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 - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.

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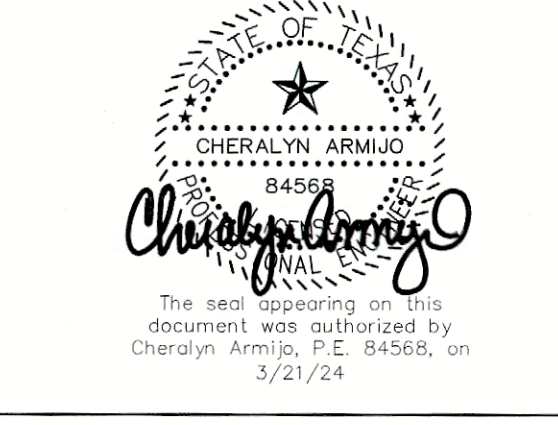
ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION
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REVISIONS

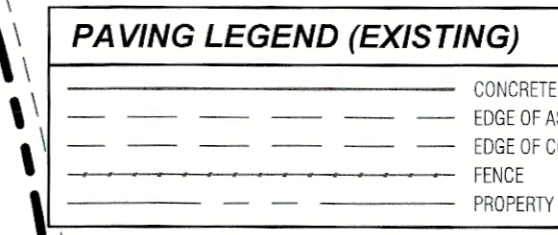
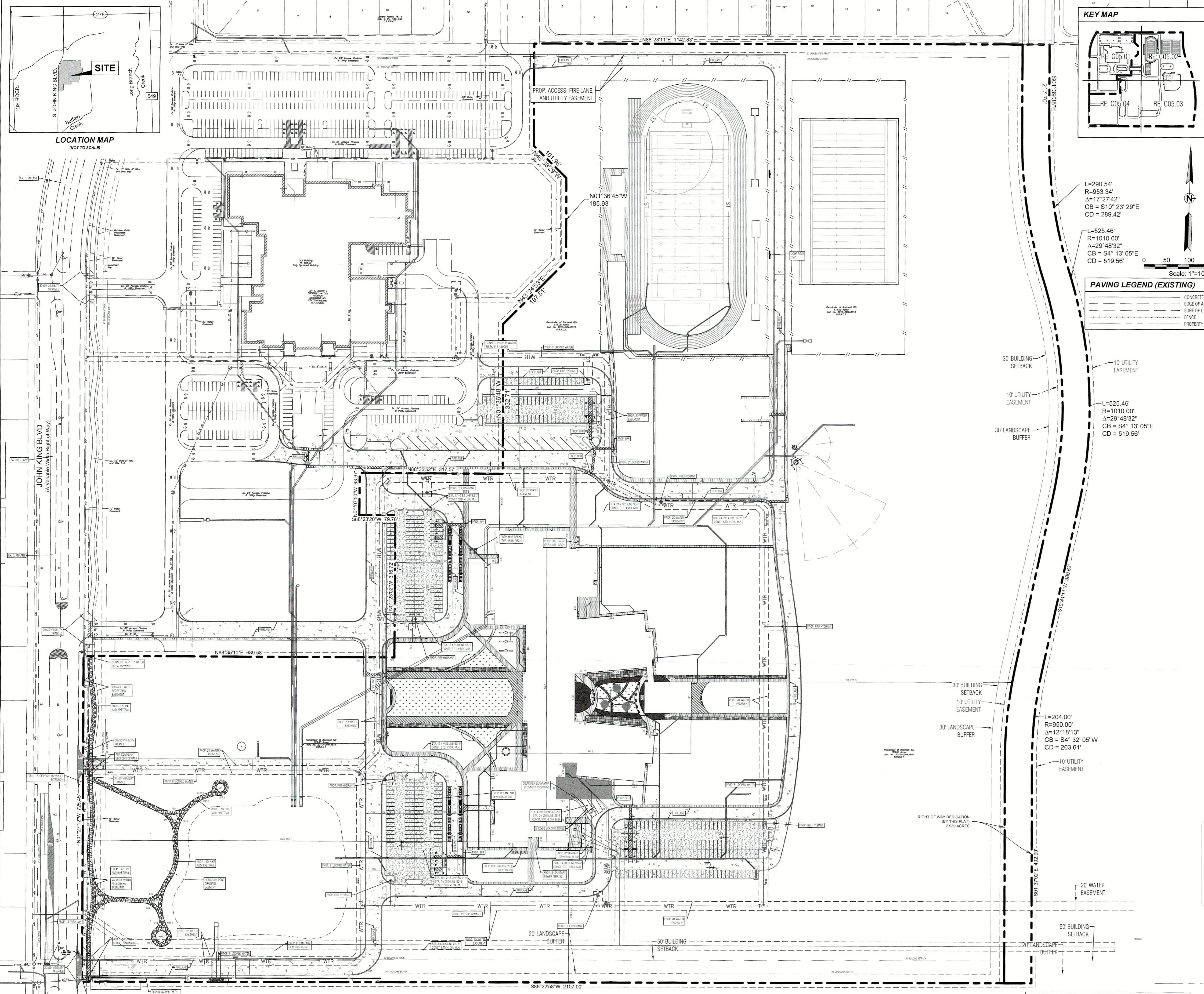
7/13/2023	RFI #062
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09/15/2023	PCR #037 SOUTH

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



The seal appearing on this document was authorized by Cheralyn 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



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, 5/8" SACK HAND FINISH & SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY PER GEOTECHNICAL REPORT
- (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
- (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
- (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 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) 1/2" HMAAC OVER 4" ROAD BASE
- (TODOT) 2" OF HOT MIX TREATMENT (TODOT ITEM NO. 340 TYPE C HMAAC
- (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
- (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

SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD 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'	298 SPACES
9.0x20.0'	285 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

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 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

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OVERALL SITE PLAN

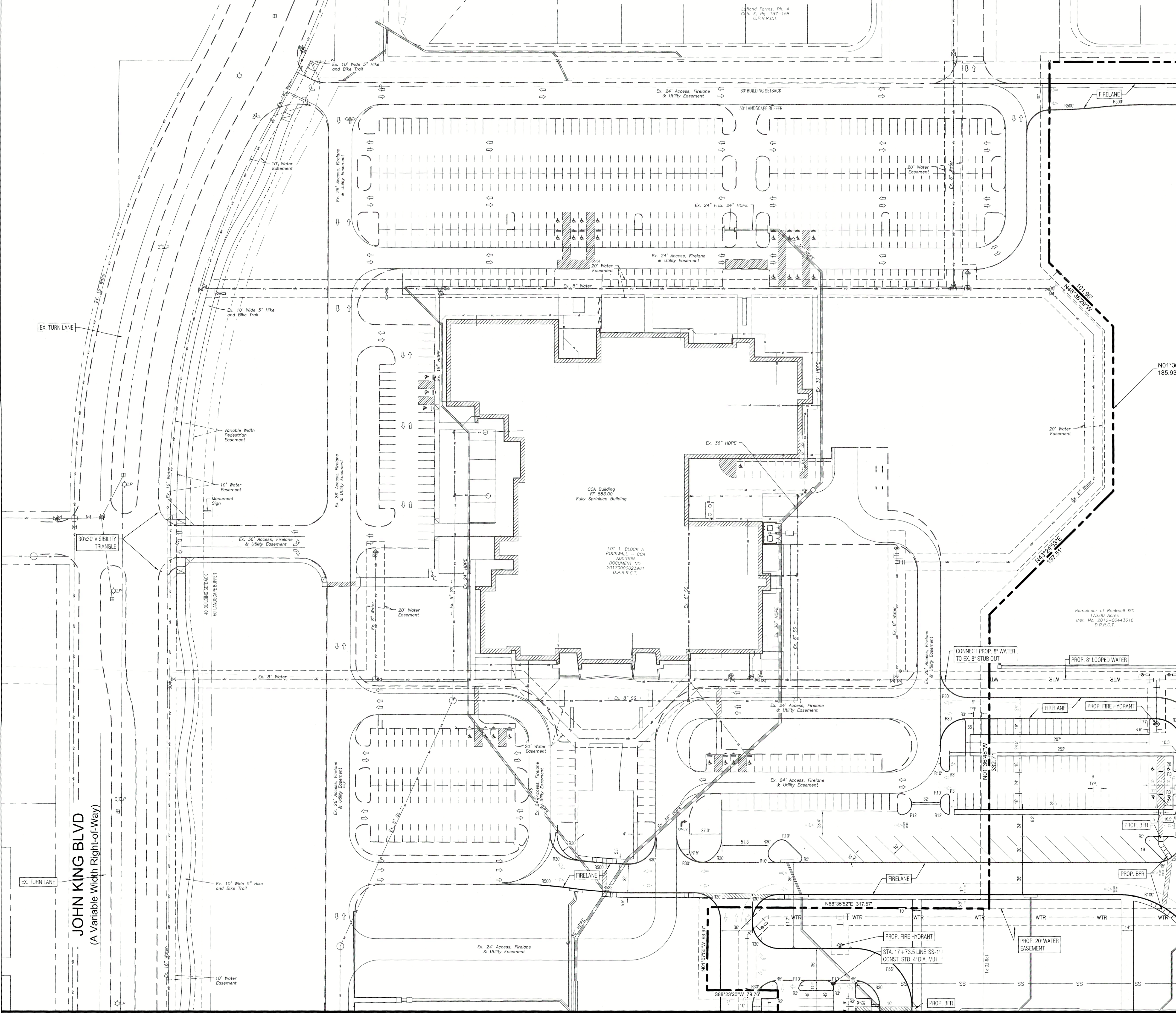
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 21572.0000
 3/21/24

C05.00

CITY OF ROCKWALL CASE NO.

\\ms.fcc.cad\cadd\111000011\user\wheath\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)

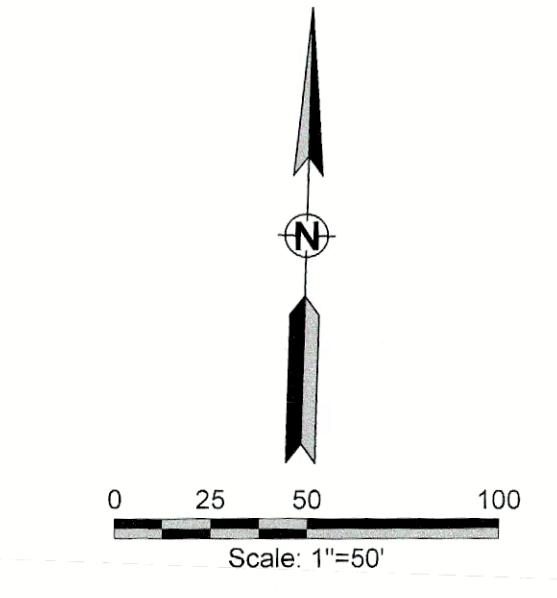
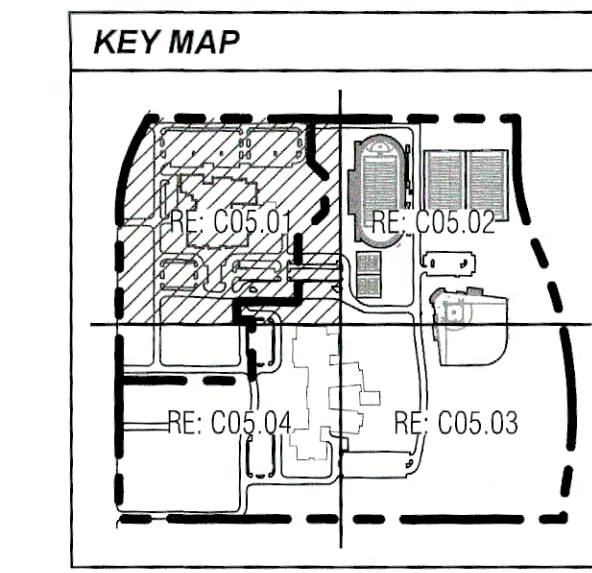
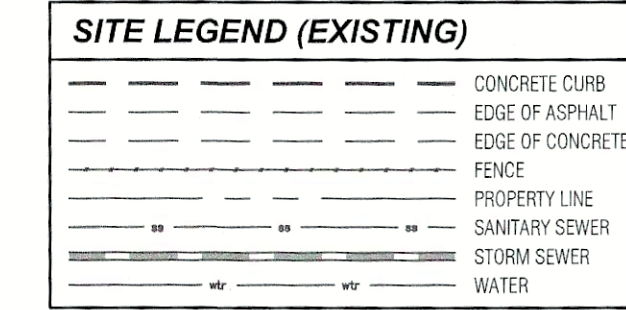
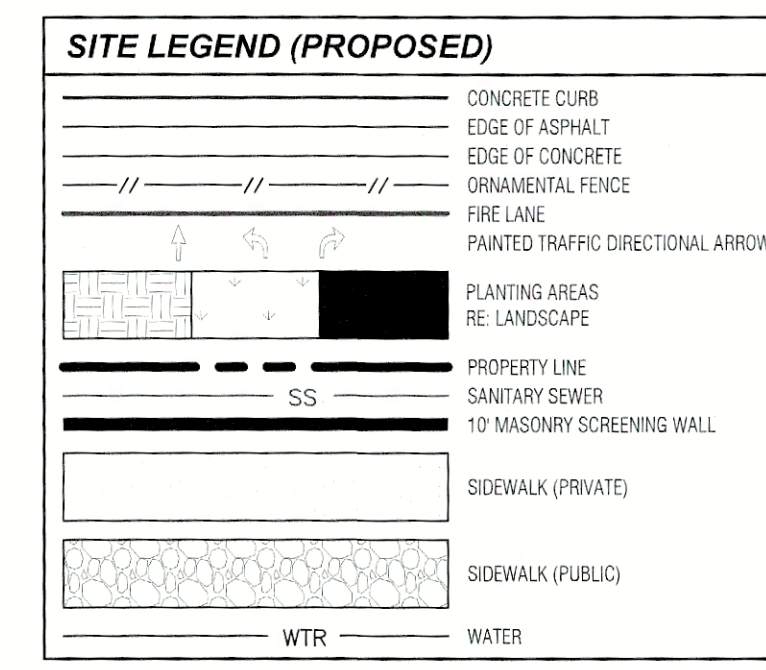


MATCH LINE RE: C05.04 - DETAILED SOUTHWEST SITE PLAN

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

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Robert Hansen
Director of Planning & Zoning

