



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) 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.

²: 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 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center LOT 2 BLOCK A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD for NS uses CURRENT USE Public School

PROPOSED ZONING PD for NS uses PROPOSED USE Public School

ACREAGE 79.54 acres 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 Independent School District APPLICANT Rockwall Independent School District

CONTACT PERSON William Salee - Executive Director of Operations CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031 PHONE 972.989.2174 (mobile)

E-MAIL will.salee@rockwallisd.org E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

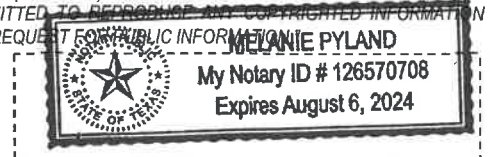
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,840.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF March, 2024 BY SIGNING THIS APPLICATION, 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 AND COPY-RIGHTED 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 5th DAY OF March, 2024

OWNER'S SIGNATURE

William Salee
Melanie Pyland

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES August 6, 2024



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER: _____

REVIEWED BY: _____

OVERLAY DISTRICT: _____

REVIEW DATE: _____

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Building Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	§05.03.C, of Art. 06
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05
------------------------------	-------------------------------------	--------------------------	---	----------------------

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall -- and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Off-Street Loading Dock Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	§01.06, of Art. 05
Residential Adjacency Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:

Sec. 04., of Art. 08

✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

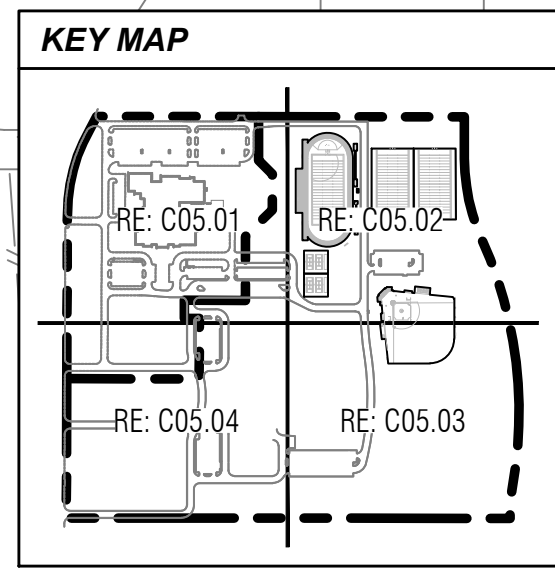
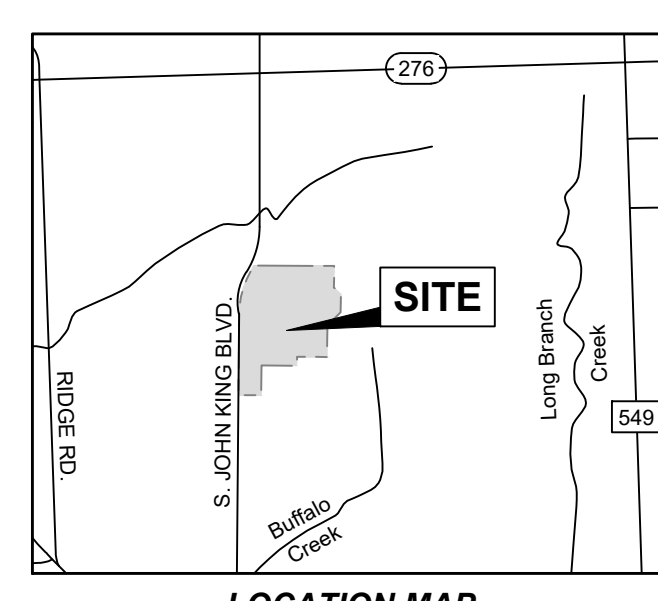
Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L) 	§04.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H 	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

N/A

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H) 	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H 	§05.01.C.2, of Art. 05



- ### GENERAL SITE NOTES
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC TO-WALK SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

[Symbol]	CONCRETE CURB
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF CONCRETE
[Symbol]	ORNAMENTAL FENCE
[Symbol]	PROPERTY LINE
[Symbol]	(PRIVATE) 5' REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 7' REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EW OVER COMPACTED SUBGRADE
[Symbol]	(PRIVATE) 8' REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EW OVER COMPACTED SUBGRADE
[Symbol]	(PUBLIC) 8' REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
[Symbol]	(PUBLIC) 10' REINFORCED CONCRETE PAVEMENT 4,200 P.S.I. CONCRETE, 7/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 4' 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 4' 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEOTECHNICAL REPORT
[Symbol]	(PUBLIC) 1/2" HMAC OVER 4" ROAD BASE
[Symbol]	(TODOT) 2" OF HOT MIX TREATMENT (TODOT ITEM NO. 340 TYPE C HMAC
[Symbol]	(TODOT) 2" OF HOT MIX TREATMENT (TODOT ITEM NO. 340 TYPE C HMAC OVER 8" OF HOT MIX BASE (TODOT ITEM NO. 340 TYPE B HMAC OVER 8" LINE TREATED SUBGRADE COMPACTED TO 95% DENSITY
[Symbol]	(CITY) 4' 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EW PER GEOTECHNICAL REPORT
[Symbol]	(TODOT) 4' 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EW PER GEOTECHNICAL REPORT
[Symbol]	TURF, COLOR A
[Symbol]	TURF, COLOR B
[Symbol]	PLANTING AREA RE. LANDSCAPE

PAVING LEGEND (EXISTING)

[Symbol]	CONCRETE CURB
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF CONCRETE
[Symbol]	PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	P2 FOR NS USES (22022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	153,187 S.F.
PROPOSED FIRST FLOOR	41,019 S.F.
PROPOSED SECOND FLOOR	112,168 S.F.
TOTAL BUILDING AREA	153,187 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,187 S.F.
LOT COVERAGE	153,187 S.F. / 3,464,762 S.F. = 4.42%
FLOOR AREA RATIO	0.051
TOTAL IMPERVIOUS AREA	816,045.31 S.F. OR 18.73 AC.
BUILDING HEIGHT	137'-10" (STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	300 SPACES
PARKING SURFACE	9.0x20.0'
	9.0x20.0'
	15.0x20.0'
	15.0x20.0'
TOTAL PARKING PROVIDED	209 SPACES
	19 SPACES
	528 SPACES

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

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

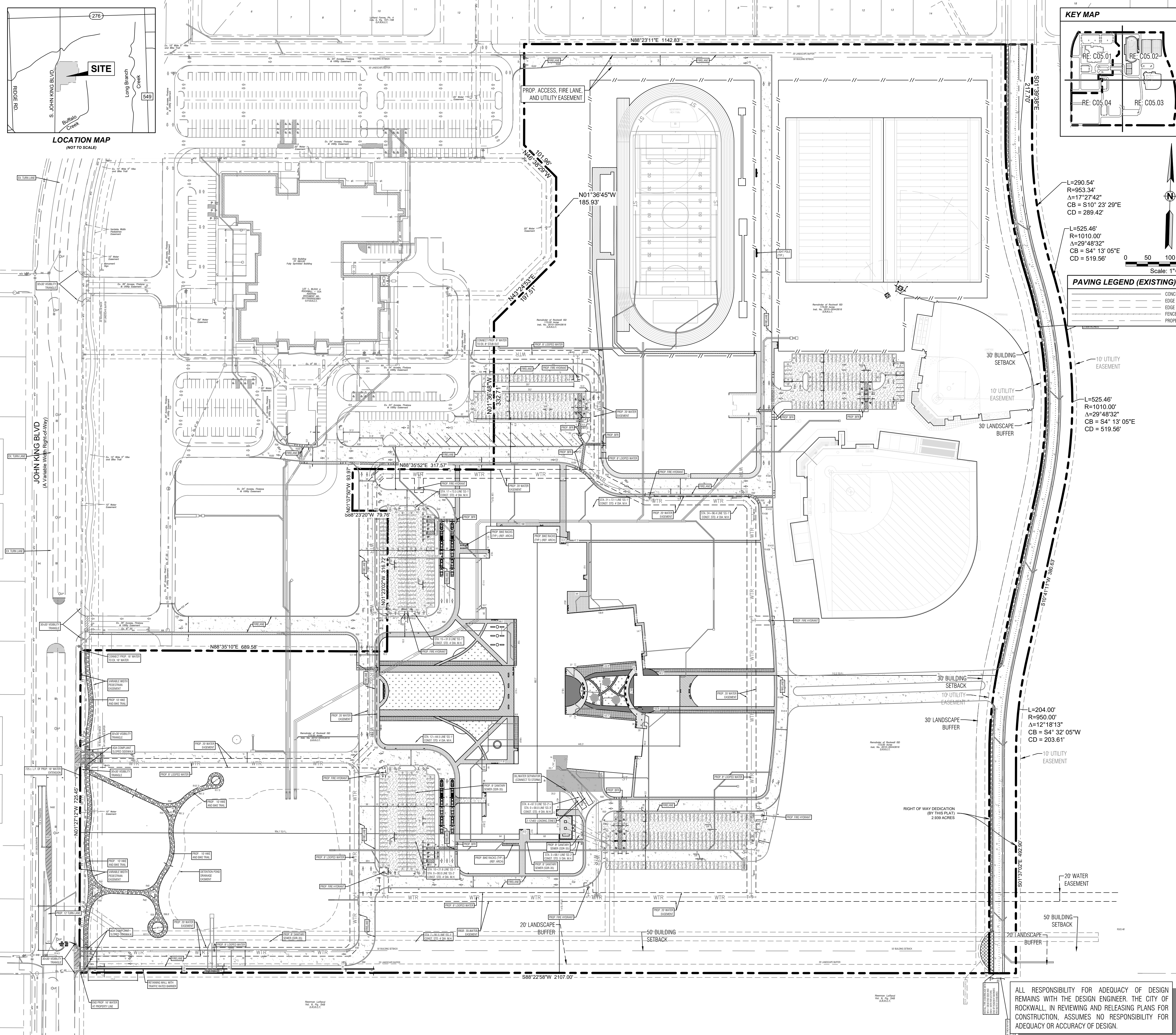
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD, 801 E. WASHINGTON ST., ROCKWALL, TEXAS 75087, (972) 717-0605, CONTACT: JAMES WATSON

SURVEYOR: BOWMAN, 1200 W. MAGNOLIA BLVD., SUITE 300, FORT WORTH, TEXAS 76104, (214) 484-8886, CONTACT: ROBERT HANSEN

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

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



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

CORGAN
 Dallas, TX 75202
 T: 214.748.2000

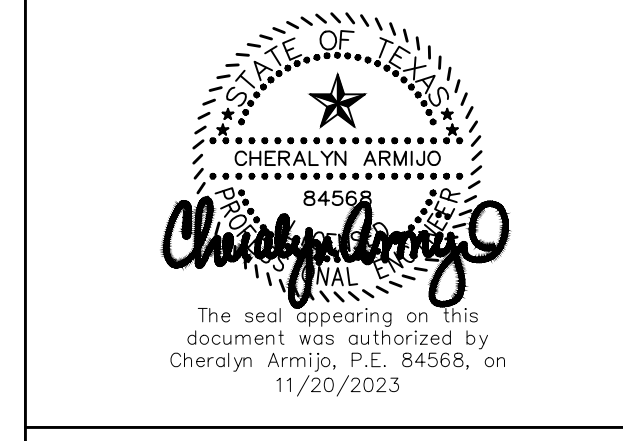
ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

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



NINTH GRADE CENTERS SOUTH SITE
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

OVERALL SITE PLAN

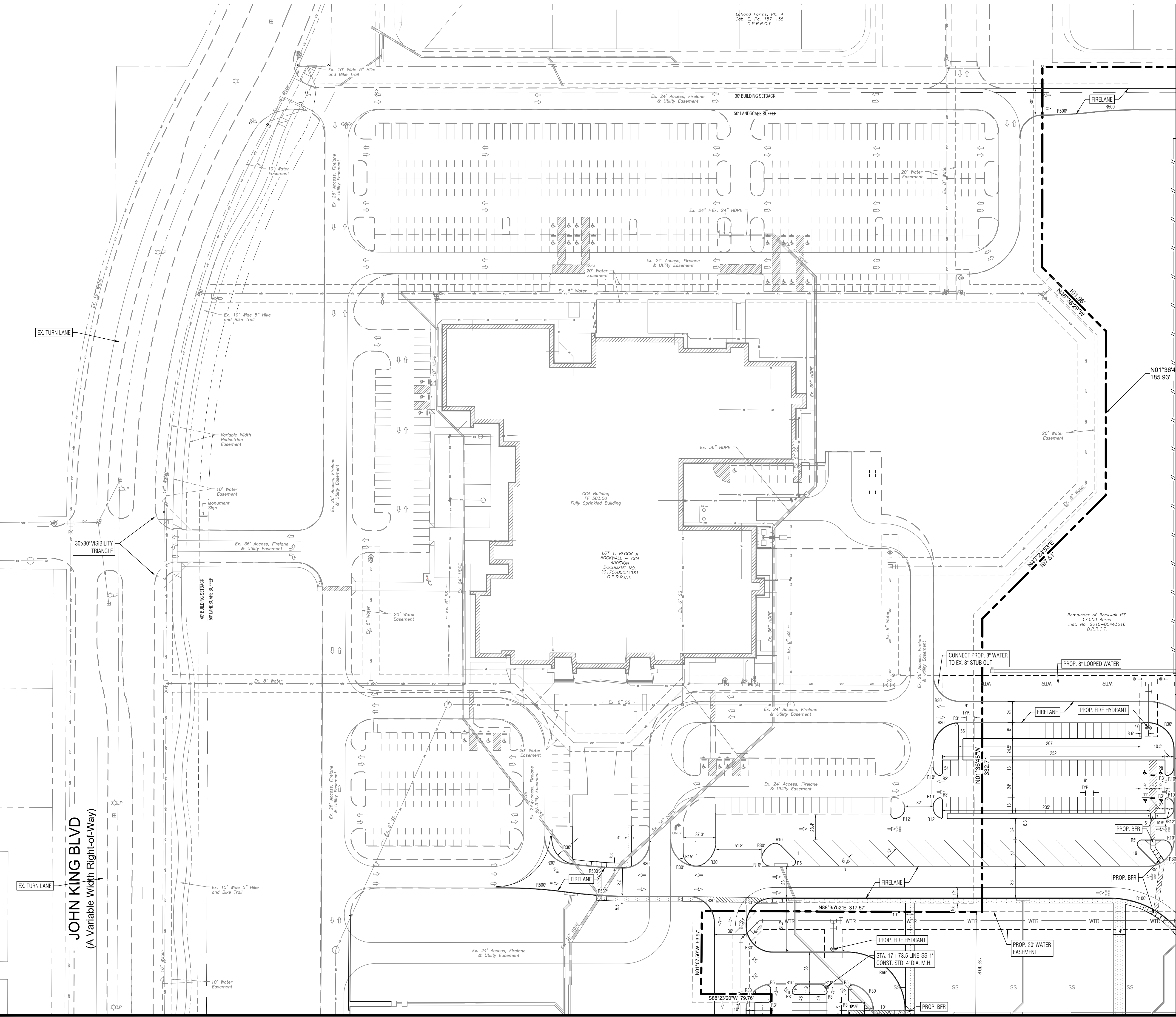
JOB 21572.0000
 DATE 1/11/23
 SHEET

C05.00

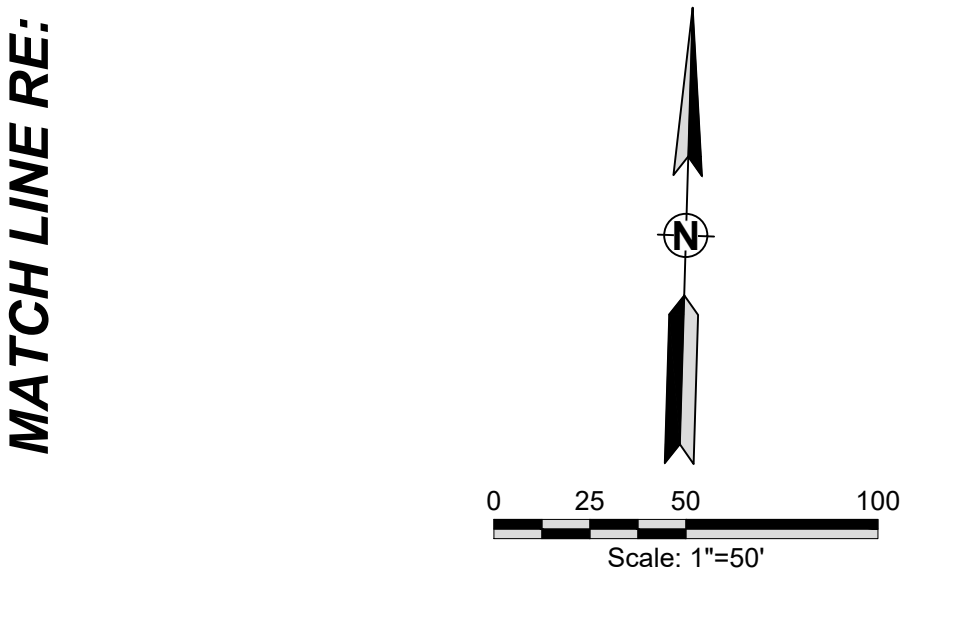
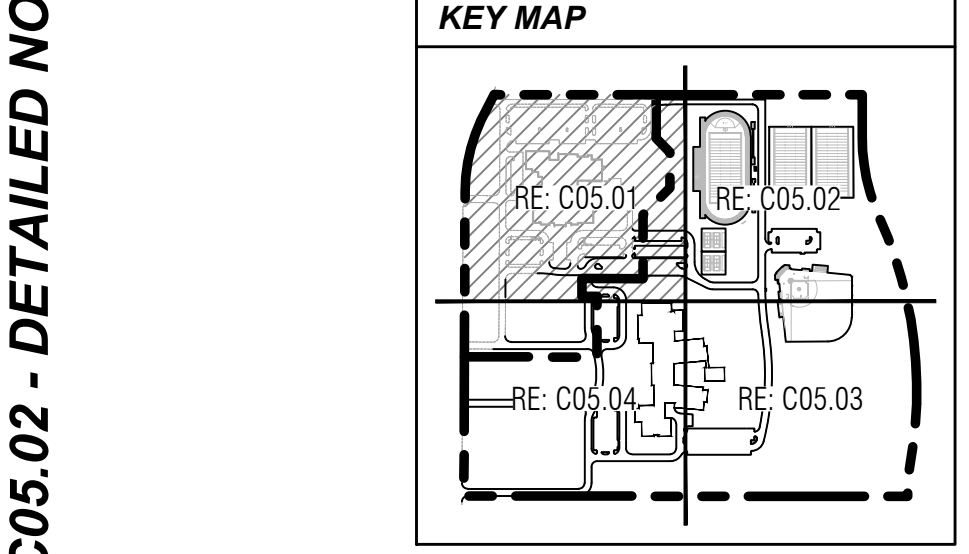
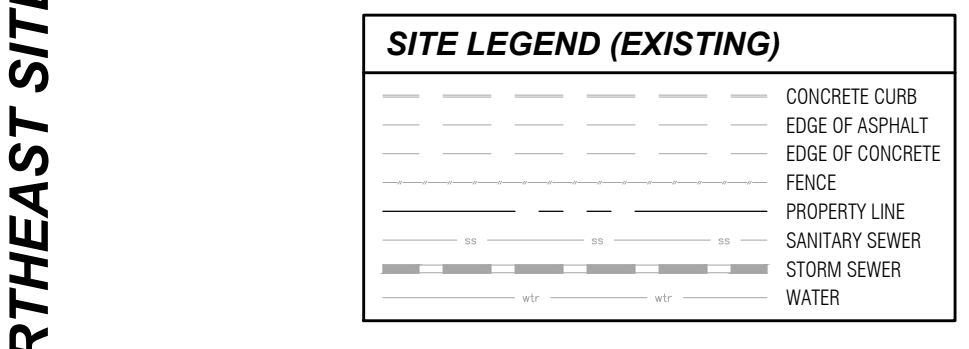
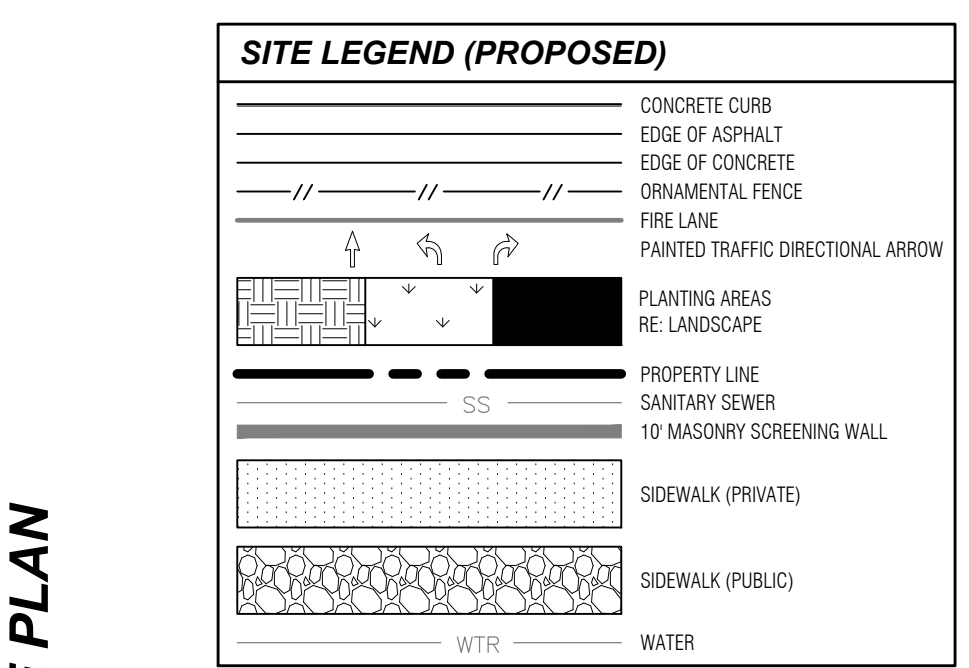
CITY OF ROCKWALL CASE NO. _____

R:\ROCKWALL\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BIDSET\ROCKWALL - HEATH HS NINTH GRADE CENTER-ENG.dwg

LOFLAND FORMS, Ph. 4
C/O. E. Pg. 157-158
O.P.R.R.C.T.



- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED BY THEIR FACILITIES.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 2'5" WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 11. BARRIER FREE RAMPS (BFR) IN PUBLIC T.O.W. SHALL BE PER CITY SPECIFICATIONS.
 12. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

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 _____

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 711-0605
CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8886
CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. SP2022-018
CITY OF ROCKWALL CASE NO.

CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

NO.	DATE	DESCRIPTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/2023	RFI #062
2	8/3/2023	PCR #032
3	09/15/2023	PCR #037 SOUTH

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

Cheryl Armijo
The seal appearing on this document was authorized by Cheryl Armijo, P.E. 84568, on 11/20/2023

NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 1/11/23
SHEET

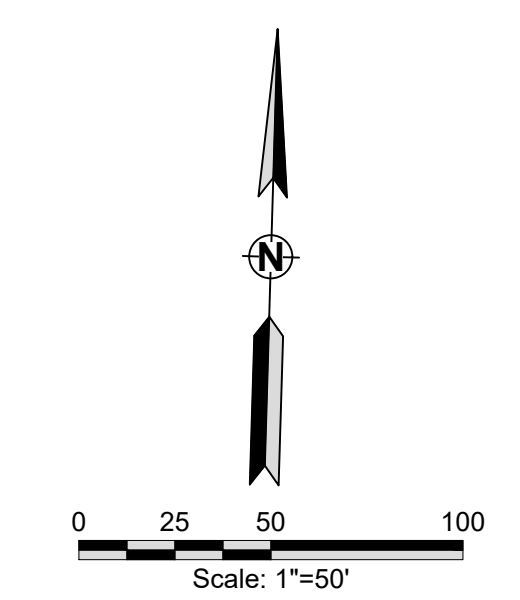
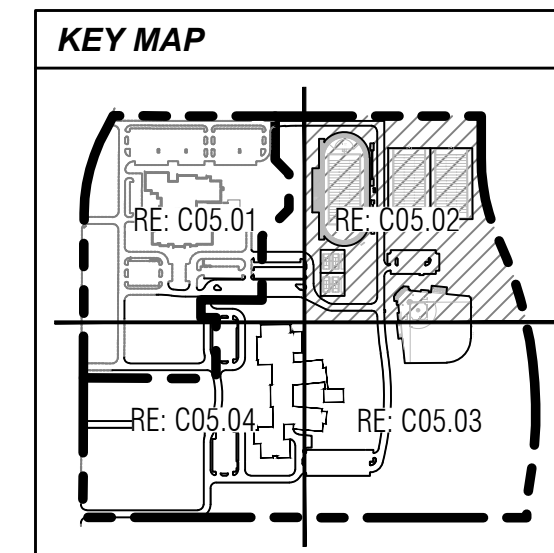
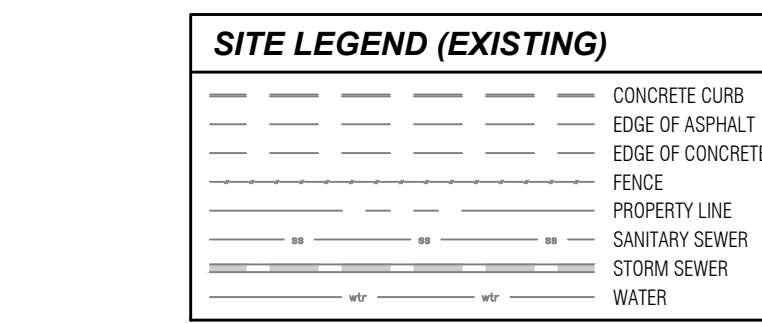
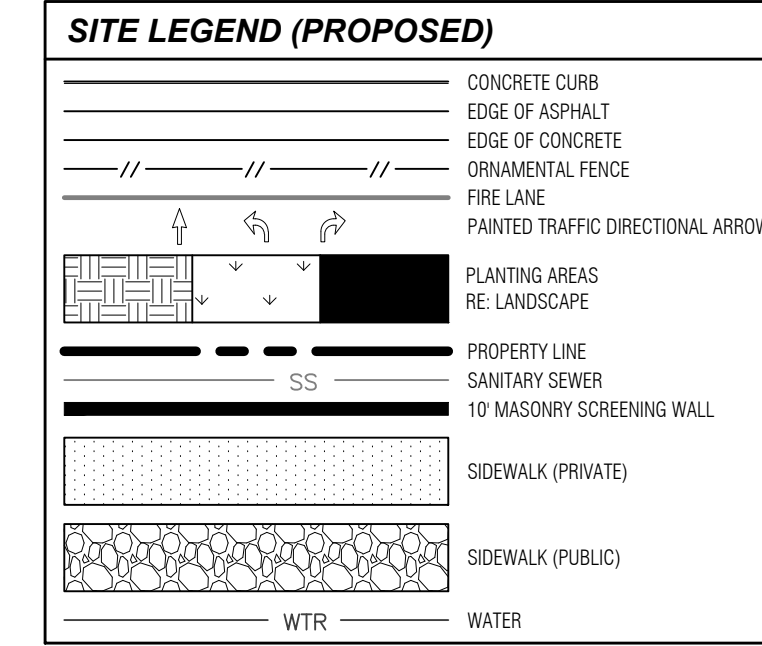
C05.01

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

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

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

- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED BY THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC T.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

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 _____

**ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

OWNER/DEVELOPER: ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 (972) 717-0605
 CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
 1200 W. MAGNOLIA BLVD.
 SUITE 300
 FORT WORTH, TEXAS 76104
 (214) 484-8886
 CONTACT: ROBERT HANSEN

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

CORGAN
 Dallas, TX 75202
 T: 214.748.2000

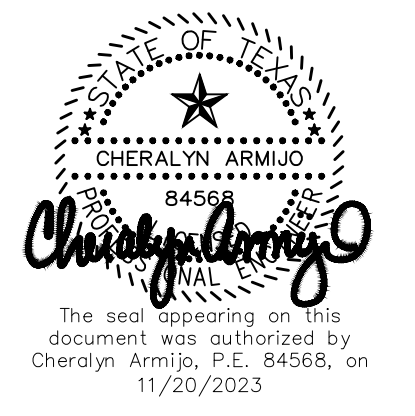
ISSUES

NO.	DATE	DESCRIPTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/2023	RFI #062
2	8/3/2023	PCR #032
3	09/15/2023	PCR #037 SOUTH

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



**NINTH GRADE CENTERS
 SOUTH SITE**
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

**DETAILED
 NORTHEAST SITE
 PLAN**

**JOB 21572.0000
 DATE 1/11/23
 SHEET**

C05.02

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

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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

CITY OF ROCKWALL CASE NO.

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

- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 11. BARRIER FREE RAMPS (BFR) IN PUBLIC T.O.W. SHALL BE PER CITY SPECIFICATIONS.
 12. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

CORGAN
 DALLAS, TX 75202
 T: 214.748.2000

ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

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

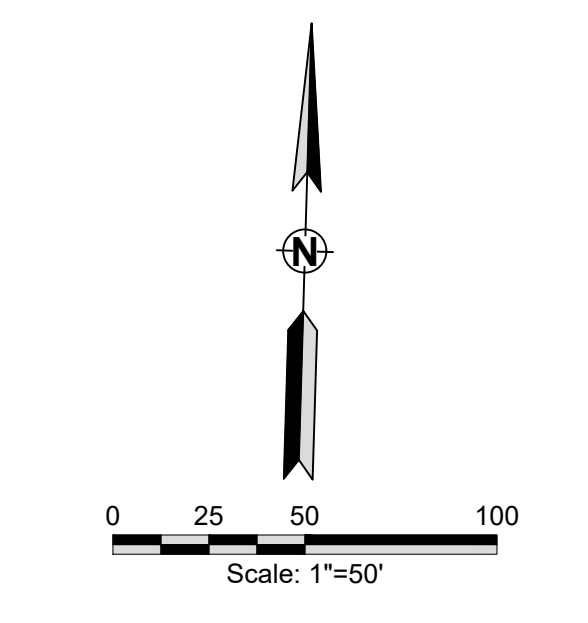
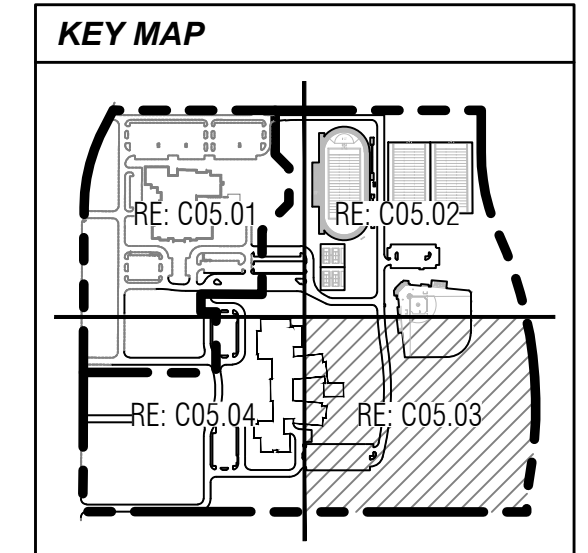


SITE LEGEND (PROPOSED)

[Symbol]	CONCRETE CURB
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF CONCRETE
[Symbol]	ORNAMENTAL FENCE
[Symbol]	FIRE LANE
[Symbol]	PAINTED TRAFFIC DIRECTIONAL ARROW
[Symbol]	PLANTING AREAS
[Symbol]	RE: LANDSCAPE
[Symbol]	PROPERTY LINE
[Symbol]	SANITARY SEWER
[Symbol]	10' MASONRY SCREENING WALL
[Symbol]	SIDEWALK (PRIVATE)
[Symbol]	SIDEWALK (PUBLIC)
[Symbol]	WTR
[Symbol]	WATER

SITE LEGEND (EXISTING)

[Symbol]	CONCRETE CURB
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF CONCRETE
[Symbol]	FENCE
[Symbol]	PROPERTY LINE
[Symbol]	SANITARY SEWER
[Symbol]	STORM SEWER
[Symbol]	WATER



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

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

ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

SURVEYOR: BOWMAN
 1200 W. MAGNOLIA BLVD.
 SUITE 300
 FORT WORTH, TEXAS 76104
 (214) 484-8886
 CONTACT: ROBERT HANSEN

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

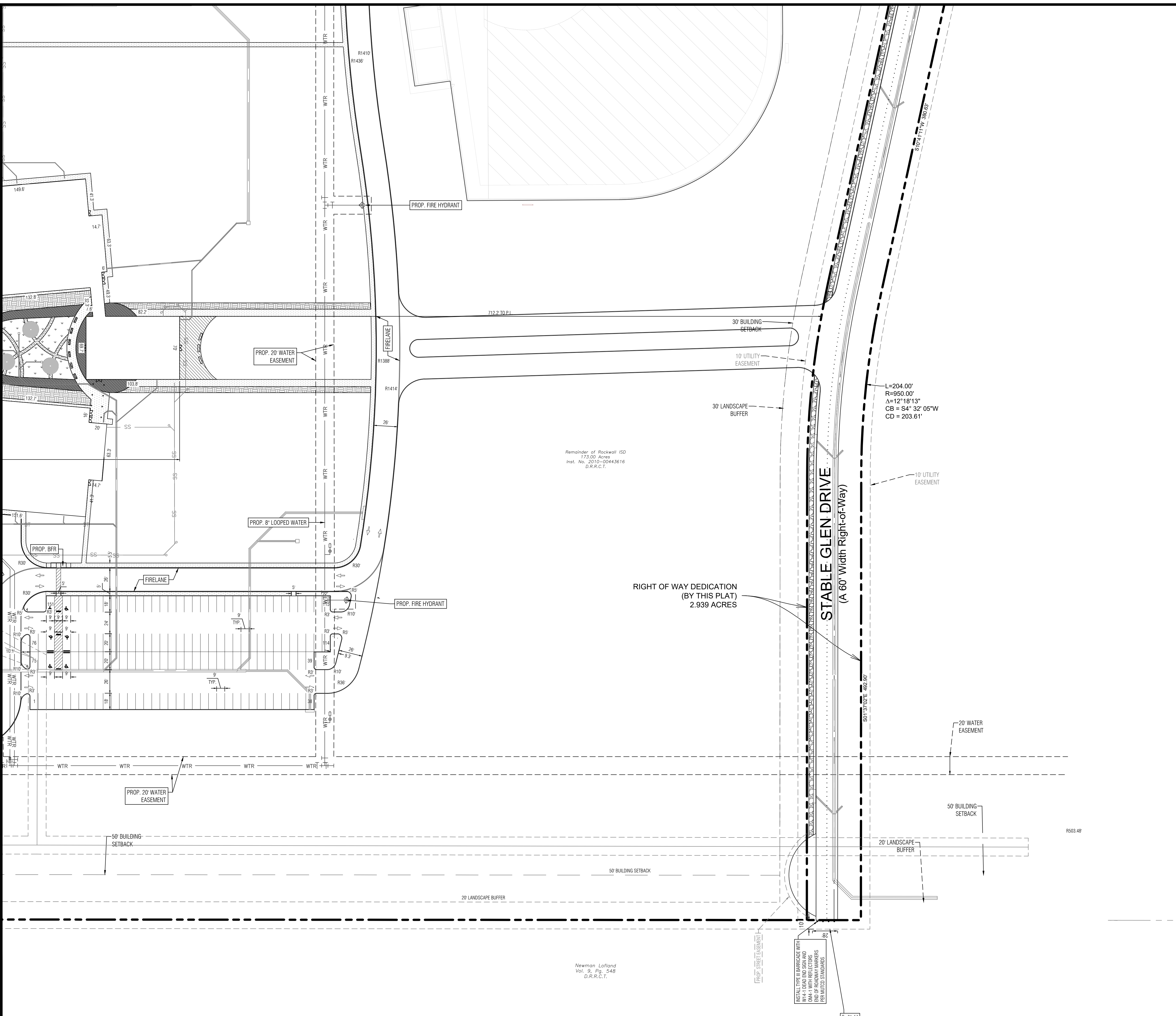
DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 1/11/23
SHEET

C05.03

CITY OF ROCKWALL CASE NO.

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



Remainder of Rockwall ISD
 173.00 Acres
 Inst. No. 2010-00443616
 D.R.#C.T.

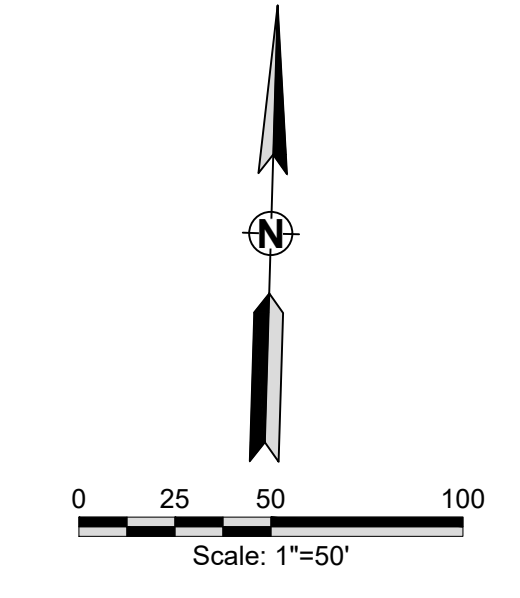
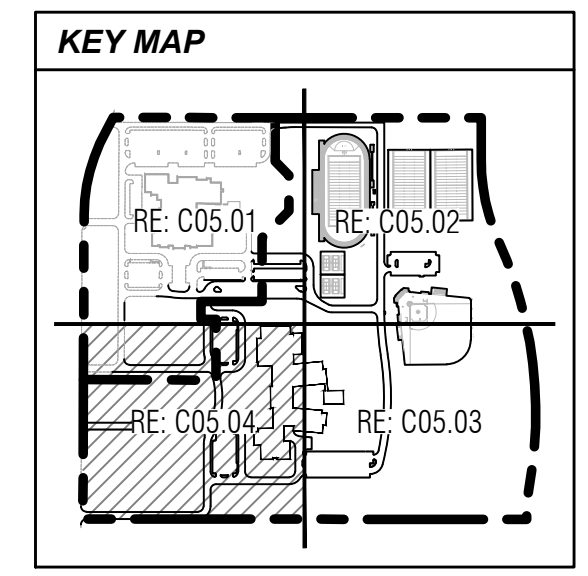
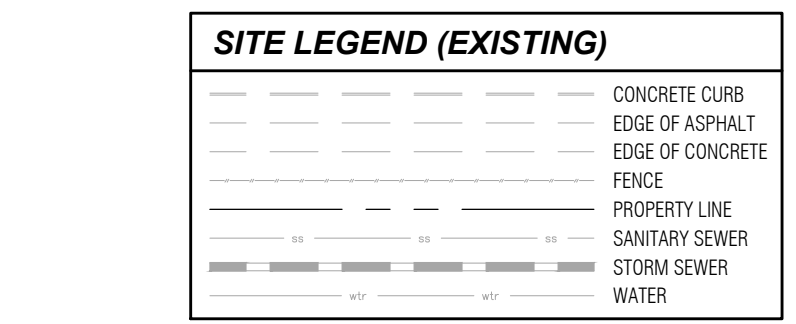
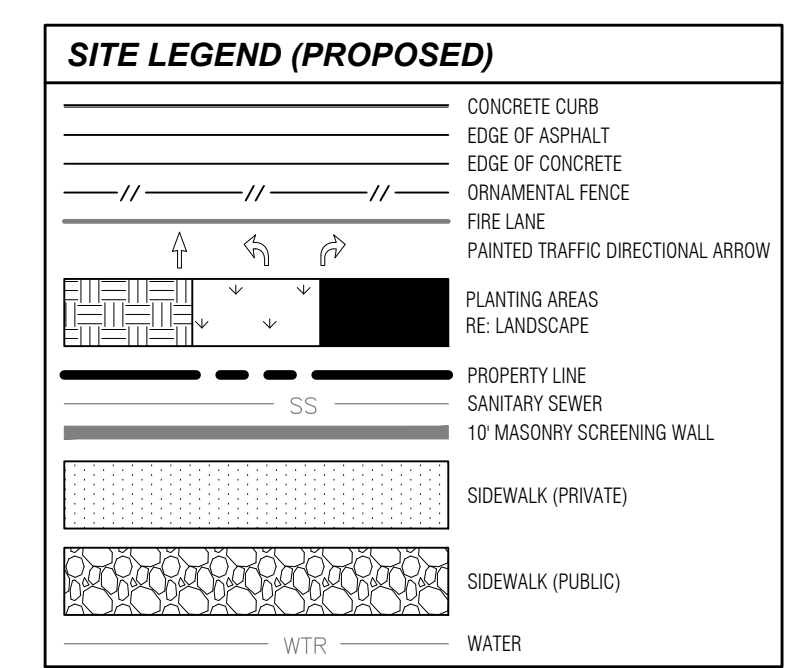
Newman Lofland
 Vol. 9, Pg. 548
 D.R.#C.T.

INSTALL TYPE B BARBICADE WITH
 DIM-1 WITH REFLECTORS
 END OF ROADWAY MARKERS
 PER MUTCD STANDARDS

SEE REF MAP
 THIS SHEET
 FILE DRAWING

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

- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED BY THEIR FACILITIES.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 12. BARRIER FREE RAMPS (BFR) IN PUBLIC USE SHALL BE PER CITY SPECIFICATIONS.
 13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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

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 _____

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 711-0605
CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8886
CONTACT: ROBERT HANSEN

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

ISSUES

NO.	DATE	DESCRIPTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/2023	RFI #062
2	8/3/2023	PCR #032
3	09/15/2023	PCR #037 SOUTH

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 175257193300
PHONE: (972) 717-5151 FAX: (972) 717-5176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

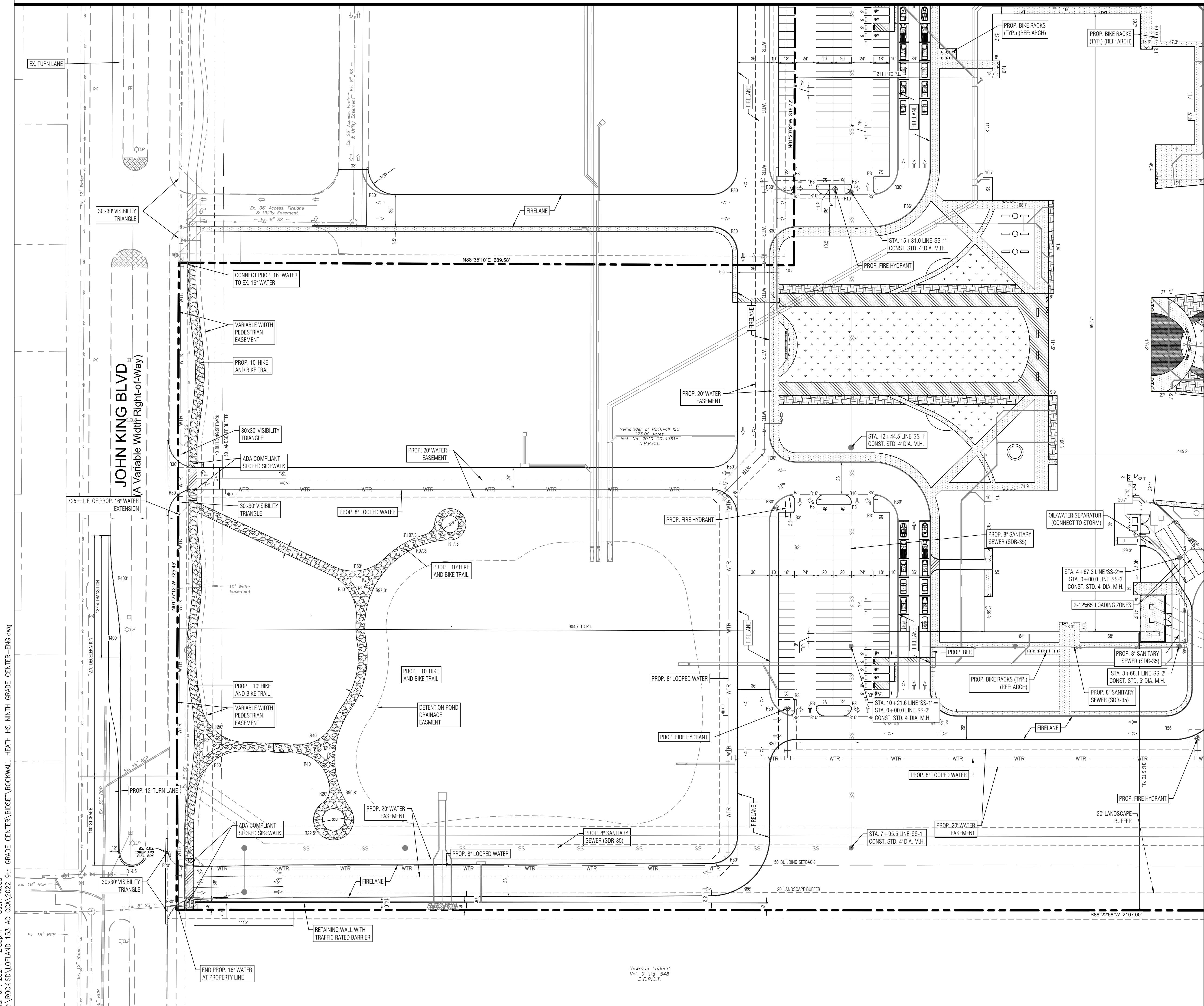
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84568, on 11/20/2023

NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 1/11/23
SHEET

C05.04



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

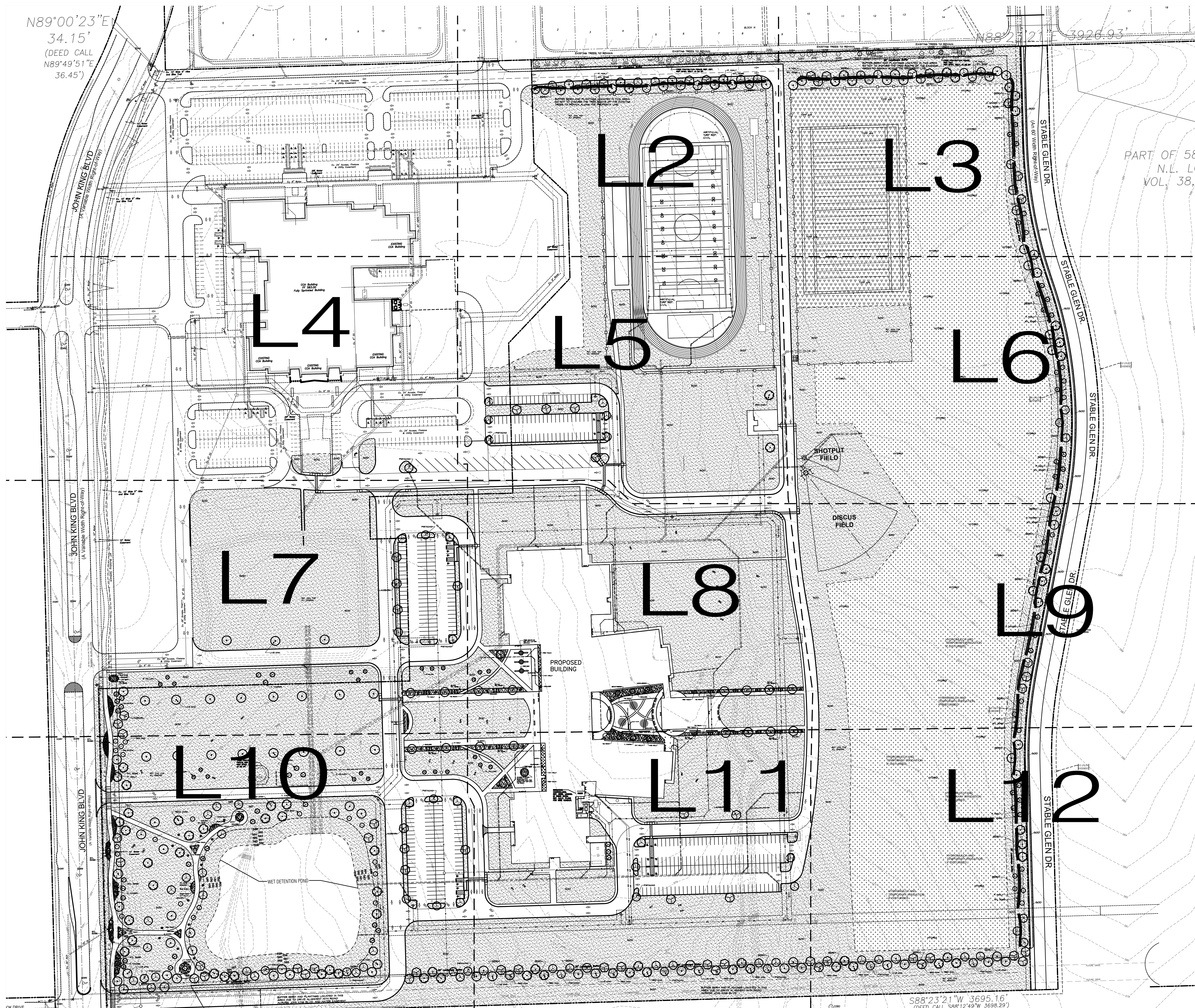
Newman Lofland
Vol. 9, Pg. 548
D.R.R.C.T.

R:\ROCKWALL\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BIDSET\ROCKWALL - HEATH 9th GRADE CENTER-ENG.dwg

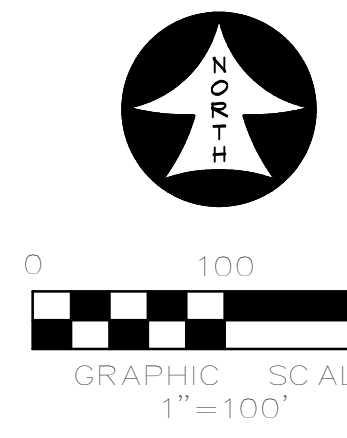
N89°00'23"E
34.15'
(DEED CALL
N89°49'51"E
36.45')

N88°21'21" 3926.93'

PART OF 58
N.L. LC
VOL. 38,



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (22022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	191,189 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. = 4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	913,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	13'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0'	304 SPACES
9.0x20.0'	209 SPACES
15.0x30.0'	19 SPACES
TOTAL PARKING PROVIDED	532 SPACES



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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 CONTACT: JAMES WATSON	SURVEYOR: BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (972) 711-0605 CONTACT: ROBERT HANSEN	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUJO
---	---	---

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
2	09/19/22 ADDENDUM 02
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
03/04/24 PERMIT REVIEW	



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

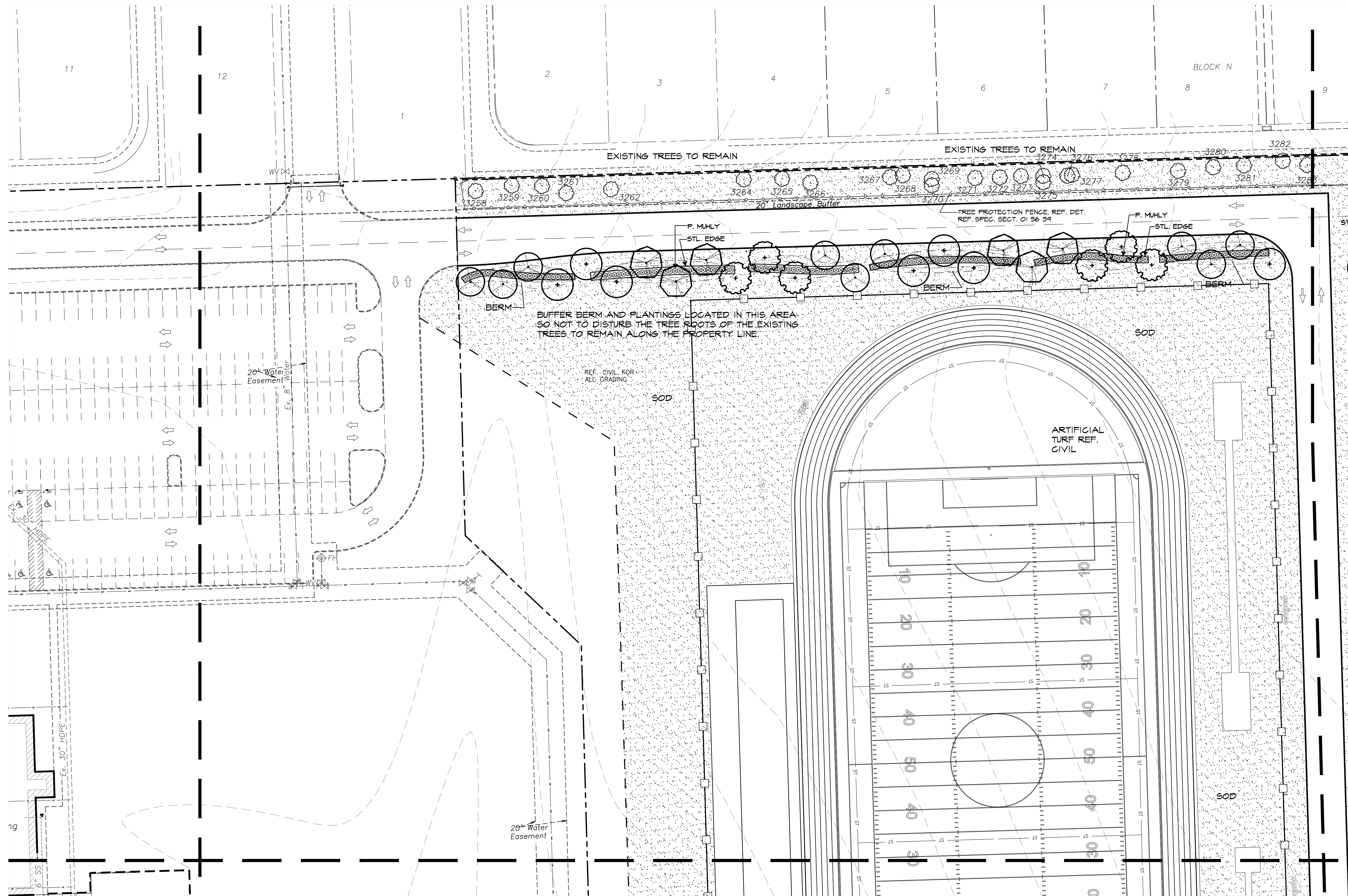
NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

OVERALL
LANDSCAPE PLAN

JOB 21572.0000
DATE 08/26/22
SHEET

L 1

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')



MATCHLINE
SEE SHEET L4

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

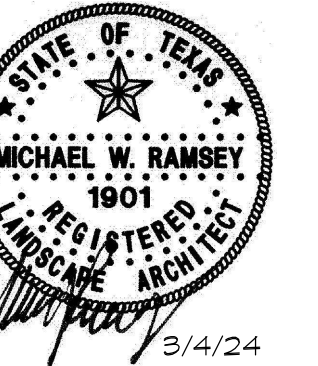
ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

4	01/17/23	PCR-02

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 392-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site

for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 08/26/22
SHEET

L 2

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A

OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

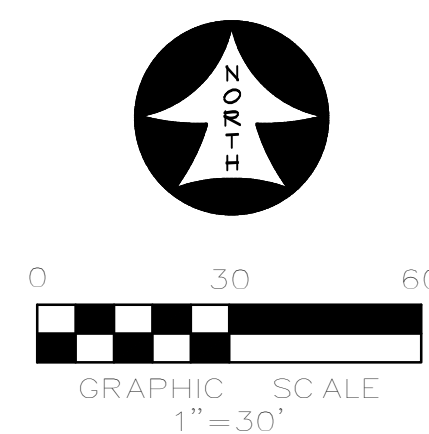
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUO

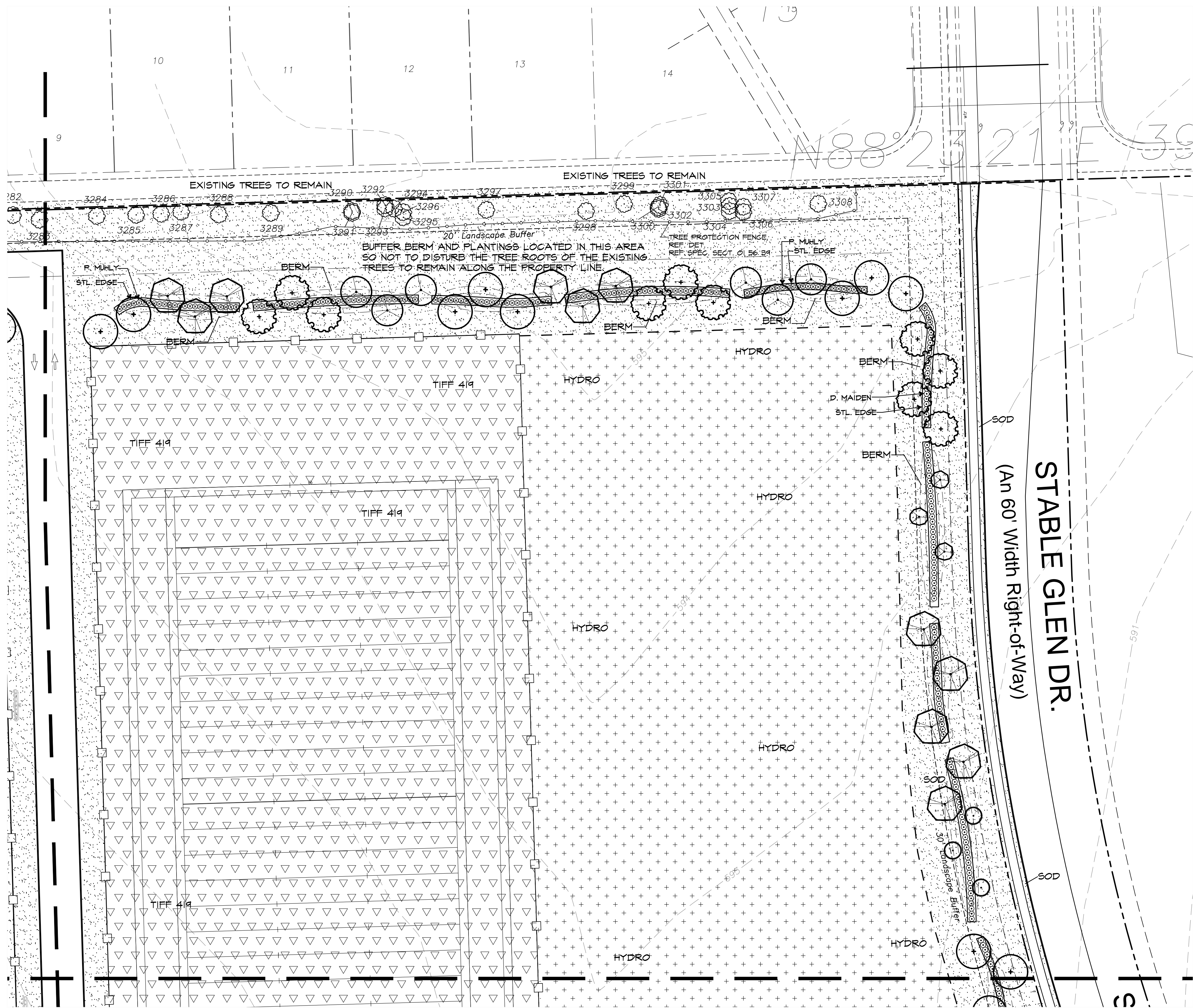
CITY OF ROCKWALL CASE NO. SP2022-018

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





MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L6

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
5	09/15/23 PCR-037
03/04/24	PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 08/26/22
SHEET

L 3

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A

OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

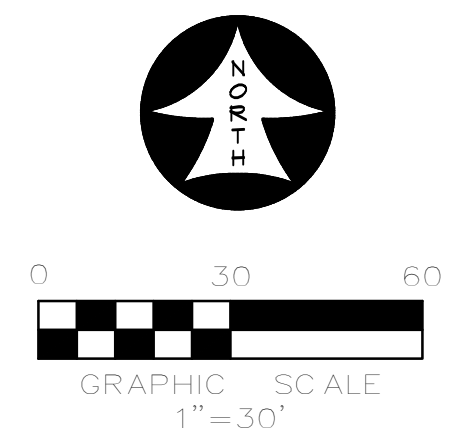
OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

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

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

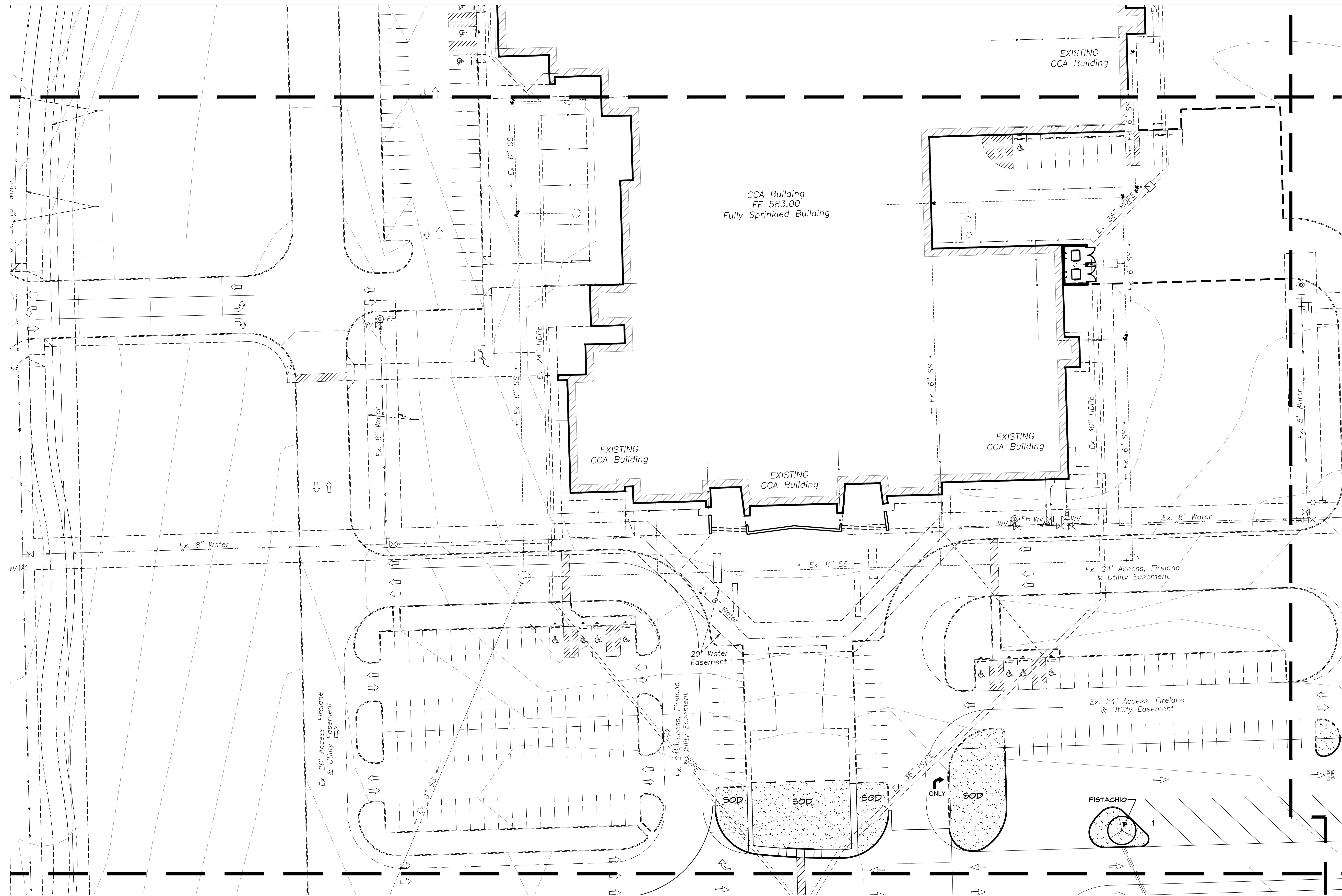
CITY OF ROCKWALL CASE NO. SP2022-018

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



MATCHLINE SEE SHEET L7

MATCHLINE SEE SHEET L5

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 395-0889
FAX (469) 392-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS

South Site

for

Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A

OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 711-0605
CONTACT: JAMES WATSON

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

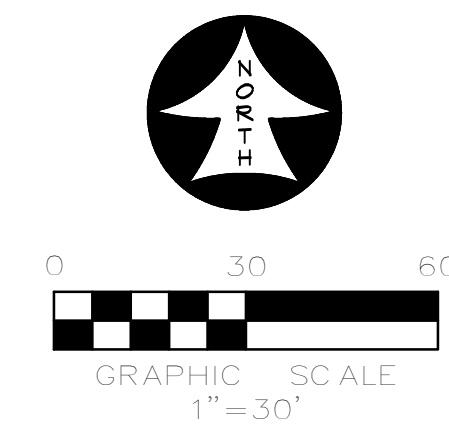
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUO

CITY OF ROCKWALL CASE NO. SP2022-018

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



LANDSCAPE PLAN
AREA C

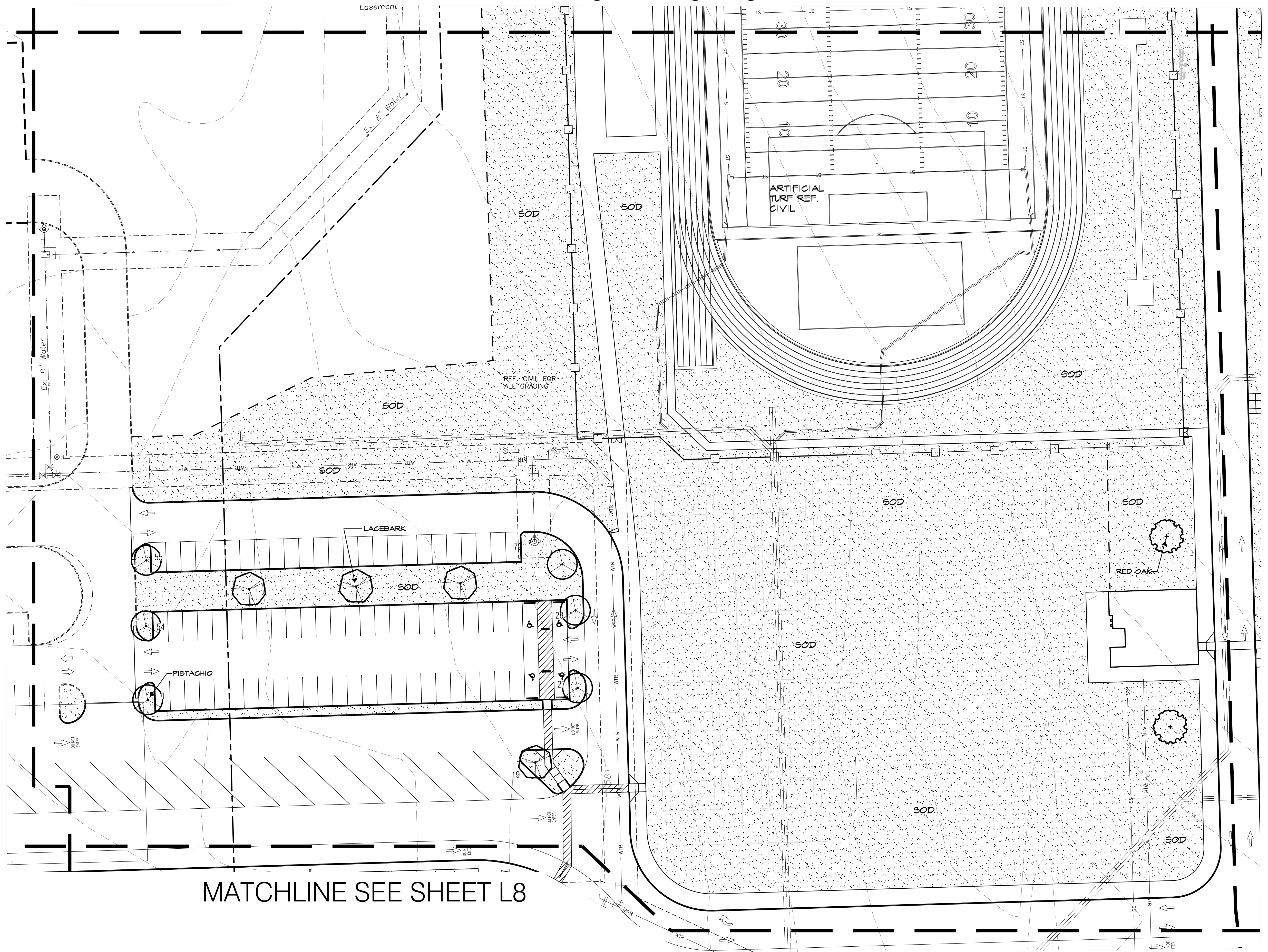
JOB 21572.0000
DATE 08/26/22
SHEET

L 4

MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L6



MATCHLINE SEE SHEET L8

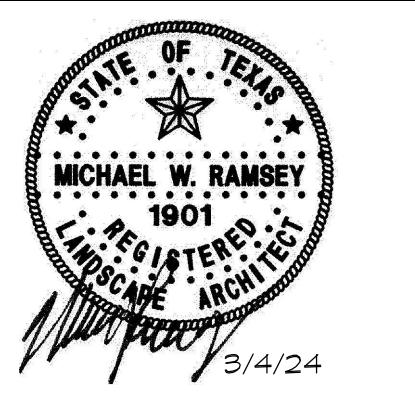
CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
5	09/15/23 PCR-037

03/04/24	PERMIT REVIEW
----------	---------------



RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 382-5433
 EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
 for
 Rockwall Independent School district
 2727 S. John King Blvd, Rockwall, TX 75032

ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A

OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
 ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 CONTACT: JAMES WATSON

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

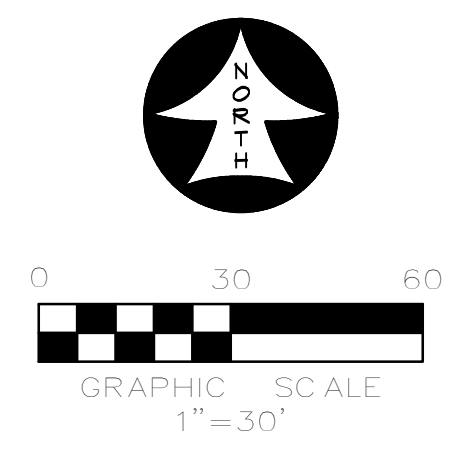
ENGINEER:
 GLENN ENGINEERING CORP.
 4500 FULLER DR.
 IRVING, TEXAS 75038
 (972) 717-5151
 CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO. SP2022-018

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



LANDSCAPE PLAN
 AREA D

JOB 21572.0000
DATE 08/26/22
SHEET

L 5

MATCHLINE SEE SHEET L3

CORGAN
 401 N. Houston St
 Dallas, TX 75202
 T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
2	09/19/22 ADDENDUM 02
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
5	09/15/23 PCR-037
03/04/24	PERMIT REVIEW



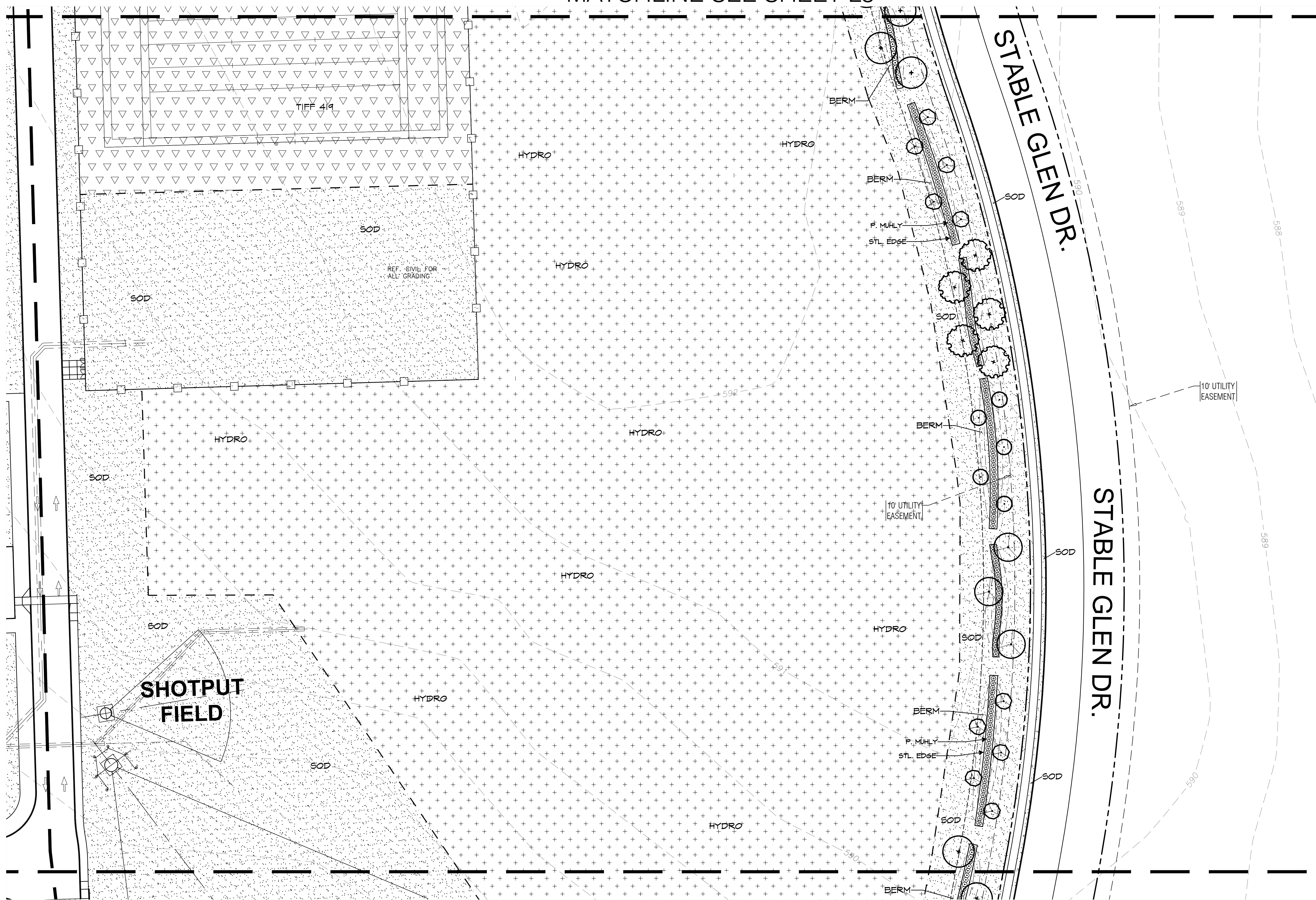
RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 362-5433
 EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
 South Site
 for
 Rockwall Independent School district
 2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
 AREA E

JOB 21572.0000
DATE 08/26/22
SHEET L 6

MATCHLINE SEE SHEET L5



MATCHLINE SEE SHEET L9

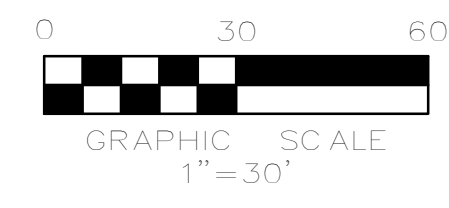
ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
 ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL CASE NO. SP2022-018

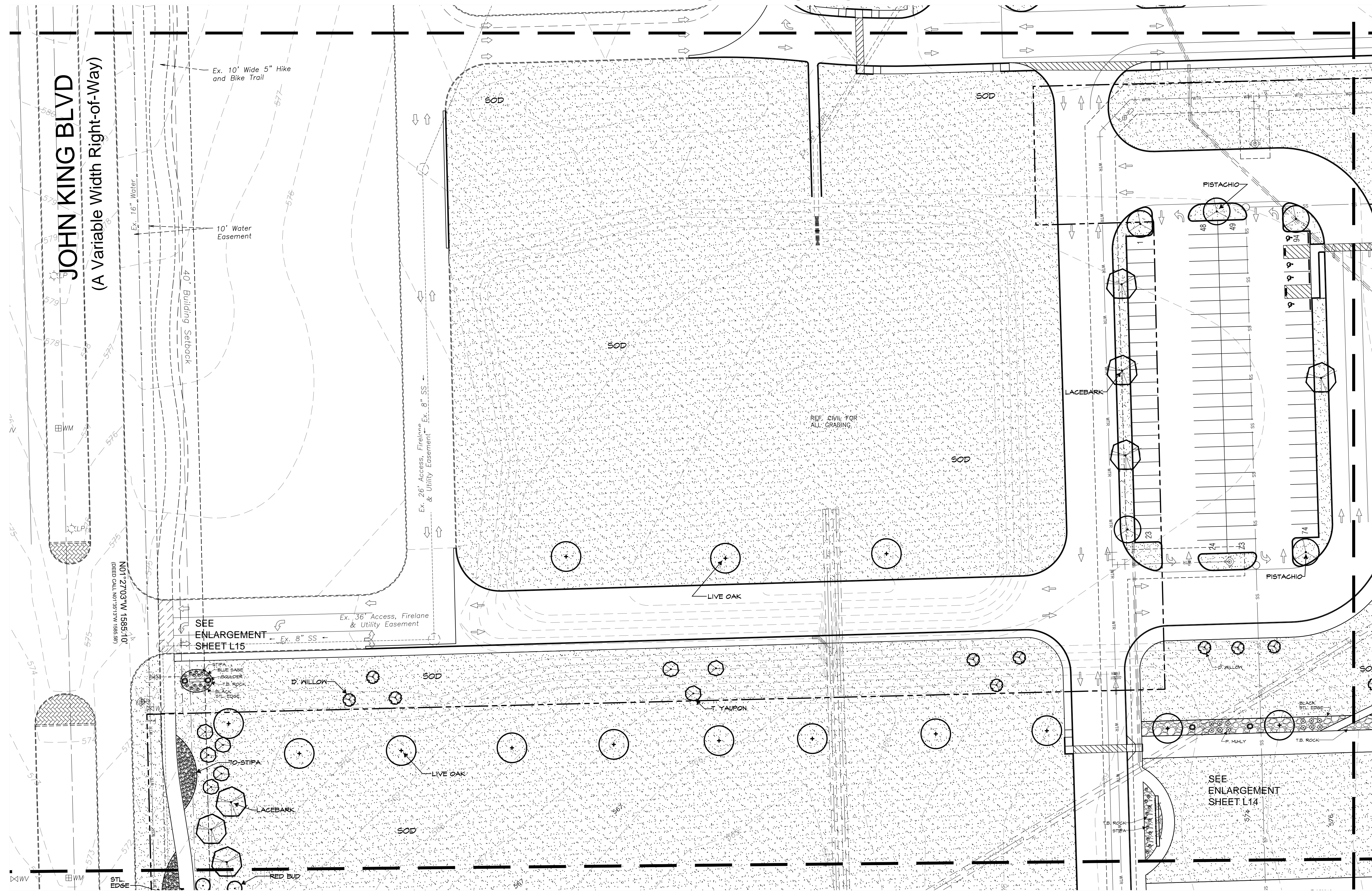


APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.
 WITNESS OUR HANDS, this _____ day of _____, 2022.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

MATCHLINE SEE SHEET L4



JOHN KING BLVD
(A Variable Width Right-of-Way)

MATCHLINE SEE SHEET L8

MATCHLINE SEE SHEET L10

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
03/04/24	PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA F

JOB 21572.0000
DATE 08/26/22
SHEET

L 7

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

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.

