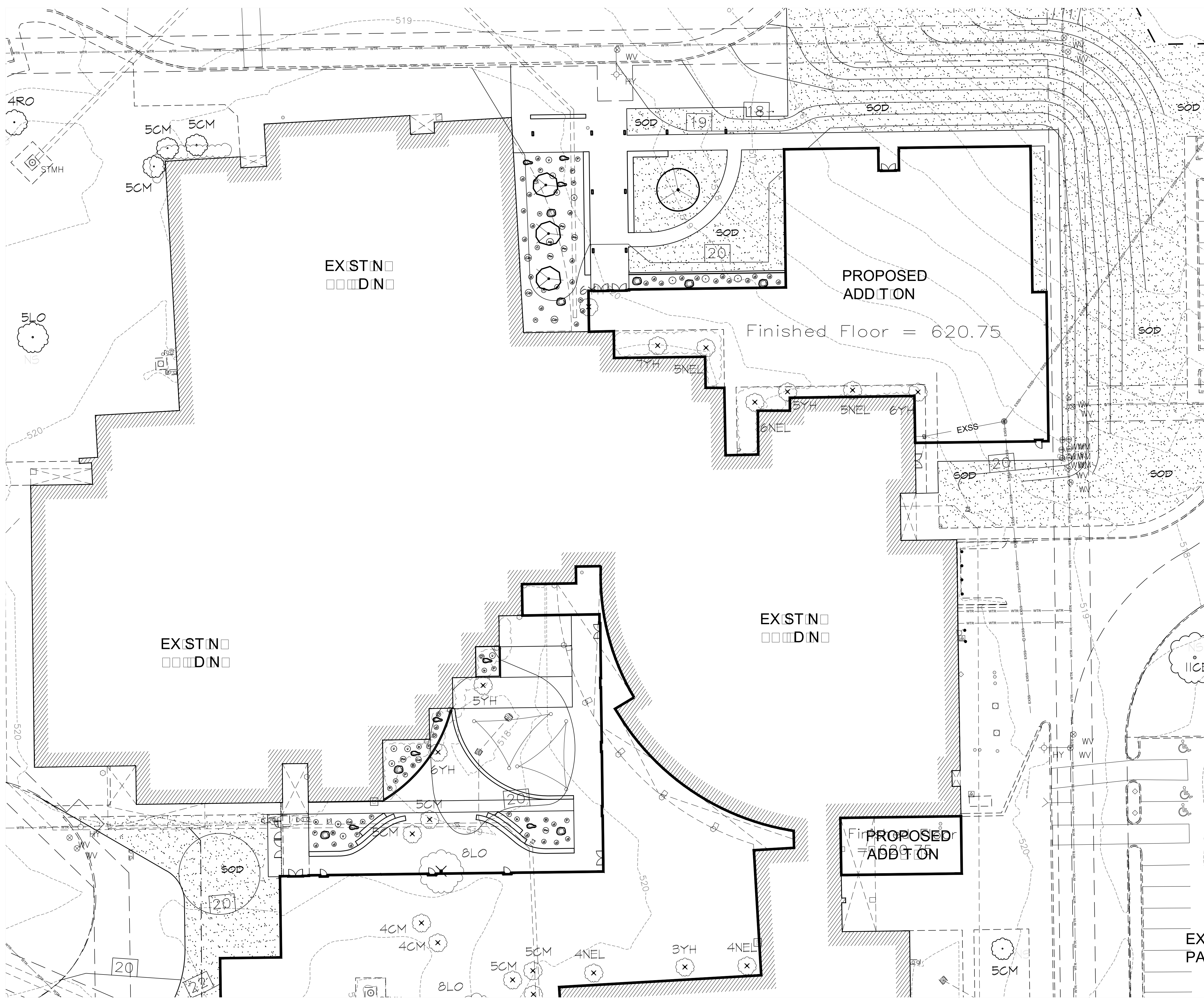
RLK Engineering, Inc.  
 Texas Registration No. 579  
 Attn: Seth Kelly  
 111 West Main Street  
 Allen, Texas 75013  
 Telephone 972 359-1733



ROCKWALL  
 MIDDLE SCHOOL  
 No. 4 ADDITION  
 LOT 1

Rockwall Middle School No. 4 Addition  
 Recorded in Cabinet F, Page 67 P.R.R.C.T.  
 25.569 Acres Situated In The  
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 ROCKWALL COUNTY, TEXAS  
 CITY OF ROCKWALL CASE NO. SP202-xxx  
 DATE 10/20/2023





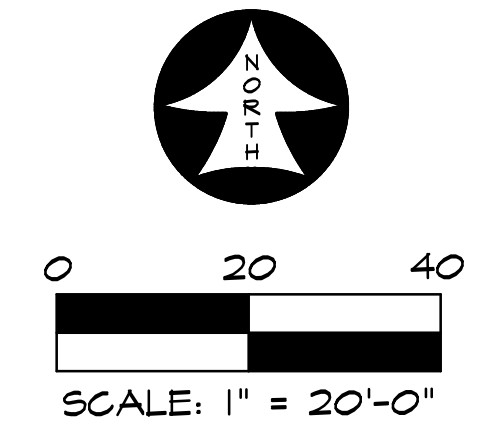
EXIST'N  
 □□□D'N

PROPOSED  
 ADDITION

Finished Floor = 620.75

EXIST'N  
 □□□D'N

EXIST'N  
 □□□D'N



**Owner**  
 Rockwall Independent School District  
 1050 Williams Street  
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\_\_\_\_\_  
 Planning & Zoning Commission, Chairman      Director of Planning and Zoning

**ROCKWALL  
 MIDDLE SCHOOL  
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 DATE 10/20/2023

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 11914 WASHINGTON WELL CT.  
 FRISCO, TEXAS 75035  
 PHONE (972) 335-0889  
 FAX (469) 362-5433  
 EMAIL: MIKE.RL@ATTNET

**W RAMS ADDITIONS  
 AND RENOVATIONS**

625 E 552 R TX 75087  
 LANDSCAPE ENVIRONMENT

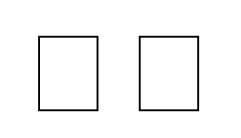
THIS DOCUMENT IS  
 RELEASED FOR INTERIM  
 REVIEW UNDER THE  
 AUTHORITY OF:  
 MICHAEL RAMSEY  
 REGISTERED LANDSCAPE  
 ARCHITECT #1901.  
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ISSUES/  
 REVISIONS

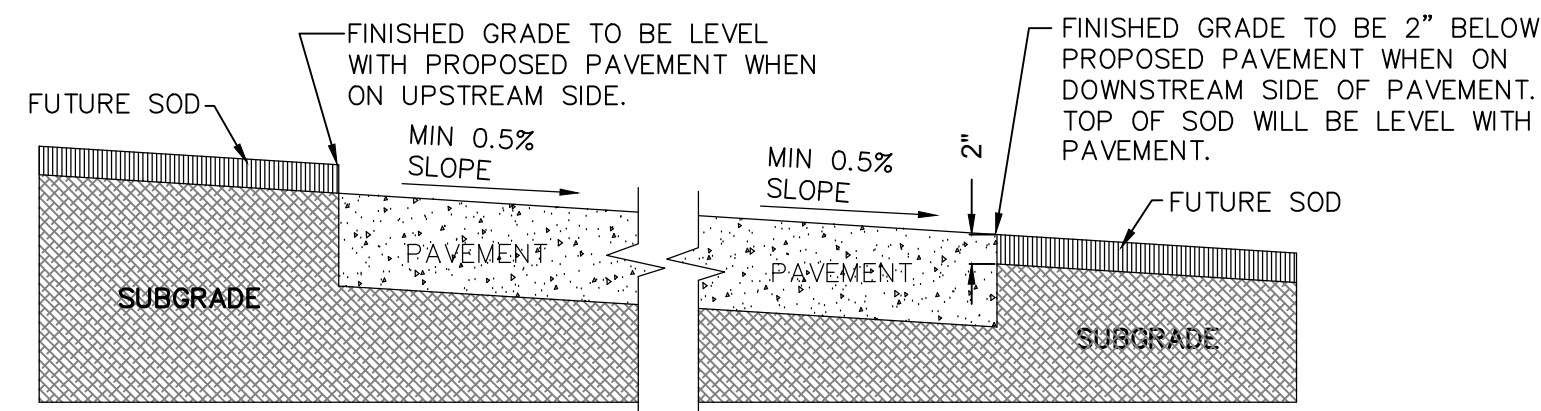
PERMIT - 10/20/2023

DATE: 10/20/2023  
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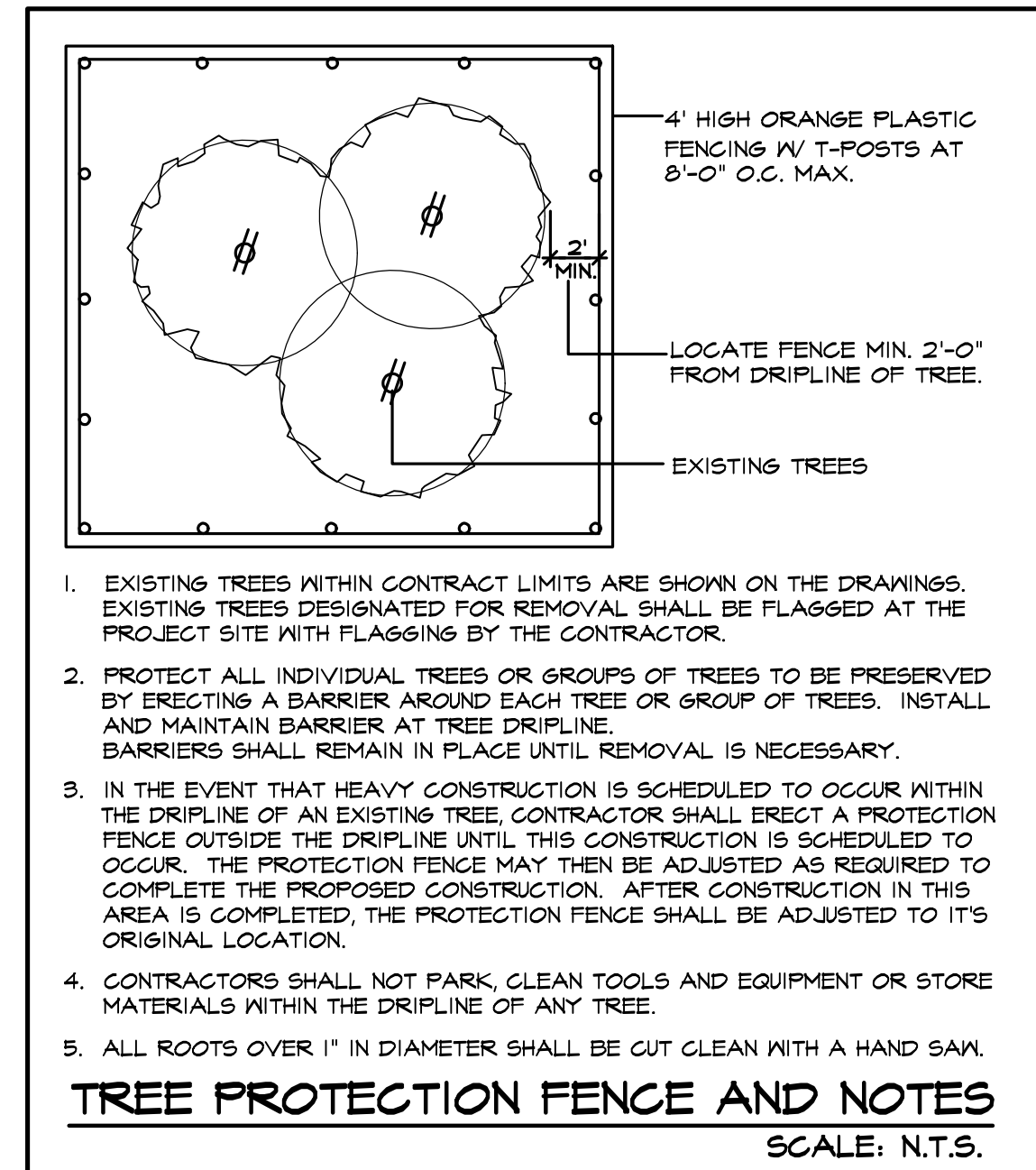
SHEET No.







**GRADING DETAIL FOR PAVEMENT WITHOUT CURB**  
SCALE: N.T.S.

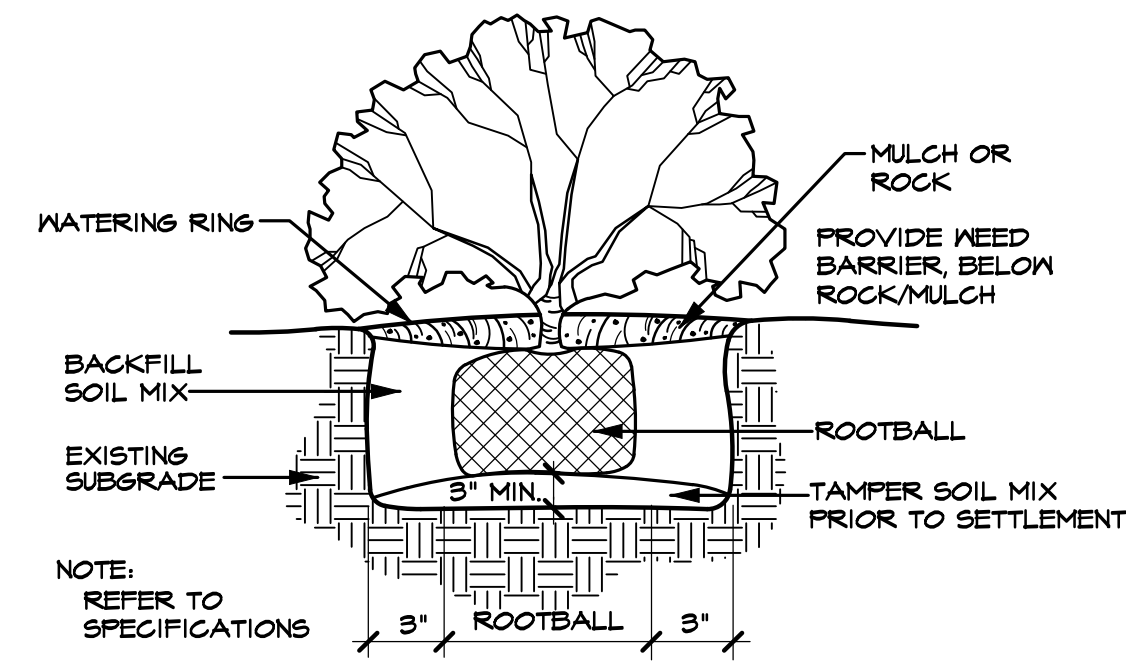


**LANDSCAPE NOTES**

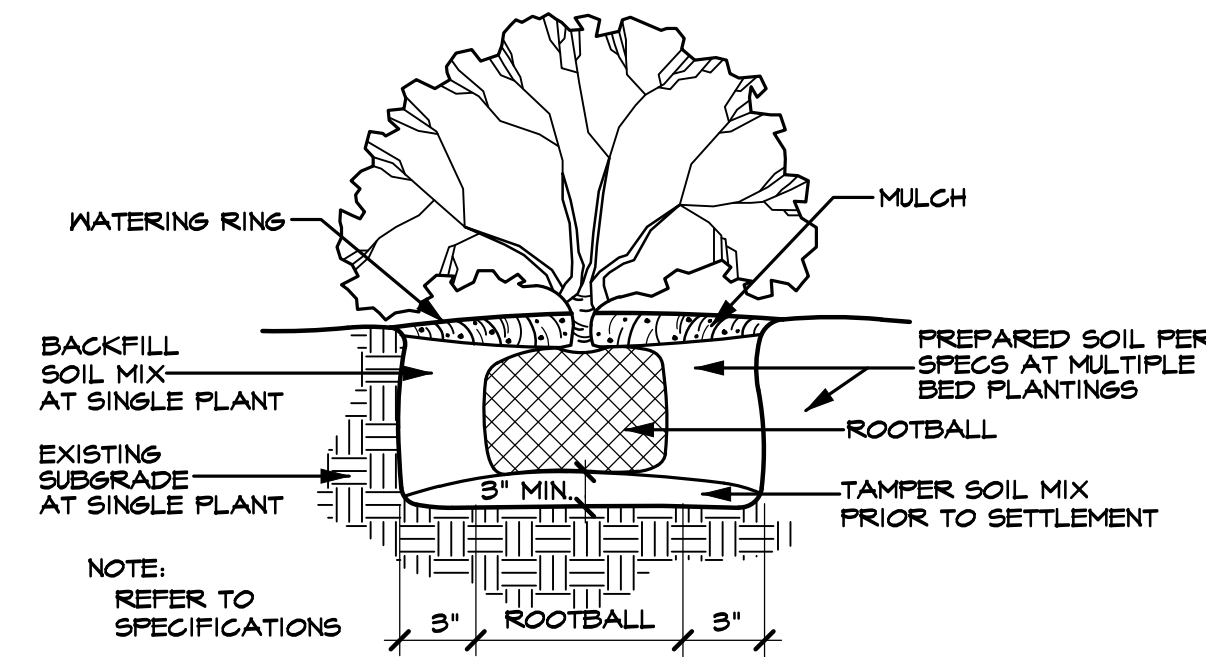
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

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

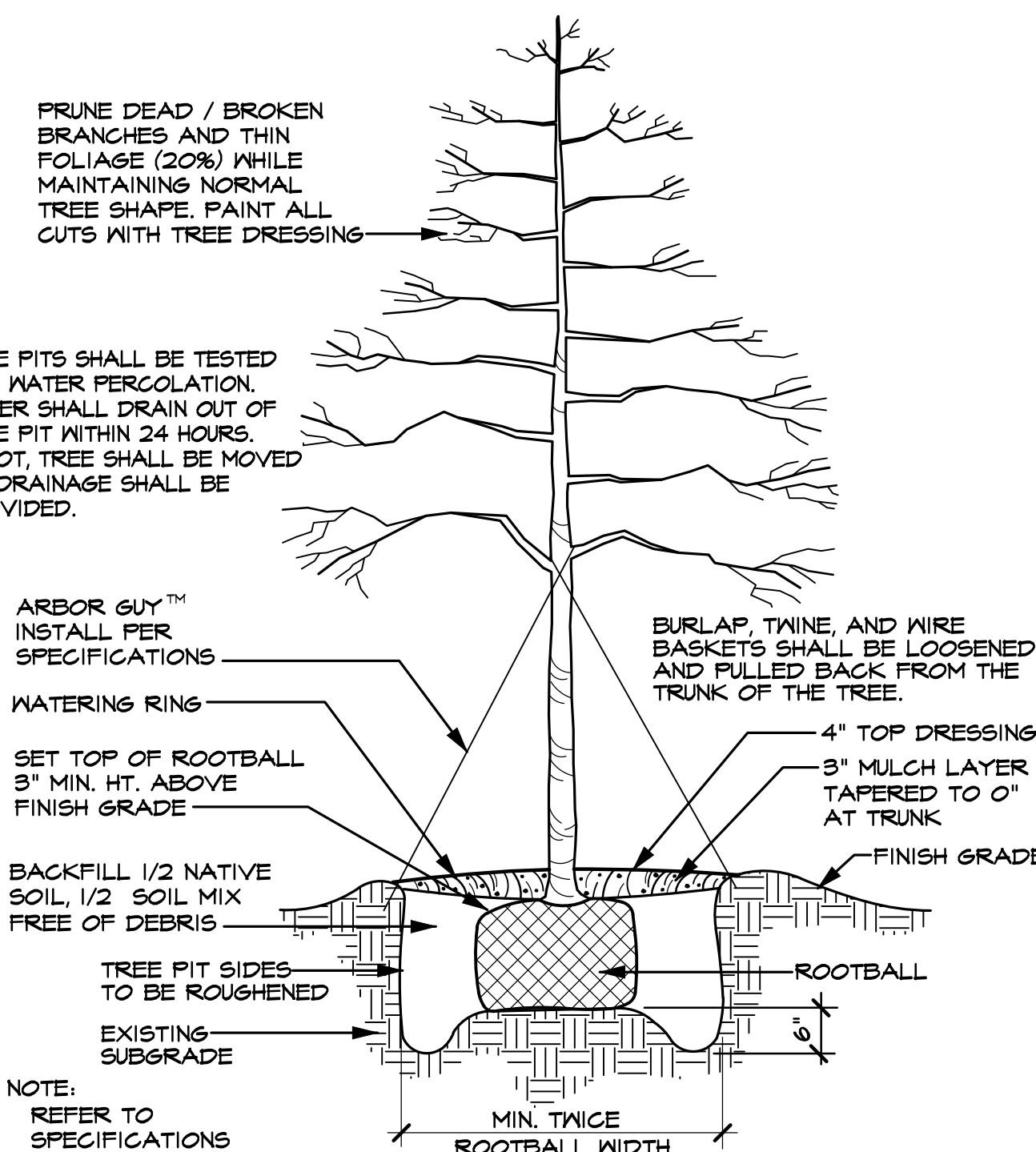
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



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



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



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

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
3	+	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14' Ht./ 6'-7" spread, B&B straight trunk full rounded canopy
3	+	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14' Ht./ 6'-7" spread, B&B straight trunk full rounded canopy
1	+	PISTACHE	Chinese Pistache	<i>Pistacia chinensis</i>	4" caliper, 12'-14' Ht./ 6'-7" spread, B&B straight trunk full rounded canopy
0	+	C. MYRTLE	Red Flowering Grape Myrtle	<i>Lagerstroemia indica 'Carolina Beauty'</i>	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
3	+	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B or container, female - heavy berried

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
35	⊙	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
37	⊙	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	36" Ht./24" spread, bushy, full to ground
10	⊙	RED YUCCA	Brakelights Red Yucca	<i>Hesperaloe parviflora 'Perla' PP #21,124</i>	5 gallon
3	⊙	D. FOUNTAIN	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'hamlin'</i>	5 gallon
6	⊙	P. MUHLY	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gallon
14	⊙	STIPA	Mexican Feathergrass	<i>Stipa tenuissima</i>	5 gallon
6	⊙	BLUE SAGE	Mealy Blue Sage	<i>Salvia Farinacea</i>	5 gallon
4	⊙	B. DAISY	Blackfoot Daisy	<i>Melampodium leucantum</i>	5 gallon
2	⊙	COREOPSIS	Plains Coreopsis	<i>Coreopsis tinctoria</i>	5 gallon

GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	+	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Solid Rolled Sod refer to specifications
AS SHOWN	+	HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch refer to specifications

MISCELLANEOUS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
16	⊙	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		
AS SHOWN	—	EDGE	Ryerson steel edge 1/8" x 4" with 12" stakes, green in color		Install to separate shrubs from grass or as called out.
AS SHOWN	+	R. ROCK	3'-4" size colorado river rock, 6"-7" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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

Planning & Zoning Commission, Chairman      Director of Planning and Zoning

Owner  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

Engineer  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**ROCKWALL MIDDLE SCHOOL No. 4 ADDITION**

LOT 1  
Rockwall Middle School No. 4 Addition  
Recorded In Cabinet F, Page 67 P.R.R.C.T.  
25.569 Acres Situated In The  
W.T. DeWEESE SURVEY ~ ABST. 11  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
CITY OF ROCKWALL CASE NO. SP202-xxx  
DATE 10/20/2023

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11914 WASHINGTON WELL CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889  
FAX (972) 362-5433  
EMAIL: MIKE.RL@ATTN.TX

WILLIAMS ADDITIONS AND RENOVATIONS  
625 E. 552 R. TX 75087  
LANDSCAPE DETAILS

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.

ISSUES/ REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023

SCALE: AS SHOWN

SHEET No.

5



# PROJECT COMMENTS



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

DATE: 10/27/2023

PROJECT NUMBER: SP2023-039  
PROJECT NAME: Site Plan for Rockwall Middle School  
SITE ADDRESS/LOCATIONS: 625 Farm Market RD 552

CASE CAPTION: Discuss and consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for existing Public Secondary School (i.e. J. W. Williams Middle School) on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 625 FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/26/2023	Needs Review

10/26/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for existing Public Secondary School (i.e. J. W. Williams Middle School) on a 26.25-acre parcel of land identified as Lot 1, Block 1, Rockwall Middle School #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, North SH-205 Overlay (N. SH-205 OV) District, addressed as 625 FM-552.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2023-039) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 The subject property will be required to be Replat, if any new easements are established or existing easements are adjusted.

M.5 A Material Sample Board must be provided by the November 1, 2023 Architecture Review Board (ARB) meeting. (Subsection 03.04. A, of Article 11, UDC)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, UDC)

#### 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 \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



M.7 Site Plan:

- (1) Is there any existing or proposed fencing? If so, please indicate the location, height, and material. (Subsection 08.02. F, of Article 08, UDC)
- (2) Is there any pad mounted utility equipment? If so, please indicate then and provide the required screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
- (3) Are there any RTUs? If so, please crosshatch the RTUs on the building elevations (RTUs must be fully screened by an enclosed parapet system). (Subsection 01.05. C, of Article 05, UDC)
- (4) Please provide a detail of the proposed flag poles. As a note, they must be located 10-feet away from the building.
- (5) There shall be no outside storage.

M.8 Landscape Plan:

- (1) Remove the 'Per Pre-Development Meeting' language on the Landscape Tabulations table.
- (2) Per the landscape buffer requirement two (2) canopy and four (4) accent trees are required per 100-feet. In this case, 18 canopy and 36 accent trees would be required. Per the landscape plan, 16 canopy trees are being provided. This will be an exception. (Subsection 06.02. E, of Article 05, UDC)

M.9 Photometric Plan:

- (1) Please clarify if any of the lighting is to be changed. If any new fixtures are added/replaced a photometric plan and cutsheets must be provided. (Subsection 03.04, of Article 11, UDC)

M.10 Building Elevations:

- (1) Please clarify where the stone is on the north elevations. Staff saw that it was included in the façade calculation, but did not see a label for it in the elevations.
- (2) Please remove the windows from the material percentages. Doors and windows do not count toward the total percentage. (Subsection 04.01, of Article 05, UDC)
- (3) Please provide a note indicating the parapet will be enclosed (i.e. wraps around the building) and will be finished in the same material as the exterior facing material. (Subsection 04.01, of Article 05, UDC)
- (4) Please indicate the parapet height on each side of the façade. (Subsection 04.01, of Article 05, UDC)
- (5) Please crosshatch any RTUs on the proposed building elevations. (Subsection 01.05. C, of Article 05, UDC)
- (6) The proposed additions do not meet the wall length articulation requirements (i.e. wall length = 3 x wall height) on the west and south facades. This will be a variance. (Subsection 04.01. C, of Article 05, UDC)

I.11 Staff has identified the following exception(s) and variance(s) associated with the proposed request: [1] landscape buffer plantings. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 14, 2023 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on November 1, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on November 14, 2023.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

---



10/24/2023: 1. Need to show 16" and 12" water, and 10" force main in property.

General Library Comments:

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage
- Replat

Water and Wastewater Items:

- Public water lines to be 8" minimum.
- Show existing and proposed water and sewer on site plan
- Public Sewer to be 8" minimum.
- All public utilities to be centered in a 20' wide easement
- It appears that the existing water line will need to be moved for the building expansion.

Drainage Items:

- Dumpster area to drain to an oil/water separator and then to the storm system.
- Existing detention was designed for fully developed conditions. Verification of current grading of pond to original design is required. Regrading may be required if not at original grading.
- Realignment of storm sewer will be required.
- Grate inlets are not allowed.