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

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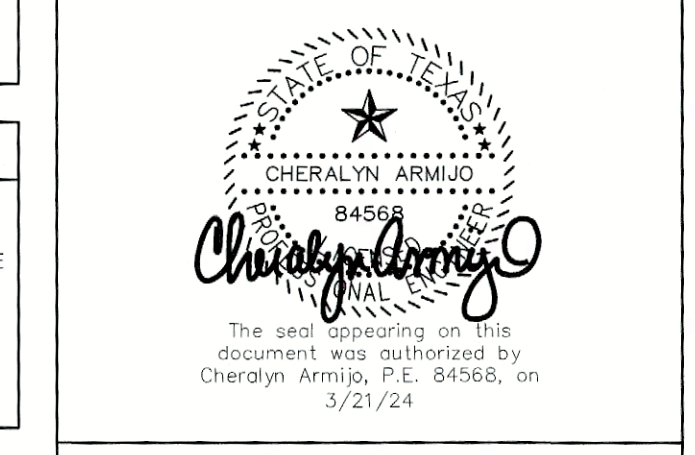
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NO.	DATE	RFI #	DESCRIPTION
1	7/13/2023	RFI #062	
2	8/3/2023	PCR #032	
3	09/15/2023	PCR #037 SOUTH	

GLENN ENGINEERING

TEXAS REGISTRATION # F-303 HUB # 175287183000
PHONE # (972) 711-5151 FAX # (972) 711-5176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



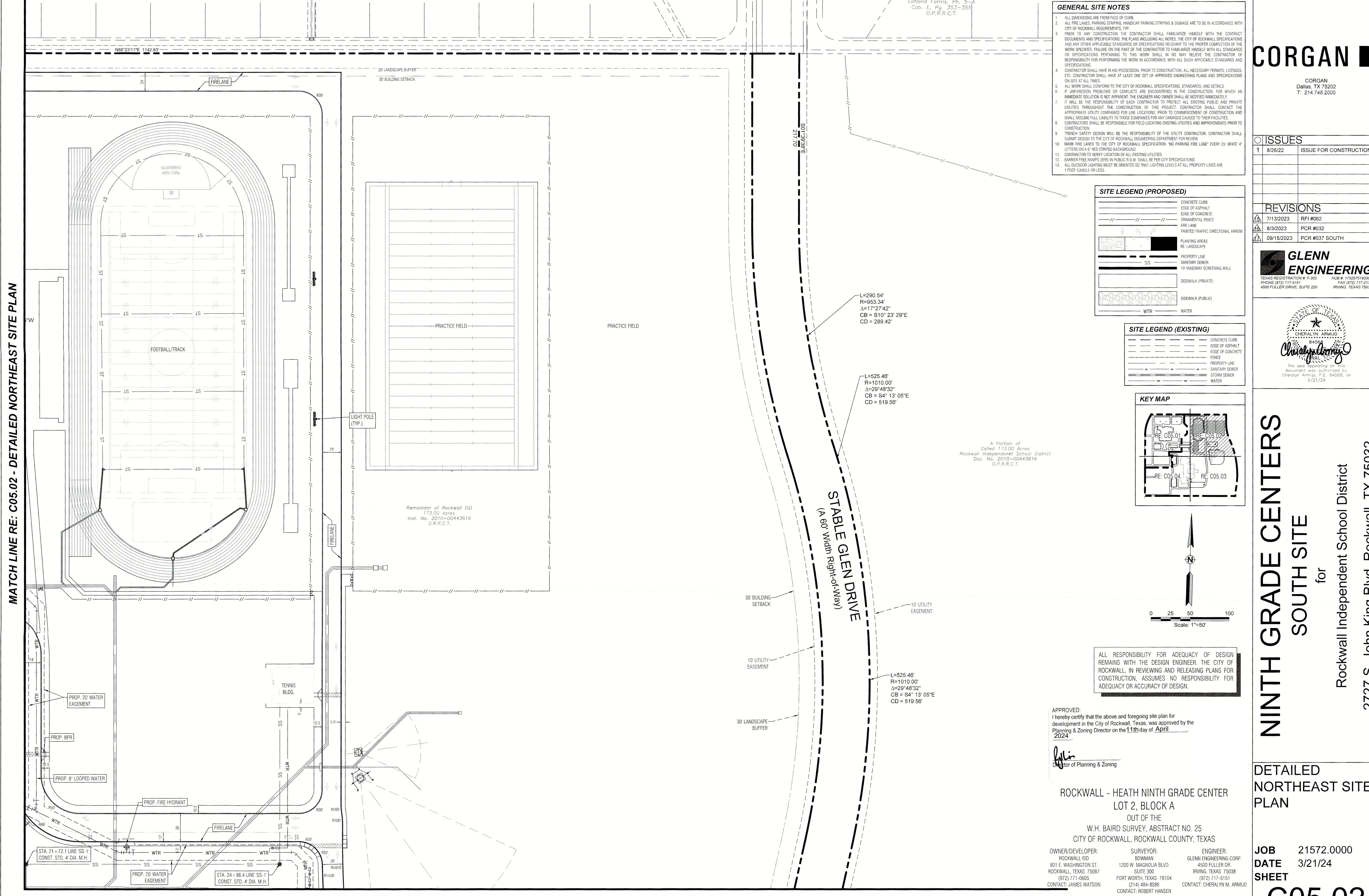
NINTH GRADE CENTERS SOUTH SITE

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



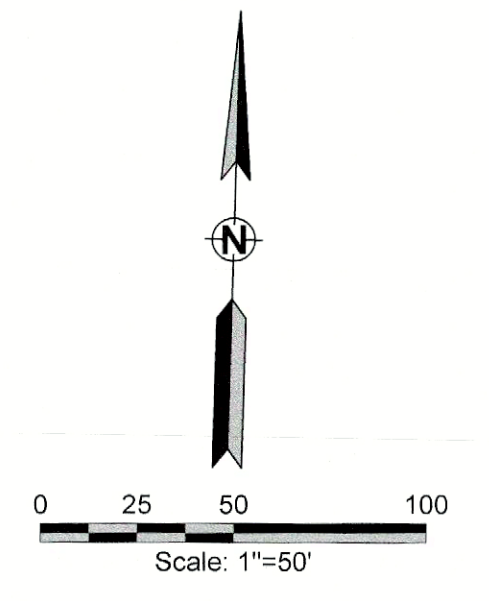
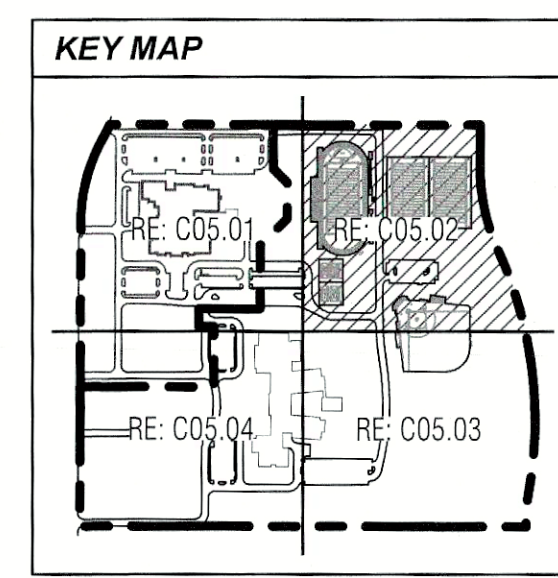
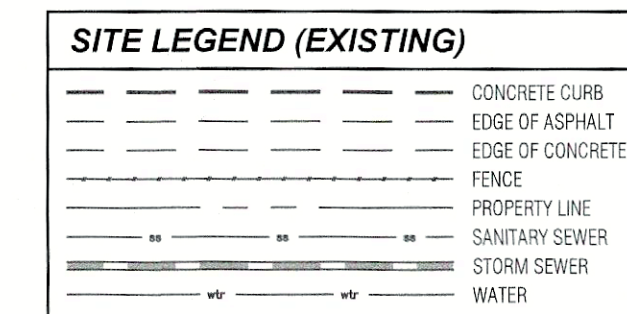
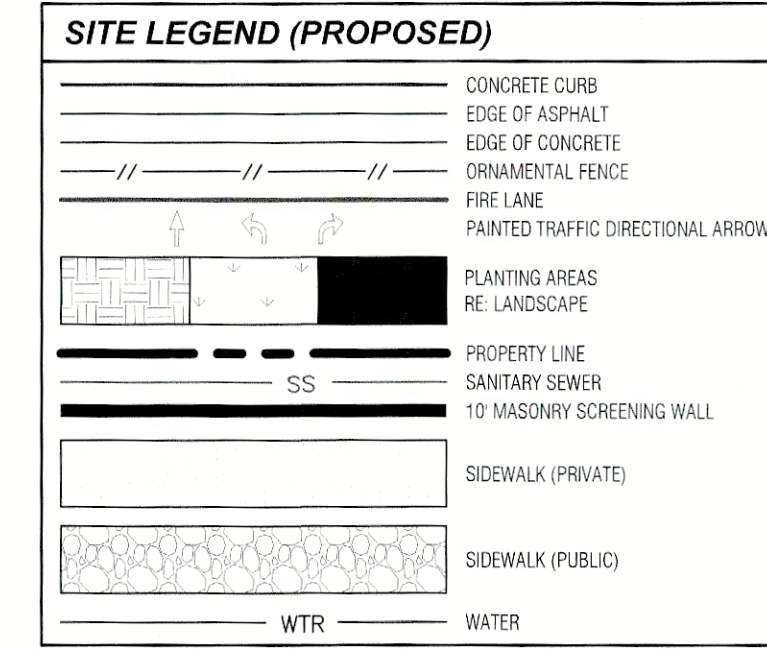
MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

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

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

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STATE OF TEXAS
 CHERALYN ARMUJO
 84568
[Signature]
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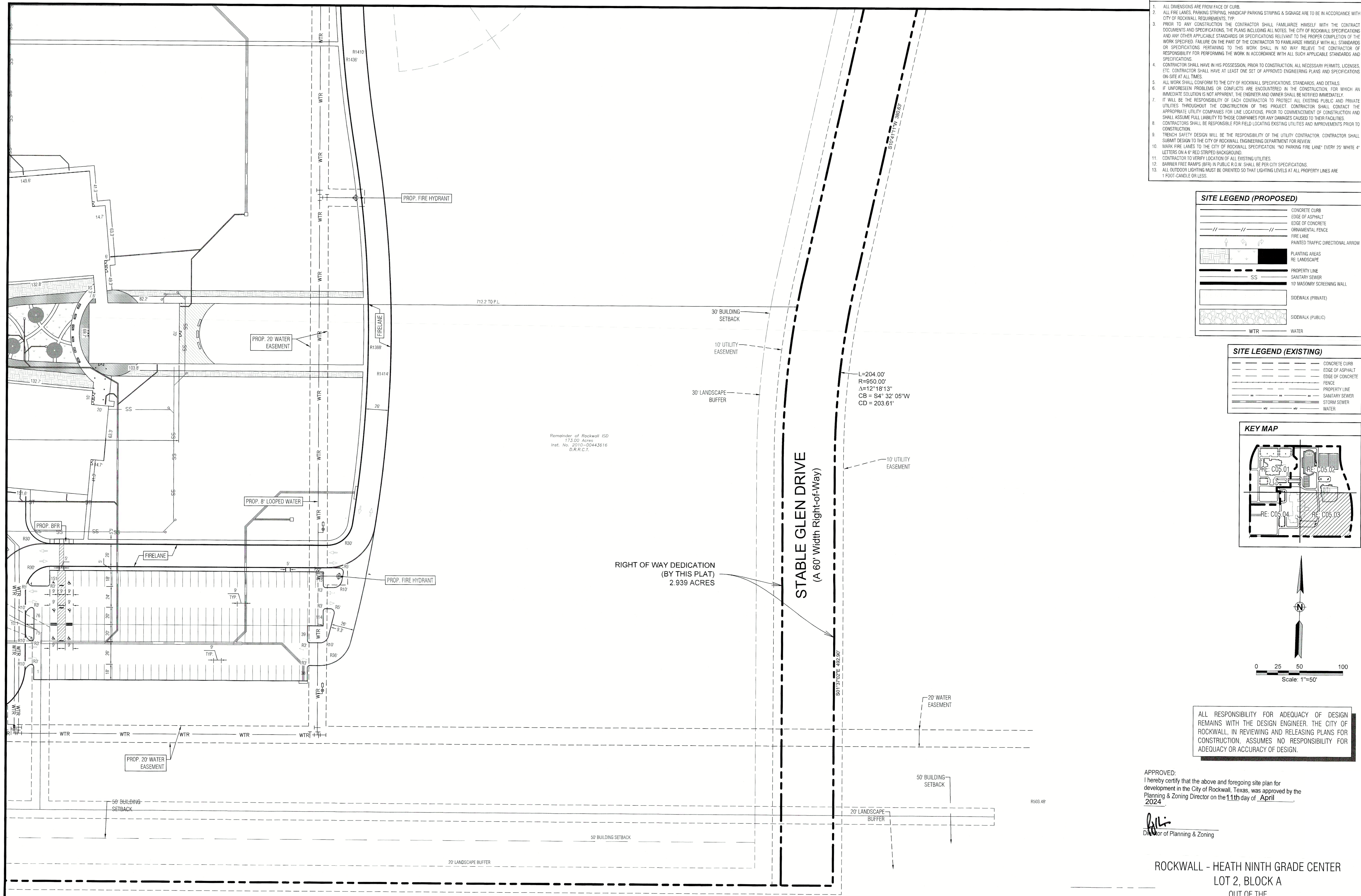
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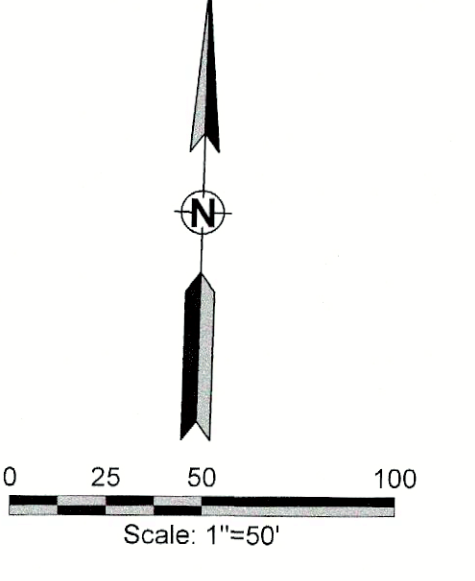
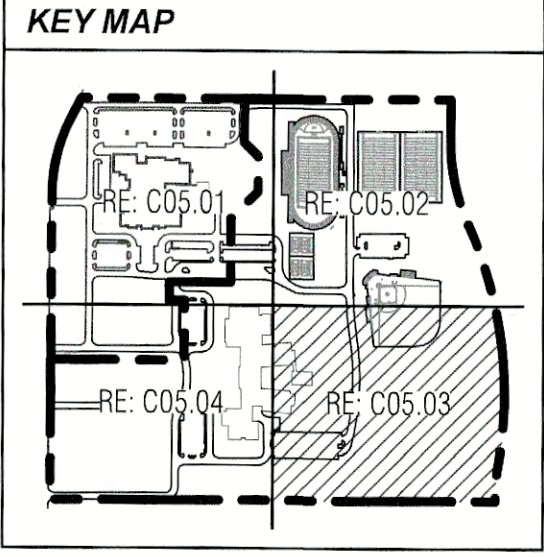
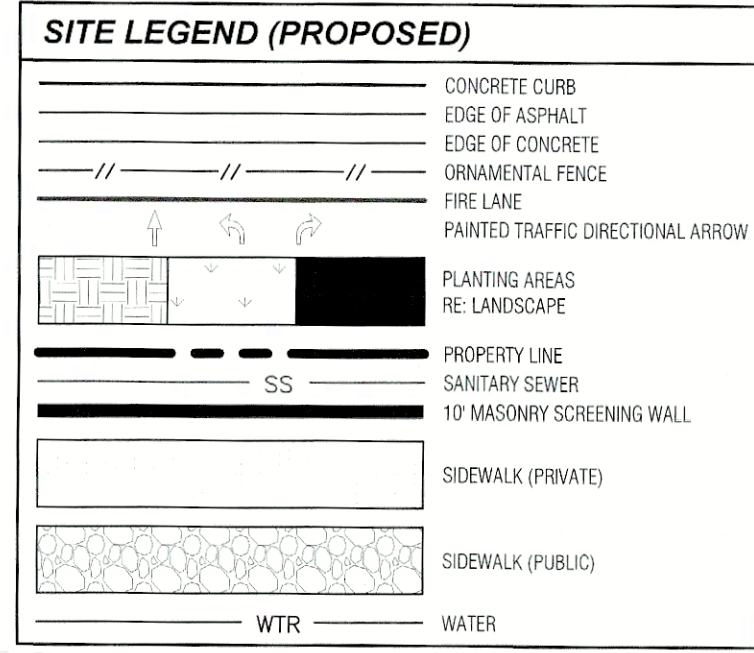
C05.02