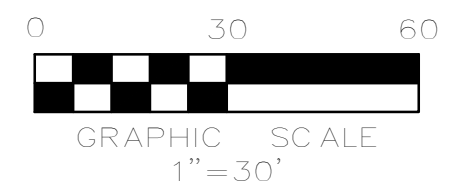
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

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

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



ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

2	09/19/22	ADDENDUM 02
4	01/17/23	PCR-02

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

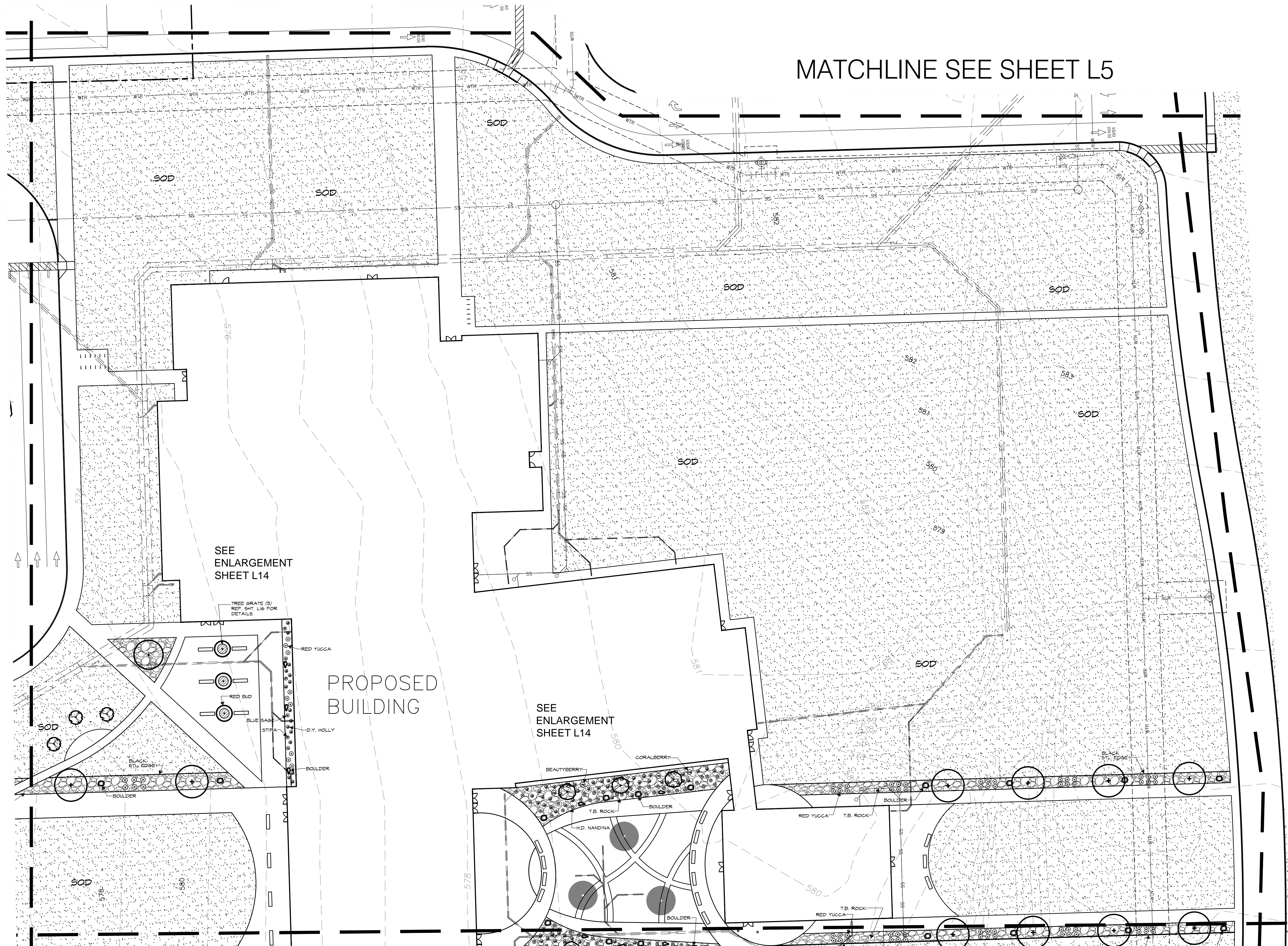
LANDSCAPE PLAN
AREA G

JOB 21572.0000
DATE 08/26/22
SHEET

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L7

MATCHLINE SEE SHEET L9

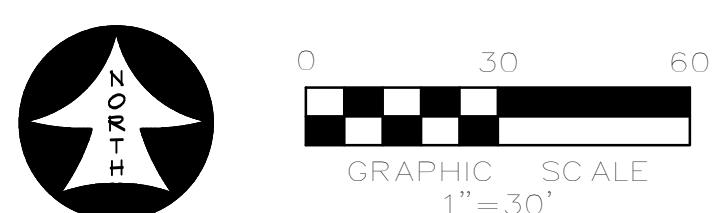


SEE ENLARGEMENT SHEET L14

SEE ENLARGEMENT SHEET L14

PROPOSED BUILDING

MATCHLINE SEE SHEET L11



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

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

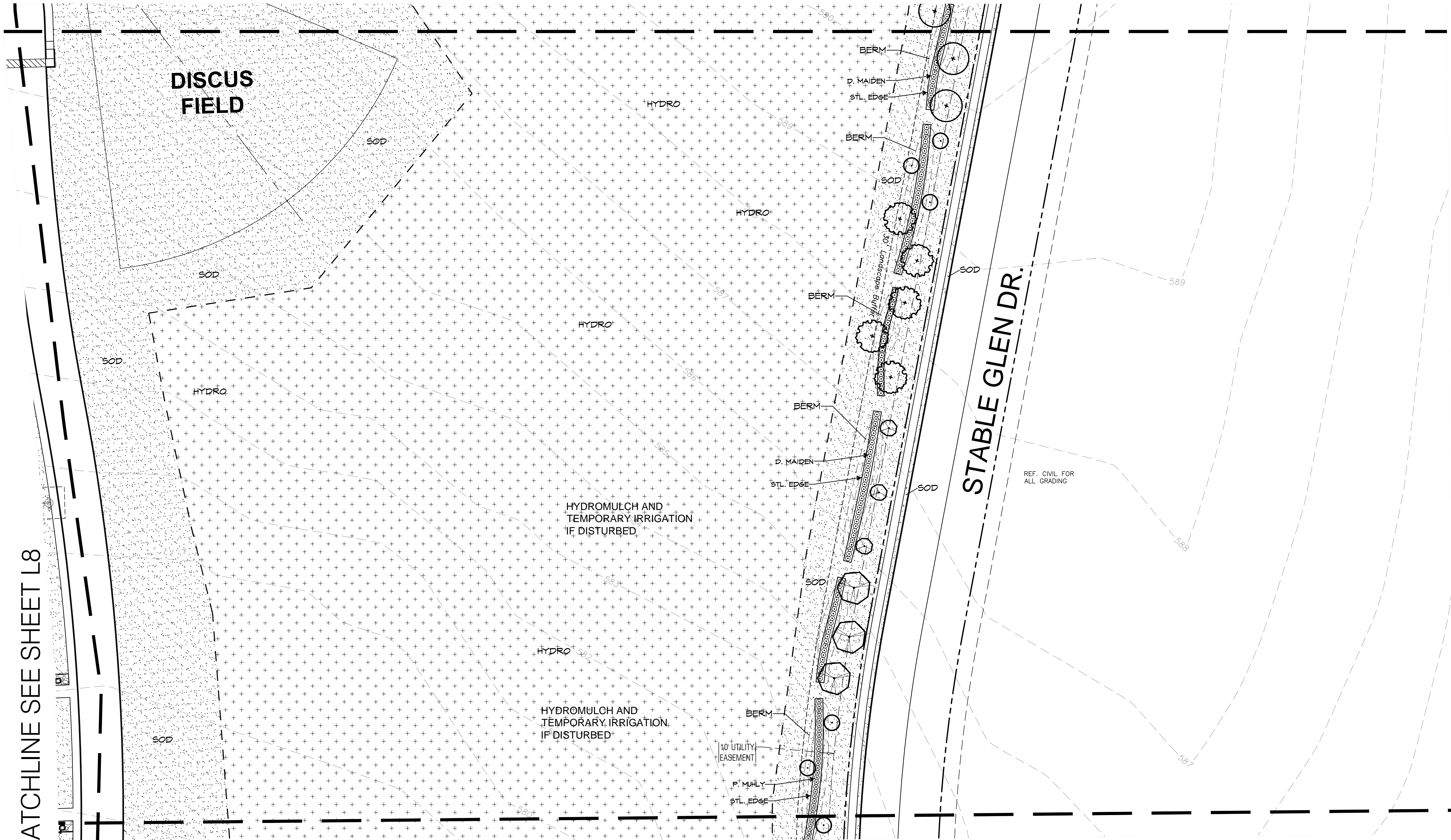
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUO

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

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MATCHLINE SEE SHEET L6



MATCHLINE SEE SHEET L8

MATCHLINE SEE SHEET L12

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
2	09/19/22 ADDENDUM 02
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
5	09/15/23 PCR-037
03/04/24	PERMIT REVIEW



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

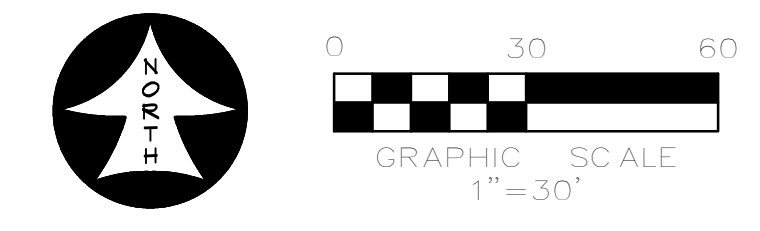
NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA H

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB 21572.0000
DATE 08/26/22
SHEET

L 9



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

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

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

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

CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET L7

JOHN KING BLVD
(A Variable Width Right-of-Way)

MATCHLINE SEE SHEET L11

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA I

JOB 21572.0000
DATE 08/26/22
SHEET

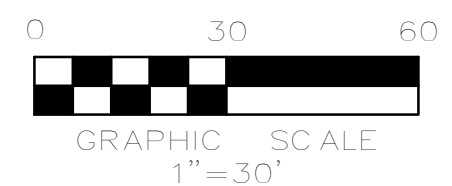
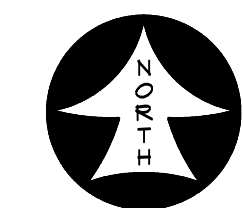
L 10



SEE ENLARGEMENT SHEET L13

WET DETENTION POND

BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD. AND WATER EASEMENT.



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

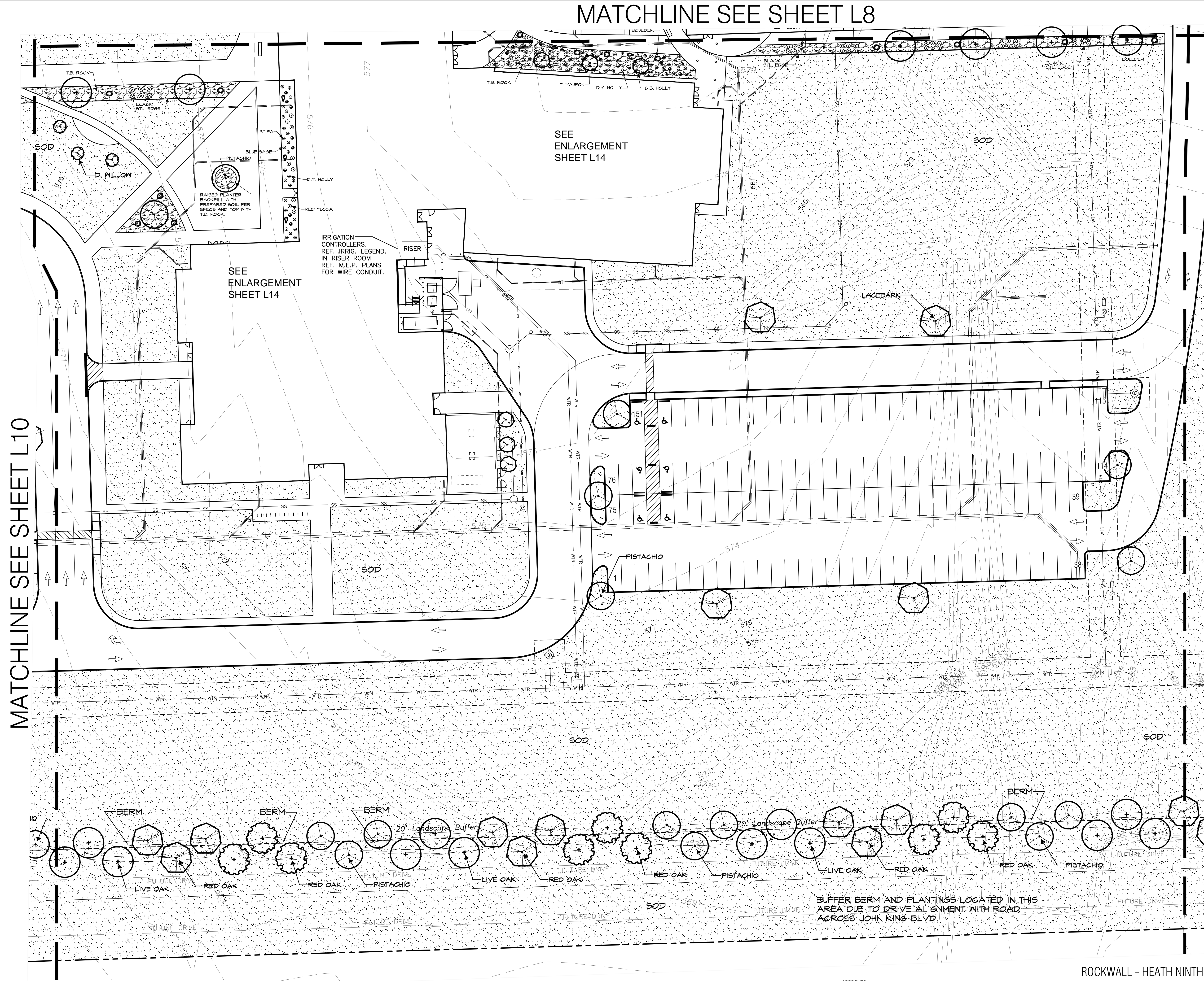
SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

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

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

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018



MATCHLINE SEE SHEET L10

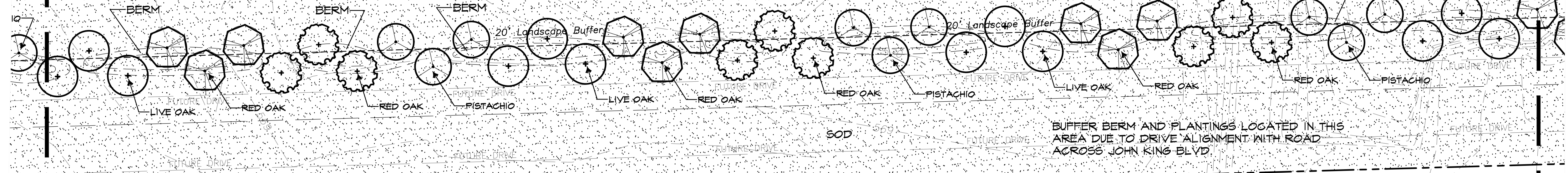
MATCHLINE SEE SHEET L8

SEE ENLARGEMENT SHEET L14

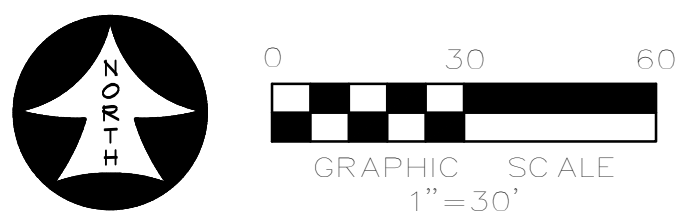
SEE ENLARGEMENT SHEET L14

SEE ENLARGEMENT SHEET L14

MATCHLINE SEE SHEET L12



BUFFER BERM AND PLANTINGS LOCATED IN THIS AREA DUE TO DRIVE ALIGNMENT WITH ROAD ACROSS JOHN KING BLVD



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

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

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

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

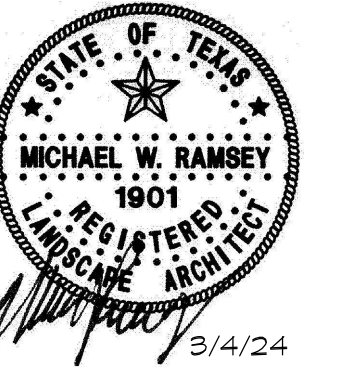
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CORGAN

401 N. Houston St.
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
2	09/19/22 ADDENDUM 02
4	01/17/23 PCR-02
03/04/24	PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA J

JOB 21572.0000
DATE 08/26/22
SHEET

L 11

MATCHLINE SEE SHEET L9

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

4	01/17/23	PCR-02
5	09/15/23	PCR-037

03/04/24 PERMIT REVIEW



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

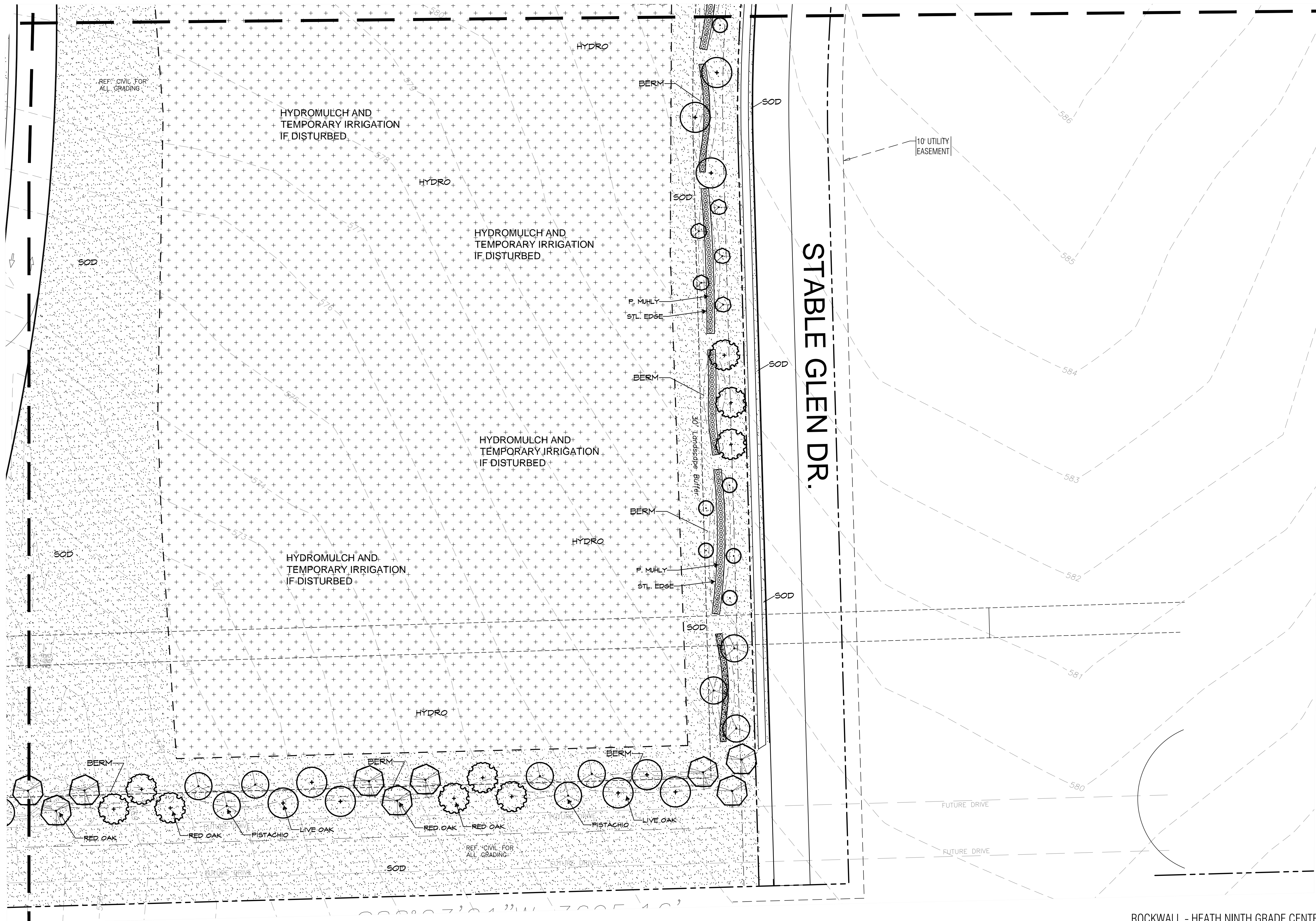
NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA K

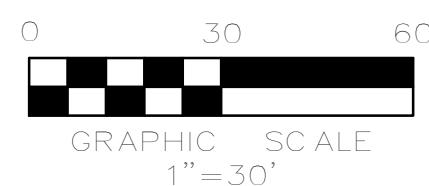
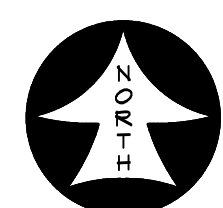
JOB 21572.0000
DATE 08/26/22
SHEET

L 12

MATCHLINE SEE SHEET L11



ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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

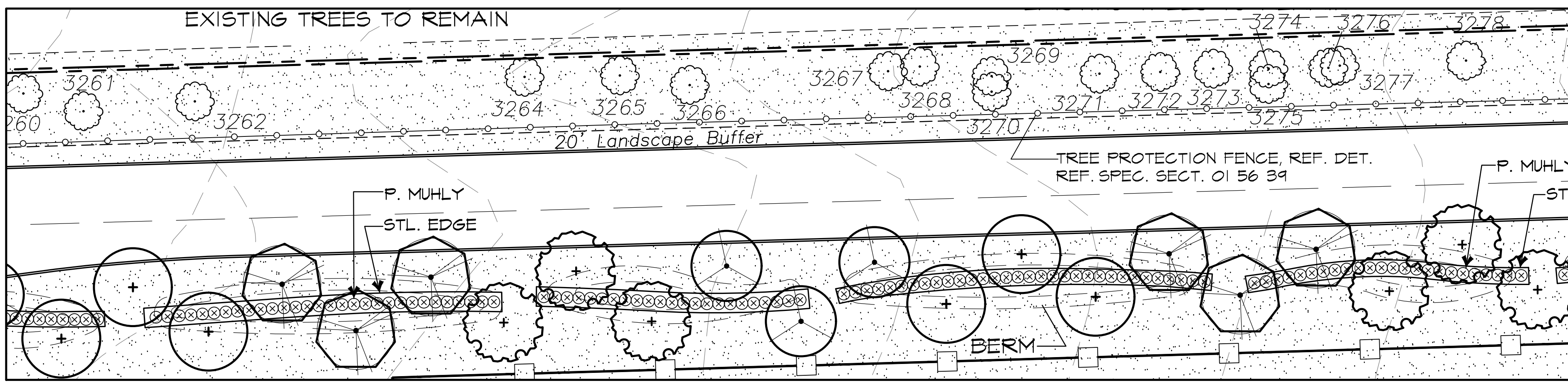
SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

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

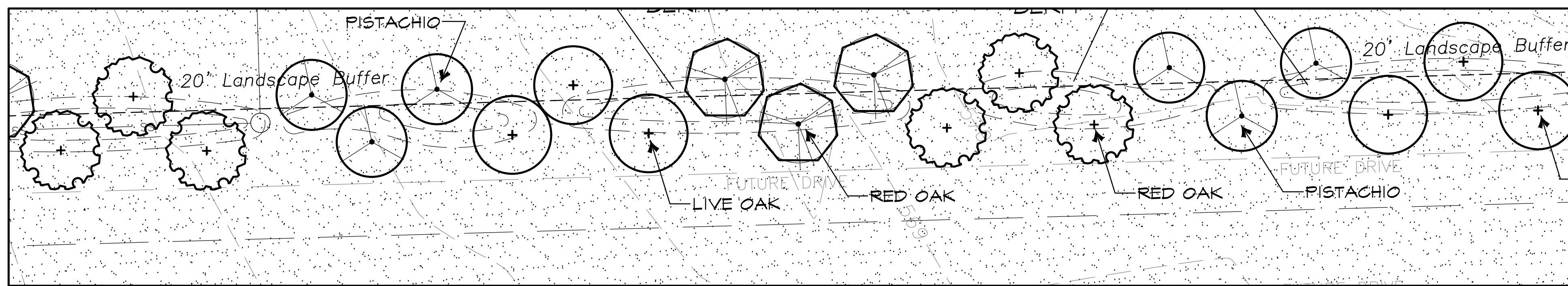
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2022.
WITNESS OUR HANDS, this ____ day of ____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

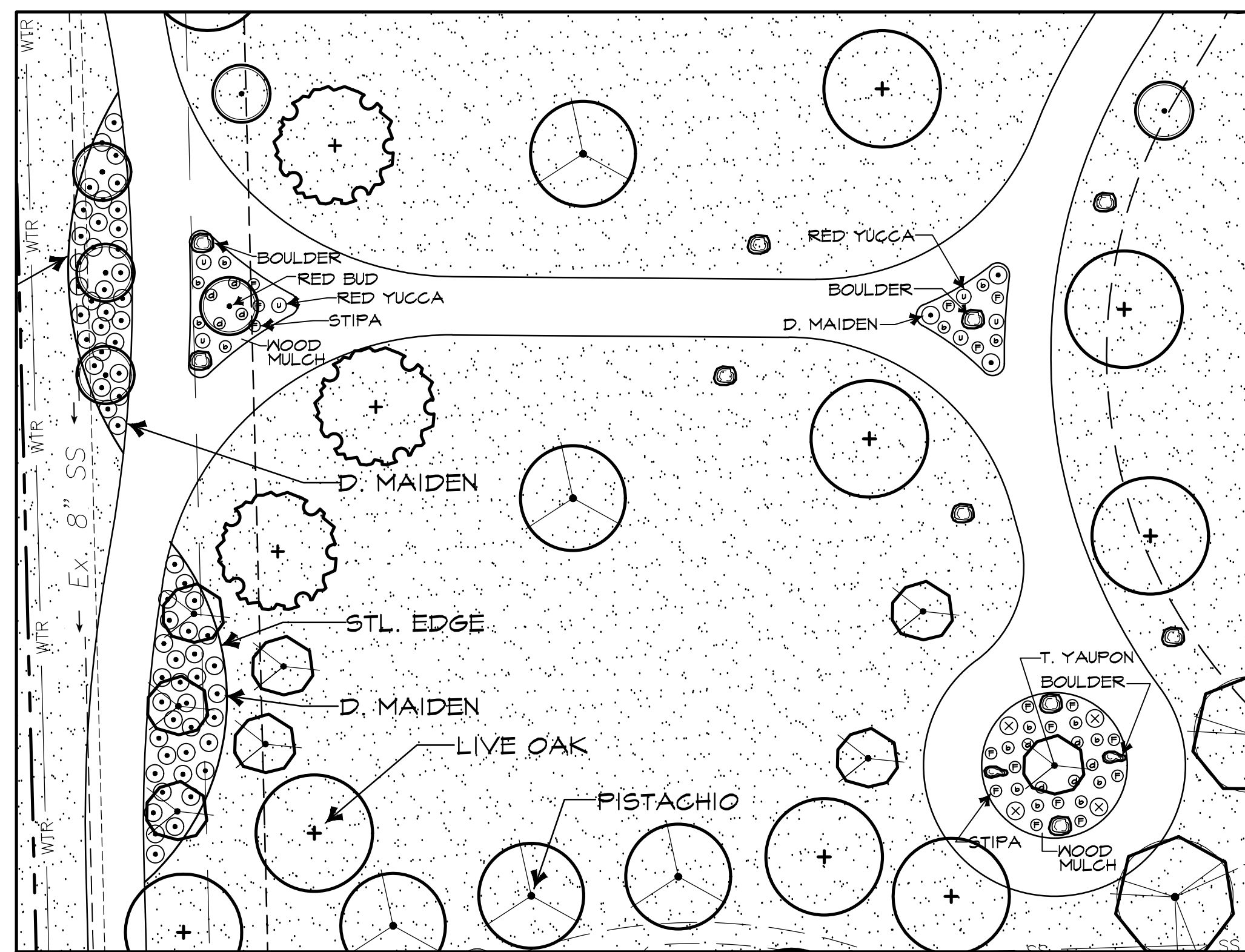
CITY OF ROCKWALL CASE NO. SP2022-018



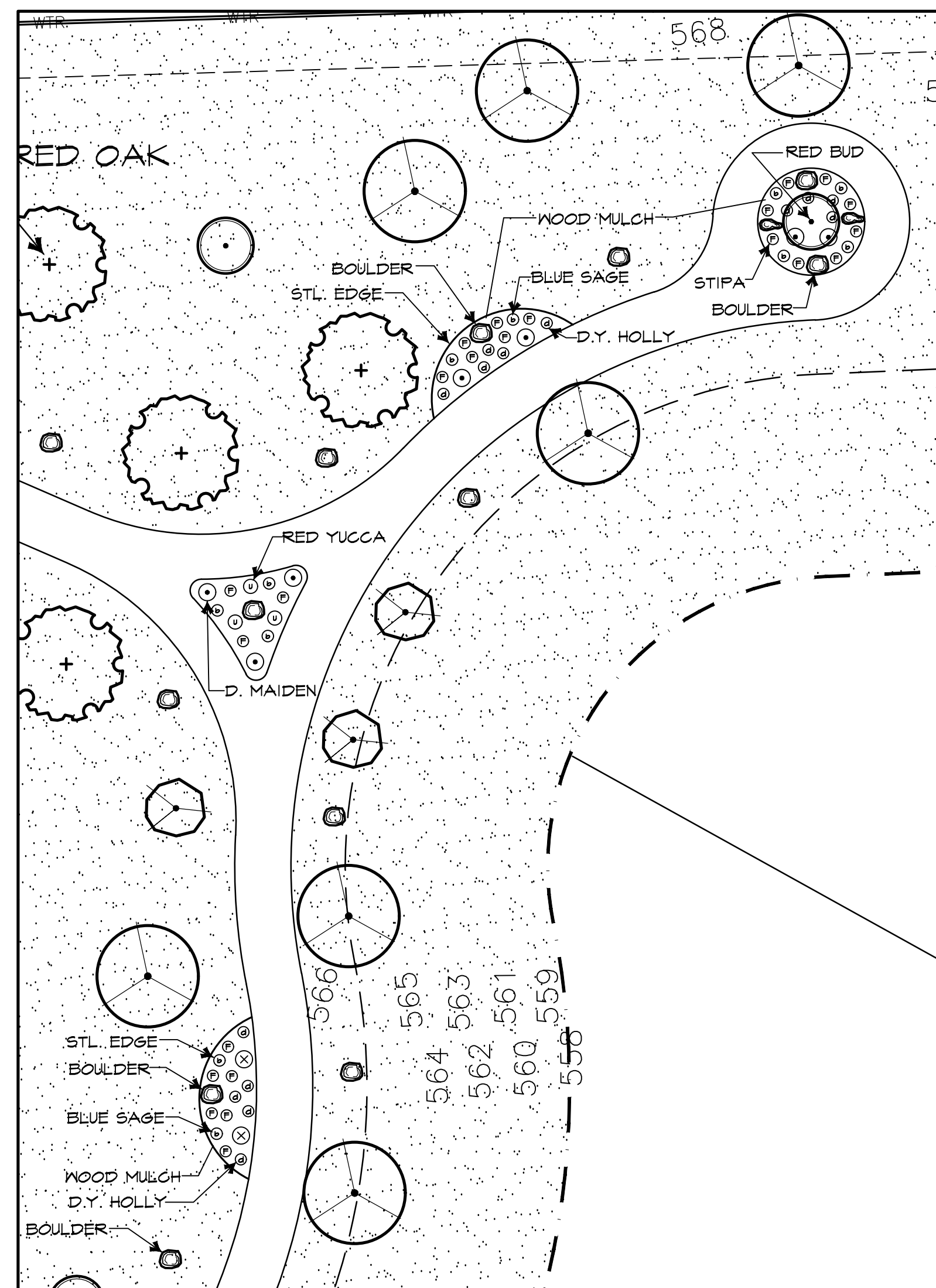
TYPICAL SEGMENT OF NORTH RESIDENTIAL BUFFER
SCALE: 1" = 20'-0"



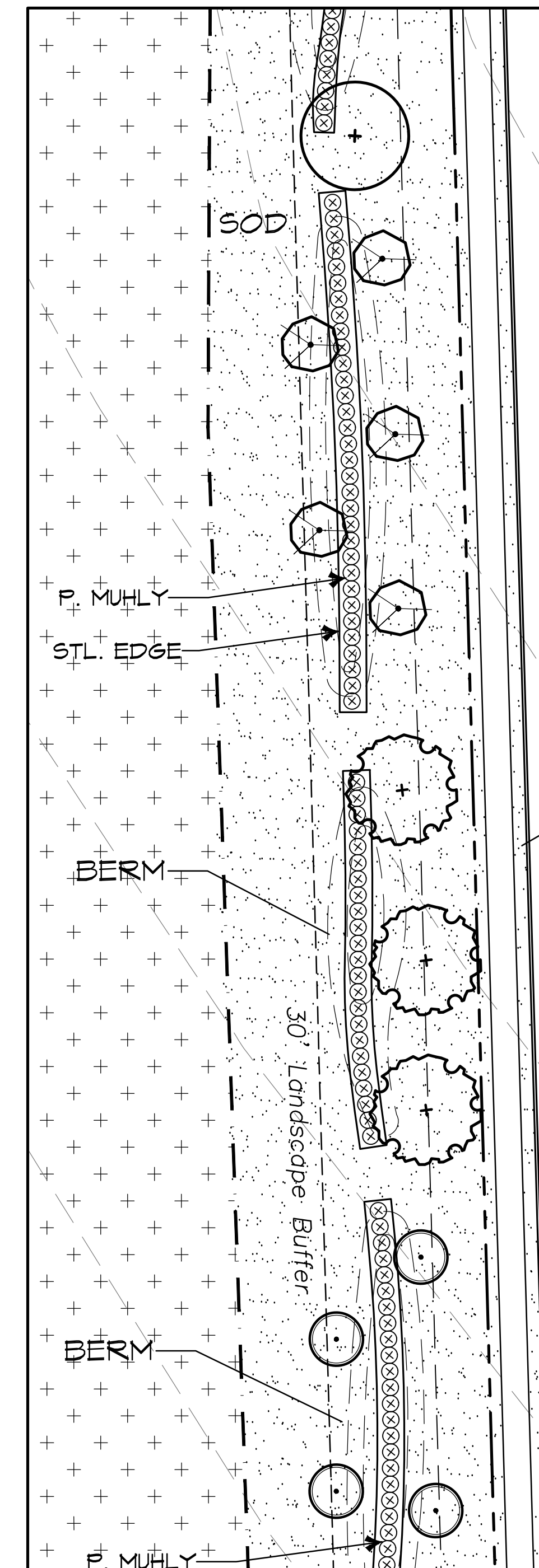
TYPICAL SEGMENT OF SOUTH RESIDENTIAL BUFFER
SCALE: 1" = 20'-0"



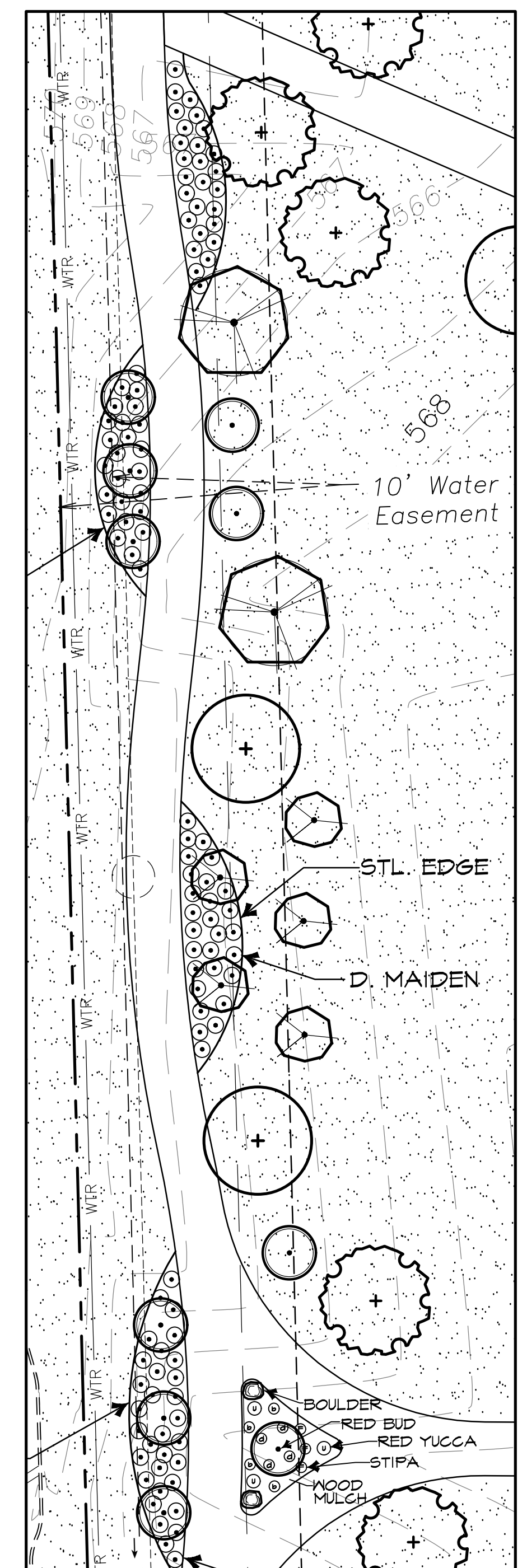
SOUTH END ADJACENT DETENTION ENLARGEMENT
SCALE: 1" = 20'-0"



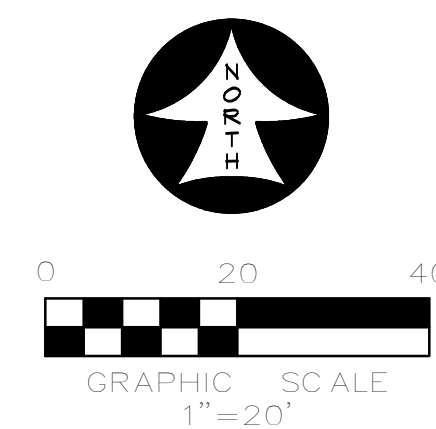
NORTH END ADJACENT DETENTION ENLARGEMENT
SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF STABLE GLEN ROAD
SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF JOHN KING BOULEVARD
SCALE: 1" = 20'-0"



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

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

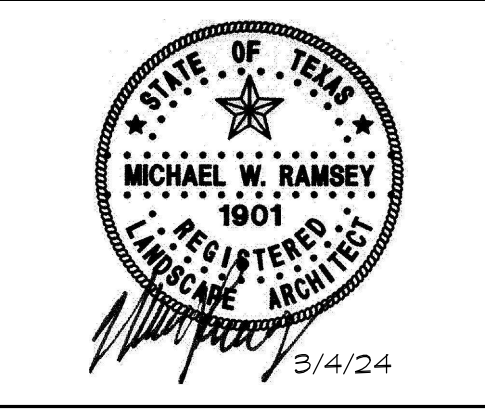
SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. SP2022-018

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
4	01/17/23 PCR-02
5	09/15/23 PCR-037
03/04/24	PERMIT REVIEW

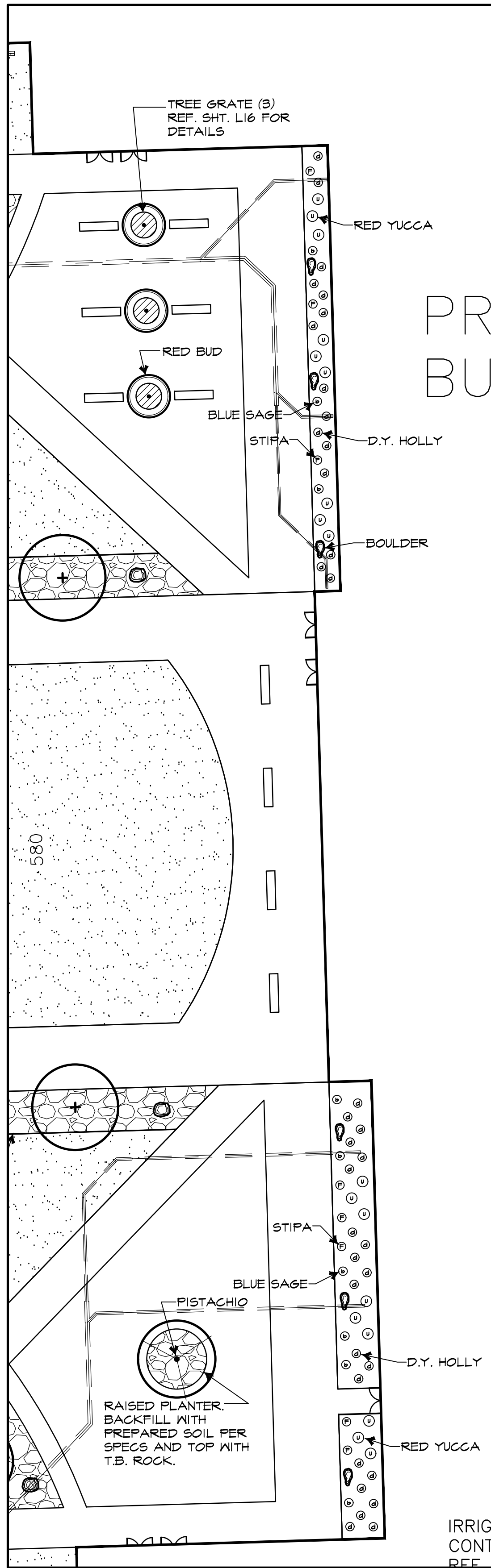


RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5438
EMAIL: MKE.RLA@ATT.NET

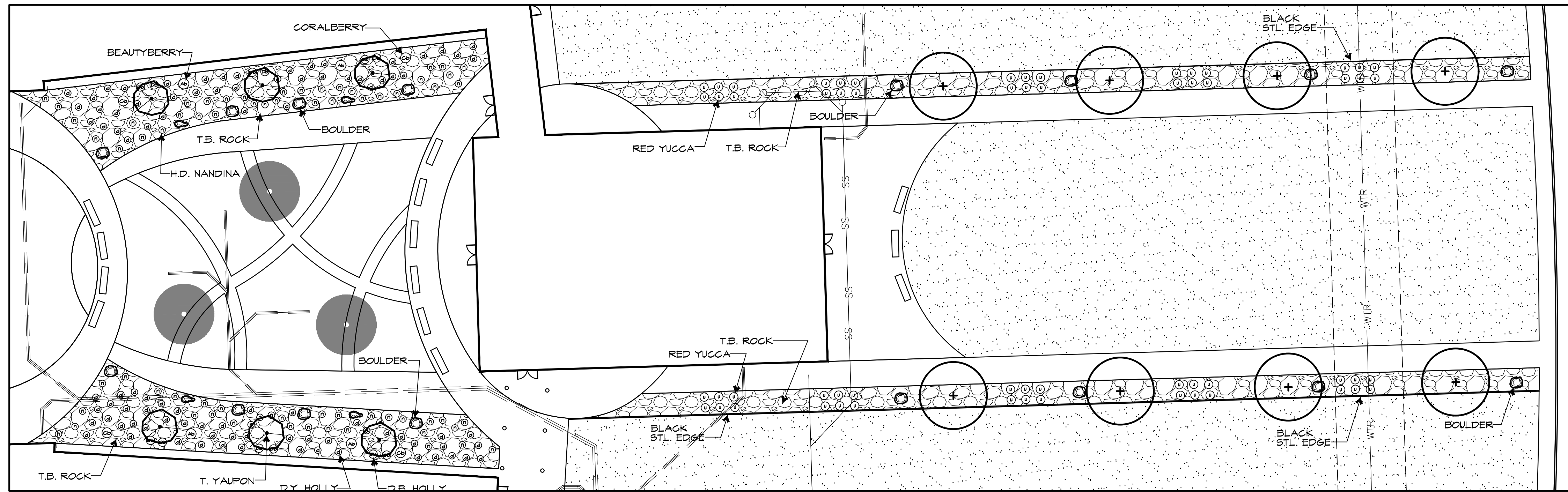
NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE ENLARGEMENTS

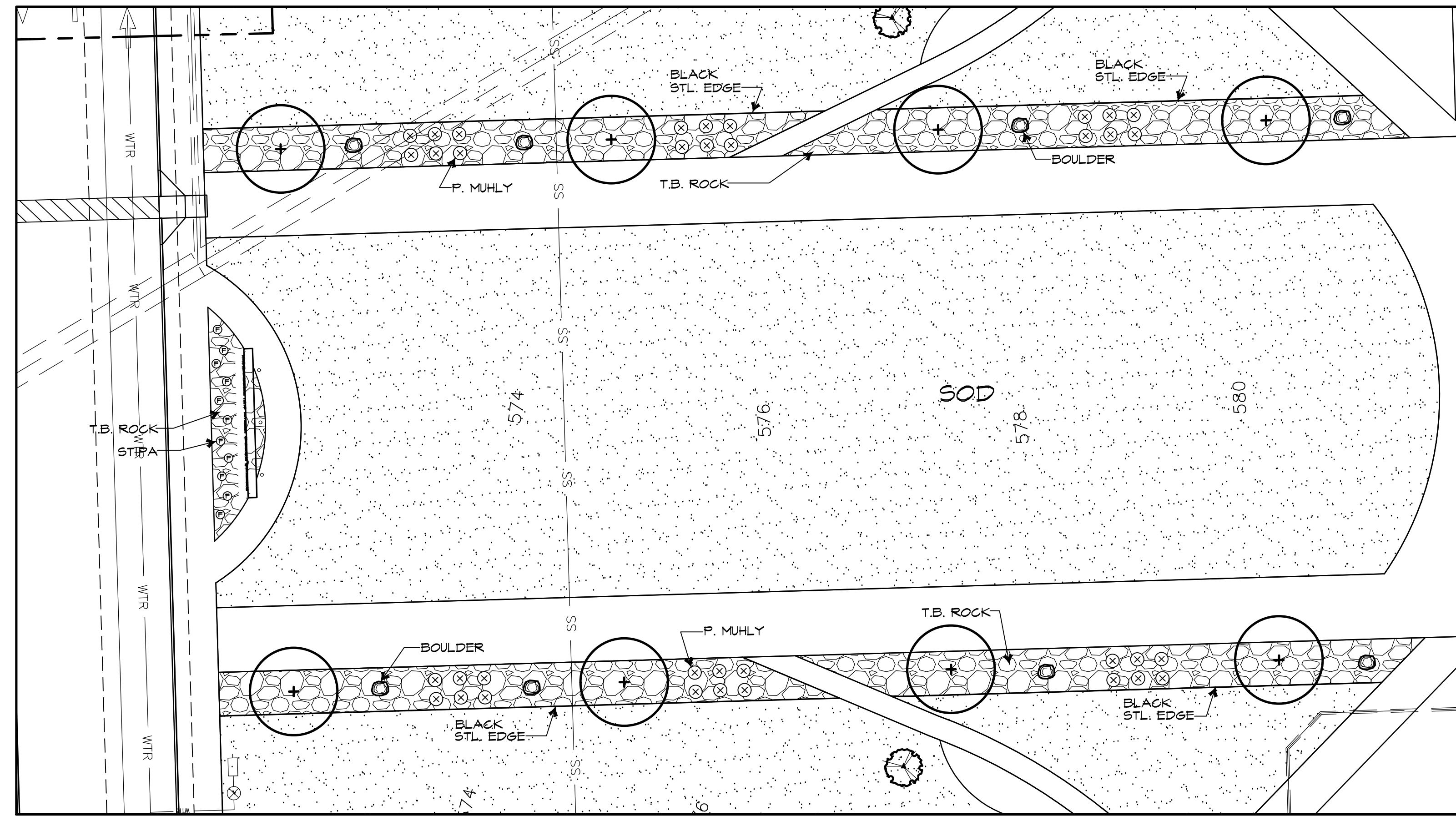
JOB 21572.0000
DATE 08/26/22
SHEET



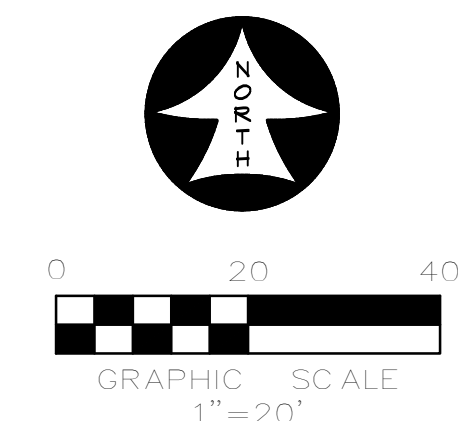
**WEST FACADE
ENLARGEMENT**
SCALE: 1" = 20'-0"



EAST COURTYARD ENLARGEMENT
SCALE: 1" = 20'-0"



WEST COURTYARD ENLARGEMENT
SCALE: 1" = 20'-0"



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

**ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

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

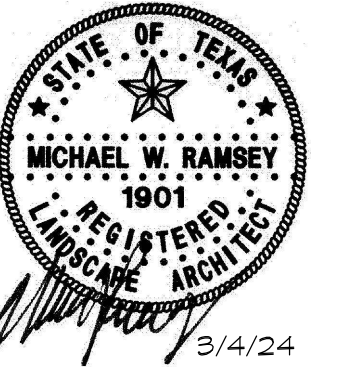
ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUO

CITY OF ROCKWALL CASE NO. SP2022-018

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	

03/04/24	PERMIT REVIEW
----------	---------------

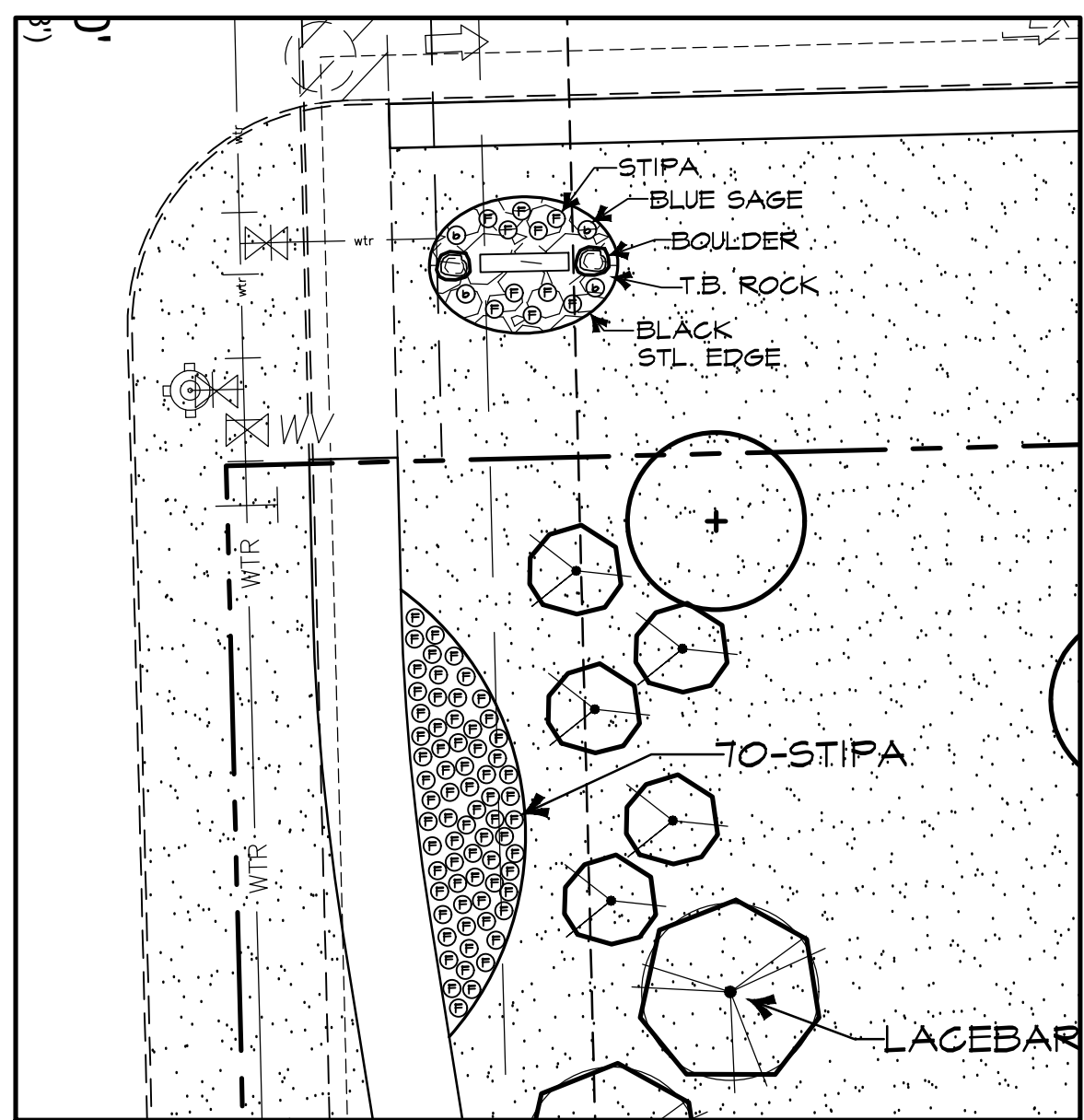


RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

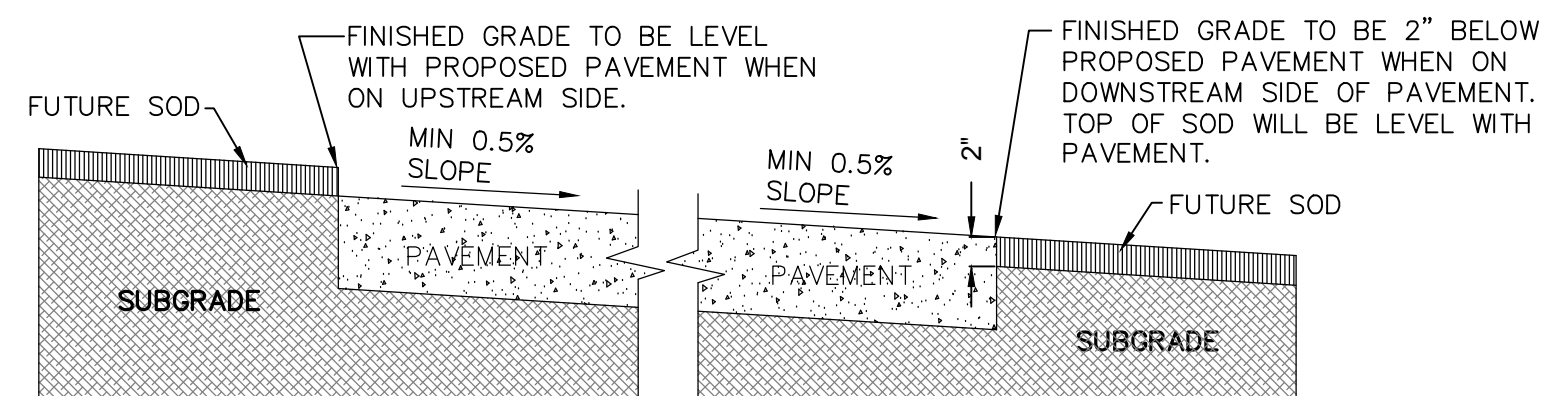
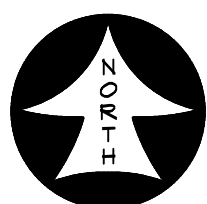
**LANDSCAPE
ENLARGEMENTS**

JOB 21572.0000
DATE 08/26/22
SHEET



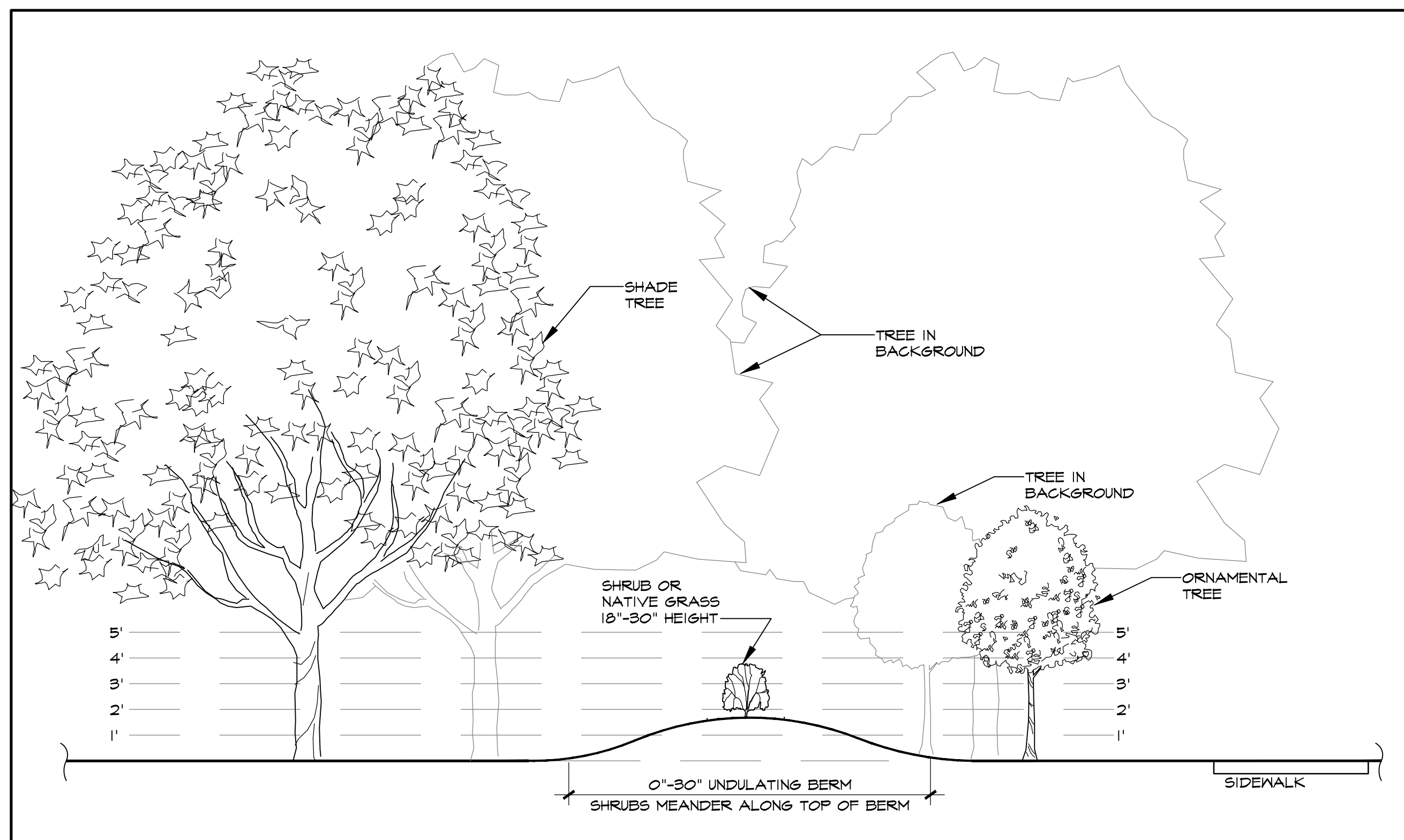
MONUMENT SIGN ENLARGEMENT

SCALE: 1" = 20'-0"



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



LANDSCAPE BUFFER SECTION

SCALE: 1/4" = 1'-0"

LANDSCAPE TABULATIONS

NORTH RESIDENTIAL BUFFER
 20' BUFFER, BERM, 3 TIER SCREENING, 1-SMALL/MID SHRUBS, 2-LG SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS, BERM+SHRUB MIN. 48" TOTAL.
 NORTH RESIDENTIAL BUFFER REQUIRED 30' BUFFER
 NORTH BUFFER PROVIDED 30' BUFFER
 BUFFER TREES REQUIRED (1,073 LF / 20' =) 54 TREES
 NORTH BUFFER PROVIDED 54 TREES
 SHRUBS PROVIDED 243 SHRUBS
 ACCENT TREES PROVIDED (EXIST. HACKBERRY TREES) 40 EX. TREES

SOUTH RESIDENTIAL BUFFER
 20' BUFFER, BERM, CANOPY MIN. 20' CENTERS
 NORTH RESIDENTIAL BUFFER REQUIRED 20' BUFFER
 NORTH BUFFER PROVIDED 20' BUFFER
 BUFFER TREES REQUIRED (2,041 LF / 20' =) 103 TREES
 NORTH BUFFER PROVIDED 103 TREES

JOHN KING BOULEVARD BUFFER LANDSCAPING
 JOHN KING - 50' BUFFER, 30' SHRUBBERY, 3 CANOPY/4 ACCENT TREES PER 100LF.
 JOHN KING STREET BUFFER REQUIRED 50' BUFFER
 BUFFER PROVIDED 50' BUFFER
 JOHN KING BUFFER TREES REQUIRED (126 LF/100 LF =) 1.3 UNITS
 BUFFER TREES REQ. (CAN. 3x7.3=22, ACC. 4x7.3=29) 22 CANOPY/29 ACCENT
 BUFFER TREES PROVIDED 22 CANOPY/29 ACCENT

