



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-008

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 901 West Yellow Jacket Lane

SUBDIVISION Rockwall High School Addition

LOT 3 BLOCK 1

GENERAL LOCATION Rockwall High School

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE High School

PROPOSED ZONING Commercial (C)

PROPOSED USE High School

ACREAGE 35.295

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Rockwall I.S.D.

APPLICANT RLK Engineering, Inc.

CONTACT PERSON Will Salee

CONTACT PERSON Ronny Klingbeil

ADDRESS 1191 T.L. Townsend Dr.

ADDRESS 111 West main Street

CITY, STATE & ZIP Rockwall, TX. 75087

CITY, STATE & ZIP Allen, TX. 75013

PHONE 214 893-6132

PHONE 972 359-1733

E-MAIL will.salee@rockwallisd.org

E-MAIL ronny@rlkengineering.com

NOTARY VERIFICATION [REQUIRED]

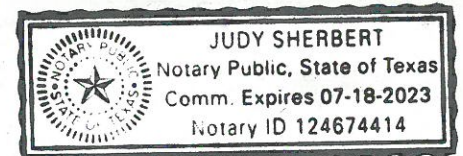
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILL SALEE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

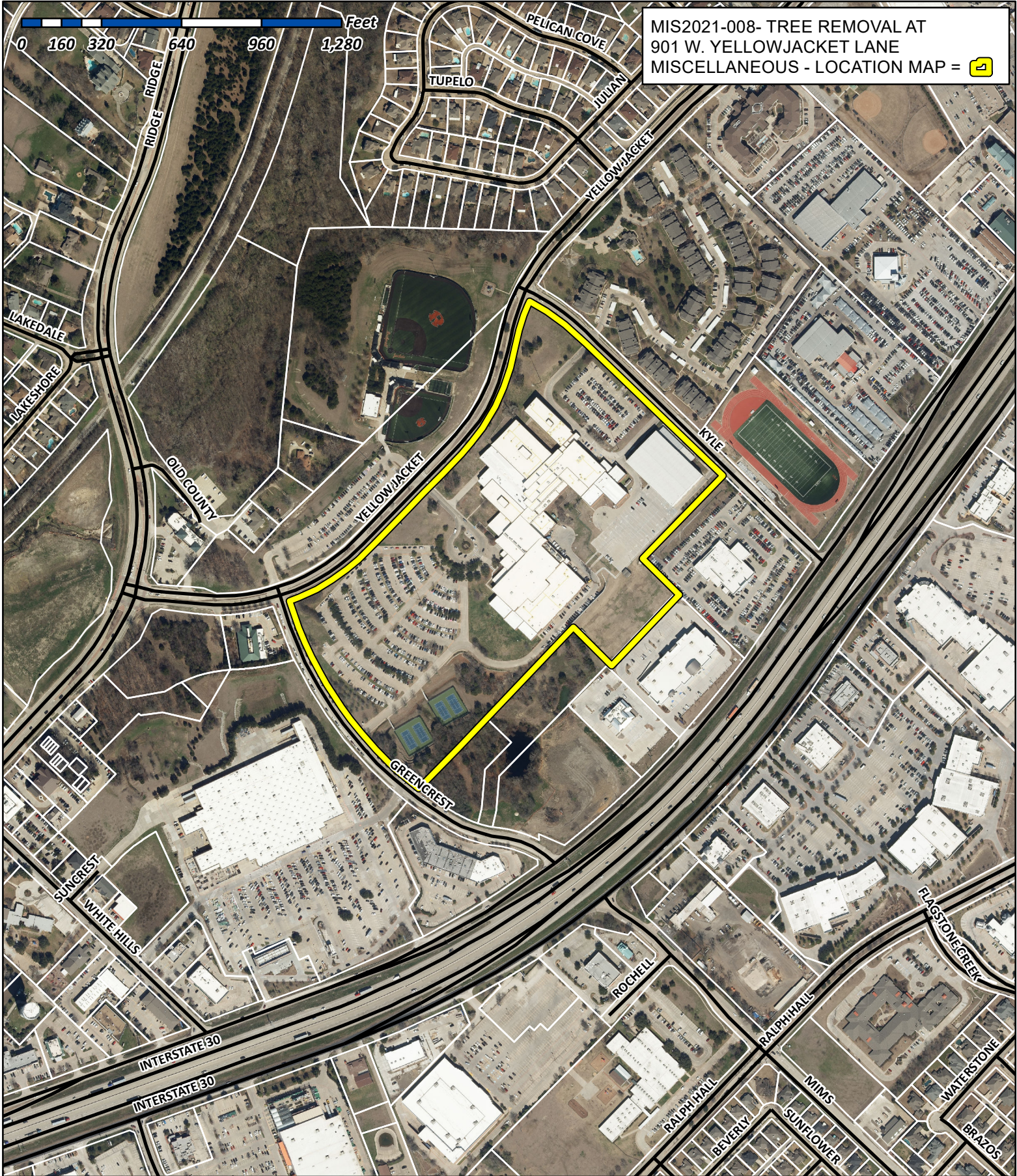
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED \$ 75.00 TO COVER THE COST OF THIS APPLICATION, WILL BE PAID TO THE CITY OF Rockwall July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCK INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND P SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