Roadway Paving Items:

- Parking to be 20'x9'
- No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/27/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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GIS	Lance Singleton	10/23/2023	Approved
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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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POLICE	Chris Cleveland	10/24/2023	Approved
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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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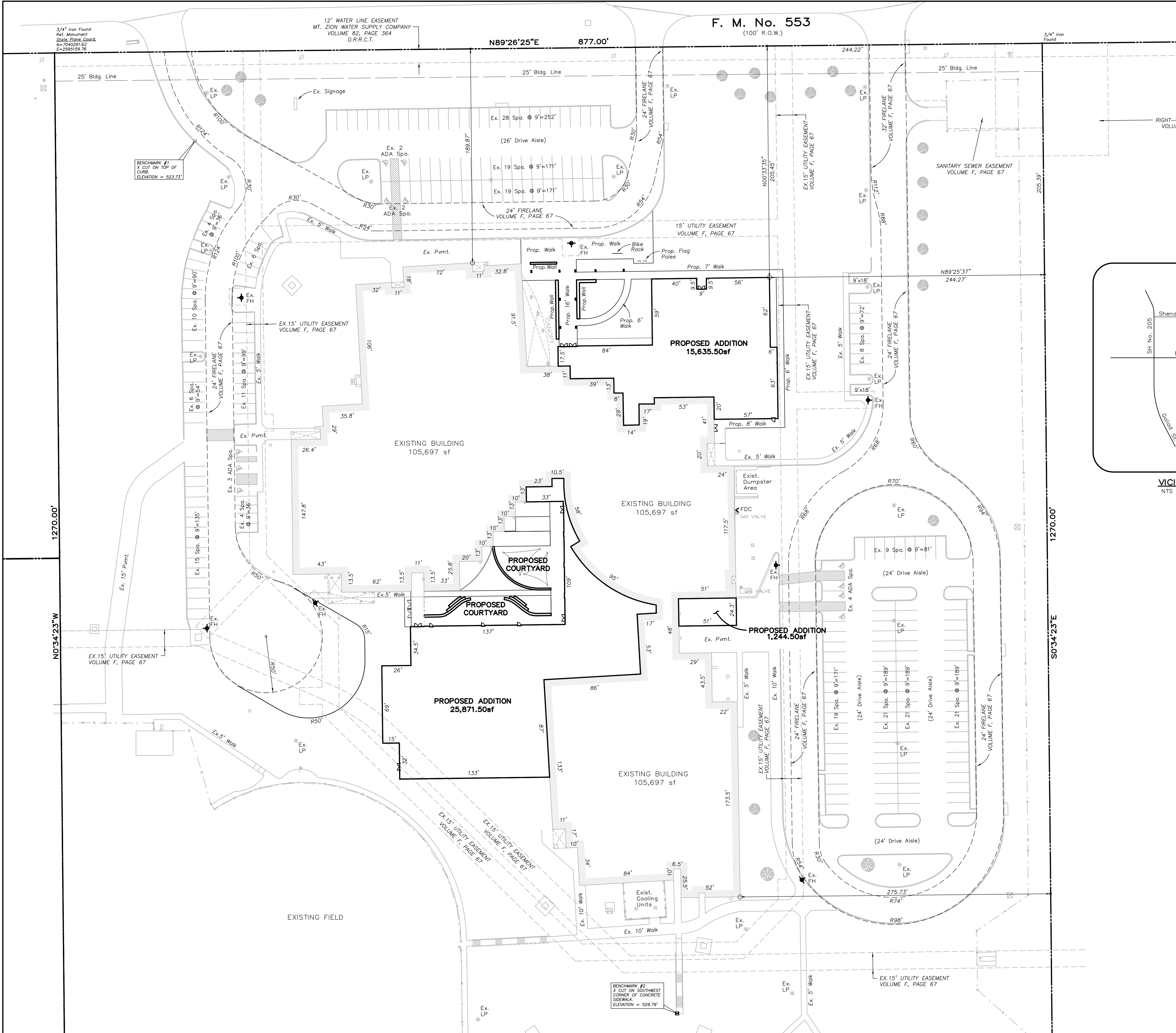
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PARKS	Travis Sales	10/24/2023	Approved w/ Comments
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10/24/2023: 1. Common Bermuda is one of the less desirable varieties now. New varieties such as Tif Tuf or Tahoma 31 provide great drought, cold, wear and shade tolerance.





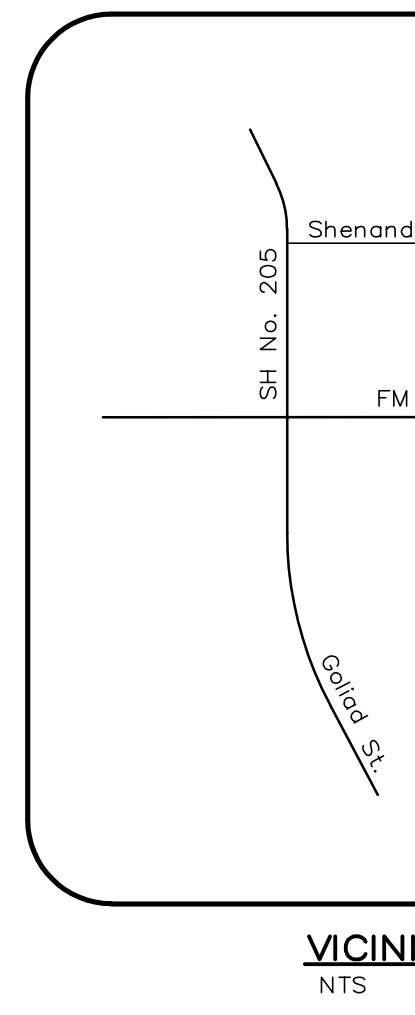
- General Items:**
- Must meet City Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
  - Retaining wall 3' and over must be engineered.
  - All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
  - Must include a 10' utility easement along street frontage
  - Replat

- Water and Wastewater Items:**
- Public water lines to be 8" minimum.
  - Show existing and proposed water and sewer on site plan
  - Public Sewer to be 8" minimum.
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  - Existing detention was designed for fully developed conditions. Verification of current grading of pond to original design is required. Regrading may be required if not at original grading.
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  - No dead-end parking allowed without a striped and signed "No Parking" area that is 64'x15'.
  - Drive aisles to be a min. 24' wide
  - Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
  - Fire lane to be platted

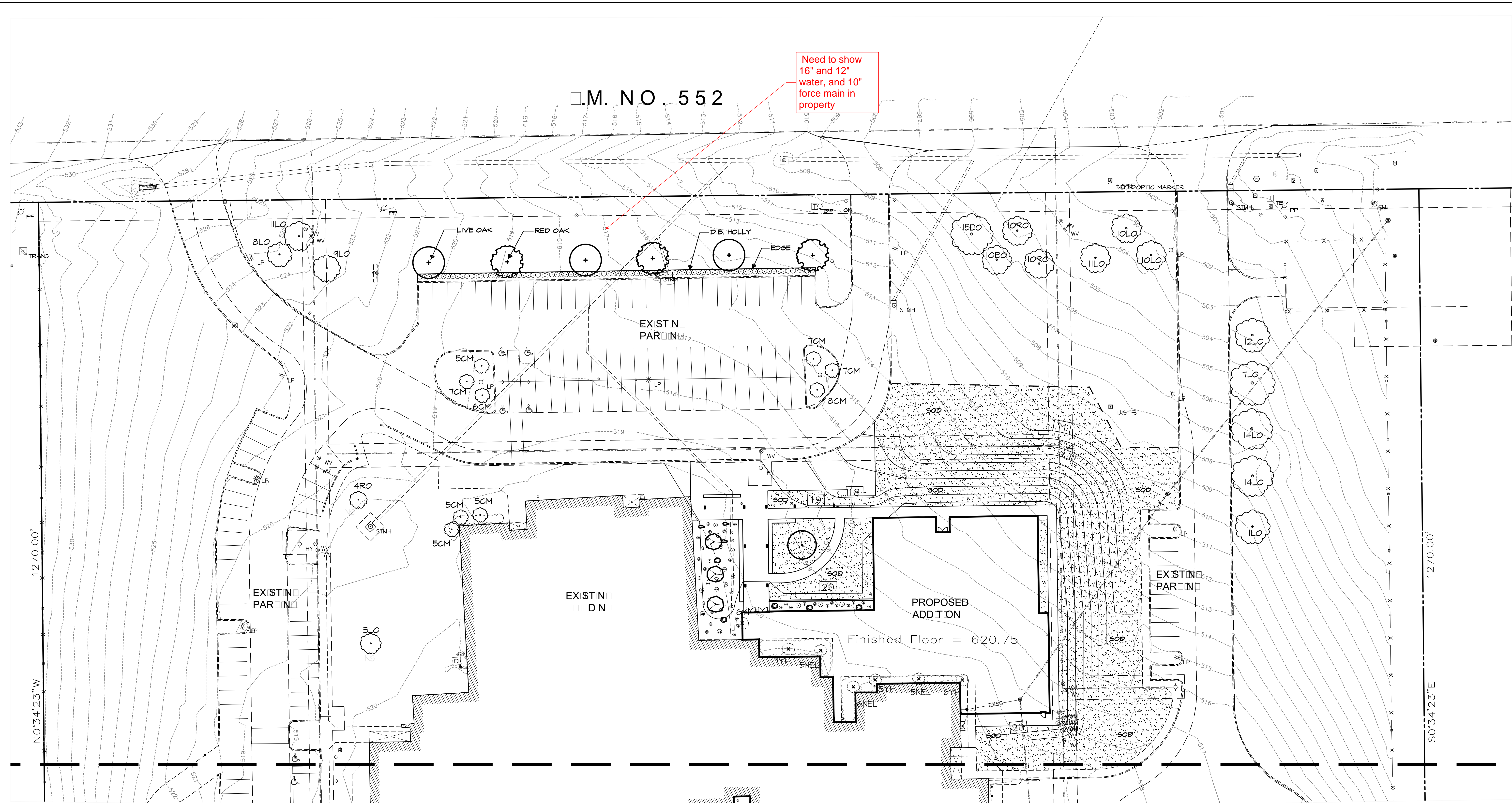
- Landscaping:**
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
  - No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.
  - All trees and shrubs planted adjacent to 18' parking spaces shall be planted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



**SITE PLAN**  
**ROCKWALL MIDDLE SCHOOL**  
**No. 4 ADDITION**  
 LOT 1  
 Rockwall Middle School No. 4 Addition  
 Recorded In Cabinet F, Page 67 P.R.R.C.T.  
 25.569 Acres Situated In The  
 W.T. DeWEESE SURVEY ~ ABST. 71  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**Owner**  
 Rockwall Independent School District  
 1050 Williams Street  
 Rockwall, Texas 75087  
 Telephone 972 771-0605  
**Engineer**  
 RLK Engineering, Inc.  
 Texas Registration No. 579  
 111 West Main Street  
 Allen, Texas 75013  
 Telephone 972 359-1733  
 October 19, 2023





Need to show  
16" and 12"  
water, and 10"  
force main in  
property

□.M. NO. 552

NO:34:23"W  
1270.00'

1270.00'  
S0:34:23"E

MATCHLINE SEE SHEET L3

RAMSEY LANDSCAPE ARCHITECTS, LLC  
11914 WASHINGTON, TX 75085  
PHONE (972) 385-0889  
FAX (972) 382-5433  
EMAIL: MIKE.RL@ATT.NET

WILLIAMS ADDITIONS  
AND RENOVATIONS  
625 E 552 RICHMOND TX 75087  
LANDSCAPE PLAN AREA A

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.

ISSUES/  
REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023  
SCALE: 1" = 30'-0"

SHEET No.

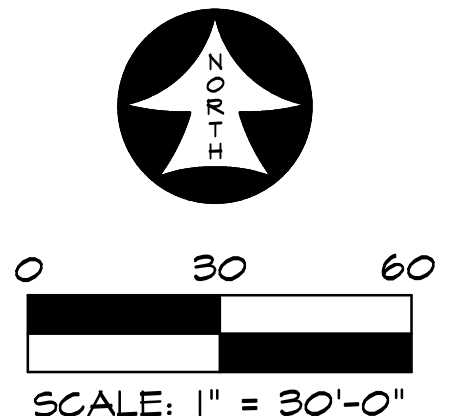
2

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.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning

Owner  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

Engineer  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733



ROCKWALL  
MIDDLE SCHOOL  
No. 4 ADDITION  
LOT 1

Rockwall Middle School No. 4 Addition  
Recorded in Cabinet F, Page 67 P.R.R.C.T.  
25.569 Acres Situated In The  
W.T. DeWESE SURVEY ~ ABST. 71  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
CITY OF ROCKWALL CASE NO. SP202-xxx  
DATE 10/20/2023





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.**

DIRECTOR OF PLANNING: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

**PLATTING APPLICATION FEES:**

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS **625 Farm to Market Rd 552, Rockwall, Texas 75087**

SUBDIVISION **Rockwall Middle School No. 4 Addition**

LOT **1** BLOCK

GENERAL LOCATION **SWC of N. John King Blvd & FM 522**

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

CURRENT ZONING **SF-16**

CURRENT USE **Educational - Middle School**

PROPOSED ZONING **n/a**

PROPOSED USE **n/a**

ACREAGE **26.25**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **n/a**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER **Rockwall I.S.D**

APPLICANT **RLK Engineering, Inc.**

CONTACT PERSON **Tim Lyssy**

CONTACT PERSON **Ronny Klingbeil**

ADDRESS **1050 Williams Street**

ADDRESS **111 W. Main Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Allen, Texas 75013**

PHONE **972-771-0605**

PHONE **972-359-1733**

E-MAIL **tim.lyssy@rockwallisd.org**

E-MAIL **Ronny@RLKengineering.com**

**NOTARY VERIFICATION [REQUIRED]**

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

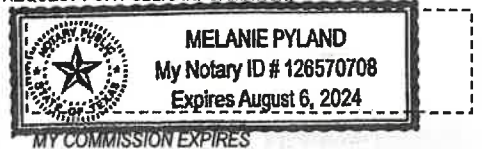
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS APPLICATION, 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.<sup>1</sup>

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF October, 2023

OWNER'S SIGNATURE

*[Signature]*  
**Melanie Pyne**

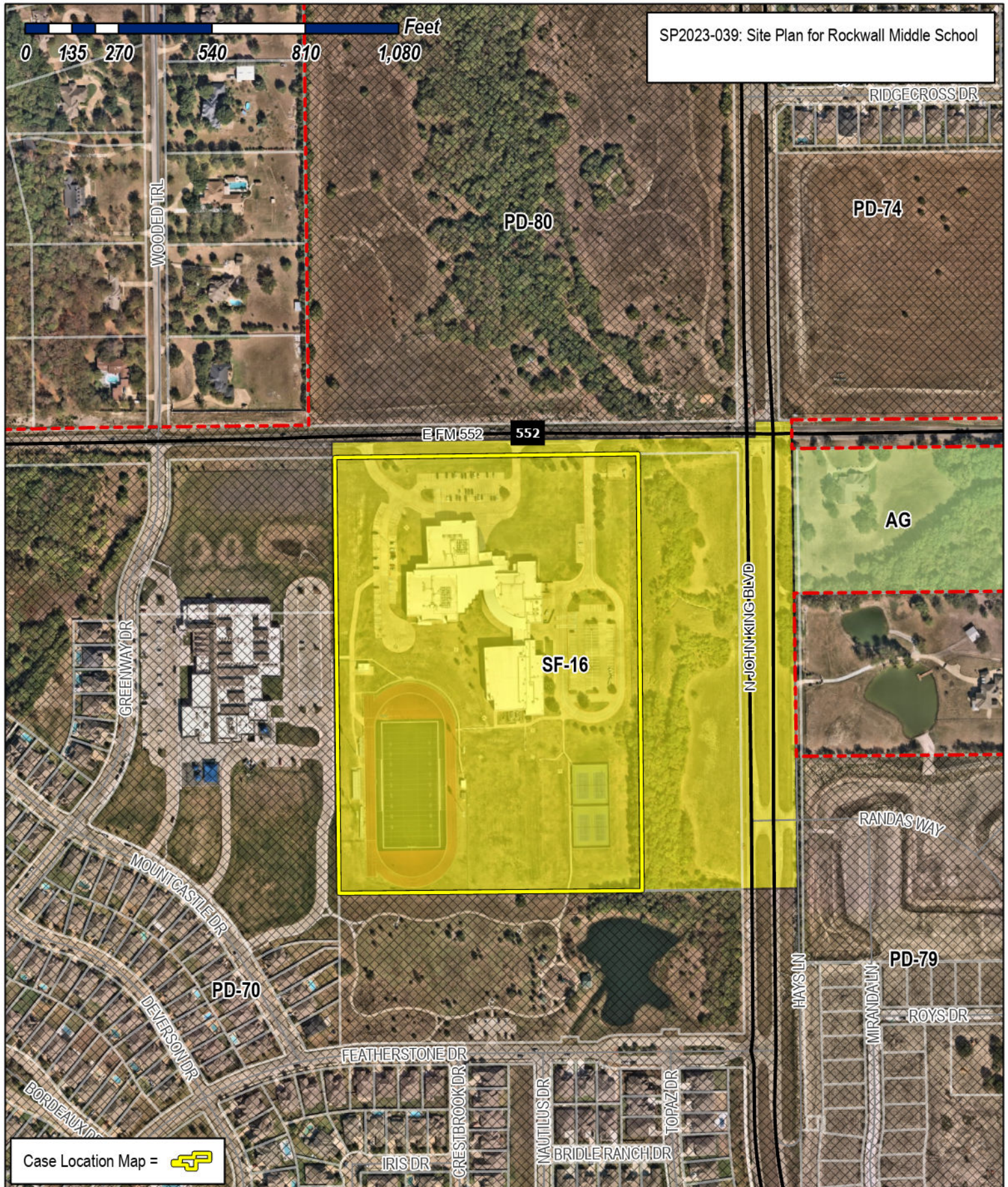
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







SP2023-039: Site Plan for Rockwall Middle School



Case Location Map =



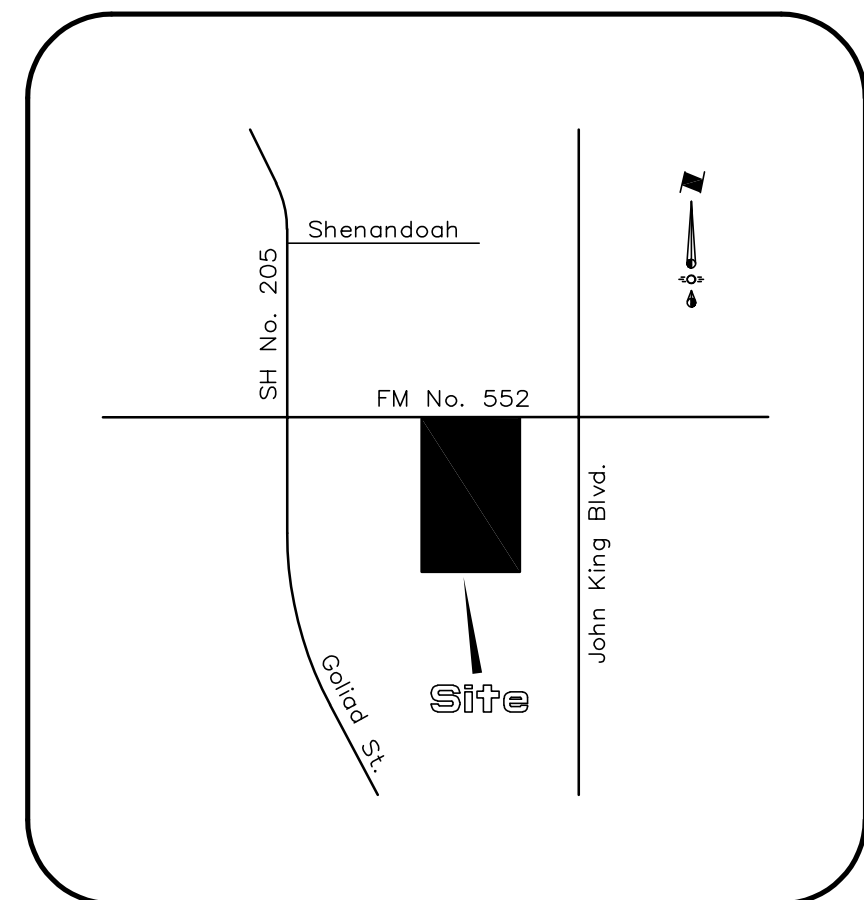
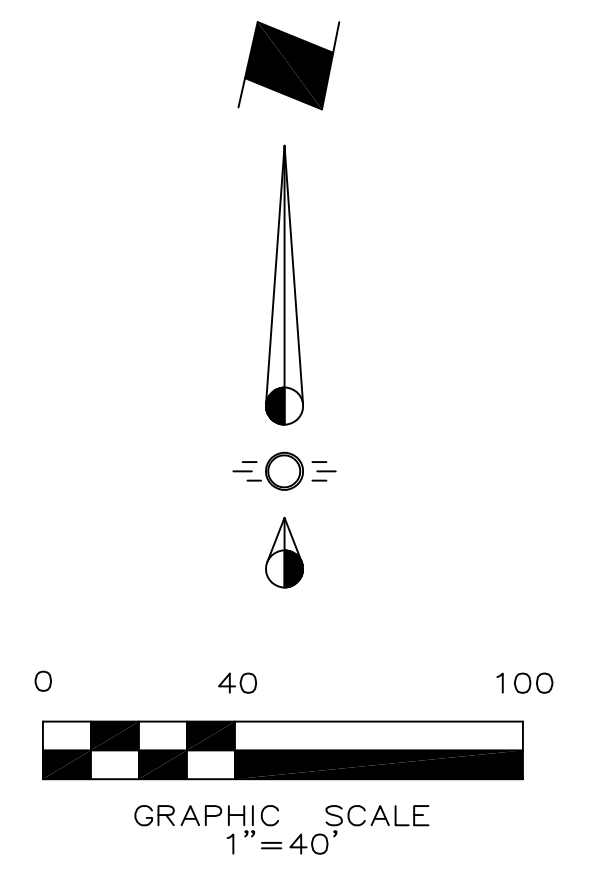
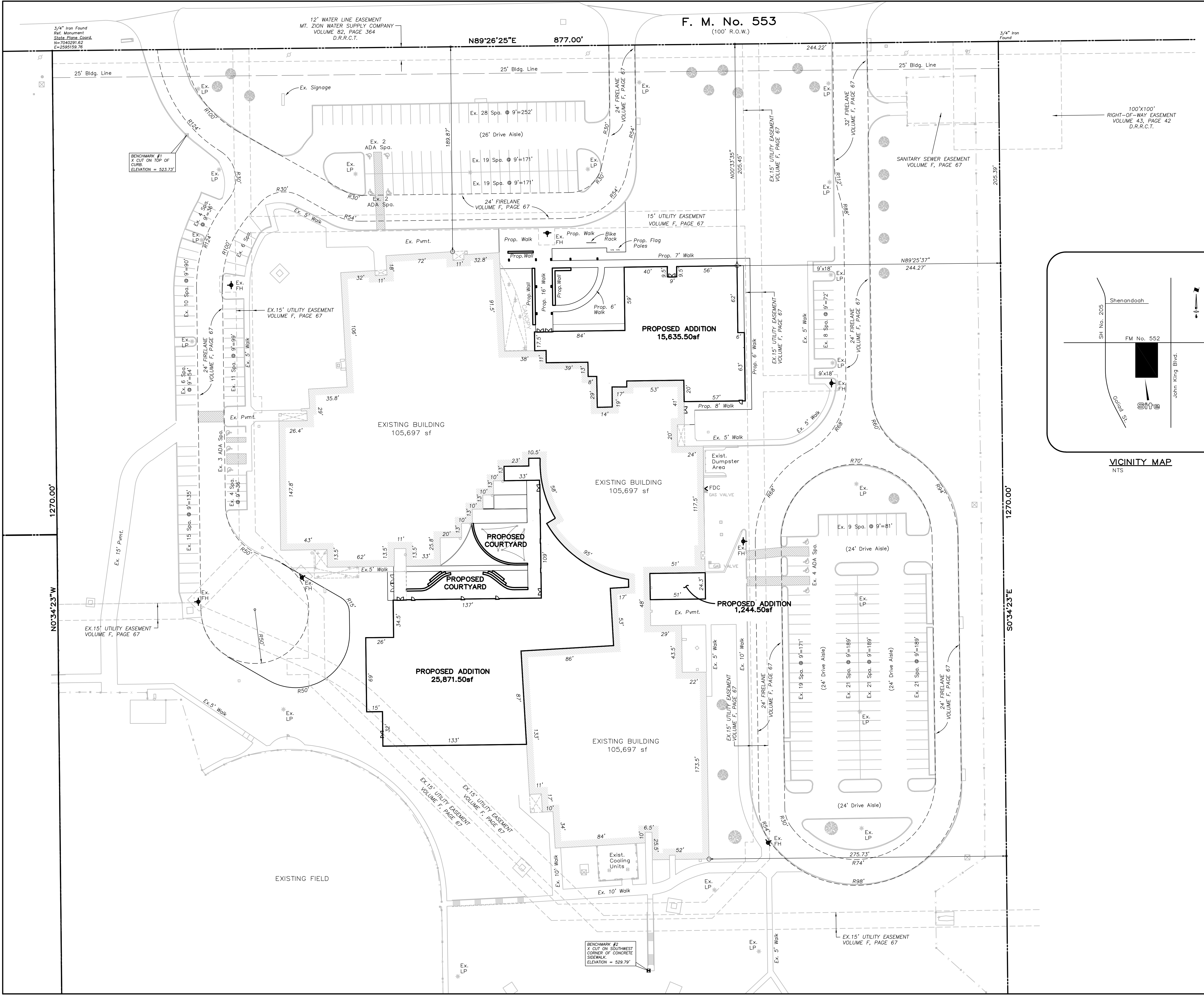
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (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.