STABLE GLEN DRIVE STREET BUFFER LANDSCAPING
 STABLE GLEN - 30' BUFFER, 30' SHRUBBERY, 1 CANOPY/1 ACCENT TREES PER 50LF.
 STABLE GLEN STREET BUFFER REQUIRED 30' BUFFER
 BUFFER PROVIDED 30' BUFFER
 STABLE GLEN BUFFER TREES REQUIRED (2,019 LF/50 LF =) 40.4 UNITS
 BUFFER TREES REQ. (CAN. 1x40.4=41, ACC. 1x40.4=41) 41 CANOPY/41 ACCENT
 BUFFER TREES PROVIDED 41 CANOPY/41 ACCENT

PARKING LOT LANDSCAPING
 LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.
 PARKING SPACES 521 SPACES
 PARKING LANDSCAPE REQUIRED 150,150 SF X 5% =) 7,507 SF
 PARKING LANDSCAPE PROVIDED 12,050 SF

AMOUNT OF LANDSCAPING
 % LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 150 SF OF DRY LAND AREA.
 SITE AREA 3,464,960 SF
 SITE LANDSCAPE REQUIRED 3,464,960 SF X 15% =) 519,744 SF
 SITE LANDSCAPE PROVIDED 1,921,482 SF
 % LANDSCAPE PROVIDED FRONT/SIDE (84%) 463,430 SF
 SITE IMPERVIOUS AREA 1,426,672 SF

DETENTION POND TREES
 1 CANOPY PER 750 SF AND 1 ACCENT PER 1500 SF
 DETENTION POND AREA 98,810 SF
 CANOPY TREES REQ. (98,810 SF / 750 SF =) C 132 CANOPY TREES
 ACCENT TREES REQ. (98,810 SF / 1,500 SF =) A 66 ACCENT TREES
 TREE PROVIDED AT POND AND AROUND THE SITE NOTED WITH 'C' FOR CANOPY TREE AND 'A' FOR ACCENT TREE. TOTAL PROVIDED 84 CANOPY/48ACCENT

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

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
103	(+)	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
77	(+)	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
69	(+)	LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
86	(+)	PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
63	(+)	T. YAUPEON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min, 6' Ht./4' spread, container, female - heavy berried tree form, limbed to 3'
49	(+)	RED BUD	Oklahoma Red Bud	Cercis canadensis 'oklahoma'	5'-6" ht, 3'-4" spread, container
24	(+)	D. WILLOW	Desert Willow	Chilopsis linearis	6'-7" ht, 3'-4" spread, container

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
642	(x)	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full
440	(o)	D. MAIDEN	Dwarf Maiden Grass	Miscanthus sinensis 'Adagio'	5 gallon, 18" Ht./18" full
152	(@)	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
12	(@)	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 20" Ht./16" spread, bushy, full to ground
87	(v)	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
39	(o)	BLUE SAGE	Mealy Blue Sage	Salvia Farinacea	1 gallon
4	(@)	BEAUTYBERRY	American Beautyberry	Callicarpa americana	5 gallon
4	(@)	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	5 gallon
225	(o)	STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon
68	(o)	H.D. NANDINA	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3 gallon

GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(x)	SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN	(+)	HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications
AS SHOWN	(v)	TIFF 419	Bermuda Hybrid Tiff 419	Cynodon dactylon Tiff 419	Solid Rolled Sod refer to specifications

MISCELLANEOUS		
AS SHOWN	(—)	STL. EDGE L.F. Ryerson steel edge, 1/8" x 4" with 12" stakes, black color adjacent to beds with rock, green at shrubs on berms.
AS SHOWN	(x)	T.B. ROCK 3'-5" Tejas Black rock, 6"-8" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging. Rock to cover all weed barrier mat.
67	(o)	BOULDER 600 to 800 pounds each BROWN MOSS BOULDERS

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

ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
 ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 (972) 717-0605
 CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL CASE NO. SP2022-018



ISSUES		
1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS		
3	12/08/22	POST-BID ADDENDUM
4	01/17/23	PCR-02
5	09/15/23	PCR-037
03/04/24		PERMIT REVIEW

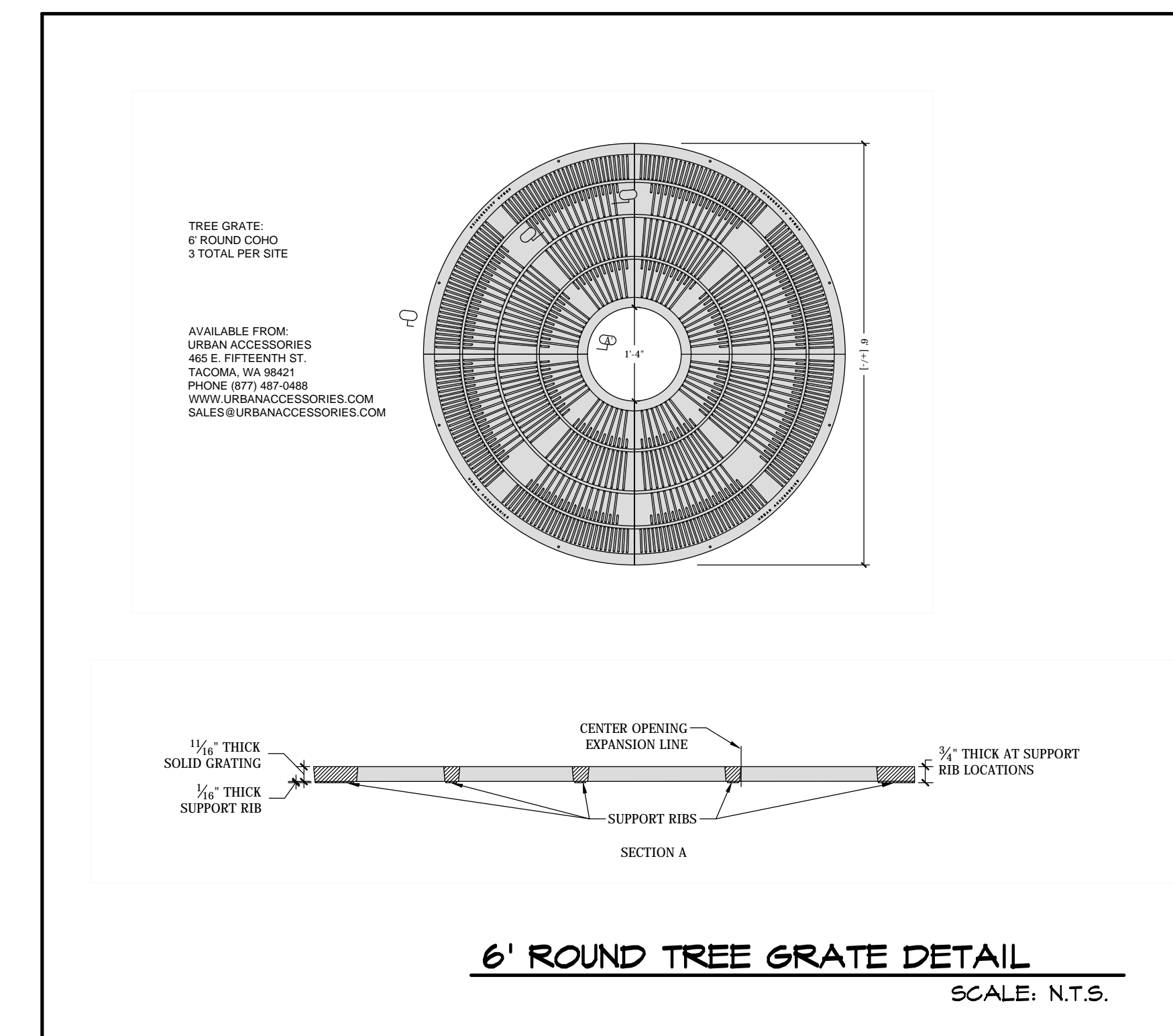
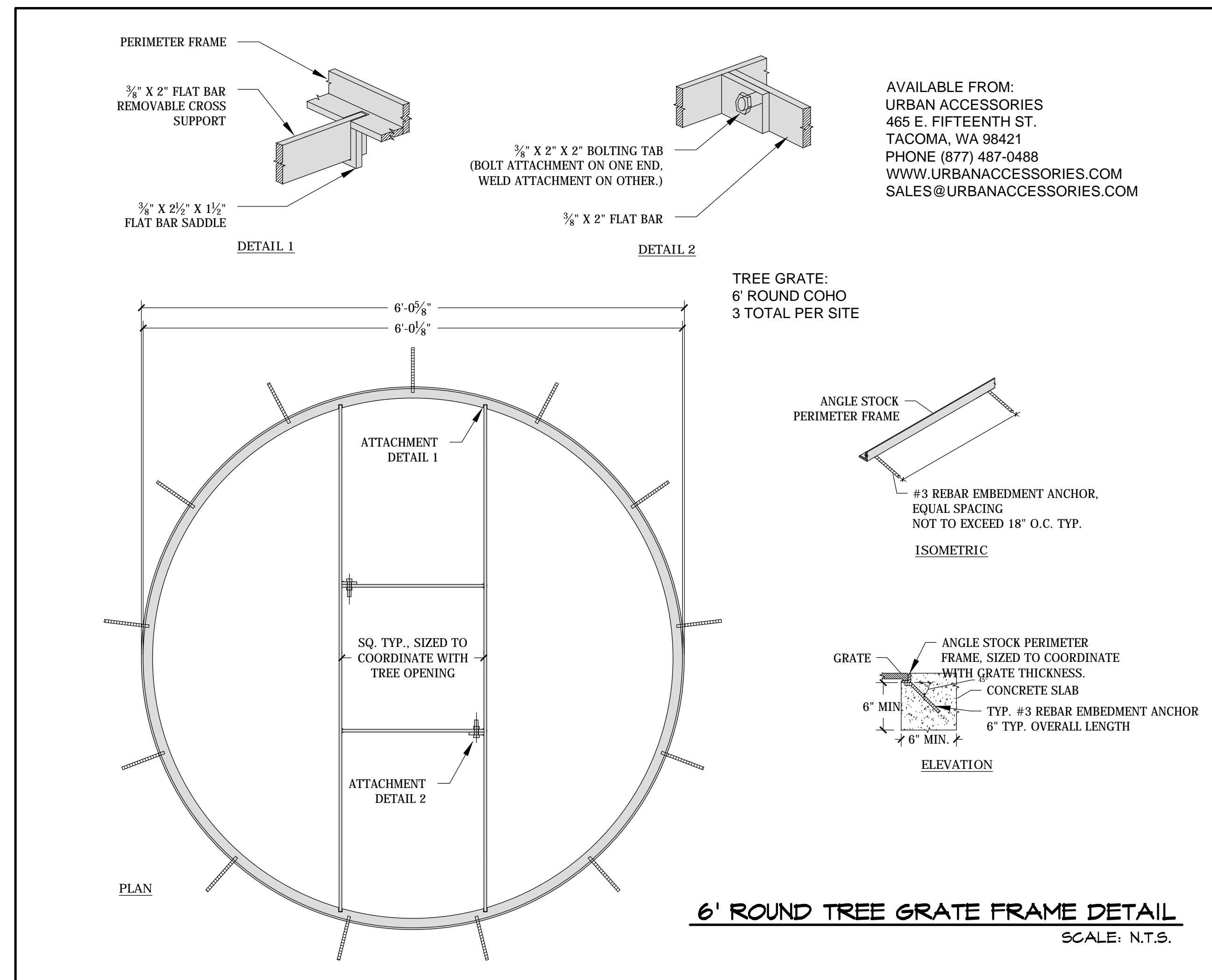


RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 362-5433
 EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
 South Site
 for
 Rockwall Independent School district
 2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE DETAILS

JOB 21572.0000
 DATE 08/26/22
 SHEET



ISSUES		
1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		
REVISIONS		
2	09/19/22	ADDENDUM 02
	03/04/24	PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 395-0889
 FAX (469) 302-5433
 EMAIL: MIKE.RLA@ATT.NET

LANDSCAPE NOTES

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

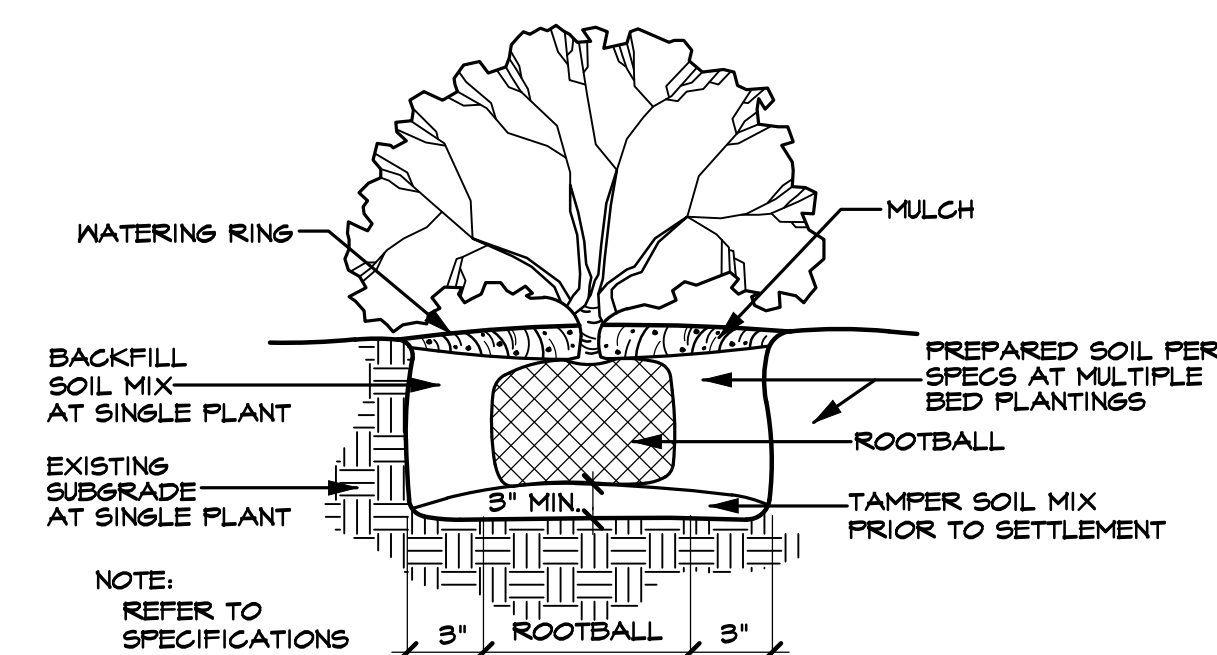
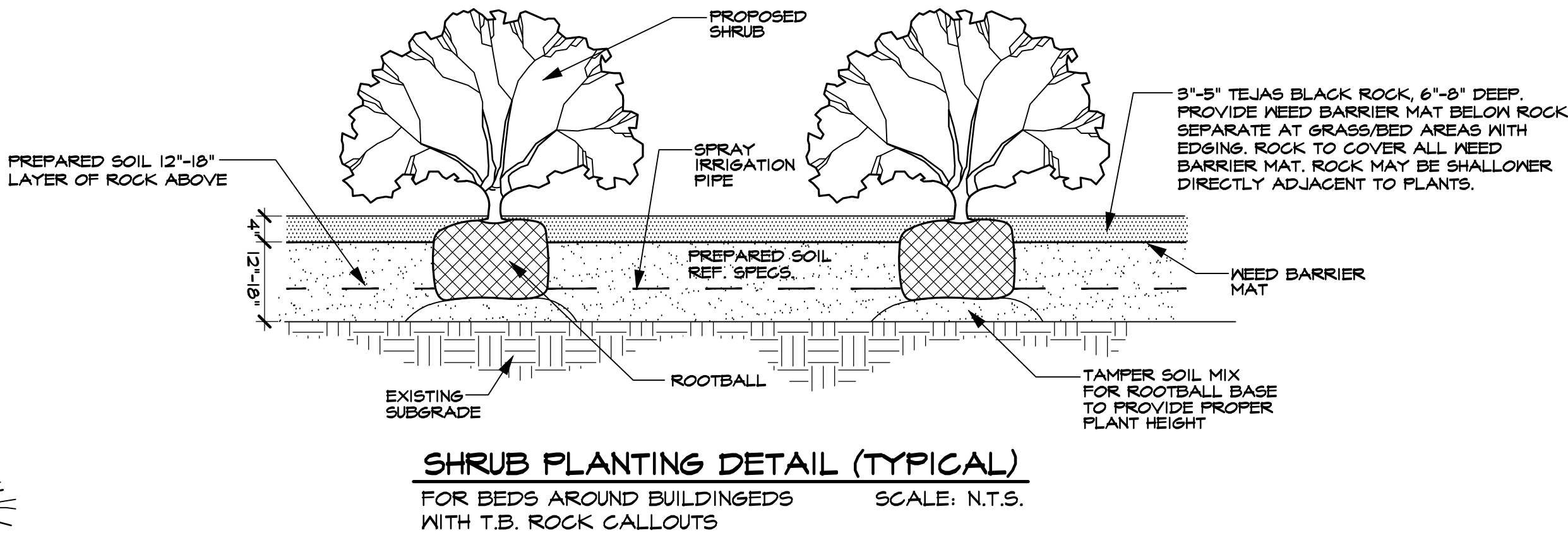
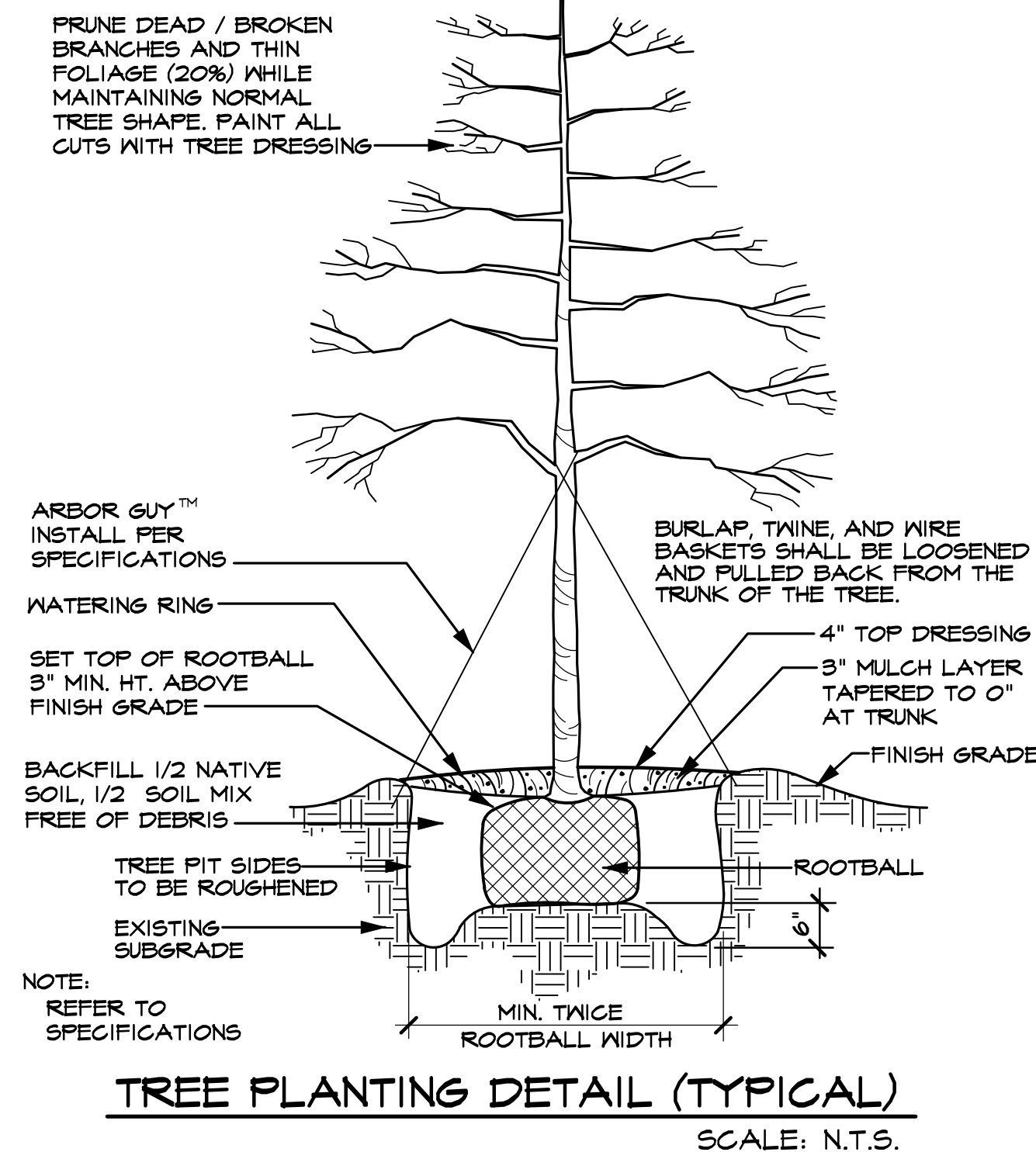
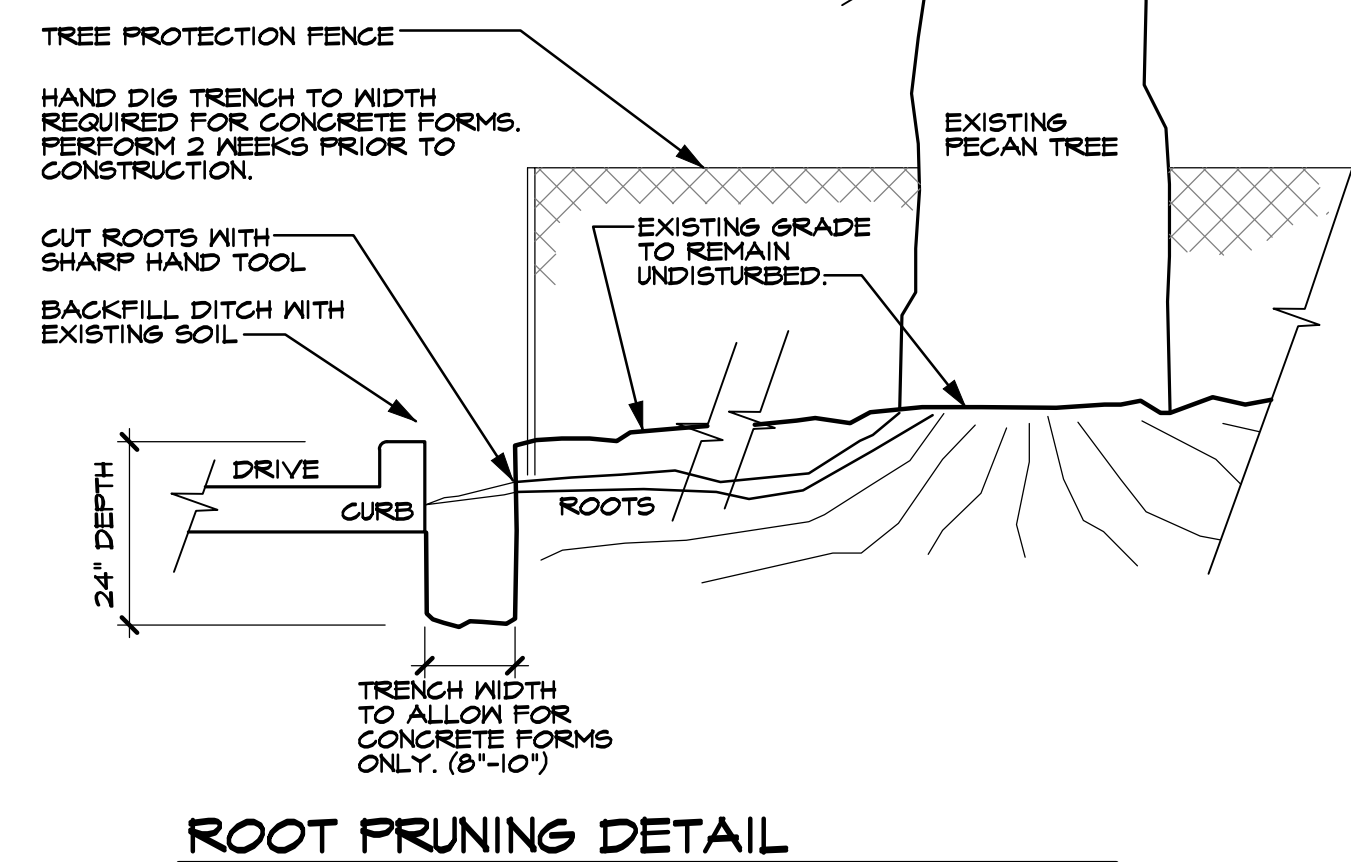
LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

NINTH GRADE CENERS
 South Site

for
 Rockwall Independent School district
 2727 S. John King Blvd, Rockwall, TX 75032

THIS DETAIL REFERENCES ALL EXISTING TREES TO BE SAVED THAT ARE ADJACENT TO NEW CONSTRUCTION. REFERENCE ALL 'TS' SHEETS FOR EXISTING TREES TO BE SAVED.



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

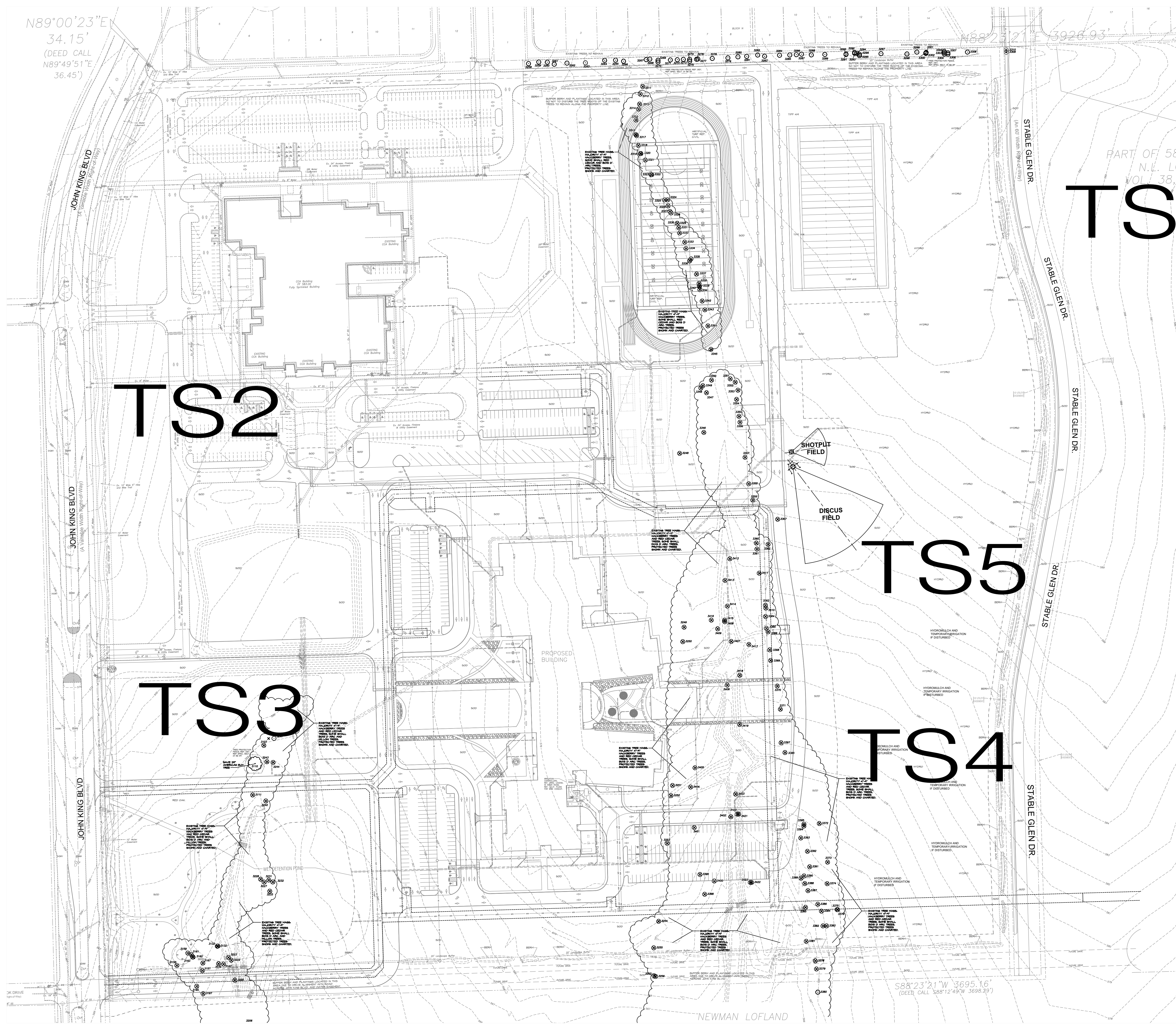
ROCKWALL - NINTH GRADE CENTER
 LOT 1, BLOCK A
 OUT OF THE
 JOHN M. GASS SURVEY, ABSTRACT NO. 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	SURVEYOR: BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUJO
---	---	---

CITY OF ROCKWALL CASE NO. SP2022-017

LANDSCAPE DETAILS

JOB 21572.0000
DATE 08/26/22
SHEET



N89°00'23"E
34.15'
(DEED CALL
N89°49'51"E
36.45')

N88°21'21"E 3926.93'

PART OF 58
N.L. L.
VOL. 38

TS2

TS5

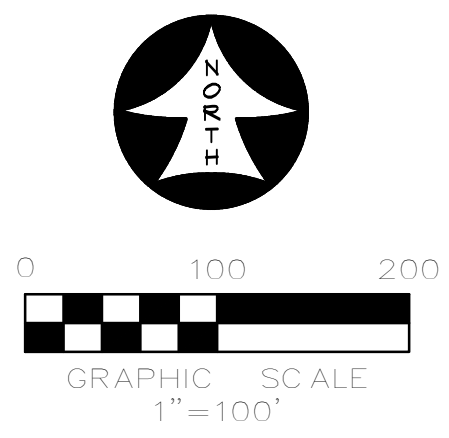
TS3

TS4

TS6

EXISTING TREE LEGEND	
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (22022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	191,189 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. = 4.33%
FLOOR AREA RATIO	0.051
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	293 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9'x18' Ø	304 SPACES
9'x20' Ø	209 SPACES
15'x30' Ø	19 SPACES
TOTAL PARKING PROVIDED	532 SPACES



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

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

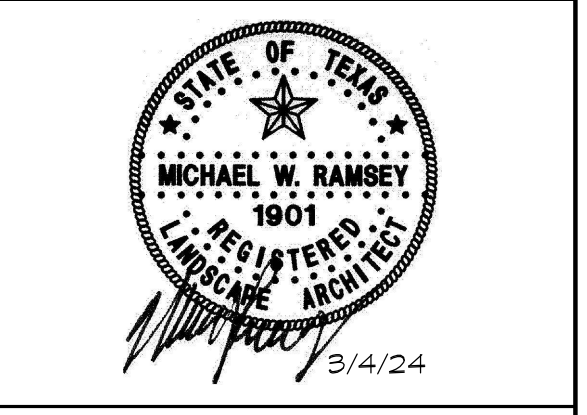
OWNER/DEVELOPER: ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	SURVEYOR: BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUJO
---	---	---

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN ■
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

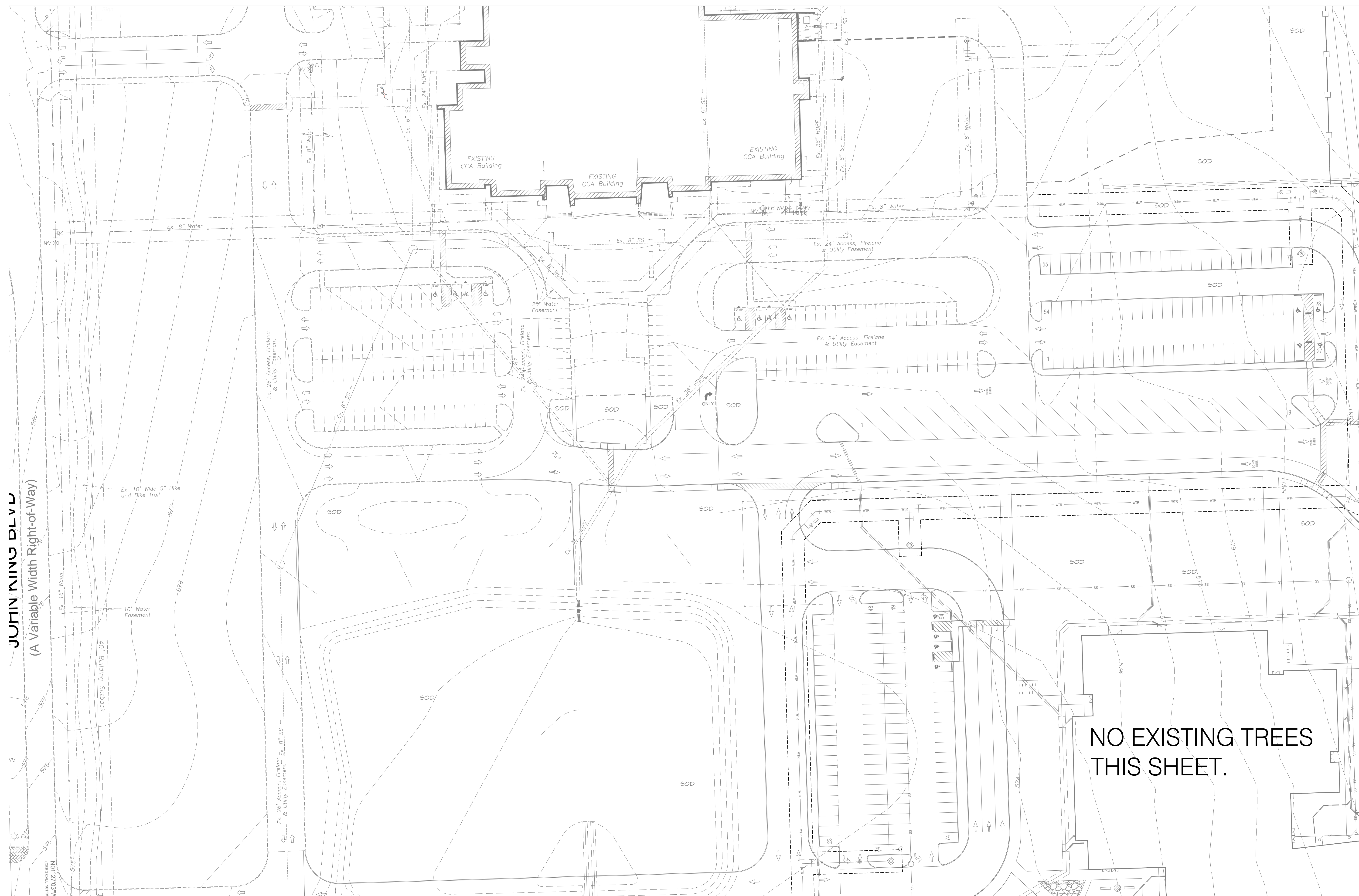
REVISIONS	



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

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

OVERALL TREESCAPE PLAN
JOB 21572.0000
DATE 08/26/22
SHEET TS 1



JUHN KING BLVD
(A Variable Width Right-of-Way)

MATCHLINE SEE SHEETS 5

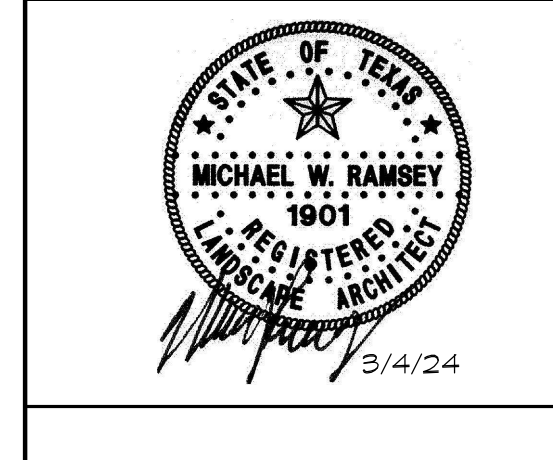
MATCHLINE SEE SHEET TS3

CORGAN ■

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

TREESCAPE
PLAN AREA A

JOB 21572.0000
DATE 08/26/22
SHEET TS 2



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

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

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

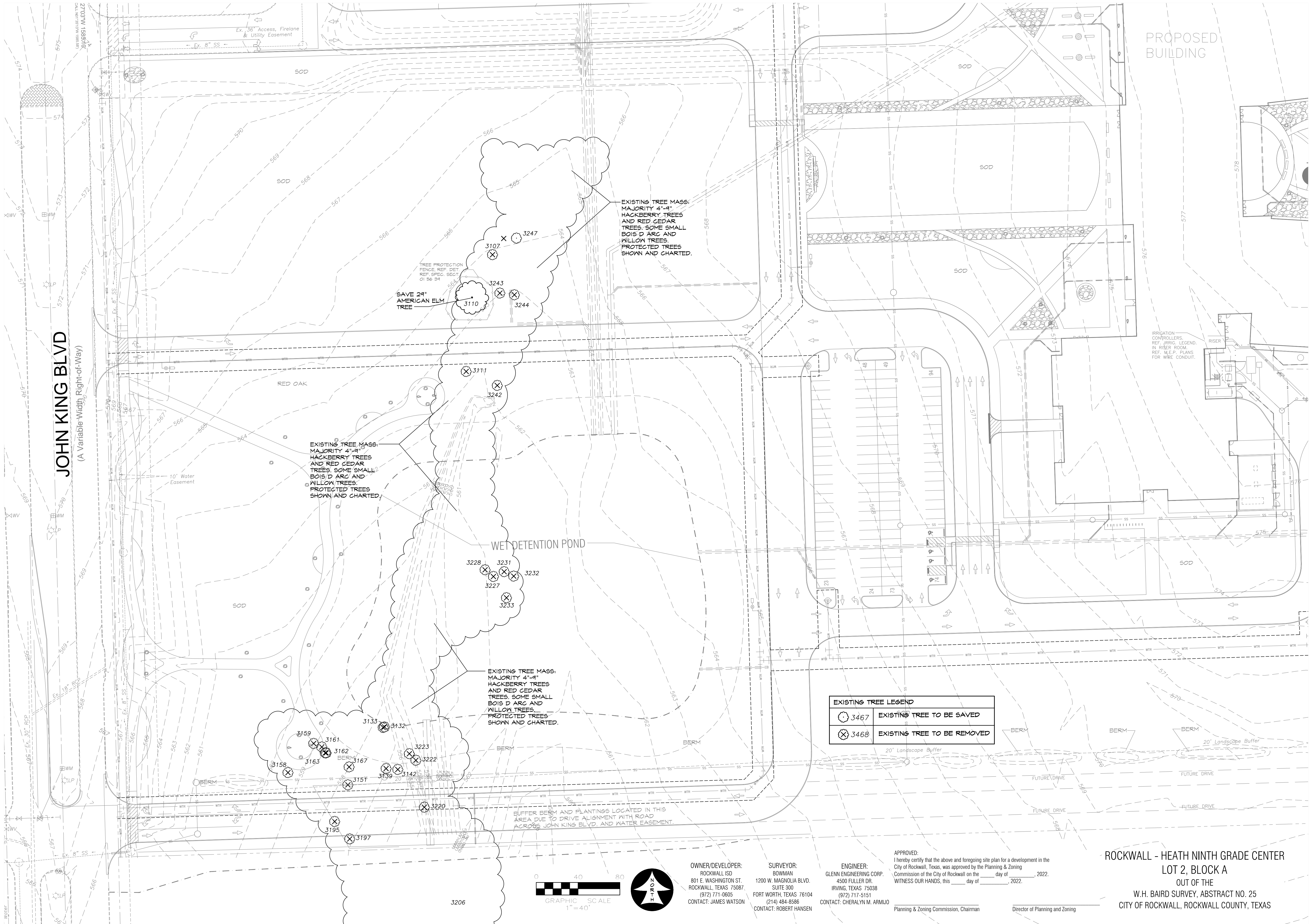
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2022.
WITNESS OUR HANDS, this ____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET TS2



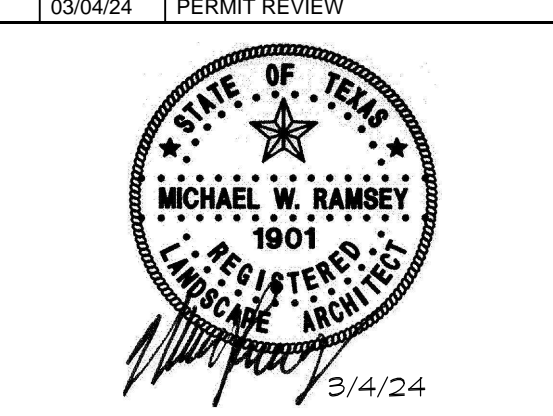
JOHN KING BLVD
(A Variable Width Right-of-Way)

MATCHLINE SEE SHEET TS4

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

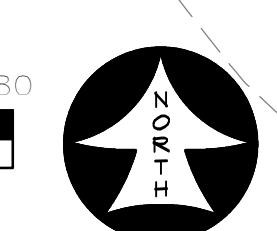
REVISIONS	



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

EXISTING TREE LEGEND	
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED



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

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

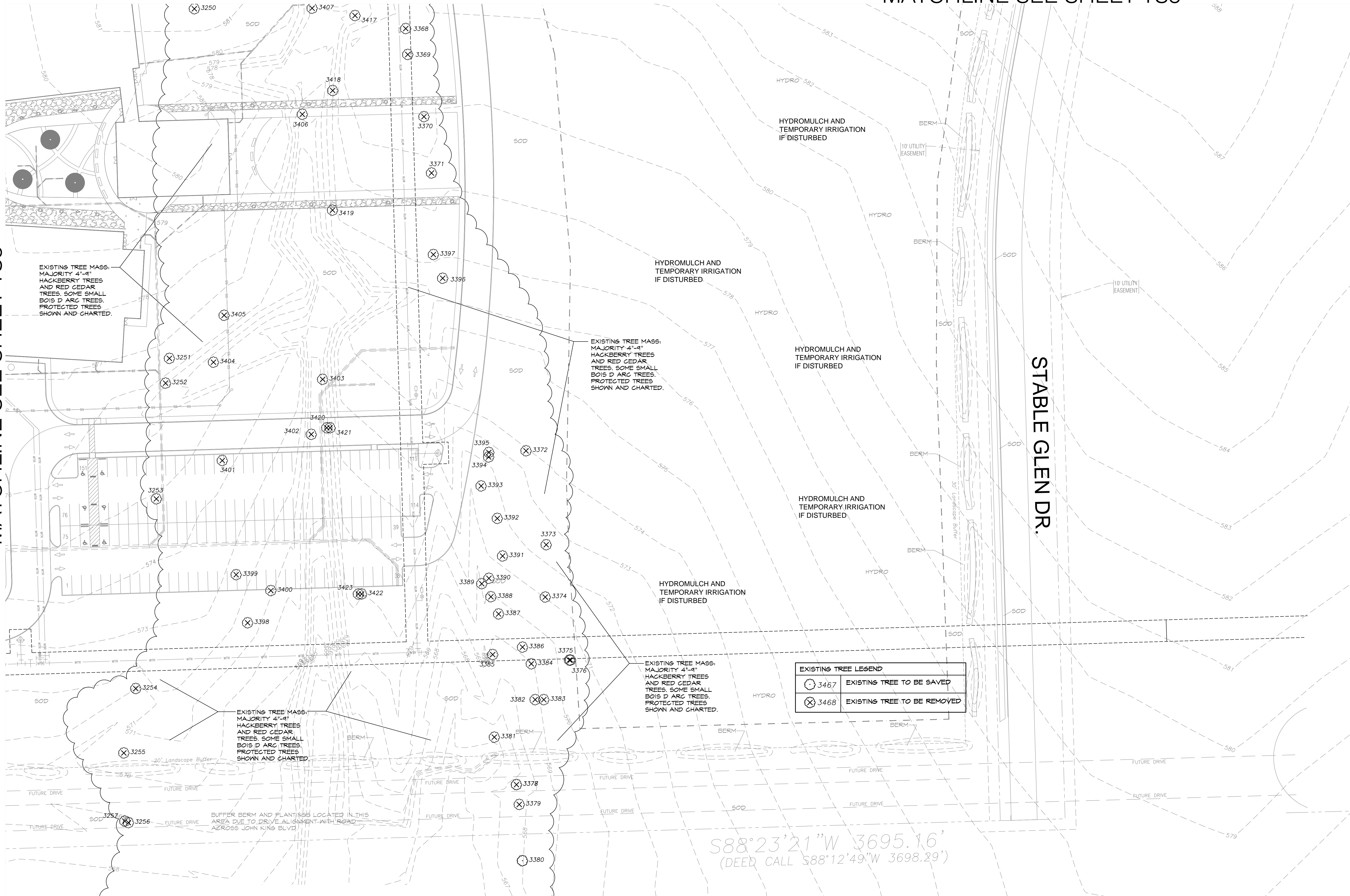
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUJO

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.

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TREESCAPE
PLAN AREA B

JOB 21572.0000
DATE 08/26/22
SHEET TS 3



CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
03/04/24	PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

TREESCAPE
PLAN AREA C

JOB 21572.0000
DATE 08/26/22
SHEET

TS 4

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

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

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

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.

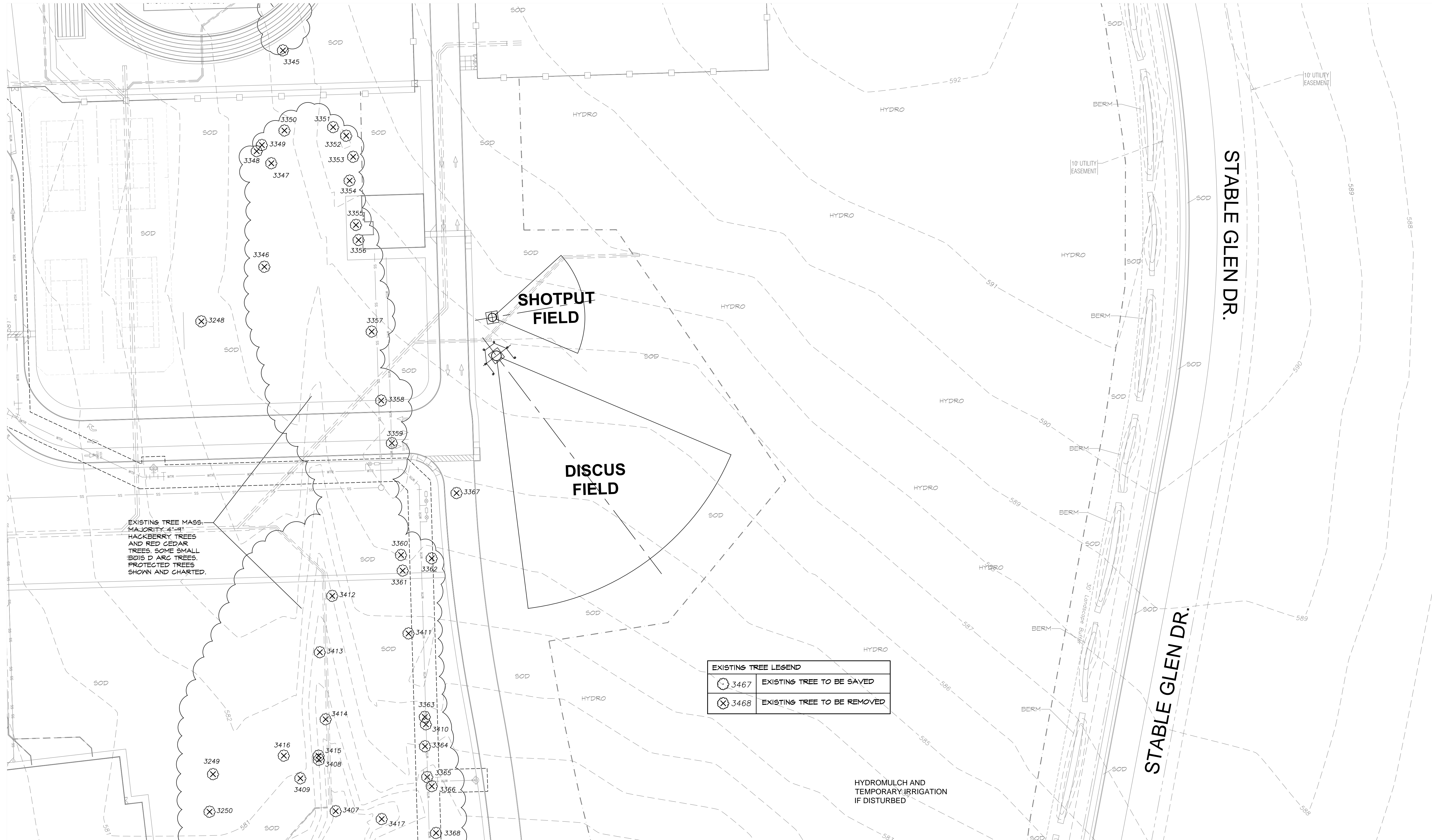
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

MATCHLINE SEE SHEET TS6

MATCHLINE SEE SHEET TS2



MATCHLINE SEE SHEET TS4

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

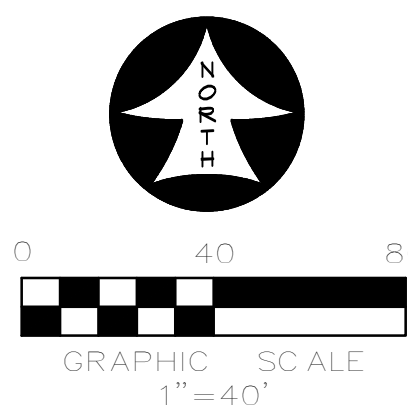
NINTH GRADE CENERS
South Site

for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

TREESCAPE
PLAN AREA D

JOB 21572.0000
DATE 08/26/22
SHEET

TS 5



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

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

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

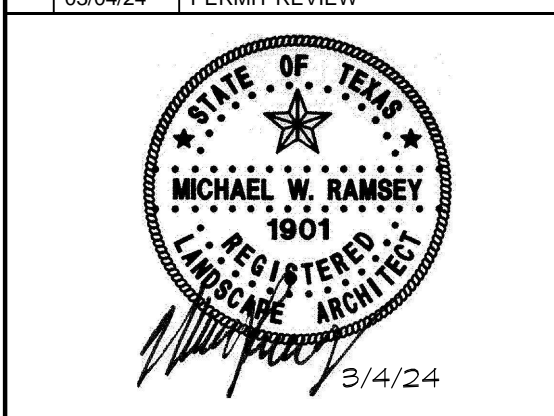
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2022.
WITNESS OUR HANDS, this ____ day of _____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

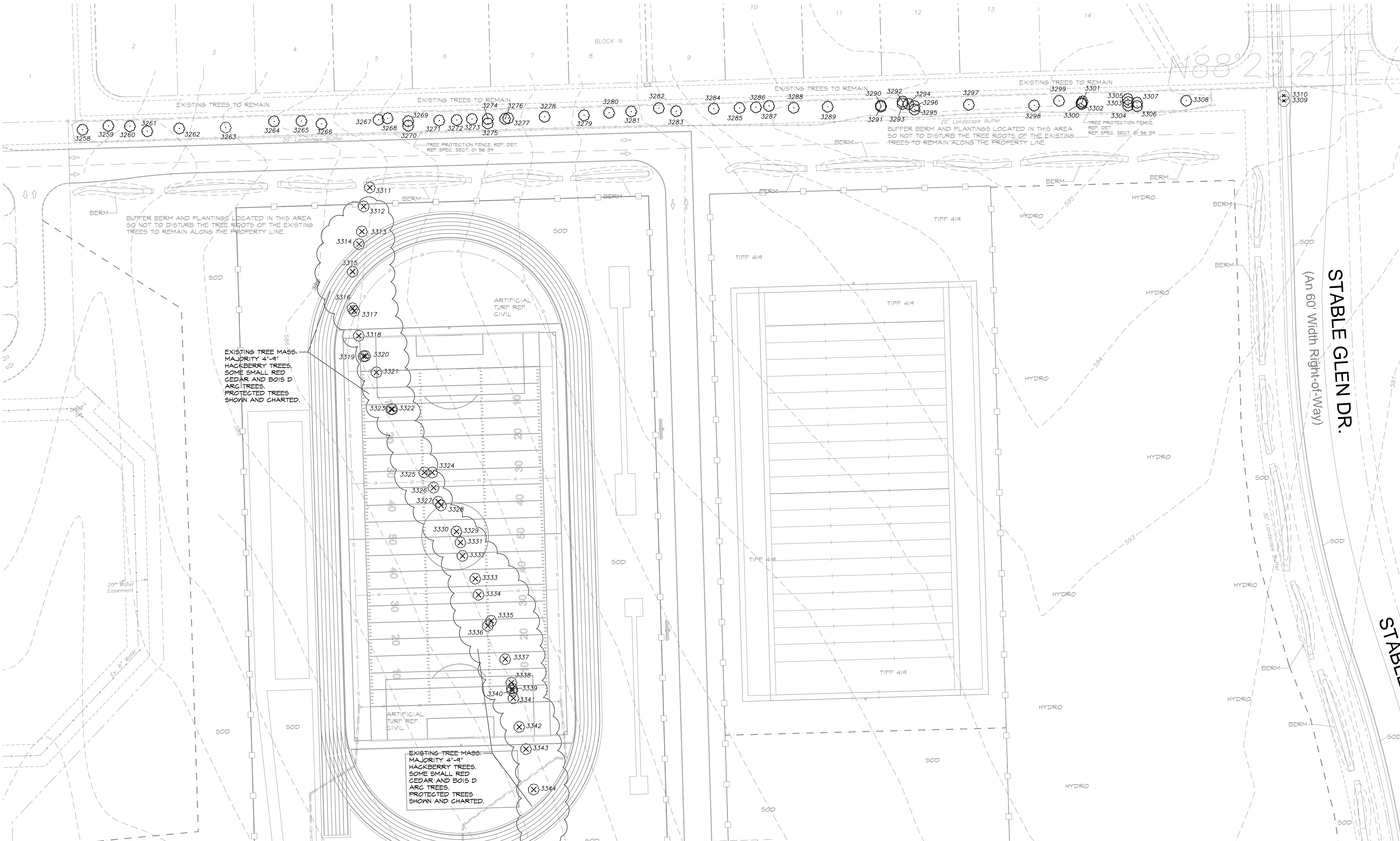
ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 395-0889
FAX (469) 392-5433
EMAIL: MIKE.RLA@ATT.NET

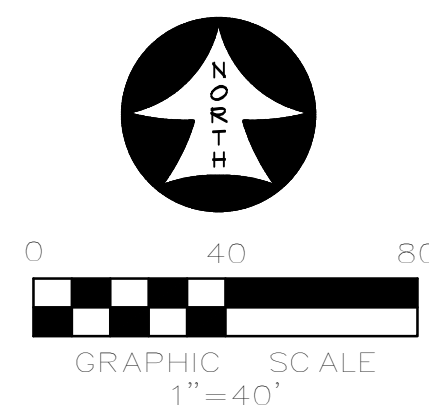
NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032



MATCHLINE SEE SHEET TS2

MATCHLINE SEE SHEET TS5

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



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

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	SURVEYOR: BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUJO
--	--	--

CITY OF ROCKWALL CASE NO. SP2022-018

TREESCAPE
PLAN AREA E

JOB 21572.0000
DATE 08/26/22
SHEET

TS 6



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) 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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

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.

²: 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 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center LOT 2 BLOCK A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD for NS uses CURRENT USE Public School

PROPOSED ZONING PD for NS uses PROPOSED USE Public School

ACREAGE 79.54 acres 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 Independent School District APPLICANT Rockwall Independent School District

CONTACT PERSON William Salee - Executive Director of Operations CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031 PHONE 972.989.2174 (mobile)

E-MAIL will.salee@rockwallisd.org E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

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

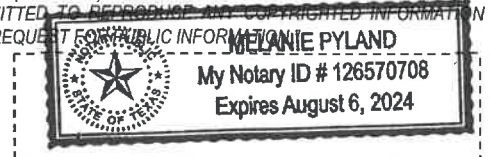
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,840.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF March, 2024 BY SIGNING THIS APPLICATION, 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 AND COPY-RIGHTED 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 5th DAY OF March, 2024

OWNER'S SIGNATURE

William Salee
Melanie Pyland

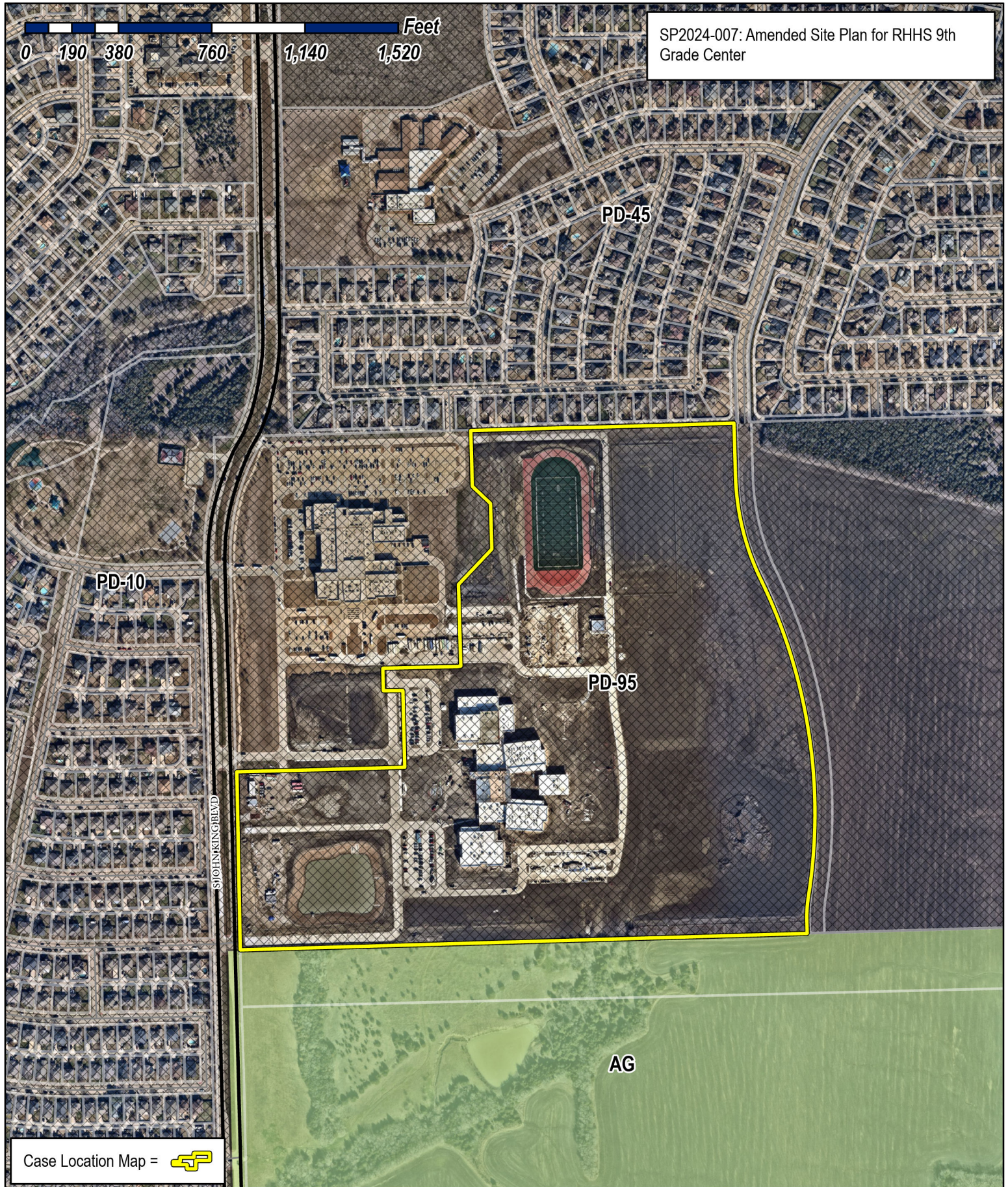
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES August 6, 2024

0 190 380 760 1,140 1,520 Feet

SP2024-007: Amended Site Plan for RHHS 9th Grade Center



PD-10

PD-45

PD-95

AG

STONHINKINGBLVD

Case Location Map = 

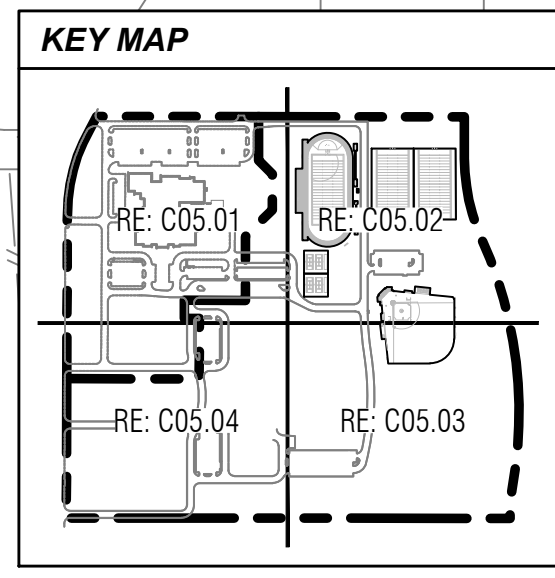
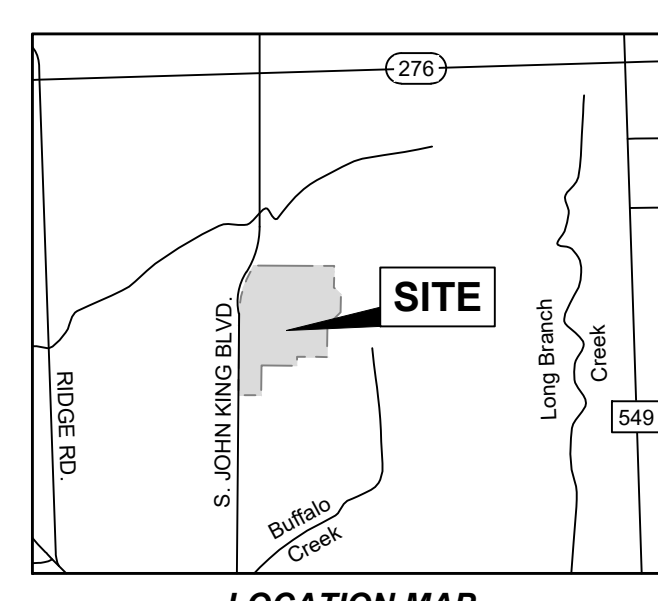


City of Rockwall

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**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC TO-WALK SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

ISSUES

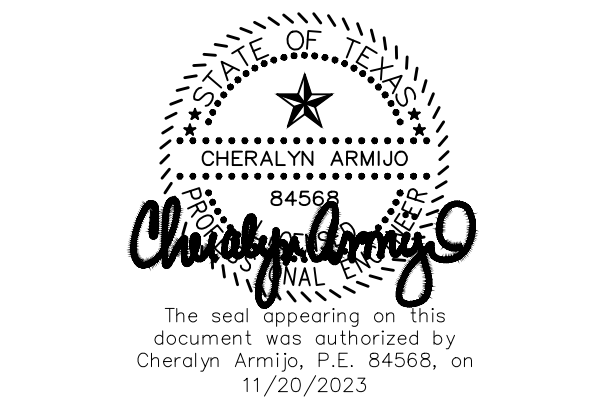
1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

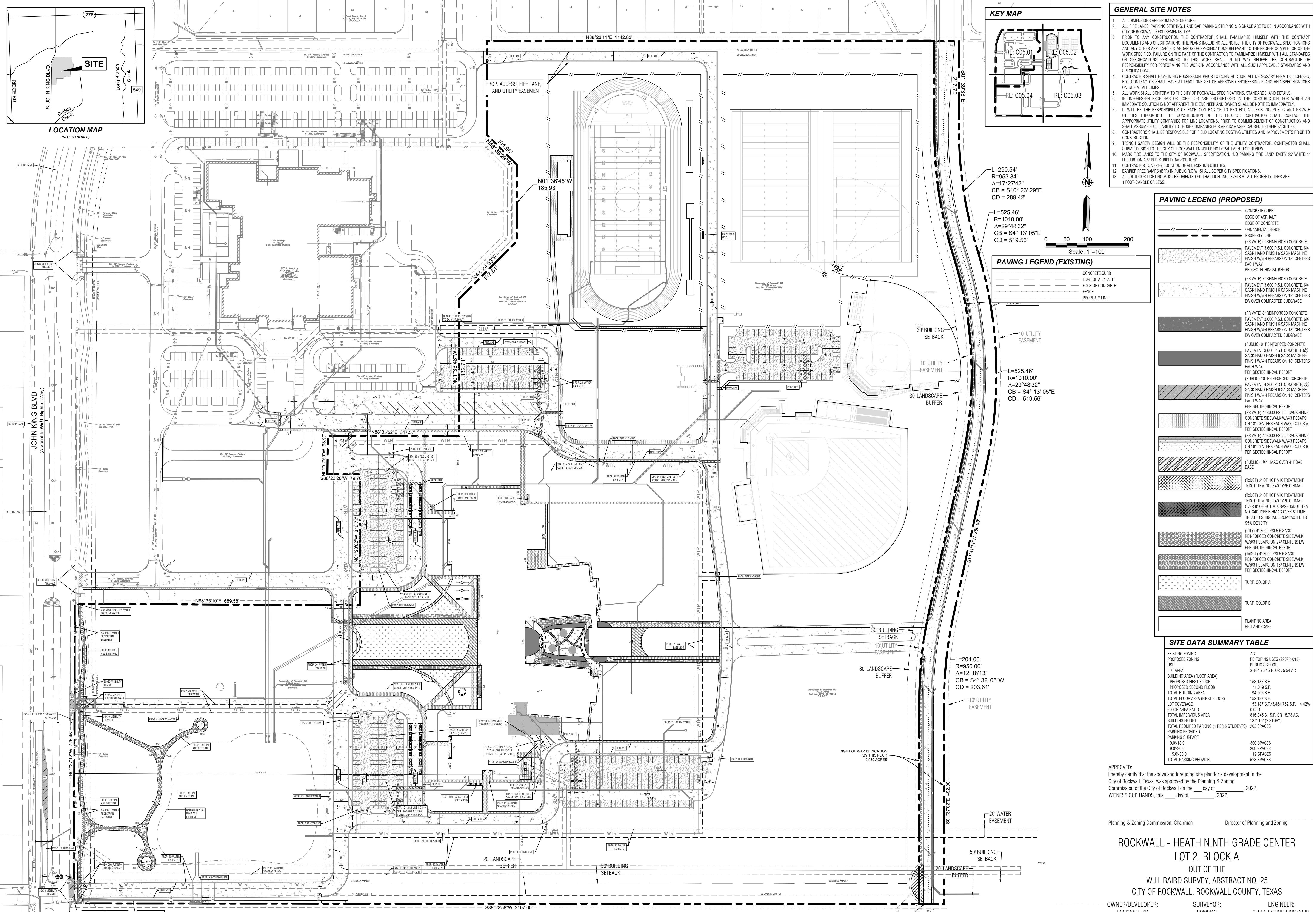
7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

CORGAN
Dallas, TX 75202
T: 214.748.2000

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 175257193300
PHONE (972) 717-5151 FAX (972) 717-5176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032



PAVING LEGEND (EXISTING)

Concrete Curb
Edge of Asphalt
Edge of Concrete
Ornamental Fence
Property Line

PAVING LEGEND (PROPOSED)

Concrete Curb	CONCRETE CURB
Edge of Asphalt	EDGE OF ASPHALT
Edge of Concrete	EDGE OF CONCRETE
Ornamental Fence	ORNAMENTAL FENCE
Property Line	PROPERTY LINE
(PRIVATE) 5' REINFORCED CONCRETE PAVEMENT 3.600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY	(PRIVATE) 5' REINFORCED CONCRETE PAVEMENT 3.600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EW OVER COMPACTED SUBGRADE
(PRIVATE) 7' REINFORCED CONCRETE PAVEMENT 3.600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY	(PRIVATE) 7' REINFORCED CONCRETE PAVEMENT 3.600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EW OVER COMPACTED SUBGRADE
(PUBLIC) 8' REINFORCED CONCRETE PAVEMENT 3.600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY	(PUBLIC) 8' REINFORCED CONCRETE PAVEMENT 3.600 P.S.I. CONCRETE, 6/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EW OVER COMPACTED SUBGRADE
(PUBLIC) 10' REINFORCED CONCRETE PAVEMENT 4.200 P.S.I. CONCRETE, 7/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY	(PUBLIC) 10' REINFORCED CONCRETE PAVEMENT 4.200 P.S.I. CONCRETE, 7/8" SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY
(PRIVATE) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #4 REBARS ON 24" CENTERS EW PER GEOTECHNICAL REPORT	(PRIVATE) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #4 REBARS ON 24" CENTERS EW PER GEOTECHNICAL REPORT
(PRIVATE) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #4 REBARS ON 18" CENTERS EW PER GEOTECHNICAL REPORT	(PRIVATE) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #4 REBARS ON 18" CENTERS EW PER GEOTECHNICAL REPORT
(PUBLIC) 1/2" HMAc OVER 4" ROAD BASE	(PUBLIC) 1/2" HMAc OVER 4" ROAD BASE
(TODOT) 2" OF HOT MIX TREATMENT (TODOT ITEM NO. 340 TYPE C HMAc	(TODOT) 2" OF HOT MIX TREATMENT (TODOT ITEM NO. 340 TYPE C HMAc
(TODOT) 2" OF HOT MIX TREATMENT OVER 8" OF HOT MIX BASE (TODOT ITEM NO. 340 TYPE B HMAc OVER 8" LIME TREATED SUBGRADE COMPACTED TO 95% DENSITY	(TODOT) 2" OF HOT MIX TREATMENT OVER 8" OF HOT MIX BASE (TODOT ITEM NO. 340 TYPE B HMAc OVER 8" LIME TREATED SUBGRADE COMPACTED TO 95% DENSITY
(CITY) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #4 REBARS ON 24" CENTERS EW PER GEOTECHNICAL REPORT	(CITY) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #4 REBARS ON 24" CENTERS EW PER GEOTECHNICAL REPORT
(TODOT) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #4 REBARS ON 18" CENTERS EW PER GEOTECHNICAL REPORT	(TODOT) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #4 REBARS ON 18" CENTERS EW PER GEOTECHNICAL REPORT
TURF, COLOR A	TURF, COLOR A
TURF, COLOR B	TURF, COLOR B
PLANTING AREA	RE. LANDSCAPE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	P2 FOR NS USES (22022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	153,187 S.F.
PROPOSED FIRST FLOOR	41,019 S.F.
PROPOSED SECOND FLOOR	194,206 S.F.
TOTAL BUILDING AREA	153,187 S.F.
LOT COVERAGE	153,187 S.F./3,464,762 S.F. = 4.42%
FLOOR AREA RATIO	0.051
TOTAL IMPERVIOUS AREA	816,045.31 S.F. OR 18.73 AC.
BUILDING HEIGHT	137'-10" (STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	300 SPACES
PARKING SURFACE	9.0x20.0'
	209 SPACES
	19 SPACES
	528 SPACES

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

Planning & Zoning Commission, Chairman
Director of Planning and Zoning
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD, 801 E. WASHINGTON ST., ROCKWALL, TEXAS 75087, CONTACT: JAMES WATSON
SURVEYOR: BOWMAN, 1200 W. MAGNOLIA BLVD., SUITE 300, FORT WORTH, TEXAS 76104, CONTACT: ROBERT HANSEN
ENGINEER: GLENN ENGINEERING CORP., 4500 FULLER DR., IRVING, TEXAS 75038, CONTACT: CHERALYN M. ARMUJO

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

OVERALL SITE PLAN

JOB 21572.0000
DATE 1/11/23
SHEET

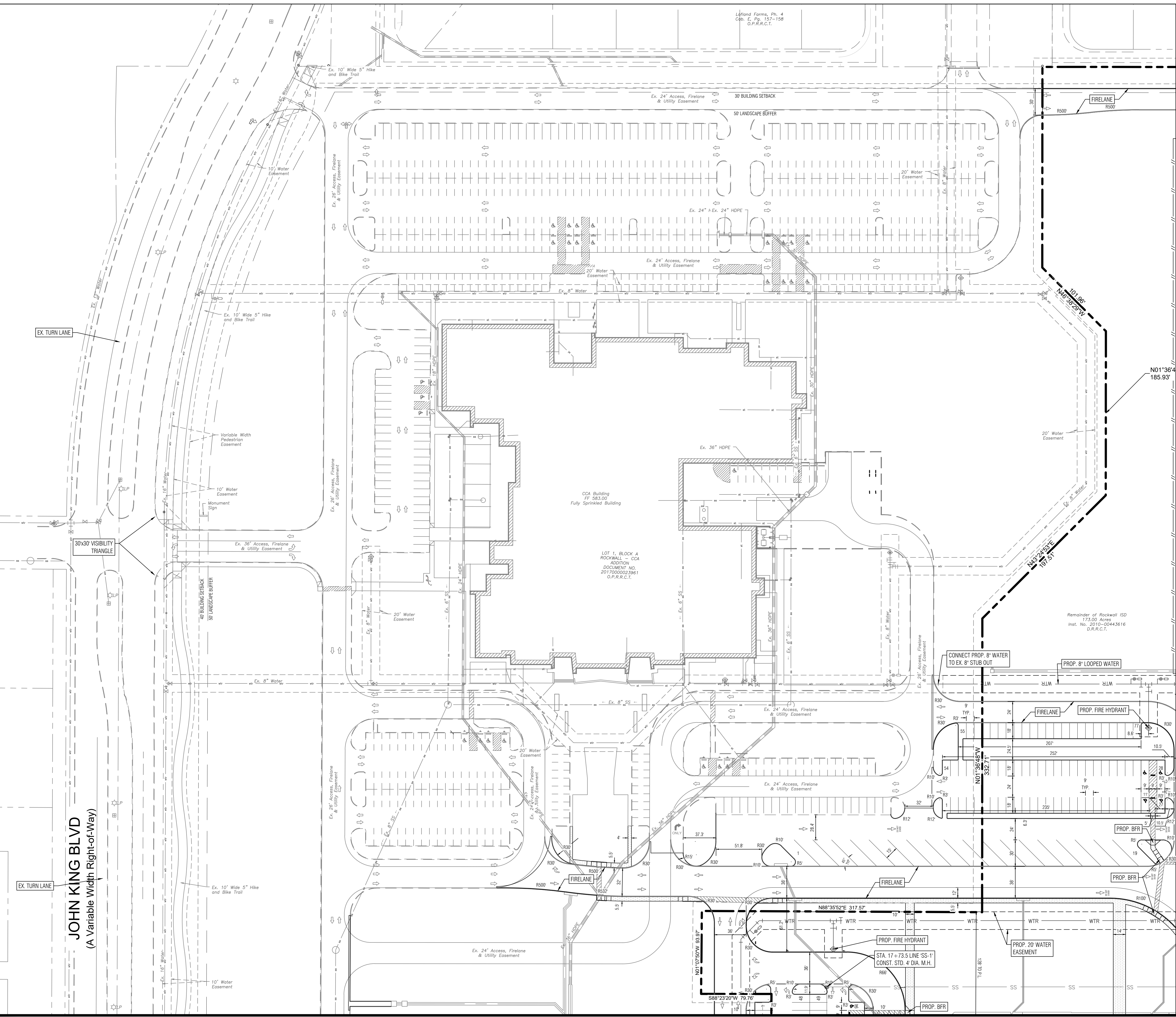
C05.00

CITY OF ROCKWALL CASE NO. _____

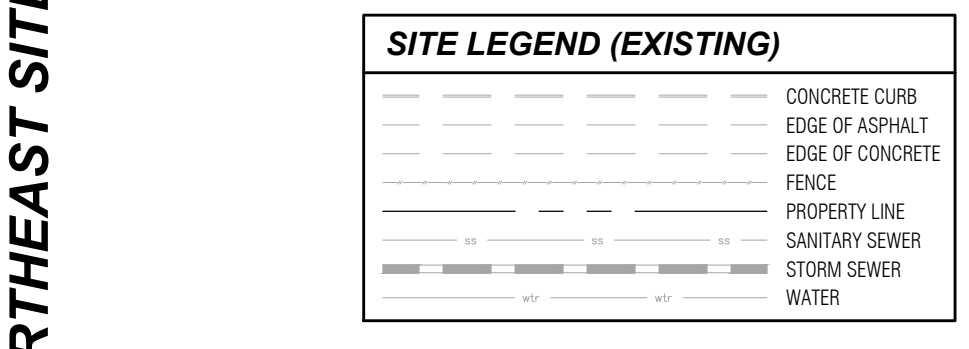
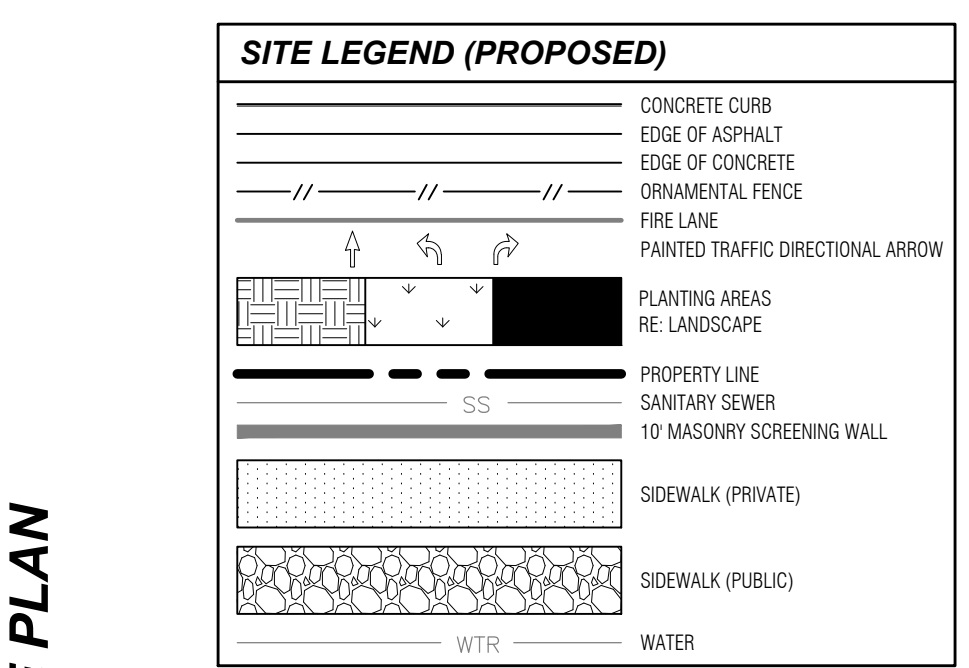
NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

R:\ROCKWALL\LOFLAND 153 AC CCA\2022 9th GRADE CENTER\BIDSET\ROCKWALL - HEATH HS NINTH GRADE CENTER-ENG.dwg

LOFLAND FORMS, Ph. 4
C/O. E. Pg. 157-158
D.P.R.R.C.T.



- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED BY THEIR FACILITIES.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 11. BARRIER FREE RAMPS (BFR) IN PUBLIC T.O.W. SHALL BE PER CITY SPECIFICATIONS.
 12. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

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

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 _____

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 (972) 711-0605
 CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
 1200 W. MAGNOLIA BLVD.
 SUITE 300
 FORT WORTH, TEXAS 76104
 (214) 484-8886
 CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. SP2022-018
 CITY OF ROCKWALL CASE NO.

CORGAN
 Dallas, TX 75202
 T: 214.748.2000

ISSUES

NO.	DATE	DESCRIPTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
7/13/2023	RFI #062	
8/3/2023	PCR #032	
09/15/2023	PCR #037 SOUTH	

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

Cheryl Armijo
 The seal appearing on this document was authorized by Cheryl Armijo, P.E. 84568, on 11/20/2023

NINTH GRADE CENTERS SOUTH SITE
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 1/11/23
SHEET

C05.01

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

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED BY THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC T.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

CORGAN
 Dallas, TX 75202
 T: 214.748.2000

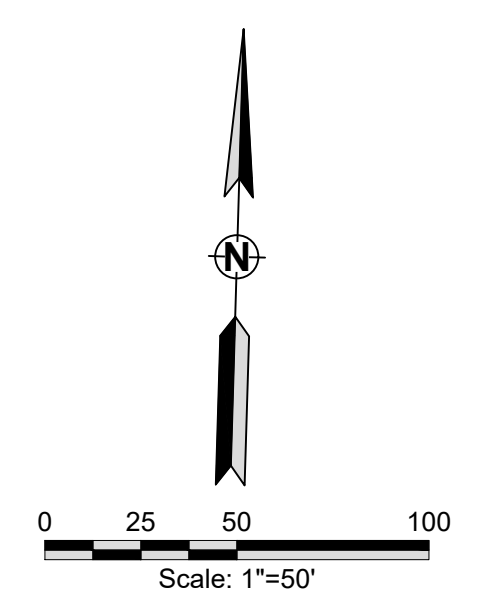
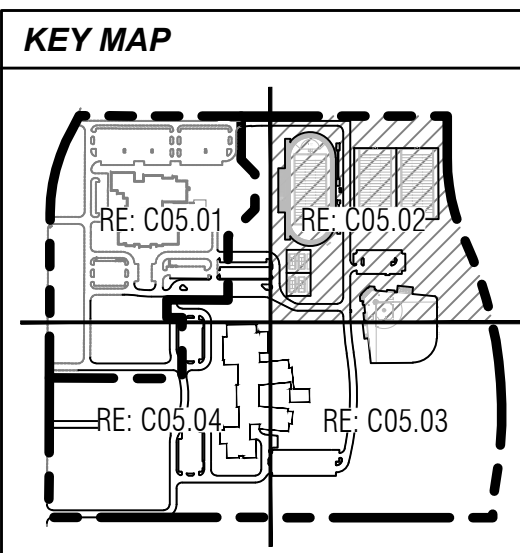
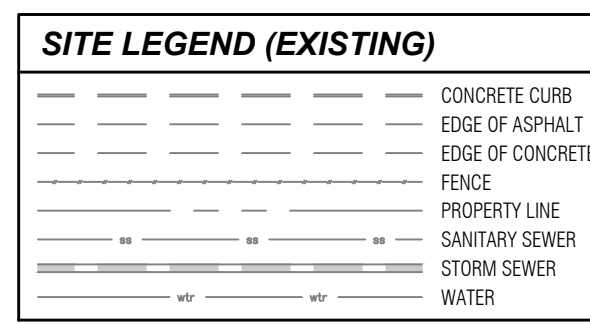
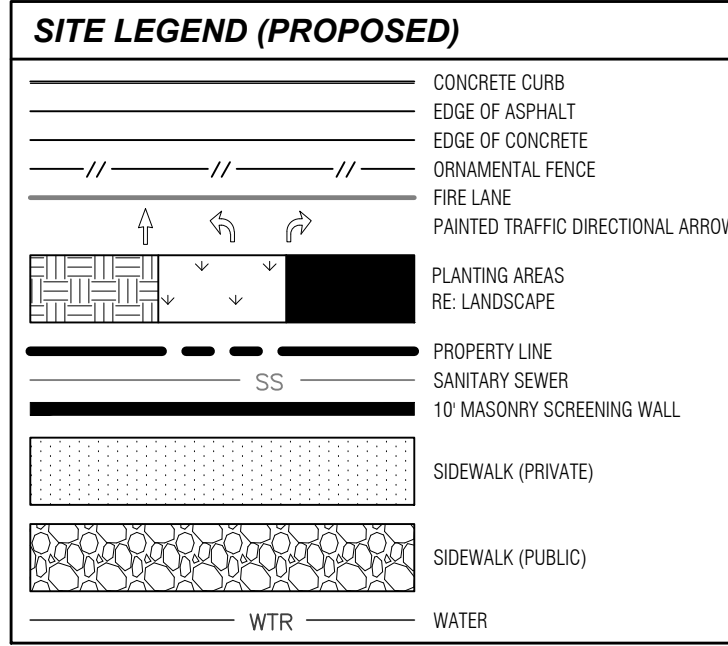
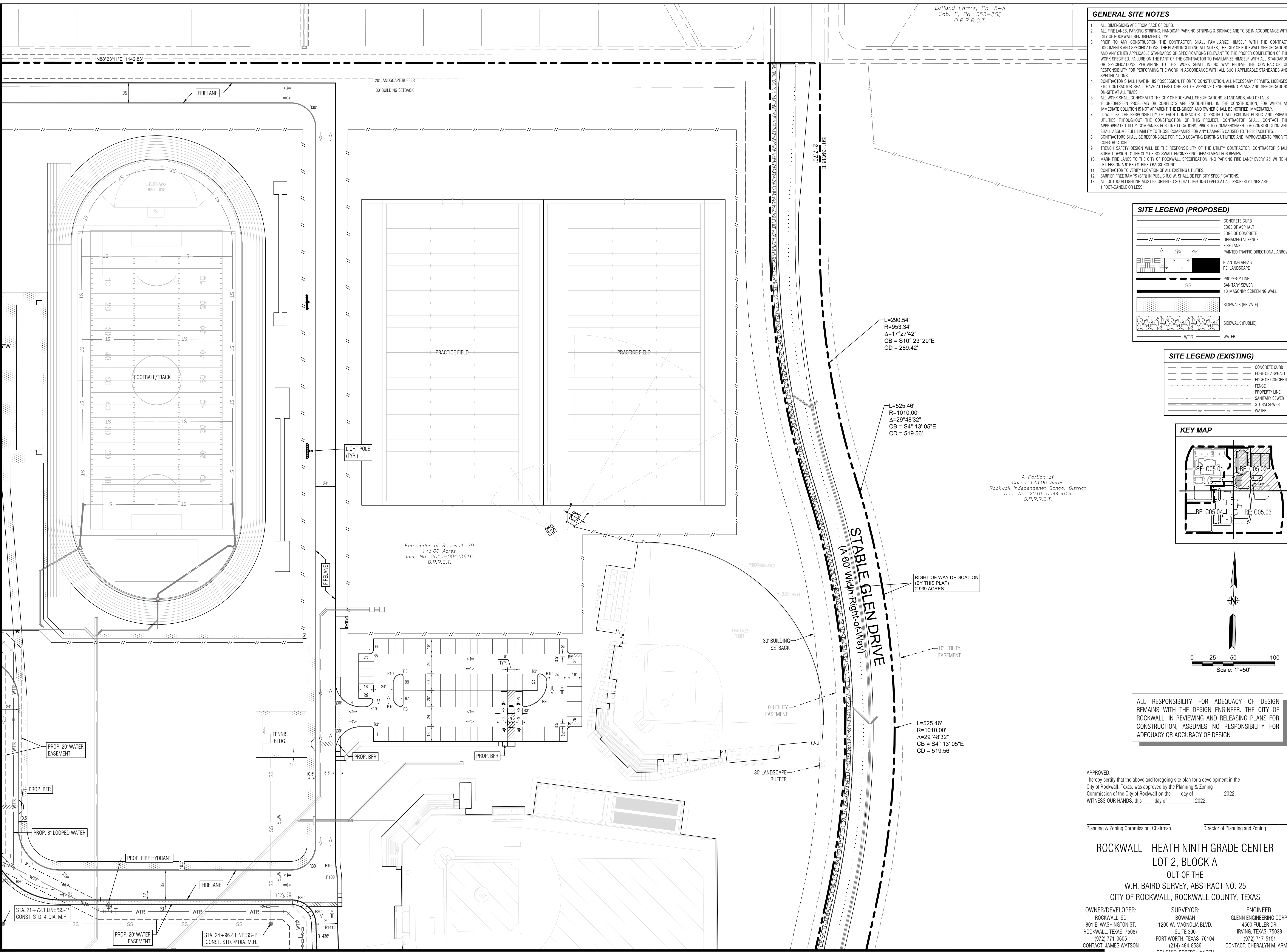
ISSUES		
1	8/26/22	ISSUE FOR CONSTRUCTION
REVISIONS		
	7/13/2023	RFI #062
	8/3/2023	PCR #032
	09/15/2023	PCR #037 SOUTH

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



NINTH GRADE CENTERS SOUTH SITE
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

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



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

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 _____

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 (972) 717-0605
 CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
 1200 W. MAGNOLIA BLVD.
 SUITE 300
 FORT WORTH, TEXAS 76104
 (214) 484-8886
 CONTACT: ROBERT HANSEN

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

DETAILED NORTHEAST SITE PLAN

JOB 21572.0000
 DATE 1/11/23
 SHEET

C05.02

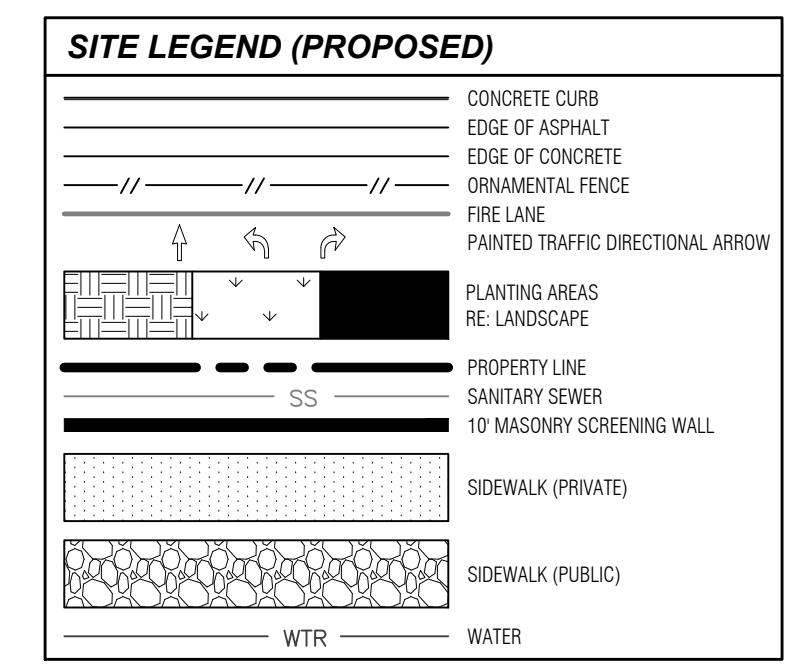
CITY OF ROCKWALL CASE NO.

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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

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

- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 11. BARRIER FREE RAMPS (BFR) IN PUBLIC T.O.W. SHALL BE PER CITY SPECIFICATIONS.
 12. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



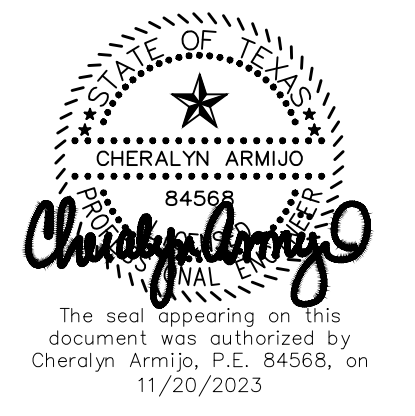
ISSUES

NO.	DATE	DESCRIPTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/2023	RFI #062
2	8/3/2023	PCR #032
3	09/15/2023	PCR #037 SOUTH

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

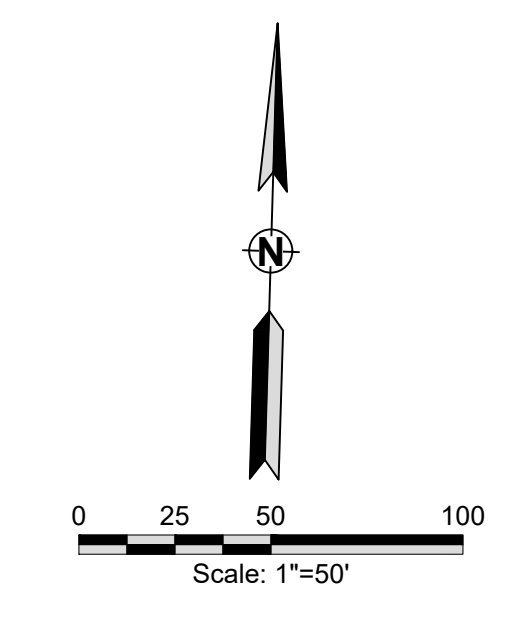
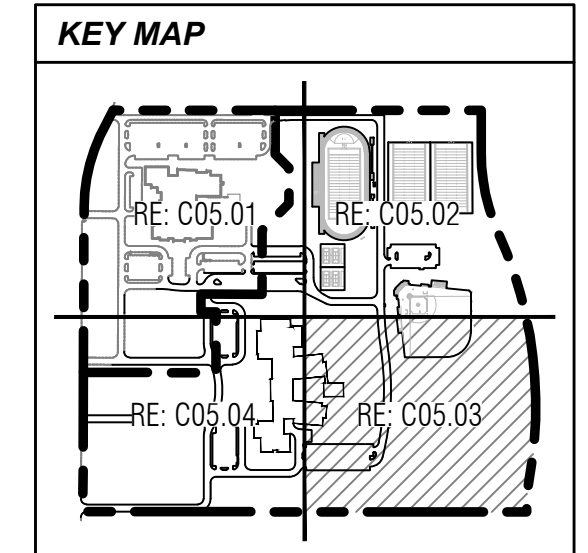


NINTH GRADE CENTERS SOUTH SITE
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 1/11/23
SHEET

C05.03



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

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

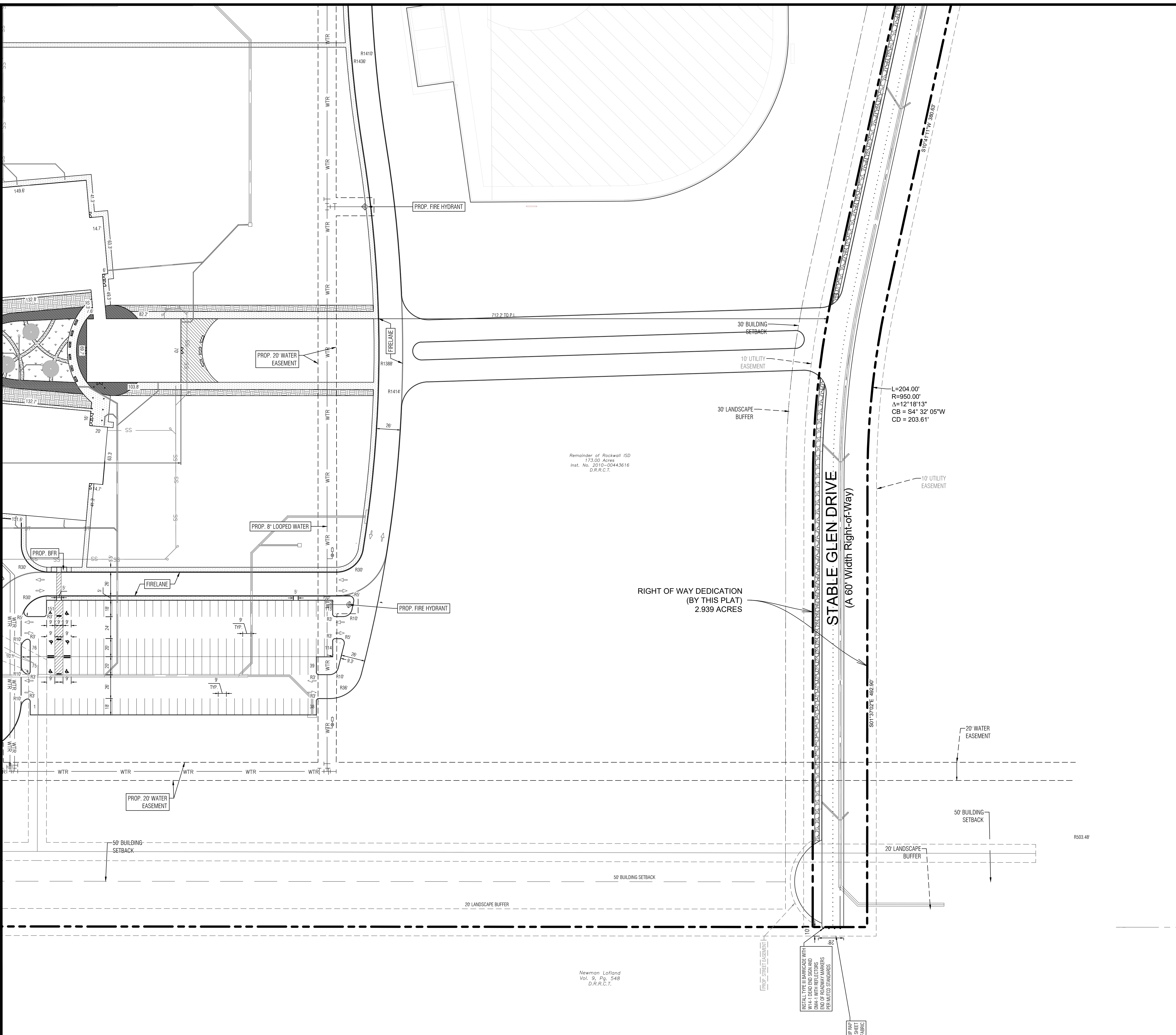
ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 (972) 711-0605
 CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
 1200 W. MAGNOLIA BLVD.
 SUITE 300
 FORT WORTH, TEXAS 76104
 (214) 484-8886
 CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO.



Remainder of Rockwall ISD
 173.00 Acres
 Inst. No. 2010-00443616
 D.R.R.C.T.

Newman Lofland
 Vol. 9, Pg. 548
 D.R.R.C.T.

INSTALL TYPE B BARBICADE WITH
 DIM-1 WITH REFLECTORS
 END OF ROADWAY MARKERS
 PER MUTCD STANDARDS

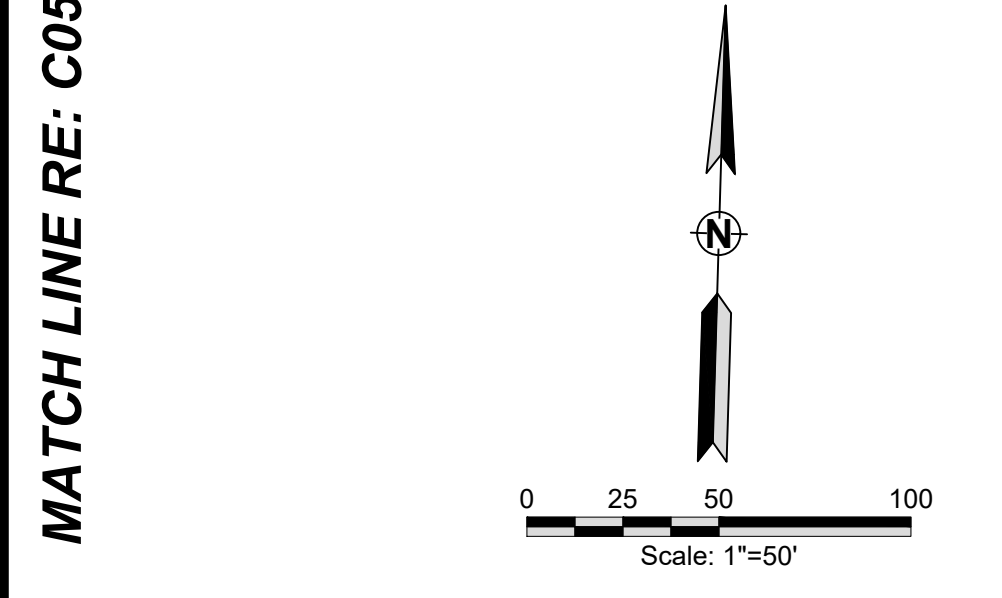
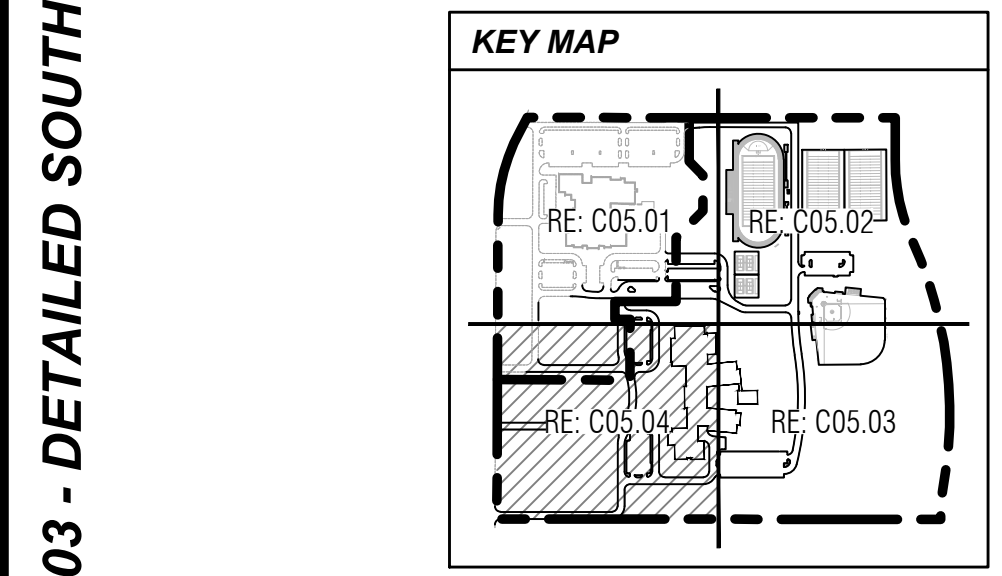
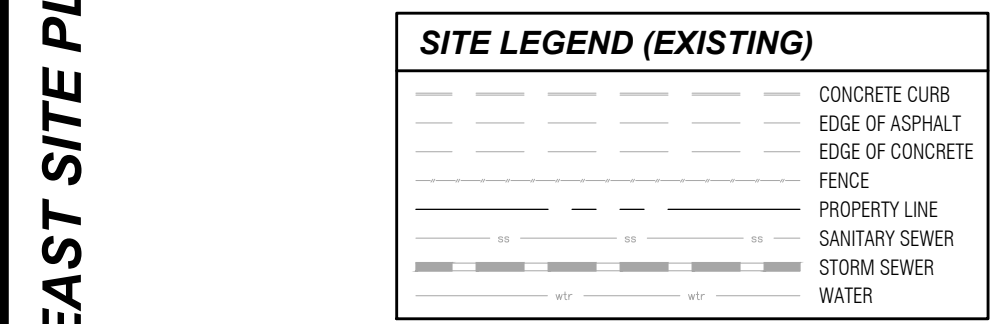
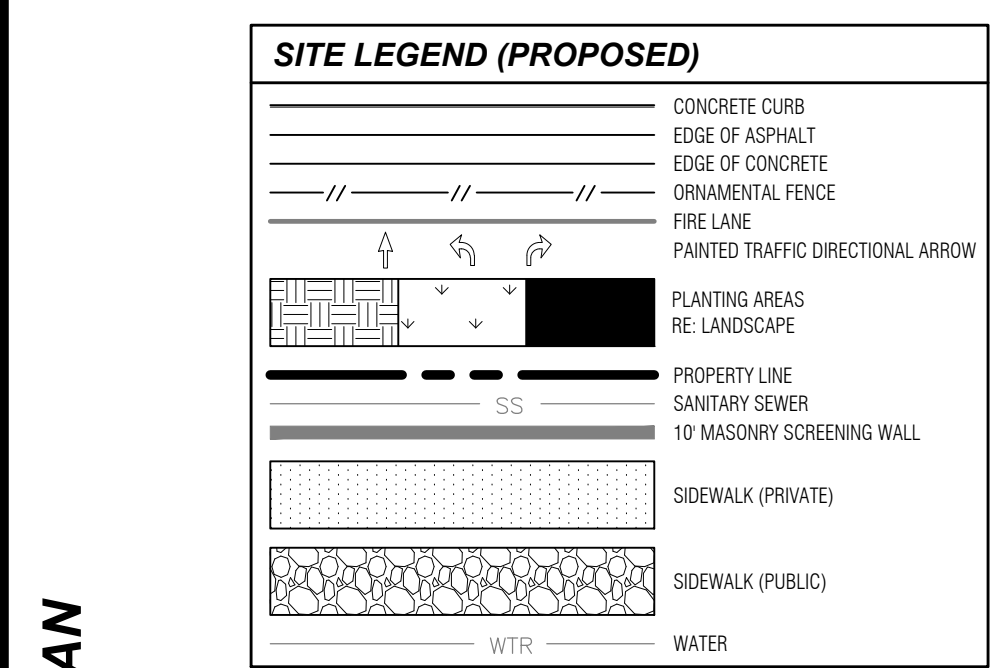
20' R/W P.A.P.
 THIS SHEET
 FILE DRAWING

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

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

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

- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED BY THEIR FACILITIES.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 12. BARRIER FREE RAMPS (BFR) IN PUBLIC U.O.W. SHALL BE PER CITY SPECIFICATIONS.
 13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

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 _____

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8886
CONTACT: ROBERT HANSEN

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

JOB 21572.0000
DATE 1/11/23
SHEET

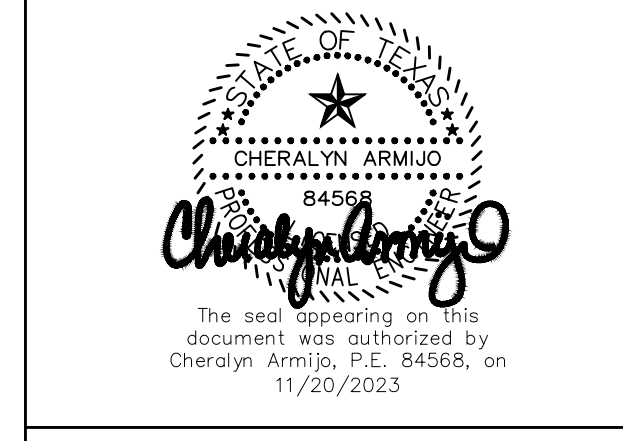
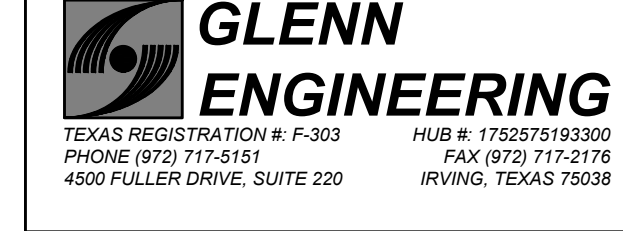


ISSUES

NO.	DATE	DESCRIPTION
1	8/26/22	ISSUE FOR CONSTRUCTION

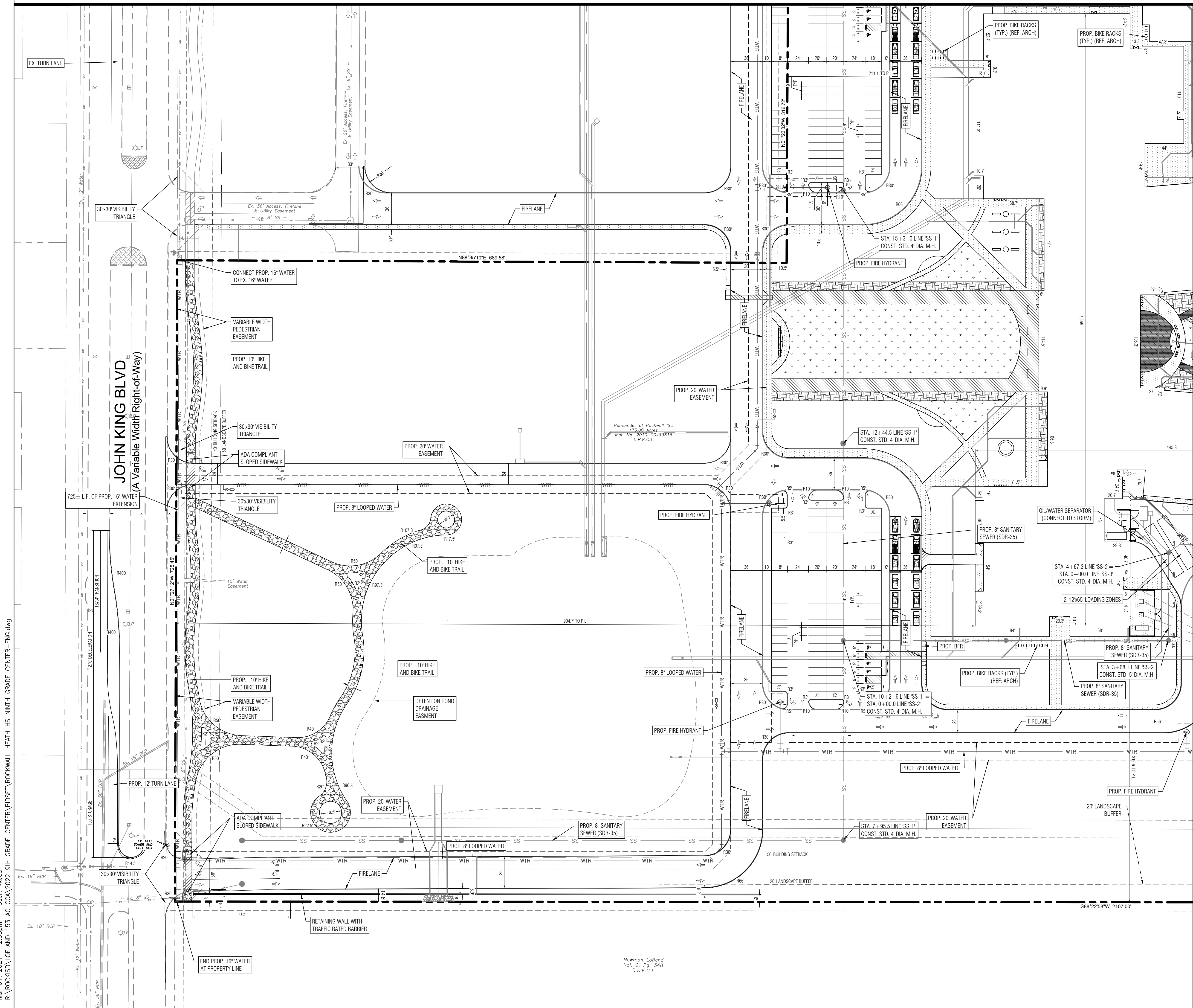
REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/2023	RFI #062
2	8/3/2023	PCR #032
3	09/15/2023	PCR #037 SOUTH



NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHWEST SITE PLAN
C05.04



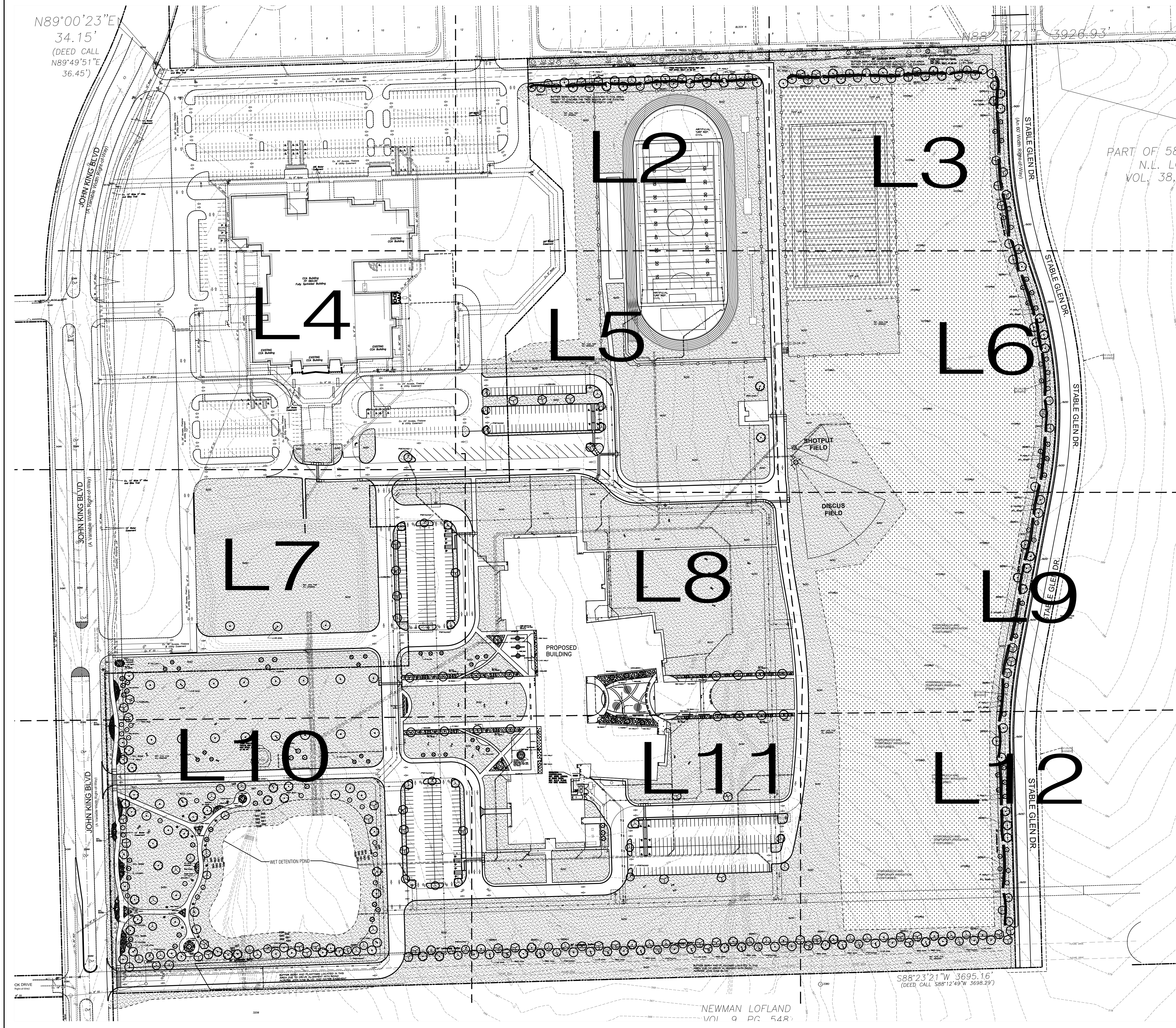
MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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

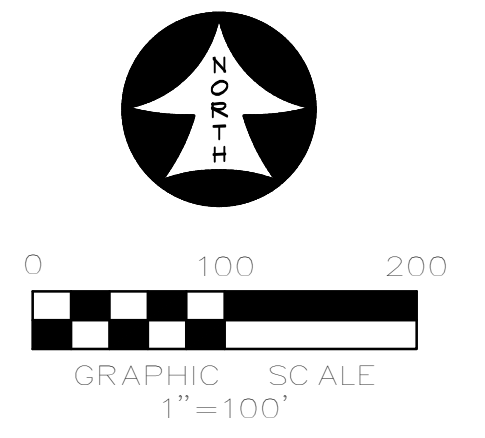
N89°00'23"E
34.15'
(DEED CALL
N89°49'51"E
36.45')

N88°21'21" 3926.93'

PART OF 58
N.L. LC
VOL. 38,



SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (22022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	191,189 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. = 4.33%
FLOOR AREA RATIO	0.05:1
TOTAL IMPERVIOUS AREA	913,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9.0x18.0'	304 SPACES
9.0x20.0'	209 SPACES
15.0x30.0'	19 SPACES
TOTAL PARKING PROVIDED	532 SPACES



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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 CONTACT: JAMES WATSON	SURVEYOR: BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (972) 711-0605 CONTACT: ROBERT HANSEN	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMJO
---	---	--

CITY OF ROCKWALL CASE NO. SP2022-018

NEWMAN LOFLAND
VOL. 9, PG. 548

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
2	09/19/22 ADDENDUM 02
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
03/04/24 PERMIT REVIEW	



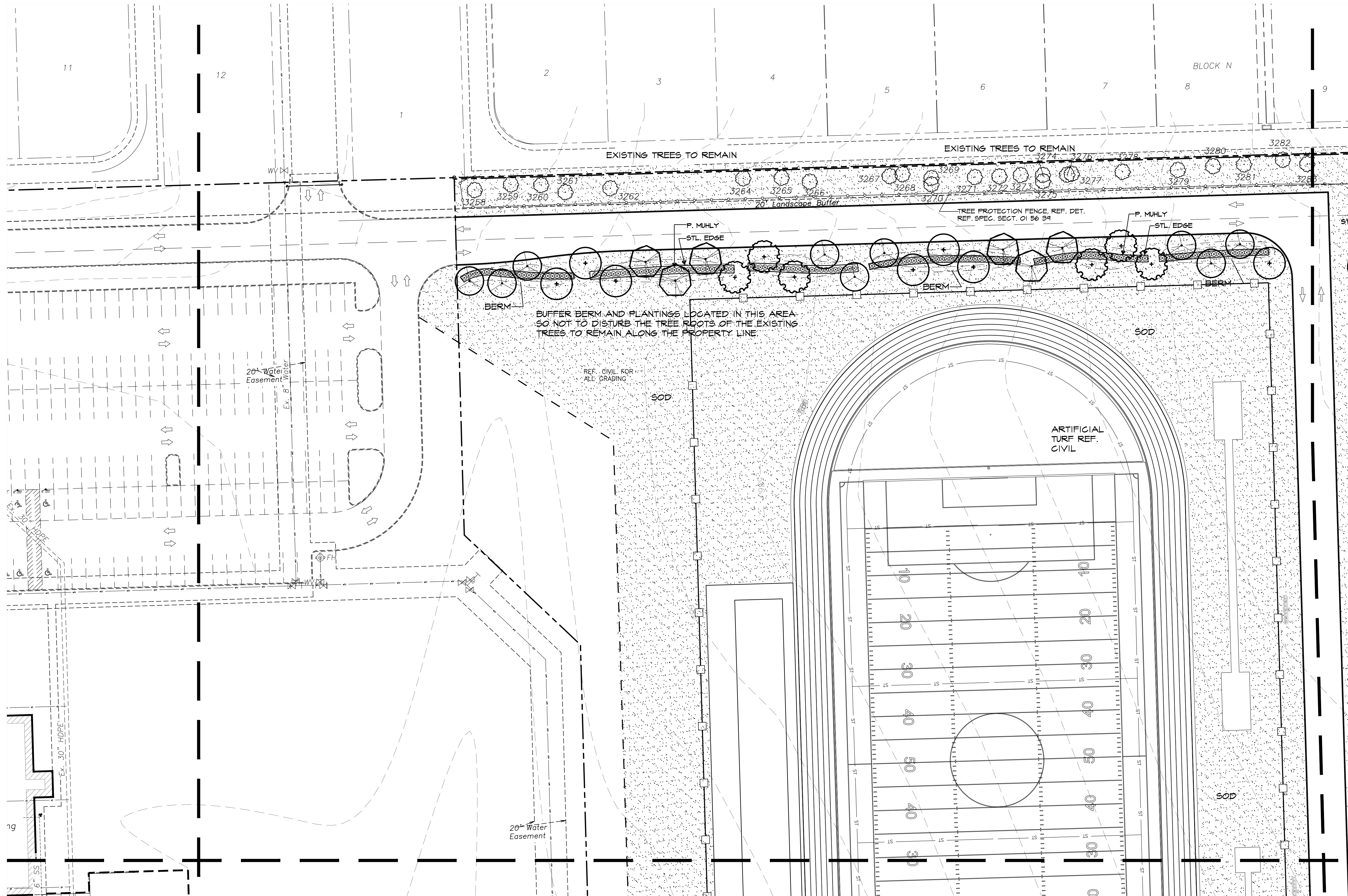
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

OVERALL
LANDSCAPE PLAN

JOB 21572.0000
DATE 08/26/22
SHEET

L 1



MATCHLINE
SEE SHEET L4

MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L3

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

No.	Date	Description
1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

No.	Date	Description
1	01/17/23	PCR-02

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 392-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site

for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA A

JOB 21572.0000
DATE 08/26/22
SHEET

L 2

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A

OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

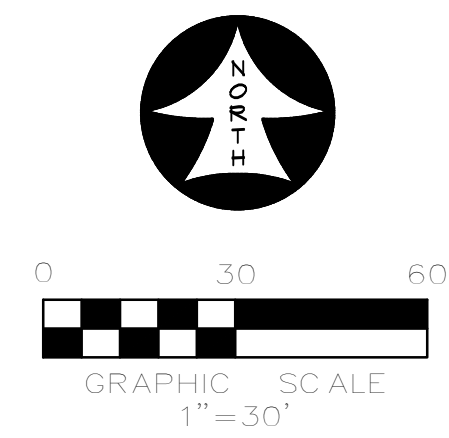
SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8586
CONTACT: ROBERT HANSEN

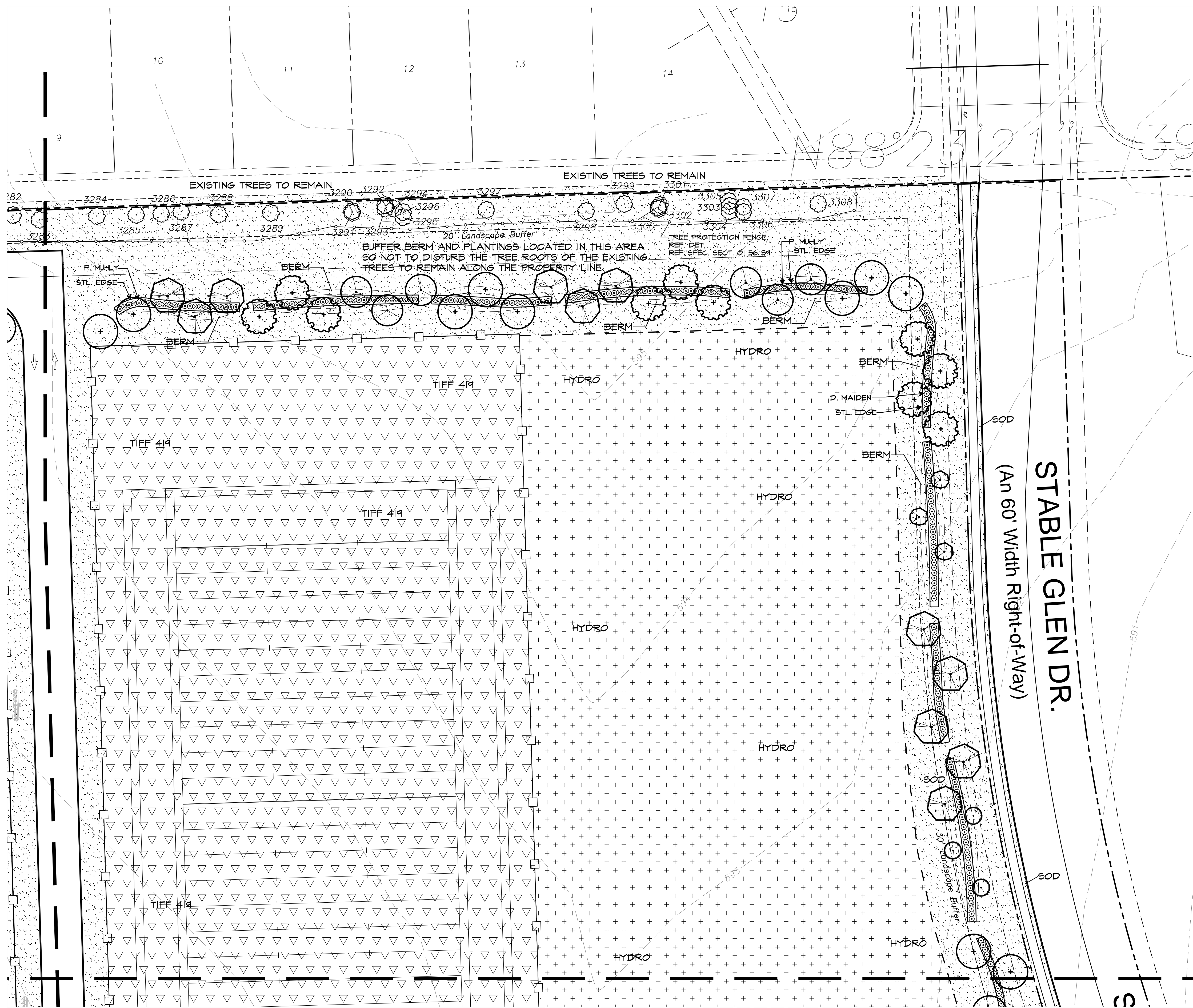
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMOUR

CITY OF ROCKWALL CASE NO. SP2022-018

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 _____





MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L6

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
5	09/15/23 PCR-037
03/04/24	PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 395-0889
FAX (469) 392-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
 South Site
 for
 Rockwall Independent School district
 2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA B

JOB 21572.0000
DATE 08/26/22
SHEET

L 3

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A

OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

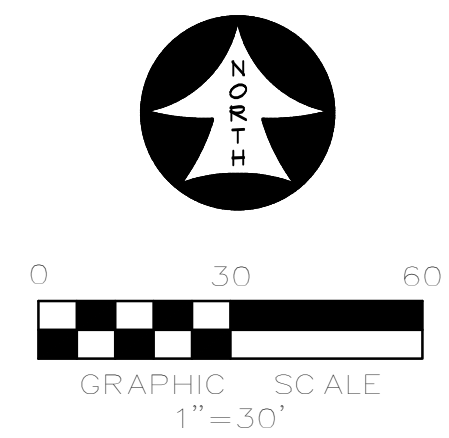
OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

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

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

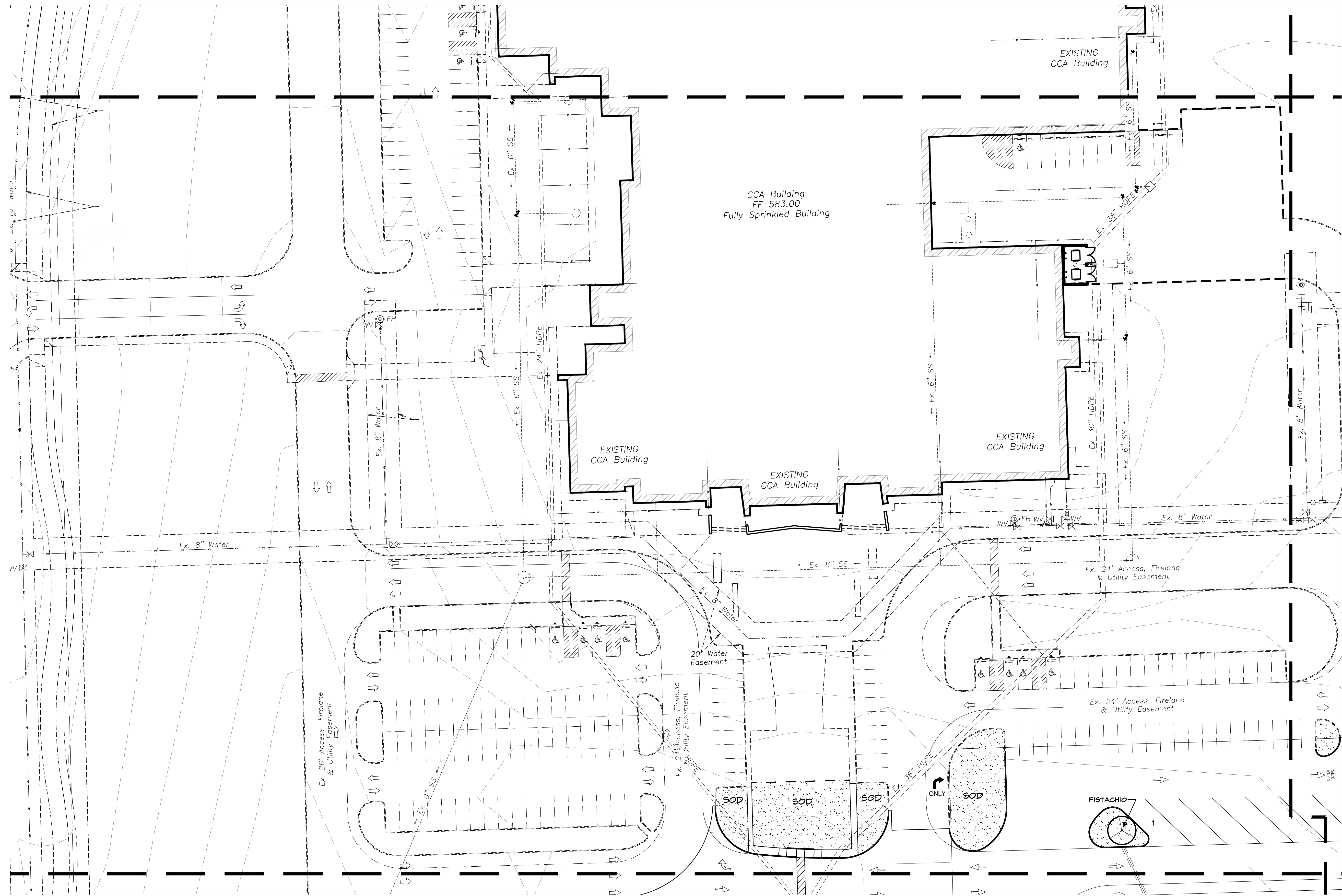
CITY OF ROCKWALL CASE NO. SP2022-018

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



MATCHLINE SEE SHEET L7

MATCHLINE SEE SHEET L5

CORGAN

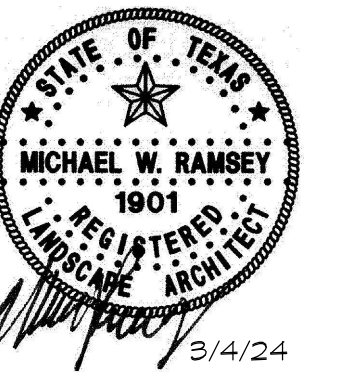
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 395-0889
FAX (469) 392-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS

South Site

for

Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A

OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 711-0605
CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL CASE NO. SP2022-018

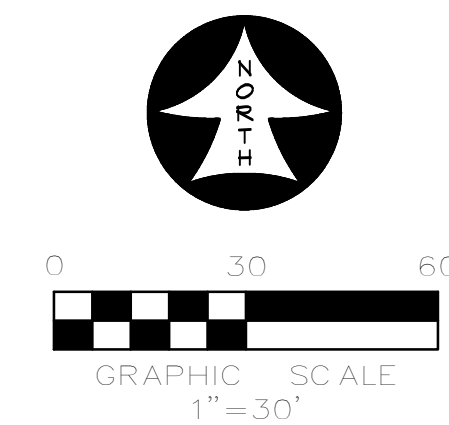
JOB 21572.0000
DATE 08/26/22
SHEET

L 4

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

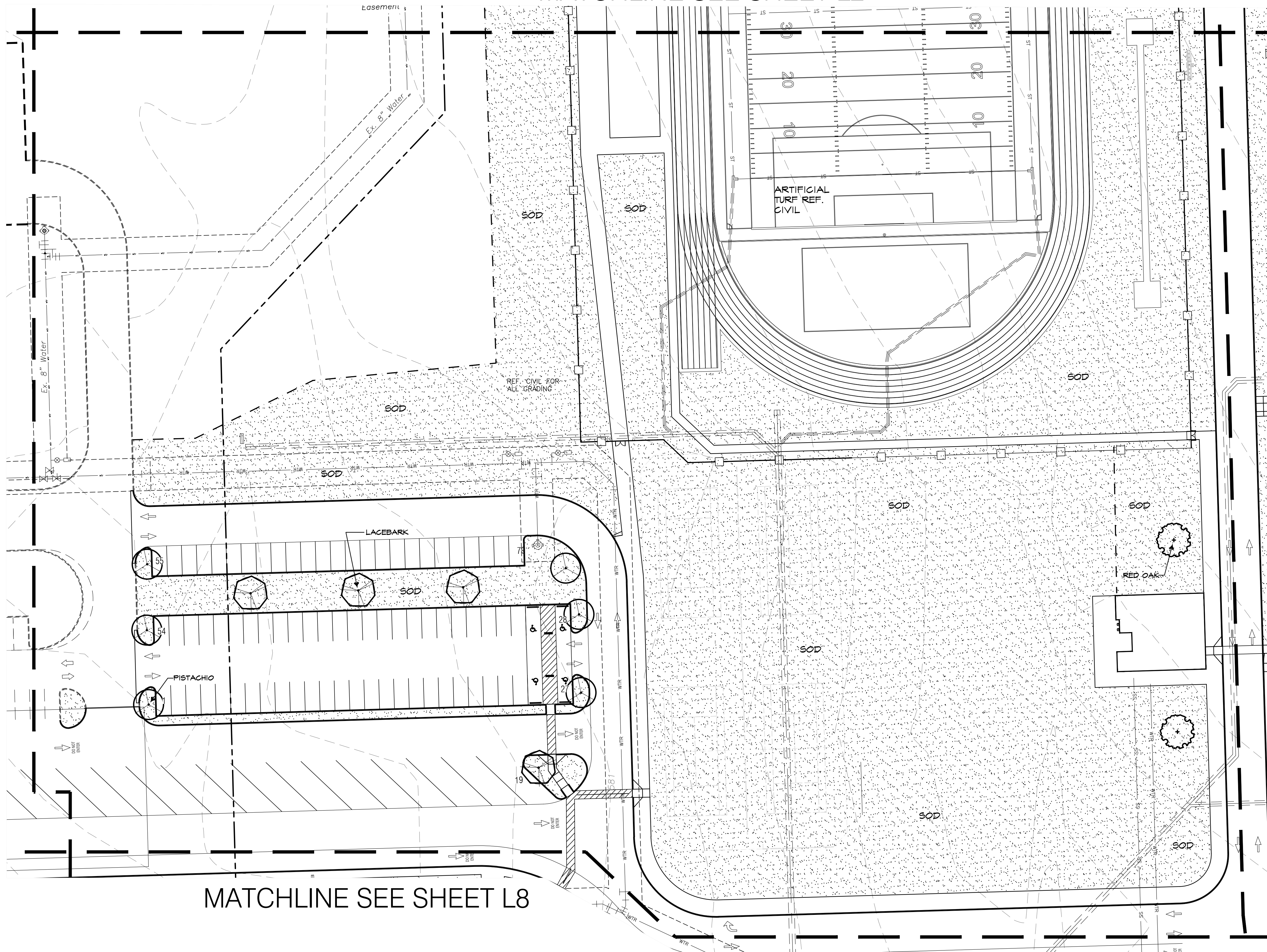
Director of Planning and Zoning



MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L6



MATCHLINE SEE SHEET L8

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
5	09/15/23 PCR-037
03/04/24	PERMIT REVIEW



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

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

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

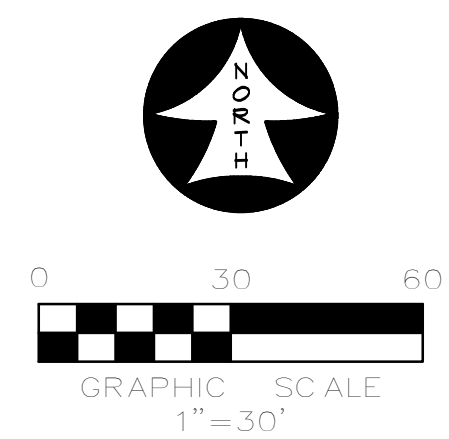
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO. SP2022-018

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



LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 08/26/22
SHEET L 5

MATCHLINE SEE SHEET L3

CORGAN
 401 N. Houston St
 Dallas, TX 75202
 T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
2	09/19/22 ADDENDUM 02
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
5	09/15/23 PCR-037
03/04/24	PERMIT REVIEW



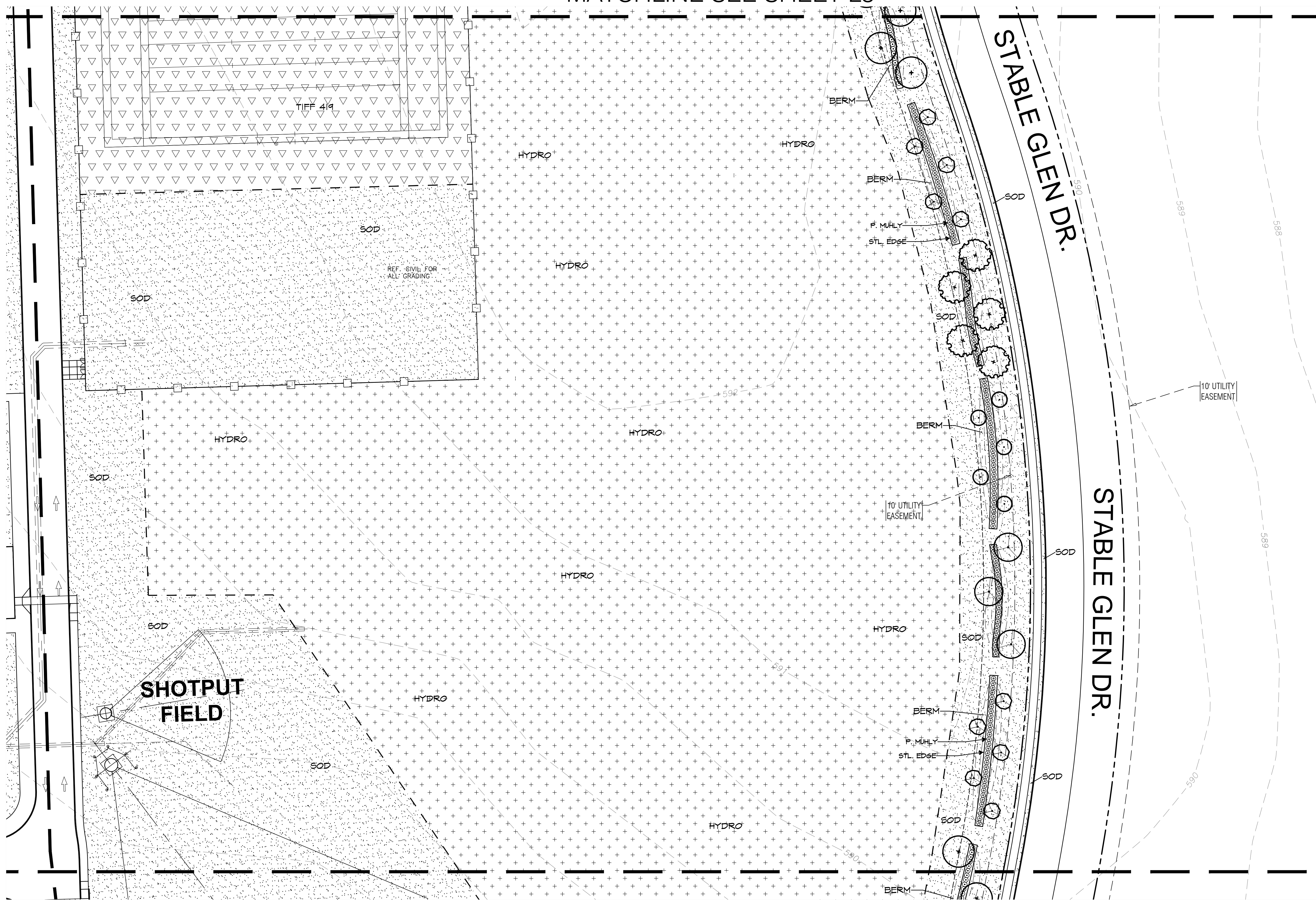
RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 362-5433
 EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
 South Site
 for
 Rockwall Independent School district
 2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
 AREA E

JOB 21572.0000
DATE 08/26/22
SHEET L 6

MATCHLINE SEE SHEET L5



MATCHLINE SEE SHEET L9

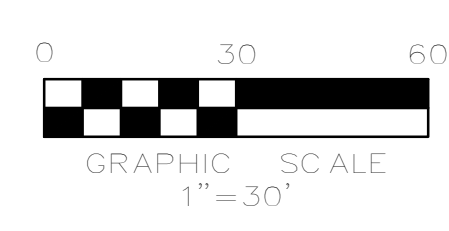
ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
 ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL CASE NO. SP2022-018



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

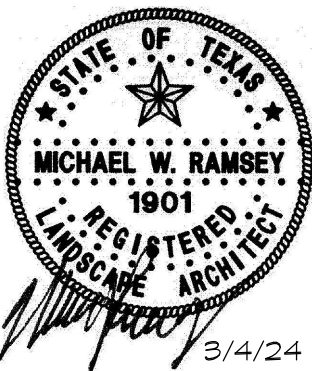
ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

2	09/19/22	ADDENDUM 02
4	01/17/23	PCR-02

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site

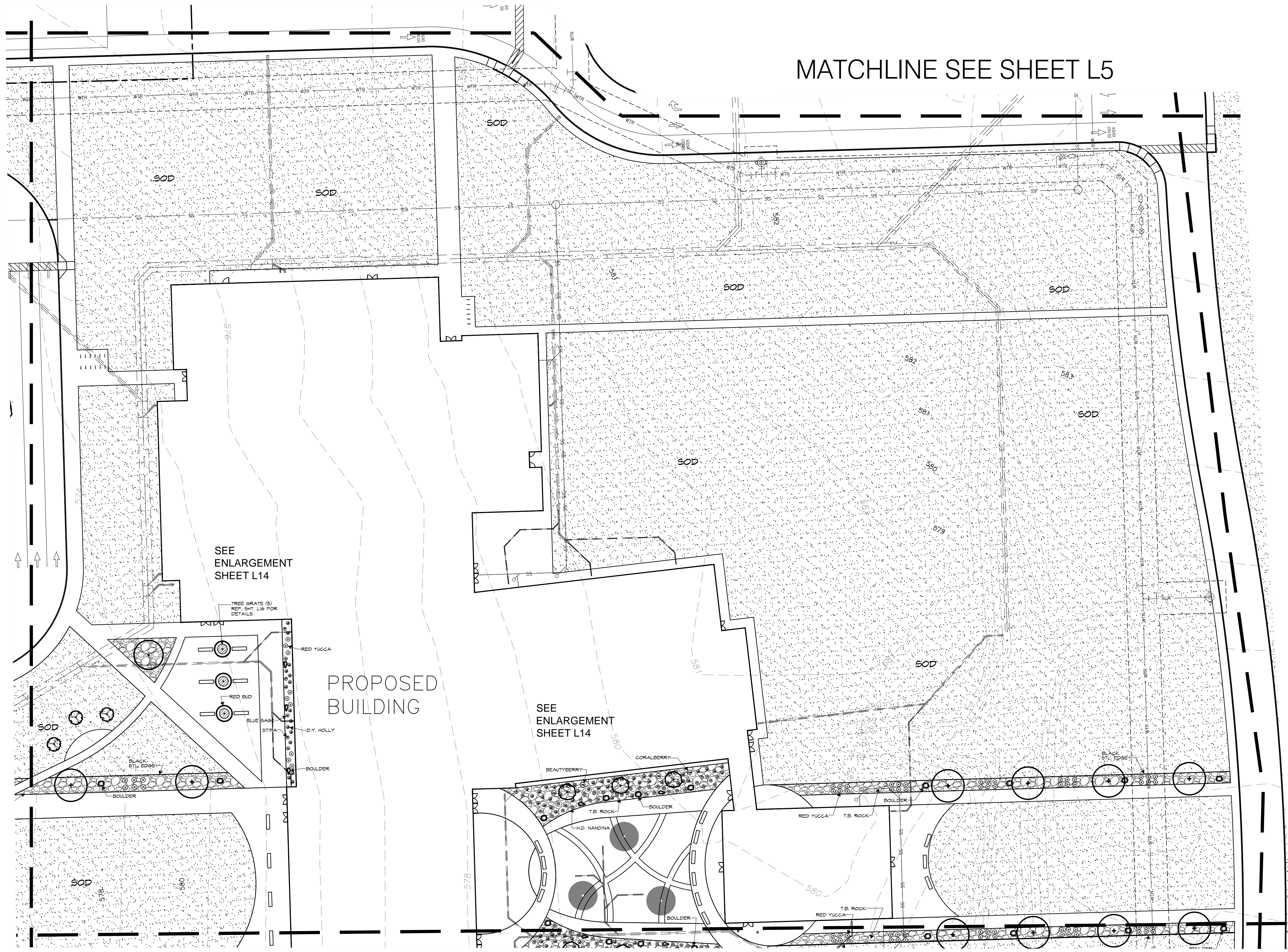
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA G

JOB 21572.0000
DATE 08/26/22
SHEET

MATCHLINE SEE SHEET L7

MATCHLINE SEE SHEET L9

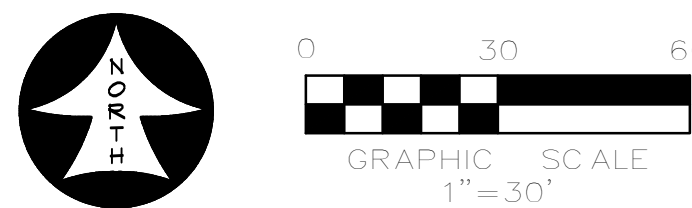


SEE ENLARGEMENT SHEET L14

SEE ENLARGEMENT SHEET L14

PROPOSED BUILDING

MATCHLINE SEE SHEET L11



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

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

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

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.