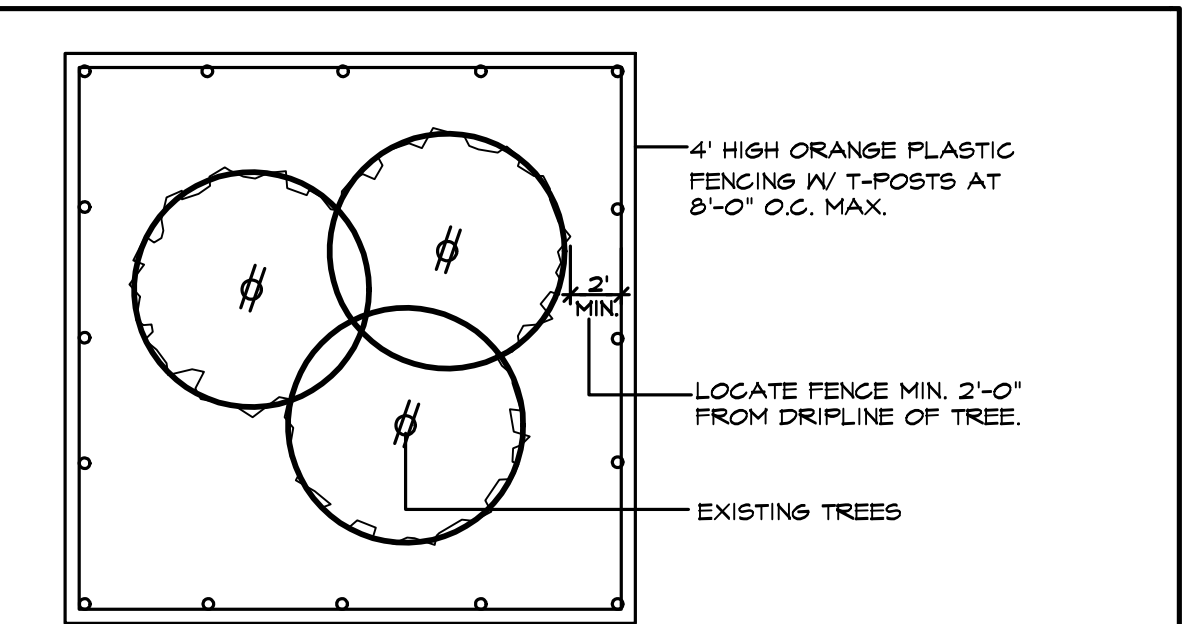
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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