VICINITY MAP  
NTS

**SITE SUMMARY**

Zoning:	SF-16
Use:	Educational - Middle School
Lot Area:	(1,143,450sf) 26.25 Ac
Ex. Building SF:	105,697 sf
Prop. Building SF:	147,938 sf
Total Building Floor Area:	189,251 sf
Building Max. Height:	140'-0"
Parking: (1 for each 18 Students)	
Required (1350/18):	75 Spaces
Total Provided:	222 Spaces
ADA Spaces Required:	7 Spaces
Total Provided:	11 Spaces
Bicycle Parking:	
Required (1/10 - 222/10)	23 Spaces
Total Provided:	24 Spaces
Proposed Parking Pvmnt.	
7" 4000psi Conc. over	
8" Compacted Subgrade	

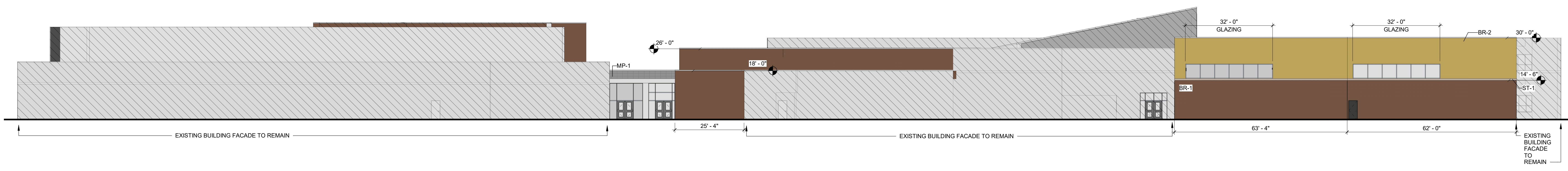
**SITE PLAN**  
**ROCKWALL MIDDLE SCHOOL**  
**No. 4 ADDITION**  
**LOT 1**  
 Rockwall Middle School No. 4 Addition  
 Recorded in Cabinet F, Page 67 P.R.R.C.T.  
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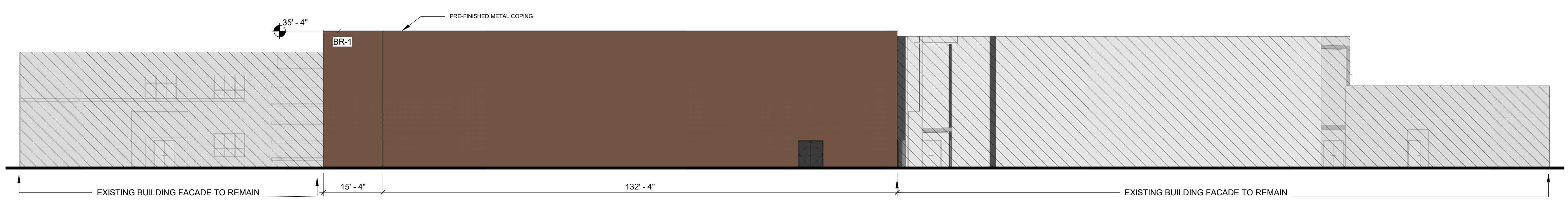
October 19, 2023





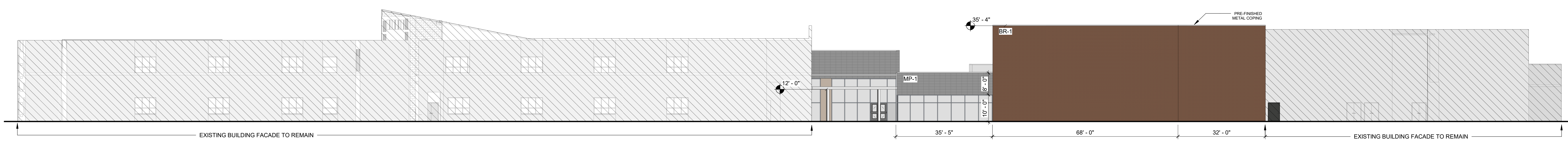
**04** OVERALL EXTERIOR ELEVATION - EAST (FACES N JOHN KING BLVD)  
1/16" = 1'-0"

**TOTAL FACADE SQUARE FOOTAGE: 5058 SF**  
 BRICK: 4271 SF (84%)  
 STONE: 84 SF (1%)  
 GLAZING: 657 SF (13%)  
 METAL PANEL: 110 SF (2%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 97%**



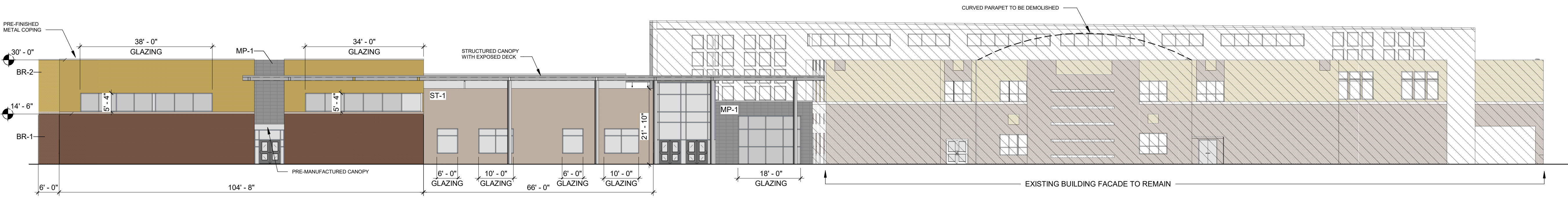
**03** OVERALL EXTERIOR ELEVATION - SOUTH  
1/16" = 1'-0"

**TOTAL FACADE SQUARE FOOTAGE: 5147 SF**  
 BRICK: 5147 (100%)  
 STONE: 0 SF (0%)  
 GLAZING: 0 SF (0%)  
 METAL PANEL: 0 SF (0%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 100%**



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

**TOTAL FACADE SQUARE FOOTAGE: 4945 SF**  
 BRICK: 3621 SF (72%)  
 STONE: 0 SF (0%)  
 GLAZING: 774 SF (16%)  
 METAL PANEL: 601 (12%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 86%**



**01** OVERALL EXTERIOR ELEVATION - NORTH (FACES HWY 552)  
1/16" = 1'-0"

**TOTAL FACADE SQUARE FOOTAGE: 5921 SF**  
**TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING:**  
 BRICK: 2911 SF (49%)  
 STONE: 1278 SF (22%)  
 GLAZING: 1373 SF (24%)  
 METAL PANEL: 459 SF (8%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 85%**

EXT. MATERIALS LEGEND					
	BR-1		BR-2		ST-1
	MP-1				

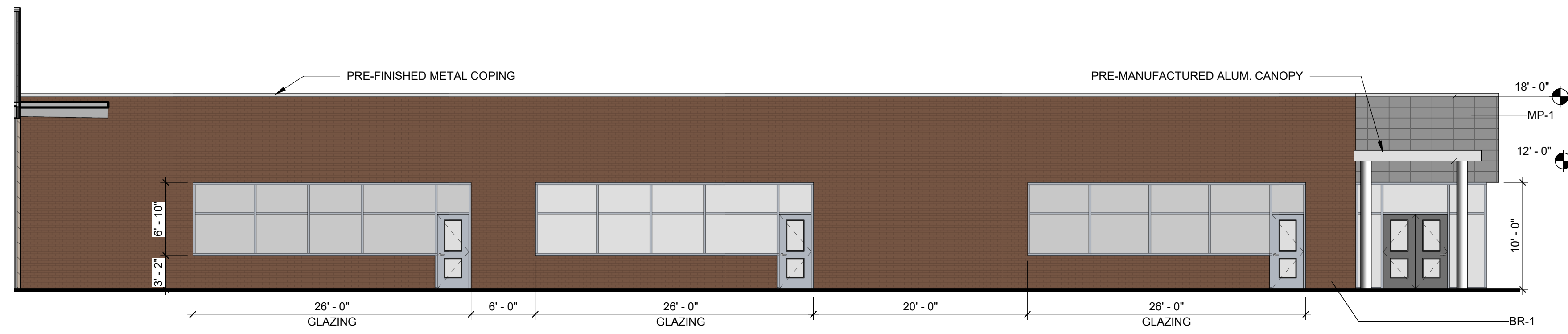


# EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

As indicated







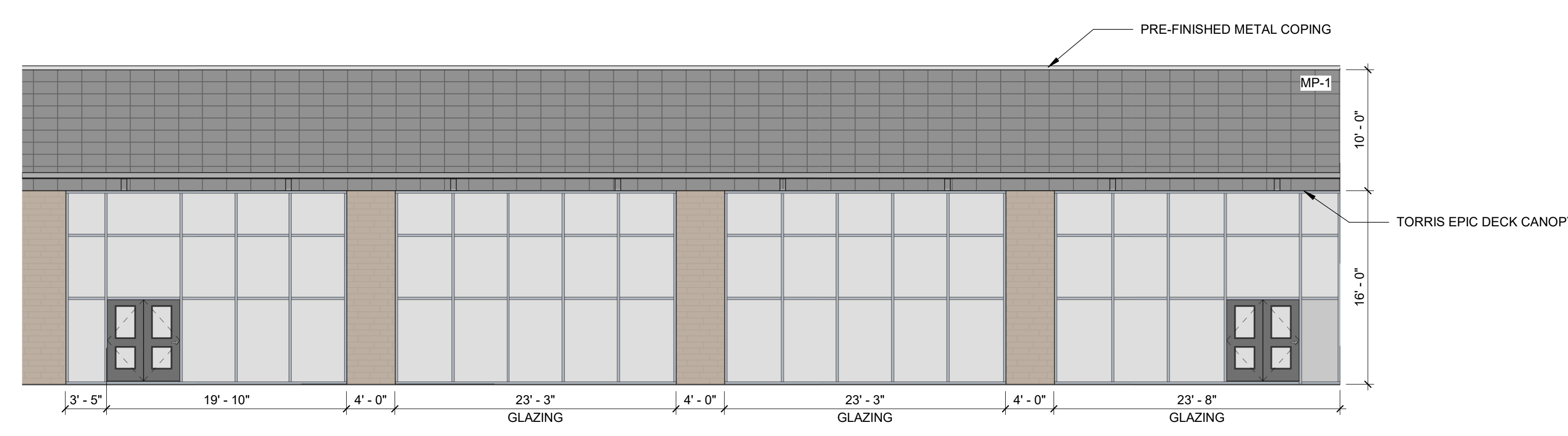
**03** ENLARGED EXTERIOR ELEVATIONS - NORTH COURTYARD  
1/8" = 1'-0"

**TOTAL FAÇADE SQUARE FOOTAGE: 2446 SF**  
 BRICK: 1653 SF (48%)  
 STONE: 0 SF (0%)  
 GLAZING: 687 SF (17%)  
 METAL PANEL: 100 SF (3%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 93%**



**02** ENLARGED EXTERIOR ELEVATIONS - SOUTH COURTYARD  
1/8" = 1'-0"

**TOTAL FAÇADE SQUARE FOOTAGE: 844 SF**  
 BRICK: 819 SF (97%)  
 STONE: 25 SF (3%)  
 GLAZING: 0 SF (0%)  
 METAL PANEL: 0 SF (0%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 100%**

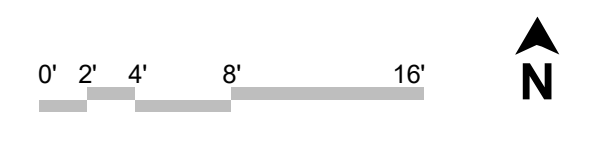


**01** ENLARGED EXTERIOR ELEVATIONS - WEST COURTYARD  
1/8" = 1'-0"

**TOTAL FAÇADE SQUARE FOOTAGE: 2762 SF**  
 BRICK: 0 SF (0%)  
 STONE: 249 SF (9%)  
 GLAZING: 1496 SF (54%)  
 METAL PANEL: 1018 (37%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 19%**

**EXT. MATERIALS LEGEND**

	BR-1		BR-2		ST-1
	MP-1				



# EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

As indicated





# WILLIAMS MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - S. JOHN KING BLVD. & E FM 552



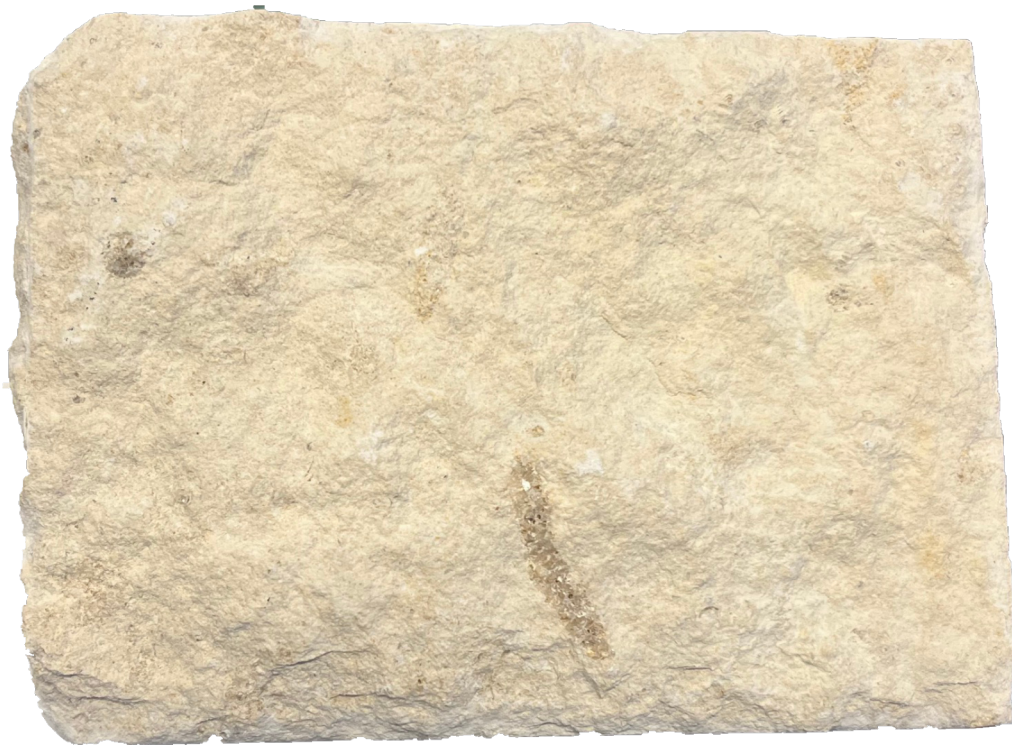
BR-1 FIELD BRICK



BR-2 ACCENT BRICK



AL-1 STOREFRONT ALUMINUM



ST-1 STONE

Exterior: Sample Glass is Annotated

Sample	U-T	Exterior Reflectance	Interior Reflectance	U-Value Inverted	Material	SHGC	LSG
form: SOLARIS47*	44%	6%	6%	1.02	VA	0.56	0.76
SOLARIS47* (50 CI)	35%	7%	9%	0.28	CA	0.28	1.21
SOLARIS47* (70 CI)	25%	7%	11%	0.28	CA	0.24	1.33
SOLARIS47* (90 CI)	25%	8%	11%	0.28	CA	0.22	1.14
SOLARIS47* (400 CI)	38%	7%	12%	0.32	CA	0.30	0.97

Ma-10 11/22

Vitro (formerly PPG Glass) 1-855-887-6457 (1-855-VITRO-GLS)

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



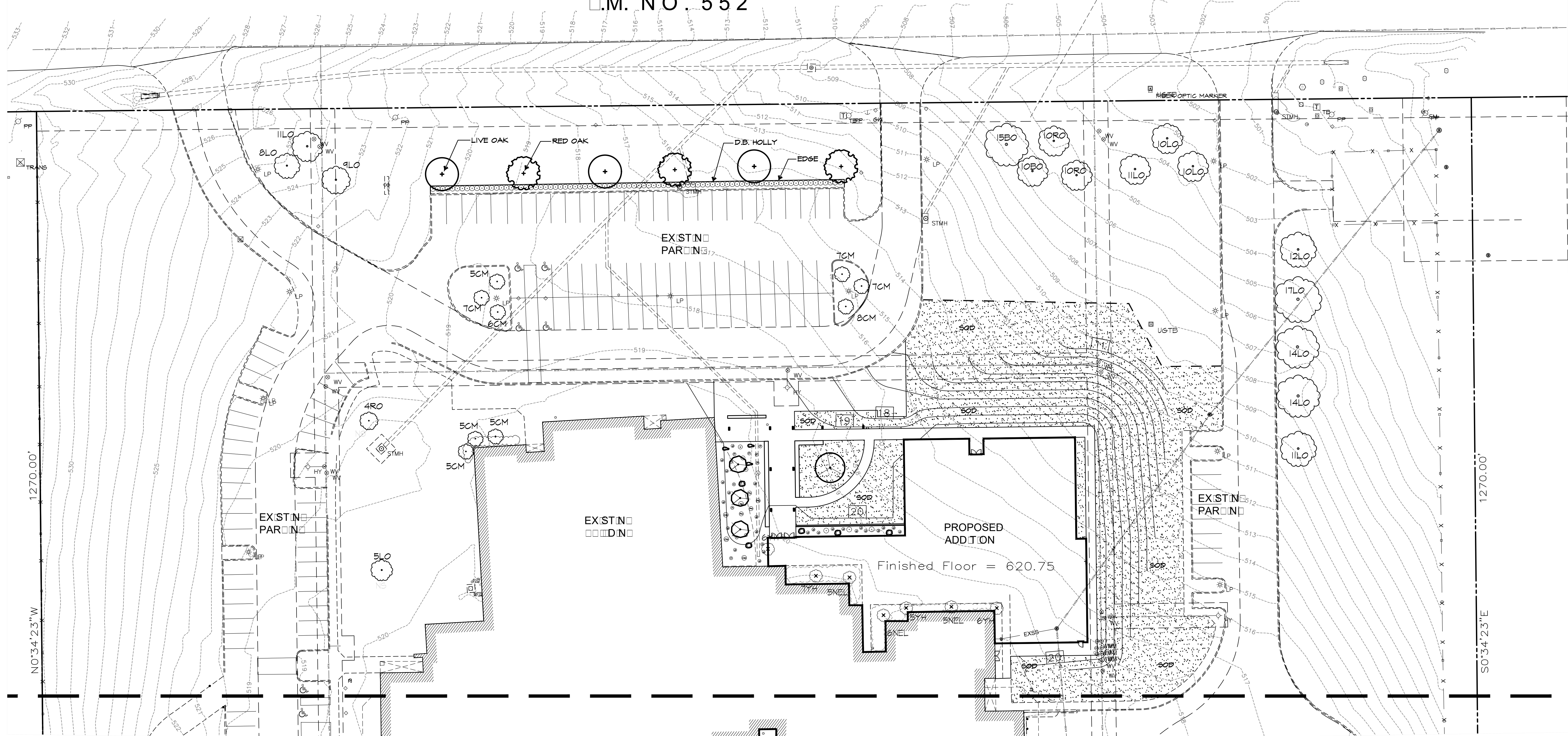
MP-1 METAL PANEL







□.M. NO. 552



NO:34'23"W 1270.00'

NO:34'23"E 1270.00'

Finished Floor = 620.75

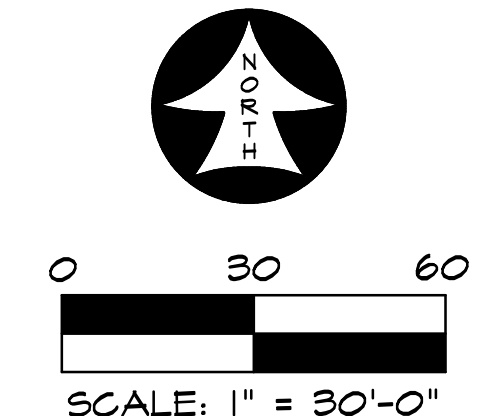
MATCHLINE SEE SHEET L3

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

**Owner**  
 Rockwall Independent School District  
 1050 Williams Street  
 Rockwall, Texas 75087  
 Telephone 972 771-0605

**Engineer**  
 RLK Engineering, Inc.  
 Texas Registration No. 579  
 Attn: Seth Kelly  
 111 West Main Street  
 Allen, Texas 75013  
 Telephone 972 359-1733



**ROCKWALL MIDDLE SCHOOL No. 4 ADDITION LOT 1**

Rockwall Middle School No. 4 Addition  
 Recorded in Cabinet F, Page 67 P.R.R.C.T.  
 25.569 Acres Situated In The  
 W.T. DeWESE SURVEY ~ ABST. 71  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 CITY OF ROCKWALL CASE NO. SP202-xxx  
 DATE 10/20/2023

RAMSEY LANDSCAPE ARCHITECTS, LLC  
 11914 WASHINGTON, CT.  
 FRISCO, TEXAS 75035  
 PHONE (972) 335-0889  
 FAX (469) 362-5433  
 EMAIL: MIKE.RL@ATTNET

**WILLIAMS ADDITIONS AND RENOVATIONS**  
 625 E. 552 R. TX 75087  
**LANDSCAPE PLAN AREA A**

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.

ISSUES/ REVISIONS

PERMIT - 10/20/2023

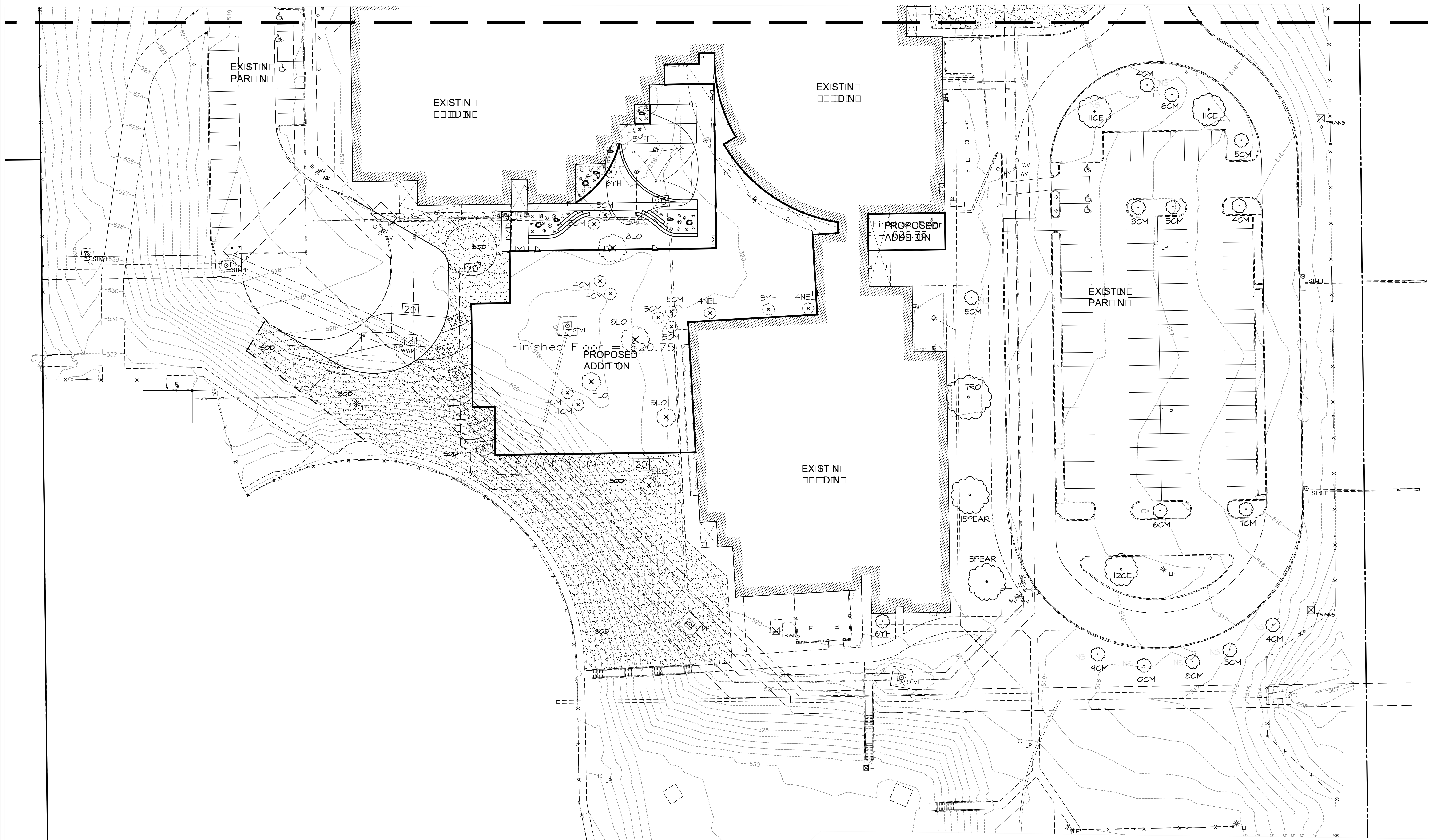
DATE: 10/20/2023  
 SCALE: 1" = 30'-0"

SHEET No.

2



MATCHLINE SEE SHEET L2



RAMSEY LANDSCAPE ARCHITECTS, LLC  
 11914 WASHINGTON WELL CT.  
 FRISCO, TEXAS 75035  
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 LANDSCAPE PLAN AREA

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SHEET No.  
 3

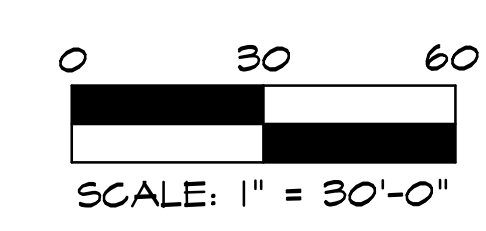
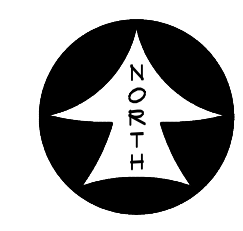
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 Planning & Zoning Commission, Chairman

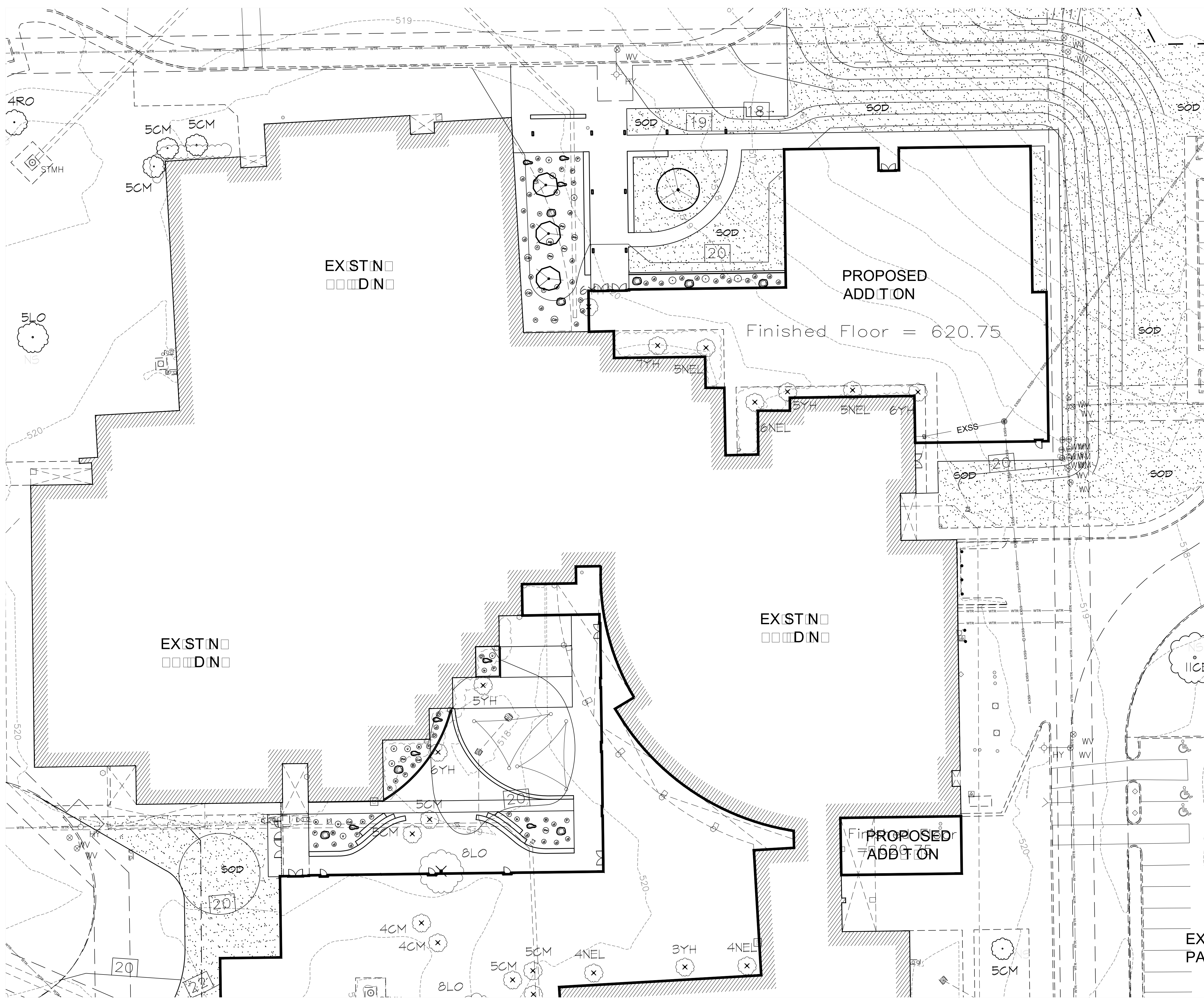
\_\_\_\_\_  
 Director of Planning and Zoning



**ROCKWALL  
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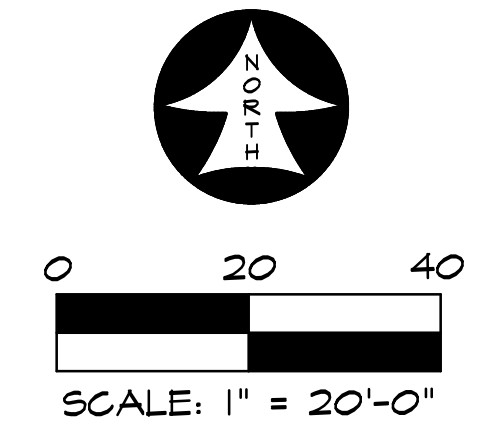
EXIST'N □  
 □□□D'N □