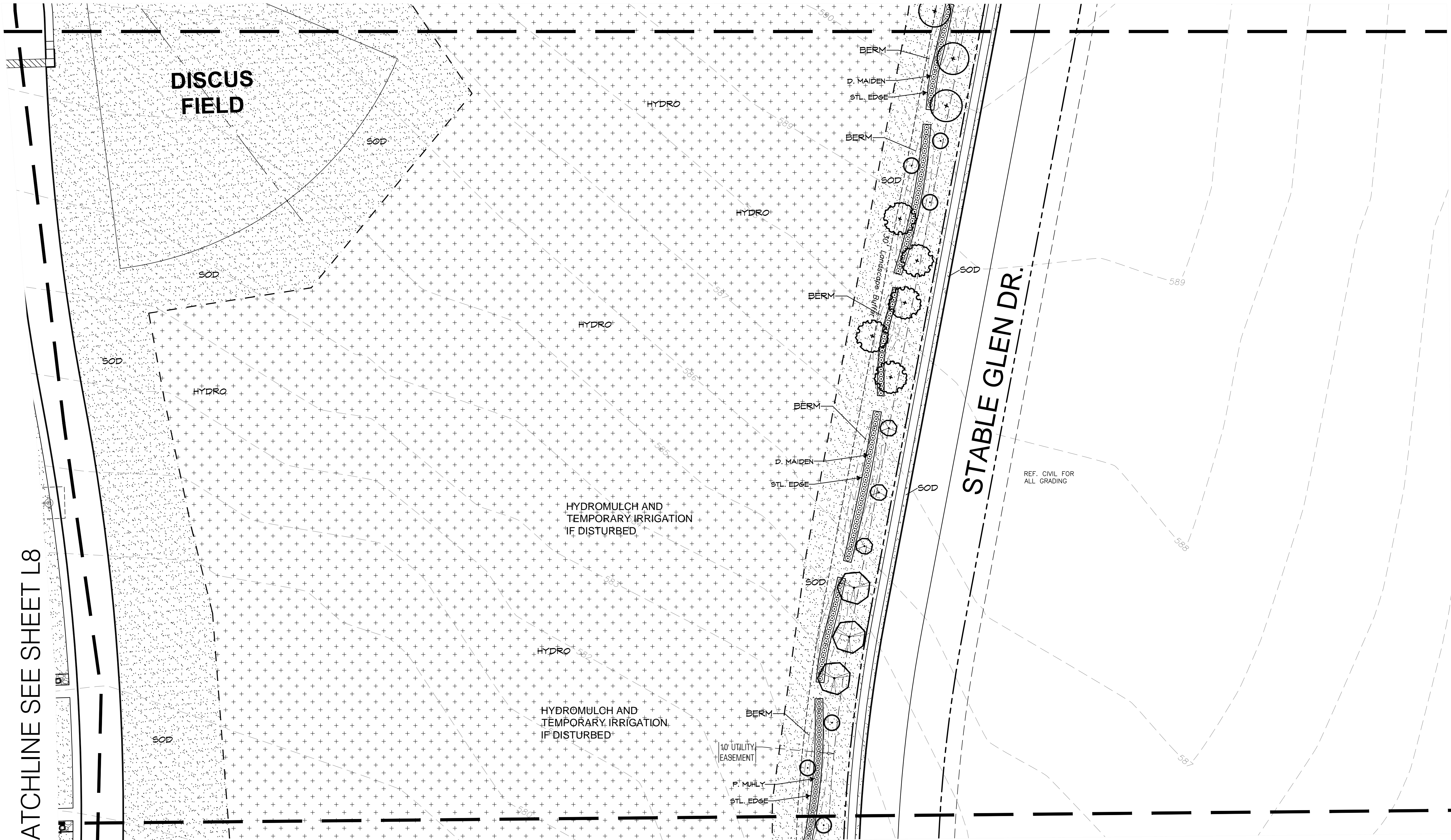
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET L6



MATCHLINE SEE SHEET L8

MATCHLINE SEE SHEET L12

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
2	09/19/22 ADDENDUM 02
3	12/08/22 POST-BID ADDENDUM
4	01/17/23 PCR-02
5	09/15/23 PCR-037

03/04/24	PERMIT REVIEW
----------	---------------



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

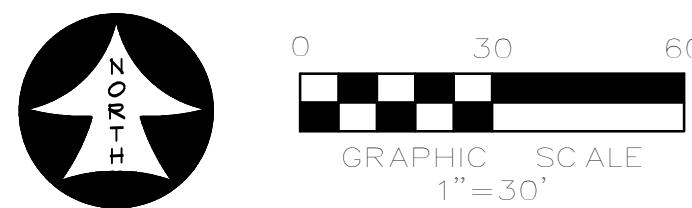
NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA H

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB 21572.0000
DATE 08/26/22
SHEET

L 9



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

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

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

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

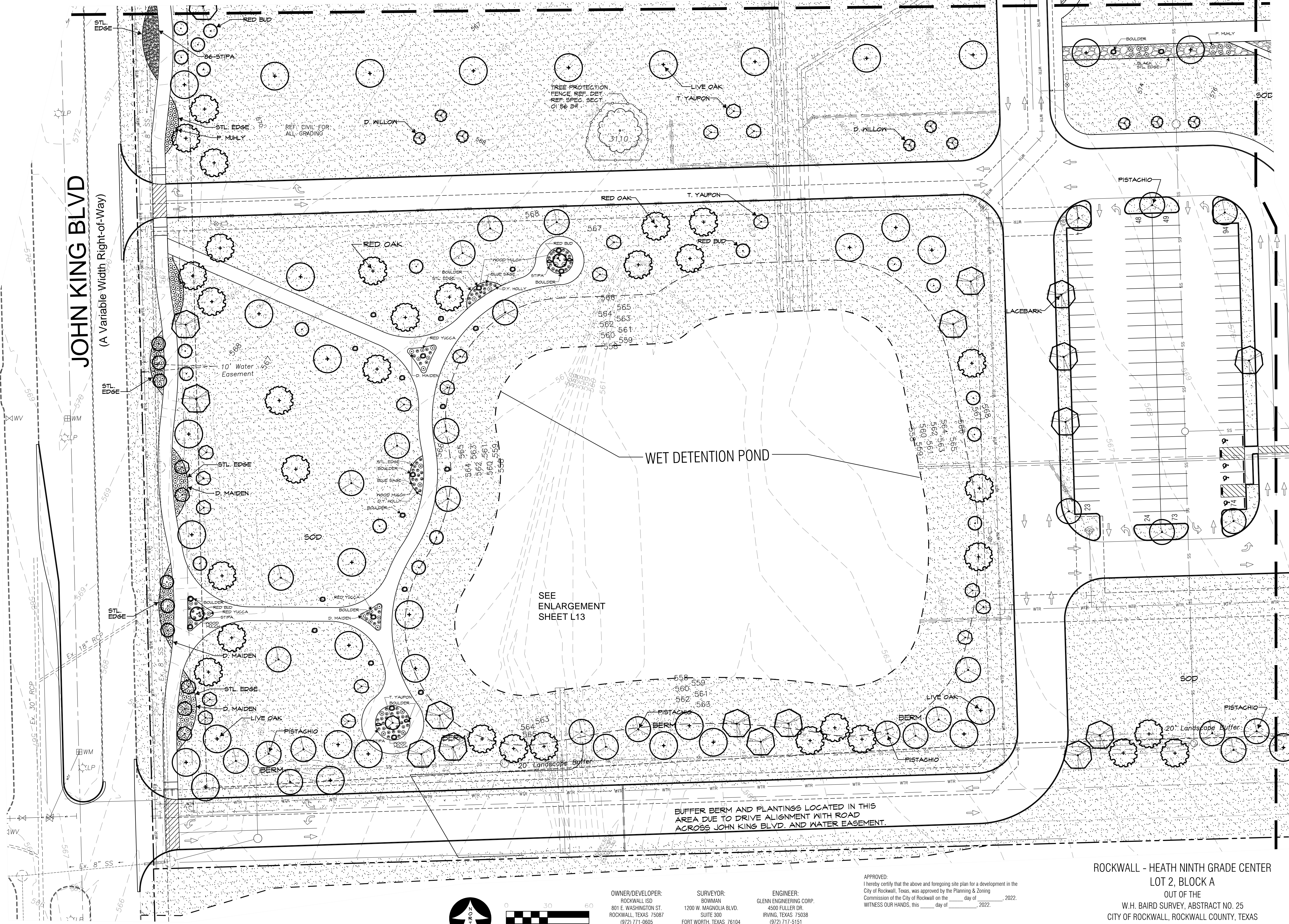
Director of Planning and Zoning

CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET L7

JOHN KING BLVD
(A Variable Width Right-of-Way)

MATCHLINE SEE SHEET L11

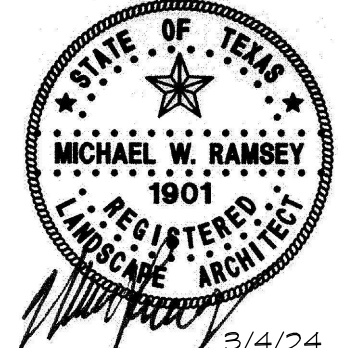


CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
03/04/24	PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA I

JOB 21572.0000
DATE 08/26/22
SHEET L 10



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

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

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

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

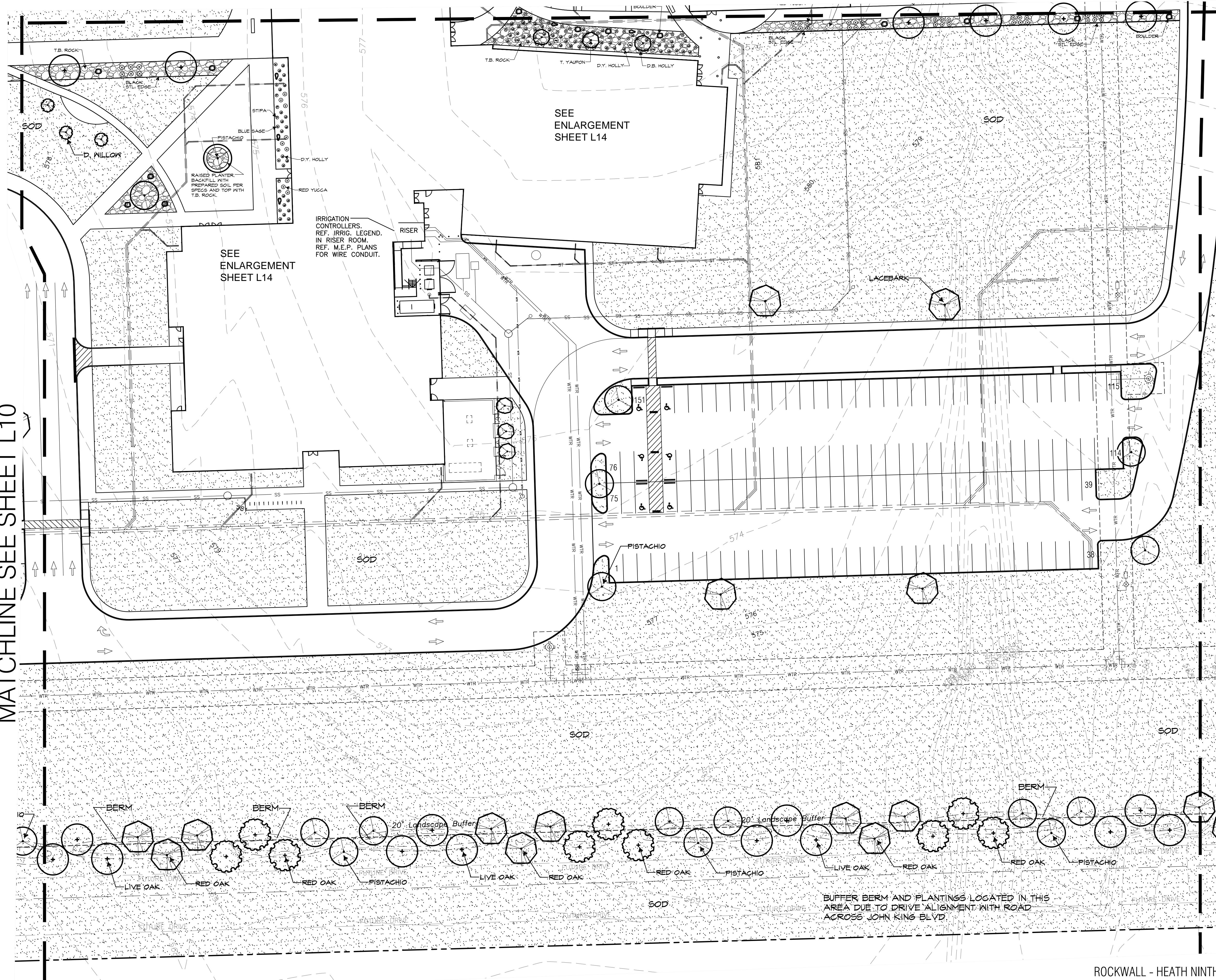
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET L8

SEE ENLARGEMENT SHEET L14

MATCHLINE SEE SHEET L10

MATCHLINE SEE SHEET L12



CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

2	09/19/22	ADDENDUM 02
4	01/17/23	PCR-02

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site

for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA J

JOB 21572.0000
DATE 08/26/22
SHEET

L 11

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

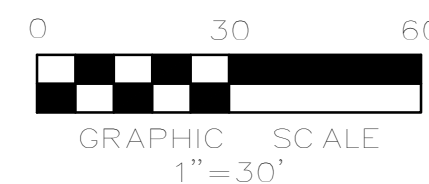
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the
City of Rockwall, Texas, was approved by the Planning & Zoning
Commission of the City of Rockwall on the ____ day of ____, 2022.
WITNESS OUR HANDS, this ____ day of ____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

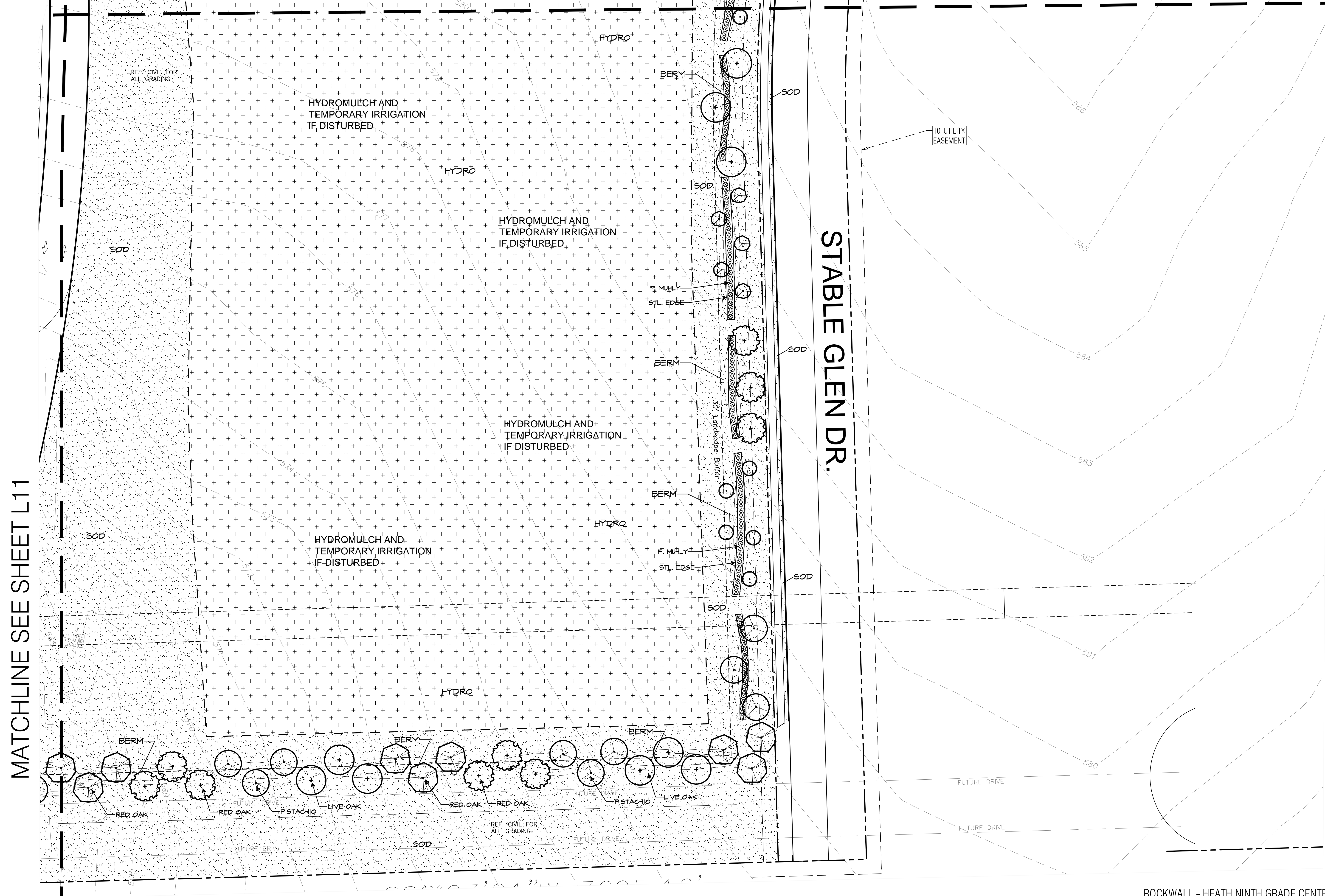
OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

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

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



MATCHLINE SEE SHEET L9



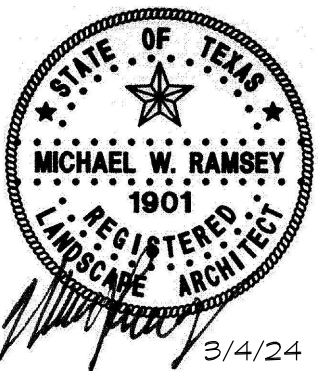
MATCHLINE SEE SHEET L11

CORGAN ■

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
4	01/17/23 PCR-02
5	09/15/23 PCR-037
03/04/24	PERMIT REVIEW



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

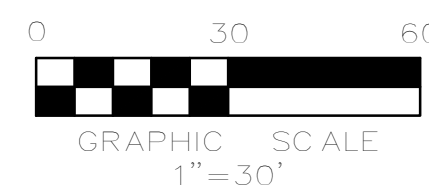
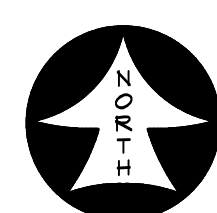
NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA K

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOB 21572.0000
DATE 08/26/22
SHEET

L 12



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

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

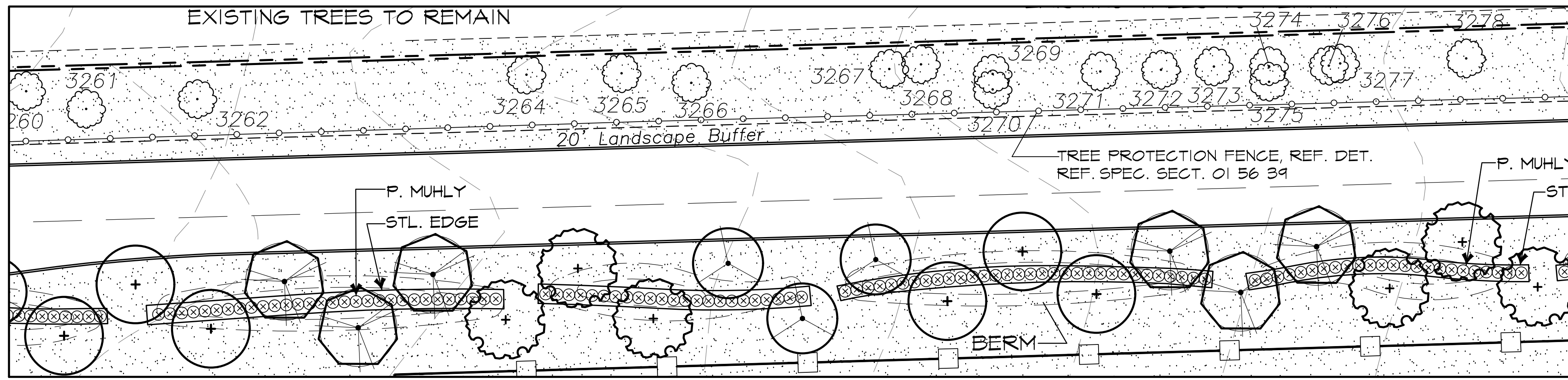
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUO

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.

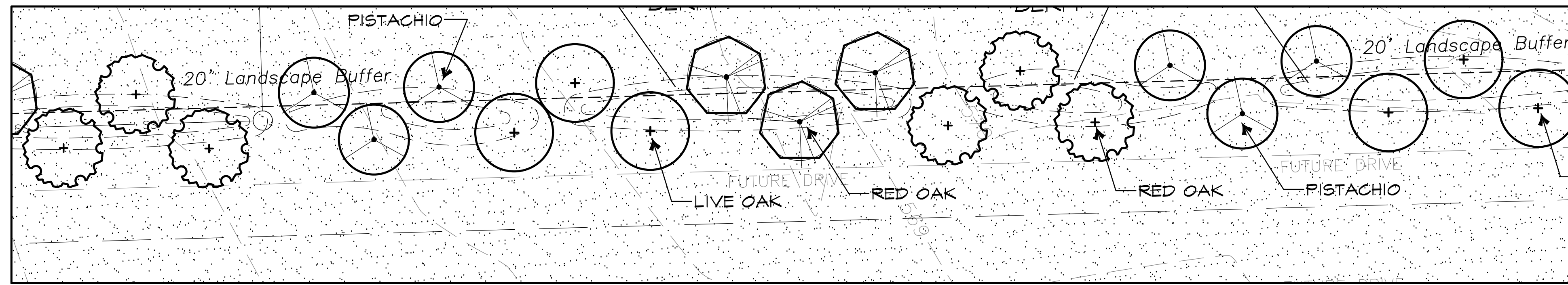
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

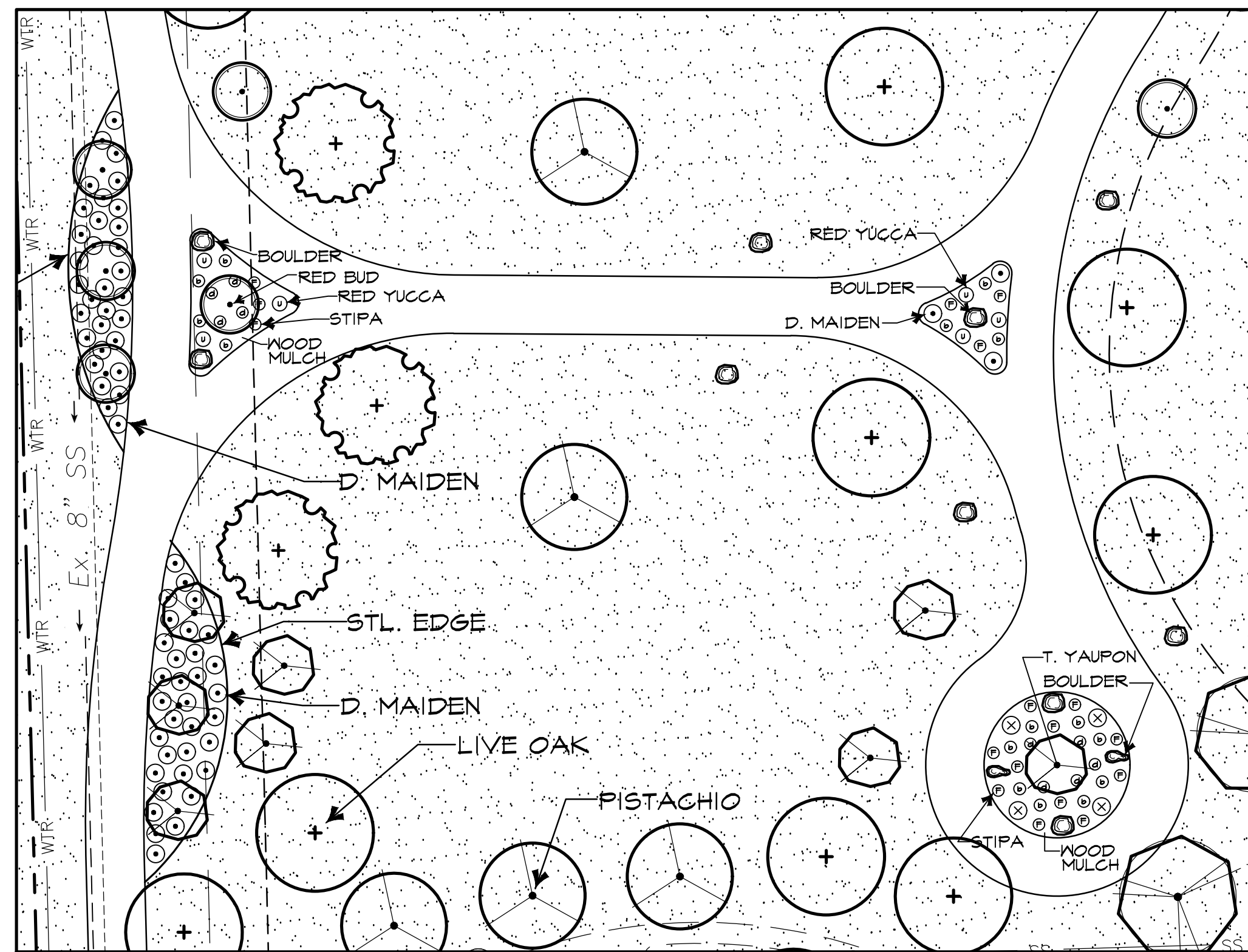
CITY OF ROCKWALL CASE NO. SP2022-018



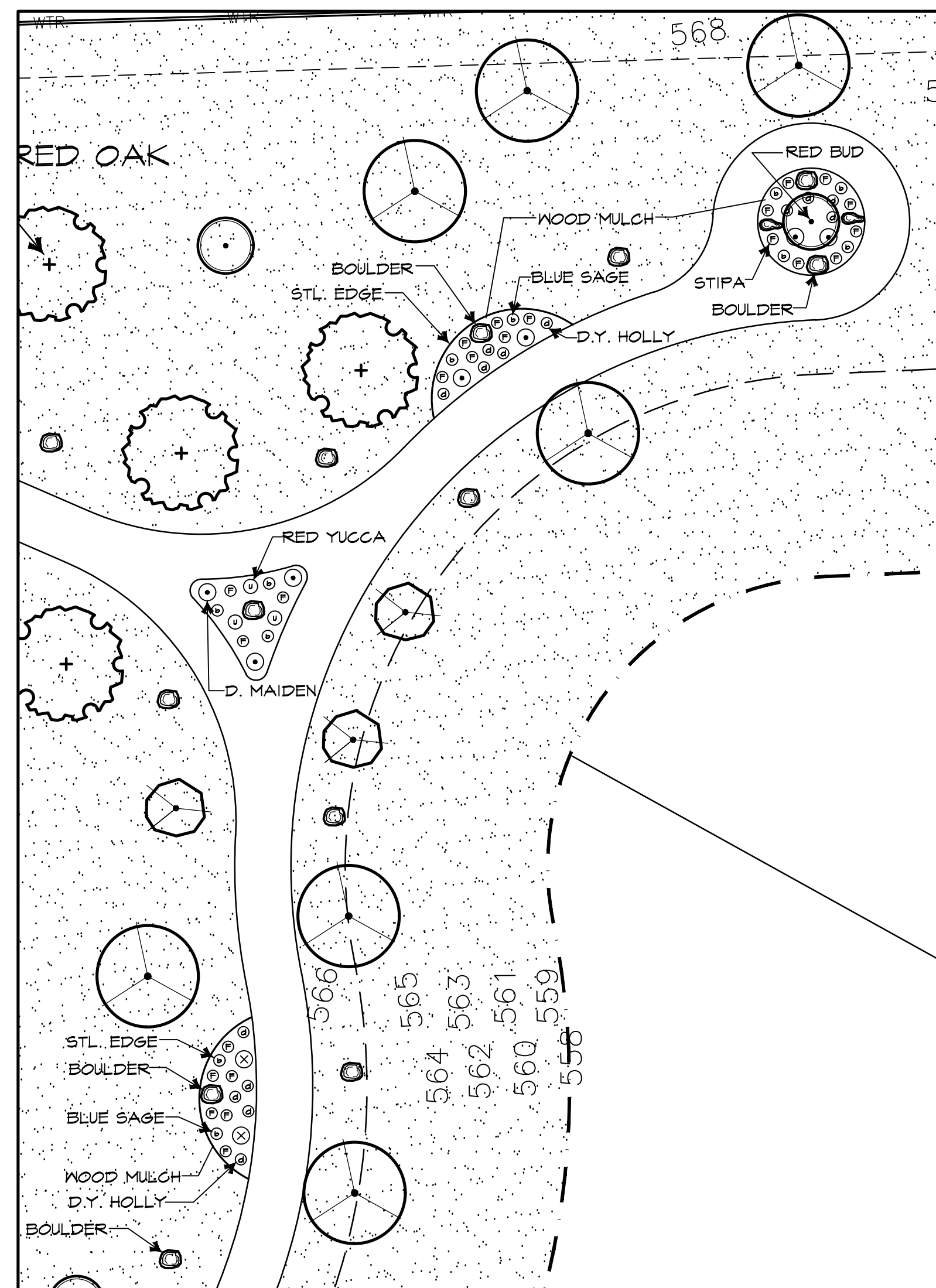
TYPICAL SEGMENT OF NORTH RESIDENTIAL BUFFER
SCALE: 1" = 20'-0"



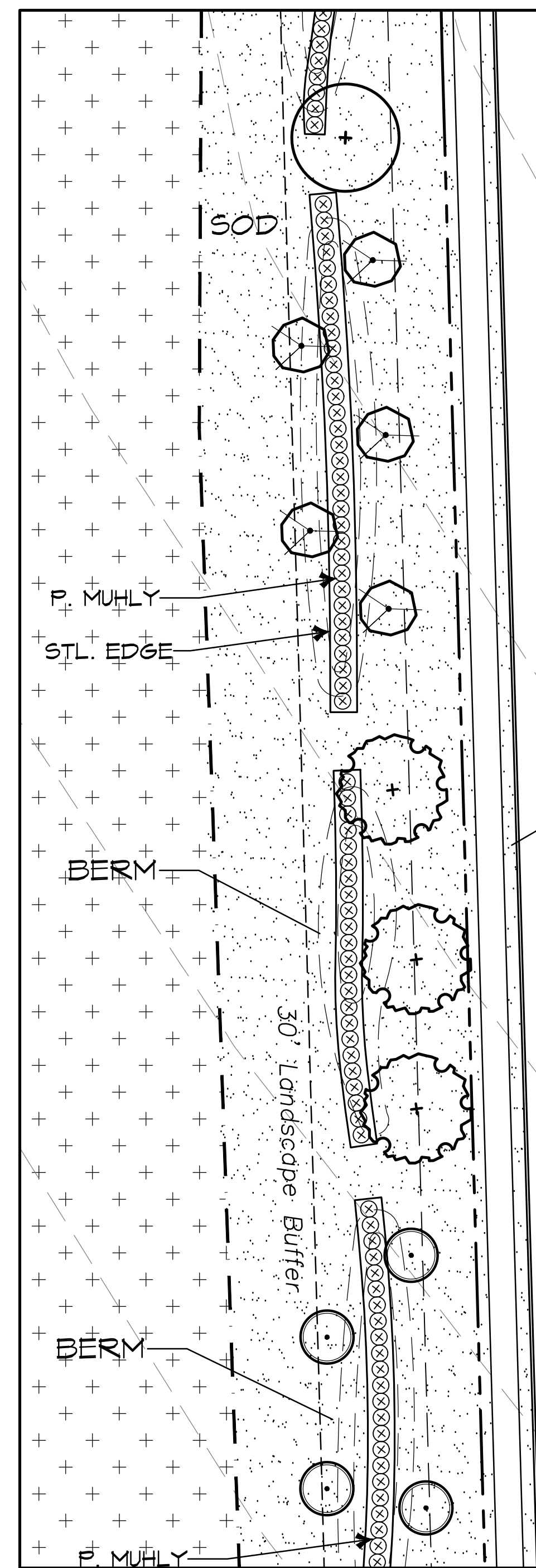
TYPICAL SEGMENT OF SOUTH RESIDENTIAL BUFFER
SCALE: 1" = 20'-0"



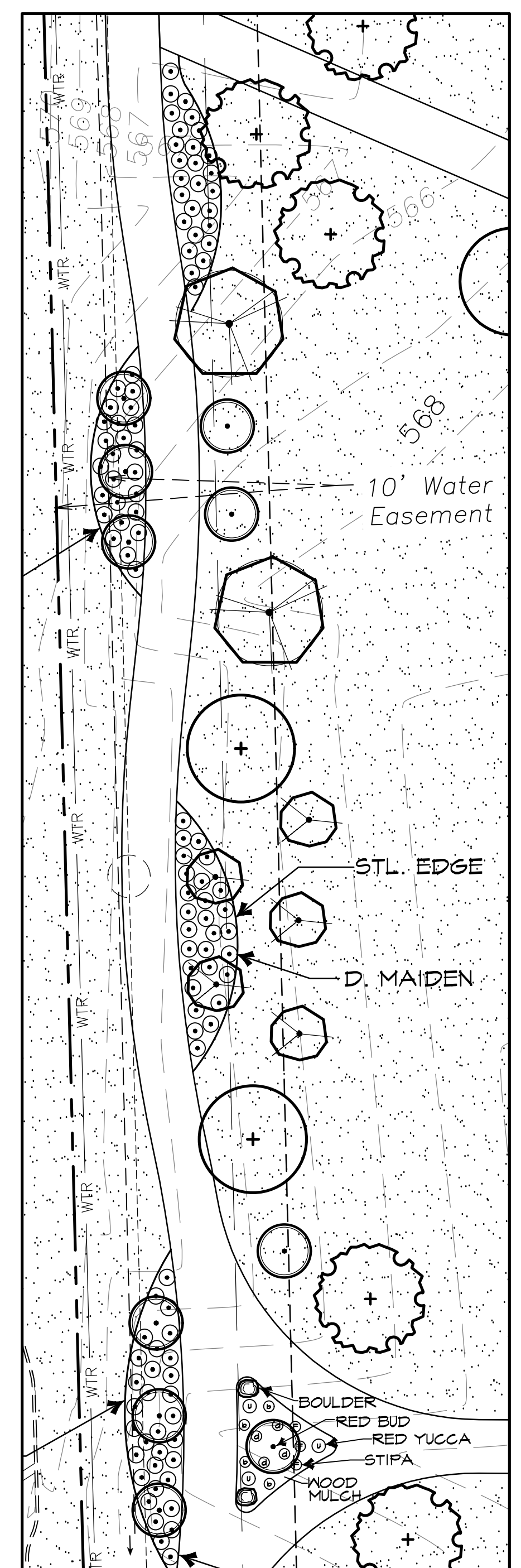
SOUTH END ADJACENT DETENTION ENLARGEMENT
SCALE: 1" = 20'-0"



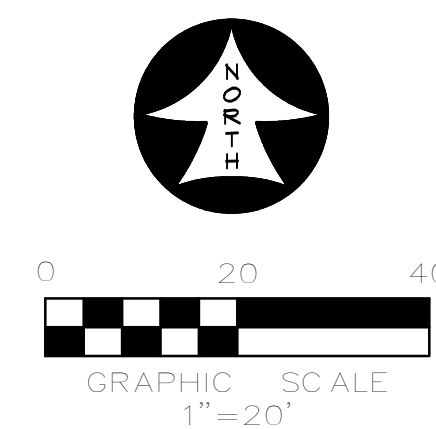
NORTH END ADJACENT DETENTION ENLARGEMENT
SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF STABLE GLEN ROAD
SCALE: 1" = 20'-0"



TYPICAL SEGMENT OF JOHN KING BOULEVARD
SCALE: 1" = 20'-0"



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

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: JAMES WATSON	SURVEYOR: BOWMAN 1200 W. MAGNOLIA BLVD. SUITE 300 FORT WORTH, TEXAS 76104 (214) 484-8586 CONTACT: ROBERT HANSEN	ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUJO
---	---	---

CITY OF ROCKWALL CASE NO. SP2022-018

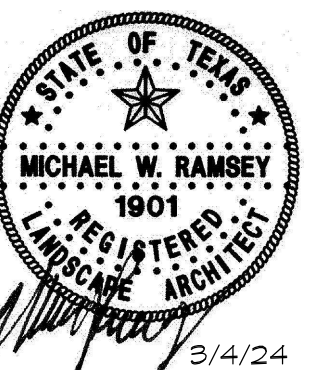
CORGAN

401 N. Houston St.
Dallas, TX 75202
T: 214-748-2000

ISSUES
1 08/26/22 ISSUE FOR CONSTRUCTION
2
3
4
5
6

REVISIONS
4 01/17/23 PCR-02
5 09/15/23 PCR-037

03/04/24 PERMIT REVIEW



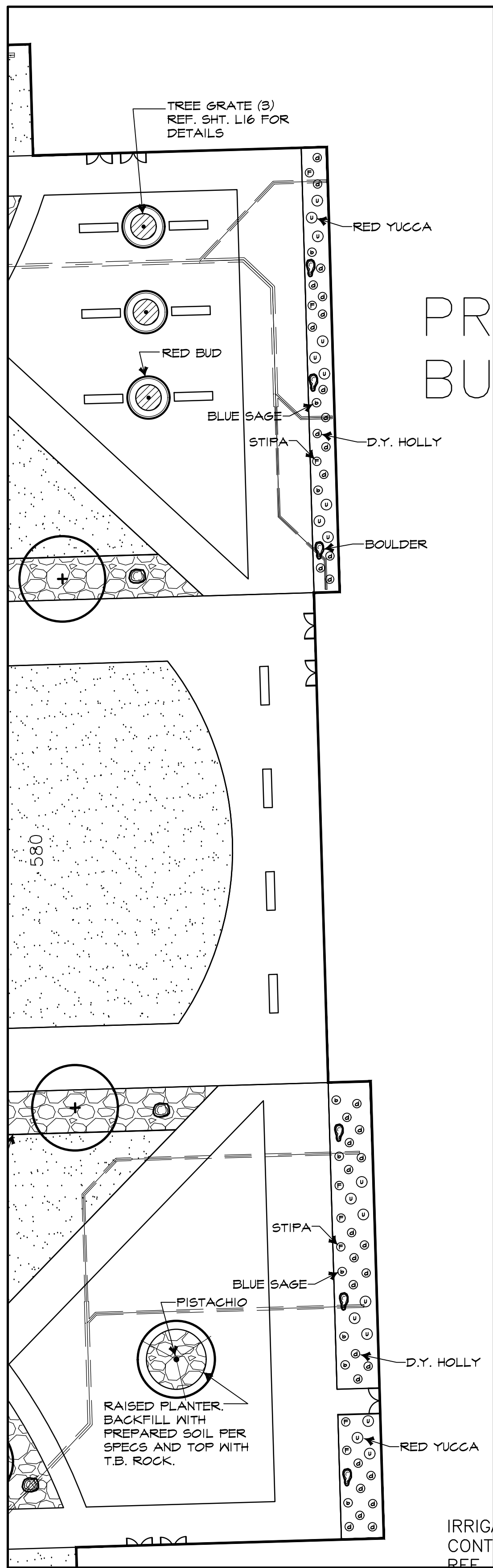
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5438
EMAIL: MKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

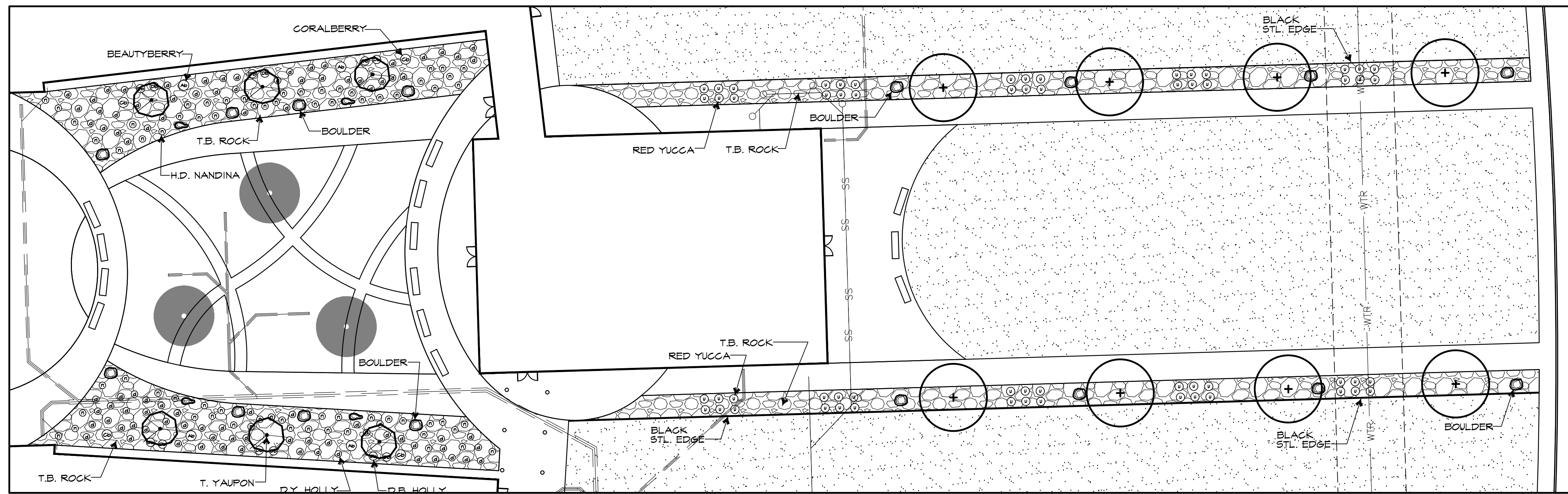
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 08/26/22
SHEET

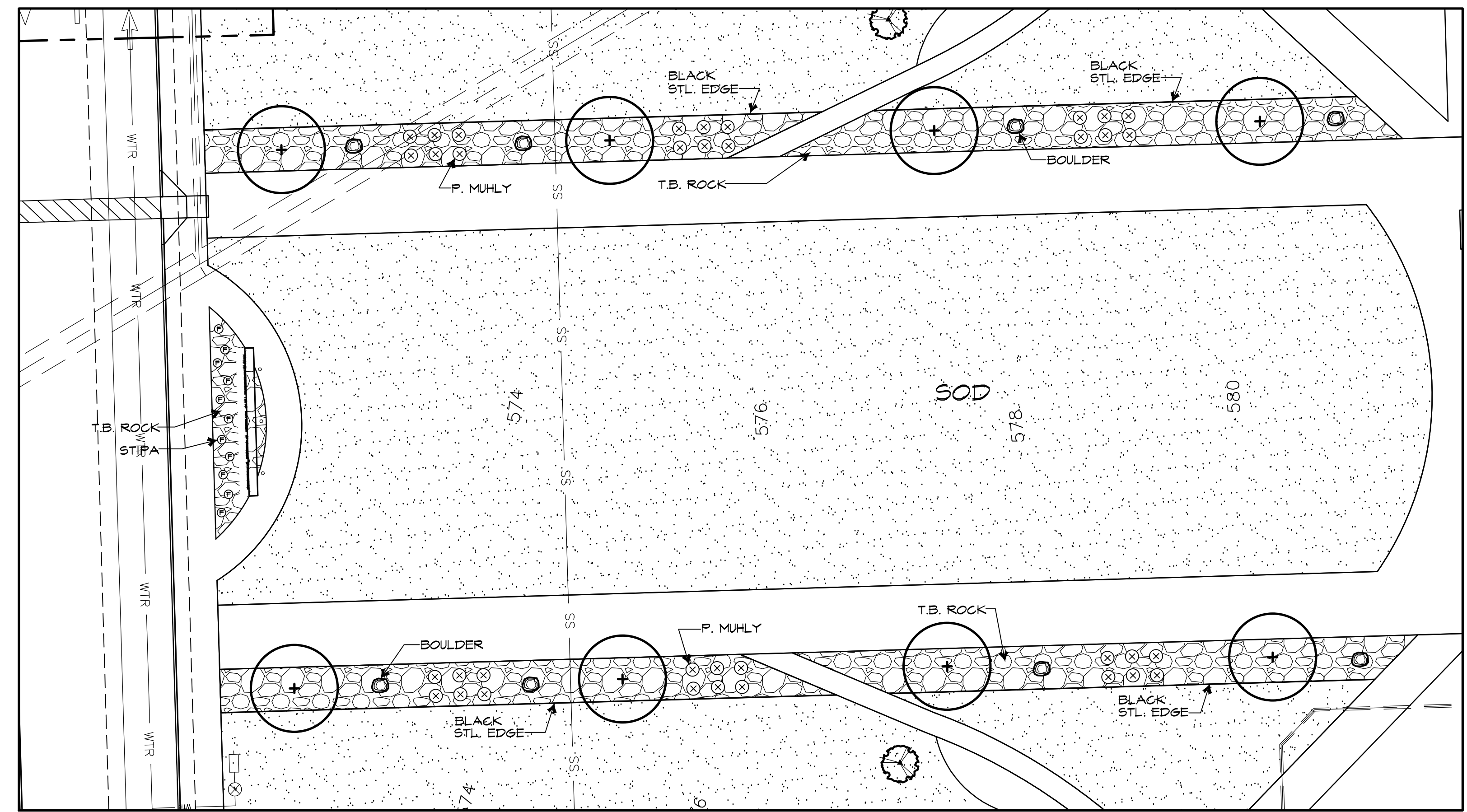
L 13



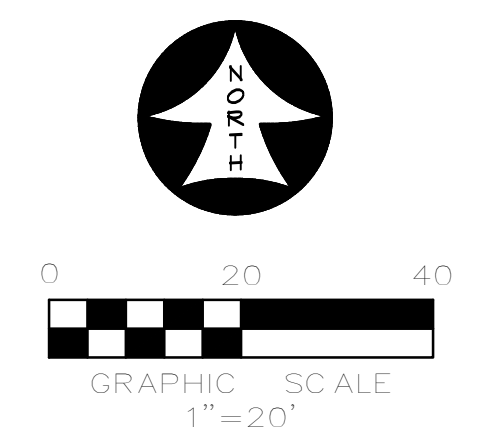
WEST FACADE ENLARGEMENT
SCALE: 1" = 20'-0"



EAST COURTYARD ENLARGEMENT
SCALE: 1" = 20'-0"



WEST COURTYARD ENLARGEMENT
SCALE: 1" = 20'-0"



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

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

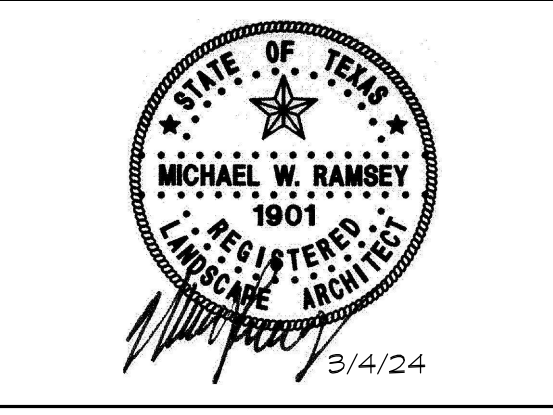
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUO

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN ■
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	

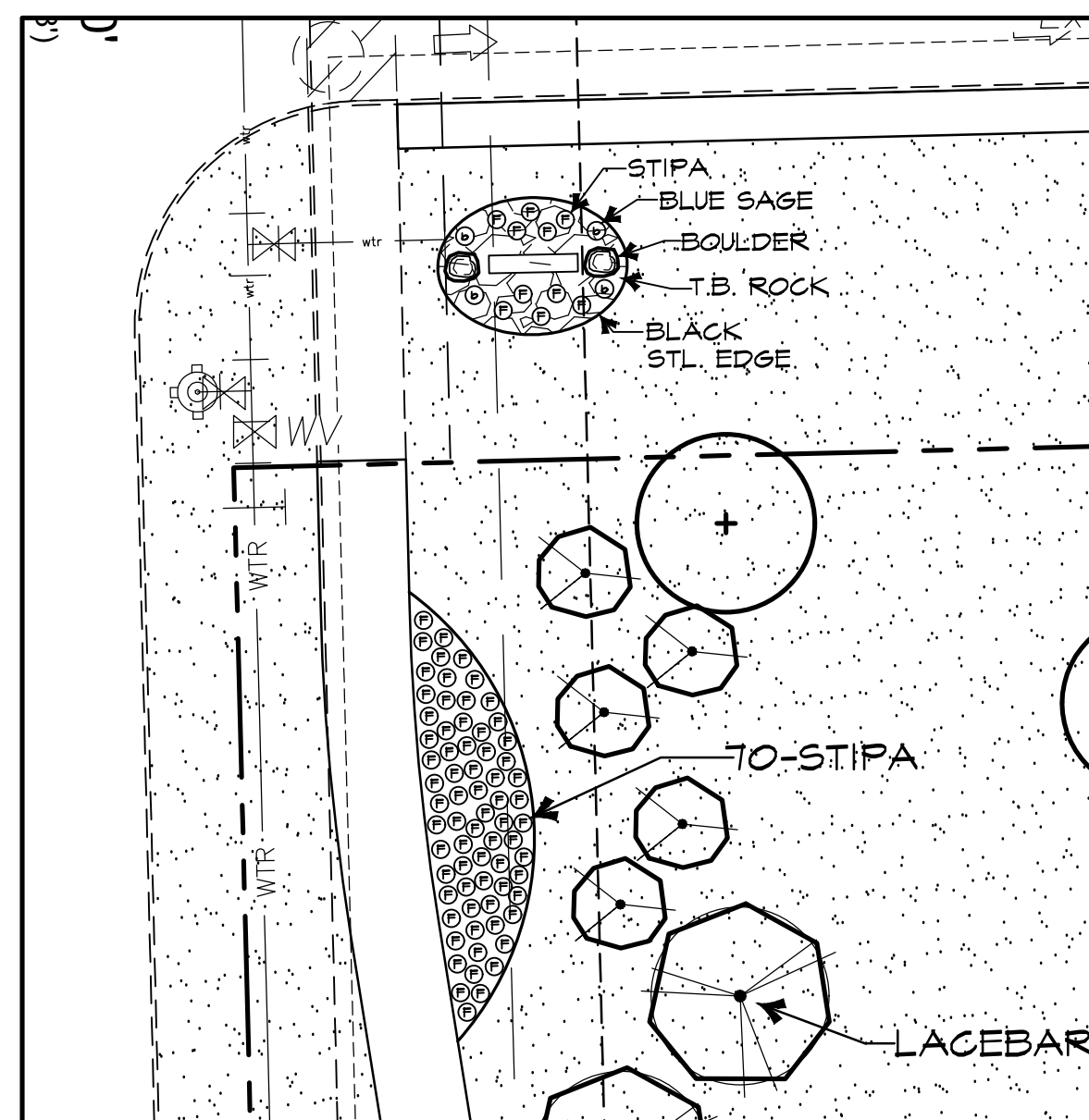


RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

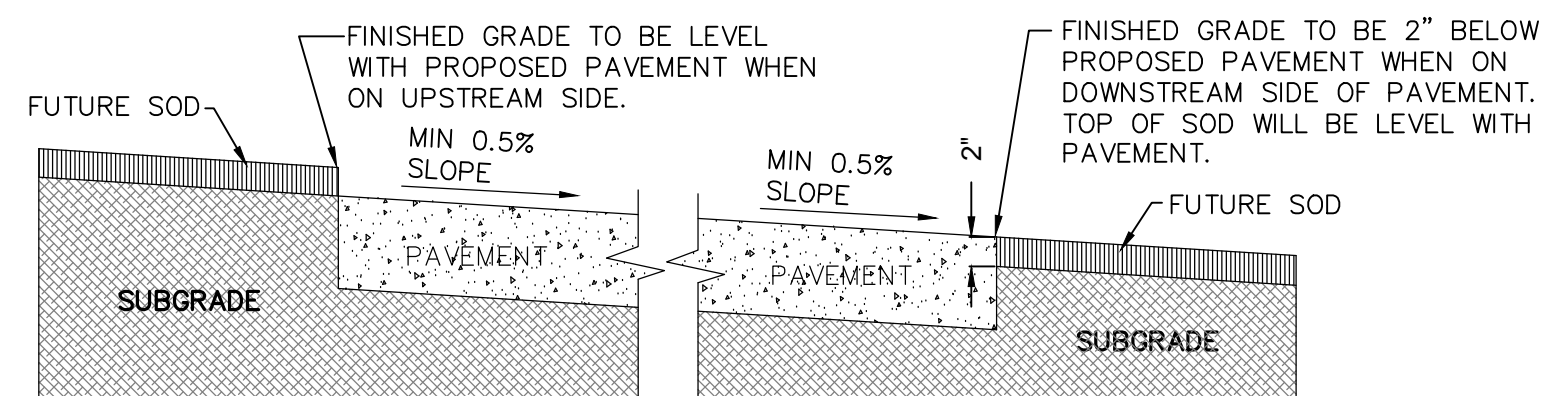
LANDSCAPE ENLARGEMENTS

JOB 21572.0000
DATE 08/26/22
SHEET



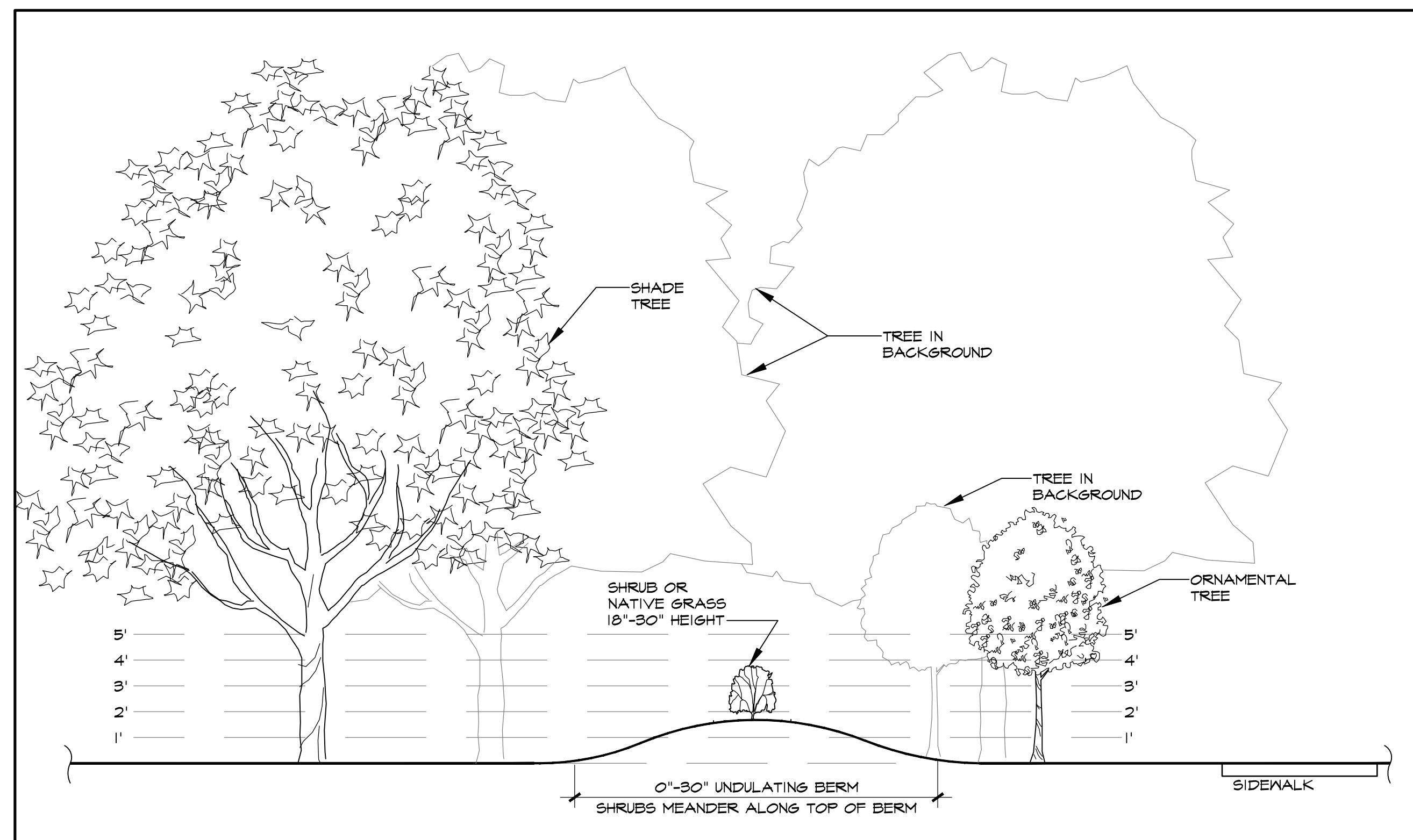
MONUMENT SIGN ENLARGEMENT

SCALE: 1" = 20'-0"



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



LANDSCAPE BUFFER SECTION

SCALE: 1/4" = 1'-0"

LANDSCAPE TABULATIONS

NORTH RESIDENTIAL BUFFER
 20' BUFFER, BERM, 3 TIER SCREENING, 1-SMALL/MID SHRUBS, 2-LG SHRUBS OR ACCENT TREES, 3-CANOPY MIN. 20' CENTERS, BERM+SHRUB MIN. 48" TOTAL.
 NORTH RESIDENTIAL BUFFER REQUIRED 30' BUFFER
 NORTH BUFFER PROVIDED 30' BUFFER
 BUFFER TREES REQUIRED (1,073 LF / 20' =) 54 TREES
 NORTH BUFFER PROVIDED 54 TREES
 SHRUBS PROVIDED 243 SHRUBS
 ACCENT TREES PROVIDED (EXIST. HACKBERRY TREES) 40 EX. TREES

SOUTH RESIDENTIAL BUFFER
 20' BUFFER, BERM, CANOPY MIN. 20' CENTERS
 NORTH RESIDENTIAL BUFFER REQUIRED 20' BUFFER
 NORTH BUFFER PROVIDED 20' BUFFER
 BUFFER TREES REQUIRED (2,047 LF / 20' =) 103 TREES
 NORTH BUFFER PROVIDED 103 TREES

JOHN KING BOULEVARD BUFFER LANDSCAPING
 JOHN KING - 50' BUFFER, 30' SHRUBBERY, 3 CANOPY/4 ACCENT TREES PER 100LF.
 JOHN KING STREET BUFFER REQUIRED 50' BUFFER
 BUFFER PROVIDED 50' BUFFER

JOHN KING BUFFER TREES REQUIRED (726 LF/100 LF =) 7.3 UNITS
 BUFFER TREES REQ. (CAN. 3x7.3=22, ACC. 4x7.3=29) 22 CANOPY/29 ACCENT
 BUFFER TREES PROVIDED 22 CANOPY/29 ACCENT

STABLE GLEN DRIVE STREET BUFFER LANDSCAPING
 STABLE GLEN - 30' BUFFER, 30' SHRUBBERY, 1 CANOPY/1 ACCENT TREES PER 50LF.
 STABLE GLEN STREET BUFFER REQUIRED 30' BUFFER
 BUFFER PROVIDED 30' BUFFER

STABLE GLEN BUFFER TREES REQUIRED (2,019 LF/50 LF =) 40.4 UNITS
 BUFFER TREES REQ. (CAN. 1x40.4=41, ACC. 1x40.4=41) 41 CANOPY/41 ACCENT
 BUFFER TREES PROVIDED 41 CANOPY/41 ACCENT

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

PARKING SPACES 527 SPACES
 PARKING LANDSCAPE REQUIRED (50,130 SF X 5% =) 7,507 SF
 PARKING LANDSCAPE PROVIDED 12,050 SF

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

SITE AREA 3,464,960 SF
 SITE LANDSCAPE REQUIRED 3,464,960 SF X 15% =) 519,744 SF
 SITE LANDSCAPE PROVIDED 1,927,482 SF
 % LANDSCAPE PROVIDED FRONT/SIDE (84%) 463,430 SF
 SITE IMPERVIOUS AREA 1,426,672 SF

DETENTION POND TREES
 1 CANOPY PER 750 SF AND 1 ACCENT PER 1500 SF
 DETENTION POND AREA 98,810 SF

CANOPY TREES REQ. (98,810 SF / 750 SF =) C 132 CANOPY TREES
 ACCENT TREES REQ. (98,810 SF / 1,500 SF =) A 66 ACCENT TREES
 TREE PROVIDED AT POND AND AROUND THE SITE NOTED WITH 'C' FOR CANOPY TREE AND 'A' FOR ACCENT TREE. TOTAL PROVIDED 84 CANOPY/43ACCENT

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

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
103	(+)	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
77	(+)	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
69	(+)	LACEBARK	Lacebark Elm	Ulmus parvifolia	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
86	(+)	PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
63	(+)	T. YAUPEON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min, 6" Ht./4" spread, container, female - heavy berried tree form, limbed to 3'
49	(+)	RED BUD	Oklahoma Red Bud	Cercis canadensis 'oklahoma'	5'-6" ht, 3'-4" spread, container
24	(+)	D. WILLOW	Desert Willow	Chilopsis linearis	6'-7" ht, 3'-4" spread, container
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
642	(x)	P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full
440	(o)	D. MAIDEN	Dwarf Maiden Grass	Miscanthus sinensis 'Adagio'	5 gallon, 18" Ht./18" full
152	(@)	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
12	(@)	D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 20" Ht./16" spread, bushy, full to ground
87	(v)	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
39	(o)	BLUE SAGE	Mealy Blue Sage	Salvia farinacea	1 gallon
4	(@)	BEAUTYBERRY	American Beautyberry	Callicarpa americana	5 gallon
4	(@)	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	5 gallon
225	(@)	STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon
68	(o)	H.D. NANDINA	Harbour Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	3 gallon
GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(x)	SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN	(+)	HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications
AS SHOWN	(v)	TIFF 419	Bermuda Hybrid Tiff 419	Cynodon dactylon Tiff 419	Solid Rolled Sod refer to specifications
MISCELLANEOUS					
AS SHOWN	(—)	STL. EDGE	L.F. Ryerson steel edge, 1/8" x 4" with 12" stakes, black color adjacent to beds with rock, green at shrubs on berms.		
AS SHOWN	(x)	T.B. ROCK	3'-5" Tejas Black rock, 6"-8" deep. Provide weed barrier mat below rock. Separate at grass/bed areas with edging. Rock to cover all weed barrier mat.		
67	(o)	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		

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

ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 (972) 717-0605
 CONTACT: JAMES WATSON

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

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

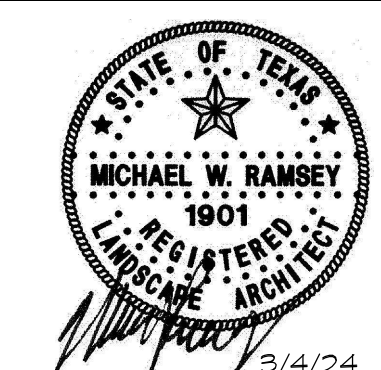
CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN
 401 N. Houston St
 Dallas, TX 75202
 T: 214-748-2000

ISSUES		
1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS		
3	12/08/22	POST-BID ADDENDUM
4	01/17/23	PCR-02
5	09/15/23	PCR-037

03/04/24	PERMIT REVIEW
----------	---------------

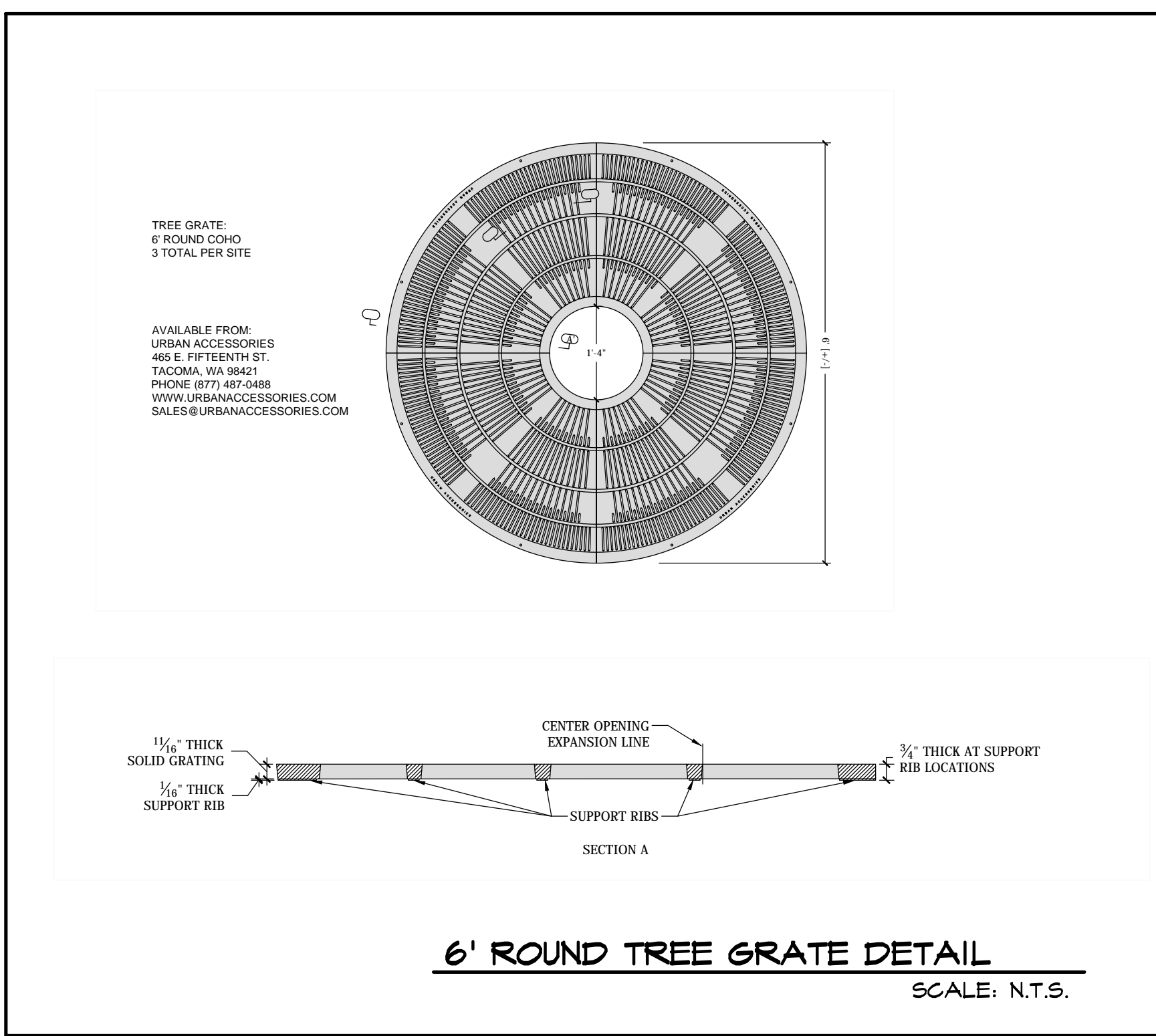
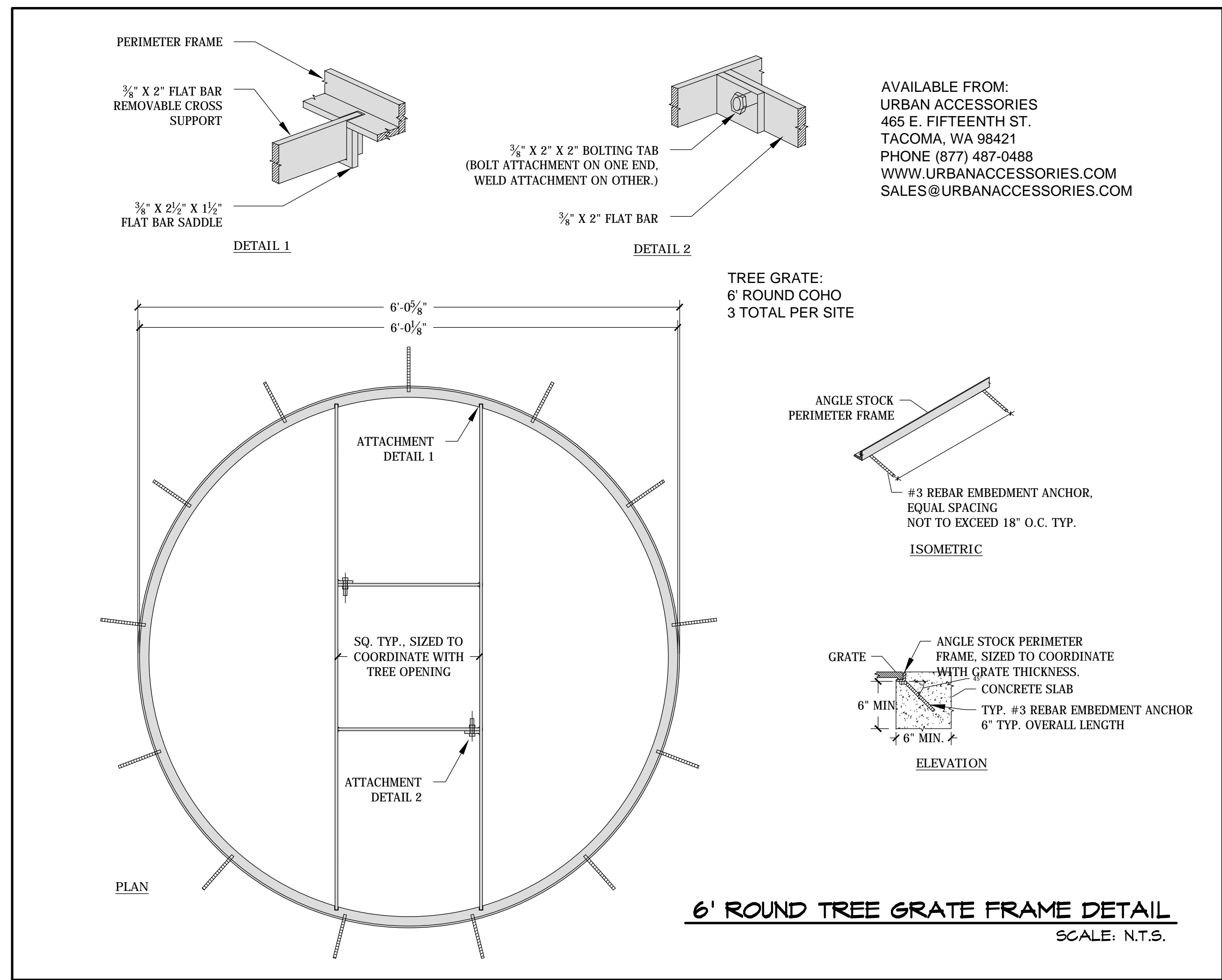


RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 362-5433
 EMAIL: MIKE.RLA@ATT.NET

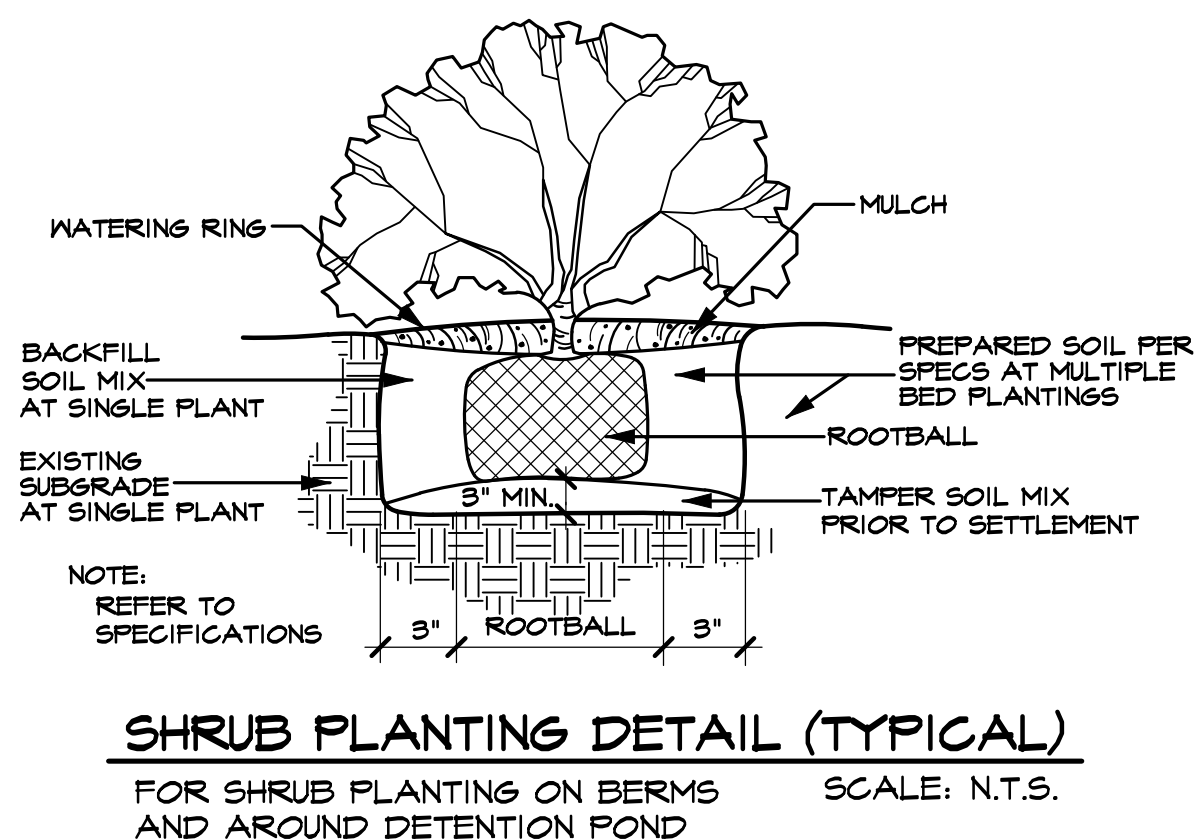
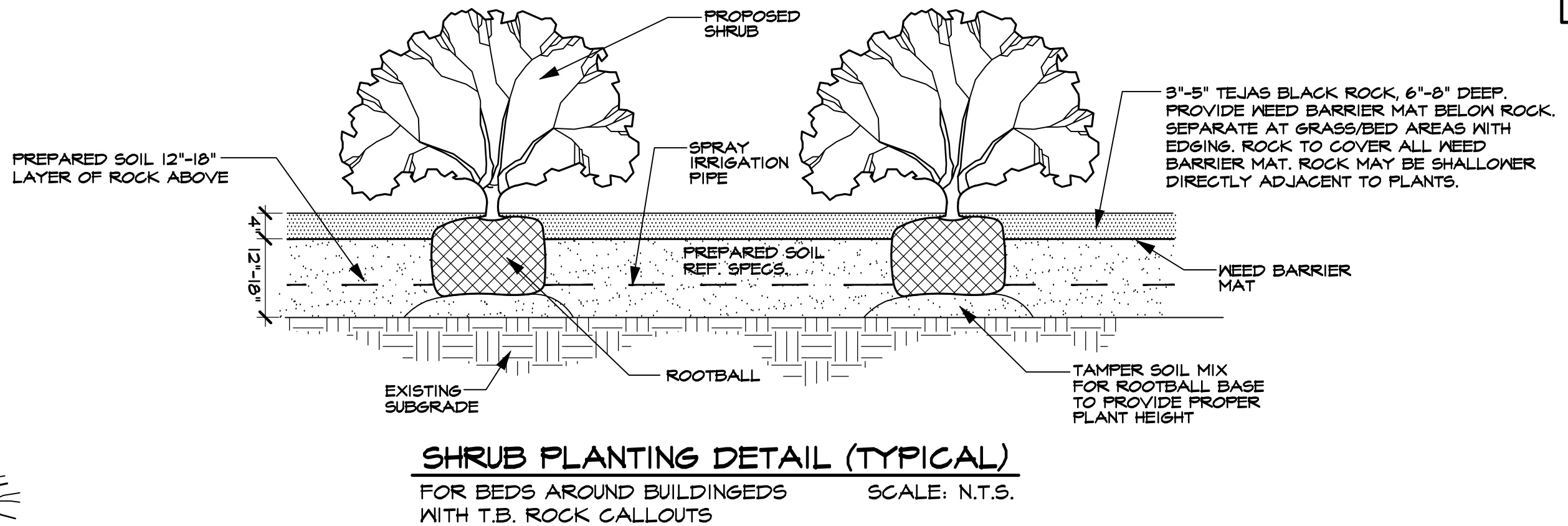
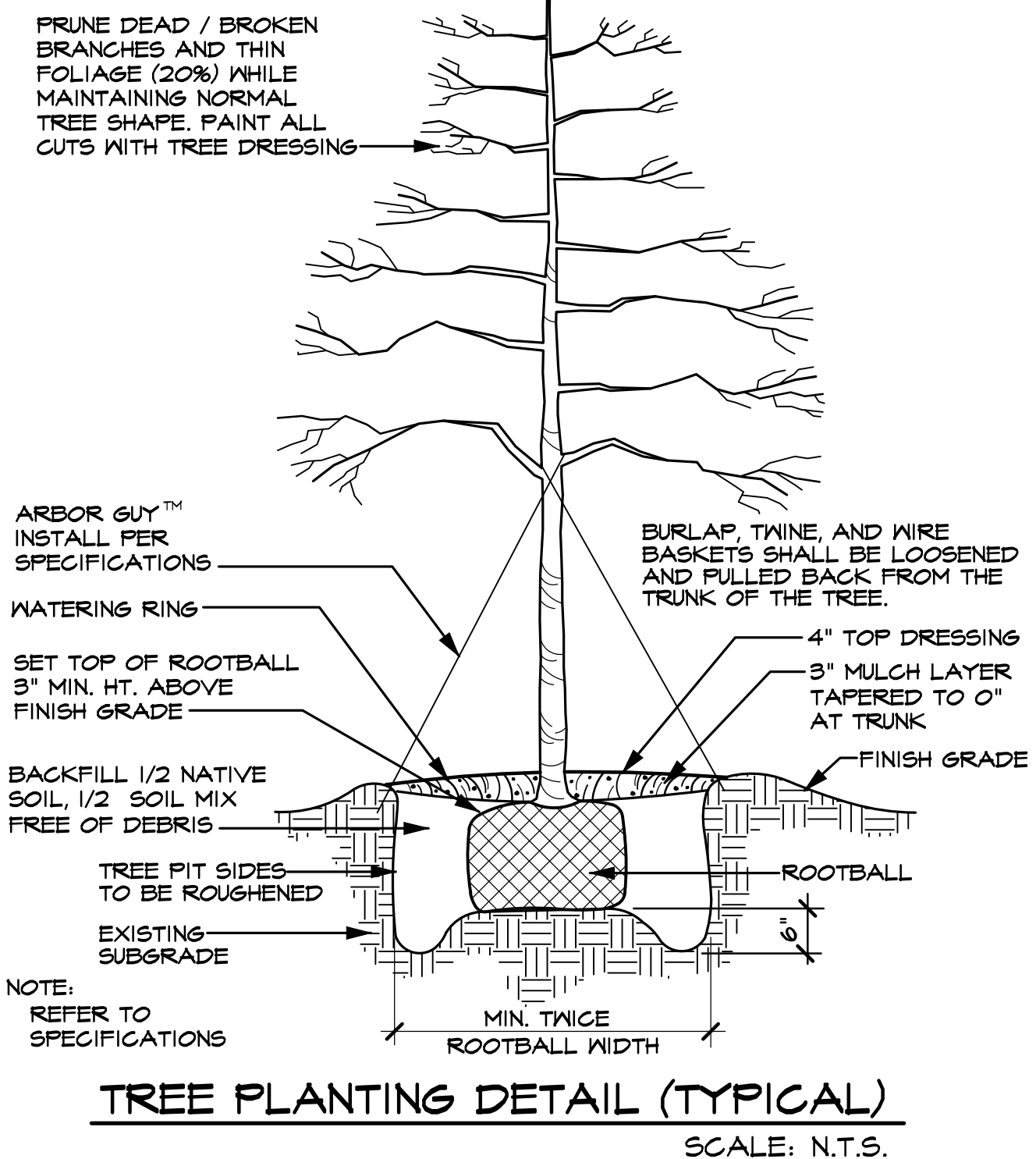
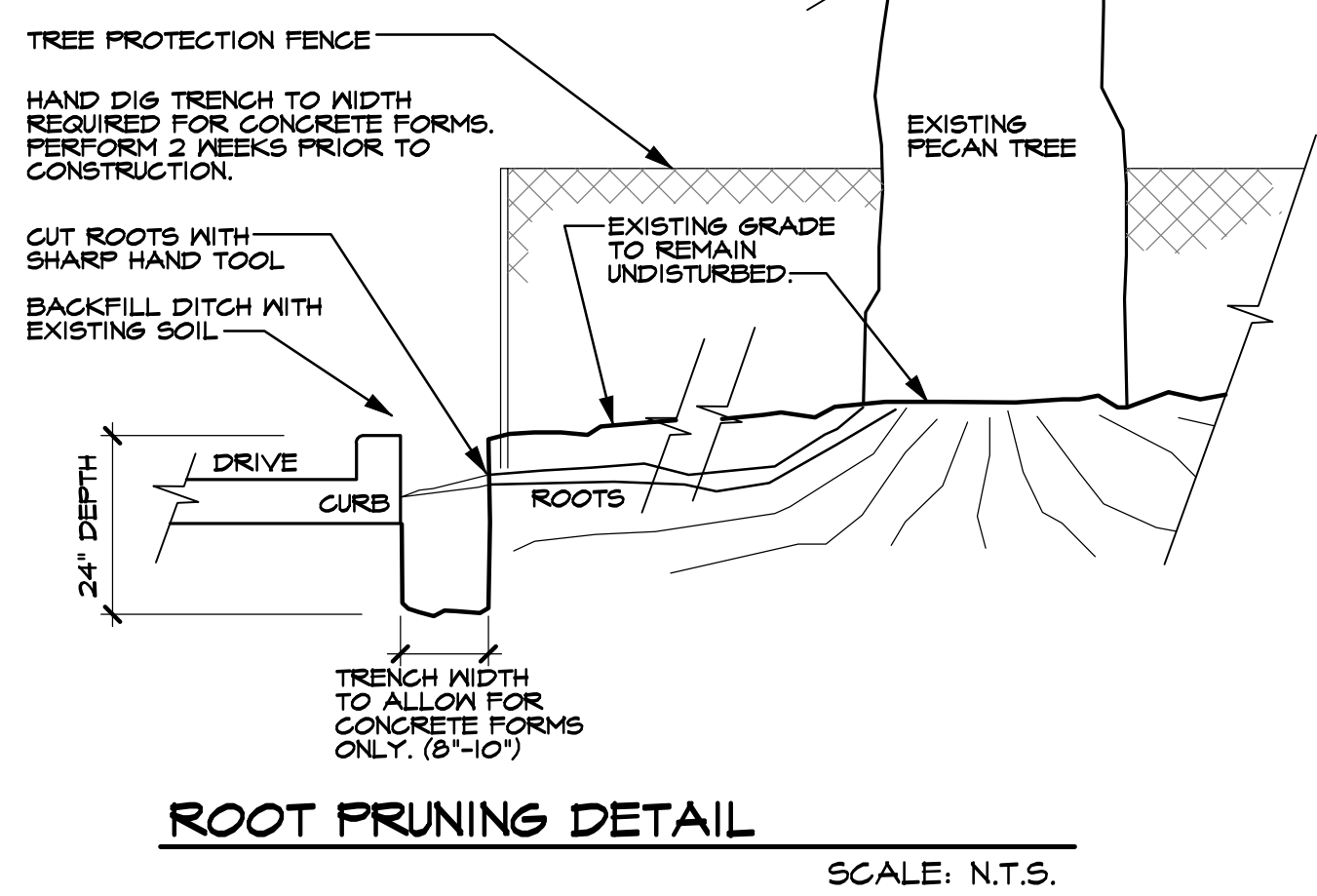
NINTH GRADE CENERS
 South Site
 for
 Rockwall Independent School district
 2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE DETAILS

JOB 21572.0000
 DATE 08/26/22
 SHEET



THIS DETAIL REFERENCES ALL EXISTING TREES
 TO BE SAVED THAT ARE ADJACENT TO NEW
 CONSTRUCTION. REFERENCE ALL 'TS' SHEETS
 FOR EXISTING TREES TO BE SAVED.



LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL
 REPLACE ALL AREAS DISTURBED BY
 CONSTRUCTION. THE DISTURBED AREAS
 SHALL BE REPLACED WITH SOD OR HYDRO
 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.

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 _____

ROCKWALL - NINTH GRADE CENTER
 LOT 1, BLOCK A
 OUT OF THE
 JOHN M. GASS SURVEY, ABSTRACT NO. 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

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

CITY OF ROCKWALL CASE NO. SP2022-017

CORGAN

401 N. Houston St
 Dallas, TX 75202
 T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
2	09/19/22 ADDENDUM 02



RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889
 FAX (469) 302-5433
 EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
 South Site
 for
 Rockwall Independent School district
 2727 S. John King Blvd, Rockwall, TX 75032

LANDSCAPE
 DETAILS

JOB 21572.0000
 DATE 08/26/22
 SHEET
 L 16

N89°00'23"E
34.15'
(DEED CALL
N89°49'51"E
36.45')

N88°23'21"W 3926.93'

PART OF 58
N.L. L
VOL. 38

TS2

TS6

TS5

TS3

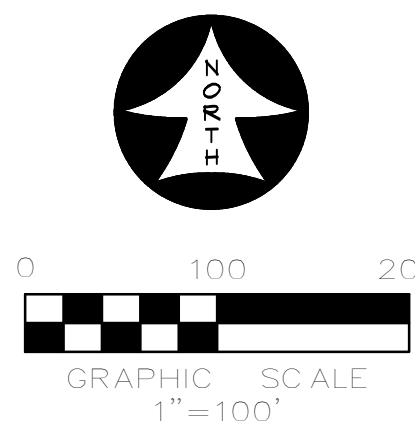
TS4

EXISTING TREE LEGEND

⊙ 3467	EXISTING TREE TO BE SAVED
⊗ 3468	EXISTING TREE TO BE REMOVED

SITE DATA SUMMARY

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (22022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	
PROPOSED FIRST FLOOR	150,170 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	150,170 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	150,170 S.F.
LOT COVERAGE	150,170 S.F./3,464,762 S.F. = 4.33%
FLOOR AREA RATIO	0.051
TOTAL IMPERVIOUS AREA	813,028.31 S.F. OR 18.66 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	293 SPACES
PARKING PROVIDED	
PARKING SURFACE	
9'x18' ⓪	304 SPACES
9'x20' ⓪	209 SPACES
15'x30' ⓪	19 SPACES
TOTAL PARKING PROVIDED	532 SPACES



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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

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

CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS



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

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

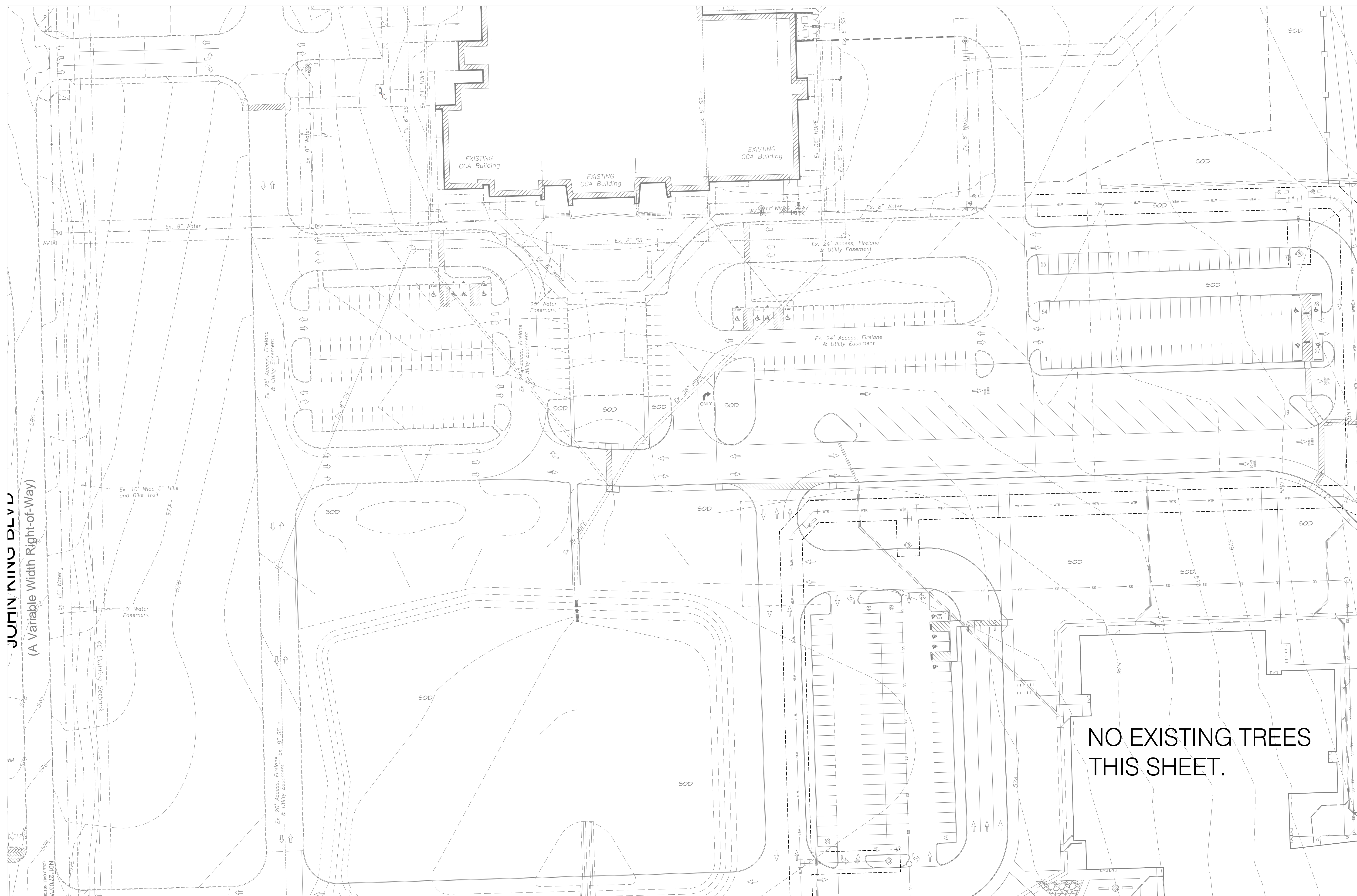
OVERALL TREESCAPE PLAN

JOB 21572.0000
DATE 08/26/22
SHEET

TS 1

NEWMAN LOFLAND

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3695.29')



JUHN KING BLVD
(A Variable Width Right-of-Way)

MATCHLINE SEE SHEETS 5

NO EXISTING TREES
THIS SHEET.

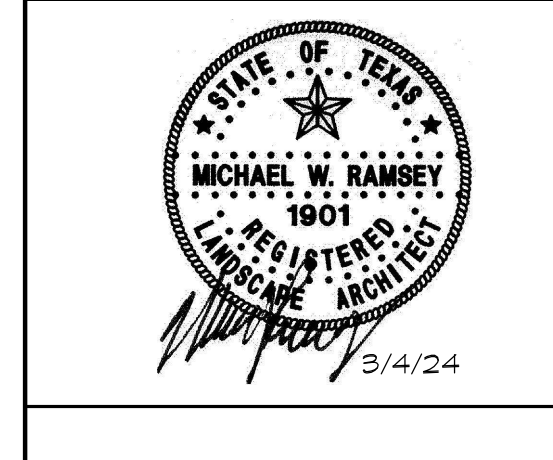
MATCHLINE SEE SHEET TS3

CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 392-5439
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

TREESCAPE
PLAN AREA A

JOB 21572.0000
DATE 08/26/22
SHEET

TS 2



OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0805
CONTACT: JAMES WATSON

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

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

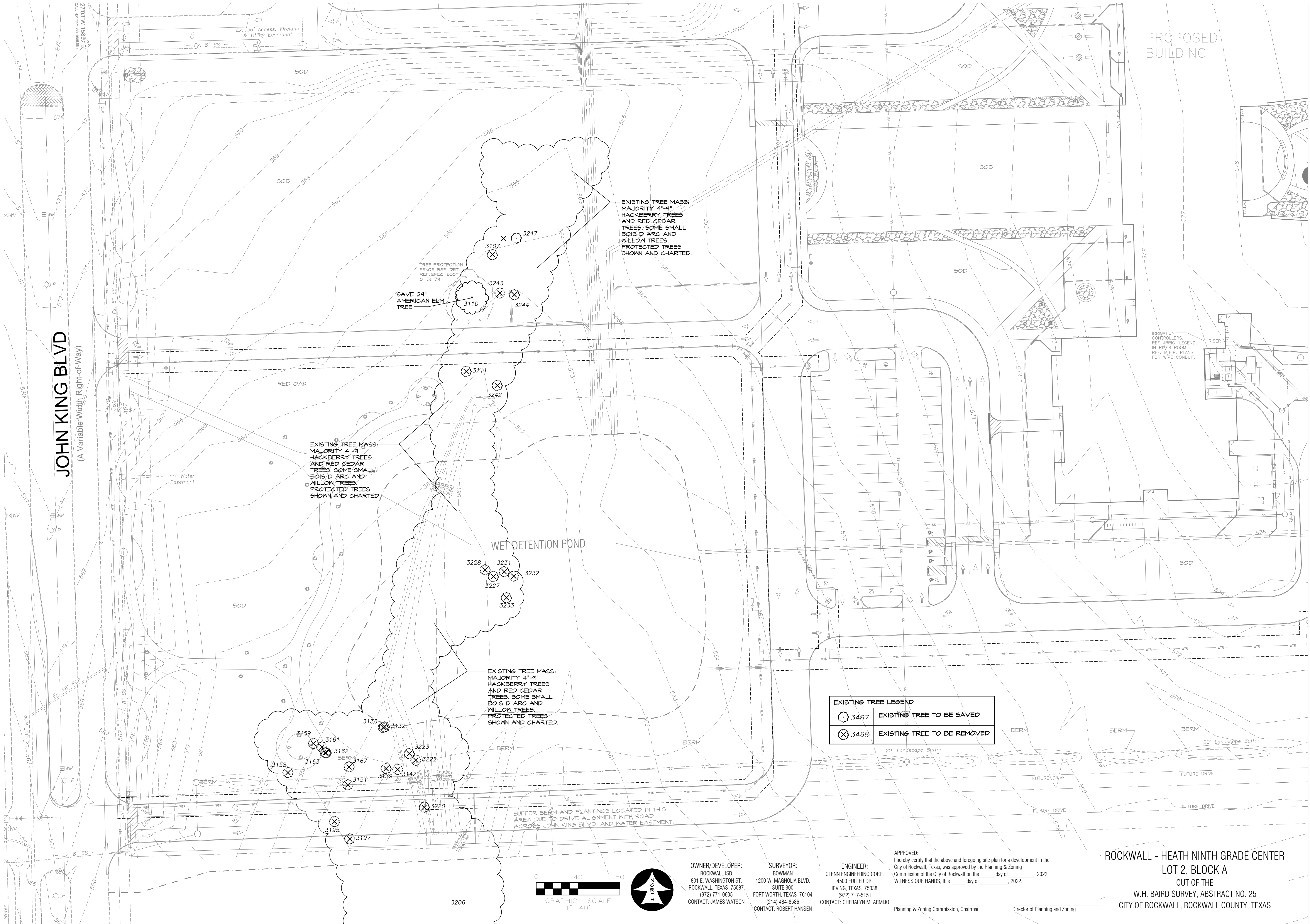
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

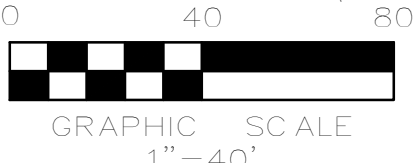
Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET TS2



EXISTING TREE LEGEND	
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED



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

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

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

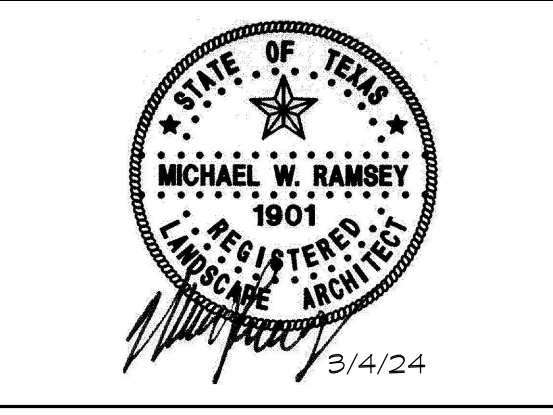
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.
WITNESS OUR HANDS, this _____ day of _____, 2022.

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CORGAN
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	



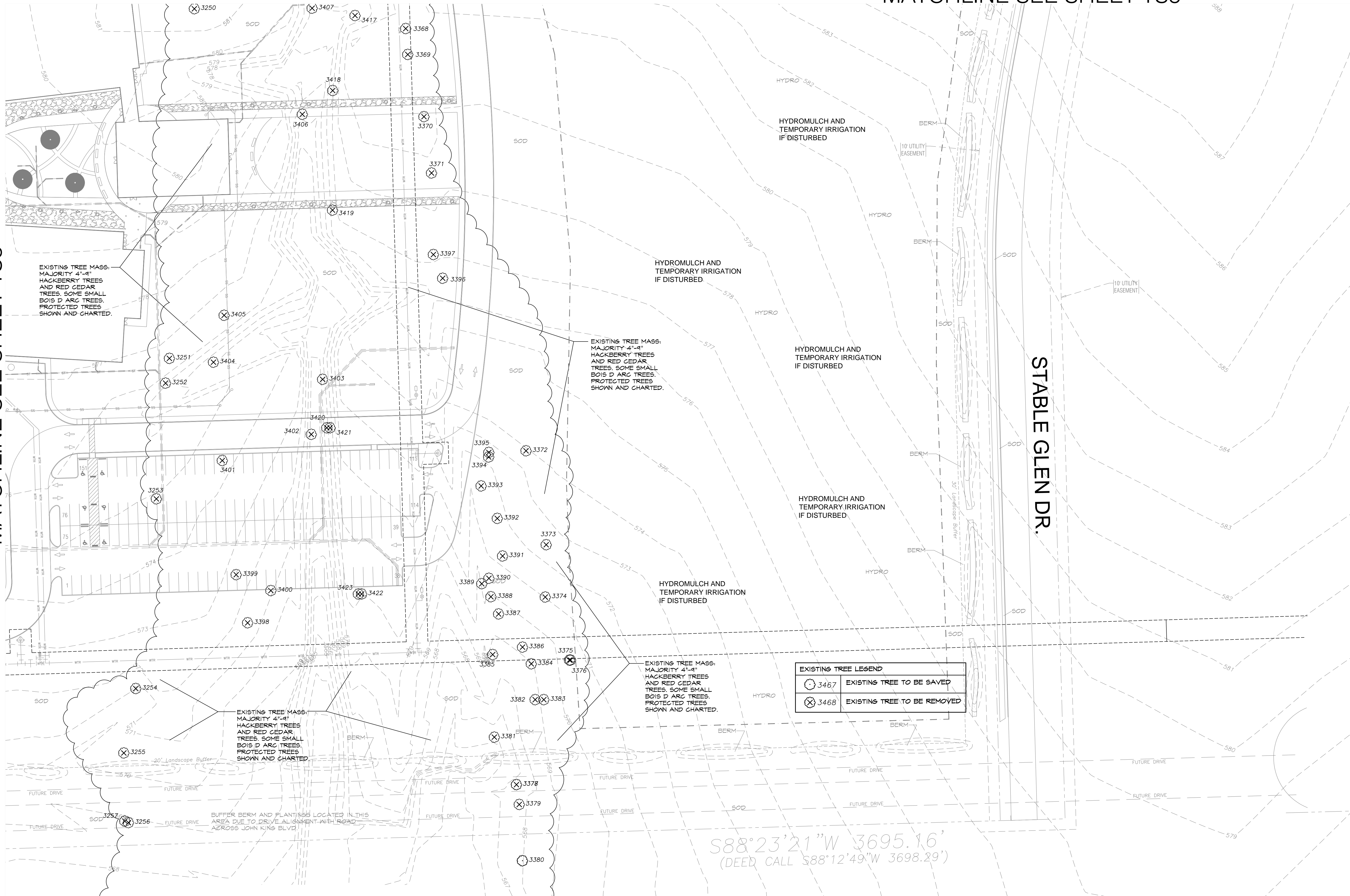
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

TREESCAPE
PLAN AREA B

JOB 21572.0000
DATE 08/26/22
SHEET

TS 3



CORGAN

401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES	
1	08/26/22 ISSUE FOR CONSTRUCTION
2	
3	
4	
5	
6	

REVISIONS	
03/04/24	PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

TREESCAPE
PLAN AREA C

JOB 21572.0000
DATE 08/26/22
SHEET

TS 4

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

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

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

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.

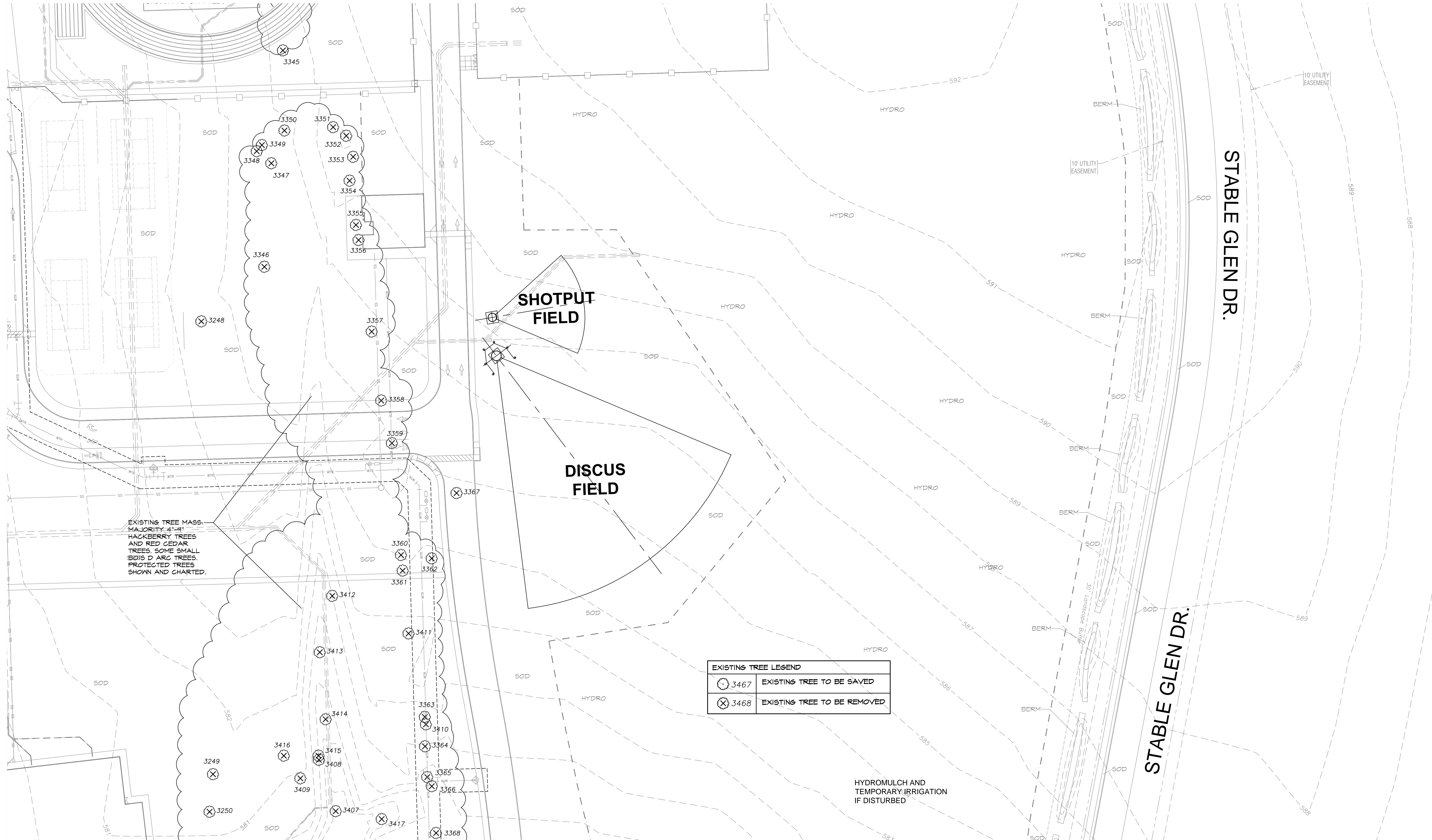
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

S88°23'21"W 3695.16'
(DEED CALL S88°12'49"W 3698.29')

MATCHLINE SEE SHEET TS6

MATCHLINE SEE SHEET TS2



MATCHLINE SEE SHEET TS4

CORGAN

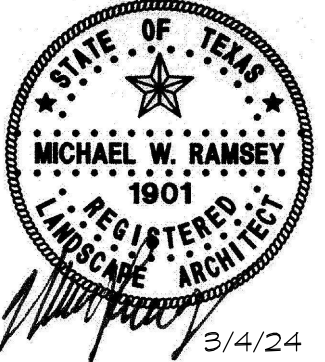
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

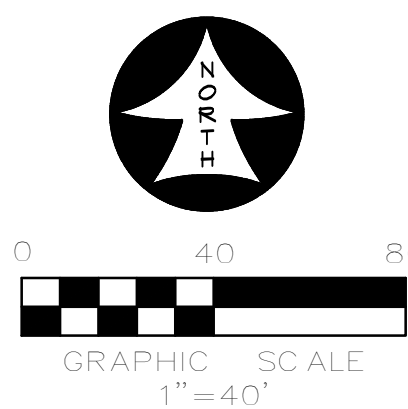
NINTH GRADE CENERS
South Site

for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

TREESCAPE
PLAN AREA D

JOB 21572.0000
DATE 08/26/22
SHEET

TS 5



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

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

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

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

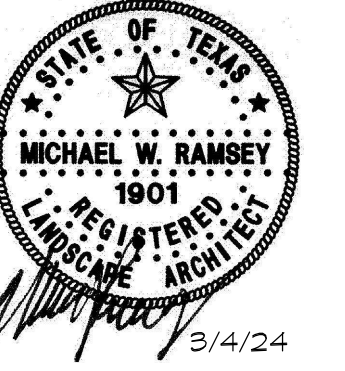
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY OF ROCKWALL CASE NO. SP2022-018

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		

REVISIONS

03/04/24 PERMIT REVIEW



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 395-0889
FAX (469) 392-5433
EMAIL: MIKE.RLA@ATT.NET

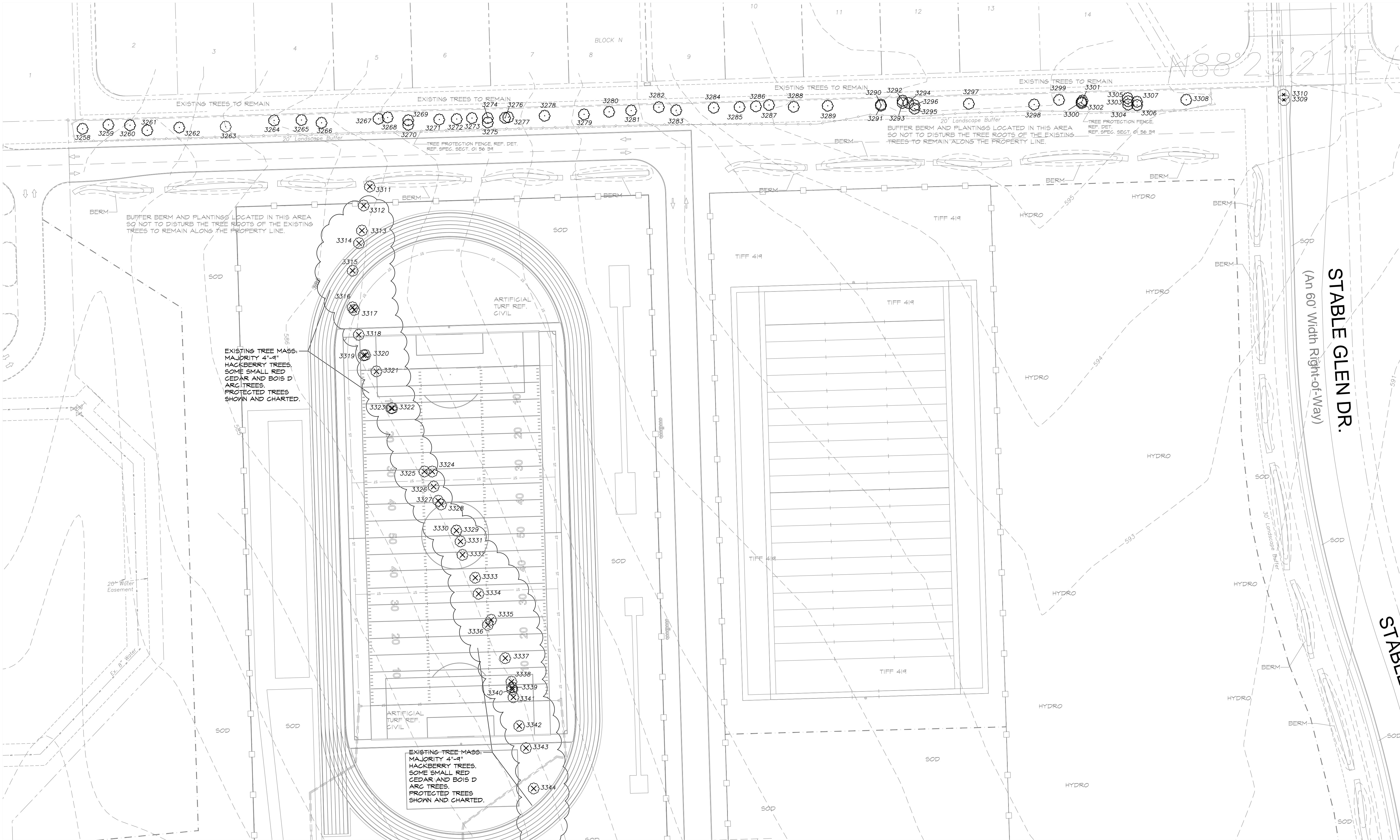
NINTH GRADE CENERS
South Site

for
Rockwall Independent School district
2727 S. John King Blvd, Rockwall, TX 75032

TREESCAPE
PLAN AREA E

JOB 21572.0000
DATE 08/26/22
SHEET

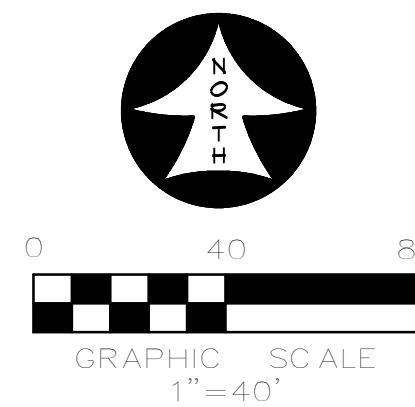
TS 6



MATCHLINE SEE SHEET TS2

MATCHLINE SEE SHEET TS5

EXISTING TREE LEGEND	
	EXISTING TREE TO BE SAVED
	EXISTING TREE TO BE REMOVED



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

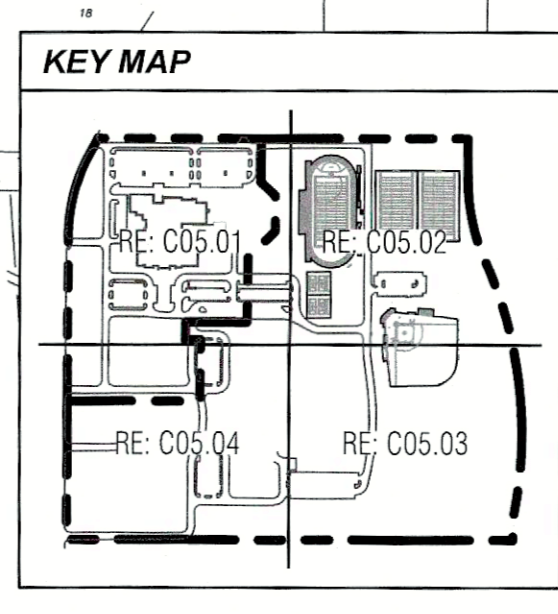
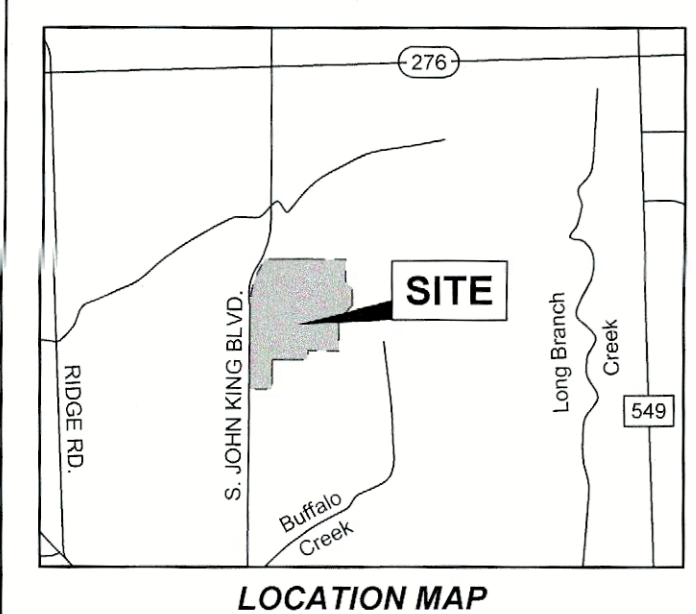
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

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

CITY OF ROCKWALL CASE NO. SP2022-018



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE WALKWAYS (BFS) IN PUBLIC FLOW, SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

PAVING LEGEND (PROPOSED)

[Symbol]	CONCRETE CURB
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF CONCRETE
[Symbol]	ORNAMENTAL FENCE
[Symbol]	PROPERTY LINE
[Symbol]	(PRIVATE) 2" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 5/8" SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 7" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 5/8" SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 8" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 5/8" SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 10" REINFORCED CONCRETE PAVEMENT 4,200 P.S.I. CONCRETE, 7/8" SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY. COLOR A PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY. COLOR B PER GEOTECHNICAL REPORT
[Symbol]	(PUBLIC) 1/2" HMAAC OVER 4" ROAD BASE
[Symbol]	(TODOT) 2" OF HOT MIX TREATMENT (TODOT ITEM NO. 340 TYPE C HMAAC
[Symbol]	(TODOT) 2" OF HOT MIX TREATMENT (TODOT ITEM NO. 340 TYPE C HMAAC OVER 8" OF HOT MIX BASE (TODOT ITEM NO. 340 TYPE B HMAAC OVER 8" LIME TREATED SUBGRADE COMPACTED TO 95% DENSITY
[Symbol]	(CITY) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EW PER GEOTECHNICAL REPORT
[Symbol]	(TODOT) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EW PER GEOTECHNICAL REPORT
[Symbol]	TURF, COLOR A
[Symbol]	TURF, COLOR B
[Symbol]	PLANTING AREA RE: LANDSCAPE

PAVING LEGEND (EXISTING)

[Symbol]	CONCRETE CURB
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF CONCRETE
[Symbol]	FENCE
[Symbol]	PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PO FOR NS USES (2002-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,762 S.F. OR 79.54 AC.
BUILDING AREA (FLOOR AREA)	153,187 S.F.
PROPOSED FIRST FLOOR	41,078 S.F.
PROPOSED SECOND FLOOR	184,206 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,187 S.F.
LOT COVERAGE	0.051
FLOOR AREA RATIO	153,187 S.F./3,464,762 S.F. = 4.42%
TOTAL IMPERVIOUS AREA	816,045.31 S.F. OR 18.73 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	293 SPACES
PARKING PROVIDED	300 SPACES
9.0x10.0'	290 SPACES
9.0x20.0'	2ES

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

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

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

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

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

CORGAN
CORGAN
Dallas, TX 75202
T. 214.748.2000

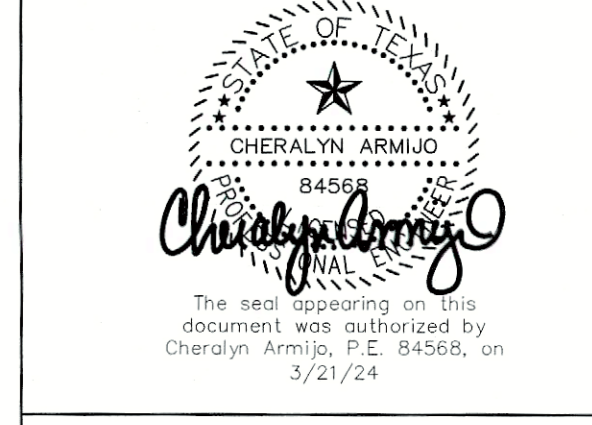
ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

GLENN ENGINEERING
TEXAS REGISTRATION # P-309 HUB # 170357919300
PHONE (972) 717-5151 FAX (972) 717-5176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



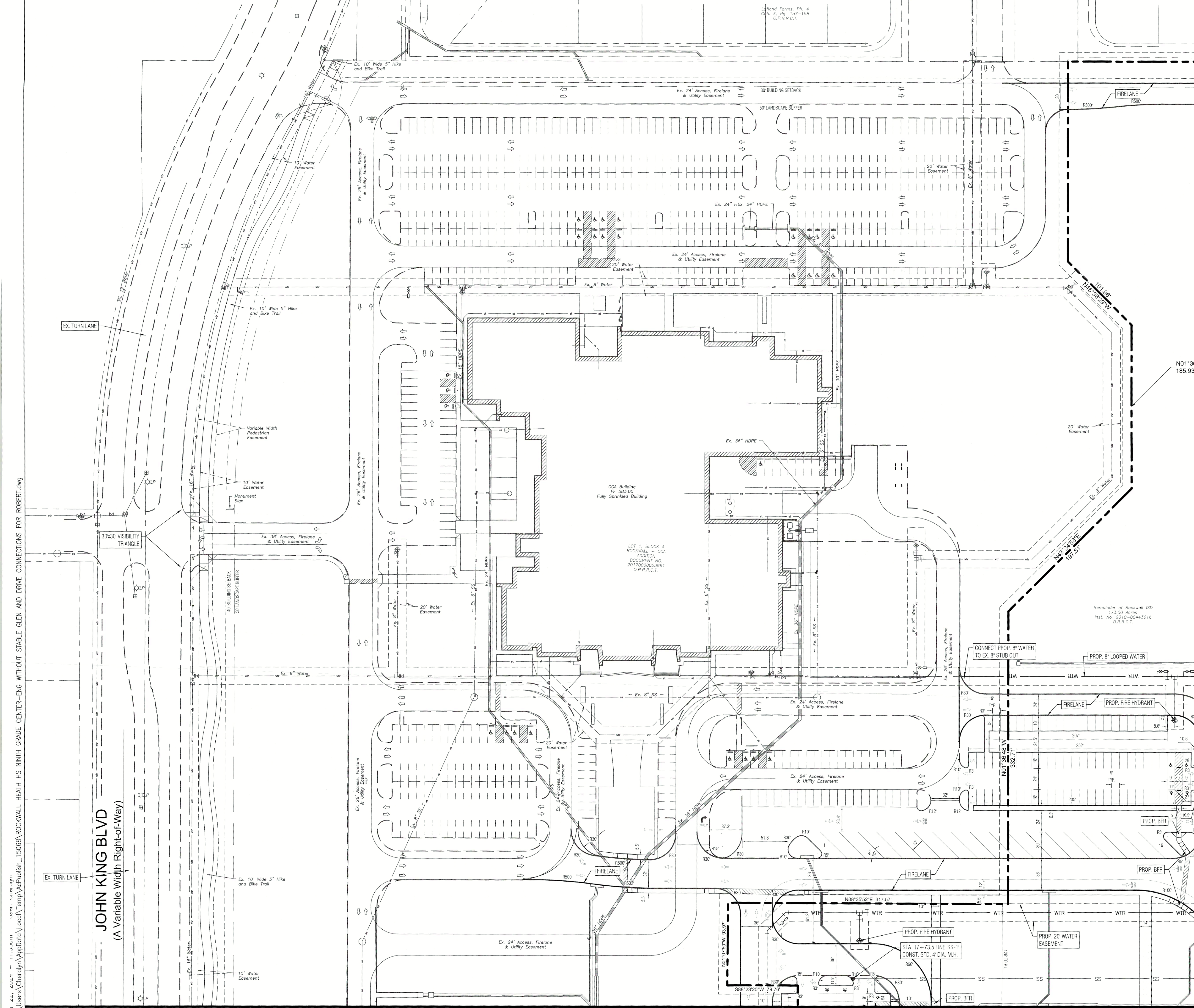
NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

OVERALL SITE PLAN

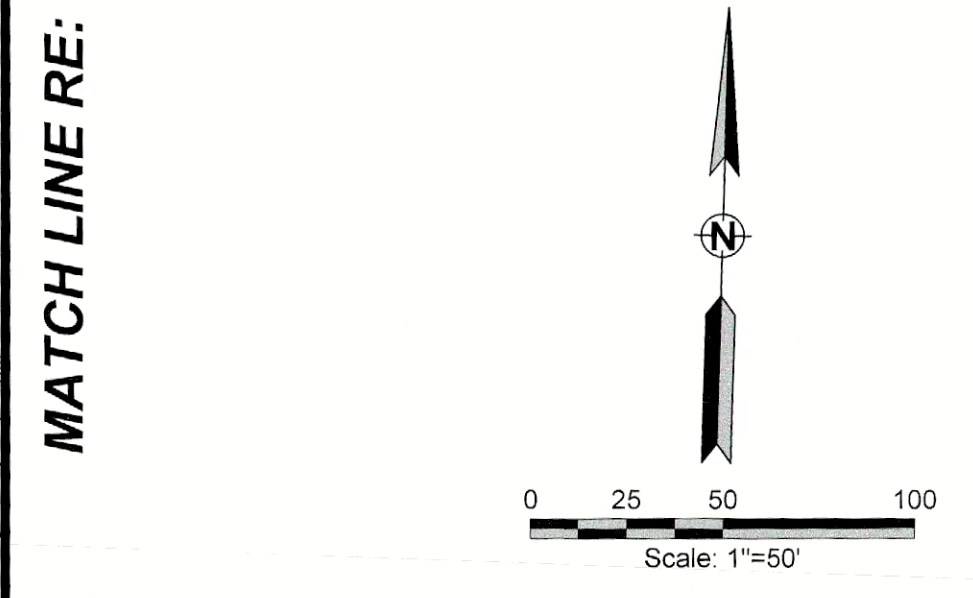
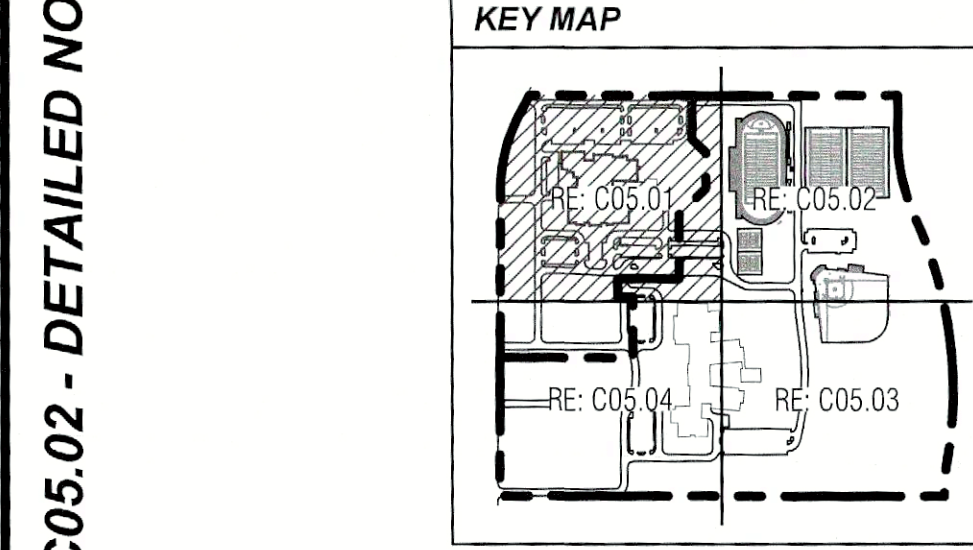
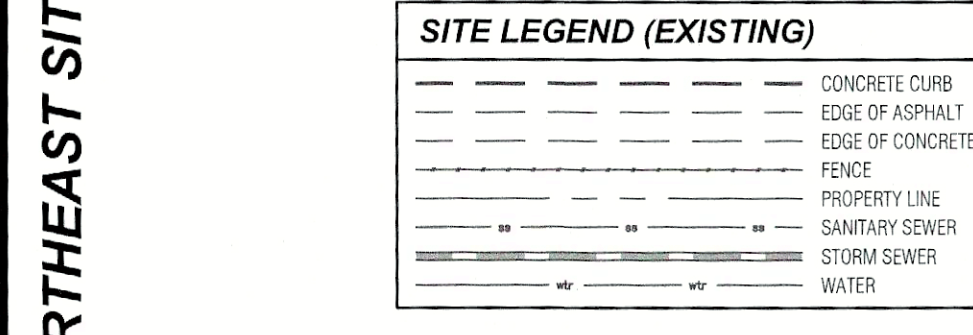
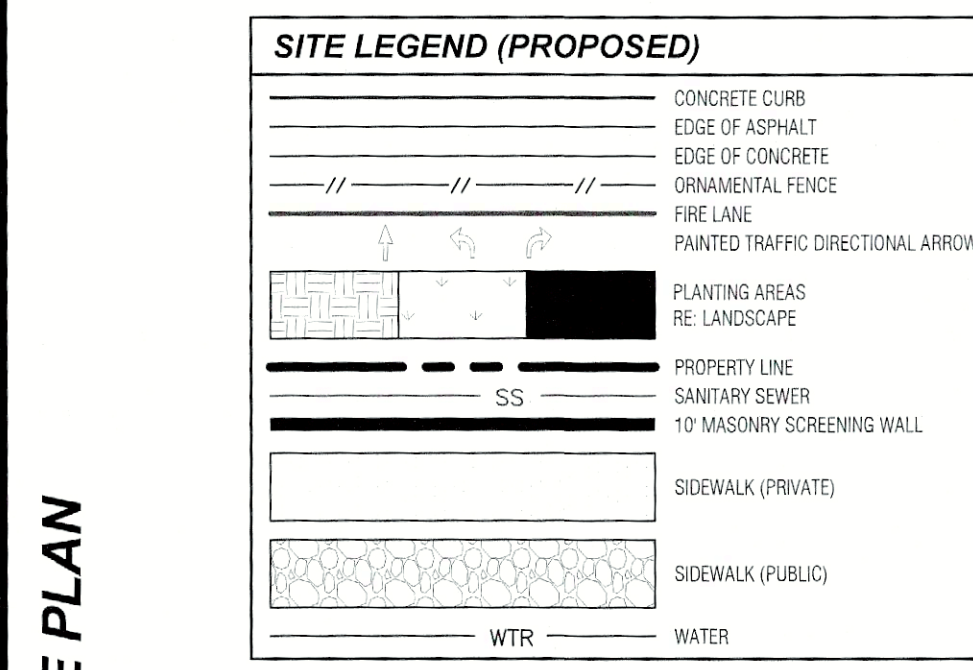
JOB DATE SHEET
21572.0000
3/21/24

C05.00

CITY OF ROCKWALL CASE NO.



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES. THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 2' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

Robert Hansen
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
SUITE 300
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

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

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
CONTACT: CHERALYN M. ARMILIO

CITY OF ROCKWALL CASE NO. SP2022-018
CITY OF ROCKWALL CASE NO.

CORGAN
CORGAN
Dallas, TX 75202
T. 214.748.2000

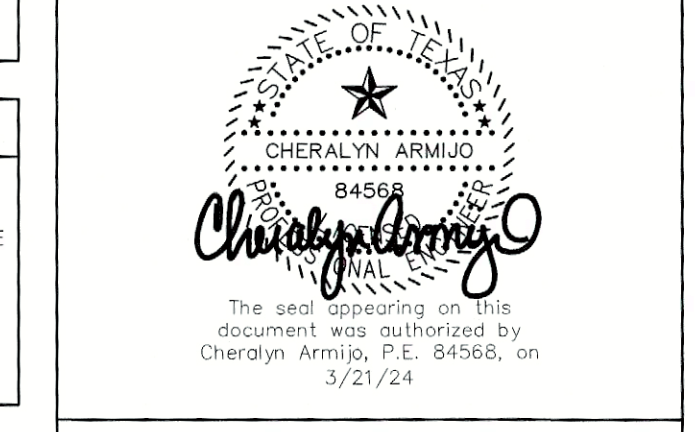
ISSUES

NO.	DATE	ISSUE FOR CONSTRUCTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	RFI #	DESCRIPTION
1	7/13/2023	RFI #062	
2	8/3/2023	PCR #032	
3	09/15/2023	PCR #037 SOUTH	

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 175287183000
PHONE #972.717.5151 FAX #972.717.5176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

C05.01

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

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

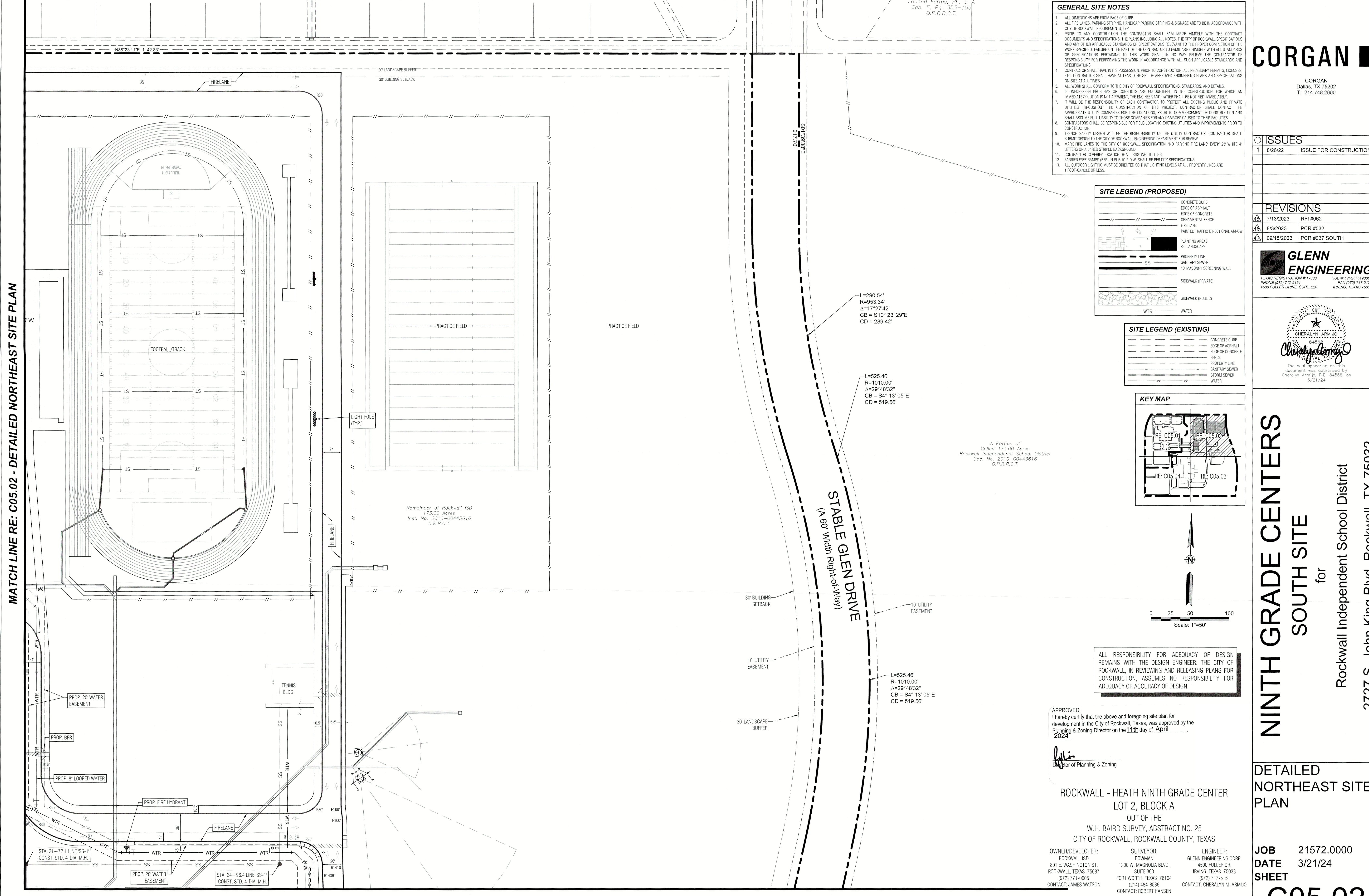
MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

C:\Users\Cherilyn.Armijo\AppData\Local\Temp\AcPublish_150688\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG-WITHOUT STABLE GLEN AND DRIVE CONNECTIONS FOR ROBERT.dwg

JOHN KING BLVD
(A Variable Width Right-of-Way)

CCA Building
Fully Sprinkled Building

Remainder of Rockwall ISD
173.00 Acres
Inst. No. 2010-00443616
O.P.R.R.C.T.



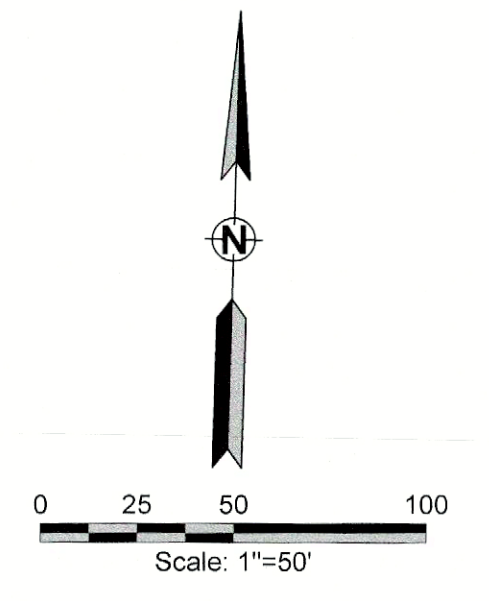
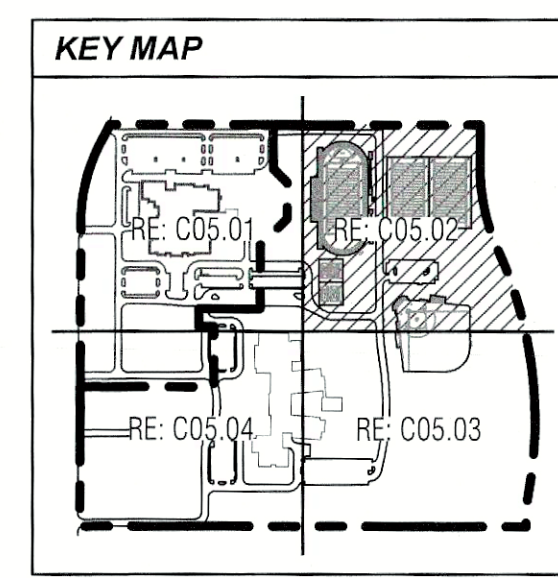
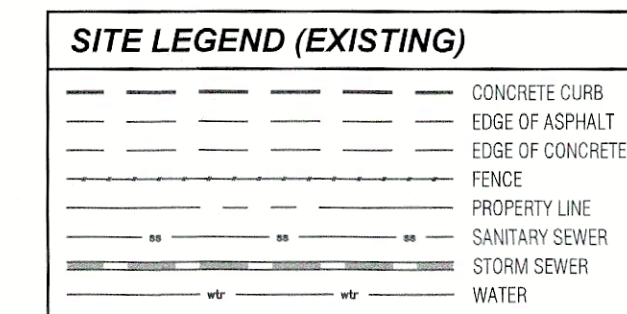
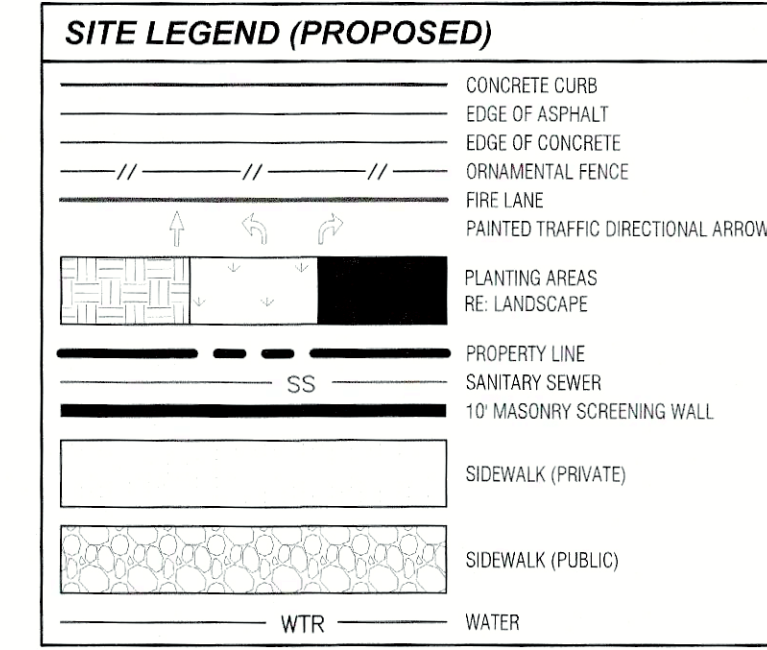
MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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

Lofland Farms, Ph. 5-A
 Gab. E, Pg. 353-355
 O.P.R.R.C.T.

- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNPRESSED PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 20' WHITE 4" LETTERS ON A RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT CANDLE OR LESS.