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

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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

1	8/26/22	ISSUE FOR CONSTRUCTION
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REVISIONS

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 21572.0000
DATE 3/21/24
SHEET

C05.03

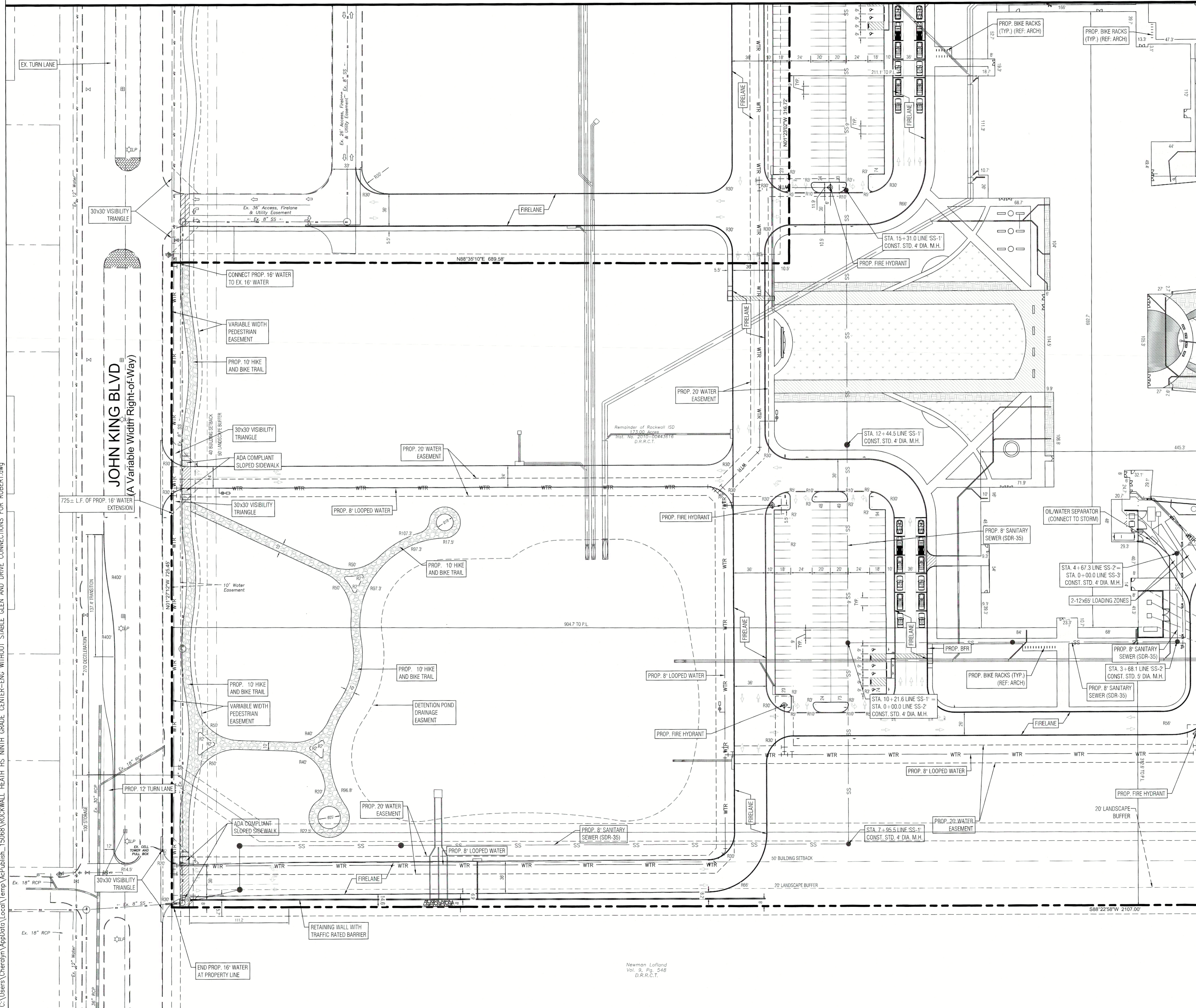
NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

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

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

C:\Users\Cheralyn\AppData\Local\Temp\AcPublish_15068\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG WITHOUT STABLE GLEN AND DRIVE CONNECTIONS FOR ROBERT.dwg

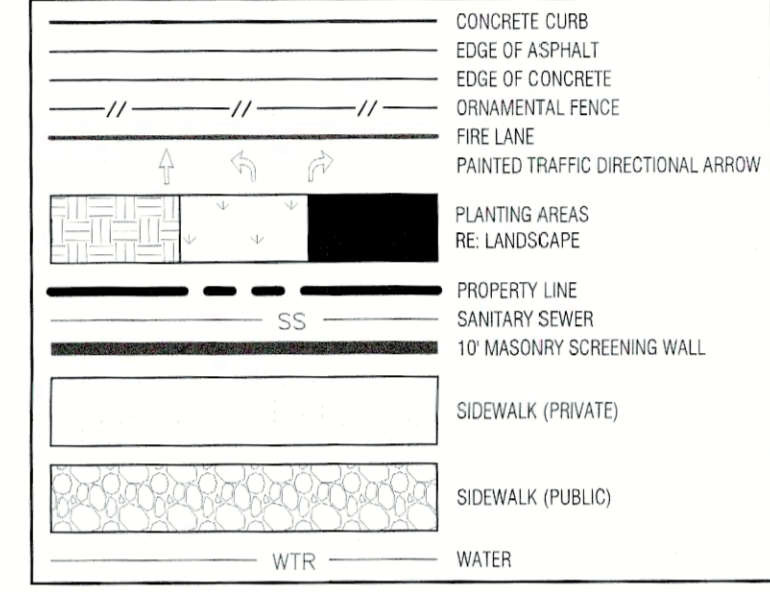
MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



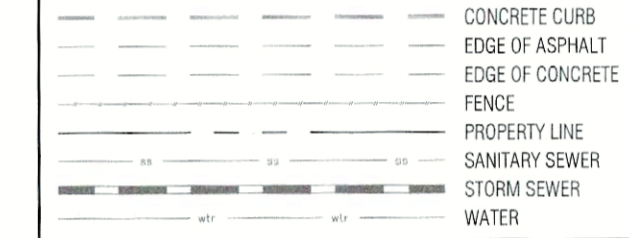
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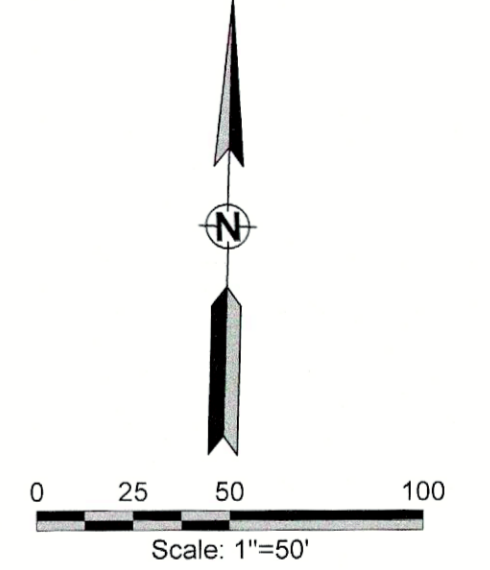
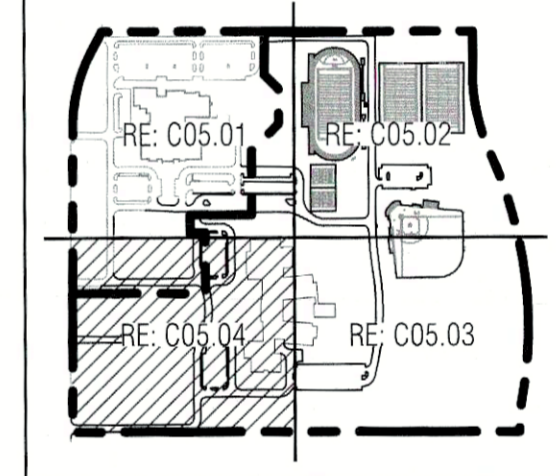
SITE LEGEND (PROPOSED)



SITE LEGEND (EXISTING)



KEY MAP



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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
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ROCKWALL, TEXAS 75087
CONTACT: JAMES WATSON

SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8585
CONTACT: ROBERT HANSEN

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

CITY OF ROCKWALL CASE NO. _____

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T: 214.748.2000

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

REVISIONS

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

Professional Engineer Seal for Cheralyn Armijo, State of Texas, No. 84568.

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

DETAILED SOUTHWEST SITE PLAN

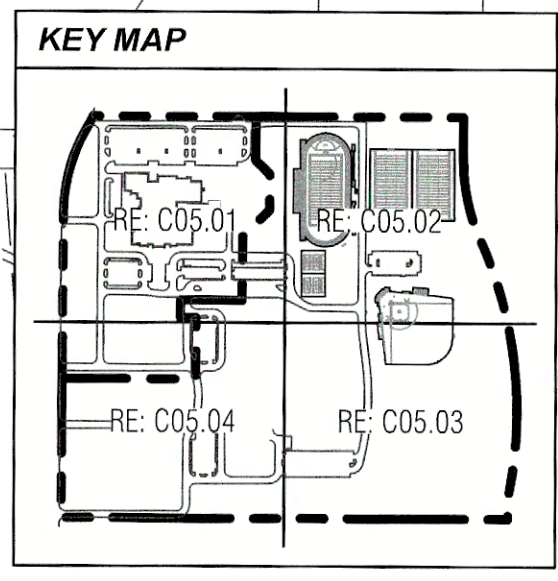
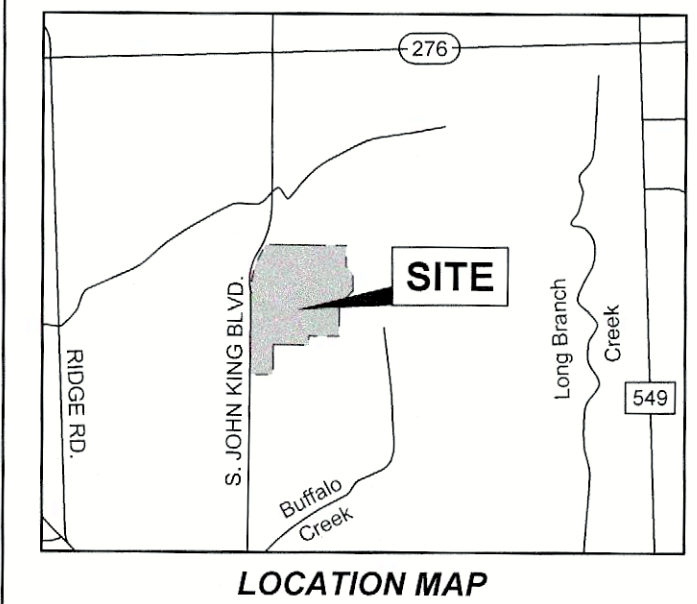
JOB 21572.0000
DATE 3/21/24
SHEET

C05.04

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 Date: 3/21/24 11:00 AM

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

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PAVING LEGEND (PROPOSED)

[Symbol]	CONCRETE CURB
[Symbol]	EDGE OF ASPHALT
[Symbol]	EDGE OF CONCRETE
[Symbol]	ORNAMENTAL FENCE
[Symbol]	PROPERTY LINE
[Symbol]	(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
[Symbol]	(PRIVATE) 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
[Symbol]	(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
[Symbol]	(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
[Symbol]	PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 4" 3000 PSI 5-S SACK REINF. CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A PER GEOTECHNICAL REPORT
[Symbol]	(PRIVATE) 4" 3000 PSI 5-S SACK REINF. CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEOTECHNICAL REPORT
[Symbol]	(PUBLIC) 12" HMA OVER 4" ROAD BASE
[Symbol]	(TODOT) 2" OF HOT MIX TREATMENT TADOT ITEM NO. 340 TYPE C HMA
[Symbol]	(TODOT) 2" OF HOT MIX TREATMENT TADOT ITEM NO. 340 TYPE C HMA OVER 8" OF HOT MIX BASE TADOT ITEM NO. 340 TYPE B HMA OVER B-LINE TREATED SUBGRADE COMPACTED TO 95% DENSITY
[Symbol]	(CITY) 4" 3000 PSI 5-S SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EW PER GEOTECHNICAL REPORT
[Symbol]	(TODOT) 4" 3000 PSI 5-S 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	PD FOR NS USES (Z202-015)
USE	PUBLIC SCHOOL
LOT AREA	3,464,767 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. / 3,464,762 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]
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LOT 2, BLOCK A
OUT OF THE
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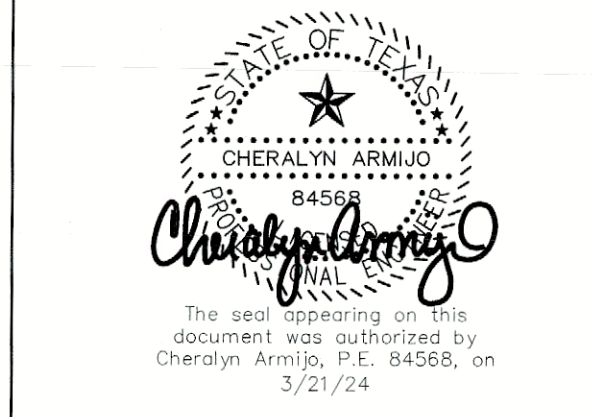
ISSUES