PROPOSED  
 ADDITION

Finished Floor = 620.75

EXIST'N □  
 □□□D'N □

EXIST'N □  
 □□□D'N □



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 EMAIL: MIKE.RL@ATTNET

**W R A M S A D D I T I O N S  
 A N D R E N O V A T I O N S**

625 E □ □ 552 R □ □ □ □ TX 75087  
 L A N D S C A P E E N V I R O N M E N T

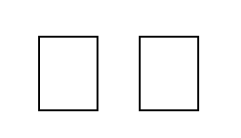
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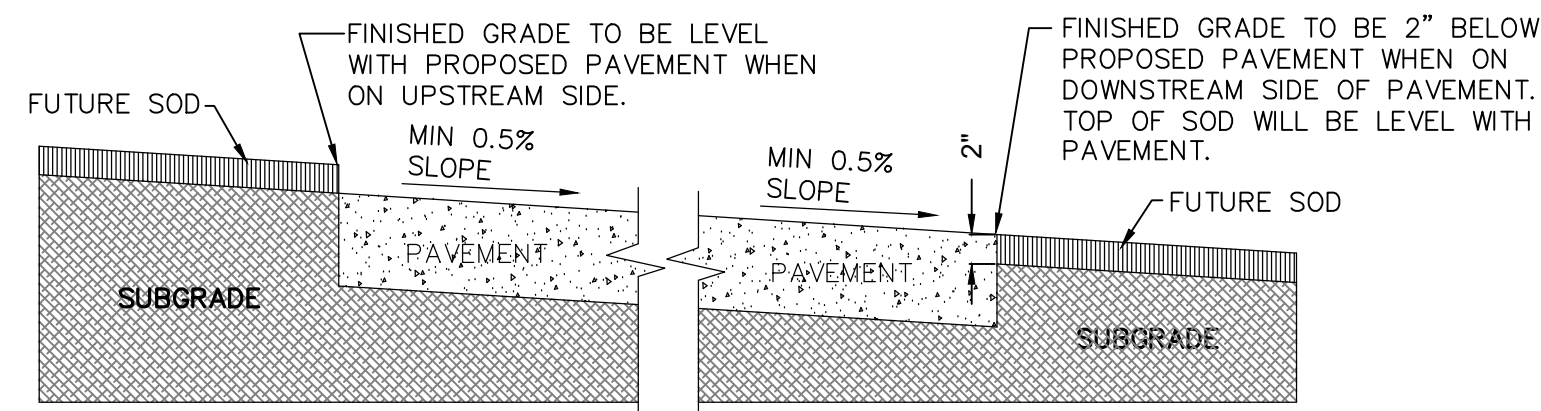
PERMIT - 10/20/2023

DATE: 10/20/2023  
 SCALE: 1" = 20'-0"

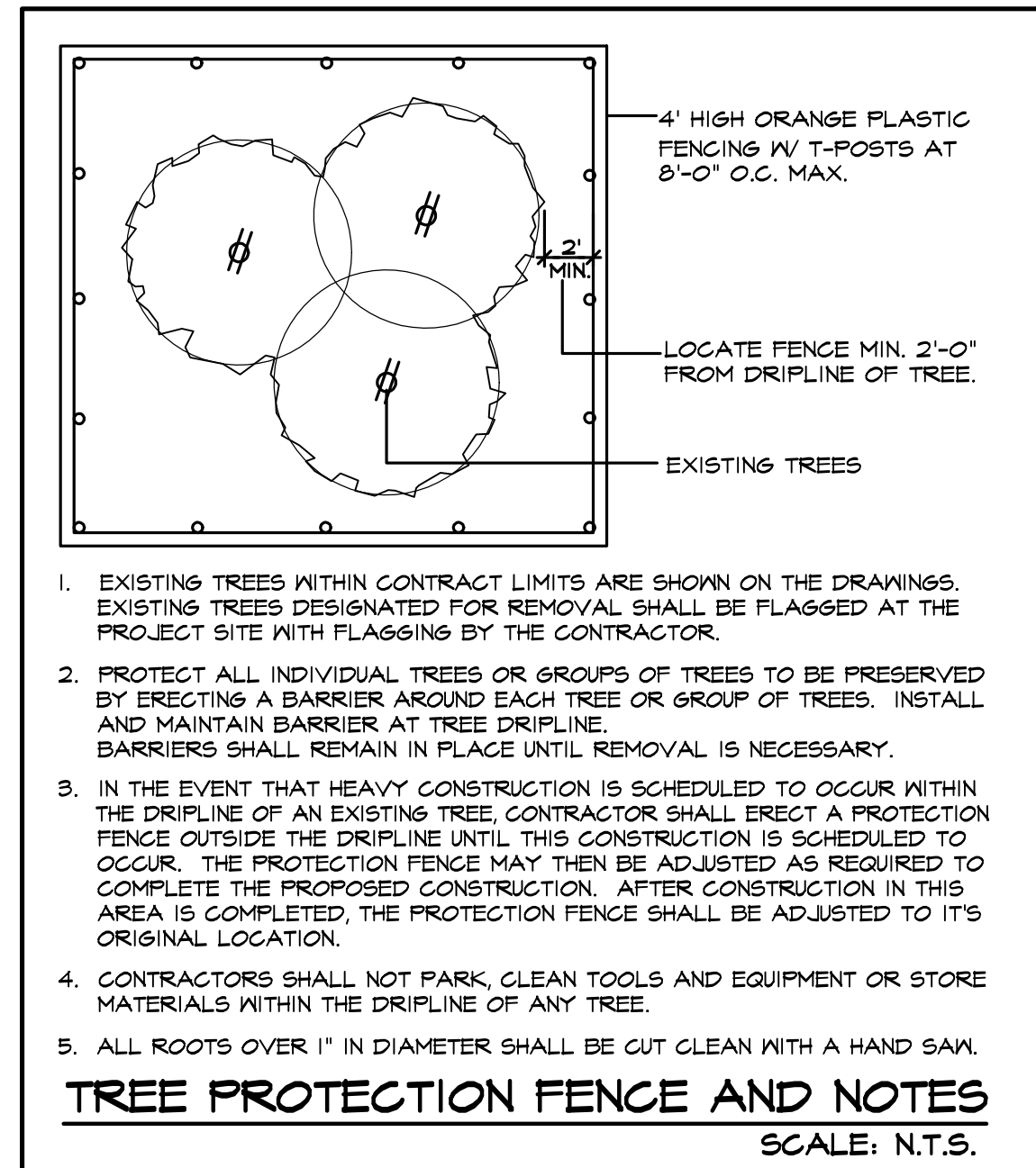
SHEET No.







**GRADING DETAIL FOR PAVEMENT WITHOUT CURB**  
SCALE: N.T.S.

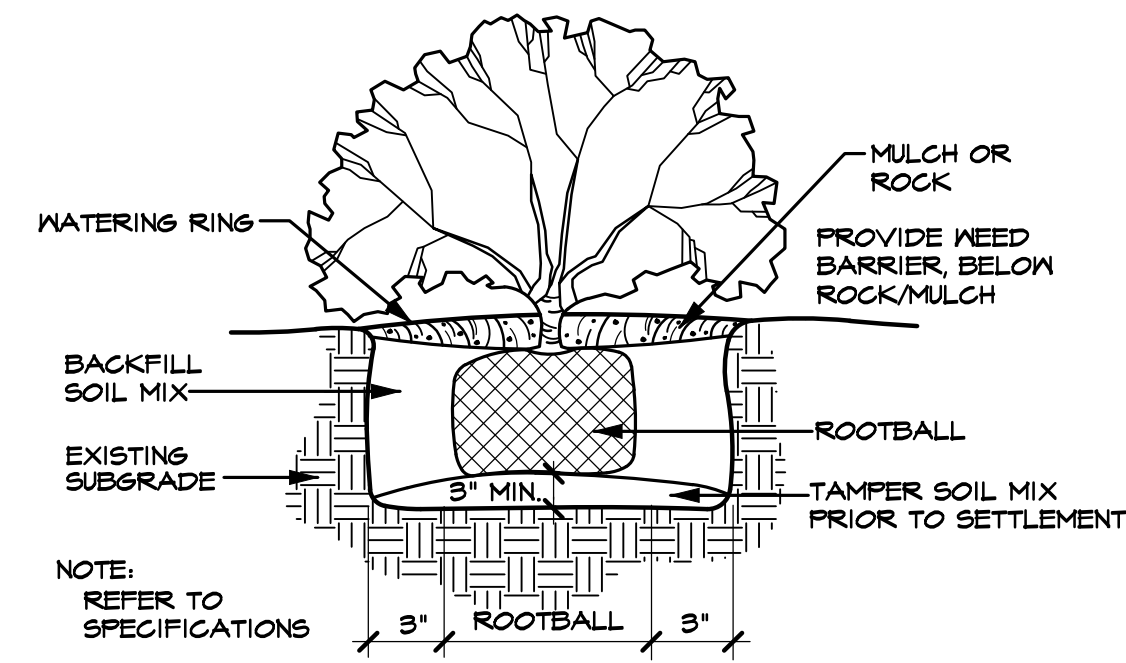


**LANDSCAPE NOTES**

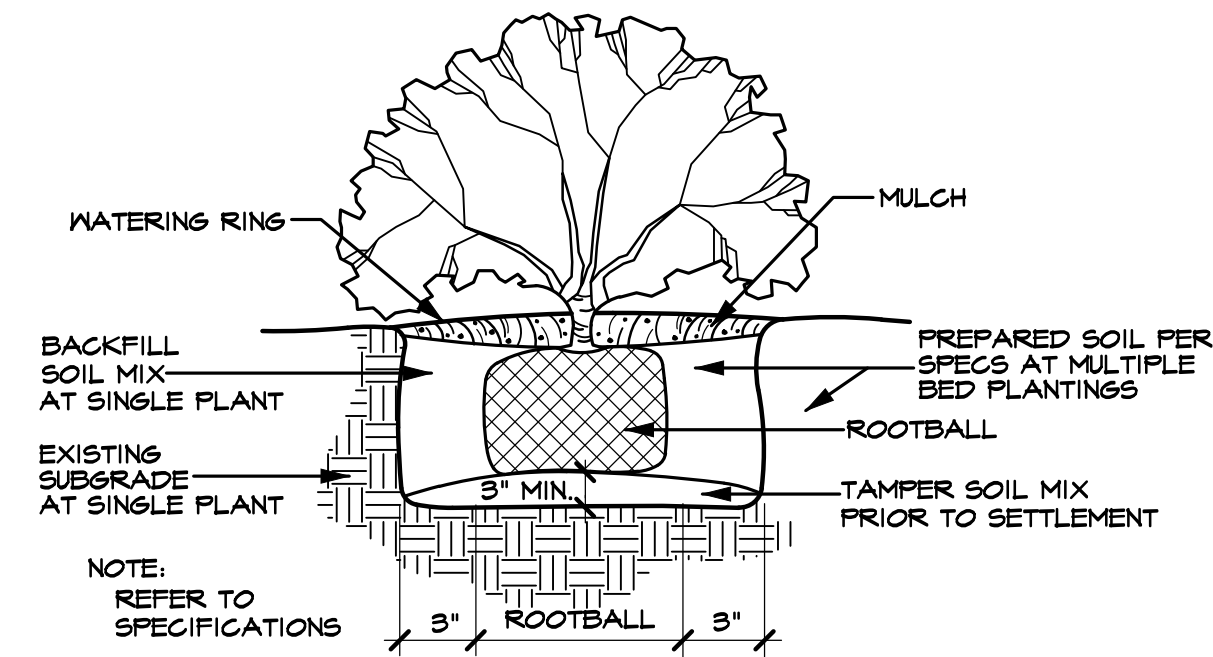
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

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

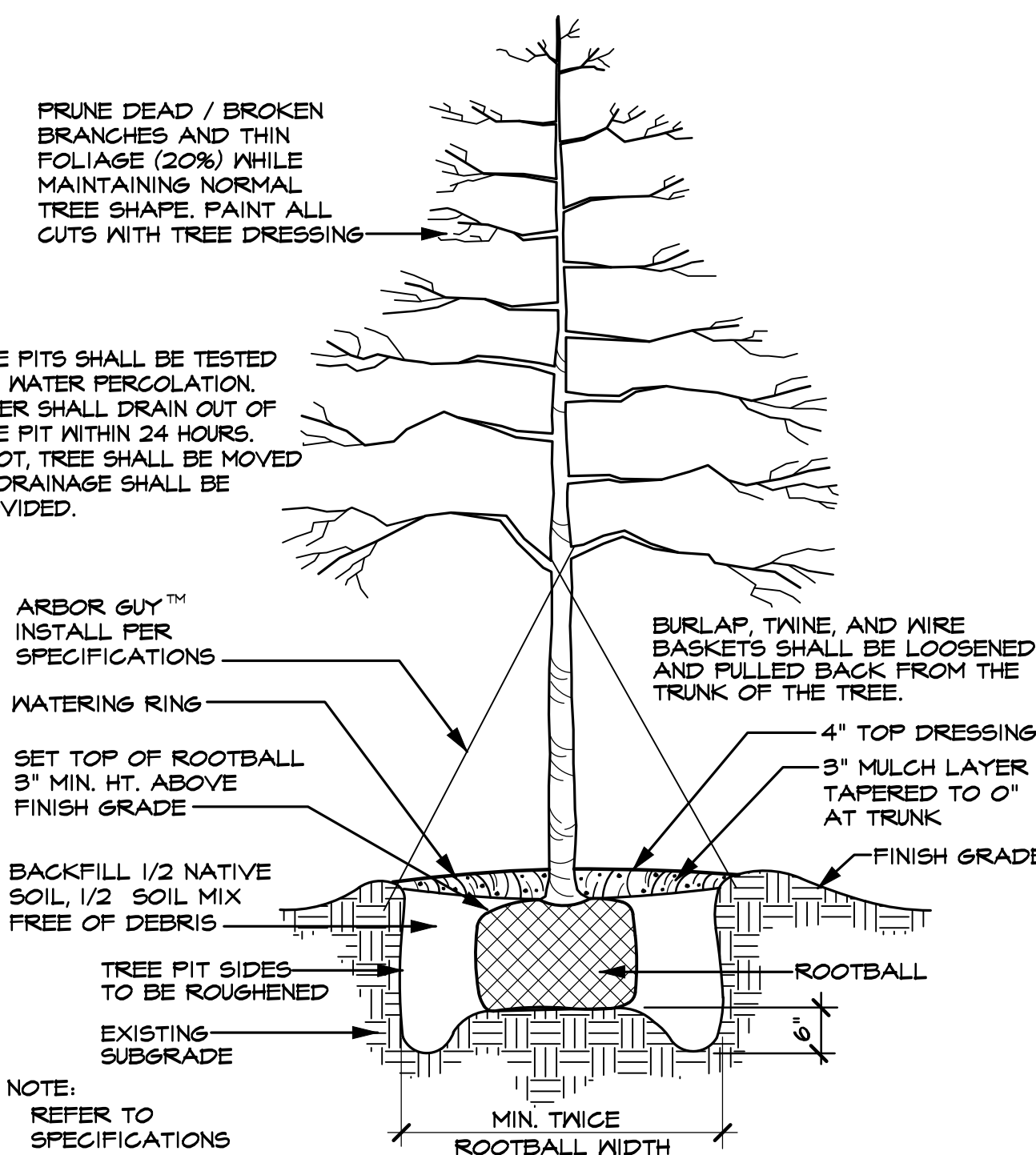
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



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



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



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

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
3	+	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14" Ht./ 6'-7" spread, B&B straight trunk full rounded canopy
3	+	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14" Ht./ 6'-7" spread, B&B straight trunk full rounded canopy
1	+	PISTACHE	Chinese Pistache	<i>Pistacia chinensis</i>	4" caliper, 12'-14" Ht./ 6'-7" spread, B&B straight trunk full rounded canopy
0	+	C. MYRTLE	Red Flowering Grape Myrtle	<i>Lagerstroemia indica 'Carolina Beauty'</i>	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
3	+	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B or container, female - heavy berried

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
35	⊙	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
37	⊙	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	36" Ht./24" spread, bushy, full to ground
10	⊙	RED YUCCA	Brakelights Red Yucca	<i>Hesperaloe parviflora 'Perla' PP #21,124</i>	5 gallon
3	⊙	D. FOUNTAIN	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'hamlin'</i>	5 gallon
6	⊙	P. MUHLY	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gallon
14	⊙	STIPA	Mexican Feathergrass	<i>Stipa tenuissima</i>	5 gallon
6	⊙	BLUE SAGE	Mealy Blue Sage	<i>Salvia Farinacea</i>	5 gallon
4	⊙	B. DAISY	Blackfoot Daisy	<i>Melampodium leucantum</i>	5 gallon
2	⊙	COREOPSIS	Plains Coreopsis	<i>Coreopsis tinctoria</i>	5 gallon

GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	+	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Solid Rolled Sod refer to specifications
AS SHOWN	+	HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch refer to specifications

MISCELLANEOUS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
16	⊙	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		
AS SHOWN	—	EDGE	Ryerson steel edge 1/8" x 4" with 12" stakes, green in color		Install to separate shrubs from grass or as called out.
AS SHOWN	+	R. ROCK	3'-4" size colorado river rock, 6"-7" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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Planning & Zoning Commission, Chairman      Director of Planning and Zoning

Owner  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

Engineer  
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**ROCKWALL MIDDLE SCHOOL No. 4 ADDITION**

LOT 1  
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FRISCO, TEXAS 75035  
PHONE (972) 335-0889  
FAX (972) 362-5433  
EMAIL: MIKE.RL@ATTN.TX

WILLIAMS ADDITIONS  
AND RENOVATIONS  
625 E. 552 R. TX 75087  
LANDSCAPE DETAILS

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.

ISSUES/  
REVISIONS

PERMIT - 10/20/2023

DATE: 10/20/2023

SCALE: AS SHOWN

SHEET No.

5





# 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](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Planning and Zoning Commission  
**DATE:** November 14, 2023  
**APPLICANT:** Ronny Klingbell; *RLK Engineering, Inc.*  
**CASE NUMBER:** SP2023-039; *Site Plan for Williams Middle School*

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The subject property is a 26.25-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall Middle School #4 Addition*) addressed as 625 FM-552. In 2001 the Planning and Zoning Commission approved the original site plan case [*Case No. PZ2001-111-04*] for the 105,697 SF middle school, which was constructed in 2002 according to the Rockwall Central Appraisal District (RCAD). Since the time of construction, no other expansions have been made to the building.

The applicant, Ronny Klingbell of RLK Engineering, Inc., is requesting approval of a *Site Plan* to allow the expansion of the J. W. Williams Middle School. Based on the site plan provided by the applicant, they are requesting a 42,751.50 SF addition onto the existing school. The additions are split into three (3) sections, [1] a 15,635.50 SF addition on the north side facing onto FM-552, [2] a 1,244.50 SF addition on the east side, and [3] a 25,871.50 SF addition on the south side facing the existing track field. The building elevations proposed by the applicant indicate that the expansion will match the existing building materials in order to blend the two (2) phases of the school. Based on staff's review of the applicant's project compared to the City's codes, the request does appear to meet the City's requirements with the exception of the landscape buffer requirements. According to Subsection 05.01(B), *Non-Residential Landscape Buffer*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), a ten (10) foot landscape buffer is required that shall include "...one (1) canopy tree and one (1) accent tree shall ...per 50-linear feet." In this case, 18 canopy and 18 accent trees should be provided; however, the applicant is proposing 16 canopy trees, of which six (6) are new. In accordance with Subsection 02.01(A), *Landscape and Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the applicant must request this exception, despite being constructed under older less restrictive landscaping requirement, because the additional square footage of the proposed expansion is greater than 30.00% of the existing floor area. With this being said, the proposed expansion does not appear to be inconsistent with the existing building or negatively impact adjacent properties; however, the approval of an exception is a discretionary decision for the Planning and Zoning Commission.

On November 1, 2023, the Architectural Review Board (ARB) reviewed the proposed building elevations and approved a motion to recommend approval by a vote of 3-0, with Board Members Dalton, Roberts, and McAngus absent and one (1) vacant position on the board. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the November 14, 2023 Planning and Zoning Commission meeting.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:  
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **625 Farm to Market Rd 552, Rockwall, Texas 75087**

SUBDIVISION **Rockwall Middle School No. 4 Addition**

LOT **1** BLOCK

GENERAL LOCATION **SWC of N. John King Blvd & FM 522**

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

CURRENT ZONING **SF-16**

CURRENT USE **Educational - Middle School**

PROPOSED ZONING **n/a**

PROPOSED USE **n/a**

ACREAGE **26.25**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **n/a**

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER **Rockwall I.S.D**

APPLICANT **RLK Engineering, Inc.**

CONTACT PERSON **Tim Lyssy**

CONTACT PERSON **Ronny Klingbeil**

ADDRESS **1050 Williams Street**

ADDRESS **111 W. Main Street**

CITY, STATE & ZIP **Rockwall, Texas 75087**

CITY, STATE & ZIP **Allen, Texas 75013**

PHONE **972-771-0605**

PHONE **972-359-1733**

E-MAIL **tim.lyssy@rockwallisd.org**

E-MAIL **Ronny@RLKengineering.com**

## NOTARY VERIFICATION [REQUIRED]

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

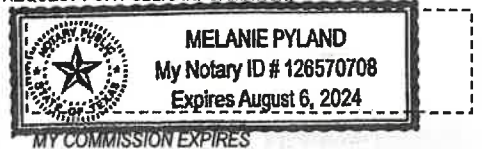
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF October, 2023 BY SIGNING THIS APPLICATION, 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.<sup>1</sup>

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF October, 2023

OWNER'S SIGNATURE

*[Signature]*  
**Melanie Pyne**

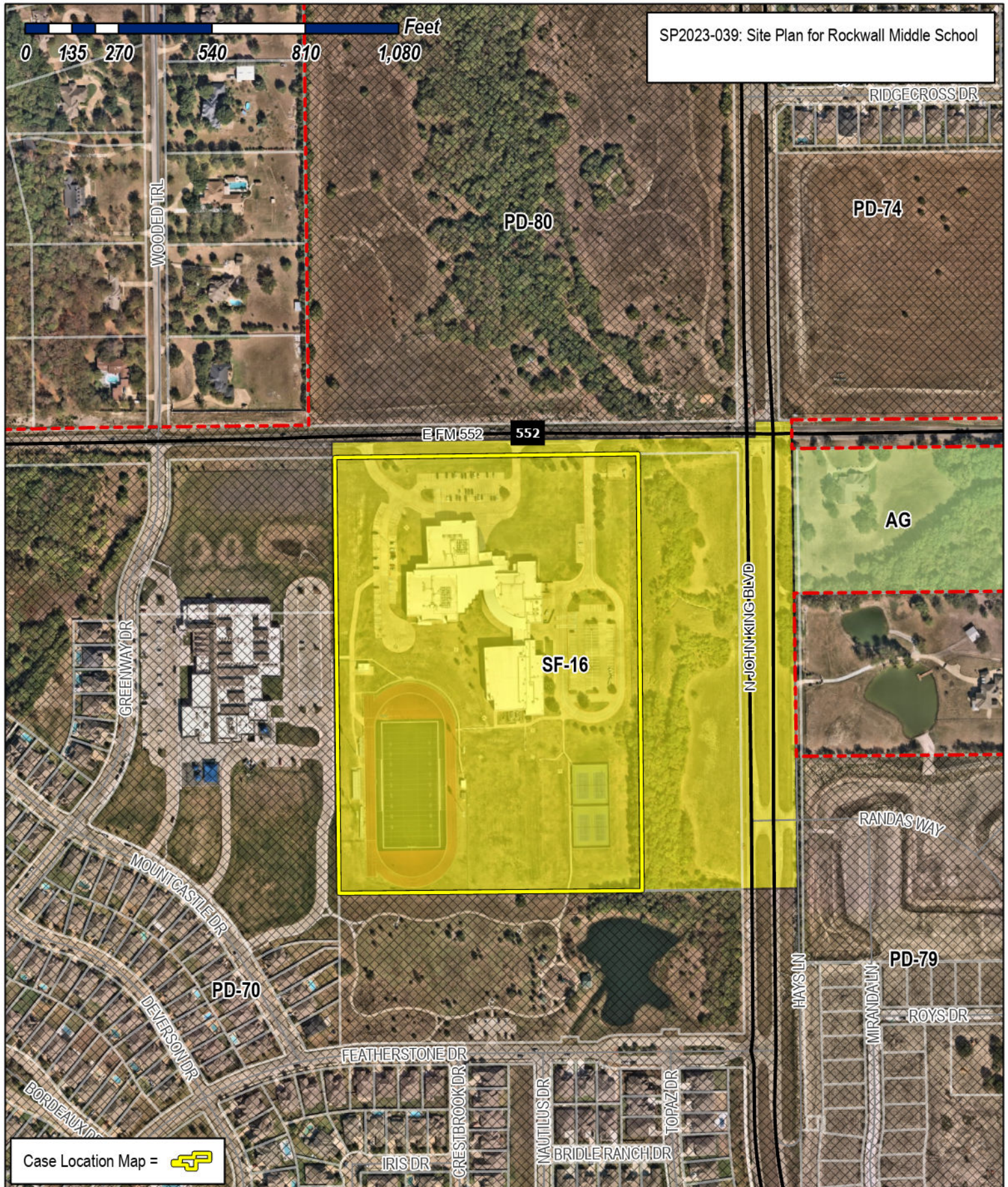
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