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

APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
 Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
 1200 W. MAGNOLIA BLVD.
 SUITE 300
 FORT WORTH, TEXAS 76104
 (972) 711-0605
 CONTACT: ROBERT HANSEN

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

CORGAN
 CORGAN
 Dallas, TX 75202
 T: 214.748.2000

ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

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

Cheryl M. Armijo
 84568
 The seal appearing on this document was authorized by Cheryl M. Armijo, P.E. 84568, on 3/21/24.

NINTH GRADE CENTERS SOUTH SITE
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHEAST SITE PLAN

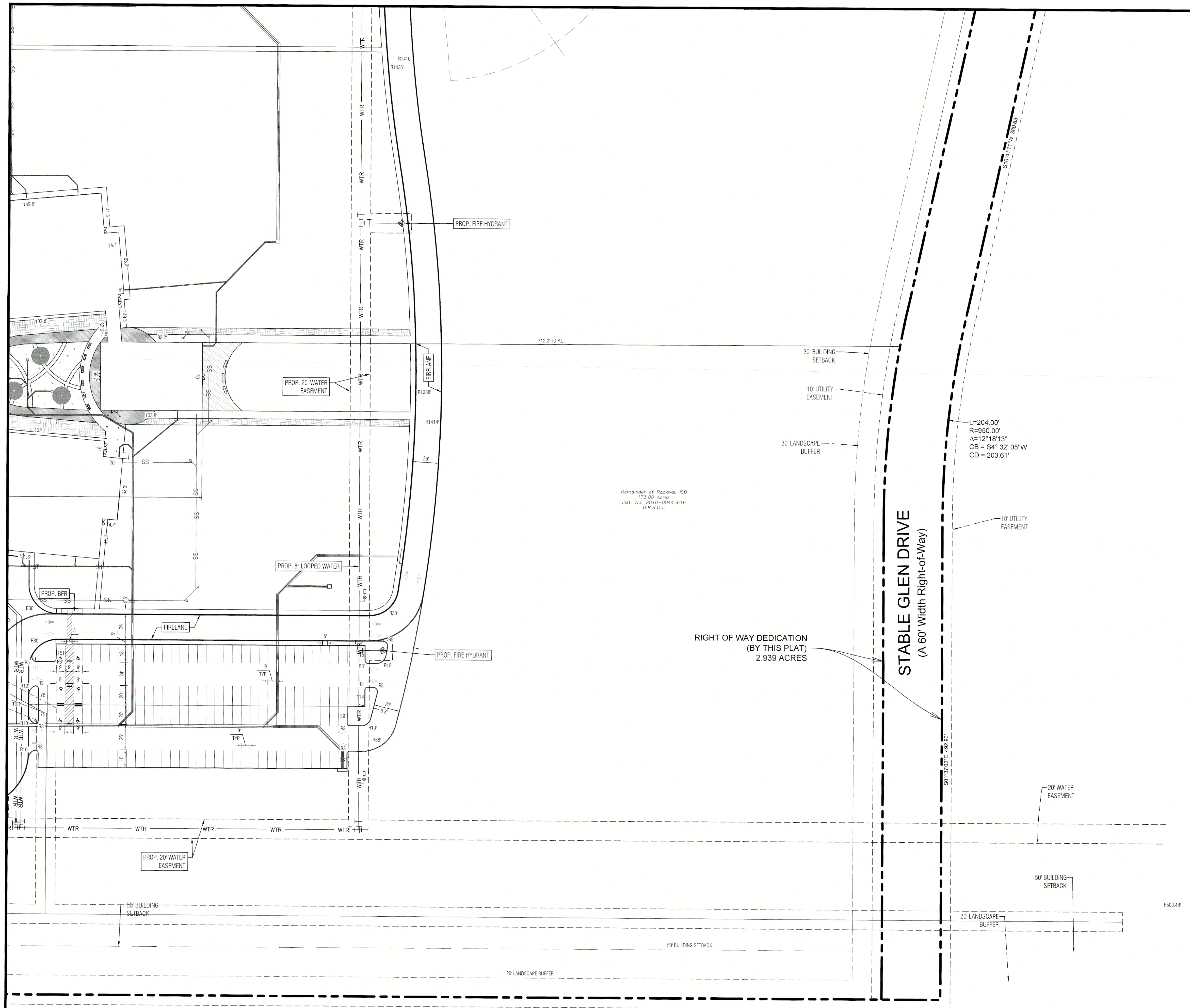
JOB DATE SHEET
 21572.0000
 3/21/24

C05.02

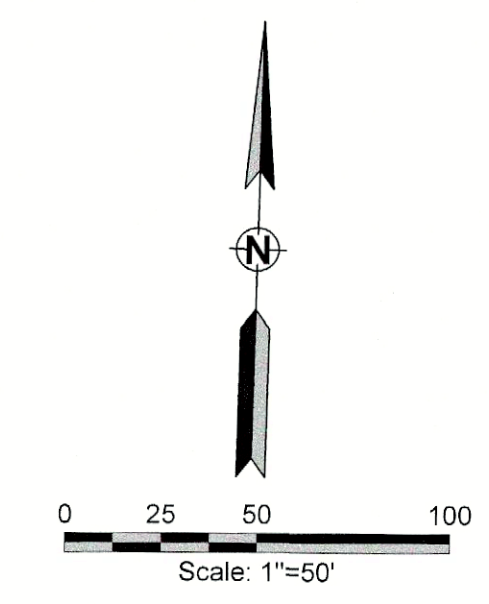
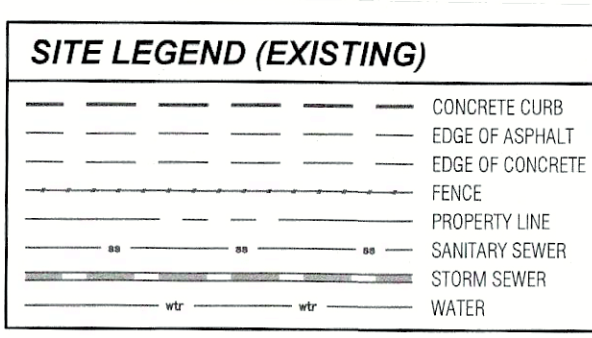
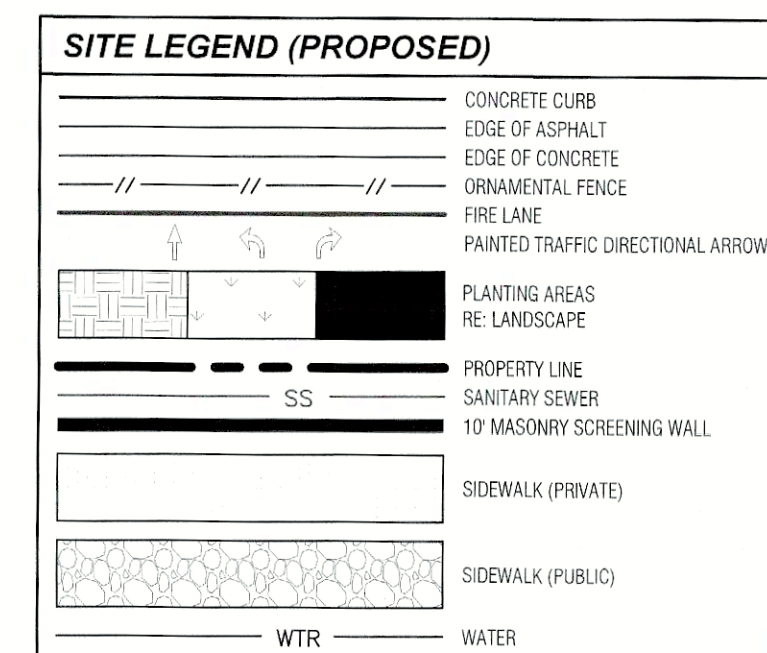
CITY OF ROCKWALL CASE NO.

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

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMP (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

SURVEYOR:
BOWMAN
1200 W MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8886
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-6151
CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO.

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

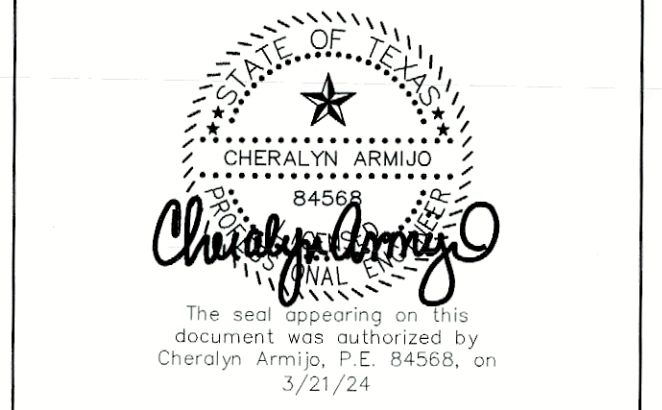
ISSUES

NO.	DATE	DESCRIPTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
7/13/2023	RFI #062	
8/3/2023	PCR #032	
09/15/2023	PCR #037 SOUTH	

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1752375193300
PHONE (972) 717-6151 FAX (972) 717-6178
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHEAST SITE PLAN

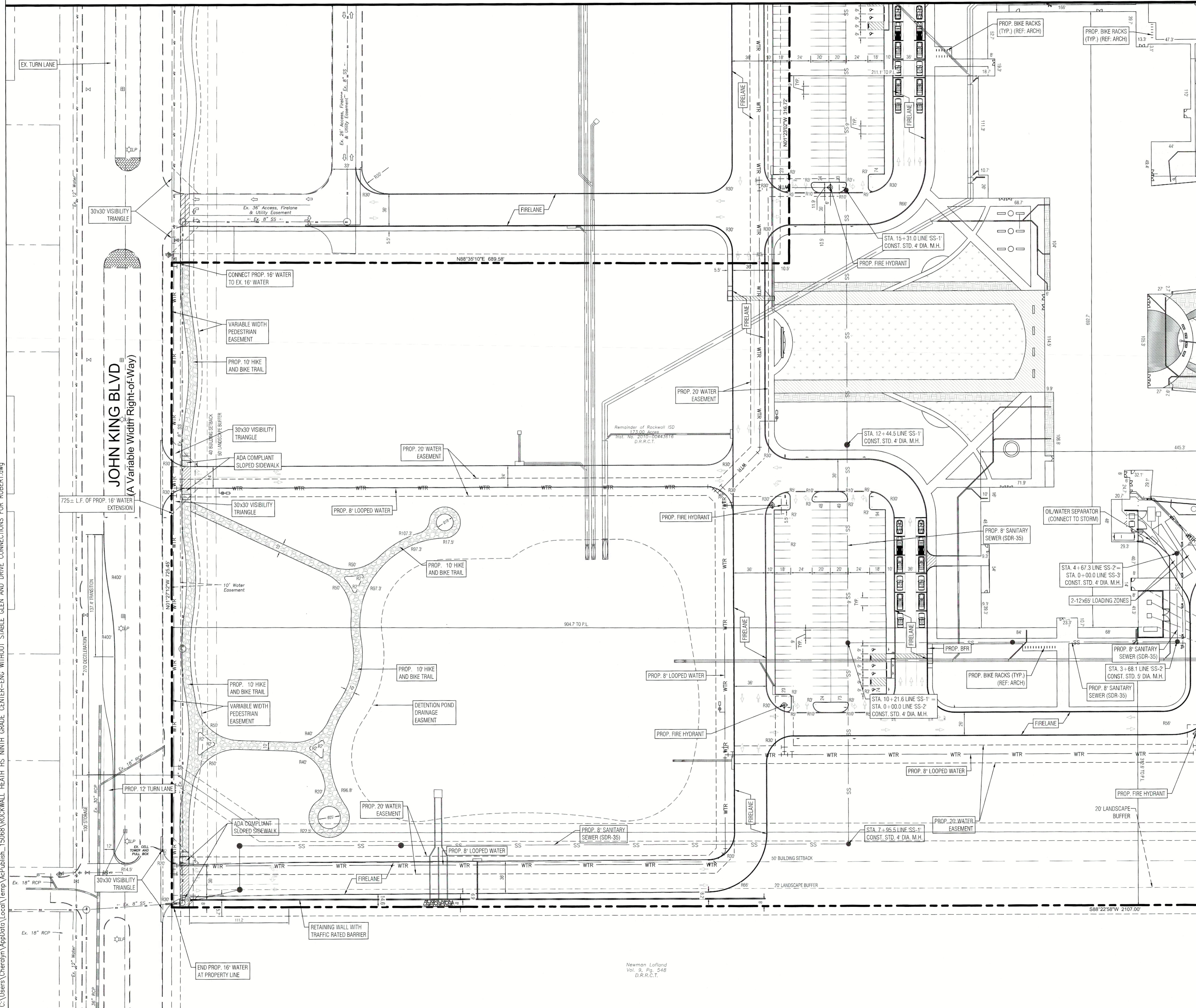
JOB DATE SHEET
21572.0000
3/21/24

C05.03

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

C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_15068\Rockwall_Health_HS_Ninth_Grade_Center-Eng_Without_Stable_Glen_And_Drive_Connections_For_Robert.dwg

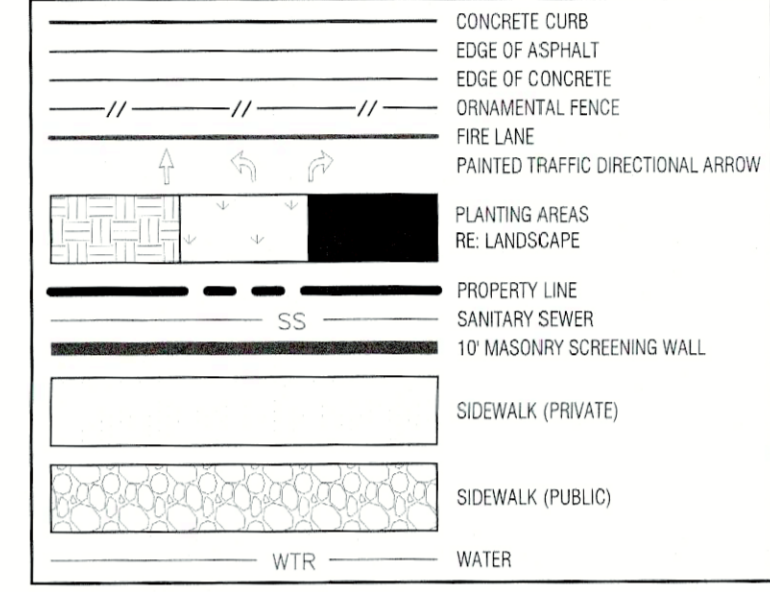
MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



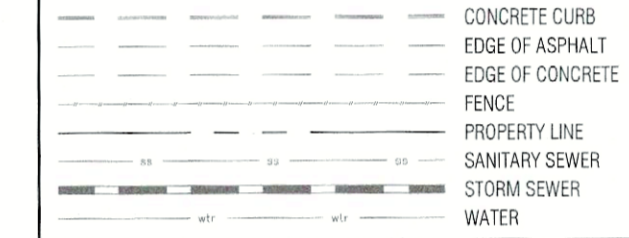
GENERAL SITE NOTES

1. ALL DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIP, HANDICAP PARKING STRIP AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
8. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
9. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
10. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
11. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

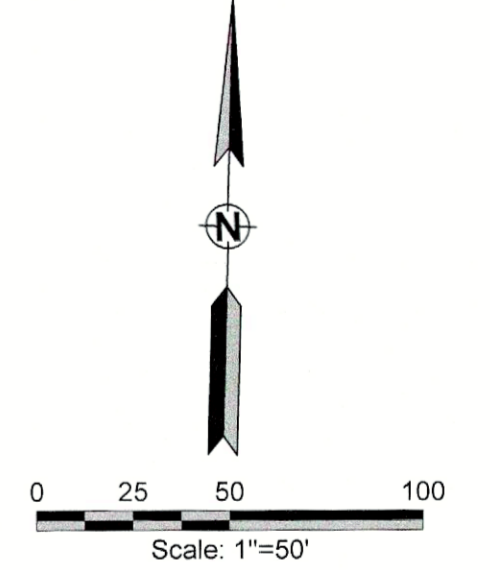
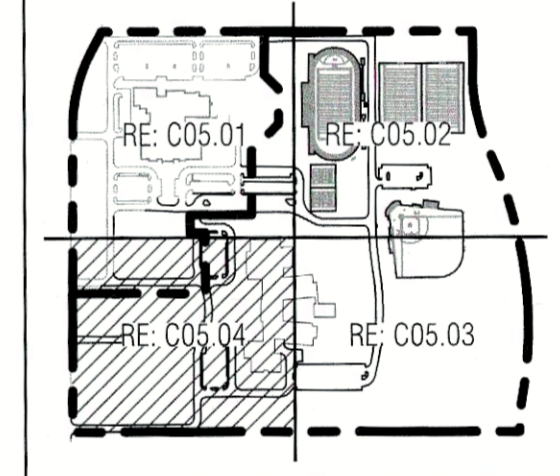
SITE LEGEND (PROPOSED)



SITE LEGEND (EXISTING)



KEY MAP



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

APPROVED: I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

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

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

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

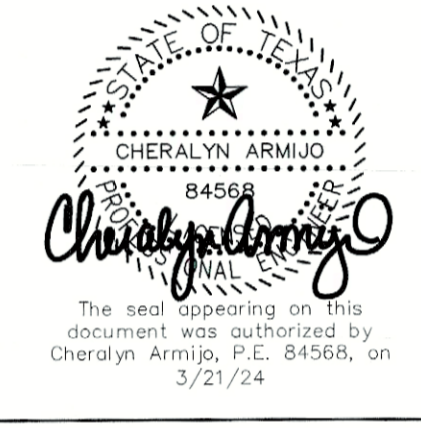
ISSUES

NO.	DATE	ISSUE FOR CONSTRUCTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	RFI #	DESCRIPTION
1	7/13/2023	RFI #062	
2	8/3/2023	PCR #032	
3	09/15/2023	PCR #037 SOUTH	

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 1752875193300
PHONE (972) 717-5151 FAX (972) 717-2178
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

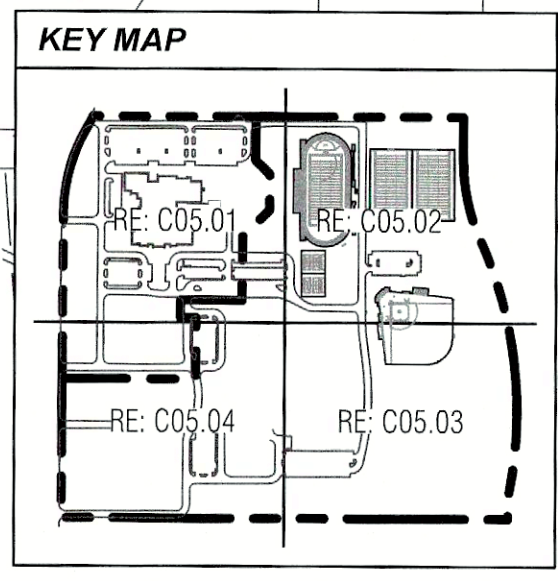
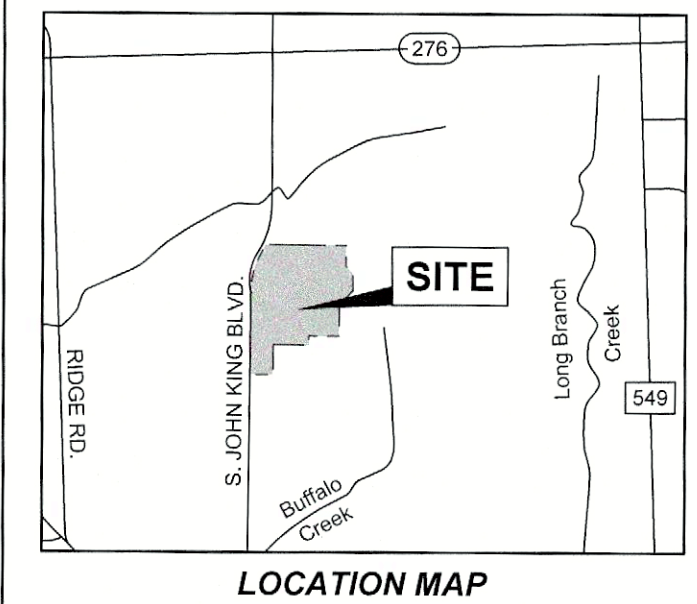
C05.04

CITY OF ROCKWALL CASE NO.:

C:\Users\Cheralyn\AppData\Local\Temp\McPublish\150668\ROCKWALL_HEATH_HS_NINTH_GRADE_CENTER-ENG-WITHOUT_STABLE_GLEN_AND_DRIVE_CONNECTIONS_FOR_ROBERT.dwg

Newman Leland
Vol. 9, Pg. 548
D.R.R.C.T.

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



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SECURED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMP(S) (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDAL OR LESS.

PAVING LEGEND (PROPOSED)

CONCRETE CURB
EDGE OF ASPHALT
EDGE OF CONCRETE
ORNAMENTAL FENCE
PROPERTY LINE
(PRIVATE) 4" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8 SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY
RE: GEOTECHNICAL REPORT
(PRIVATE) 4" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8 SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY
PER GEOTECHNICAL REPORT
(PUBLIC) 8" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE, 6/8 SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY
PER GEOTECHNICAL REPORT
(PUBLIC) 10" REINFORCED CONCRETE PAVEMENT 4,200 P.S.I. CONCRETE, 7/8 SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY
PER GEOTECHNICAL REPORT
(PRIVATE) 4" 3000 PSI 5.5 SACK REINF. CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A
PER GEOTECHNICAL REPORT
(PRIVATE) 4" 3000 PSI 5.5 SACK REINF. CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B
PER GEOTECHNICAL REPORT
(PUBLIC) 1 1/2" HMAAC OVER 4" ROAD BASE
(TODOT) 2" OF HOT MIX TREATMENT TADOT ITEM NO. 340 TYPE C HMAAC
(TODOT) 2" OF HOT MIX TREATMENT TADOT ITEM NO. 340 TYPE C HMAAC OVER 8" OF HOT MIX BASE TADOT ITEM NO. 340 TYPE B HMAAC OVER B-LINE TREATED SUBGRADE COMPACTED TO 95% DENSITY
(CITY) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EW PER GEOTECHNICAL REPORT
(TODOT) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 16" CENTERS EW PER GEOTECHNICAL REPORT
TURF, COLOR A
TURF, COLOR B
PLANTING AREA
RE: LANDSCAPE

PAVING LEGEND (EXISTING)

CONCRETE CURB
EDGE OF ASPHALT
EDGE OF CONCRETE
FENCE
PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR NS USES (Z2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,787 S.F. OR 79.54 AC.
BUILDING AREA (FIRST FLOOR)	153,187 S.F.
PROPOSED SECOND FLOOR	41,019 S.F.
TOTAL BUILDING AREA	194,206 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,187 S.F.
LOT COVERAGE	153,187 S.F. / 3,464,782 S.F. = 4.42%
FLOOR AREA RATIO	0.051
TOTAL IMPERVIOUS AREA	916,245 S.F. OR 18.13 AC.
BUILDING HEIGHT	13'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	300 SPACES
PARKING SURFACE	209 SPACES
	93 SPACES
	ES

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

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

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

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

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

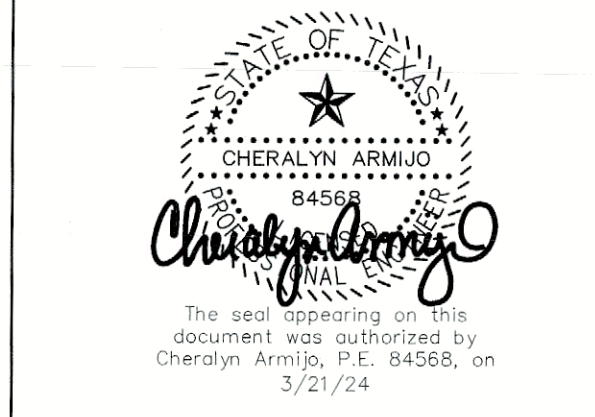
ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

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



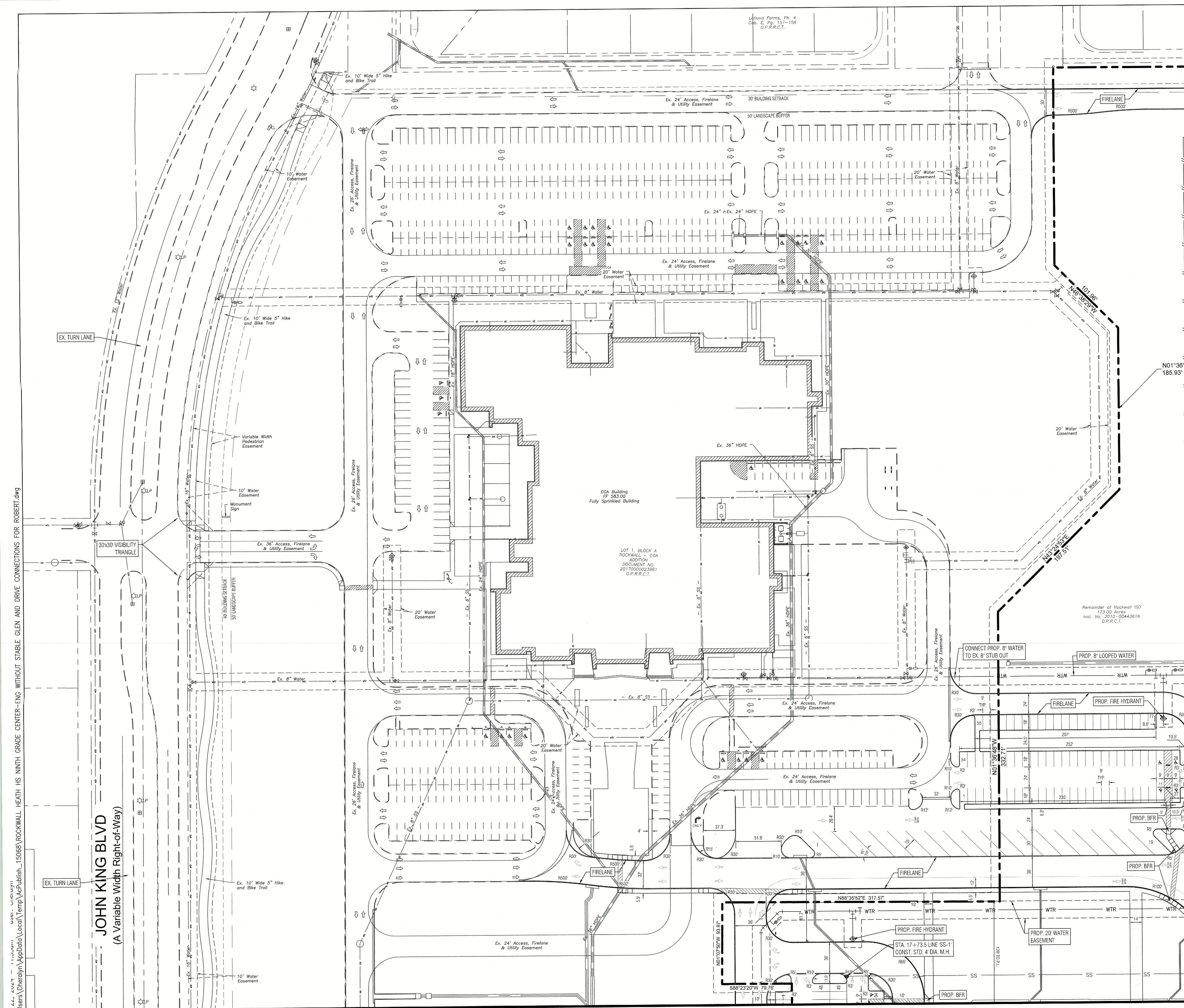
NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

OVERALL SITE PLAN

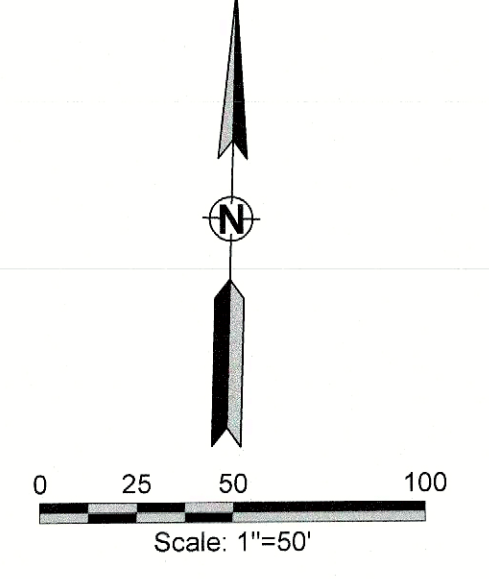
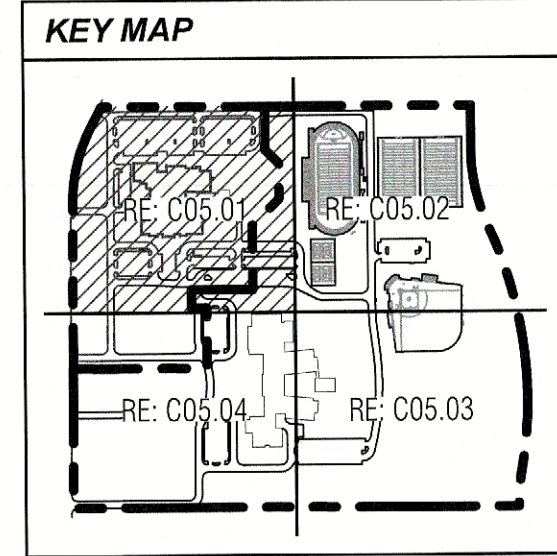
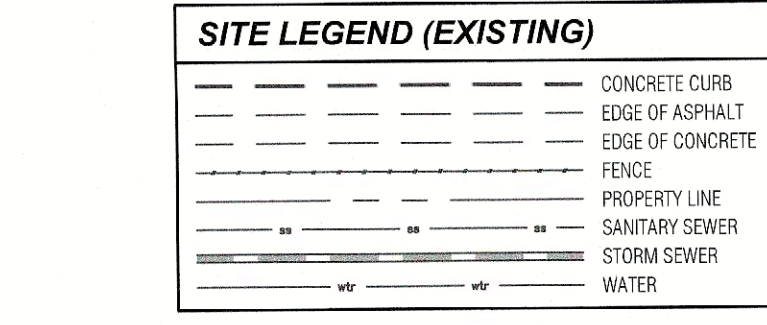
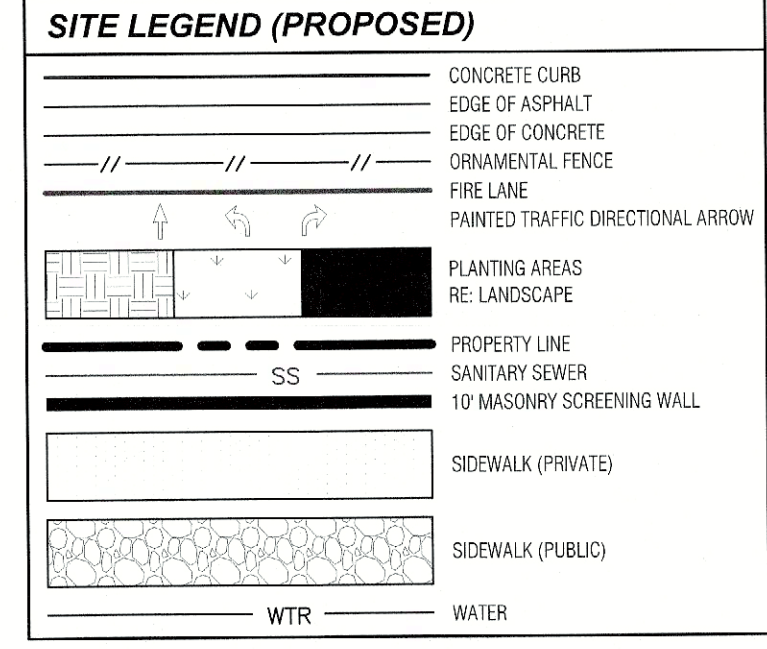
JOB 21572.0000
DATE 3/21/24
SHEET

C05.00

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



- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THESE COMPANIES FOR ANY DAMAGES CAUSED BY THEIR FACILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE: EVERY 28' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND."
 10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 11. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 12. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT CANDLE OR LESS.



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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8866
CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. SP2022-018
CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

NO.	DATE	DESCRIPTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/2023	RFI #062
2	8/3/2023	PCR #032
3	09/15/2023	PCR #037 SOUTH

GLENN ENGINEERING

TEXAS REGISTRATION # F-303 HUB # 1752579193300
PHONE (972) 717-5151 FAX (972) 717-5176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



NINTH GRADE CENTERS
SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

C05.01

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

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

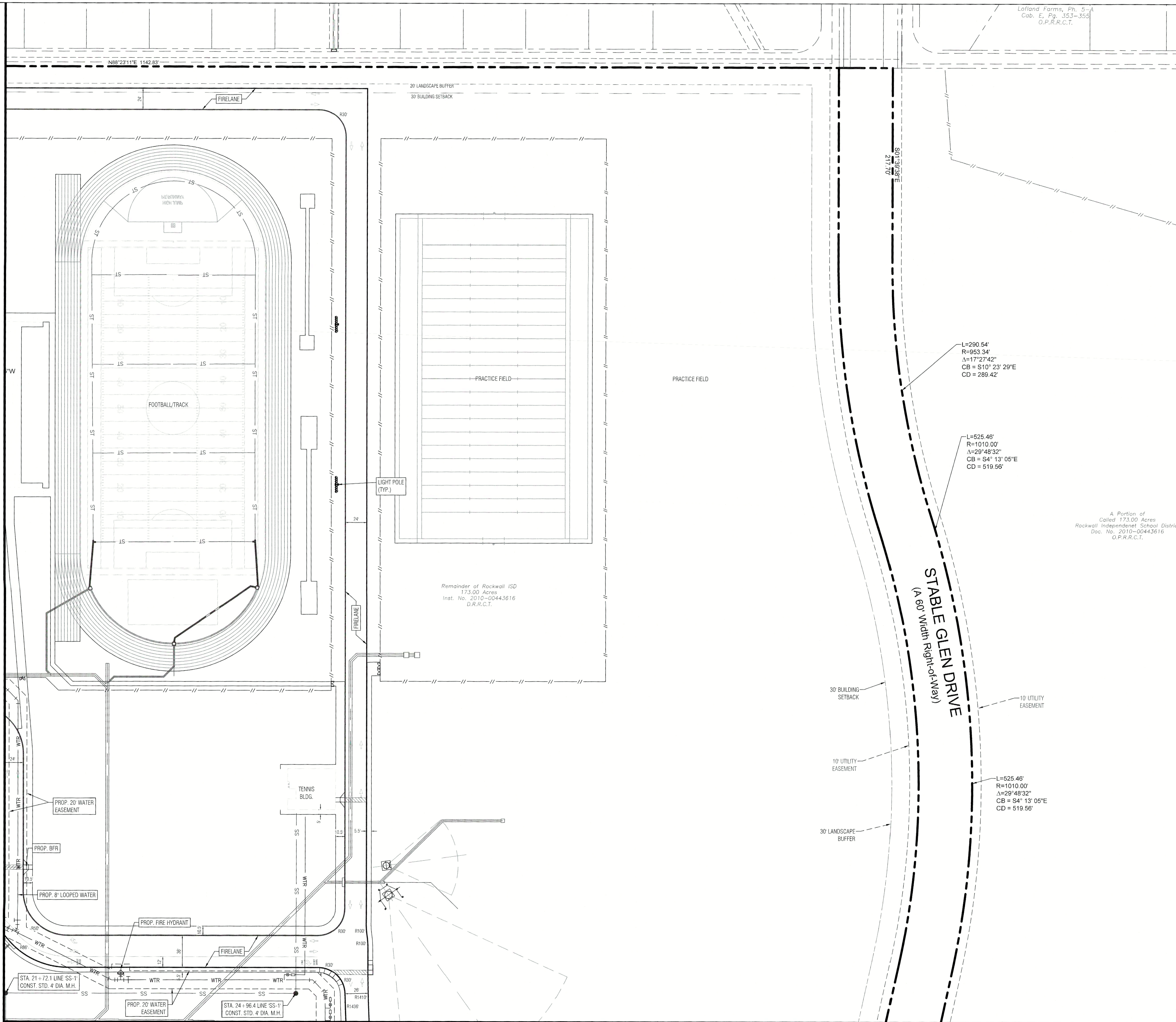
MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

JOHN KING BLVD
(A Variable Width Right-of-Way)

user: virevire\111000111
C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_15068\Rockwall_Heath_His_Ninth_Grade_Center-Eng_Without_Stable_Glen_and_Drive_Connections_For_Robert.dwg

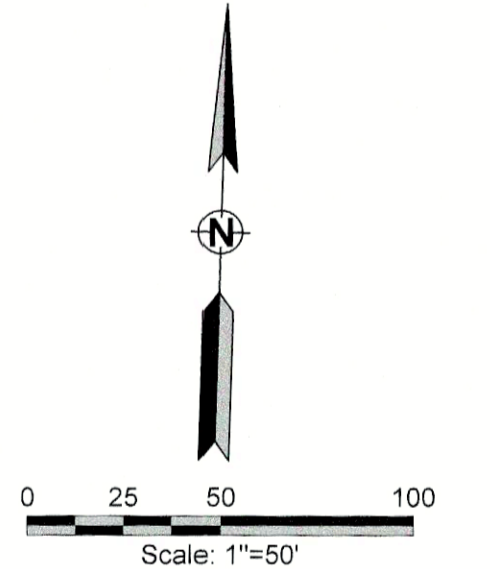
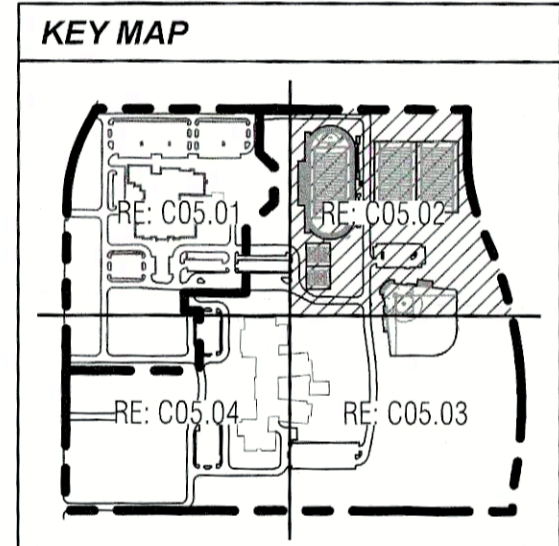
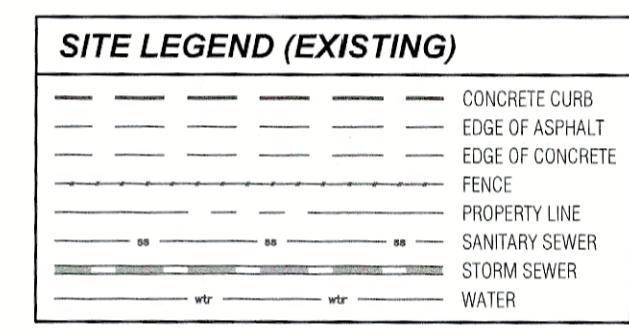
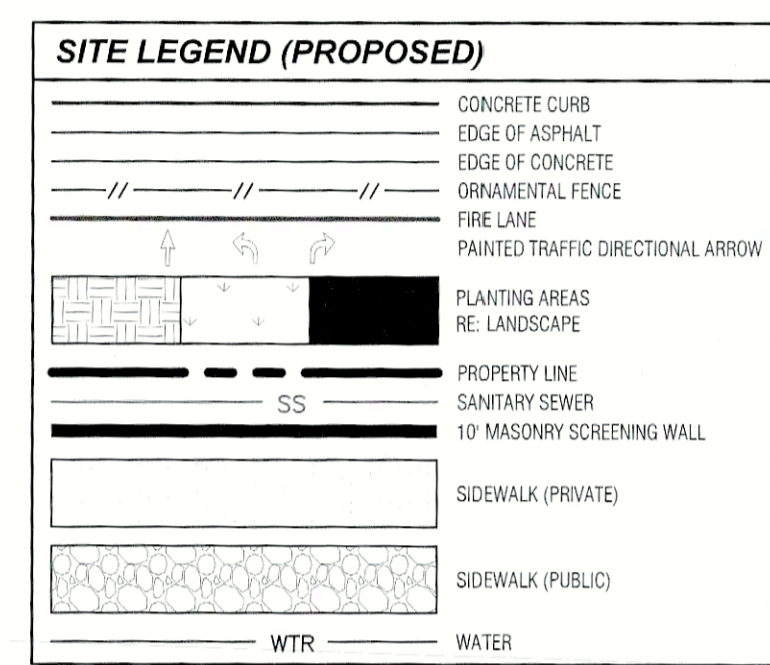
MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN



Lofland Farms, Ph. 5-A
 Cab. E, Pg. 353-355
 O.P.R.R.C.T.

- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WIDTH 4" LETTERS ON A RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
 Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

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

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN
 Dallas, TX 75202
 T: 214.748.2000

ISSUES

1	8/28/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

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



NINTH GRADE CENTERS SOUTH SITE
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHEAST SITE PLAN

JOB 21572.0000
 DATE 3/21/24
 SHEET

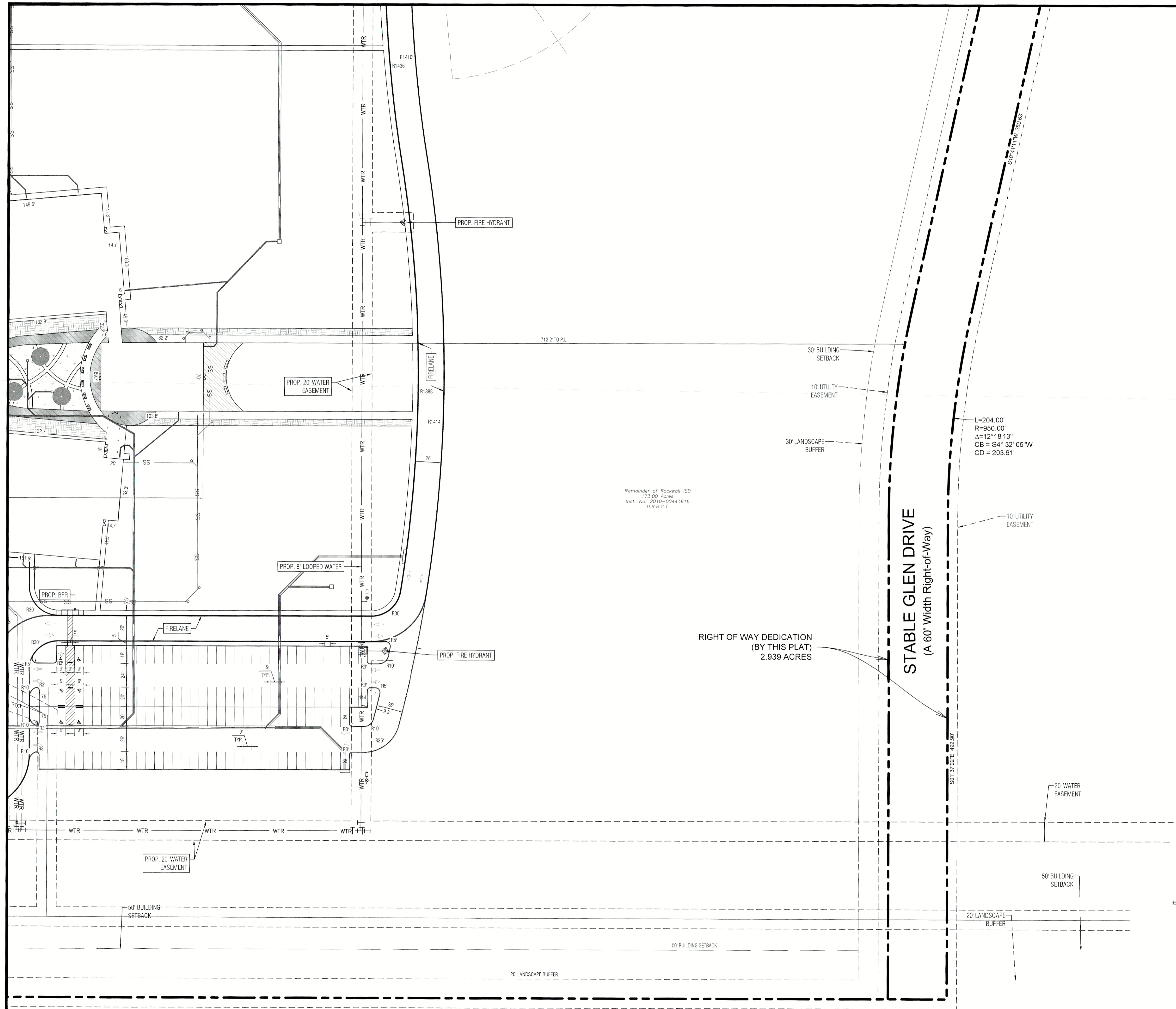
C05.02

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

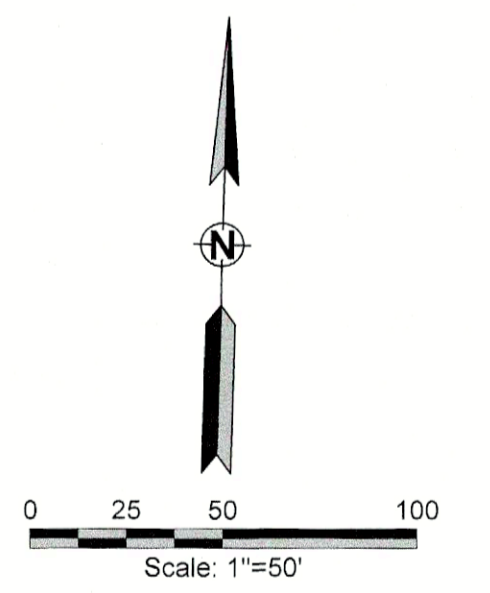
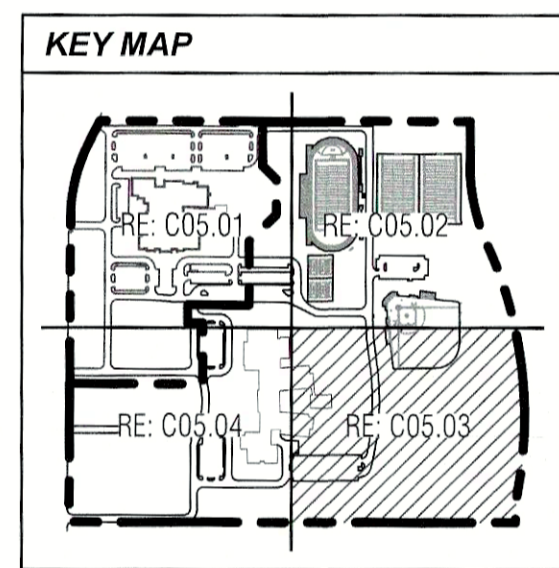
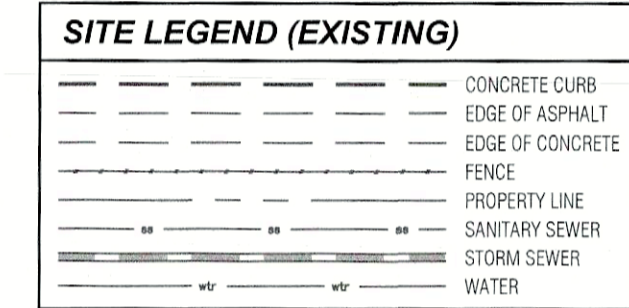
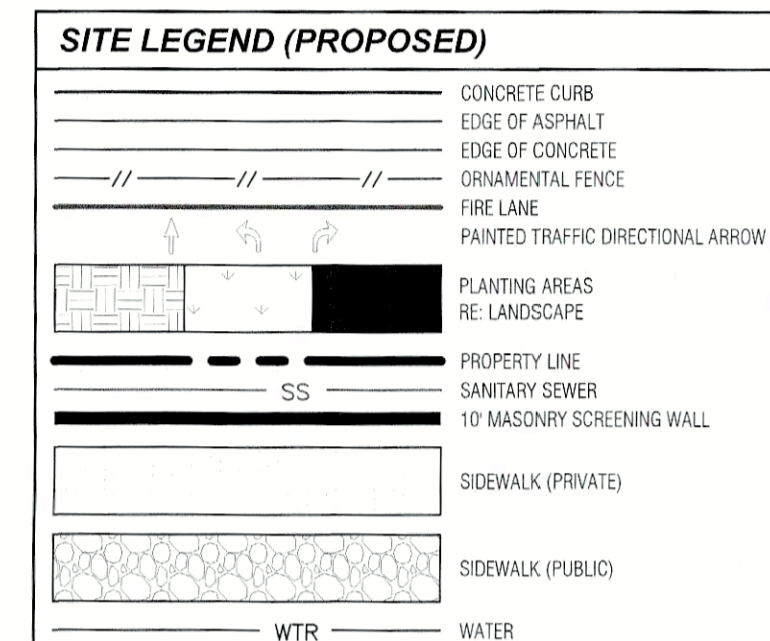
MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS TYP.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIERS/FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT CANDLE OR LESS.



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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

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

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

GLENN ENGINEERING
TEXAS REGISTRATION # P-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220

HUB # 175257193300
FAX (972) 717-2176
IRVING, TEXAS 75038

STATE OF TEXAS
CHERYL M. ARMJUD
84566
The seal appearing on this document was authorized by Cheryl M. Armjud, P.E. 84566, on 3/21/24.

NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

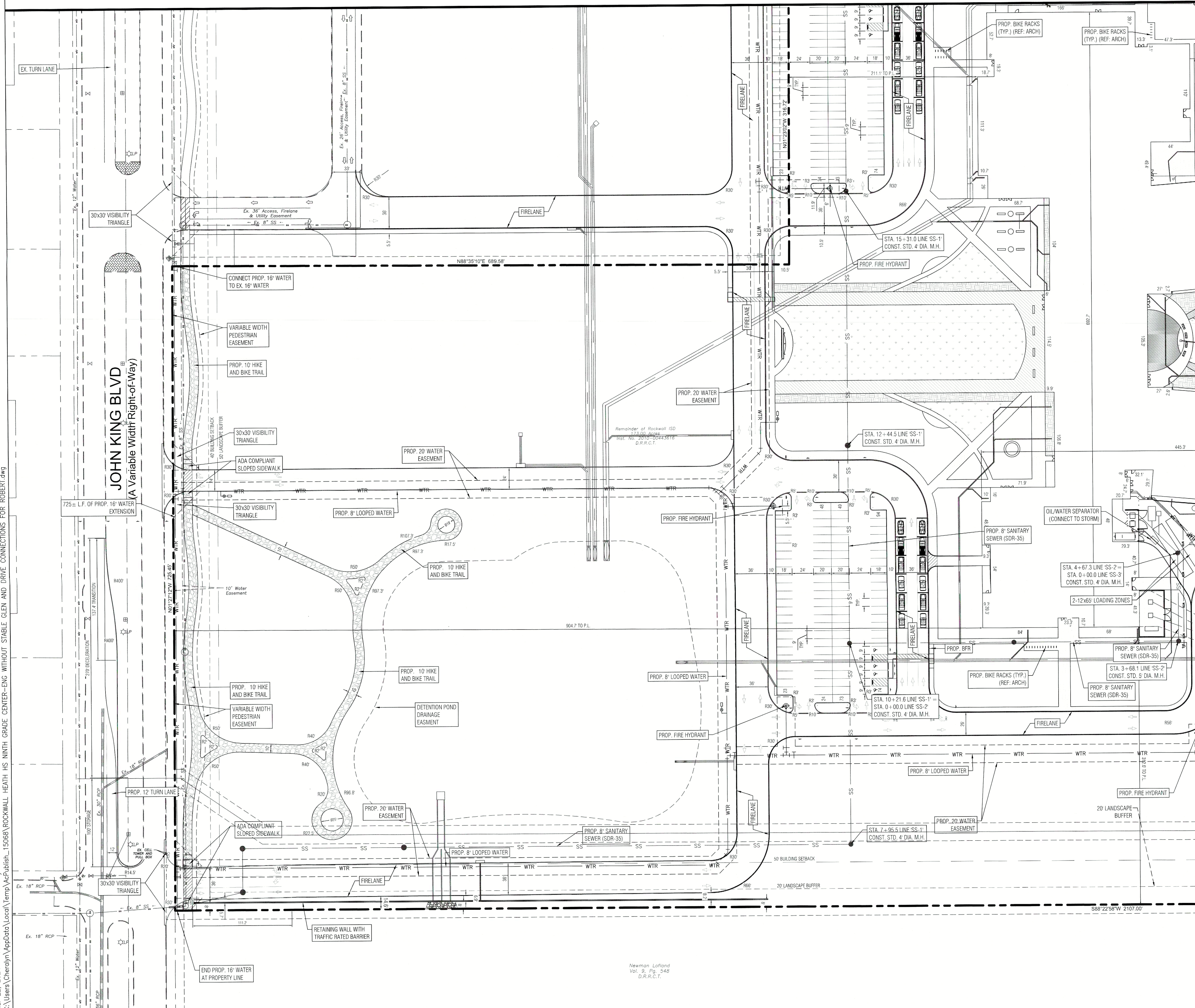
C05.03

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

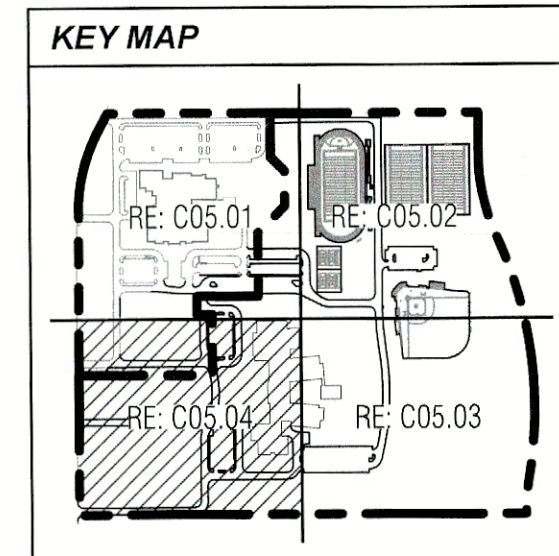
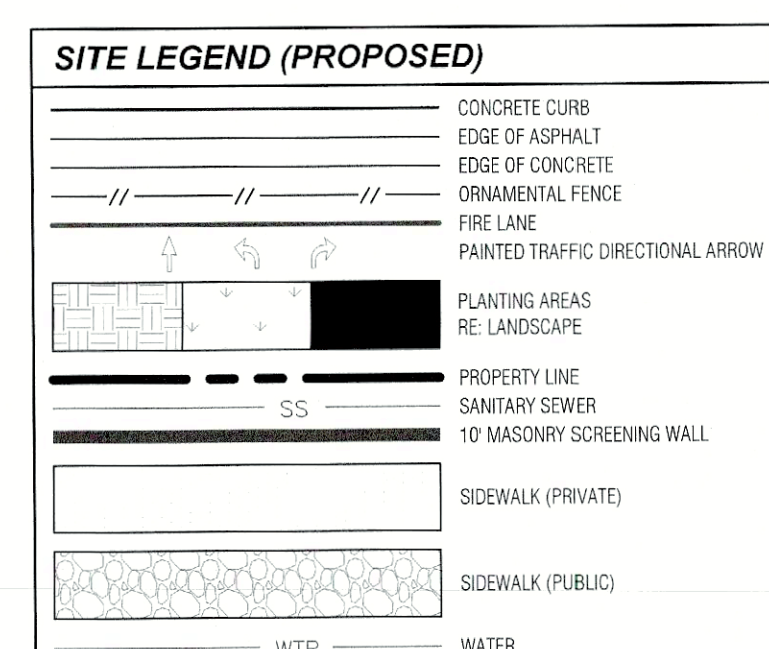
Newman Lotland
Vol. 9, Pg. 548
D.R.R.C.T.

CITY OF ROCKWALL CASE NO.

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



- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL CASE NO.:



ISSUES

NO.	DATE	ISSUE FOR CONSTRUCTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	7/13/2023	RFI #062
2	8/3/2023	PCR #032
3	09/15/2023	PCR #037 SOUTH

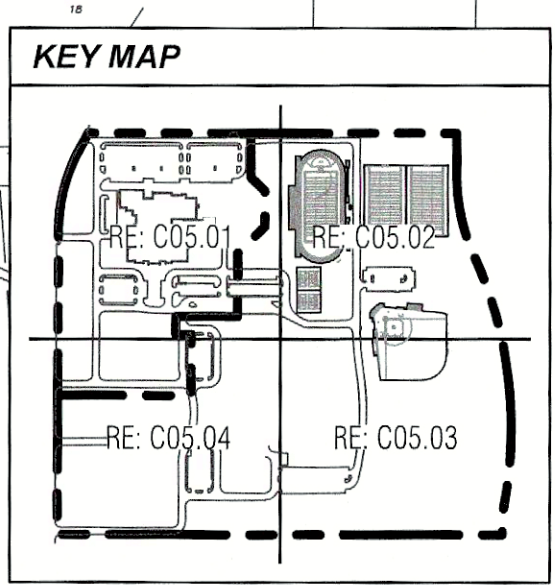
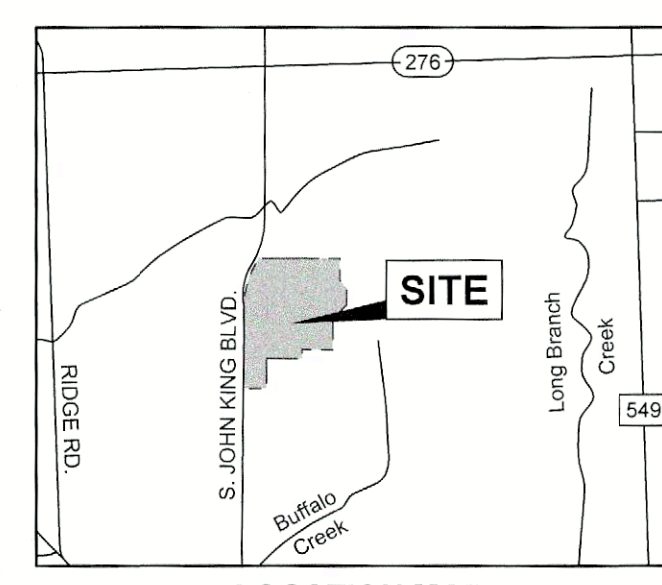
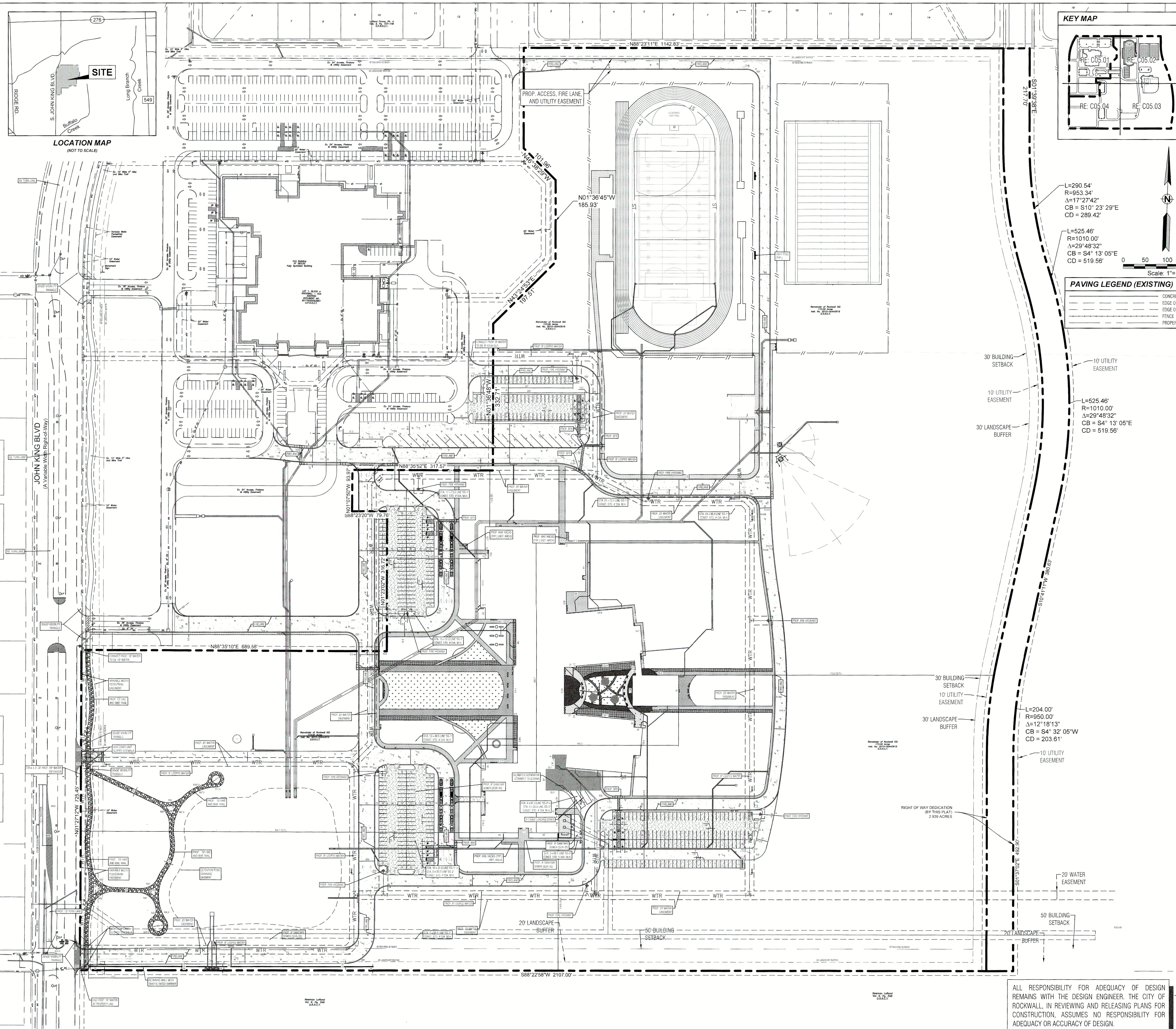


NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET C05.04

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



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, 'NO PARKING FIRE LANE' EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMP (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT CANDLE OR LESS.

L=290.54'
R=953.34'
Δ=17°27'42"
CB = S10° 23' 29"E
CD = 289.42'

L=525.46'
R=1010.00'
Δ=29°48'32"
CB = S4° 13' 05"E
CD = 519.56'

L=525.46'
R=1010.00'
Δ=29°48'32"
CB = S4° 13' 05"E
CD = 519.56'

L=204.00'
R=950.00'
Δ=12°18'13"
CB = S4° 32' 05"W
CD = 203.61'

PAVING LEGEND (PROPOSED)

	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	ORNAMENTAL FENCE
	PROPERTY LINE
	(PRIVATE) 2" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY
	(PUBLIC) 2" REINFORCED CONCRETE PAVEMENT 3,600 P.S.I. CONCRETE 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS SW OVER COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
	(PRIVATE) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS SW PER GEOTECHNICAL REPORT
	(PUBLIC) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS SW PER GEOTECHNICAL REPORT
	(100T) 2" OF HOT MIX TREATMENT 100T ITEM NO. 340 TYPE C HMAAC
	(100T) 2" OF HOT MIX TREATMENT OVER 8" OF HOT MIX BASE 100T ITEM NO. 340 TYPE B HMAAC OVER 8" OF HOT MIX BASE 100T ITEM NO. 340 TYPE B HMAAC OVER 8" OF TREATED SUBGRADE COMPACTED TO 96% DENSITY
	(100T) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS SW PER GEOTECHNICAL REPORT
	(100T) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS SW PER GEOTECHNICAL REPORT
	TURF, COLOR A
	TURF, COLOR B
	PLANTING AREA RE. LANDSCAPE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR HS USES (2022-015)
USE	PUBLIC SCHOOL
LOT AREA	3,484,782 S.F. OR 79.54 AC.
BUILDING AREA (FLOOR AREA)	153,181 S.F.
PROPOSED FIRST FLOOR	41,019 S.F.
PROPOSED SECOND FLOOR	194,205 S.F.
TOTAL BUILDING AREA	153,181 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,181 S.F. (3,484,782 S.F. = 4.42%)
LOT COVERAGE	0.051
FLOOR AREA RATIO	816,045.31 S.F. OR 18.73 AC.
TOTAL IMPERVIOUS AREA	137,140 (2 STORIES)
BUILDING HEIGHT	137' 10" (2 STORIES)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	300 SPACES
PARKING SURFACE	18 SPACES
9'x18' D'	209 SPACES
9'x20' D'	18 SPACES
15'x30' D'	11 SPACES

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEALTH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 717-0605
CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL CASE NO.

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

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

CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

GLENN ENGINEERING
TEXAS REGISTRATION # P-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 320
IRVING, TEXAS 75038

[Signature]
The seal appearing on this document was authorized by Cheralyn Armijo, P.E. 84566, on 3/21/24

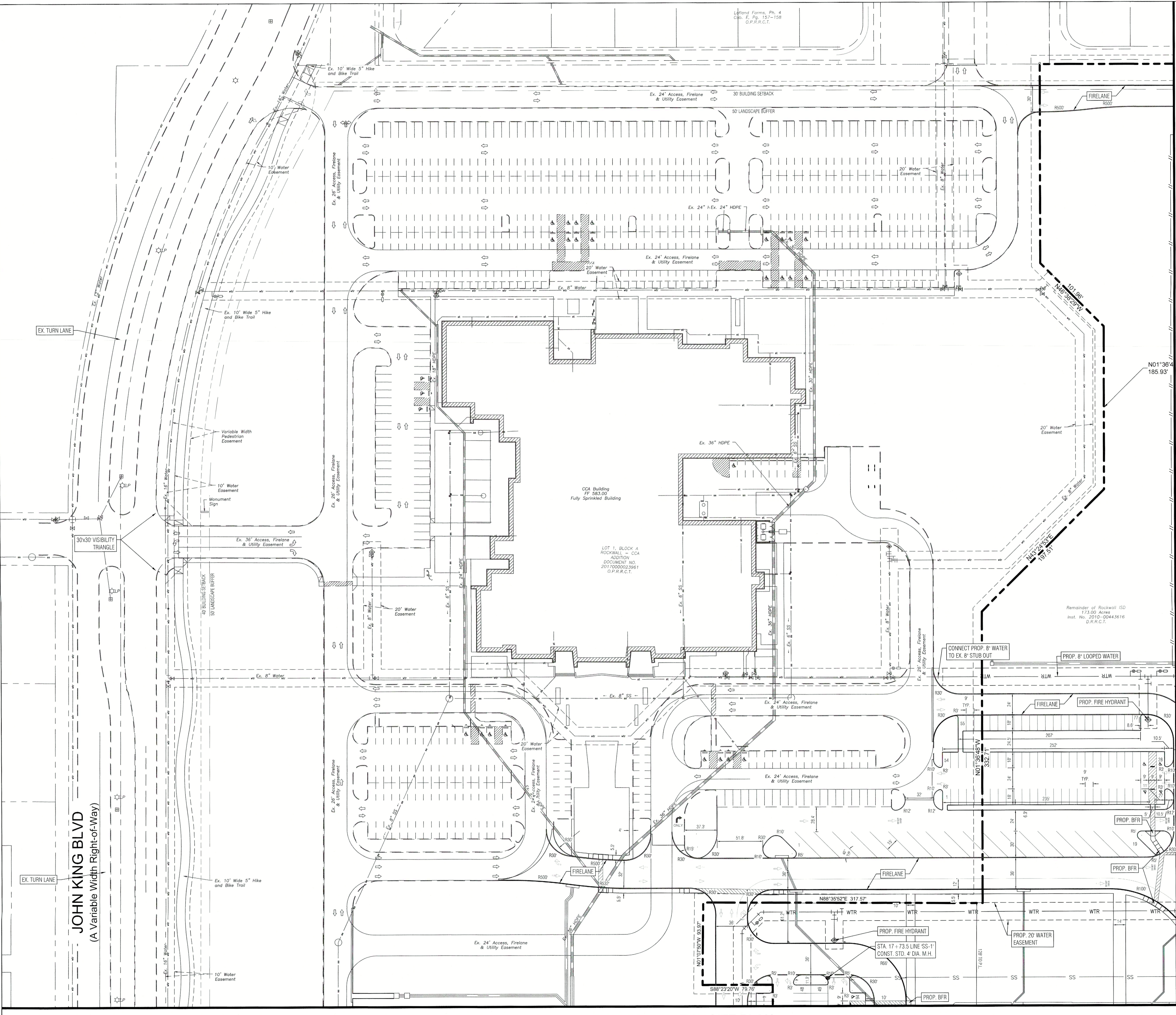
NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

OVERALL SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

C05.00

User: \\c:\users\cheryl\appdata\local\temp\acpublish_15068\rockwall_heart_hs_ninth_grade_center-eng-without-stable-glen-and-drive-connections-for-robert.dwg
 Date: 3/21/24 11:00:11 AM
 C:\Users\Cheryl\appdata\local\temp\acpublish_15068\rockwall_heart_hs_ninth_grade_center-eng-without-stable-glen-and-drive-connections-for-robert.dwg



GENERAL SITE NOTES

- ALL DIMENSIONS ARE FROM FACE OF CURB
- ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
- ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
- IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
- IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
- TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
- MARK FIRE LANES TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
- LETTERS ON A 6" RED STRIPED BACKGROUND.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- BARBER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
- ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

SITE LEGEND (PROPOSED)

- CONCRETE CURB
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- ORNAMENTAL FENCE
- FIRE LANE
- PAINTED TRAFFIC DIRECTIONAL ARROW
- PLANTING AREAS
- RE LANDSCAPE
- PROPERTY LINE
- SANITARY SEWER
- 12" MASONRY SCREENING WALL
- SIDEWALK (PRIVATE)
- SIDEWALK (PUBLIC)
- WTR
- WATER

SITE LEGEND (EXISTING)

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

KEY MAP

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

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

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

APPROVED: [Signature] Director of Planning & Zoning

I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April 2024.

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
 1200 W. MAGNOLIA BLVD.
 SUITE 300
 FORT WORTH, TEXAS 76104
 (972) 717-0605
 CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. SP2022-018
 CITY OF ROCKWALL CASE NO.