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REVISIONS

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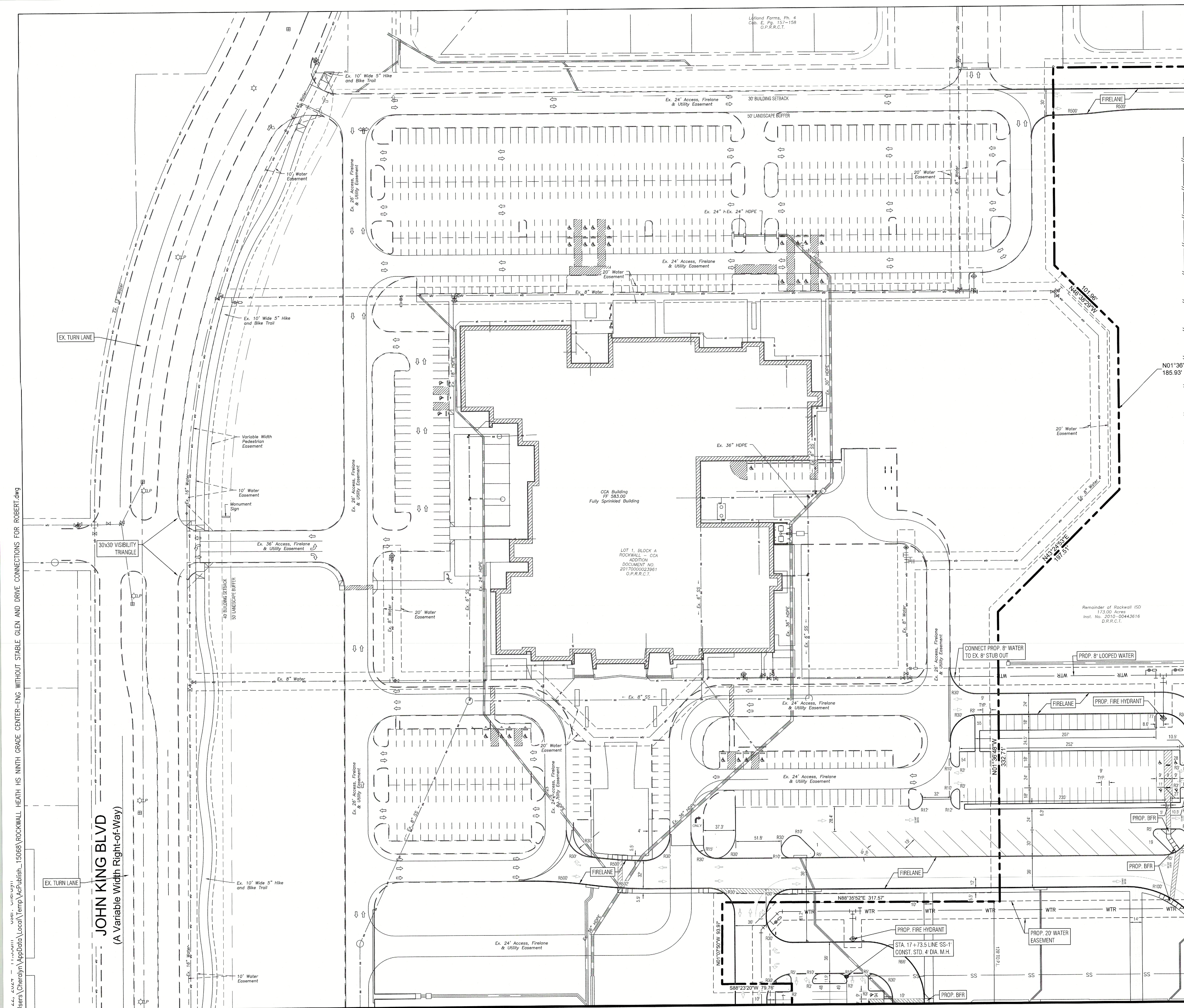
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OVERALL SITE PLAN

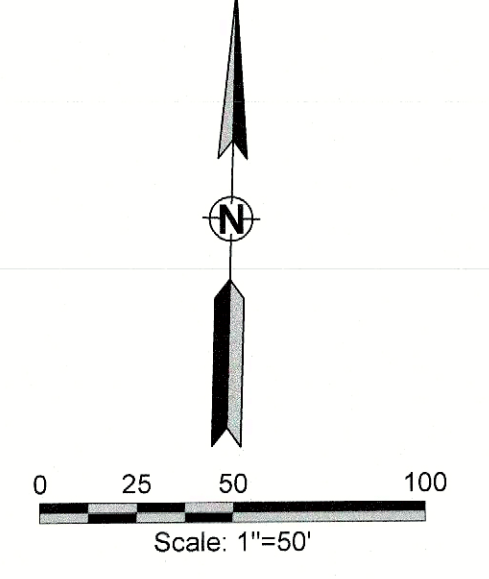
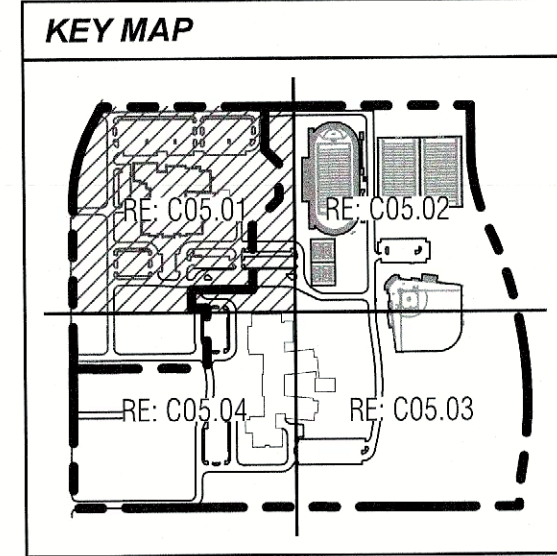
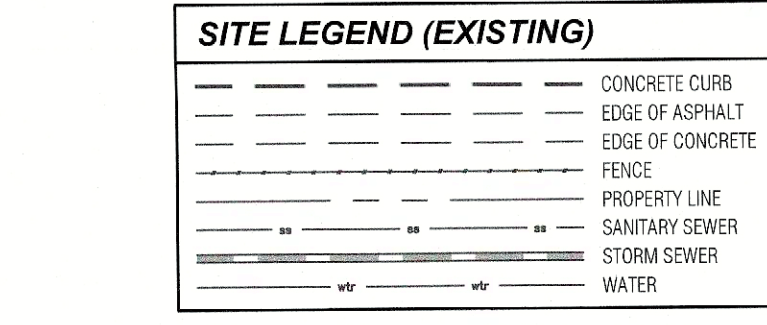
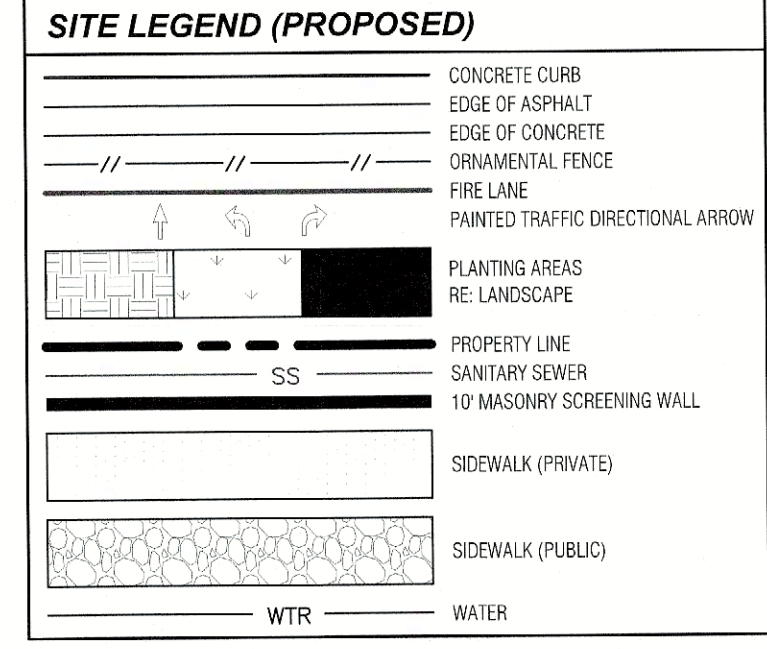
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CONTACT: CHERALYN M. ARMUJO

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

CORGAN

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GLENN ENGINEERING

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PHONE (972) 717-5151 FAX (972) 717-5176
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C05.01

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

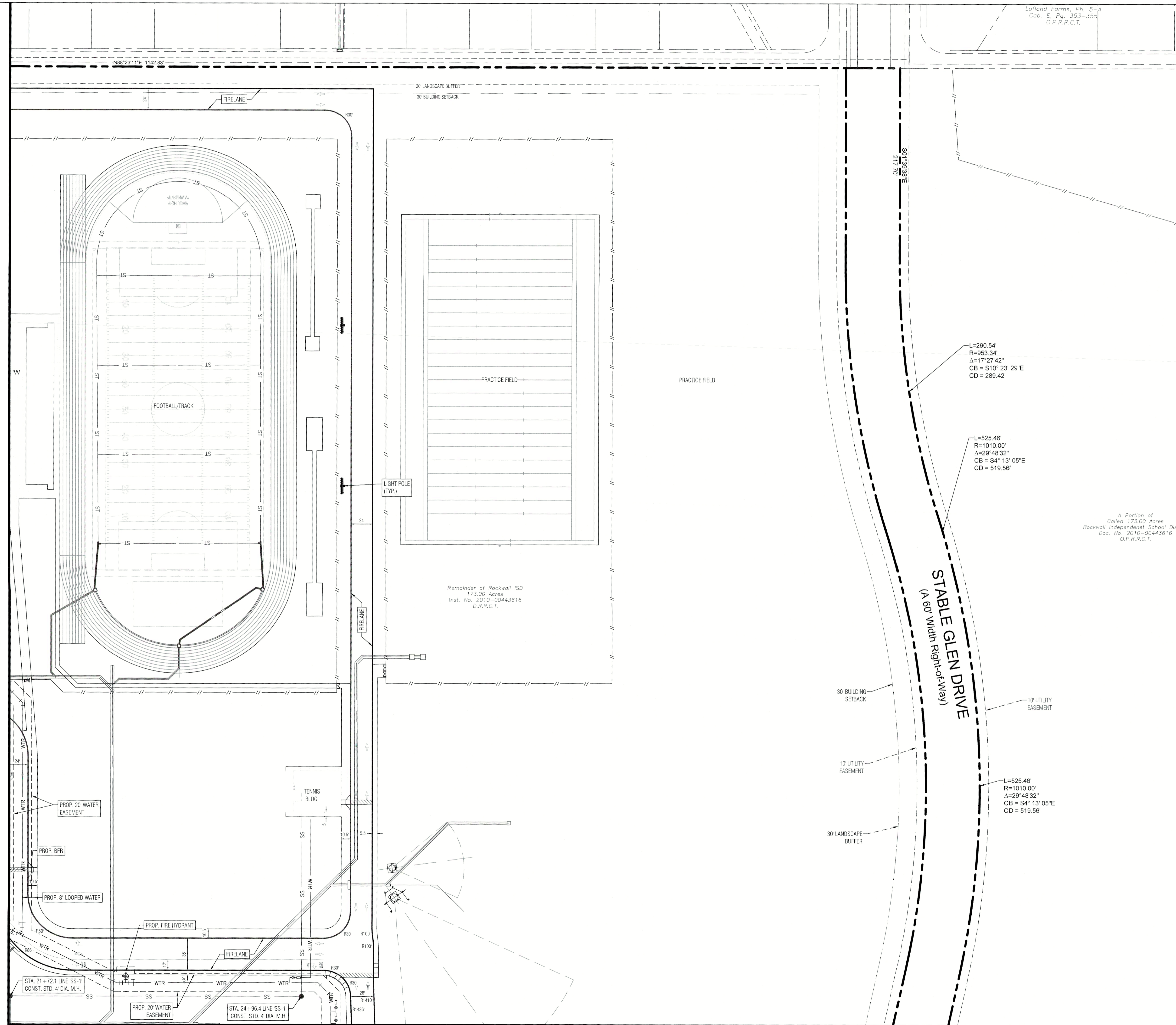
MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

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

user: v1000011
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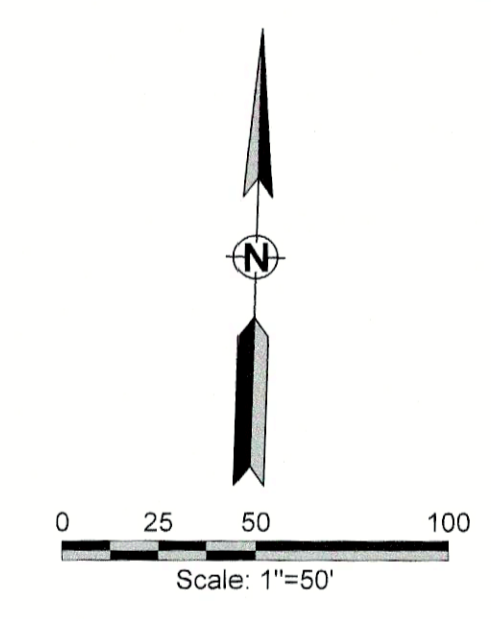
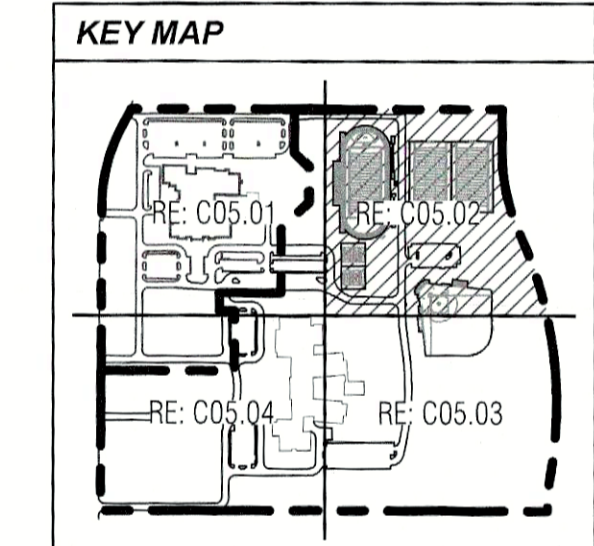
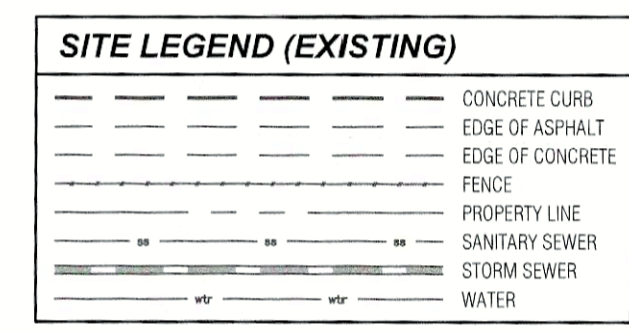
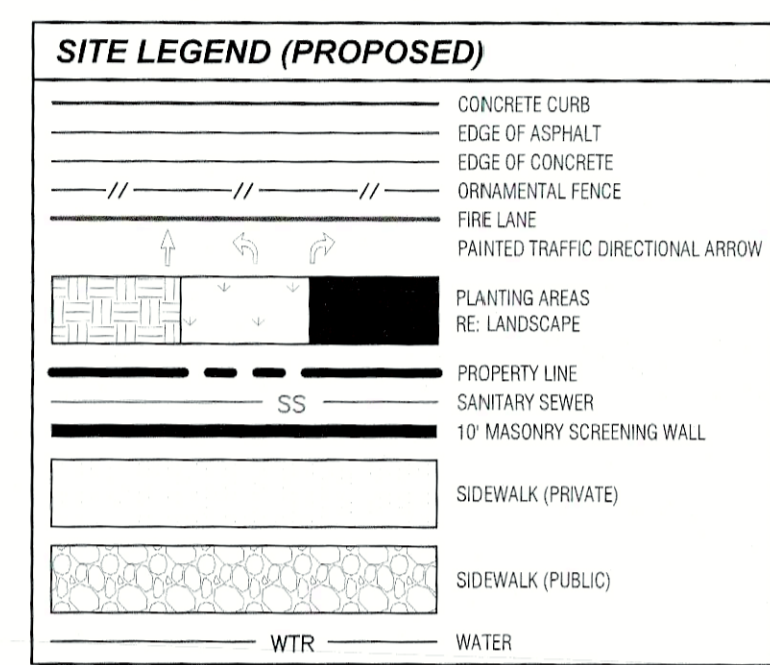
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MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN



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

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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
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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 21572.0000
DATE 3/21/24
SHEET

C05.02

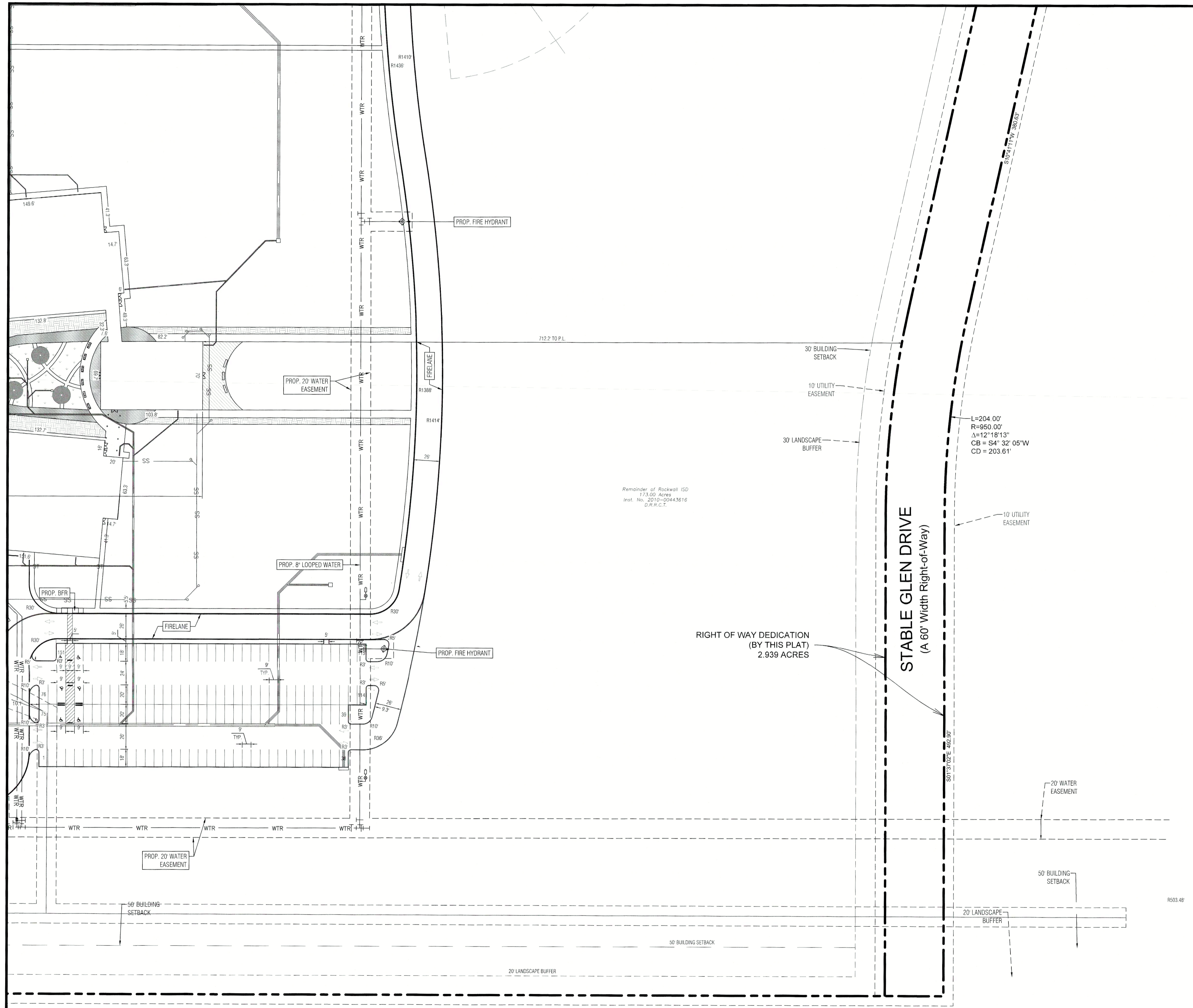
NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

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

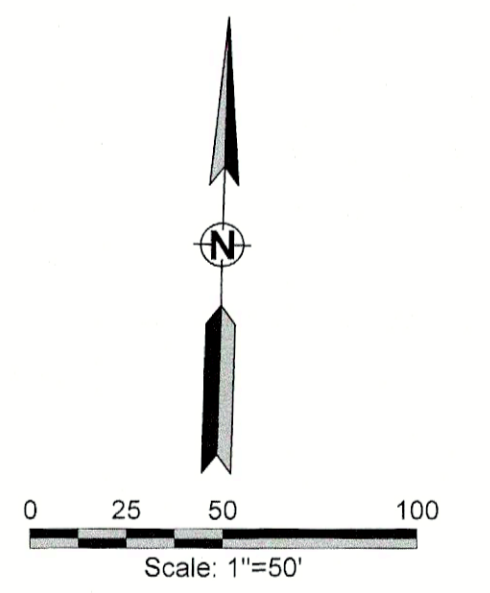
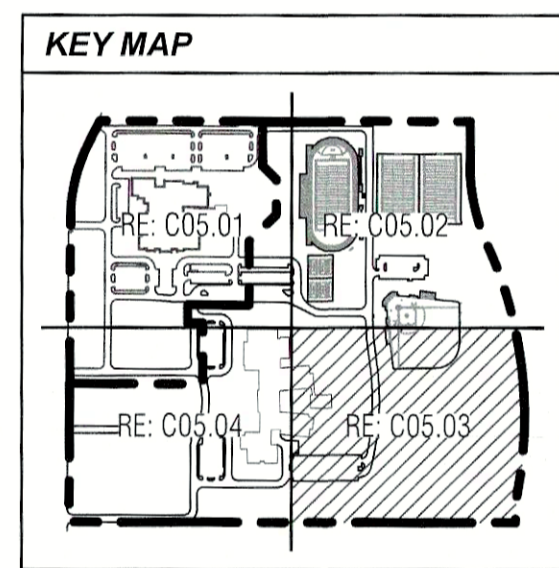
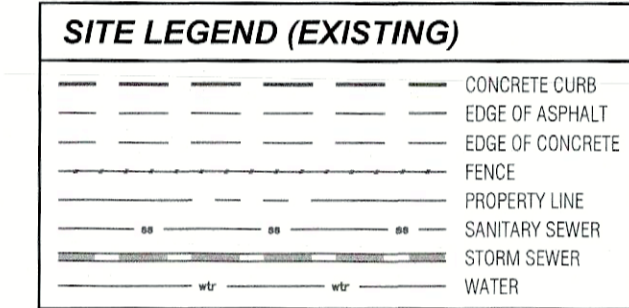
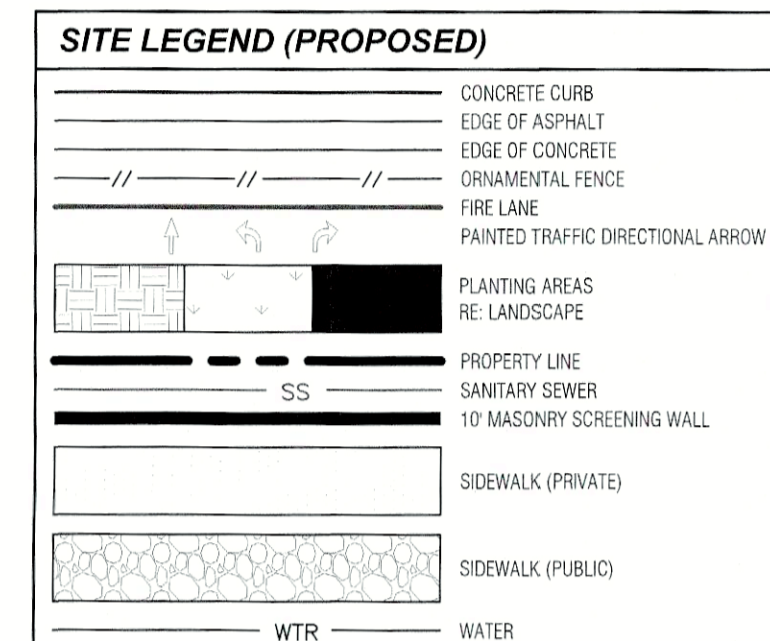
CITY OF ROCKWALL CASE NO.

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

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



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ISSUES

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REVISIONS

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8/3/2023	PCR #032
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GLENN ENGINEERING
TEXAS REGISTRATION # P-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 220

HUB # 175257193300
FAX (972) 717-2176
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

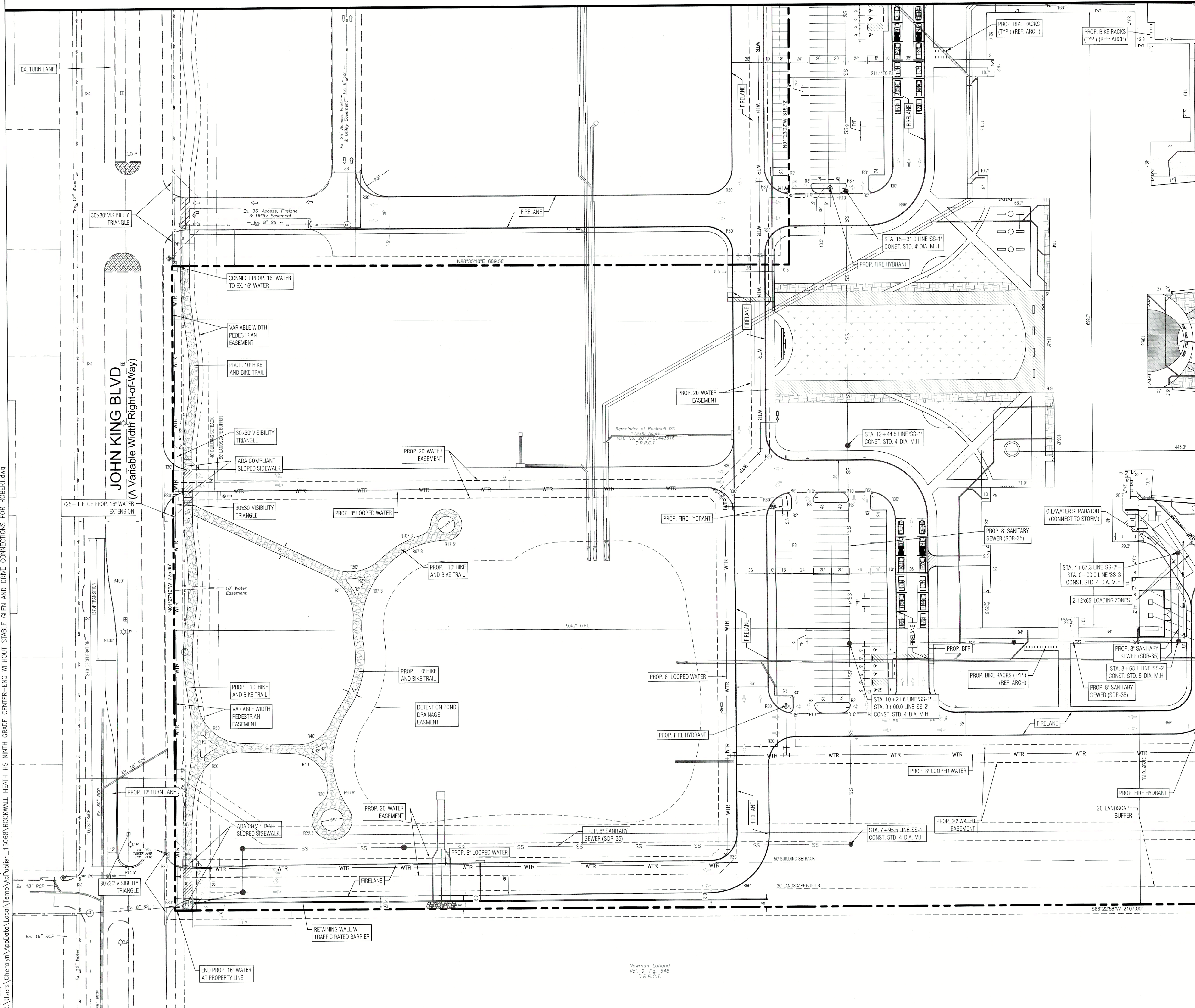
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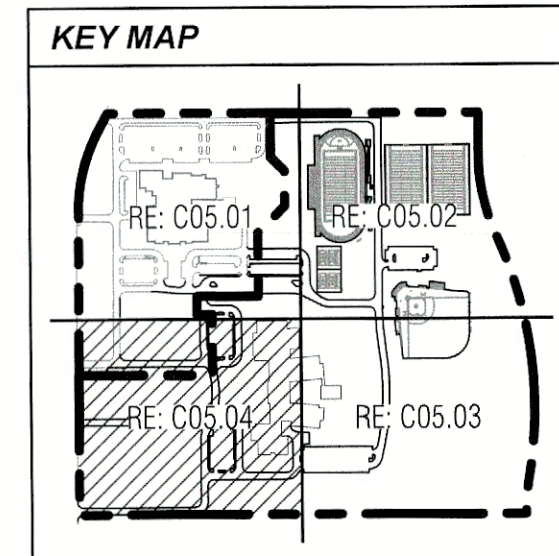
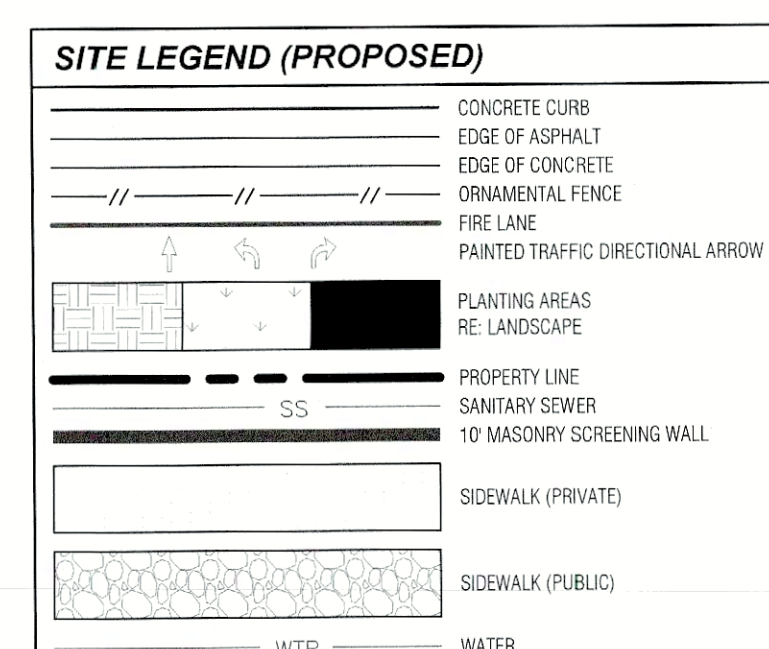
NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

CITY OF ROCKWALL CASE NO.