SP2023-039: Site Plan for Rockwall Middle School



Case Location Map =



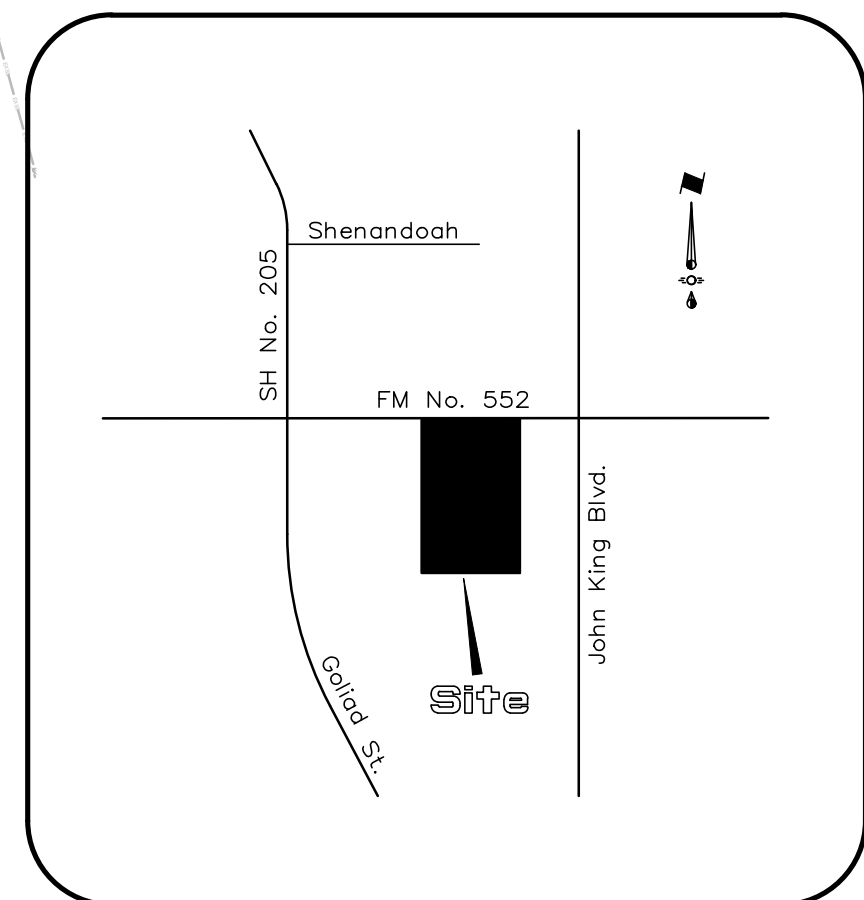
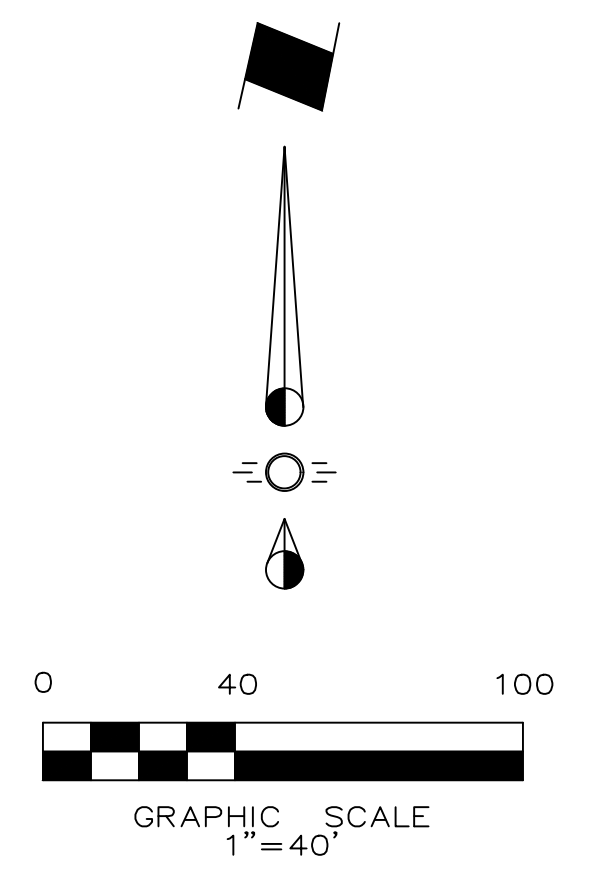
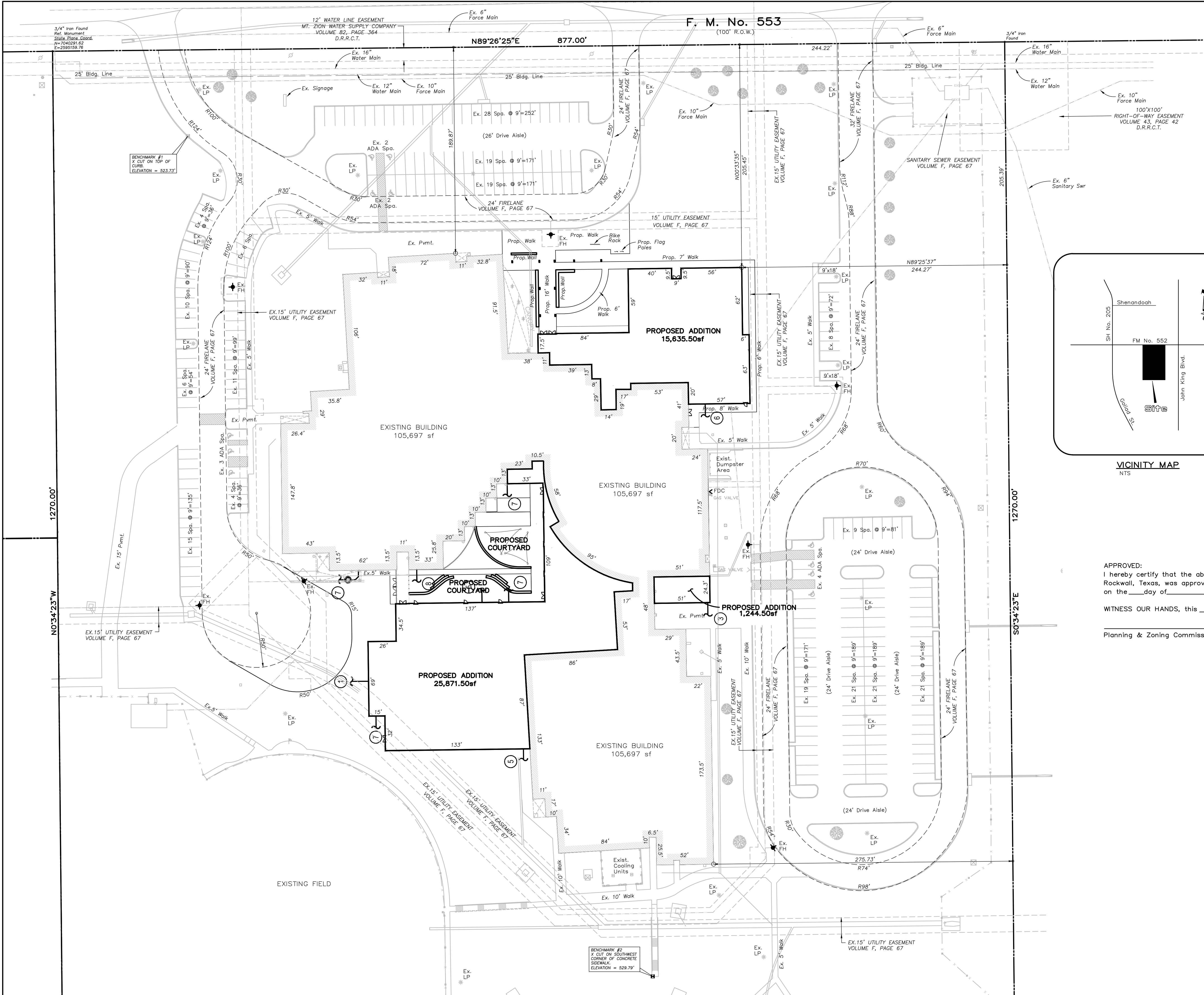
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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VICINITY MAP  
NTS

**SITE SUMMARY**

Zoning:	SF-16
Use:	Educational - Middle School
Lot Area:	(1,143,450sf) 26.25 Ac
Ex. Building SF:	105,697 sf
Prop. Building SF:	147,938 sf
Total Building Floor Area:	189,251 sf
Building Max. Height:	140'-0"
Parking: (1 for each 18 Students)	
Required (1350/18):	75 Spaces
Total Provided:	222 Spaces
ADA Spaces Required:	7 Spaces
Total Provided:	11 Spaces
Bicycle Parking:	
Required (1/10 - 222/10)	23 Spaces
Total Provided:	24 Spaces
Proposed Parking Pvmnt:	
7" 4000psi Conc. over	
8" Compacted Subgrade	

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 \_\_\_\_\_, 2023.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

**SITE PLAN**  
**ROCKWALL MIDDLE SCHOOL**  
**No. 4 ADDITION**  
**LOT 1**  
Rockwall Middle School No. 4 Addition  
Recorded in Cabinet F, Page 67 P.R.R.C.T.  
**25.569 Acres Situated In The**  
**W.T. DeWEESE SURVEY ~ ABST. 71**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**Owner**  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

**Engineer**  
RLK Engineering, Inc.  
Texas Registration No. 579  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733  
November 1, 2023



**GENERAL SITE NOTES**

1. FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING WORK.
2. OBTAIN AVAILABLE PLANS DEPICTING EXISTING & PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO SAID UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. REFER TO CIVIL AND MEP DOCUMENTS FOR ADDITIONAL HARDSCAPE, SAW CUTTING, EARTH REMOVAL, TRENCHING, AND RELOCATION AND/OR DEMOLITION OF EXISTING UTILITIES UNDER AND ABOVE GROUND, TYP.
4. U.N.O. FURNISH & INSTALL 12"W x 4"D CONC. MOW STRIP BELOW ALL CHAIN LINK FENCING. COORDINATE TOP OF MOW STRIP HEIGHT W/ CIVIL GRADING PLANS & VERIFY W/ ARCHITECT.
5. REFER TO CIVIL DRAWINGS FOR COORDINATION WITH EXISTING ROADS AND ACCESSSES.
6. REFER TO IRRIGATION DRAWINGS FOR SLEEVE LOCATIONS.
7. REFER TO CIVIL FOR PARKING DIMENSIONS & DETECTABLE WARNINGS. PROVIDE DETECTABLE WARNINGS AT CURB RAMP & OTHER LOCATIONS WHERE WALKING SURFACES CROSS OR ADJOIN A VEHICULAR WAY AS PER T&S REQUIREMENTS.
8. ALL ATHLETIC/COMPETITION FIELDS, COURTS, MARKINGS, DIMENSIONS, AND SIZES ARE TO COMPLY WITH THE NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS COURT & FIELD DIAGRAM GUIDES, TYPICAL.
9. SUBMIT SIGNAGE LOCATIONS, MESSAGES, GRAPHICS, AND FACE DIRECTIONS TO ARCHITECT PRIOR TO FABRICATION, TYP.
10. ALL DRIVE STRIPING AND DIRECTIONAL ARROWS TO BE REVIEWED IN SUBMITTAL PRIOR TO INSTALL FOR COLORS & DIRECTION.
11. ALL SIDEWALKS & BUILDING ENTRY FLATWORK TO HAVE A MEDIUM BROOM FINISH, U.N.O.

**CORGAN**

CORGAN  
www.corgan.com  
T: 214.748.2000

ISSUES		
1	07/28/2023	30% CONSTRUCTION DOCS
2	09/12/2023	60% CONSTRUCTION DOCS
3	11/01/2023	90% CONSTRUCTION DOCS
4	11/01/2023	EARLY MATERIALS PACKAGE
5		
6		
7		
8		
9		
10		

REVISIONS		

**KEYNOTE LEGEND**

- S01 INSTALL HARDSCAPE TO EXTENT SHOWN.
- S02 INSTALL PLANTING BED AS SHOWN. REF LANDSCAPING.
- S03 INSTALL BIKE RACKS. REF. 09/A01-12.
- S04 INSTALL NEW DRIVE TO EXTENT SHOWN, REF. CIVIL.

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

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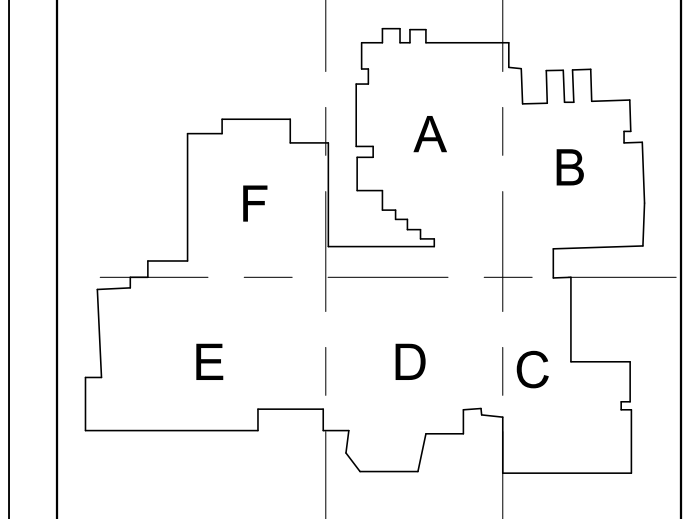
Date of issue:  
11/01/2023

**WILLIAMS ADDITIONS AND RENOVATIONS**  
625 E FM 552, Rockwall, TX 75087

**SITE MATERIALS LEGEND**

- 6"0" DECORATIVE METAL FENCING, REF. SPECS
- EXISTING DRIVES
- NEW DRIVES
- EXISTING SIDEWALK
- NEW SIDEWALK COLOR A
- NEW SIDEWALK COLOR B
- ARTIFICIAL TURF
- PLANTING BED

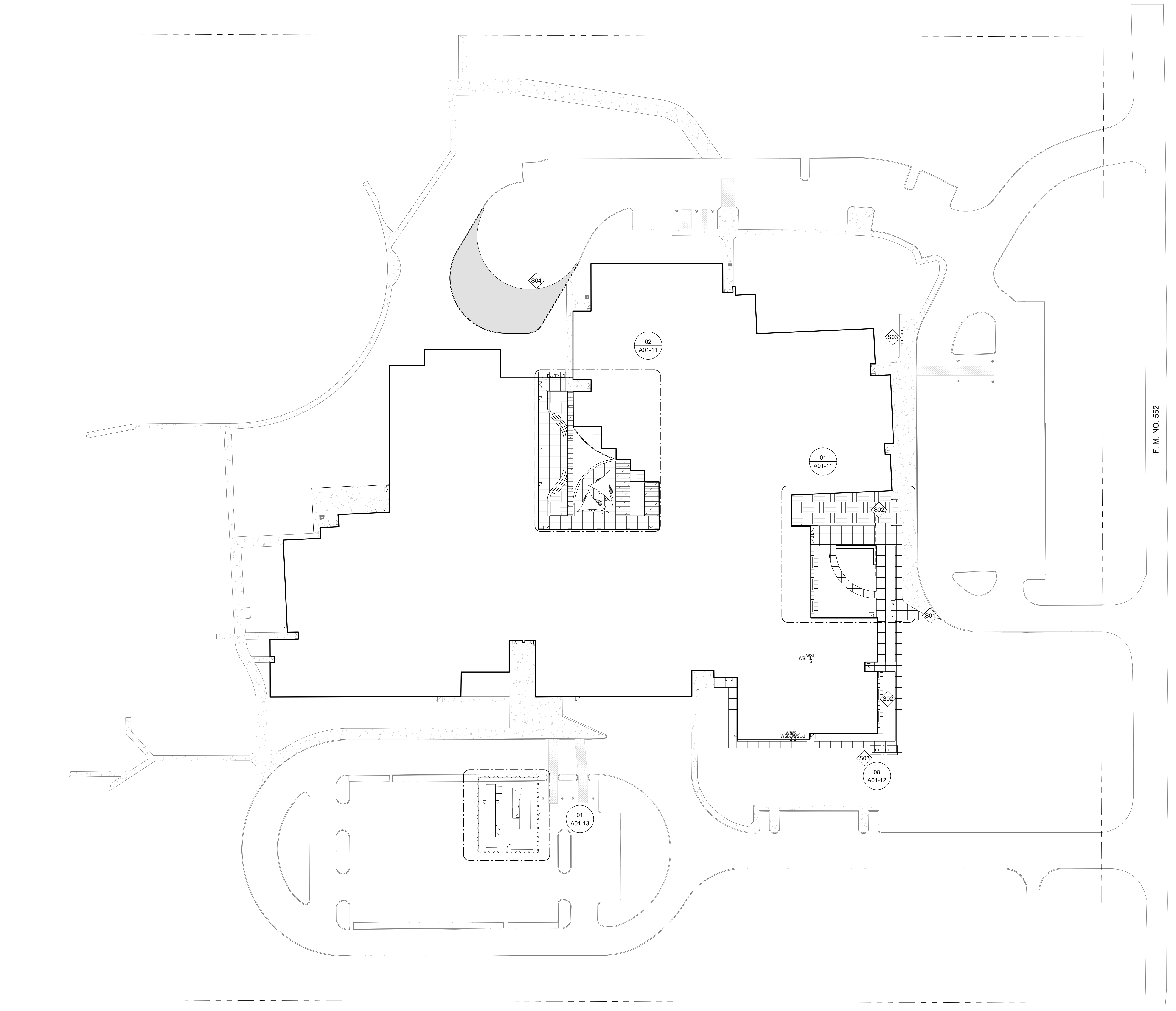
**KEYPLAN**



**SITE PLAN**

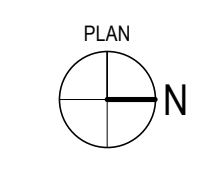
**JOB** 23162.000  
**DATE** 11/01/2023  
**SHEET**

**A01-01**



F. M. NO. 552

**01** SITE PLAN  
1" = 40'-0"



11/09/2023 8:51:05 AM A01-01 SITE PLAN



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REVISIONS

NO.	DATE	DESCRIPTION

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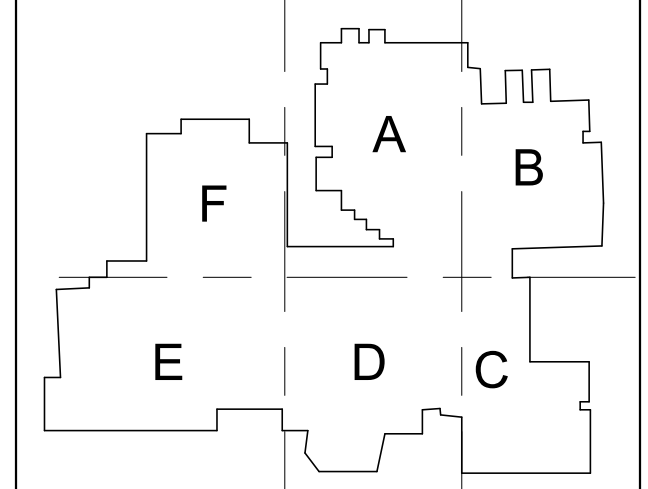
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625 E FM 552, Rockwall, TX 75087

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- NEW SIDEWALK COLOR A
- NEW SIDEWALK COLOR B
- ARTIFICIAL TURF
- PLANTING BED

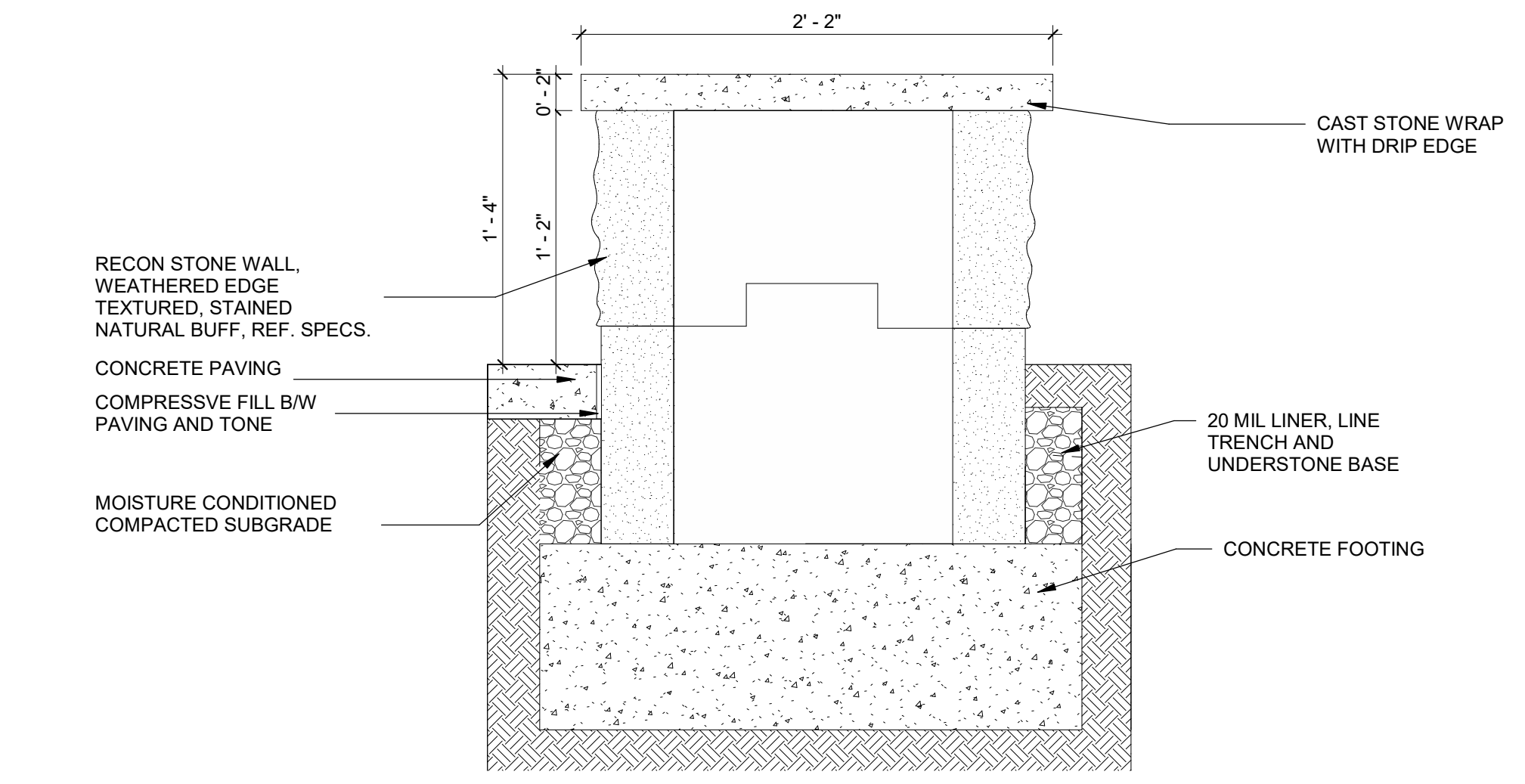
KEYPLAN



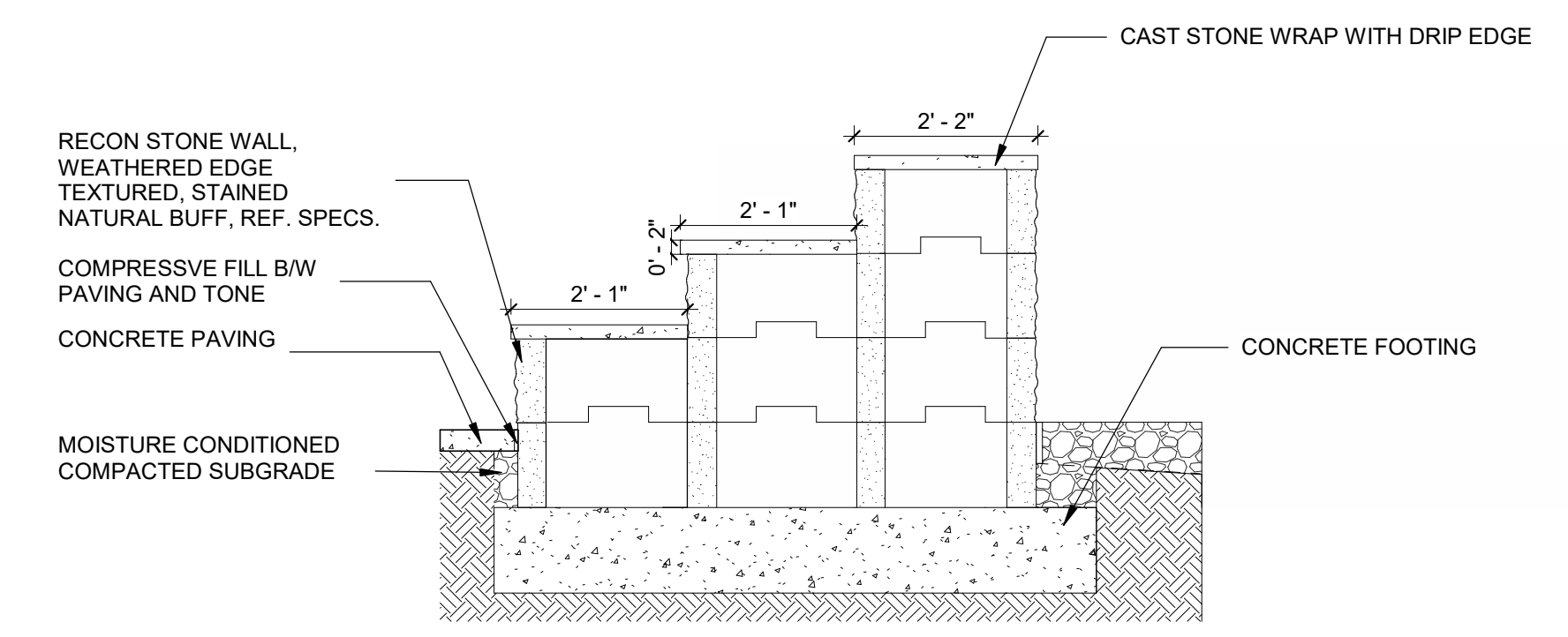
ENLARGED SITE PLANS AND DETAILS

JOB 23162.000  
DATE 11/01/2023  
SHEET

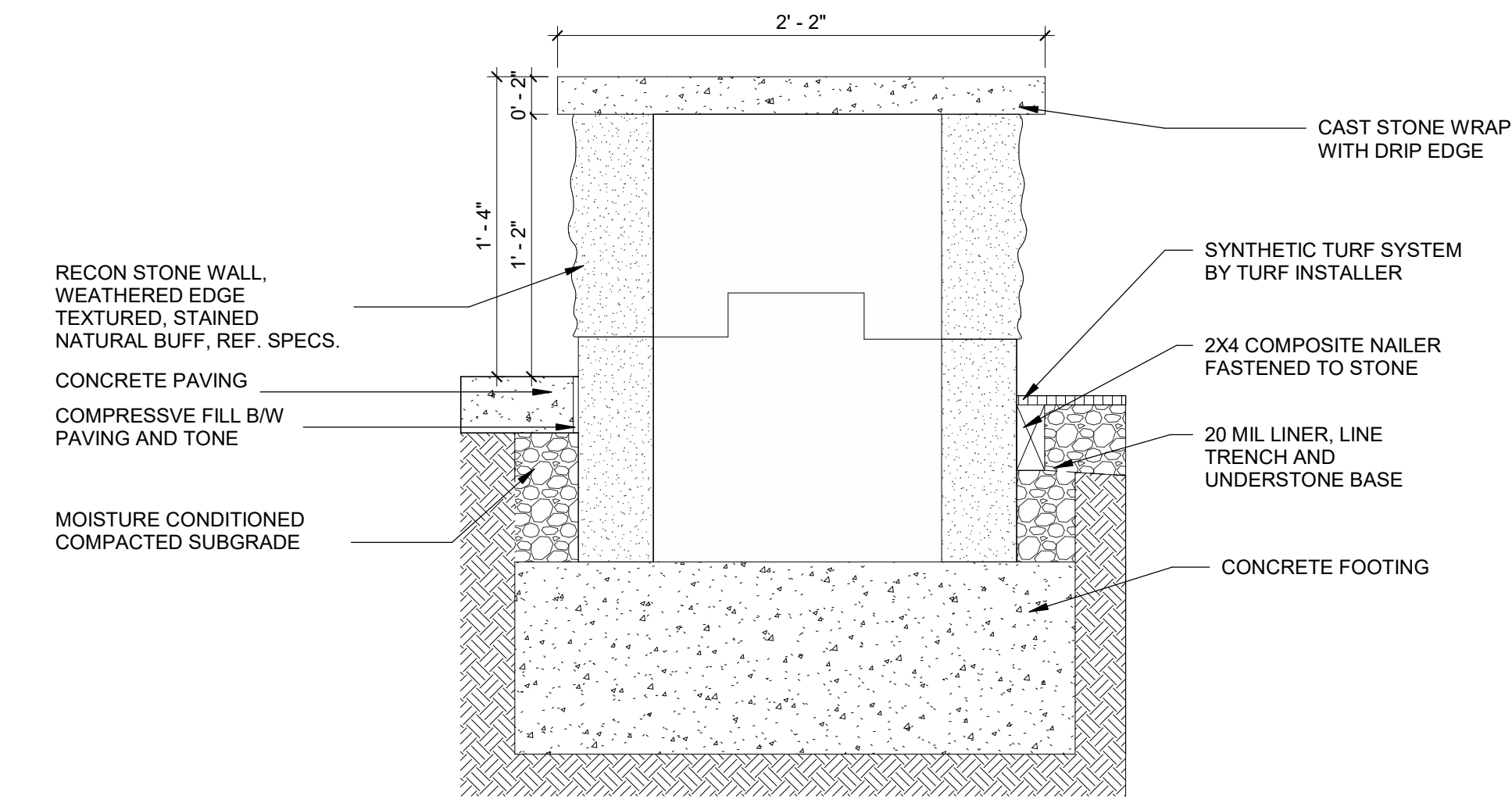
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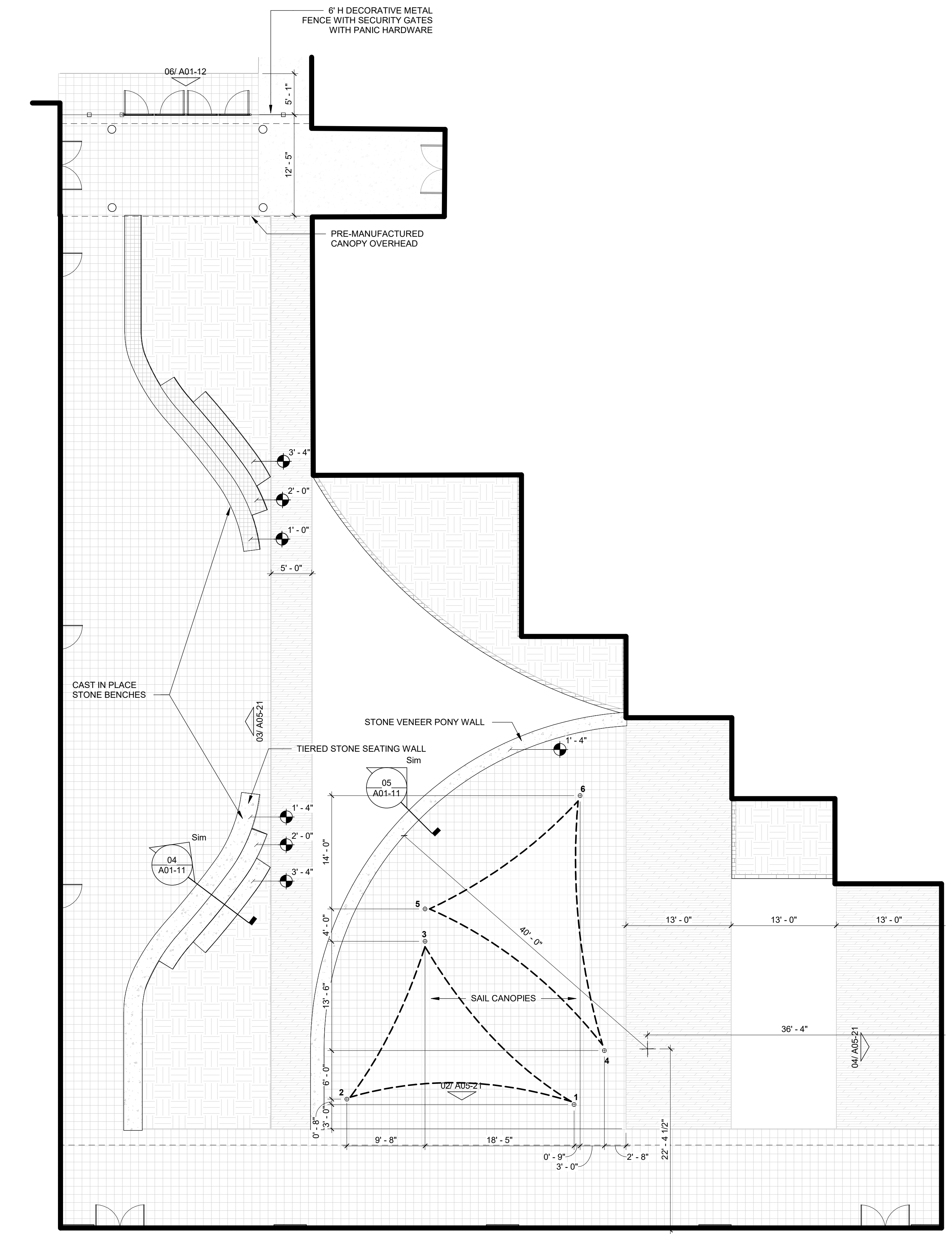
03 STONE SEATING WITH GRASS  
1 1/2" = 1'-0"