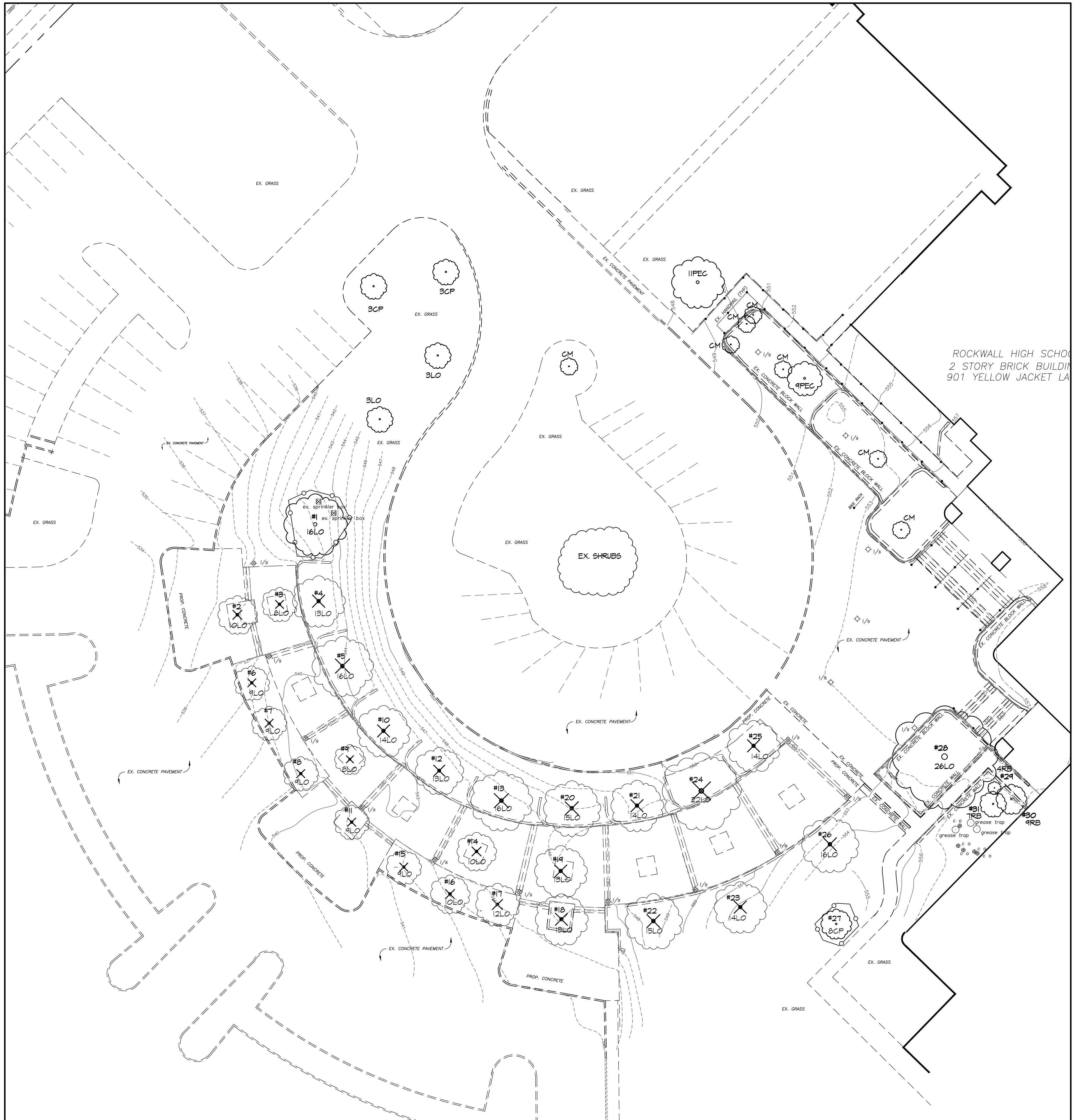
EXISTING TREE CHART						
TREE #	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE
1	16"	LIVE OAK	SAVE	0"	-	0"
2	10'	LIVE OAK	DEMO	-10"	-	
3	8"	LIVE OAK	DEMO	-8"	-	
4	13"	LIVE OAK	DEMO	-13"	-	
5	16"	LIVE OAK	DEMO	-16"	-	
6	9"	LIVE OAK	DEMO	-9"	-	
7	9"	LIVE OAK	DEMO	-9"	-	
8	9"	LIVE OAK	DEMO	-9"	-	
9	8"	LIVE OAK	DEMO	-8"	-	
10	14"	LIVE OAK	DEMO	-14"	-	
11	9"	LIVE OAK	DEMO	-9"	-	
12	13"	LIVE OAK	DEMO	-13"	-	
13	16"	LIVE OAK	DEMO	-16"	-	
14	10"	LIVE OAK	DEMO	-10"	-	
15	9"	LIVE OAK	DEMO	-9"	-	
16	10"	LIVE OAK	DEMO	-10"	-	
17	12"	LIVE OAK	DEMO	-12"	-	
18	13"	LIVE OAK	DEMO	-13"	-	
19	13"	LIVE OAK	DEMO	-13"	-	
20	15"	LIVE OAK	DEMO	-15"	-	
21	14"	LIVE OAK	DEMO	-14"	-	
22	15"	LIVE OAK	DEMO	-15"	-	
23	14"	LIVE OAK	DEMO	-14"	-	
24	22"	LIVE OAK	DEMO	-22"	-	
25	14"	LIVE OAK	DEMO	-14"	-	
26	16"	LIVE OAK	DEMO	-16"	-	
27	8"	PISTACHE	DEMO	-8"	-	
28	26"	LIVE OAK	SAVE	0"	+26"	0"
29	4"	RED BUD	SAVE	0"	-	0"
30	9"	RED BUD	SAVE	0"	-	0"
31	7"	RED BUD	SAVE	0"	-	0"
				MITIGATE	CREDIT	MITIGATE
				-31"	+26"	-243"
				PROPOSED TREES (10 X 4" =)		+40
				TOTAL MITIGATION		-250"