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



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CITY OF ROCKWALL CASE NO.:



ISSUES

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REVISIONS

NO.	DATE	DESCRIPTION
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2	8/3/2023	PCR #032
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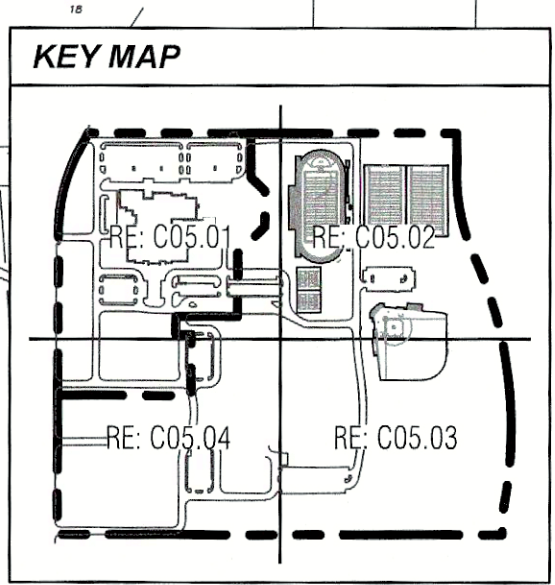
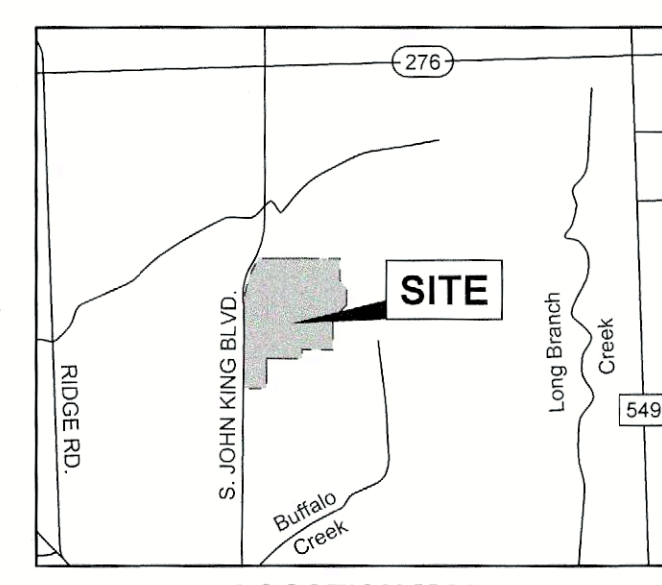
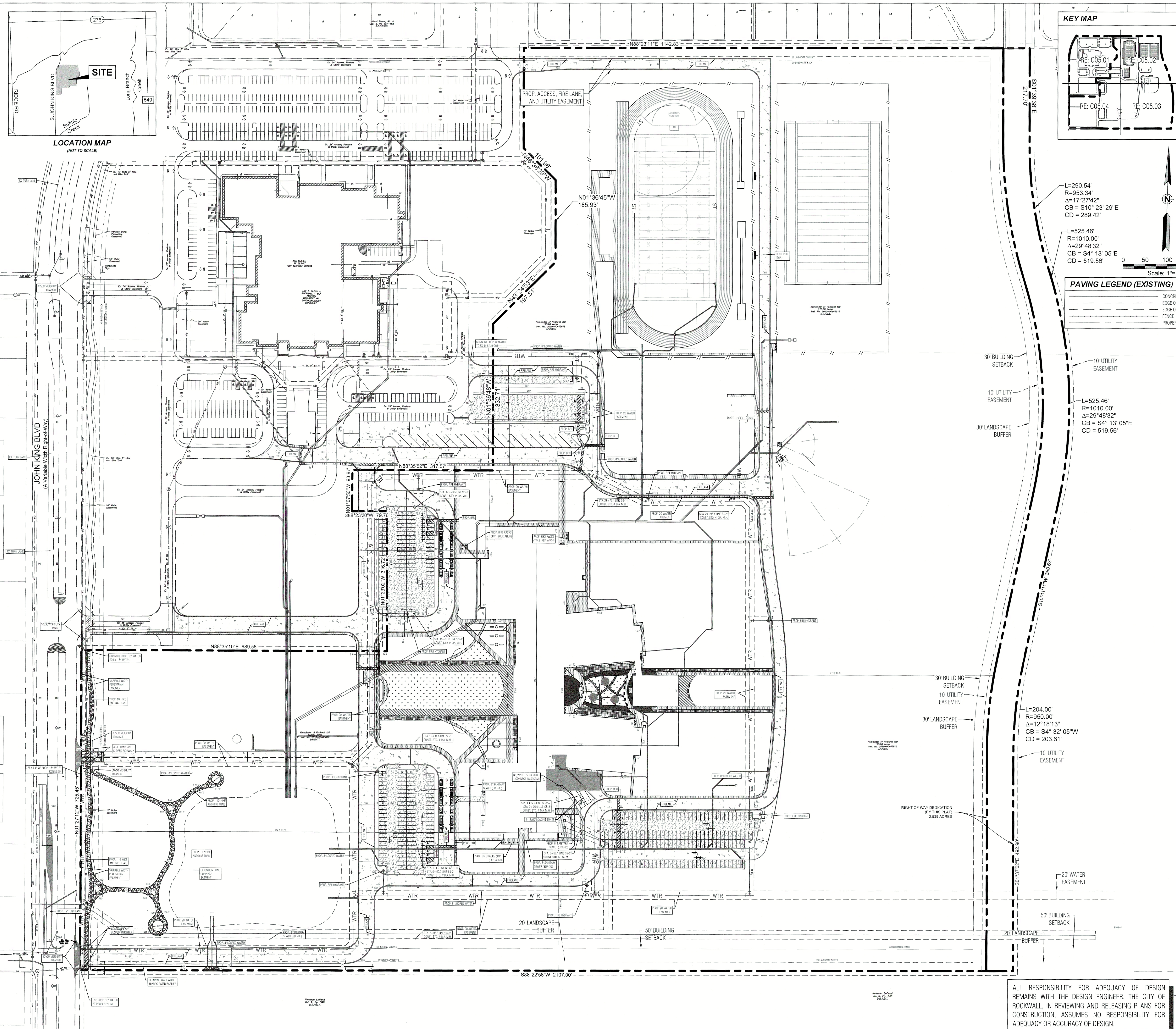
NINTH GRADE CENTERS SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED SOUTHWEST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

C05.04

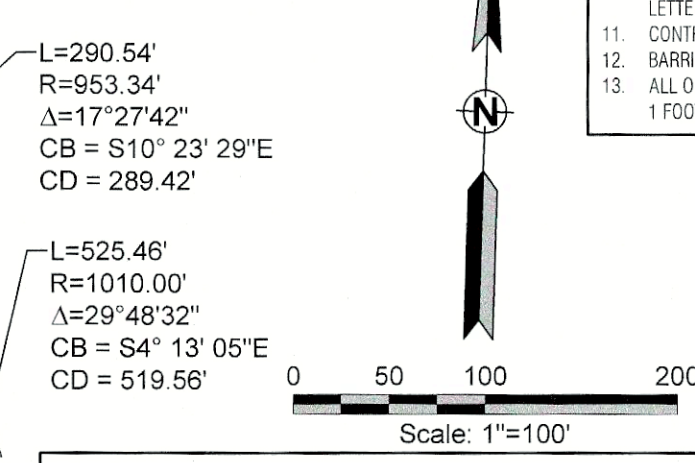
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PAVING LEGEND (PROPOSED)

[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 6/8 SACK HAND FINISH 6 SACK MACHINE FINISH W/ #4 REBARS ON 18" CENTERS EACH WAY
[Symbol]	RE: GEOTECHNICAL REPORT
[Symbol]	(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 OVER COMPACTED SUBGRADE
[Symbol]	(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 OVER COMPACTED SUBGRADE
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[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]	(100T) 2" OF HOT MIX TREATMENT TPOOT ITEM NO. 340 TYPE C HMAAC
[Symbol]	(100T) 2" OF HOT MIX TREATMENT OVER 8" OF HOT MIX BASE TADOT ITEM NO. 340 TYPE B HMAAC OVER 8" LINE TREATED SUBGRADE COMPACTED TO 96% DENSITY
[Symbol]	(10TY) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 24" CENTERS EV PER GEOTECHNICAL REPORT
[Symbol]	(100T) 4" 3000 PSI 5.5 SACK REINFORCED CONCRETE SIDEWALK W/ #3 REBARS ON 18" CENTERS EV PER GEOTECHNICAL REPORT
[Symbol]	TURF, COLOR A
[Symbol]	TURF, COLOR B
[Symbol]	PLANTING AREA RE: LANDSCAPE



SITE DATA SUMMARY TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD FOR HS USES (2022-015)
LOT AREA	3,484.782 S.F. OR 75.54 AC.
BUILDING AREA (FLOOR AREA)	153,181 S.F.
PROPOSED FIRST FLOOR	41,019 S.F.
PROPOSED SECOND FLOOR	112,162 S.F.
TOTAL BUILDING AREA	153,181 S.F.
TOTAL FLOOR AREA (FIRST FLOOR)	153,181 S.F.
LOT COVERAGE	153,181 S.F. / 3,484.782 S.F. = 4.42%
FLOOR AREA RATIO	0.051
TOTAL IMPERVIOUS AREA	153,181 S.F. OR 18.73 AC.
BUILDING HEIGHT	137' 10" (2 STORIES)
TOTAL REQUIRED PARKING (1 PER 5 STUDENTS)	203 SPACES
PARKING PROVIDED	203 SPACES
PARKING SURFACE	18 SPACES
9'x18' D	300 SPACES
9'x20' D	209 SPACES
15'x30' D	111 SPACES

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GLENN ENGINEERING
TEXAS REGISTRATION # P-303
PHONE (972) 717-5151
4500 FULLER DRIVE, SUITE 320
IRVING, TEXAS 75038

STATE OF TEXAS
CHERYL M. ARMUJO
84598
The seal appearing on this document was authorized by Cheryl M. Armujo, P.E. 84586, on 3/21/24

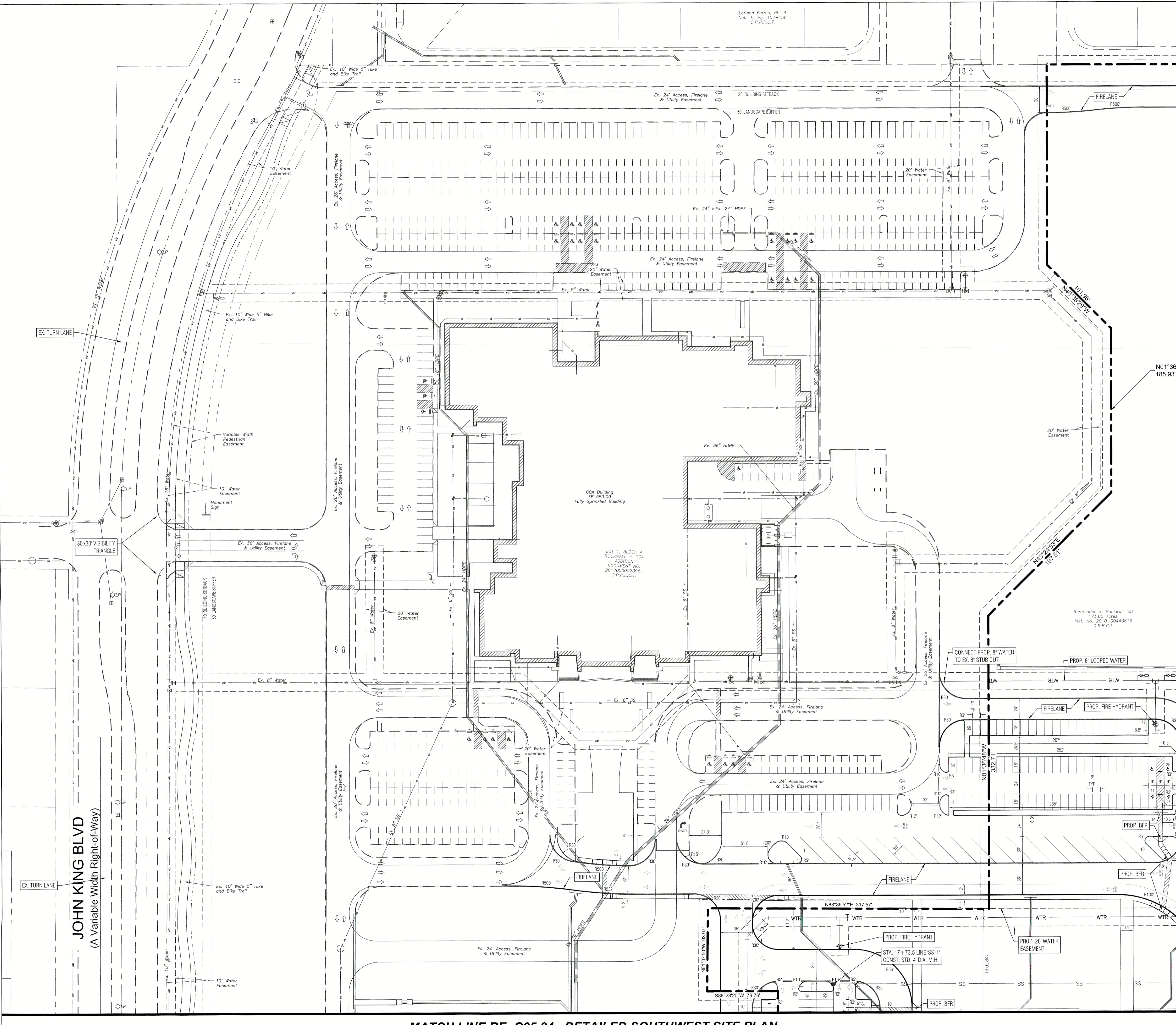
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OVERALL SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