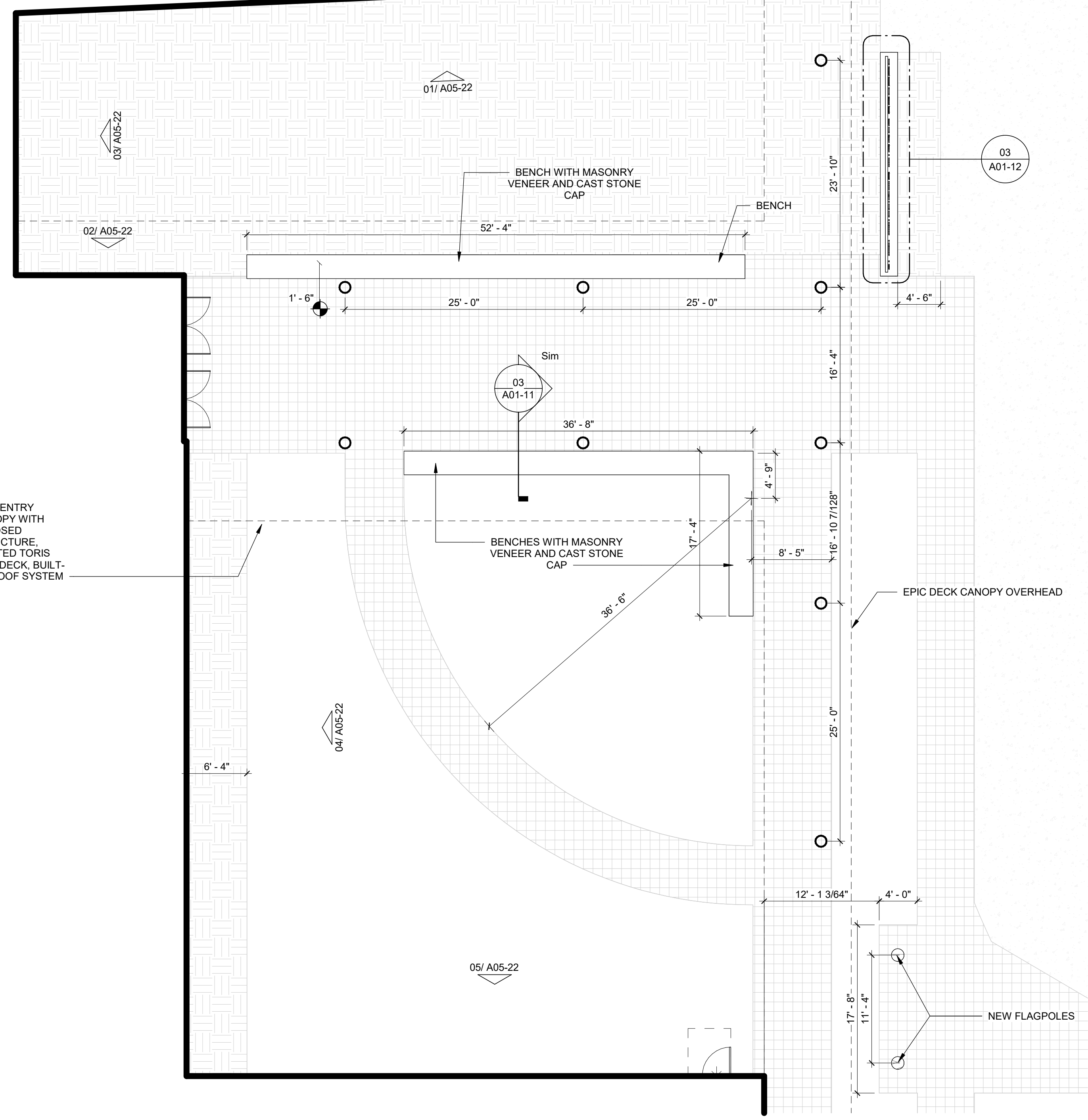
04 STONE TIER SEATING WITH FLOWER BED  
1/2" = 1'-0"



05 STONE SEATING WITH SYNTHETIC TURF  
1 1/2" = 1'-0"



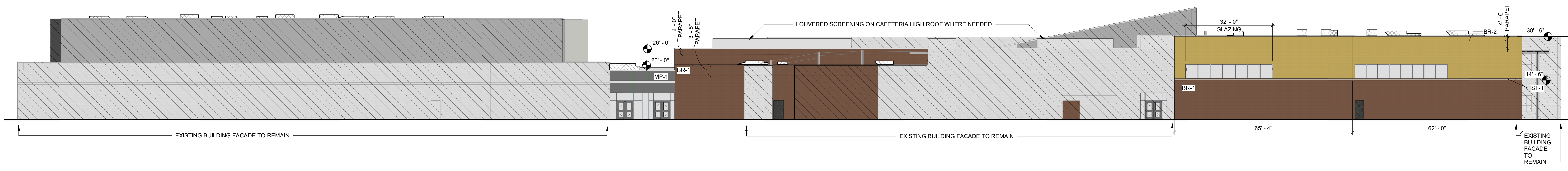
02 INTERIOR COURTYARD  
1/8" = 1'-0"



01 FRONT ENTRANCE COURTYARD  
1/8" = 1'-0"

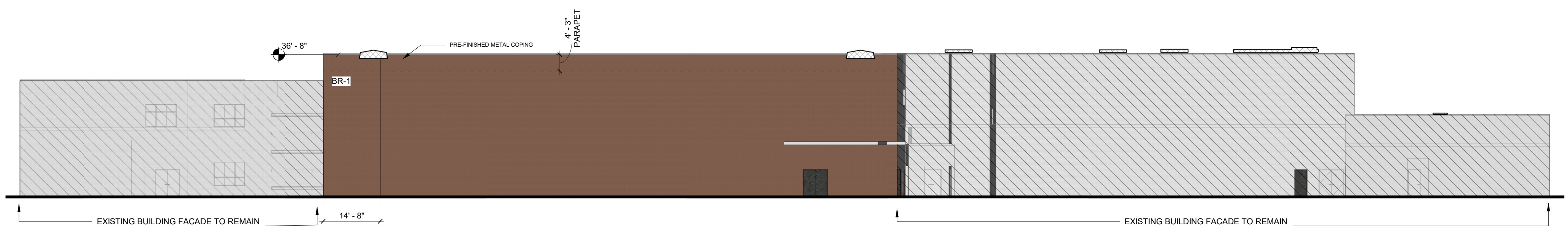
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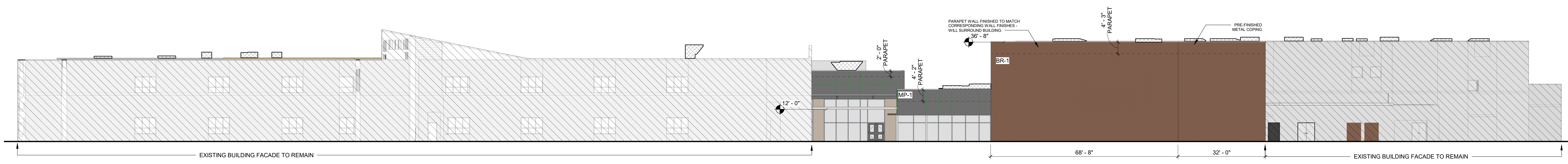
04 OVERALL EXTERIOR ELEVATION - EAST (FACES N JOHN KING BLVD)  
1/16" = 1'-0"

TOTAL FAÇADE SQUARE FOOTAGE: 4947 SF  
BRICK: 4670 SF (95%)  
STONE: 85 SF (1%)  
METAL PANEL: 192 SF (4%)  
MASONRY PERCENTAGE (MINUS GLAZING): 96%



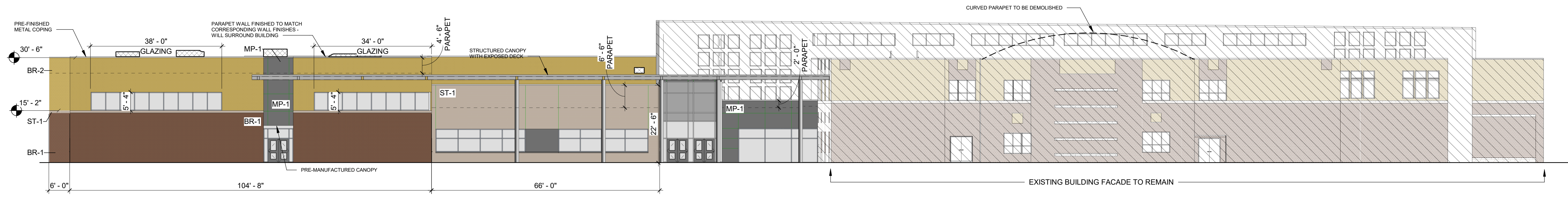
03 OVERALL EXTERIOR ELEVATION - SOUTH  
1/16" = 1'-0"

TOTAL FAÇADE SQUARE FOOTAGE: 5173 SF  
BRICK: 5173 (100%)  
STONE: 0 SF (0%)  
METAL PANEL: 0 SF (0%)  
MASONRY PERCENTAGE (MINUS GLAZING): 100%



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

TOTAL FAÇADE SQUARE FOOTAGE: 4348 SF  
BRICK: 3557 SF (82%)  
STONE: 139 SF (3%)  
METAL PANEL: 652 SF (15%)  
MASONRY PERCENTAGE (MINUS GLAZING): 85%



01 OVERALL EXTERIOR ELEVATION - NORTH (FACES HWY 552)  
1/16" = 1'-0"

TOTAL FAÇADE SQUARE FOOTAGE: 4259 SF  
BRICK: 2583 SF (61%)  
STONE: 1146 SF (27%)  
METAL PANEL: 530 SF (12%)  
MASONRY PERCENTAGE: 88%

EXT. MATERIALS LEGEND		
	BR-1	
	ST-1	
	MP-1	



# EXTERIOR ELEVATIONS - WILLIAMS MIDDLE SCHOOL

As indicated



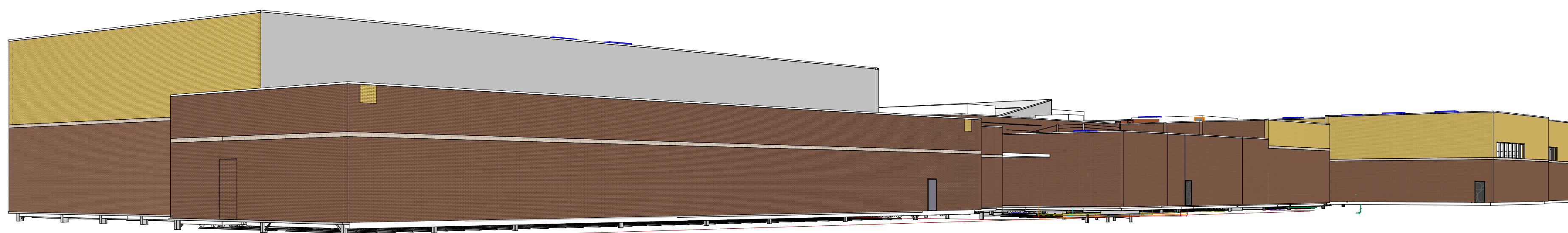




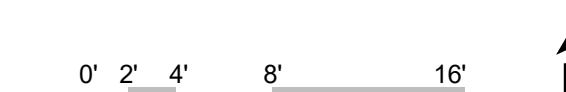
03 3D BUILDING VIEW - NORTHWEST CORNER



02 3D BUILDING VIEW - NORTHEAST CORNER



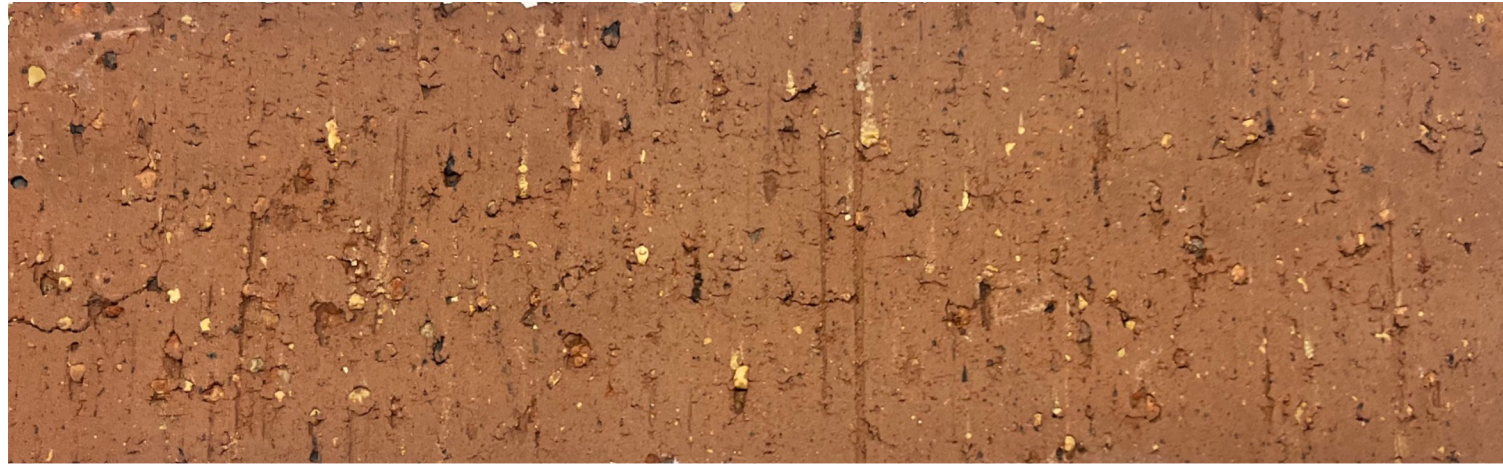
01 3D BUILDING VIEW - SOUTHEAST CORNER



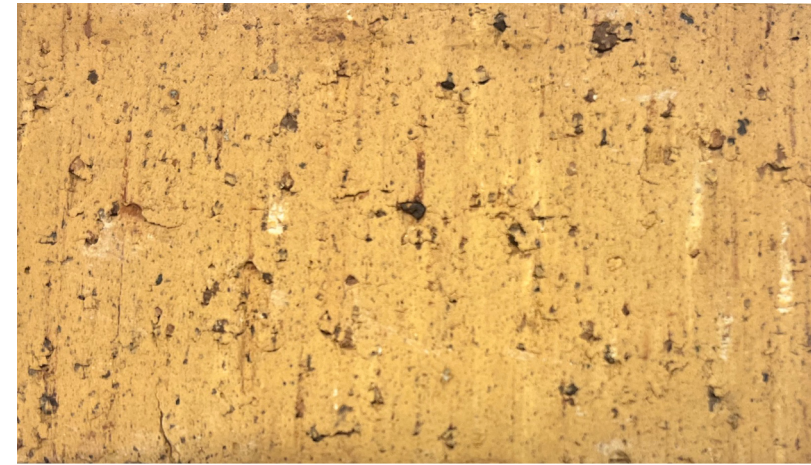


# WILLIAMS MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - S. JOHN KING BLVD. & E FM 552



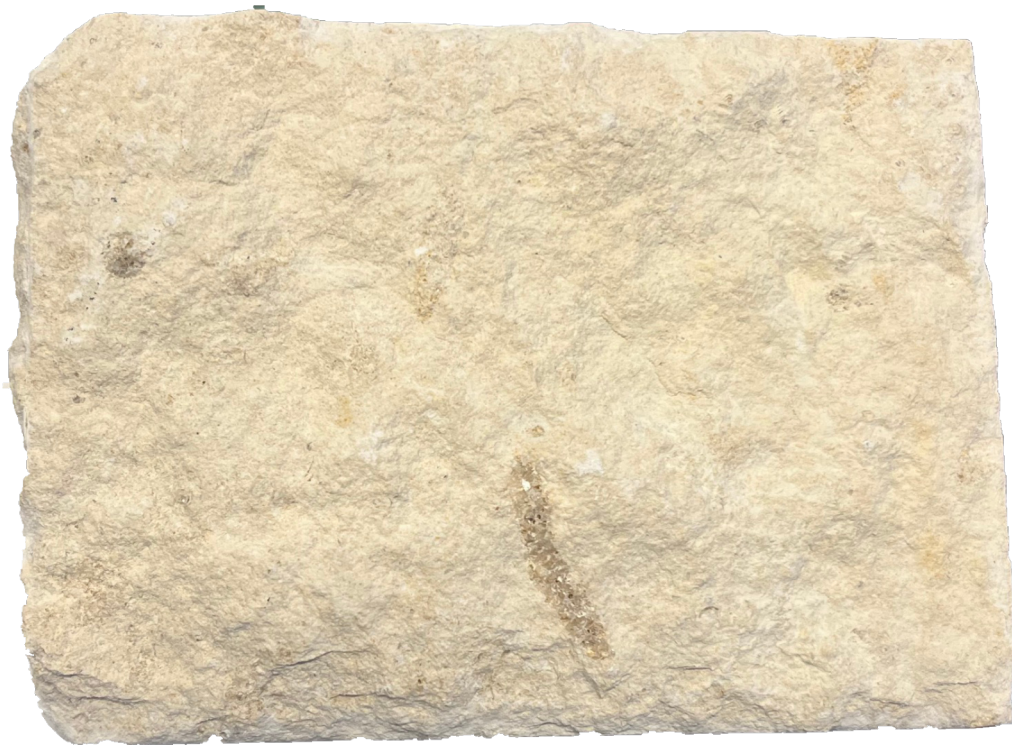
BR-1 FIELD BRICK



BR-2 ACCENT BRICK



AL-1 STOREFRONT ALUMINUM



ST-1 STONE

Exterior: Sample Glass is Annotated

Sample	WT	Exterior Reflectance	Interior Reflectance	U-Value Inverted	SHGC	LSG
form: SOLARBRN*	44%	6%	6%	1.02	0.56	0.76
SOLARBRN* (50 CI)	35%	7%	9%	0.28	0.24	1.21
SOLARBRN* (70 CI)	25%	7%	11%	0.28	0.24	1.33
SOLARBRN* (90 CI)	25%	8%	11%	0.28	0.24	1.14
SOLARBRN* (400 CI)	38%	7%	12%	0.32	0.28	0.97

M-10 11/22

Vitro (formerly PPG Glass) 1-855-887-6457 (1-855-VITRO-GLS)

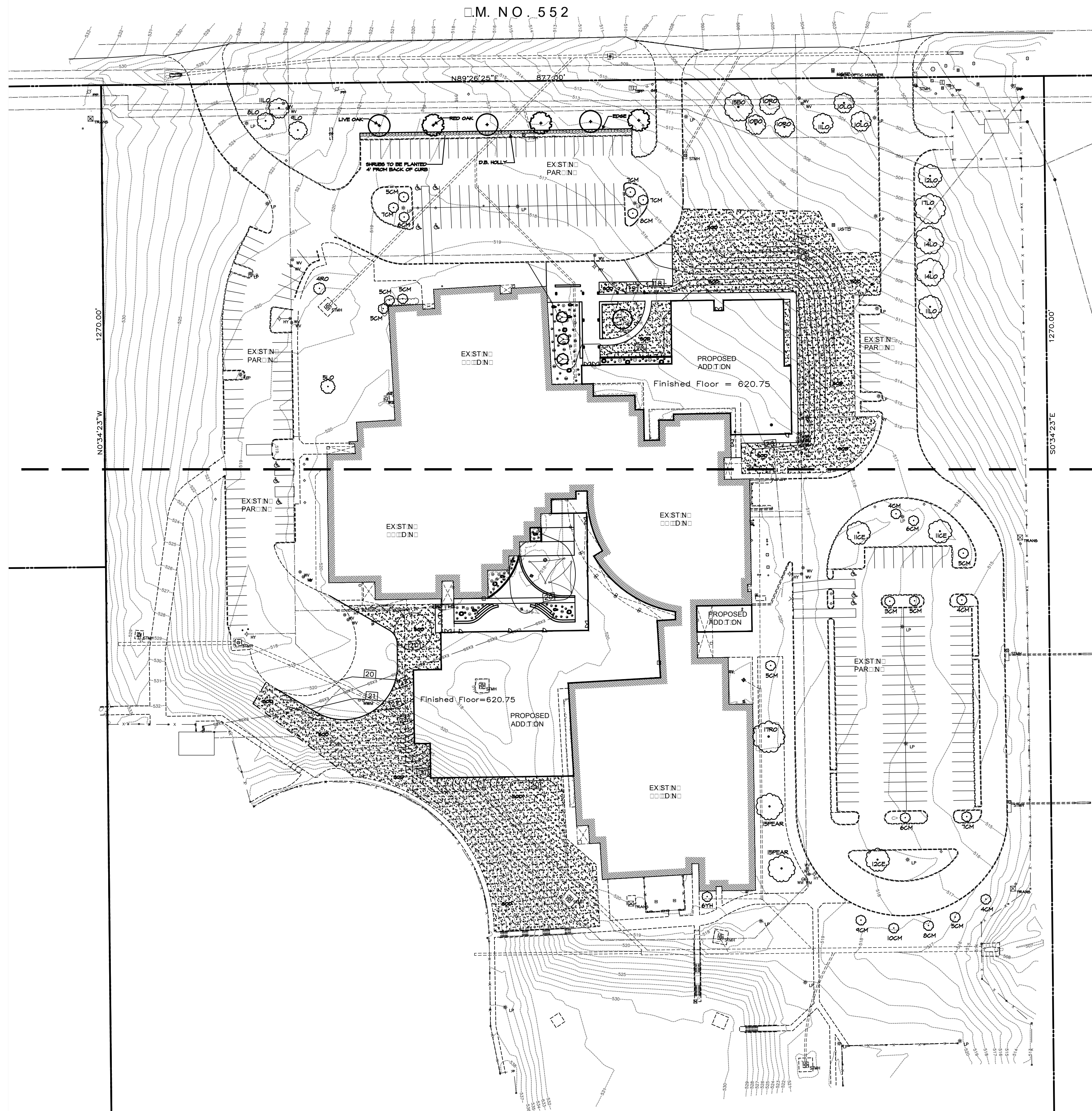
GL-1 INSULATED EXTERIOR GLAZING UNIT, GRAY TINT + CLEAR



MP-1 METAL PANEL

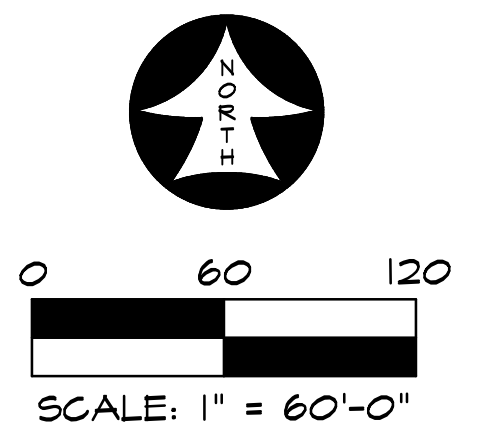
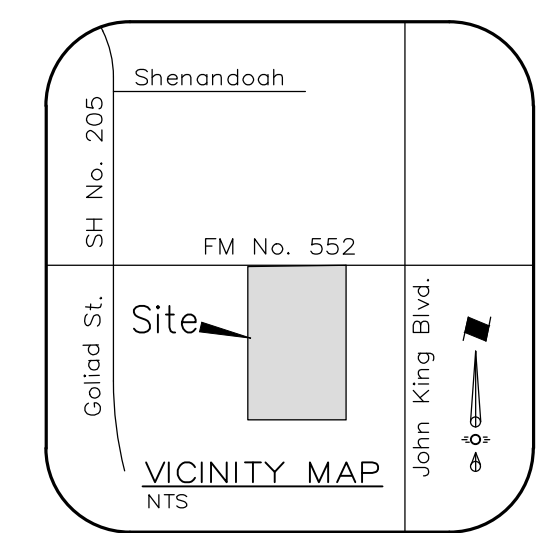


2  
3



SITE SUMMARY	
Zoning:	SF-16
Use:	Educational - Middle School
Lot Area:	(1,143,450sf) 26.25 Ac
Prop. Dev. Area:	(111,398sf) 2.558 Ac
Prop. Impervious Area:	(86,085sf) 1.976 Ac
Prop. Pervious Area:	(25,313sf) 0.581 Ac
Building Floor Area:	10,835 sf
Building Max. Height:	25'-0"
Lot Coverage:	9.7%
Parking:	
Required:	234 Spaces
Total Provided:	234 Spaces
ADA Spaces Required:	7 Spaces
Total Provided:	11 Spaces
Bicycle Parking:	
Required (1/25):	6 Spaces
Total Provided:	6 Spaces

LANDSCAPE TABULATIONS	
<b>LANDSCAPE REQUIRED</b>	1 ROW OF SHADE TREES 50' O.C. AND SCREENING SHRUBS AT HEAD IN PARKING
	TREES AND PARKING SCREENING PROVIDED
<b>STREET BUFFER</b>	2 CANOPY AND 4 ACCENT TREES PER 100 LF
	STREET FRONTAGE LENGTH 877 LF
	CANOPY TREES REQUIRED (877 / 100 = 8.77 X 2 = ) 18 CAN. TREES
	CANOPY TREES PROVIDED 10-EX, 8 NEW 16 TREES
	ACCENT TREES REQUIRED (877 / 100 = 8.77 X 4 = ) 36 CAN. TREES
	ACCENT TREES PROVIDED 0 ACC. TREES
	EXCEPTION/VARIANCE - COMPENSATORY MEASURES COMPLETELY RENOVATED MAIN PEDESTRIAN ENTRY PLAZA/LANDSCAPE. COMPLETELY RENOVATED PEDESTRIAN COURTYARD/LANDSCAPE.
<b>PARKING LOT LANDSCAPING</b>	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.
	NOT APPLICABLE
<b>AMOUNT OF LANDSCAPING</b>	% 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.
	NOT APPLICABLE
<b>TREE MITIGATION</b>	NOT APPLICABLE
	ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



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

**Owner**  
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1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

**ENGINEER**  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

**ROCKWALL MIDDLE SCHOOL No. 4 ADDITION**  
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CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
CITY OF ROCKWALL CASE NO. SP2023-039  
DATE 11/07/2023

RAMSEY LANDSCAPE ARCHITECTS, LLC  
119 WISHINGWELL CT.  
FRISCO, TEXAS 75035  
PHONE (469) 262-5439  
FAX (469) 262-5433  
EMAIL: MIKE.RA@ATT.NET

WILLIAMS ADDITIONS  
AND RENOVATIONS  
OPERATIONS AND LANDSCAPE PLAN

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.