TREE PRESERVATION CREDITS = 250" X \$200 = \$50,000

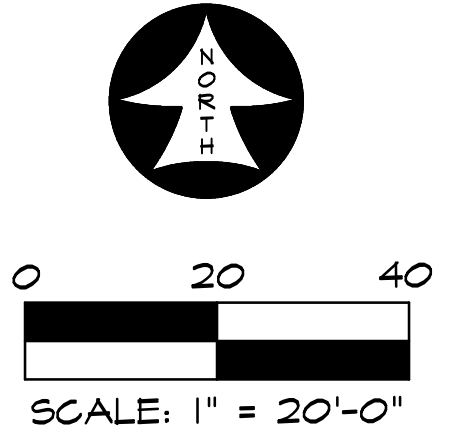


- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL 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.



EXISTING TREE LEGEND	
	12LO EXISTING TREE TO BE SAVED
	6LO EXISTING TREE TO BE REMOVED
LO=LIVE OAK, RB=RED BUD CP=CHINESE PISTACHE, CM=GRAPE MYRTLE	

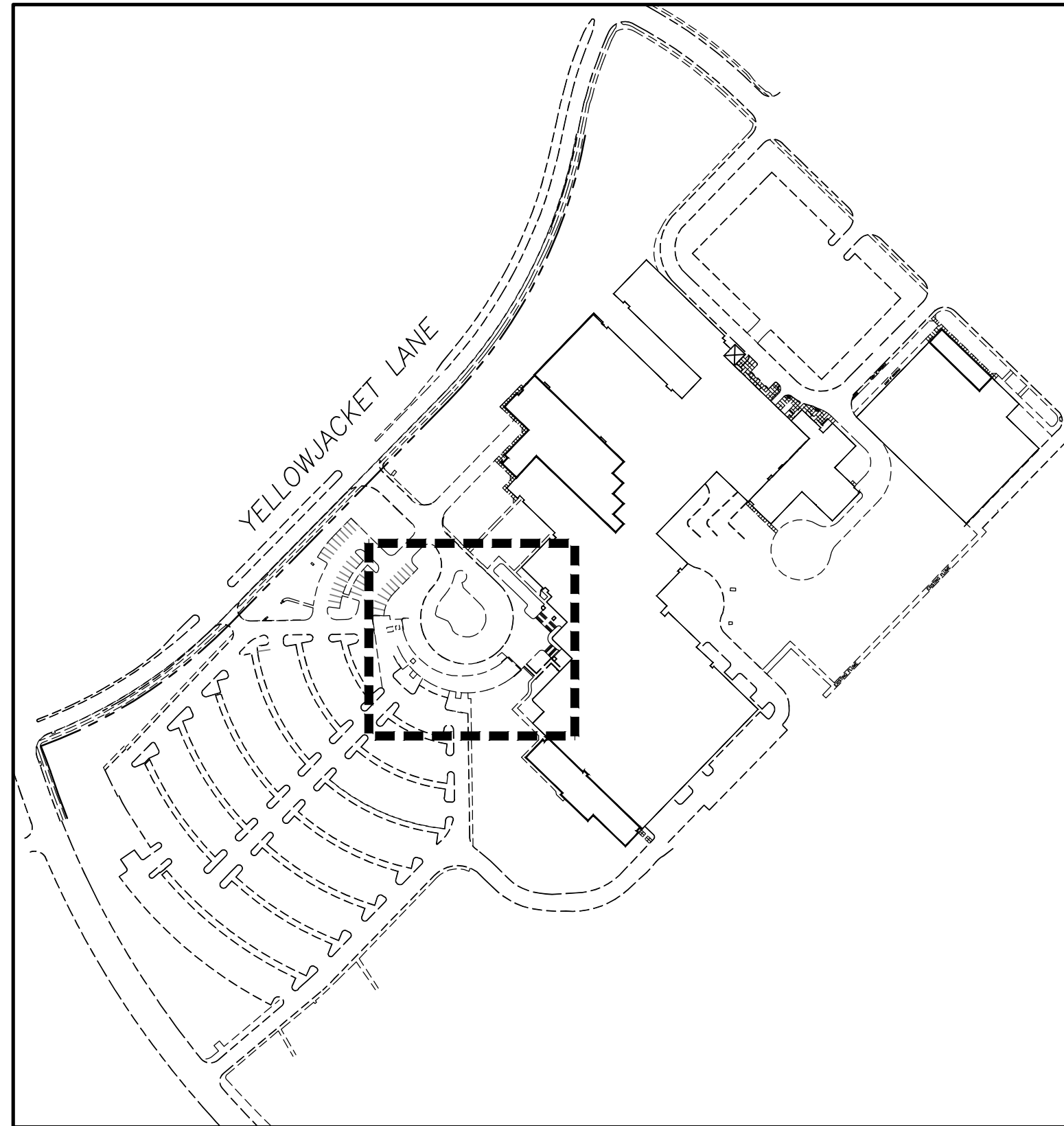


REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

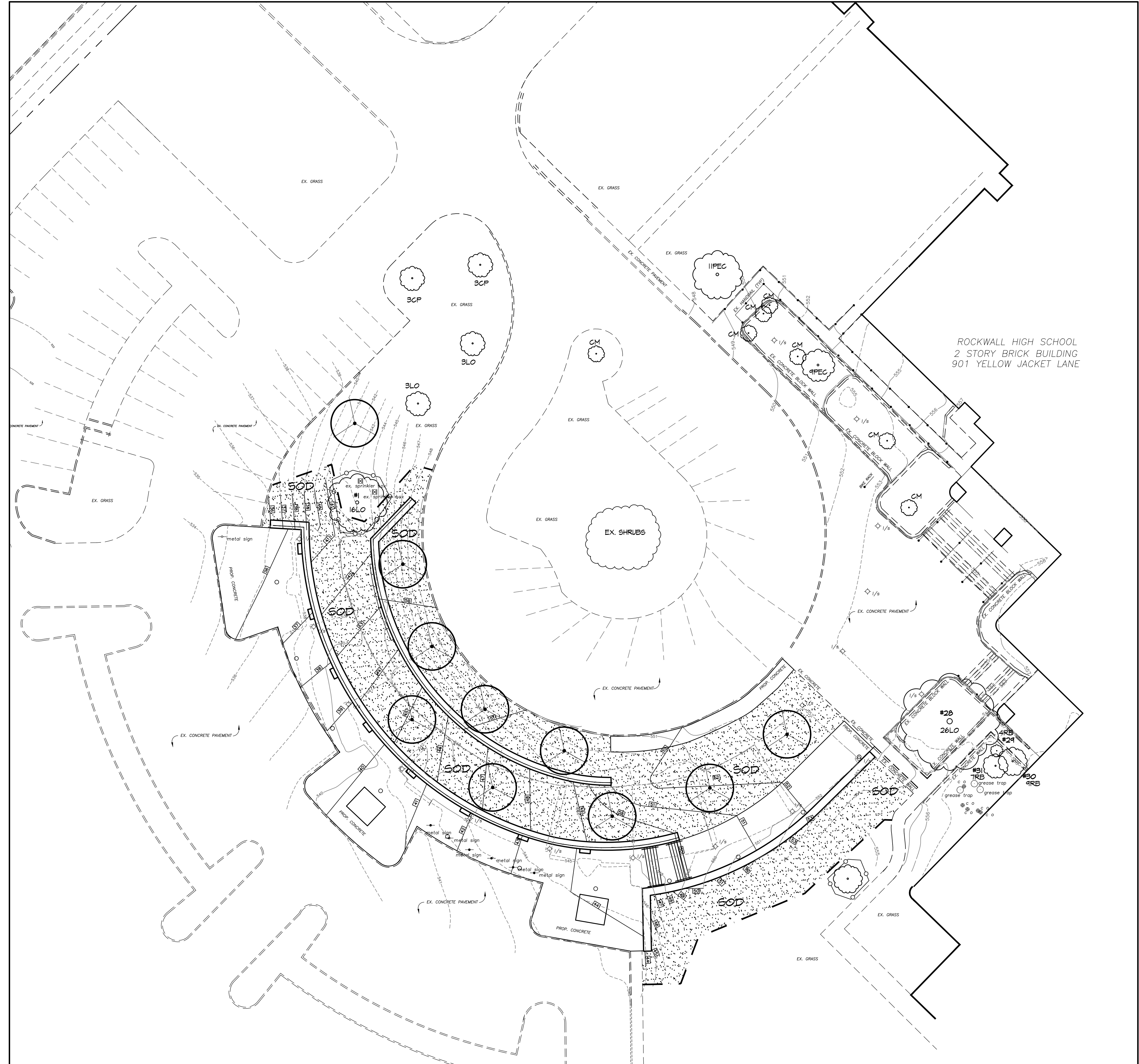
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

TREESCAPE PLAN
Rockwall ISD-High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA	DRAWING SCALE: 1" = 20'	SHEET: L2 OF
DRAWN BY: RLA	DRAWING DATE: 07/14/2021	



LIMIT OF WORK SITE MAP



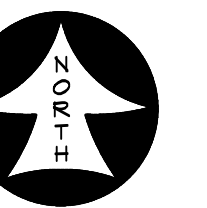
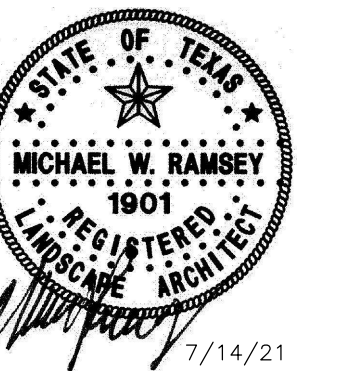
ROCKWALL HIGH SCHOOL
2 STORY BRICK BUILDING
901 YELLOW JACKET LANE

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.



0 20 40
SCALE: 1" = 20'-0"

REVISION	DATE	DESCRIPTION
	7/14/2021	CITY PERMIT SET

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

LANDSCAPE PLAN
Rockwall ISD—High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
DRAWING DATE: 07/14/2021
SHEET: L1 OF 40