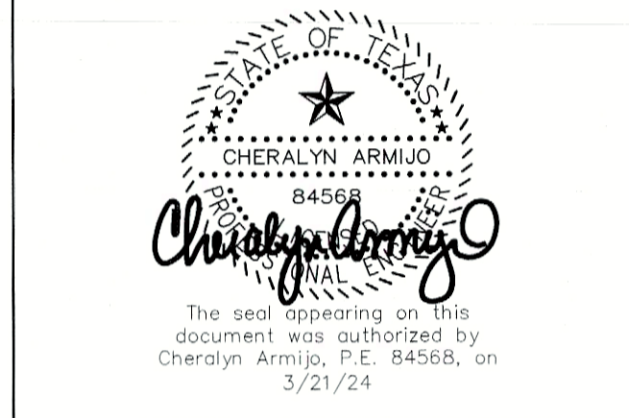


ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

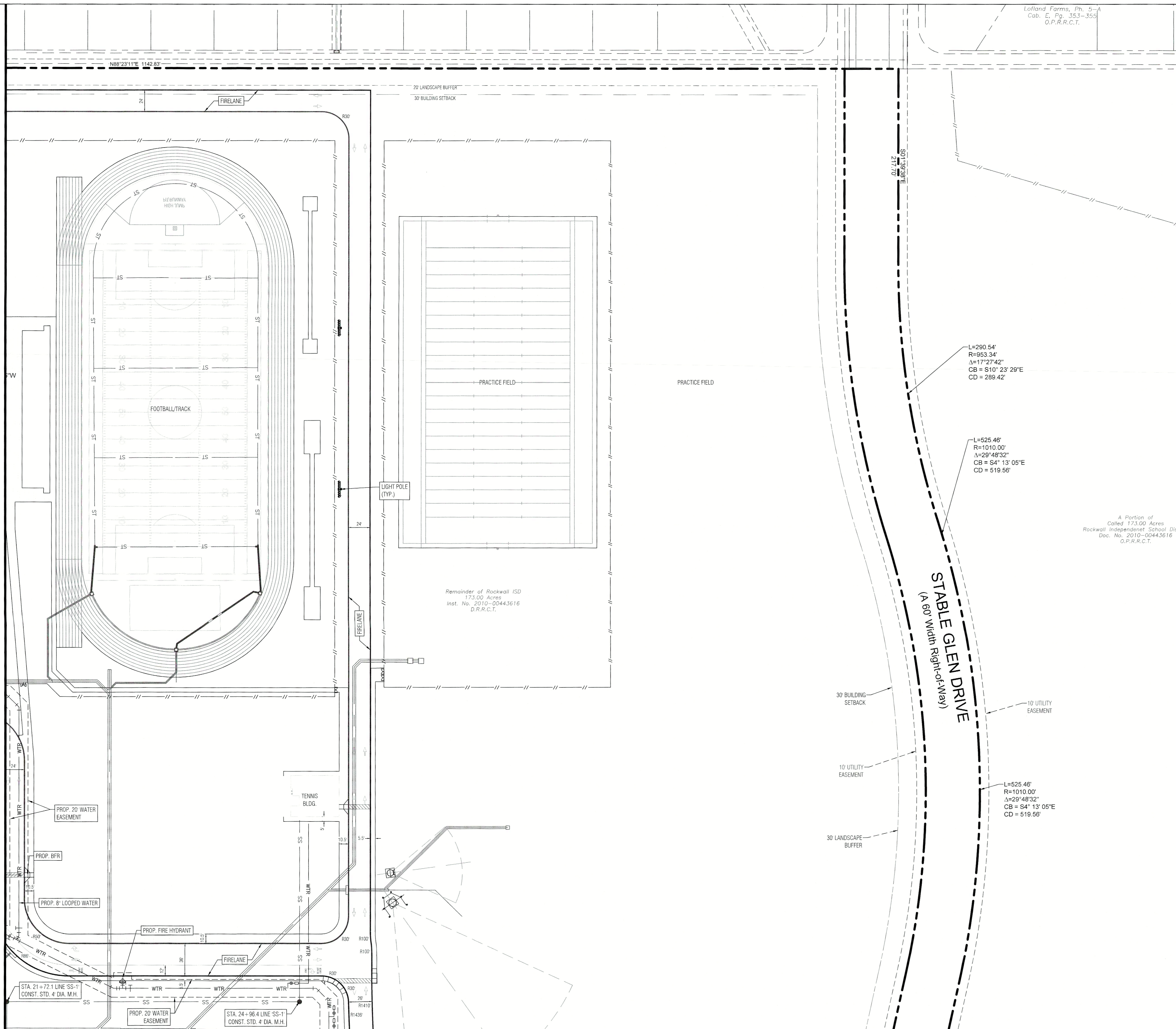


NINTH GRADE CENTERS
SOUTH SITE
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHWEST SITE PLAN

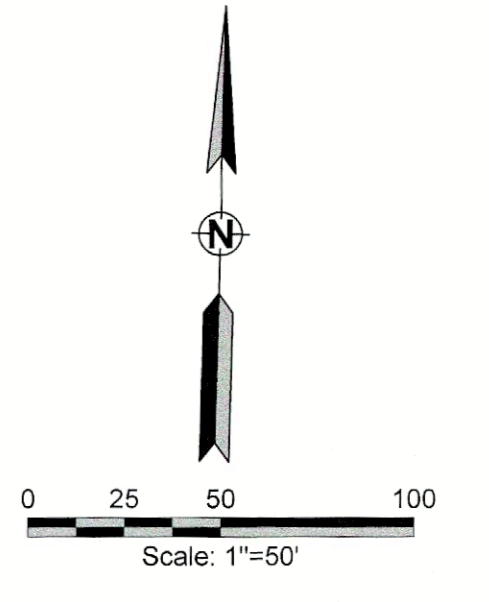
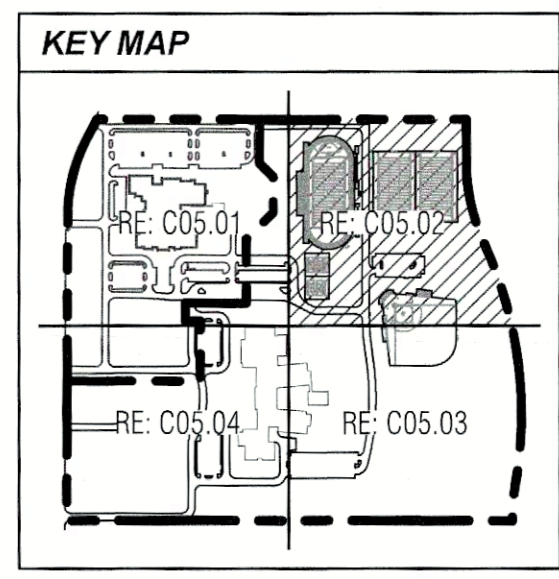
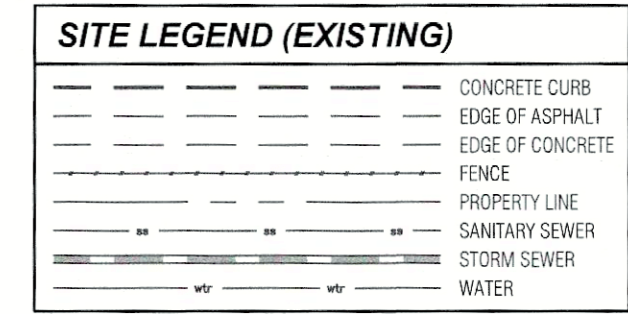
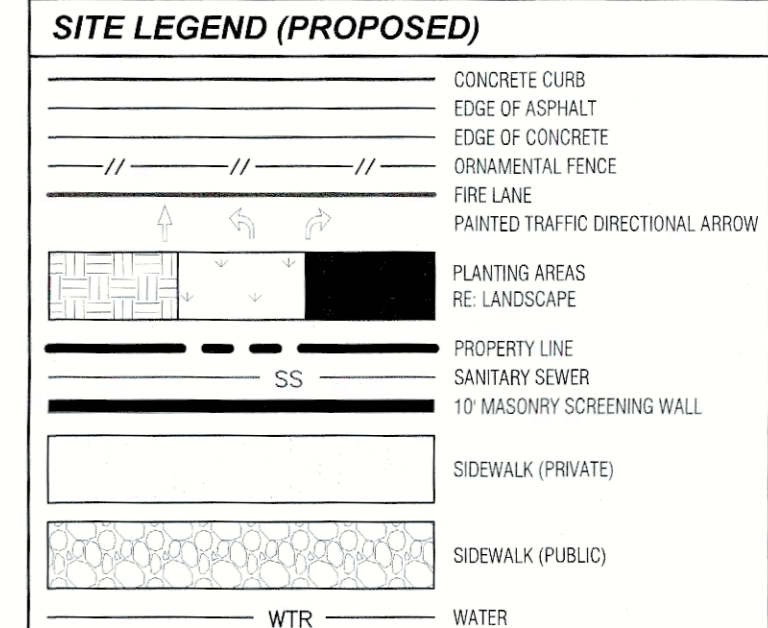
JOB 21572.0000
DATE 3/21/24
SHEET C05.01

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



Loland Farms, Ph. 5-A
 Cob. E. Pg. 353-355
 O.P.R.R.C.T.

- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WIDTH 4" LETTERS ON A RED STRIPED BACKGROUND.
 10. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 11. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 12. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
 Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
 LOT 2, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
 801 E. WASHINGTON ST.
 ROCKWALL, TEXAS 75087
 CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
 1200 W. MAGNOLIA BLVD.
 SUITE 300
 FORT WORTH, TEXAS 76104
 (972) 771-0605
 CONTACT: ROBERT HANSEN

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

CORGAN
 CORGAN
 Dallas, TX 75202
 T. 214.748.2000

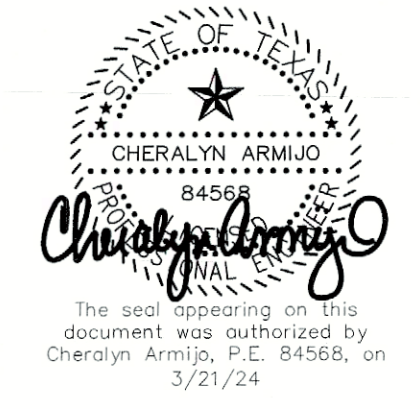
ISSUES

NO.	DATE	ISSUE FOR CONSTRUCTION
1	8/28/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	RFI #	DESCRIPTION
1	7/13/2023	RFI #062	
2	8/3/2023	PCR #032	
3	09/15/2023	PCR #037 SOUTH	

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



NINTH GRADE CENTERS SOUTH SITE
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHEAST SITE PLAN

JOB DATE SHEET
 21572.0000
 3/21/24

C05.02

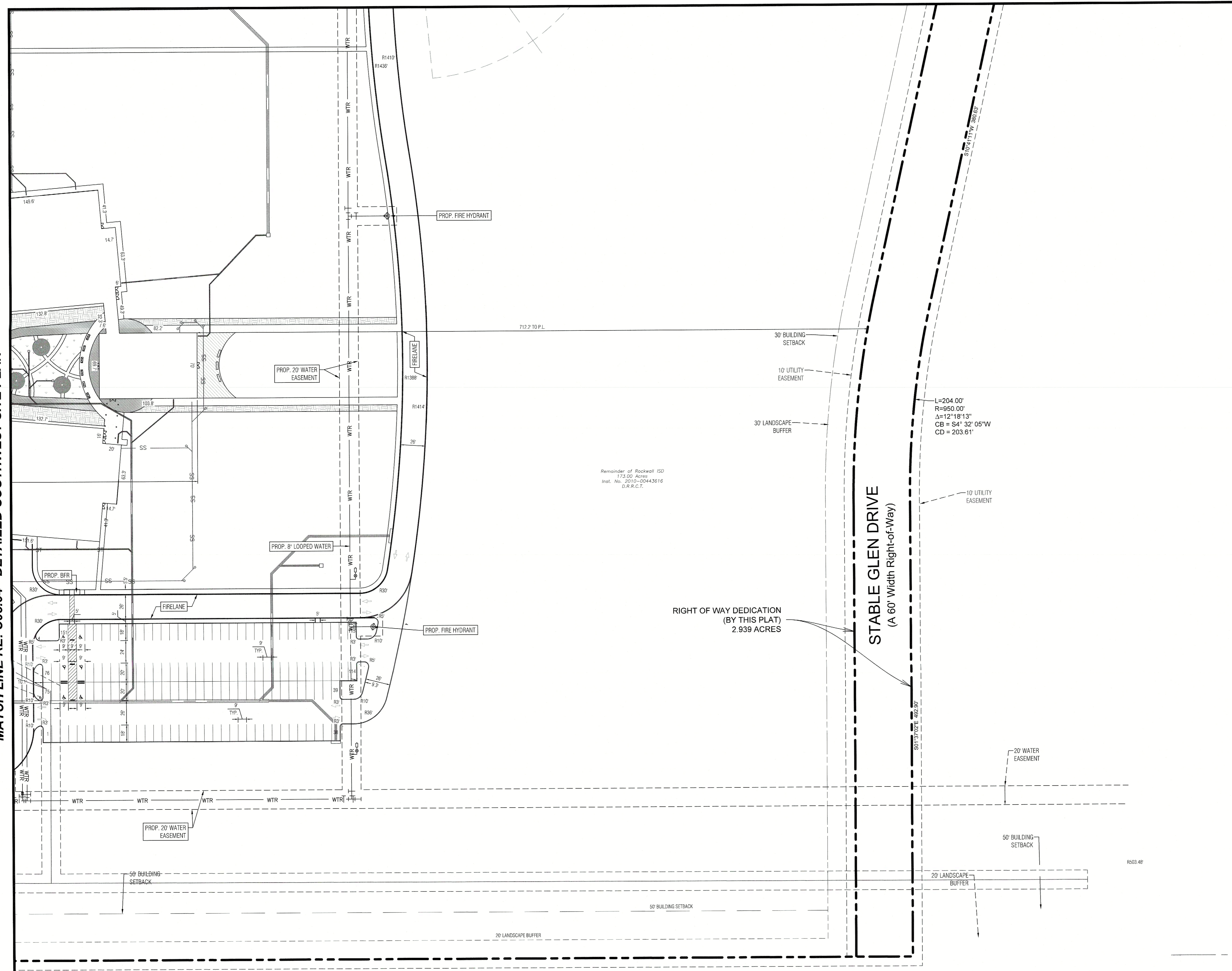
MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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

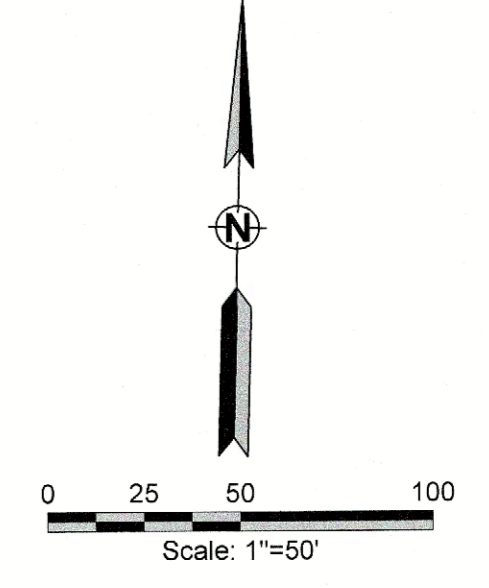
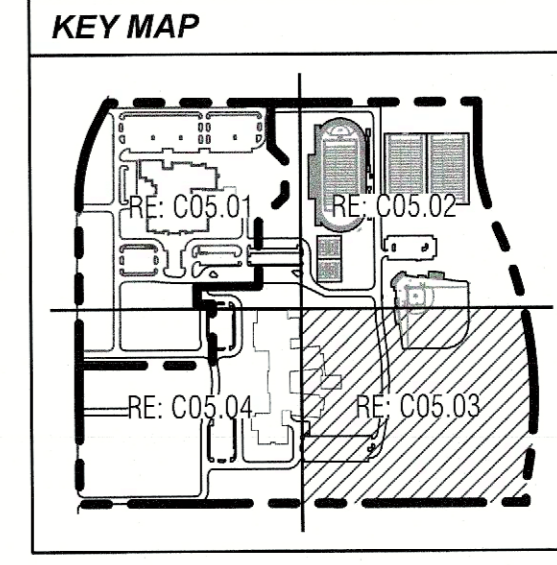
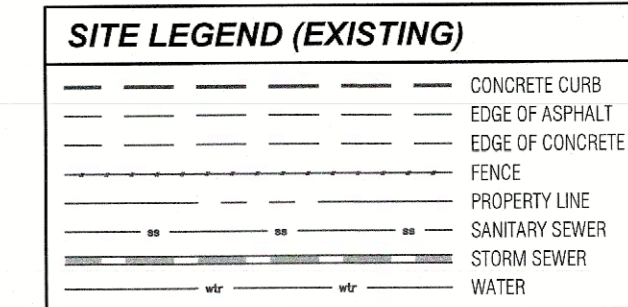
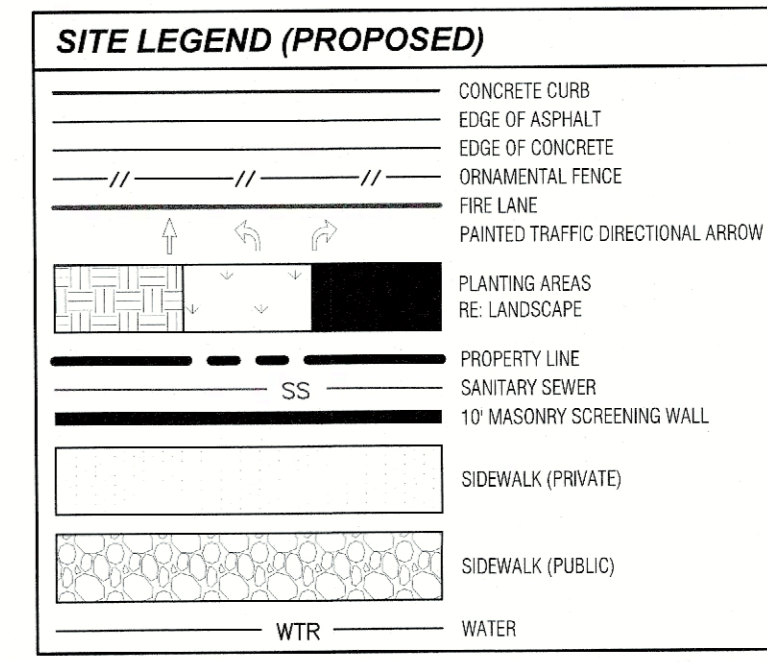
CITY OF ROCKWALL CASE NO.

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

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THESE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION. NO PARKING FIRE LANE EVERY 20' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL, CASE NO.

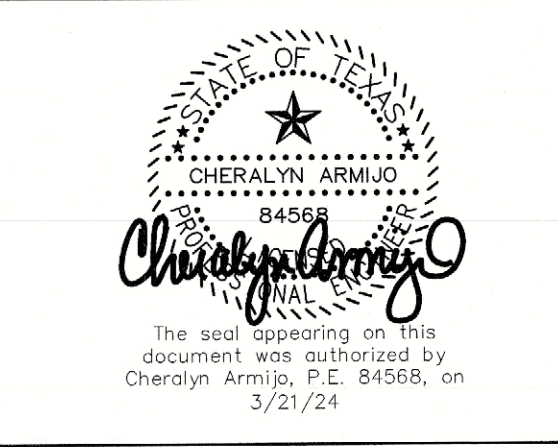
CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

ISSUES

NO.	DATE	ISSUE FOR CONSTRUCTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
1	7/13/2023	RFI #062
2	8/3/2023	PCR #032
3	09/15/2023	PCR #037 SOUTH



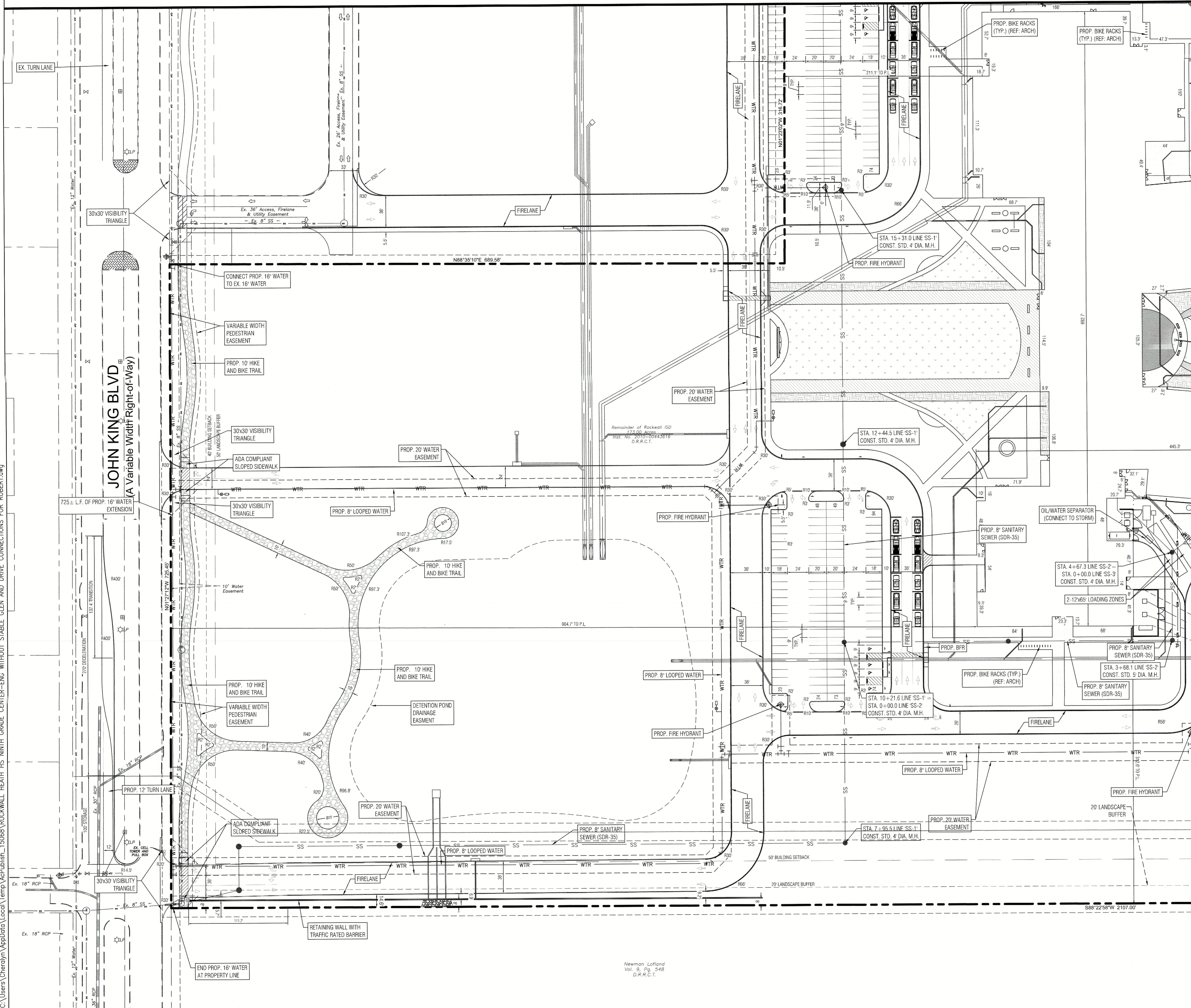
NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHEAST SITE PLAN

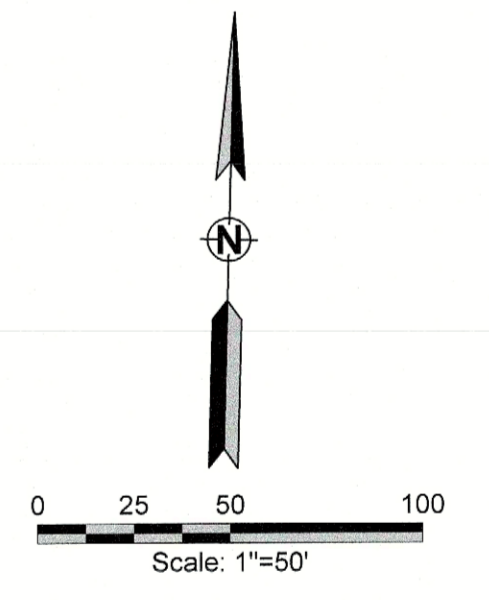
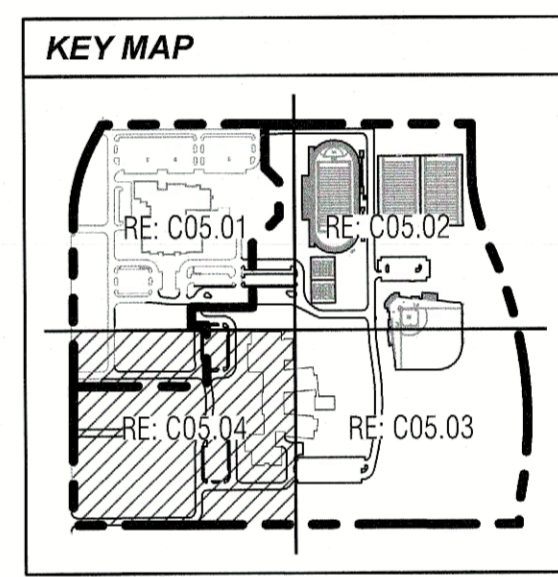
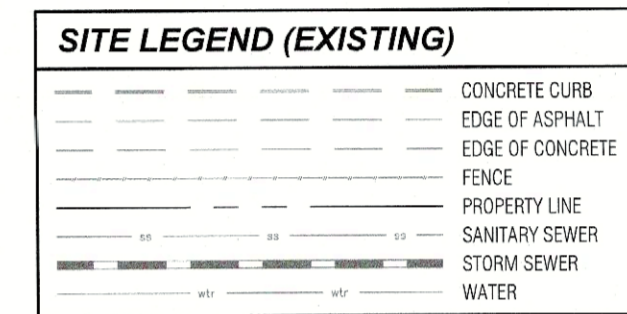
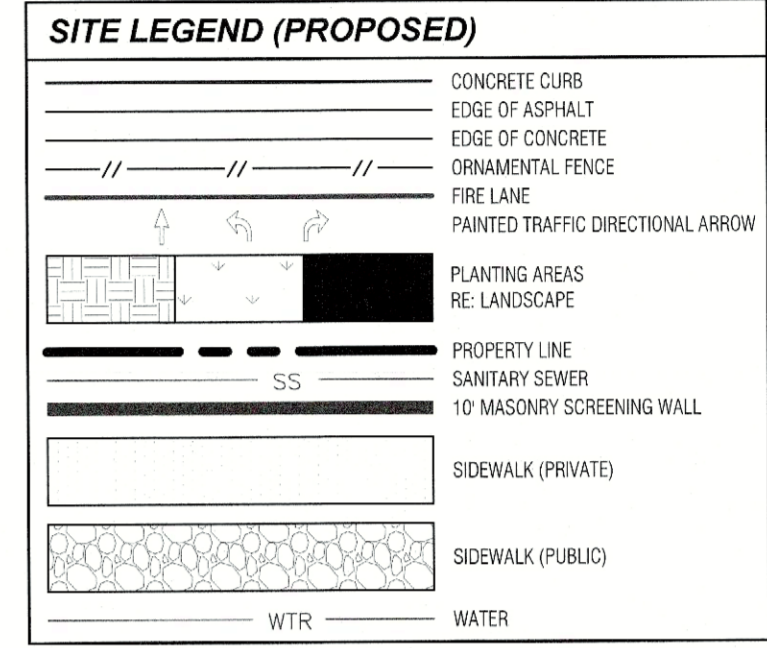
JOB 21572.0000
DATE 3/21/24
SHEET

C05.03

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



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIP, HANDICAP PARKING STRIP & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THESE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 4" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT CANDLE OR LESS.



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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 717-0605
CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL CASE NO.

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

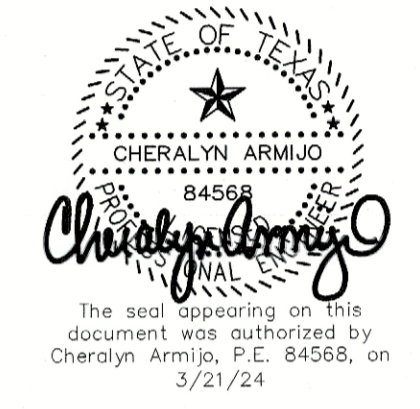
ISSUES

NO.	DATE	ISSUE FOR CONSTRUCTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	RFI #	DESCRIPTION
1A	7/13/2023	RFI #062	
1B	8/3/2023	PCR #032	
1C	09/15/2023	PCR #037 SOUTH	

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



NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED
SOUTHWEST
SITE PLAN

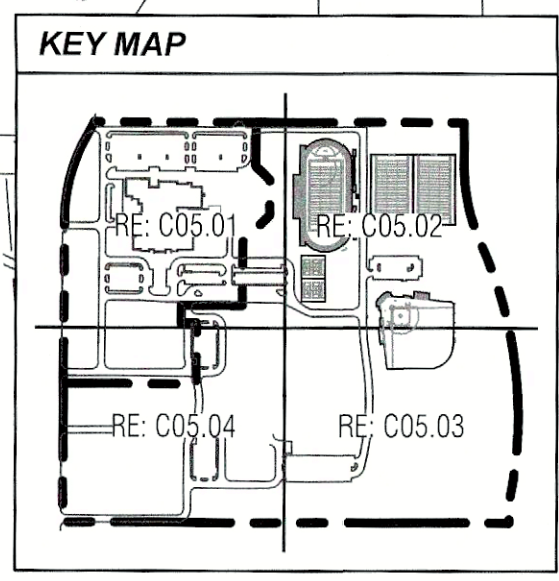
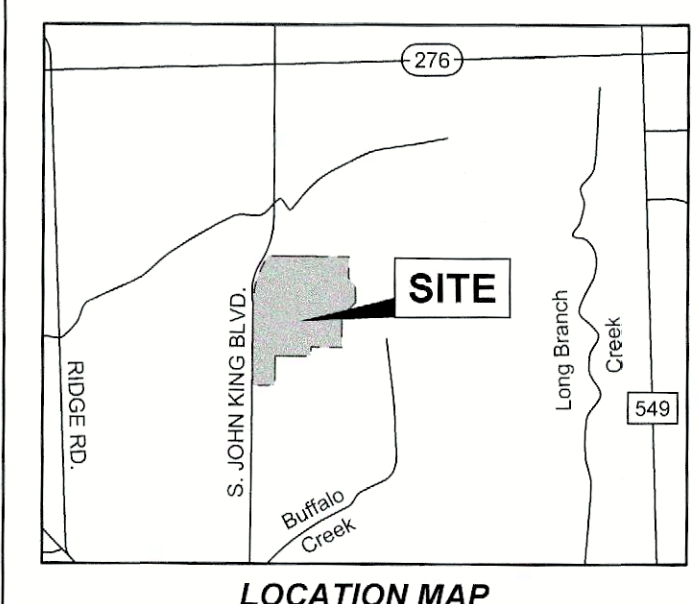
JOB 21572.0000
DATE 3/21/24
SHEET

C05.04

USER: c:\users\cheralyn\AppData\Local\Temp\McPublish_L_15068\ROCKWALL_HEALTH_HS_NINTH_GRADE_CENTER-ENG_WITHOUT_STABLE_GLEN_AND_DRIVE_CONNECTIONS_FOR_ROBERT.dwg
 PLOT: 24, 2024, 11:00:01 AM
 C:\Users\cheralyn\AppData\Local\Temp\McPublish_L_15068\ROCKWALL_HEALTH_HS_NINTH_GRADE_CENTER-ENG_WITHOUT_STABLE_GLEN_AND_DRIVE_CONNECTIONS_FOR_ROBERT.dwg

Newman Leland
Vol. 9, Pg. 548
D.R.R.C.T.

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



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS. TYP.
 - PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE "4" LETTERS ON A 6" RED STRIP BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMP(S) (FR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDIED OR LESS.

PAVING LEGEND (PROPOSED)

	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	ORNAMENTAL FENCE
	PROPERTY LINE
	(PRIVATE) 5" REINFORCED CONCRETE PAVEMENT 3,800 P.S.I. CONCRETE, 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
	(PRIVATE) 7" REINFORCED CONCRETE PAVEMENT 3,800 P.S.I. CONCRETE, 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
	(PUBLIC) 8" REINFORCED CONCRETE PAVEMENT 3,800 P.S.I. CONCRETE, 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
	(PUBLIC) 10" REINFORCED CONCRETE PAVEMENT 4,200 P.S.I. CONCRETE, 7/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
	(PRIVATE) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A PER GEOTECHNICAL REPORT
	(PRIVATE) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEOTECHNICAL REPORT
	(PUBLIC) 1 1/2" HMA OVER 4" ROAD BASE
	(TODOT) 2" OF HOT MIX TREATMENT TODOT ITEM NO. 340 TYPE C HMA/C
	(TODOT) 2" OF HOT MIX TREATMENT TODOT ITEM NO. 340 TYPE C HMA/C OVER 8" OF HOT MIX BASE TODOT ITEM NO. 340 TYPE B HMA/C OVER 8" LIME TREATED SUBGRADE COMPACTED TO 95% DENSITY
	(CITY) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EW PER GEOTECHNICAL REPORT
	(TODOT) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EW PER GEOTECHNICAL REPORT
	TURF, COLOR A
	TURF, COLOR B
	PLANTING AREA RE: LANDSCAPE

PAVING LEGEND (EXISTING)

	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FENCE
	PROPERTY LINE

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PID FOR NS USES (22022 015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,782 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	153,187 S.F.
PROPOSED FIRST FLOOR	41,019 S.F.
TOTAL BUILDING AREA	194,206 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,187 S.F.
LOT COVERAGE	153,187 S.F. / 3,464,782 S.F. = 4.42%
FLOOR AREA RATIO	0.021
TOTAL IMPERVIOUS AREA	816,045 S.F. OR 18.73 AC.
BUILDING HEIGHT	137'-10" (2 STORY)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	300 SPACES
PARKING SURFACE	209 SPACES
9.0x18.0	19 SPACES
9.0x20.0	15 SPACES

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
SUITE 300
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

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

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 715-2178
CONTACT: CHERALYN M. ARMUO

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

CITY OF ROCKWALL CASE NO.

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

CORGAN
CORGAN
Dallas, TX 75202
T: 214.746.2000

ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

GLENN ENGINEERING
TEXAS REGISTRATION # F-303
PHONE: (972) 715-2178
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038



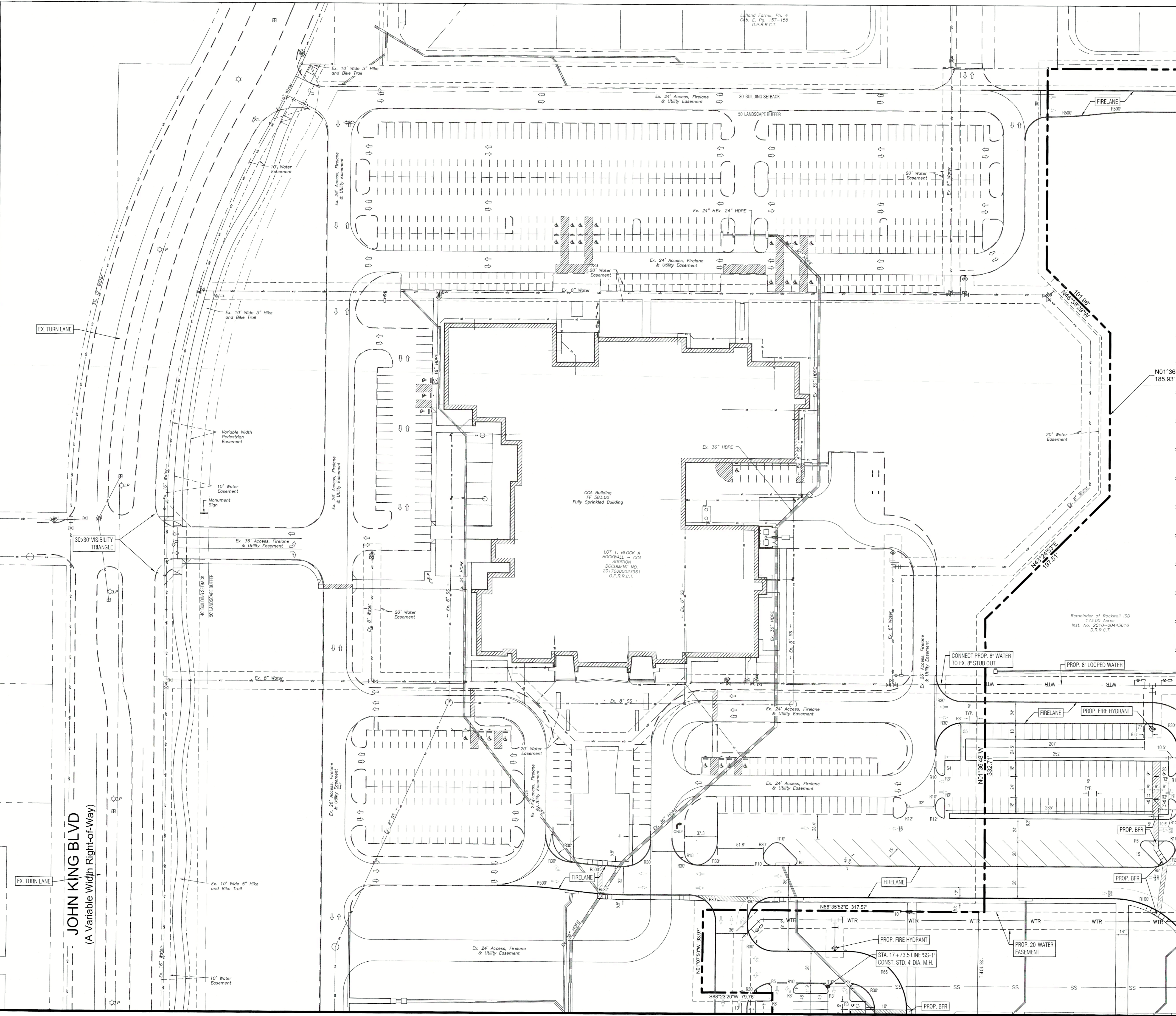
NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

OVERALL SITE PLAN

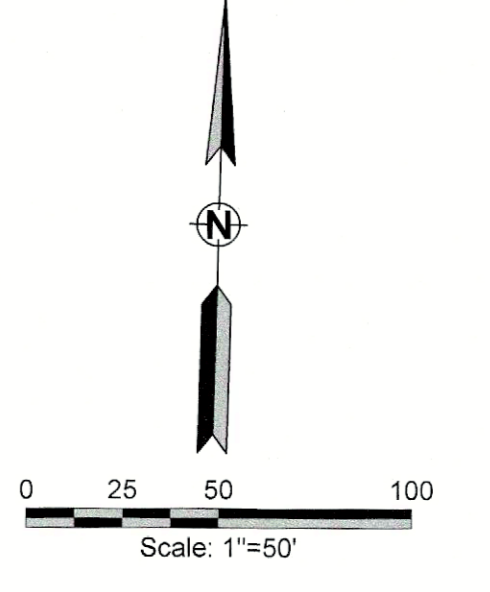
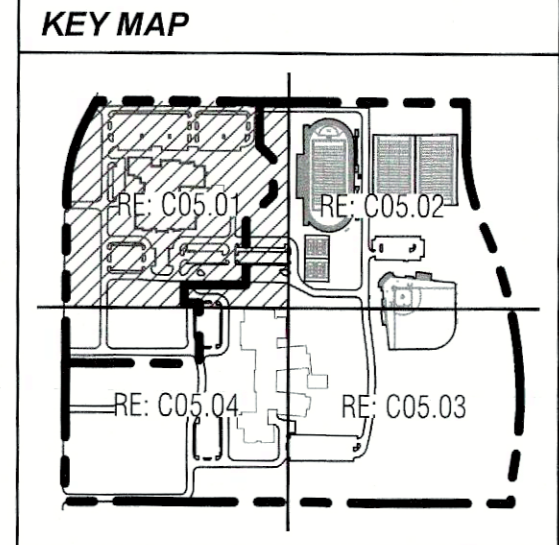
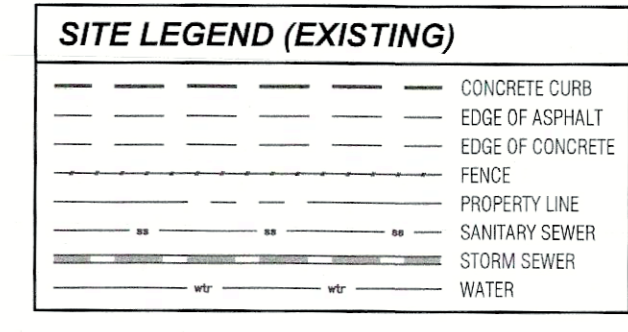
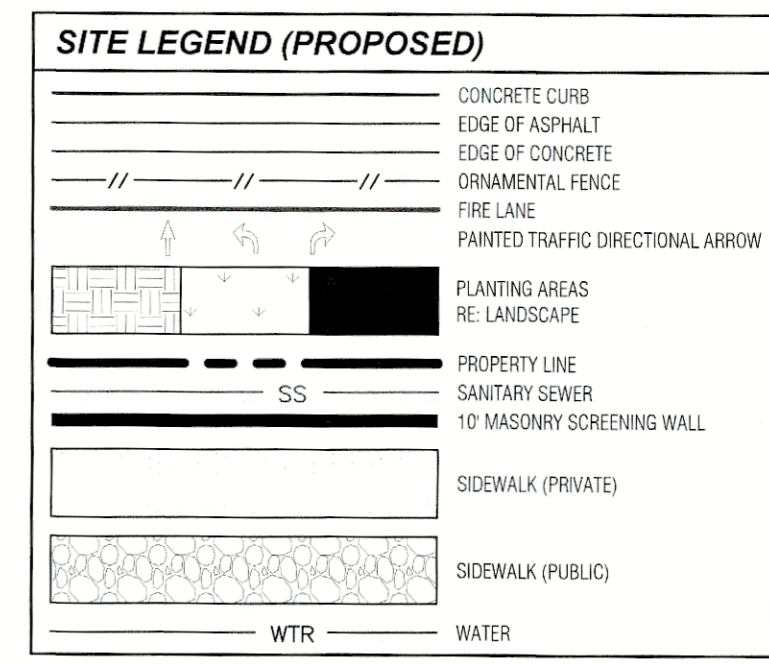
JOB 21572.0000
DATE 3/21/24
SHEET

C05.00

C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_15068\ROCKWALL_HEALTH_HS_NINTH_GRADE_CENTER-ENG_WITHOUT_STABLE_GLEN_AND_DRIVE_CONNECTIONS_FOR_ROBERT.dwg



- GENERAL SITE NOTES**
1. ALL DIMENSIONS ARE FROM FACE OF CURB.
 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
 5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 7. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 8. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 9. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 10. CONTRIBUTE TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 11. BARRIER FREE RAMP (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 12. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

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

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

CITY OF ROCKWALL CASE NO. SP2022-018
CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

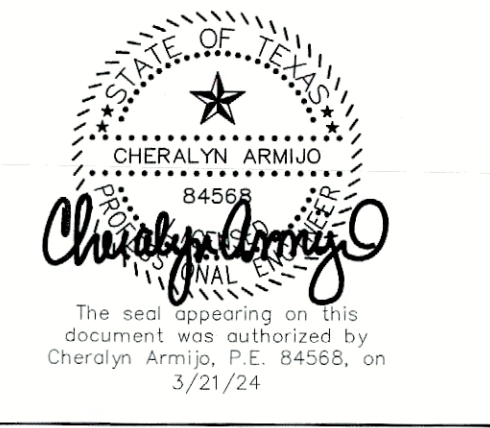
ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB # 176557818300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHWEST SITE PLAN

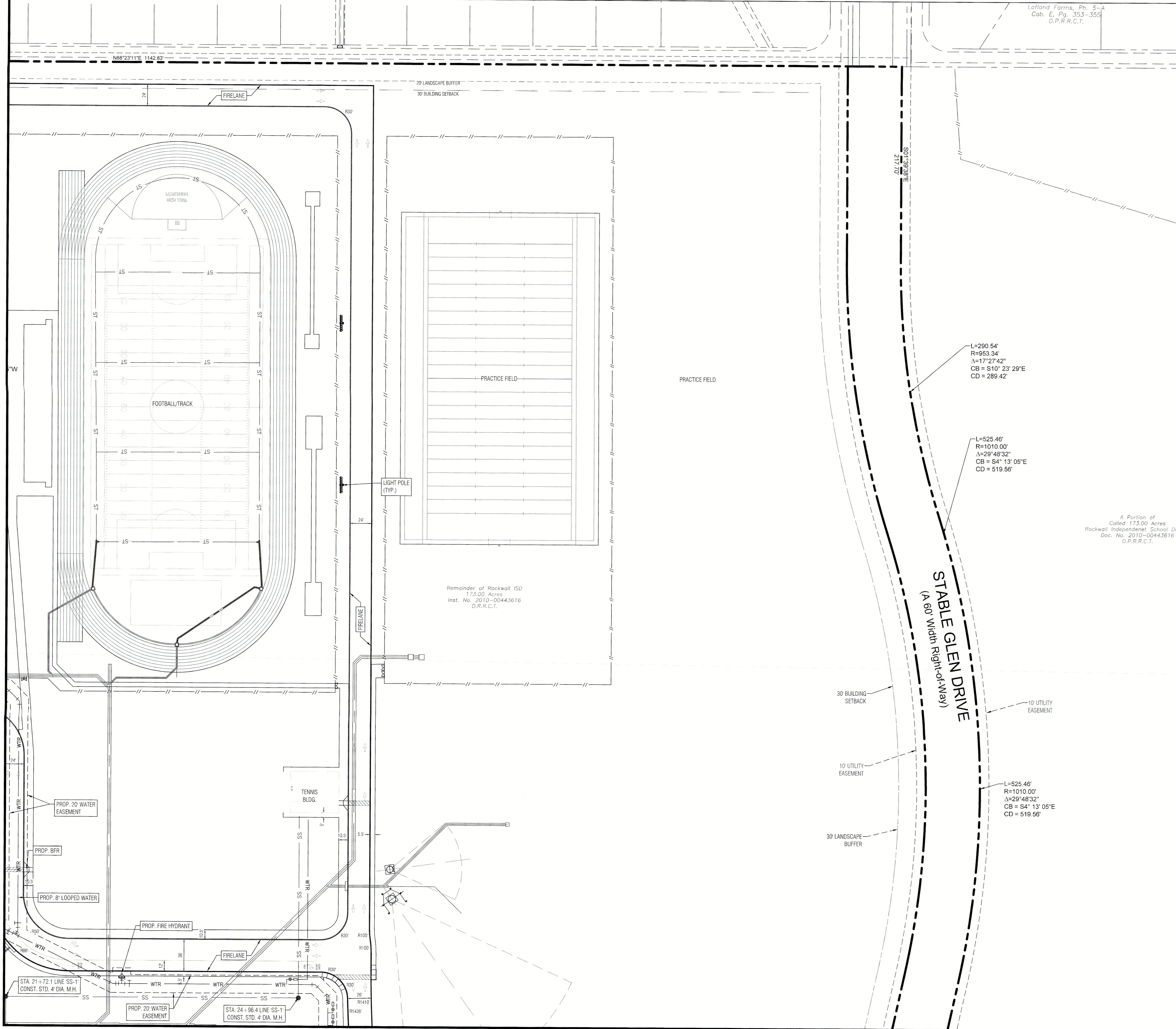
JOB 21572.0000
DATE 3/21/24
SHEET

C05.01

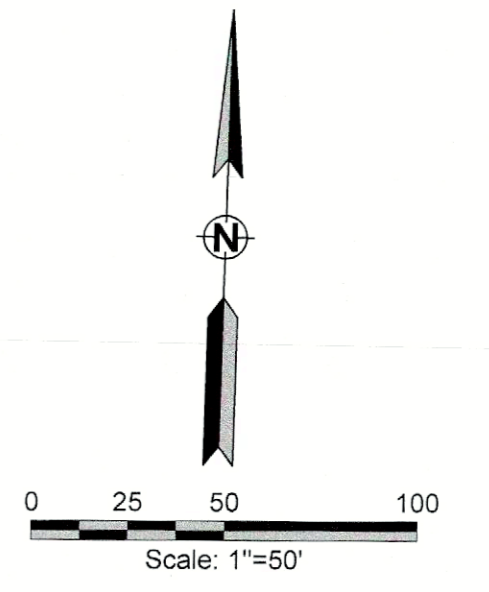
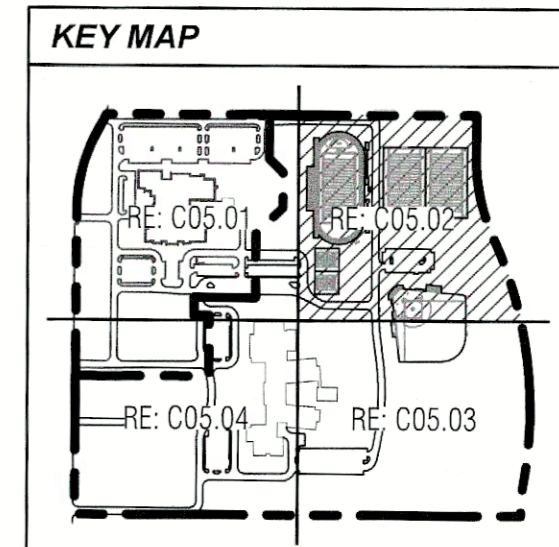
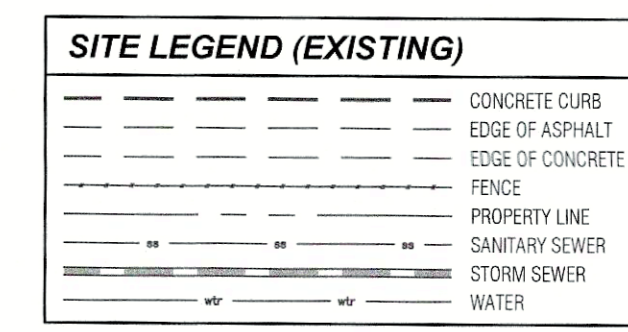
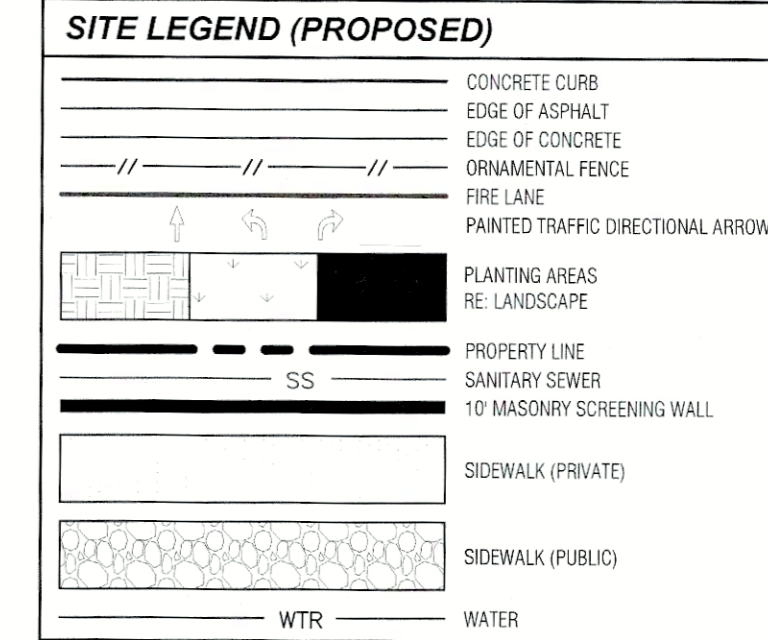
NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

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



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LANES, PARKING STRIPPS, HANDICAP PARKING STRIPPS & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - BEFORE ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 20' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(972) 717-0605
CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO.

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

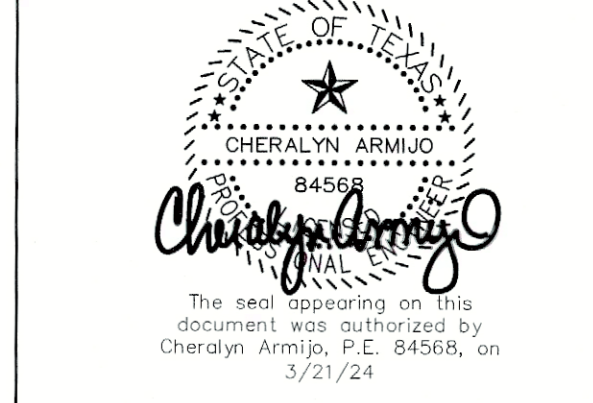
ISSUES

NO.	DATE	DESCRIPTION
1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
7/13/2023	RFI #062	
8/3/2023	PCR #032	
09/15/2023	PCR #037 SOUTH	

GLENN ENGINEERING
TEXAS REGISTRATION # P-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038



NINTH GRADE CENTERS SOUTH SITE
 for
 Rockwall Independent School District
 2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHEAST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

C05.02

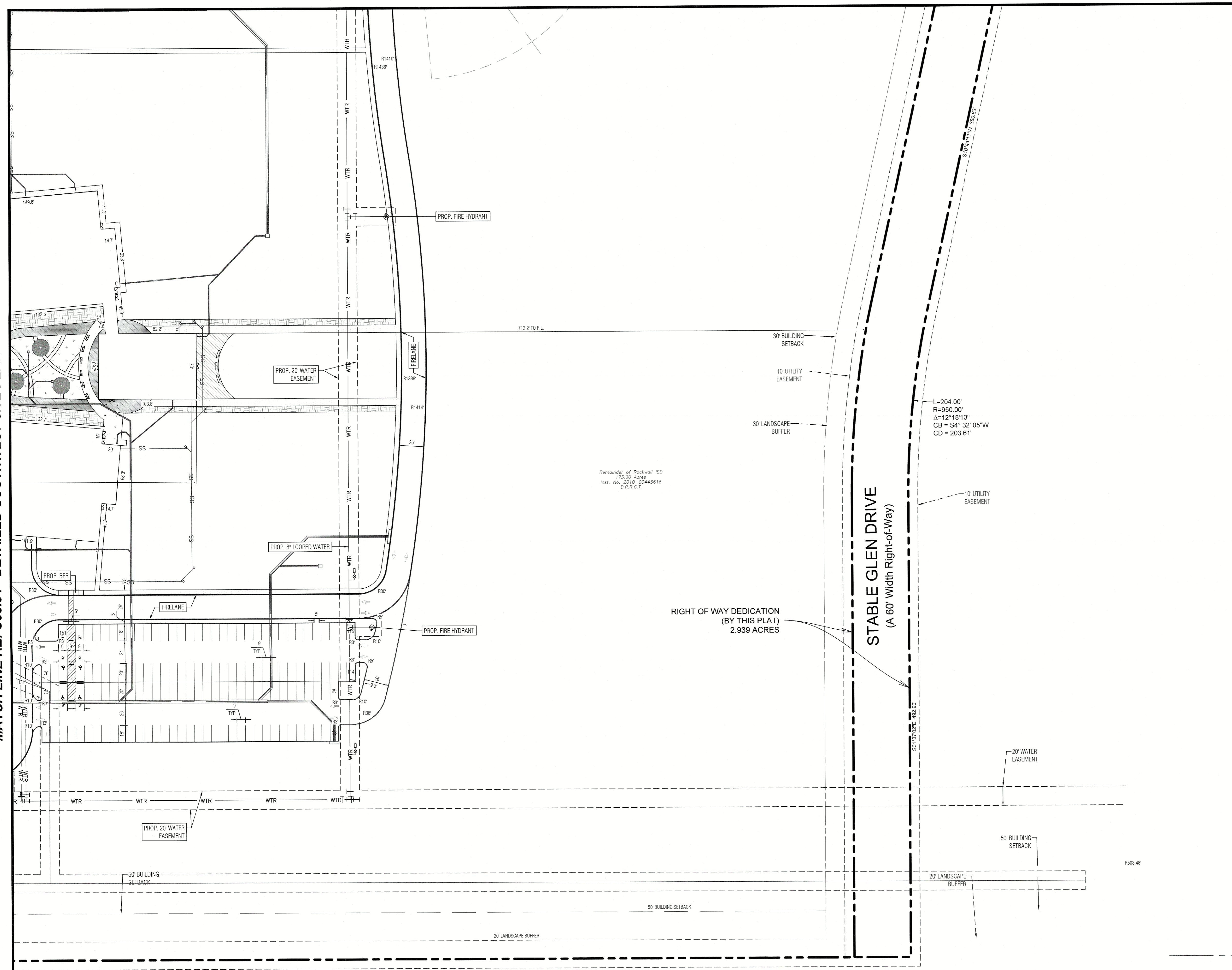
NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

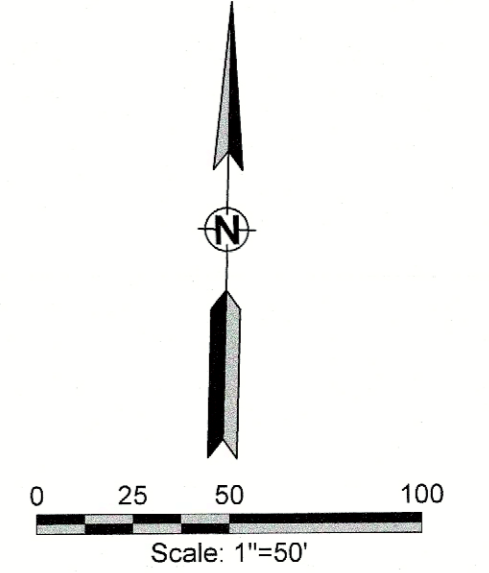
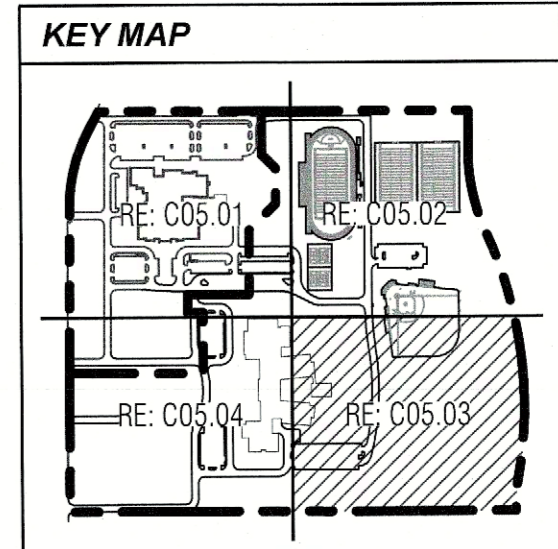
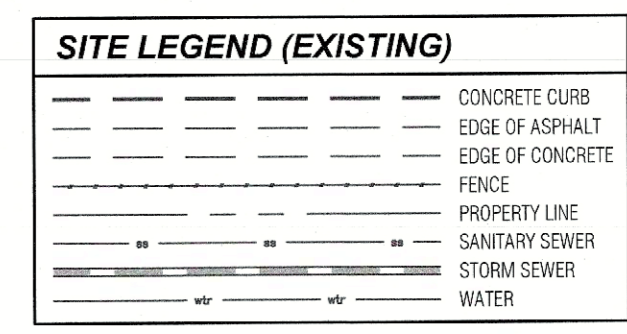
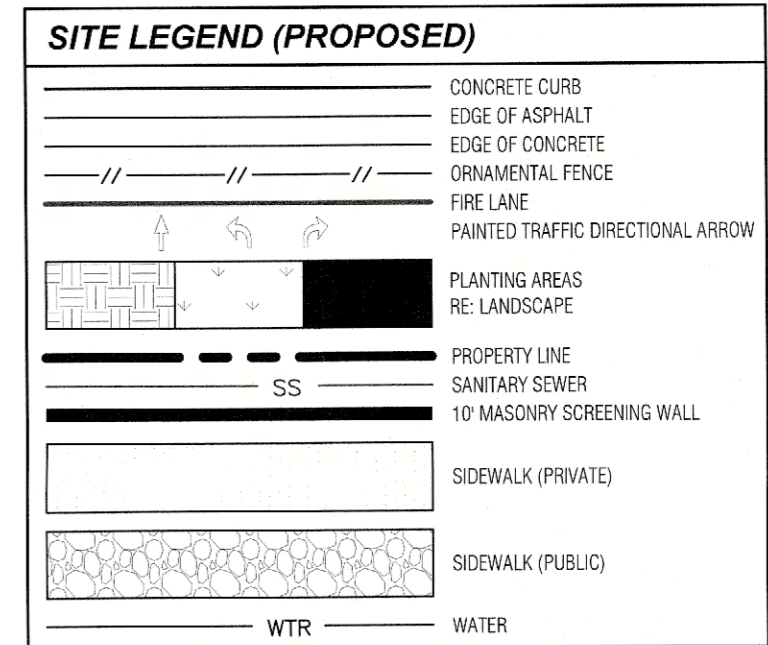
C:\Users\Cherolyn\AppData\Local\Temp\AsPublish_15068\ROCKWALL - HEATH NINTH GRADE CENTER-ENG WITHOUT STABLE GLEN AND DRIVE CONNECTIONS FOR ROBERT.dwg

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

MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN



- GENERAL SITE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LINES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
 - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
 - IF UNPREDICTED PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR THE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
 - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "10' PARKING FIRE LANE" EVERY 20' 2" 4" LETTERS ON A 9" RED STRIPED BACKGROUND.
 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.



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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April, 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(817) 711-5151
CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 711-5151
CONTACT: CHERALYN M. ARMILJO

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

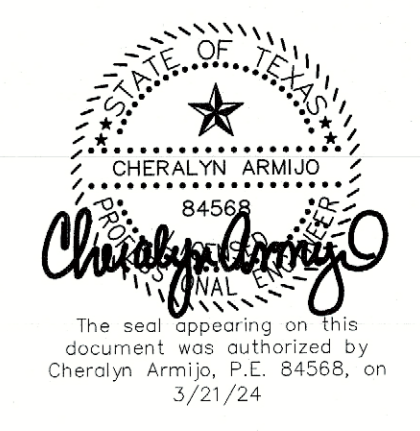
ISSUES

NO.	DATE	DESCRIPTION
1	8/28/22	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1A	7/13/2023	RFI #062
2A	8/3/2023	PCR #032
3A	09/15/2023	PCR #037 SOUTH

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



The seal appearing on this document was authorized by Cheralyn Armiljo, P.E. 84598, on 3/21/24.

NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

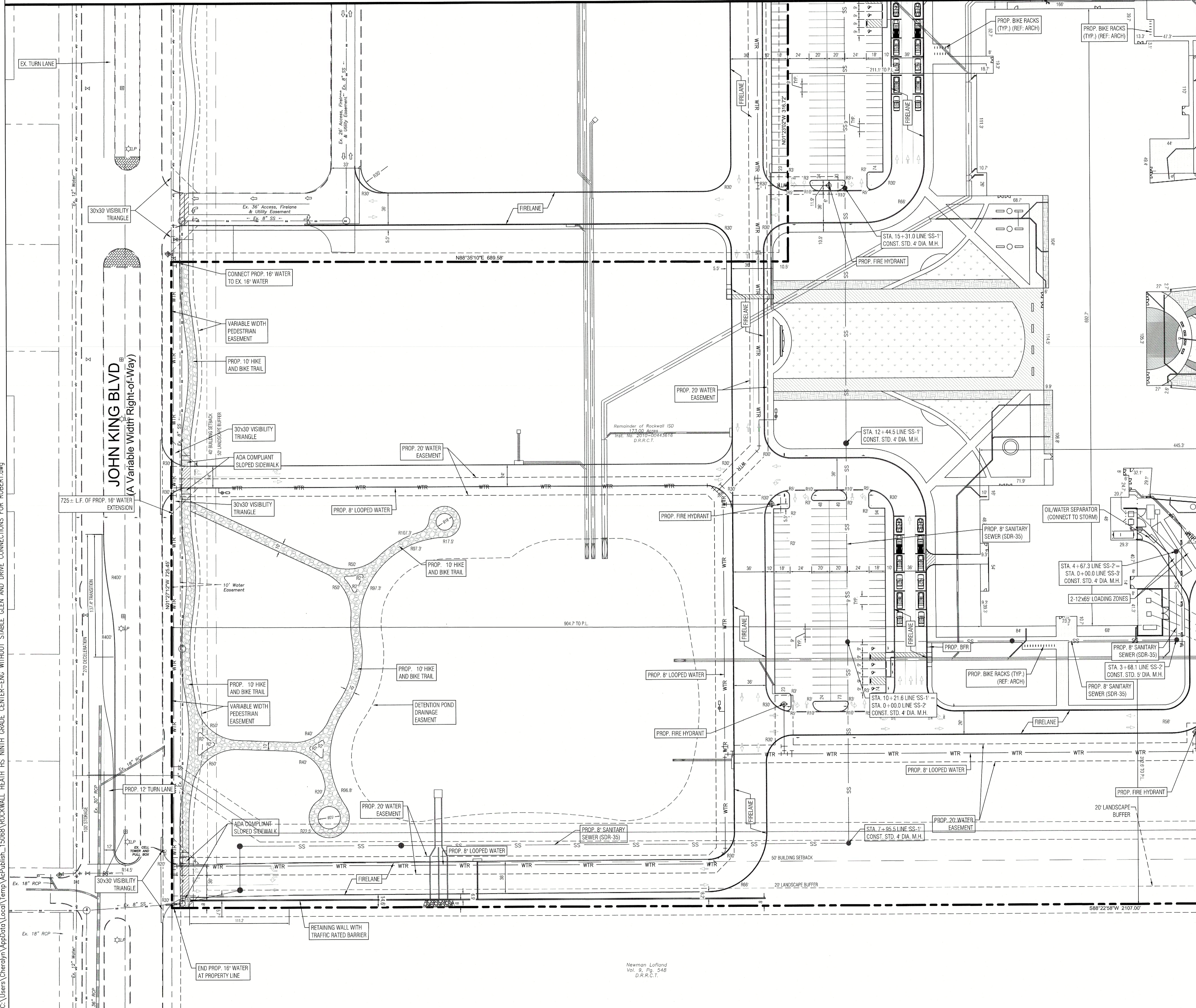
C05.03

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

Newman Lofland
Vol. 9, Pg. 548
D.R.R.C.T.

C:\Users\Cheralyn\AppData\Local\Temp\AcPublish...15088\ROCKWALL - HEATH NINTH GRADE CENTER-ENG WITHOUT STABLE GLEN AND DRIVE CONNECTIONS FOR ROBERT.dwg

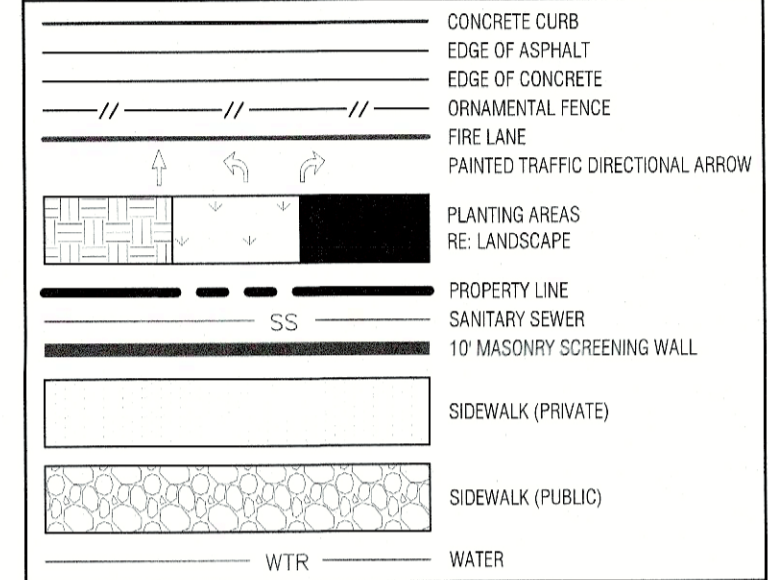
MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



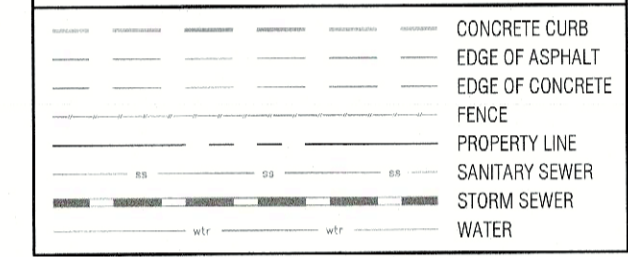
GENERAL SITE NOTES

1. ALL DIMENSIONS ARE FROM FACE OF CURB.
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONDITIONS ARE ENCOUNTERED IN THE CONSTRUCTION FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE # LETTERS ON A #1 RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARBER FREE RAMP (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

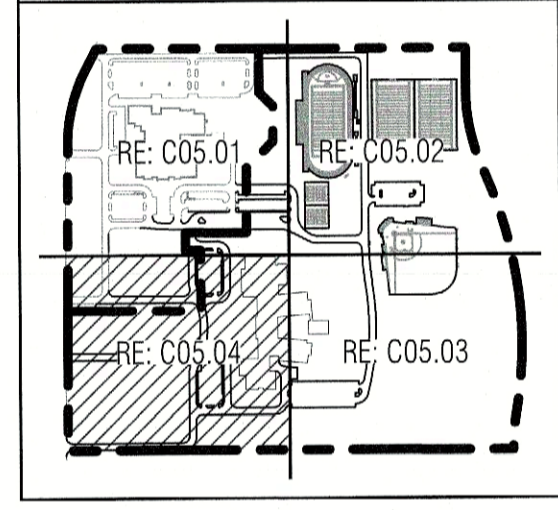
SITE LEGEND (PROPOSED)



SITE LEGEND (EXISTING)



KEY MAP



MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

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

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Director on the 11th day of April 2024.

[Signature]
Director of Planning & Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

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

CITY OF ROCKWALL CASE NO.:

CORGAN
CORGAN
Dallas, TX 75202
T: 214.745.2000

ISSUES

1	8/28/22	ISSUE FOR CONSTRUCTION
---	---------	------------------------

REVISIONS

7/13/2023	RFI #062
8/3/2023	PCR #032
09/15/2023	PCR #037 SOUTH

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



NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

C05.04

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



April 11, 2024

TO: Will Salee
1191 T.L. Townsend Drive
Rockwall, Texas 75087

CC: Robert Howman
4500 Fuller Drive
Suite 220
Irving, Texas 75038

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2024-007: Administrative Site Plan for RHHS 9th Grade Center

Will:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by City staff on April 11, 2024. The following is a record of all recommendations and conditions of approval:

Staff Recommendations

The applicant will be required to submit a new replat to establish the altered dedicated right-of-way for Stableglen Drive prior to issuance of a Certificate of Occupancy.

Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross
Planner