ISSUES/  
REVISIONS

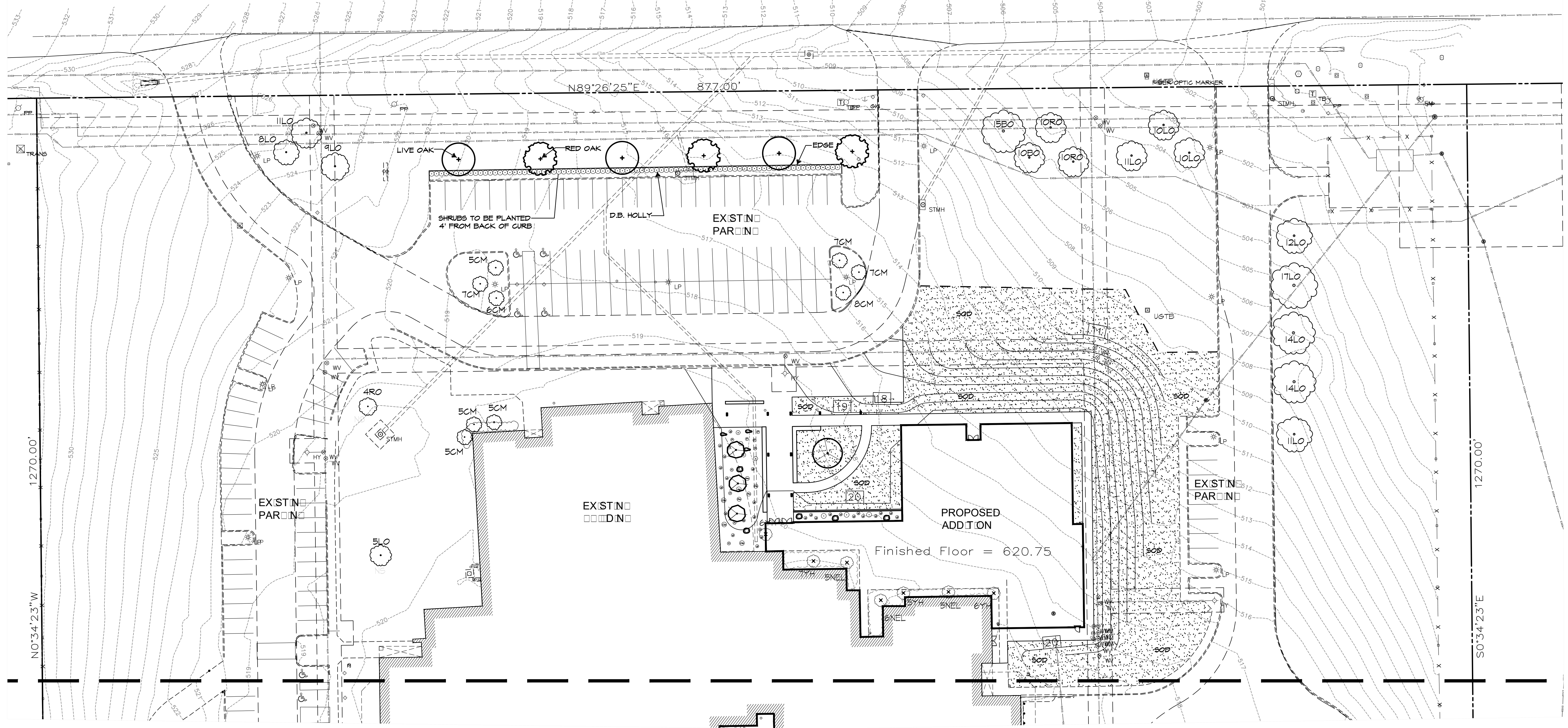
PERMIT - 10/20/2023  
PERMIT - 11/07/2023

DATE: 11/01/2023  
SCALE: 1" = 60'-0"

SHEET No. 1



□.M. NO. 552



MATCHLINE SEE SHEET L3

RAMSEY LANDSCAPE ARCHITECTS, LLC  
 11914 WISHING WELL CT.  
 FRISCO, TEXAS 75035  
 PHONE: (469) 262-5439  
 FAX: (469) 262-5433  
 EMAIL: MIKE.RA@ATT.NET

WILLIAMS ADDITIONS  
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 625 E. 552 F.R. TX 75087  
 LANDSCAPE PLAN AREA A

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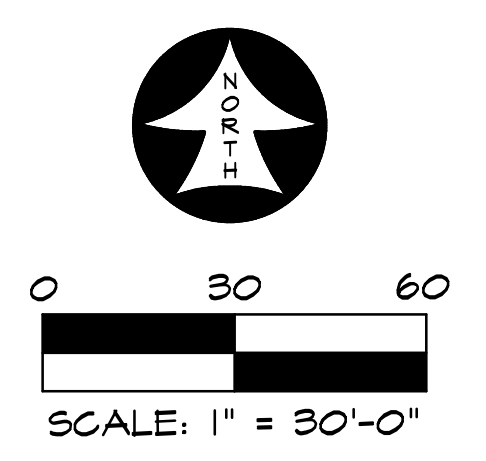
2

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 Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
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Planning & Zoning Commission, Chairman      Director of Planning and Zoning

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 Rockwall, Texas 75087  
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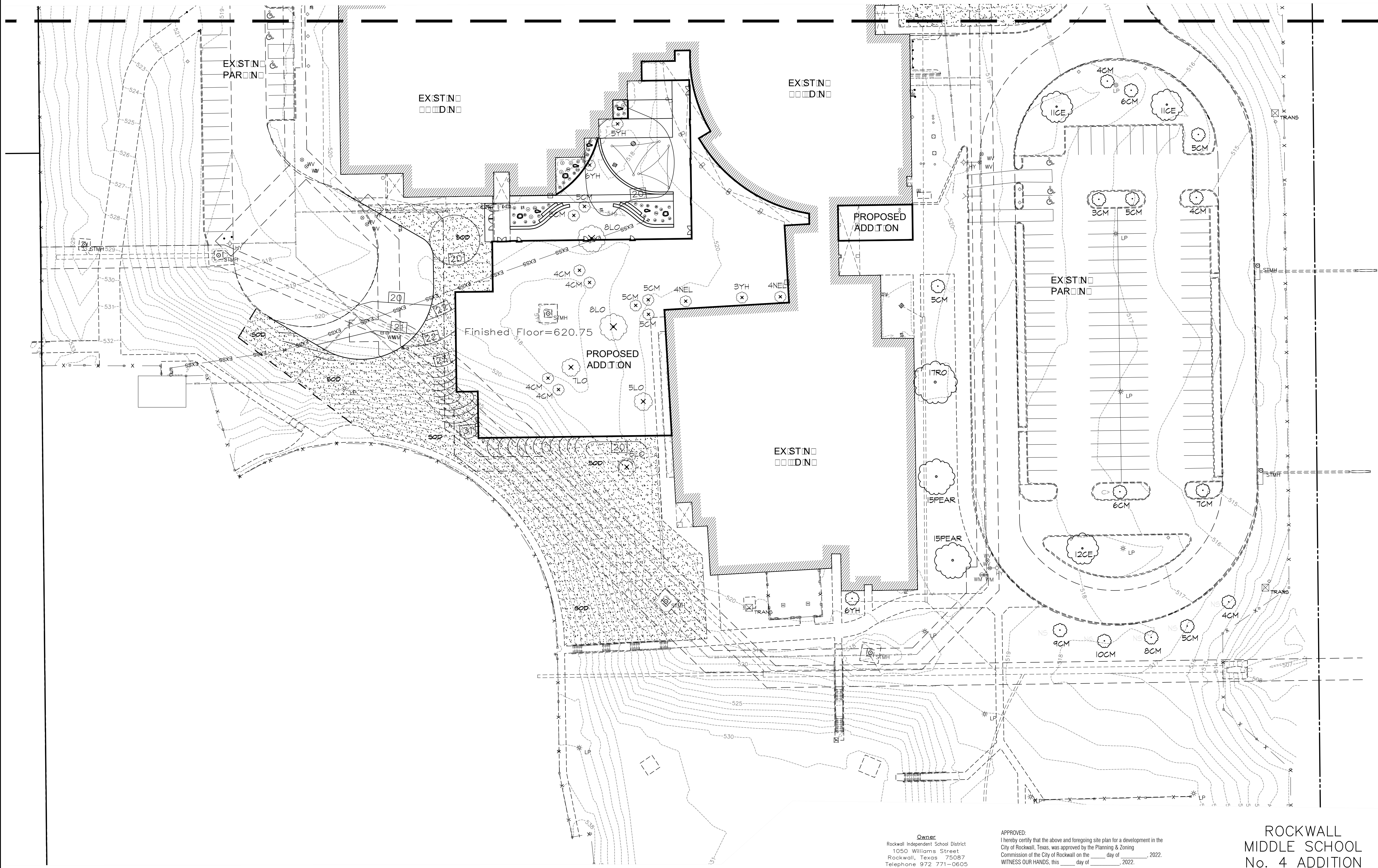
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 Texas Registration No. 579  
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ROCKWALL  
 MIDDLE SCHOOL  
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 LOT 1  
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 ROCKWALL COUNTY, TEXAS  
 CITY OF ROCKWALL CASE NO. SP2023-039  
 DATE 11/07/2023



MATCHLINE SEE SHEET L2



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 FRISCO, TEXAS 75035  
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 FAX: (469) 262-5433  
 EMAIL: MIKE.RA@ATT.NET

**WILKINS ADDITIONS  
 AND RENOVATIONS**  
 LANDSCAPE PLAN AREA

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 Telephone 972 359-1733

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 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.

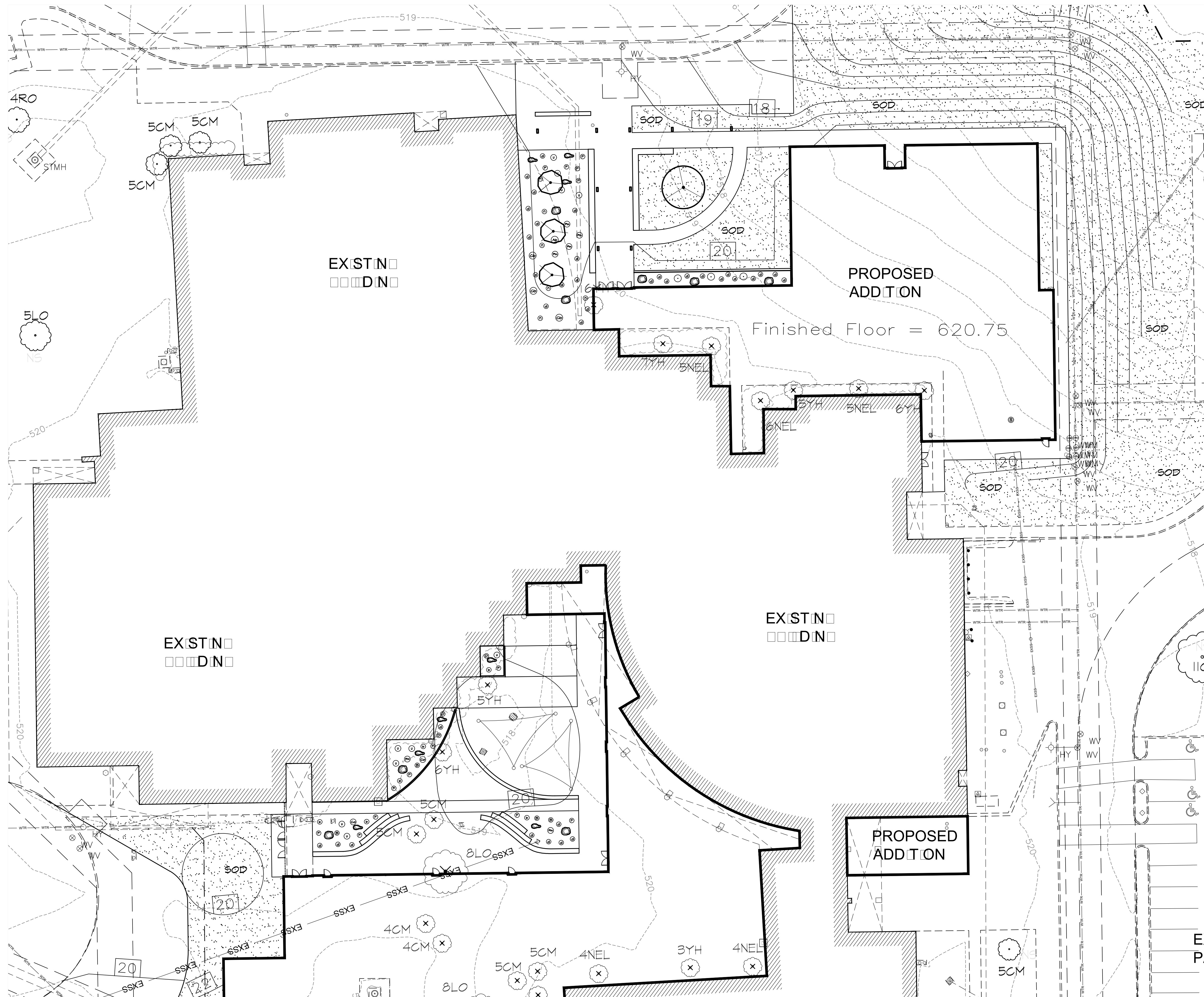
\_\_\_\_\_  
 Planning & Zoning Commission, Chairman      Director of Planning and Zoning



**ROCKWALL  
 MIDDLE SCHOOL  
 No. 4 ADDITION**

LOT 1  
 Rockwall Middle School No. 4 Addition  
 Recorded In Cabinet F, Page 67 P.R.R.C.T.  
 25.569 Acres Situated In The  
 W.T. DeWEESE SURVEY ~ ABST. 71  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 CITY OF ROCKWALL CASE NO. SP2023-039  
 DATE 11/07/2023





EXIST'N  
 □□□DIN

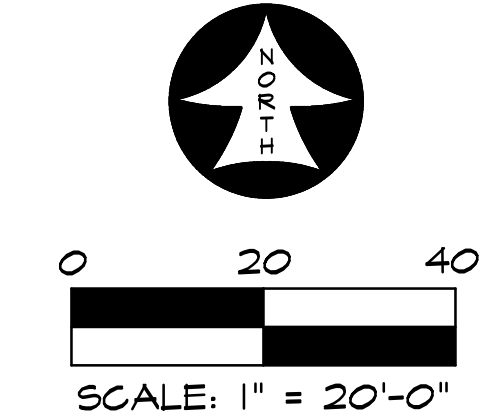
EXIST'N  
 □□□DIN

EXIST'N  
 □□□DIN

PROPOSED  
 ADDITION

PROPOSED  
 ADDITION

Finished Floor = 620.75



Owner  
 Rockwall Independent School District  
 1050 Williams Street  
 Rockwall, Texas 75087  
 Telephone 972 771-0605

Engineer  
 RLK Engineering, Inc.  
 Texas Registration No. 579  
 Attn: Seth Kelly  
 111 West Main Street  
 Allen, Texas 75013  
 Telephone 972 359-1733

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Planning & Zoning Commission, Chairman      Director of Planning and Zoning

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RAMSEY LANDSCAPE ARCHITECTS, LLC  
 11914 WISHING WELL CT.  
 FRISCO, TEXAS 79035  
 PHONE (469) 962-5439  
 FAX (469) 962-5433  
 EMAIL: MIKE.RA@ATT.NET

**WILLIAMS ADDITIONS  
 AND RENOVATIONS**  
 LANDSCAPE ARCHITECT

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.

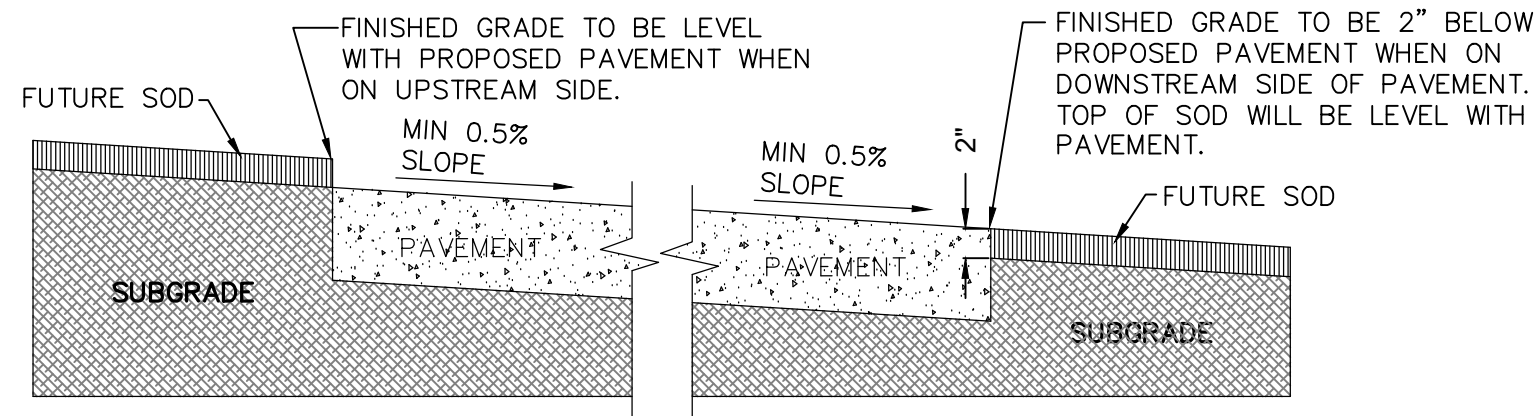
**ISSUES/  
 REVISIONS**

PERMIT - 10/20/2023  
 PERMIT - 11/07/2023

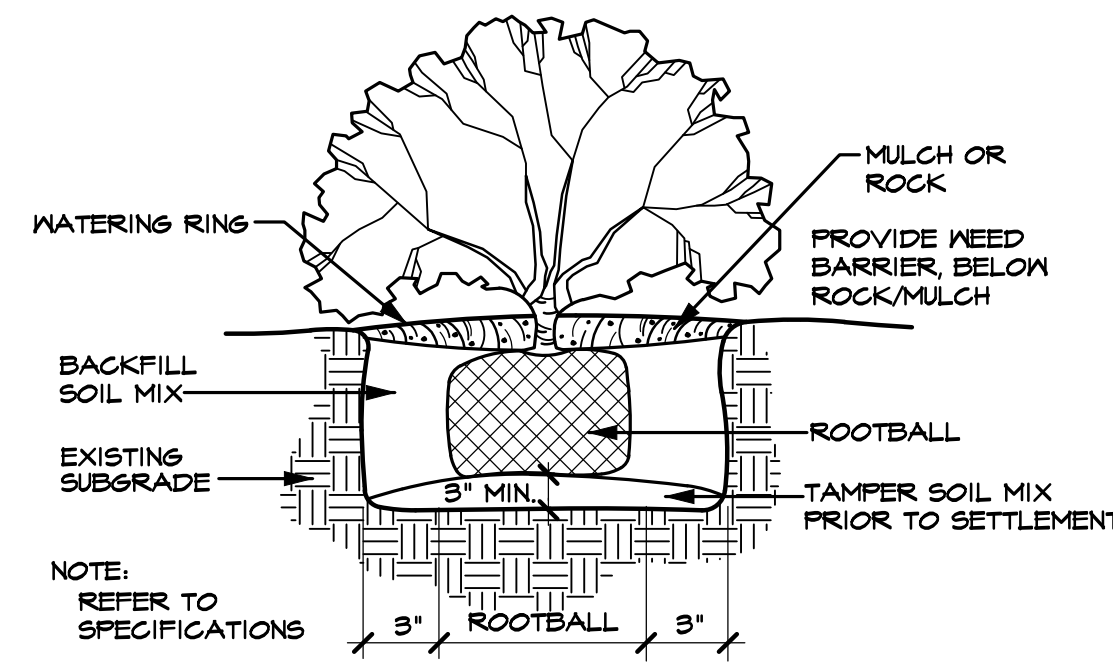
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 SCALE: 1" = 20'-0"

**SHEET No.**  
 □ □

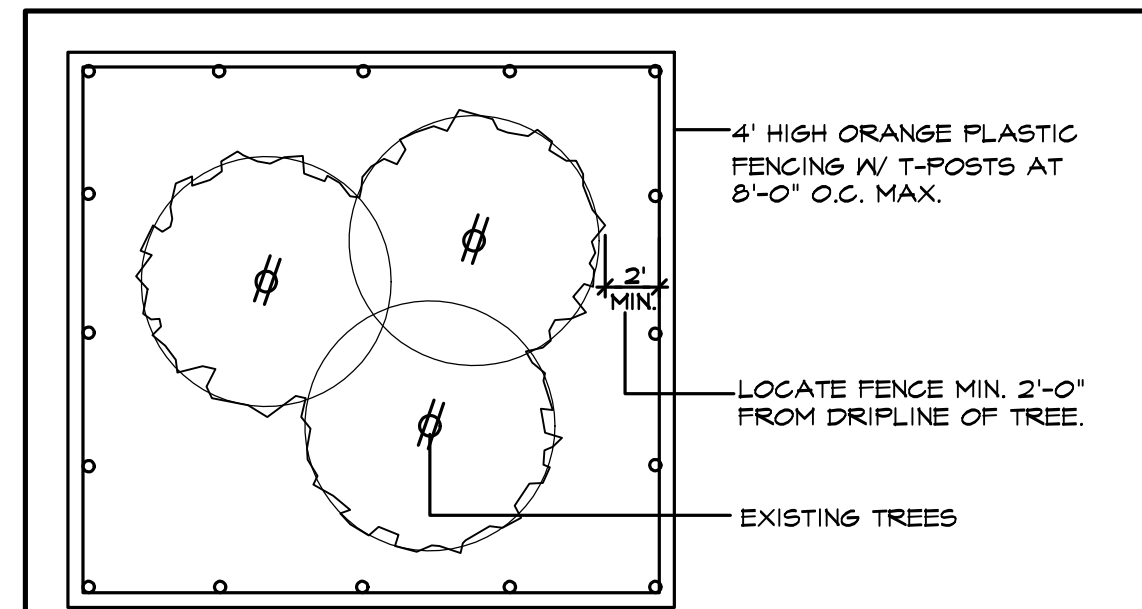




**GRADING DETAIL FOR PAVEMENT WITHOUT CURB**  
SCALE: N.T.S.

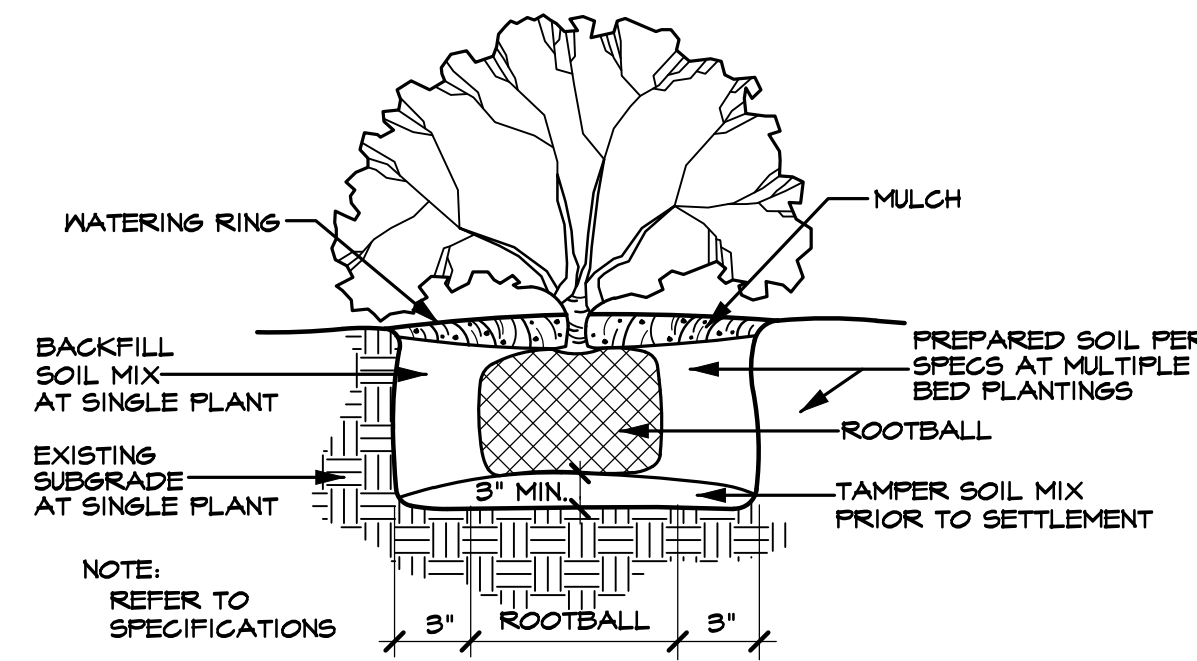


**SHRUB PLANTING DETAIL (TYPICAL)**  
SCALE: N.T.S.



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

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



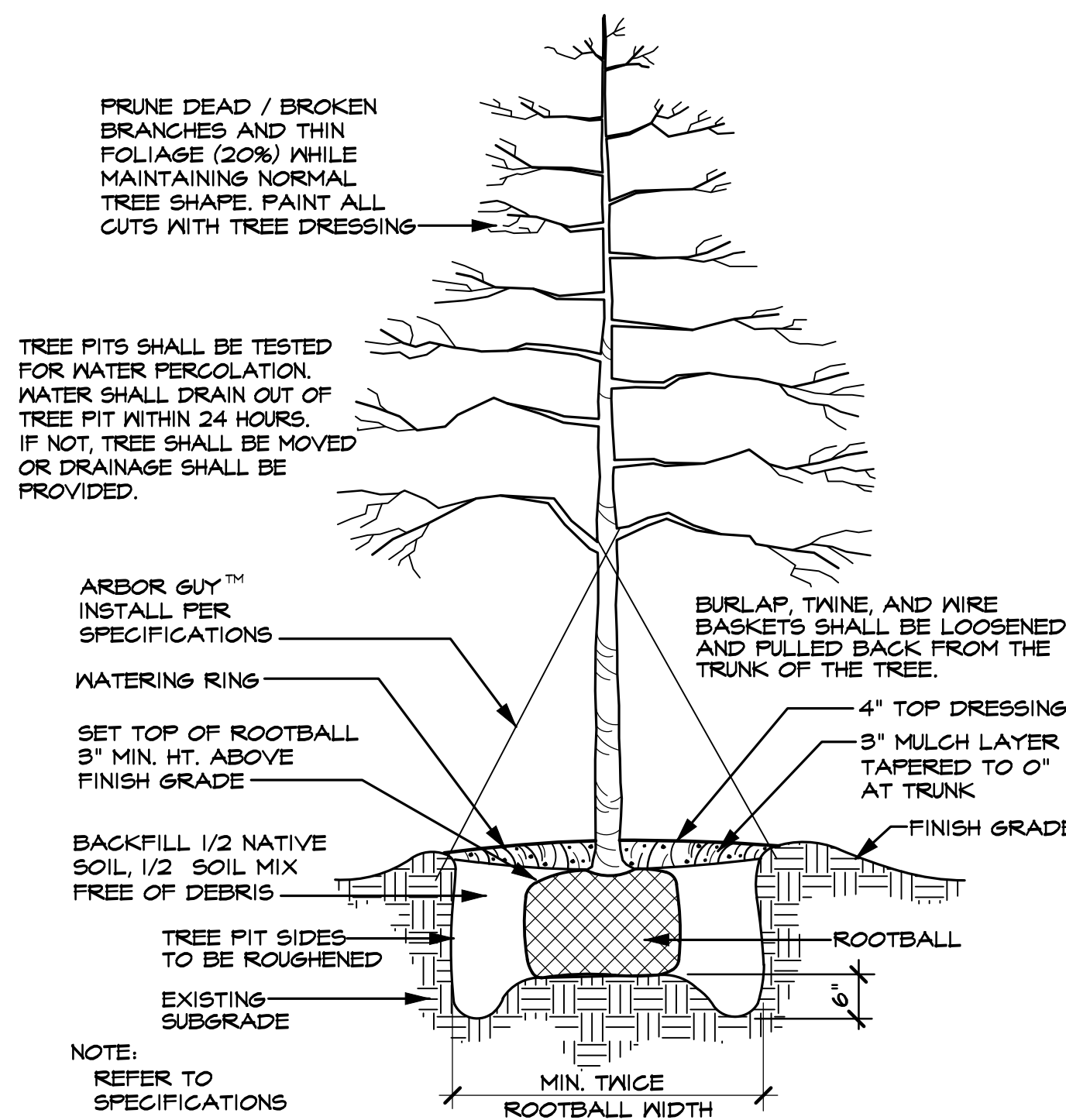
**SHRUB PLANTING DETAIL (TYPICAL)**  
SCALE: N.T.S.