C05.00

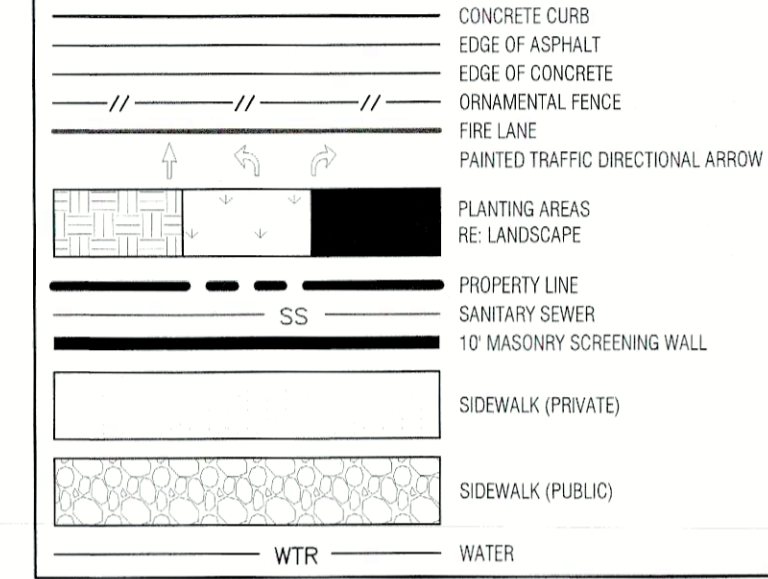
\\01\cadd\11\000111\Users\Cherilyn\AppData\Local\Temp\AcPublish_15068\ROCKWALL HEATH HS NINTH GRADE CENTER-ENG WITHOUT STABLE GLEN AND DRIVE CONNECTIONS FOR ROBERT.dwg



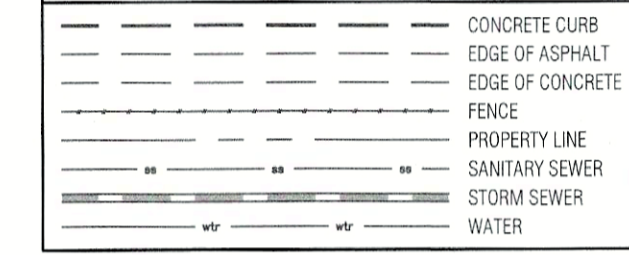
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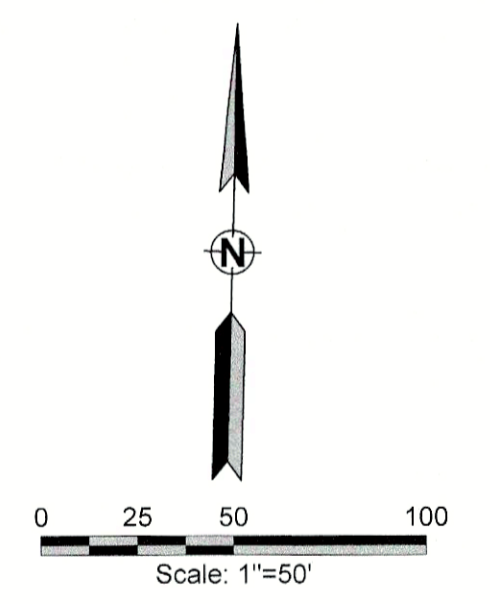
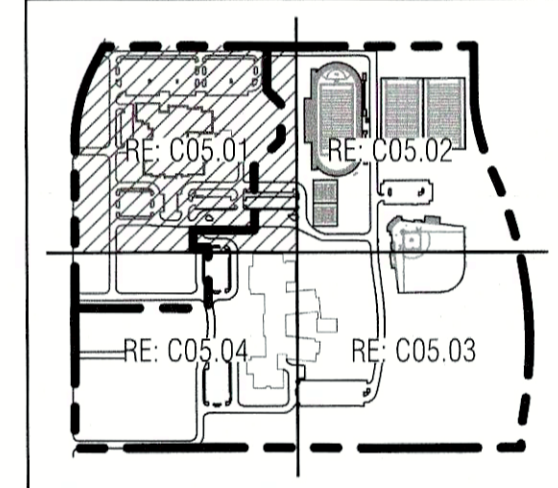
SITE LEGEND (PROPOSED)



SITE LEGEND (EXISTING)



KEY MAP



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LOT 2, BLOCK A
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SURVEYOR: BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
IRVING, TEXAS 75038
(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.

CORGAN
Dallas, TX 75202
T. 214.748.2000

ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

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

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

DETAILED NORTHWEST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

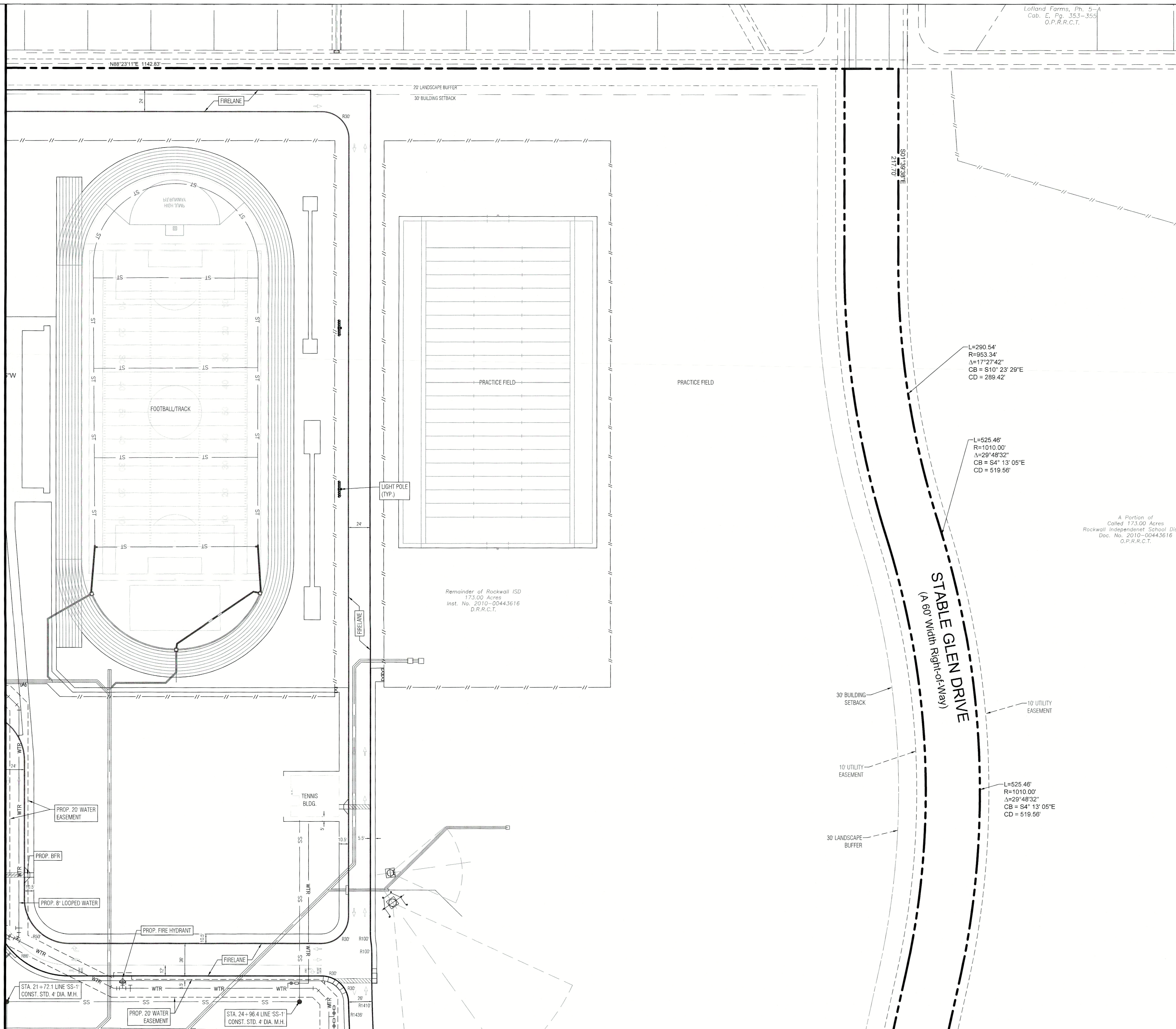
C05.01

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

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

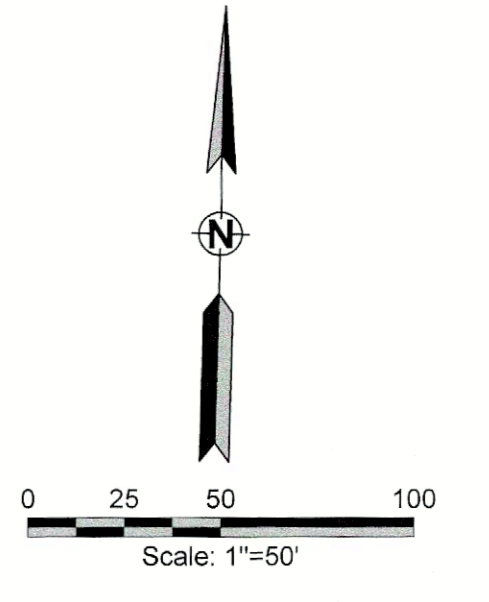
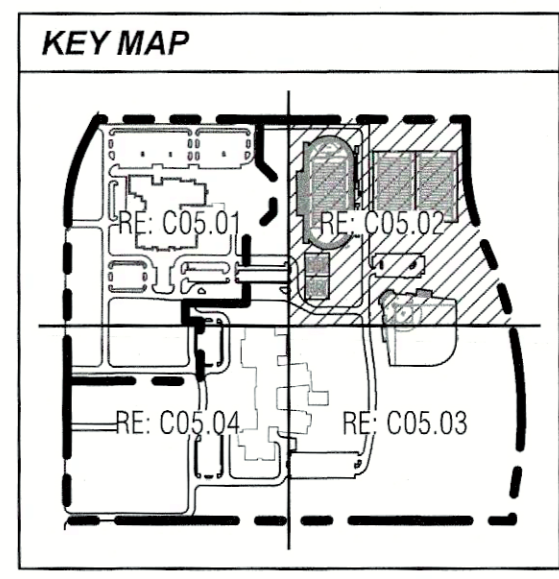
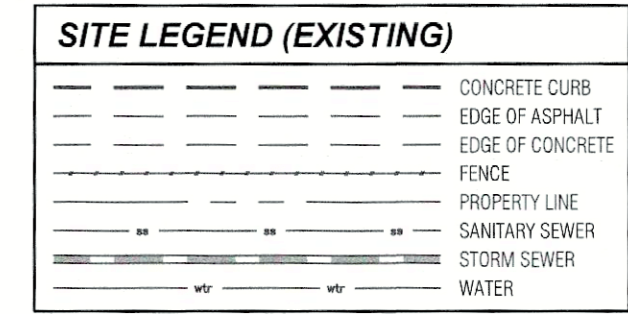
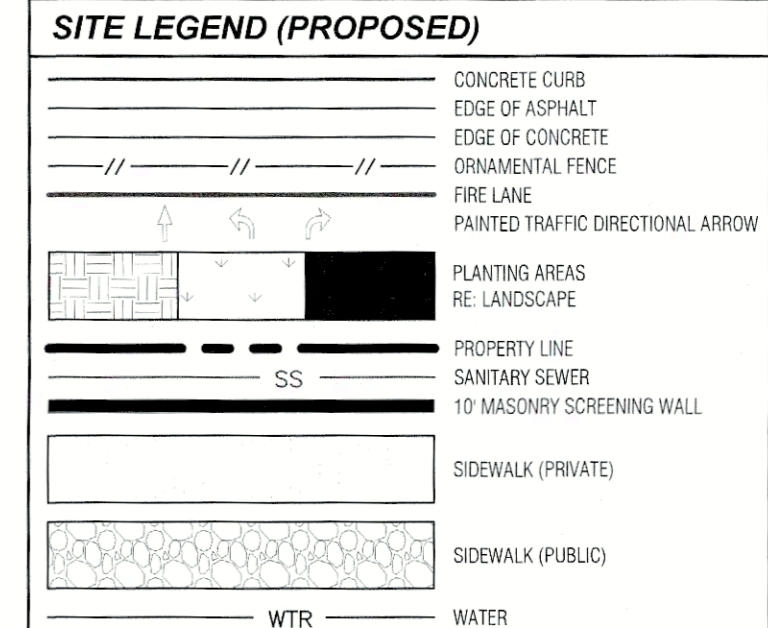
MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN

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

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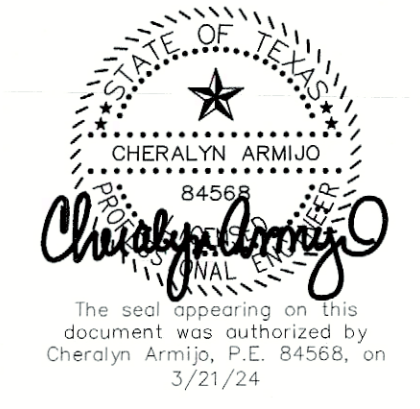
ISSUES

NO.	DATE	ISSUE FOR CONSTRUCTION
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REVISIONS

NO.	DATE	RFI #	DESCRIPTION
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 TEXAS REGISTRATION # F-303
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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