**LANDSCAPE NOTES**

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

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

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



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

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
3	+	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
3	+	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
1	+	PISTACHE	Chinese Pistache	<i>Pistacia chinensis</i>	4" caliper, 12'-14' Ht./ 6'-7' spread, B&B straight trunk full rounded canopy
0	+	C. MYRTLE	Red Flowering Grape Myrtle	<i>Lagerstroemia indica Carolina Beauty</i>	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
3	+	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 5 trunk minimum, 8' Ht./8' spread, B&B or container, female - heavy berried

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
35	⊙	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
27	⊙	D.B. HOLLY	Dwarf Burtford Holly	<i>Ilex cornuta 'Nana'</i>	36" Ht./24" spread, bushy, full to ground
10	⊙	RED YUCCA	Brakelights Red Yucca	<i>Hesperaloe parviflora 'Perpa' PP #21,729</i>	5 gallon
3	⊙	D. FOUNTAIN	Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'hamin'</i>	5 gallon
6	⊙	P. MUHLY	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gallon
14	⊙	STIPA	Mexican Feathergrass	<i>Stipa tenuissima</i>	5 gallon
6	⊙	BLUE SAGE	Mealy Blue Sage	<i>Salvia Farinacea</i>	5 gallon
4	⊙	B. DAISY	Blackfoot Daisy	<i>Melampodium leucanthum</i>	5 gallon
2	⊙	COREOPSIS	Plains Coreopsis	<i>Coreopsis tinctoria</i>	5 gallon

GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	+	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Solid Rolled Sod refer to specifications
AS SHOWN	+	HYDRO	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch refer to specifications

MISCELLANEOUS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
16	⊙	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		
AS SHOWN	—	EDGE	Ryerson steel edge 1/8" x 4" with 12" stakes, green in color		Install to separate shrubs from grass or as called out.
AS SHOWN	+	R. ROCK	3'-4" size colorado river rock, 6'-7" deep. Provide need barrier mat below rock. Separate at grass/bed areas with edging.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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Owner:  
Rockwall Independent School District  
1050 Williams Street  
Rockwall, Texas 75087  
Telephone 972 771-0605

Engineer:  
RLK Engineering, Inc.  
Texas Registration No. 579  
Attn: Seth Kelly  
111 West Main Street  
Allen, Texas 75013  
Telephone 972 359-1733

ROCKWALL  
MIDDLE SCHOOL  
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DATE 11/07/2023

RAMSEY LANDSCAPE ARCHITECTS, LLC  
119 H WISHINGWELL CT.  
FRISCO, TEXAS 79035  
PHONE: (469) 262-5439  
FAX: (469) 262-5433  
EMAIL: MIKE.RL@ATT.NET

WALLS ADDITIONS  
AND RENOVATIONS  
625 E. 552 F.R. TX 75087  
LANDSCAPE DETAILS

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.

ISSUES/  
REVISIONS

PERMIT - 10/20/2023  
PERMIT - 11/07/2023

DATE: 11/01/2023  
SCALE: AS SHOWN

SHEET No.  
5



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Description	Mounting Height
⊙	2	N	Single	MR13FFD-PP-MW-20L40K-DCC-DV	12
□	9	WP	Single	WST LED P2 40K VF MVOLT	10.5

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
COURTYARD_Top	Illuminance	Fc	2.94	12.4	0.2	62.00

**SITE PLAN PHOTOMETRIC CALCULATIONS  
GENERAL NOTES**

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

**CORGAN**

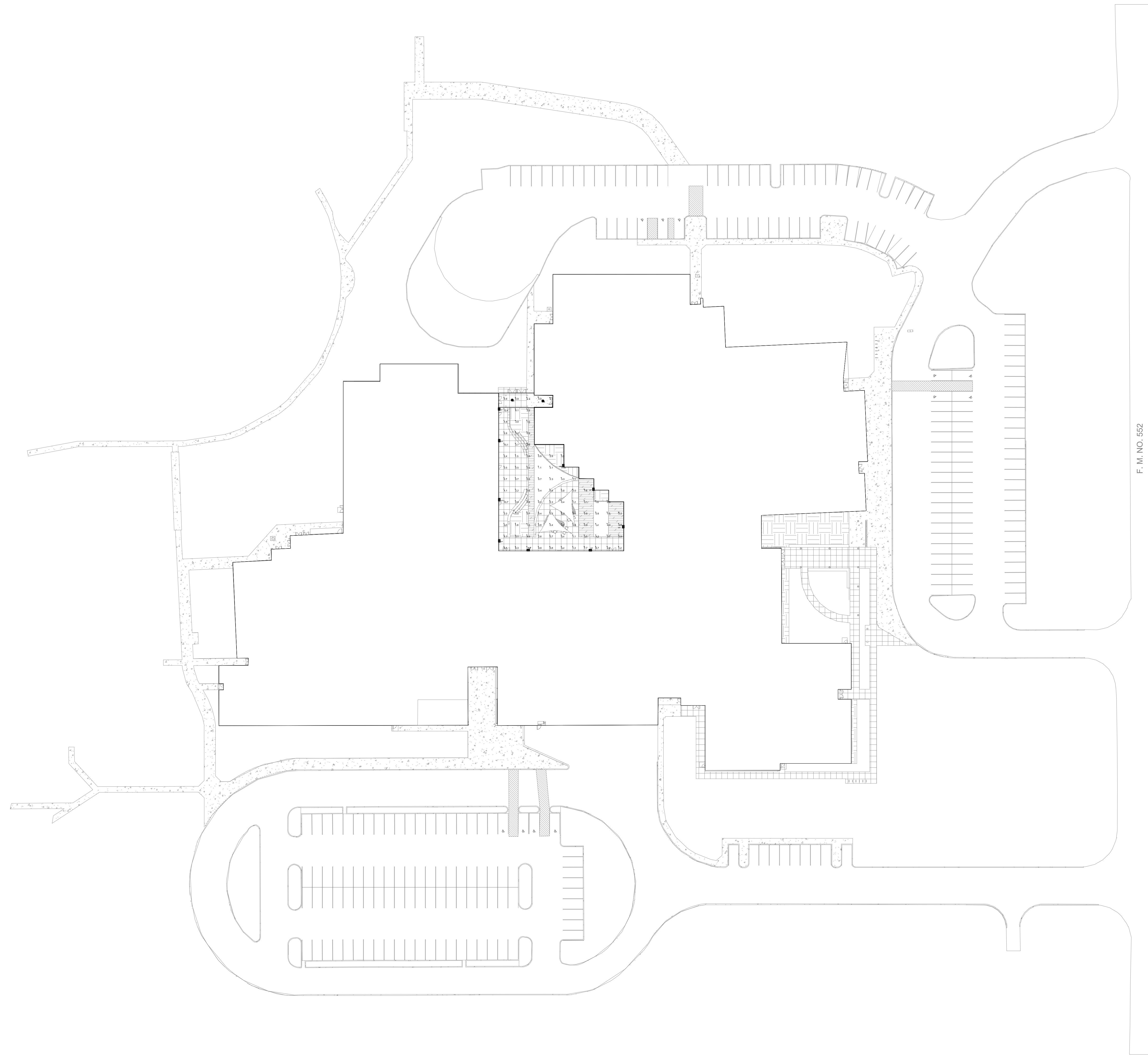
CORGAN  
www.corgan.com  
T: 214.748.2000

ISSUES		
1	07/14/2023	DESIGN DEVELOPMENT
2	07/28/2023	30% CONSTRUCTION DOCS
3		
4		
5		
6		
7		
8		
9		
10		

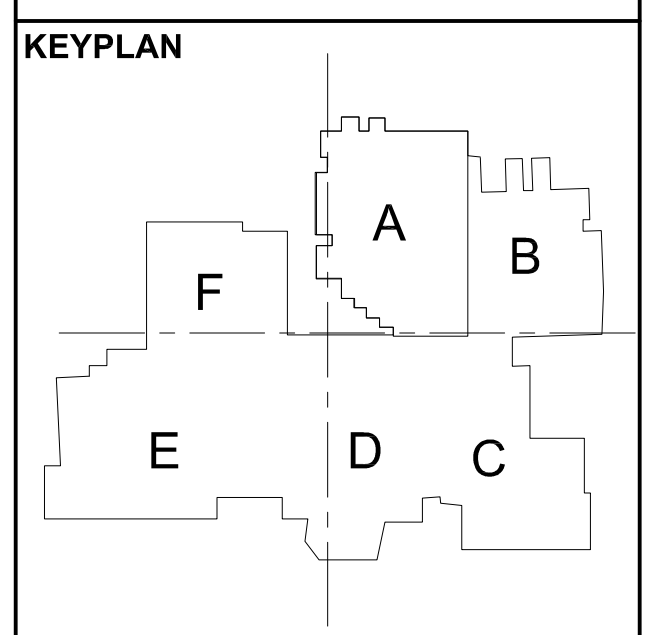
REVISIONS		

REVIEW BY  
DATE  
OCT 17, 2023



F. M. NO. 552

**WILLIAMS ADDITIONS AND  
RENOVATIONS**  
6620 FM-3097, Rockwall, TX 75032



PHOTOMETRIC  
SITE PLAN

1 PHOTOMETRIC SITE PLAN  
1"=40'-0"

JAVIER GARCIA TEXAS P.E. 118760      JAMES TATE III TEXAS P.E. 102427

**EMA** Engineering & Consulting, Inc.  
Tyler | Austin | Houston | El Paso  
DFW | San Antonio | Shreveport  
Texas Firm Registration No. F-893  
Louisiana Firm Registration No. EF-5818  
www.EMAengineer.com

DESIGN SOLVE ENHANCE  
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.

JOB 23162.000  
DATE 07/28/2023  
SHEET  
**ES01-02**



# MILLENIUM EDGE™

## MR13/MR17 SERIES – FLAT FACE LOW PROFILE

### PRODUCT FEATURES:

- » Surface mount – ceiling or wall;  
13" Dia. x 3"D (MR13FFL), 17" Dia. x 4"D (MR17FFL)
- » Peace of Mind Guarantee® against breakage available
- » Dust and water protected to IP64 standards
- » Full cut-off for IDA-Approved™ Dark Sky installations -  
Ceiling Mount only.
- » ADA compliant



### PROJECT INFORMATION

Job Name \_\_\_\_\_

Fixture Type \_\_\_\_\_

Catalog Number \_\_\_\_\_

Approved by \_\_\_\_\_

### SPECIFICATIONS:

**BASEPLATE:** Marine grade die-cast aluminum. Integral heat sinks. Baseplate flange interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Baseplate provided with four-point mounting holes, one wireway hole and temporary junction box mounting breakouts. Standard matte black, dark bronze or matte white exterior TGIC polyester powder coat – 5-step pre-treatment.

**REFLECTOR:** Full reflector/wire cover – 92% reflectivity.

**LENS:** UV-stabilized, high impact resistant, virgin injection molded polycarbonate. Close tolerance push/turn/lock-in-place mating of injection molded lens and lens base. Lens and lens base secured with one concealed captive Torx® T-20 with center pin fastener.

**LENS BASE:** High impact resistant, injection molded matte black, dark bronze or matte white polycarbonate.

**GASKETING:** Die-cut, closed cell neoprene self adhesive gasket seals baseplate to mounting surface. Closed cell, silicone "O" ring gaskets positioned and friction secured in gasket channels of lens base, baseplate and optional surface adapter.

**HARDWARE:** One stainless steel Torx® with center pin fastener.

**ELECTRICAL:** Available in 3500K, 4000K, and 5000K color temperatures, 80 CRI. 120-277VAC, 50/60Hz electrical input with high power factor electronic, constant-current driver (>.90 PF). Standard 0-10V dimming with 1-100% range; maximum driver source of 200 µA.

**SENSOR & CONTROLS:** Optional sensor available with compatible third party controls. To see the full list of compatible controls, [click here](#).

**PHOTOMETRICS:** Photometry tested to the IESNA LM-79-08 standard by an ILAC/ISO17025 accredited laboratory. For additional photometric data, please go to [www.kenall.com](http://www.kenall.com).

**WARRANTY:** Limited five (5) year LED warranty. [Peace of Mind Guarantee against breakage](#).

**LISTINGS:** Luminaire is certified to UL Standards by either Underwriters Laboratory or Intertek Testing Laboratory for Wet Location. (listing includes Emergency Battery Pack "LEL" option). UL certified IP64 per IEC 60598. IESNA-designated full cut-off. IESNA designated "Full Cutoff" when ceiling mounted.



### ORDERING INFORMATION (Ex: MR13FFL-PP-DB-20L50K-DV)

Model	Lens Type	Finish	Lamp Type	Voltage	Options	Accessories
<b>PP</b>						
<b>Model</b>			<b>Lamp Type</b>		<b>Options</b>	
MR13FFL 13" Dia.			<b>MR13FFL</b>		<b>LEL-SA</b> LED Emergency Battery Backup with Die-cast Surface Adapter (SA)- Non ADA (n/a with 347V)	
MR17FFL 17" Dia.			<b>10L35K</b> 10 Watt 3500K LED		<b>BPC-SA</b> Photo Control – Shielded Button Type with Die-cast surface adapter (SA) – Non ADA (120 or 277V only)	
			<b>10L40K</b> 10 Watt 4000K LED		<b>FS</b> Single Fuse & Holder	
			<b>10L50K</b> 10 Watt 5000K LED		<b>NAT</b> Natatorium Environment Option	
<b>Lens Type</b>			<b>20L35K</b> 20 Watt 3500K LED		<b>RMP‡</b> Retrofit Mounting Plate ( <a href="#">See Tech Sheet</a> )	
PP Pearlescent Polycarbonate			<b>20L40K</b> 20 Watt 4000K LED			
			<b>20L50K</b> 20 Watt 5000K LED			
<b>Finish</b>			<b>MR17FFL</b>		<b>Accessories</b>	
MB Matte Black			<b>15L35K</b> 15 Watt 3500K LED		<b>SA</b> Die-Cast Surface Adapter	
MW Matte White			<b>15L40K</b> 15 Watt 4000K LED			
DB Dark Bronze			<b>15L50K</b> 15 Watt 5000K LED			
			<b>25L35K</b> 25 Watt 3500K LED			
			<b>25L40K</b> 25 Watt 4000K LED			
			<b>25L50K</b> 25 Watt 5000K LED			
			<b>Voltage</b>			
			<b>120</b> 120 Volts			
			<b>277</b> 277 Volts			
			<b>347†</b> 347 Volts			
			<b>DV†</b> 120-277 Volts			

‡ n/a with Surface Adapter  
† n/a with BPC



www.kenall.com | P: 800-4-Kenall | F: 262-891-9701 | 10200 55th Street Kenosha, Wisconsin 53144, USA

This product complies with the Buy American Act: manufactured in the United States with more than 50% of the component cost of US origin. It may be covered by patents found at [www.kenall.com/patents](http://www.kenall.com/patents). Content of specification sheets is subject to change; please consult [www.kenall.com](http://www.kenall.com) for current product details. ©2022 Kenall Mfg. Co.

A brand of **legrand**



# MILLENIUM EDGE™

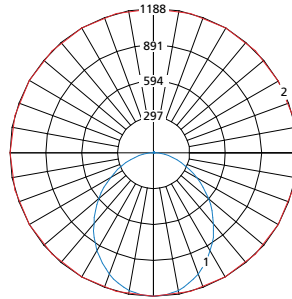
## MR13/MR17 SERIES – FLAT FACE LOW PROFILE HOUSING

### PERFORMANCE

Model	Lamp Type	Initial Delivered Lumens		Input Power (W)	Drive Current (mA)	Estd. L70 LED Life (hrs)
		@ 25°C (lm)	Efficacy (lm/W)			
MR13FFL	10L35K	1,111	86	13	94	130,000
	10L40K	1,111	86	13	94	130,000
	10L50K	1,212	94	13	94	130,000
	20L35K	2,145	91	24	94	130,000
	20L40K	2,145	91	24	94	130,000
	20L50K	2,338	99	24	94	130,000
MR17FFL	15L35K	2,006	102	20	40	130,000
	15L40K	2,006	102	20	40	130,000
	15L50K	2,187	111	20	40	130,000
	25L35K	2,941	100	29	63	130,000
	25L40K	2,941	100	29	63	130,000
	25L50K	3,206	109	29	63	130,000

Info subject to change. Visit [www.kenall.com](http://www.kenall.com) for IES files and additional information.

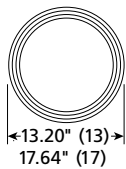
Model: MR17FFL-PP-MW-25L40K-DCC-DV



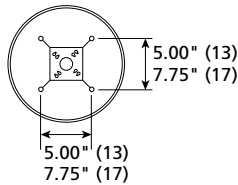
Max Candela = 1188 Located At Horizontal Angle = 0, Vertical Angle = 0  
 1 - Vertical Plane Through Horizontal Angles (0-180) (Through Max. Cd.)  
 2 - Horizontal Cone Through Vertical Angle (0) (Through Max. Cd.)

### DIMENSIONAL DATA

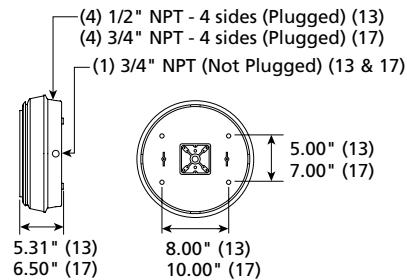
#### FRONT & SIDE VIEW



#### BACK VIEW



#### SURFACE ADAPTER (SA) SIDE & BACKVIEW



[www.kenall.com](http://www.kenall.com) | P: 800-4-Kenall | F: 262-891-9701 | 10200 55th Street Kenosha, Wisconsin 53144, USA

A brand of **legrand**

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# WST LED

## Architectural Wall Sconce



Catalog Number

Notes

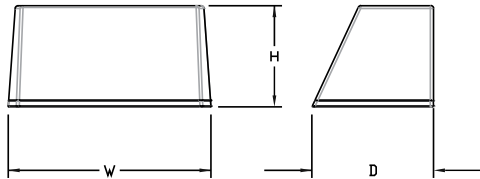
Type

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

### Specifications

#### Luminaire

- Height:** 8-1/2" (21.59 cm)
- Width:** 17" (43.18 cm)
- Depth:** 10-3/16" (25.9 cm)
- Weight:** 20 lbs (9.1 kg)



### Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

A+ Capable options indicated by this color background.

### Ordering Information

**EXAMPLE:** WST LED P1 40K VF MVOLT DBTXD

WST LED						
Series	Performance Package	Color temperature	Distribution	Voltage	Mounting	
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT <sup>1</sup> 277 <sup>2</sup>	<b>Shipped included</b> (blank) Surface mounting bracket PBBW Premium surface-mounted back box <sup>3,4</sup> <b>Shipped separately</b> BBW Surface-mounted back box <sup>3</sup>	
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 <sup>2</sup> 347 <sup>2</sup>		
	P3 6,000 Lumen package	40K 4000 K		208 <sup>2</sup> 480 <sup>2</sup>		
		50K 5000 K		240 <sup>2</sup>		

Options		Finish (required)
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights <sup>5,6,7</sup>	DBBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights <sup>5,6,7</sup>	DBLXD Black
PE	Photoelectric cell, button type <sup>8</sup>	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) <sup>9</sup>	DWHXD White
PER5	Five-wire receptacle only (controls ordered separate) <sup>9</sup>	DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) <sup>9</sup>	DBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8-15' mounting height <sup>5,6</sup>	DBLXD Textured black
PIR1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>5,6</sup>	DNATXD Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15-30' mounting height <sup>5,6</sup>	DWHGXD Textured white
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>5,6</sup>	DSSTXD Textured sandstone
SF	Single fuse (120, 277, 347V) <sup>2</sup>	
DF	Double fuse (208, 240, 480V) <sup>2</sup>	
DS	Dual switching <sup>10</sup>	
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) <sup>11</sup>	
E7WH	Emergency battery backup, Non CEC compliant (7W) <sup>7</sup>	
E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) <sup>7,12</sup>	
E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) <sup>7,13</sup>	
E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS <sup>7</sup>	
E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS <sup>7,12</sup>	
E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) <sup>7,12,14</sup>	
LCE	Left side conduit entry <sup>15</sup>	
RCE	Right side conduit entry <sup>15</sup>	
BAA	Buy America(n) Act Compliant	
	<b>Shipped separately</b>	
RBPW	Retrofit back plate <sup>3</sup>	
VG	Vandal guard <sup>15</sup>	
WG	Wire guard <sup>15</sup>	

See Accessories and Notes on next page.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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WST-LED  
 Rev. 01/19/23



## Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WS8BW DDBXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>17</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>17</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>17</sup>

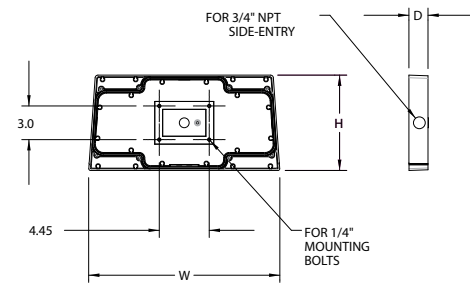
## NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Not available 347/480. E7WC or E23WHR, only available 120 or 277.
- Need to specify 120, 208, 240 or 277 voltage.

- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- DMG option not available with standalone or networked sensors/controls.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

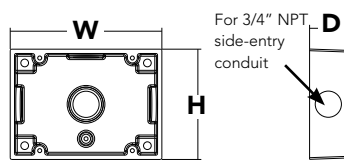
## Optional Back Box (PBBW)

<b>Height:</b>	8.49" (21.56 cm)
<b>Width:</b>	17.01" (43.21 cm)
<b>Depth:</b>	1.70" (4.32 cm)



## Optional Back Box (BBW)

<b>Height:</b>	4" (10.2 cm)
<b>Width:</b>	5-1/2" (14.0 cm)
<b>Depth:</b>	1-1/2" (3.8 cm)



## Emergency Battery Operation

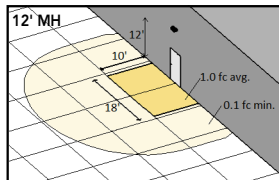
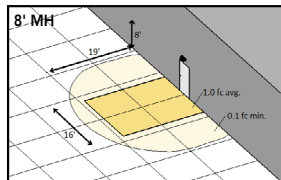
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

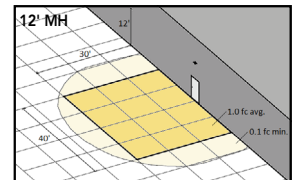
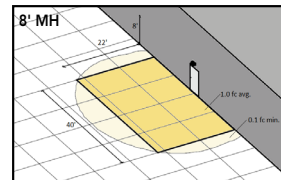
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines  
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	0.99
40°C	104°F	0.98

### Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
	P2	25	0.21	0.13	0.11	0.1	---
30		---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
	P3	50	0.42	0.24	0.21	0.19	---
56		---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

### Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

### Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

\*for use with site wide Dusk to Dawn control

### PER Table

Control	PER (3 wire)	PER5 (5 wire)			PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7	
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture	

✓ Recommended

⊘ Will not work

⚠ Alternate

\*Futureproof means: Ability to change controls in the future.

### Lumen Output

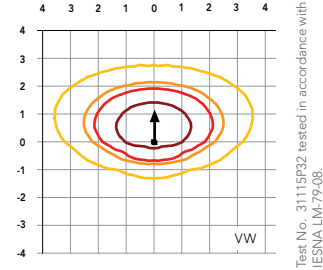
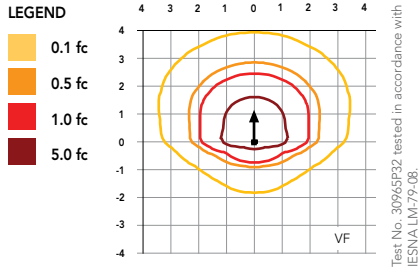
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT*)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

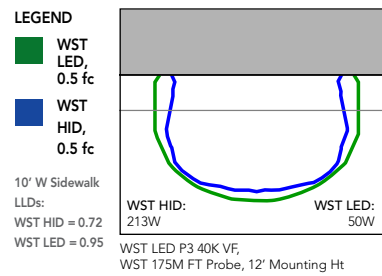




Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



## FEATURES & SPECIFICATIONS

### INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

### LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

### BUY AMERICAN ACT

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

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

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





January 11, 2024

TO: Ronny Klingbeil  
RLK Engineering, Inc.  
111 W. Main Street  
Allen, TX 75013

CC: Tim Lyssy  
Rockwall ISD  
1050 Williams Street  
Rockwall, Tx 75087

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2023-039; *Site Plan for Williams Middle School*

Ronny Klingbeil:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on November 14, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On November 14, 2023, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a faint, larger version of the same signature.

Henry Lee, AICP, *Senior Planner*  
City of Rockwall Planning and Zoning Department