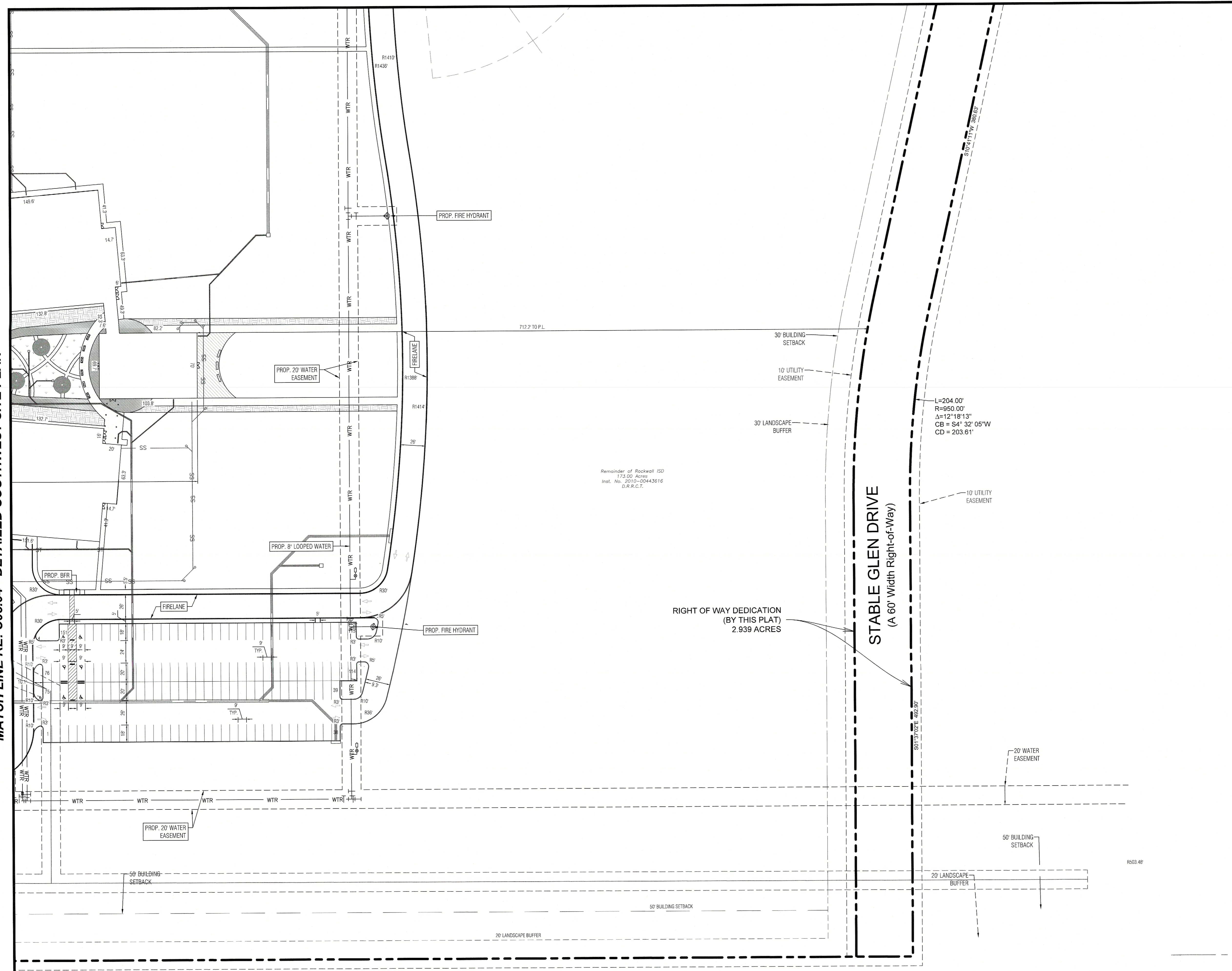
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MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

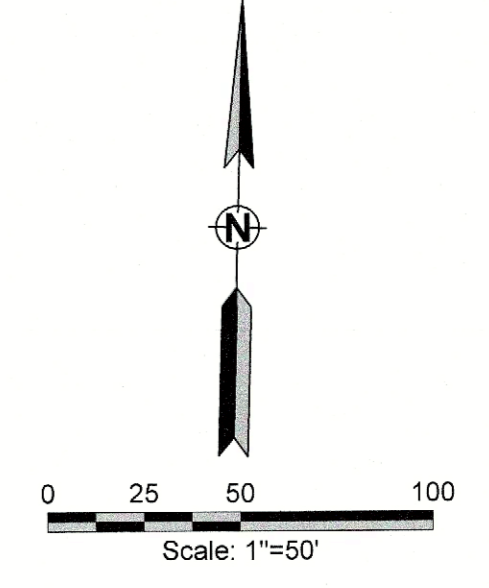
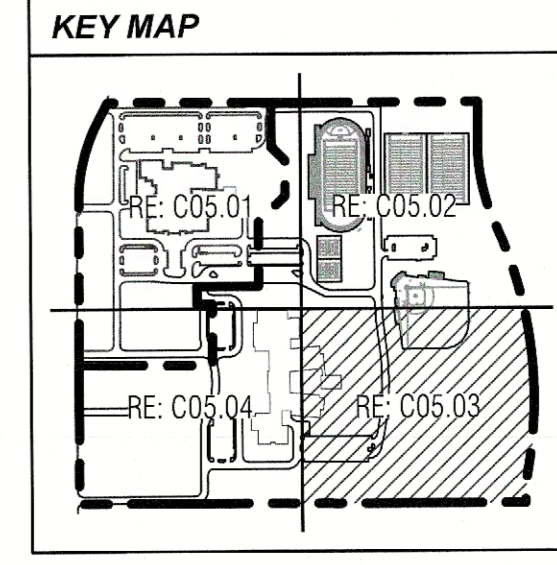
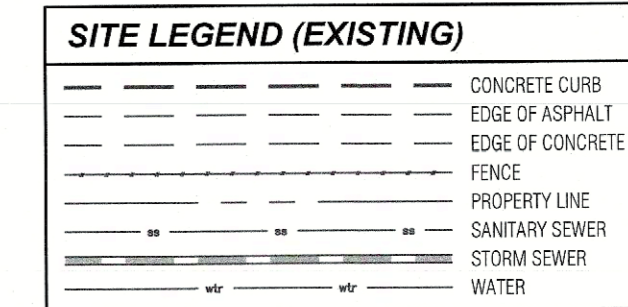
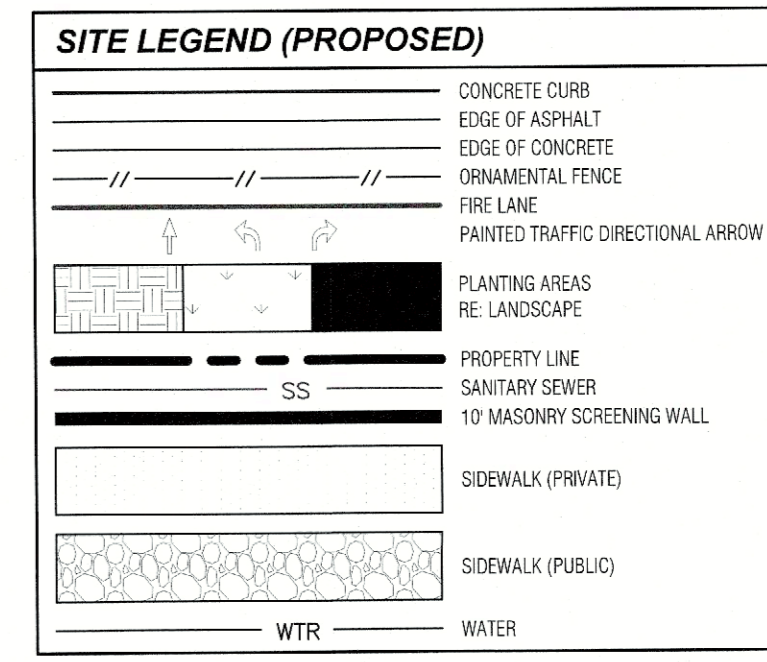
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CITY OF ROCKWALL, CASE NO.

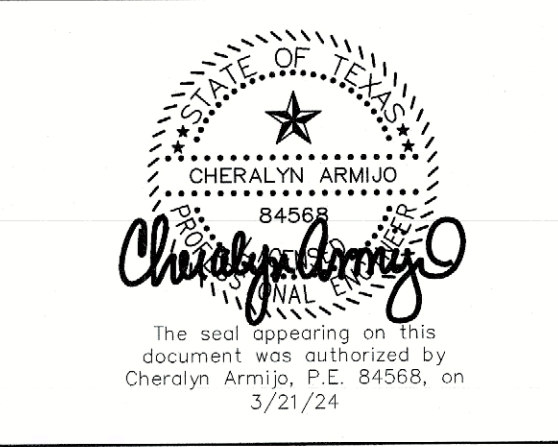
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REVISIONS

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

DETAILED SOUTHEAST SITE PLAN

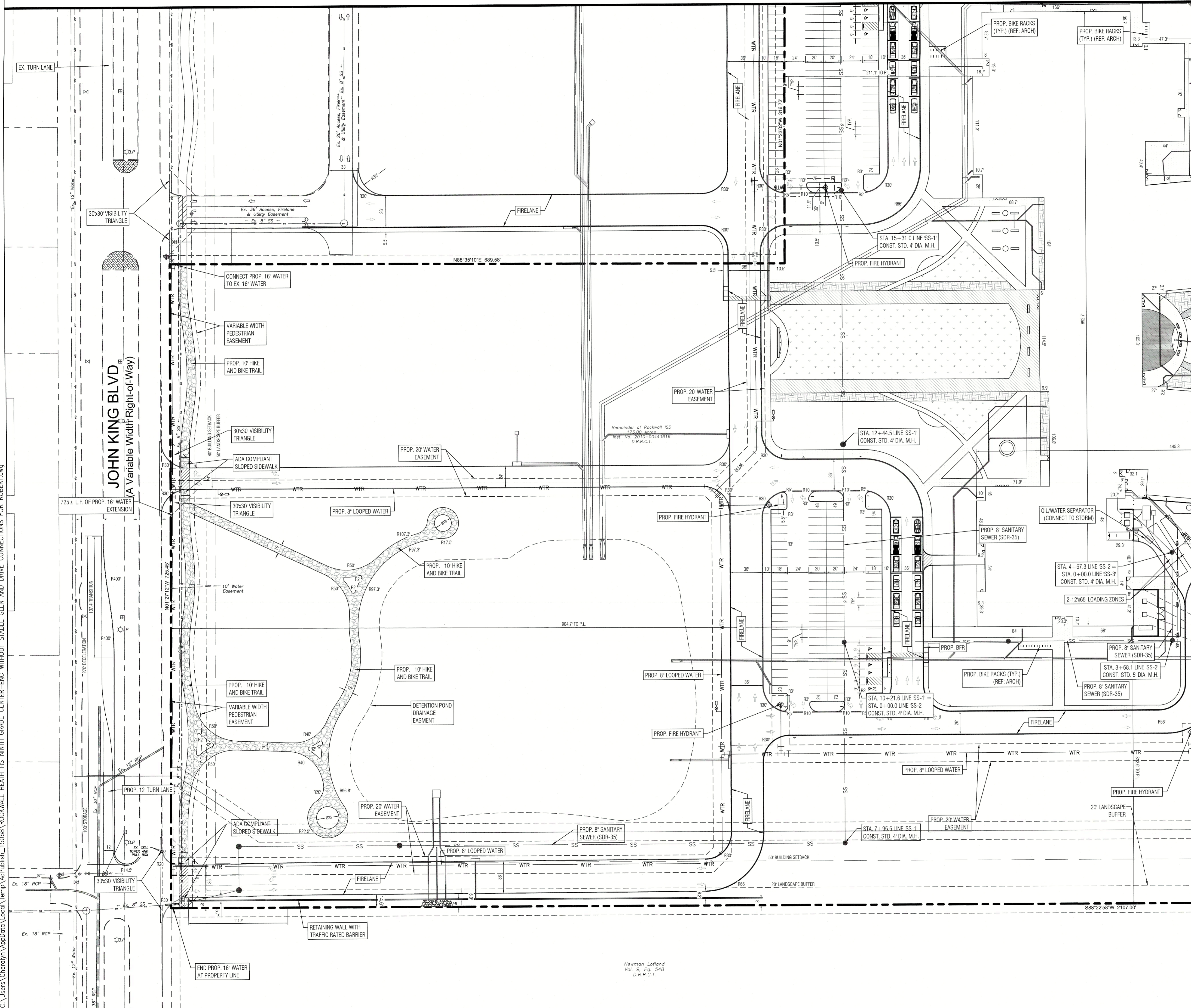
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SHEET

C05.03

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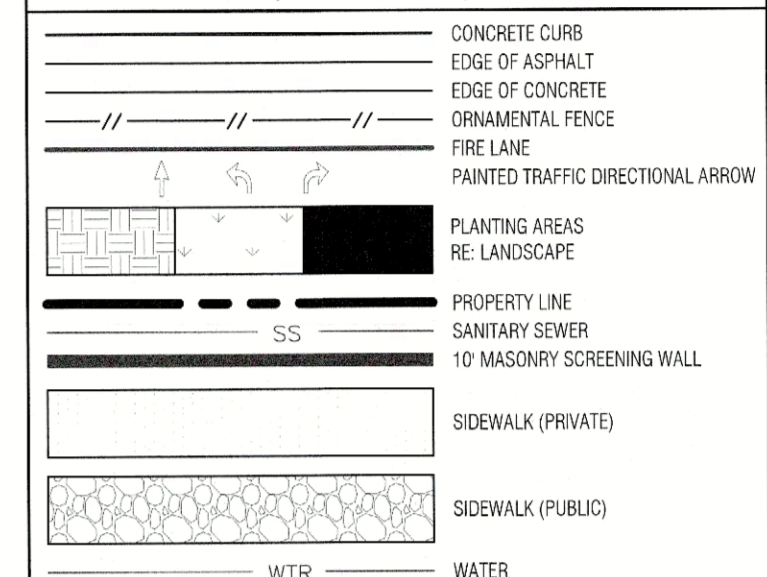
Newman Lofland
Vol. 9, Pg. 548
D.R.R.C.T.



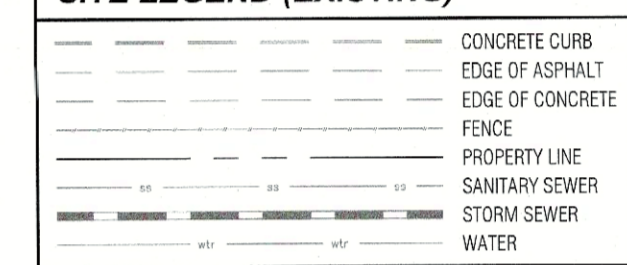
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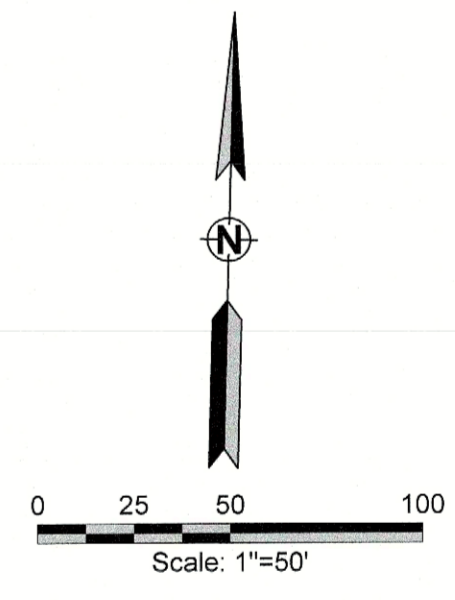
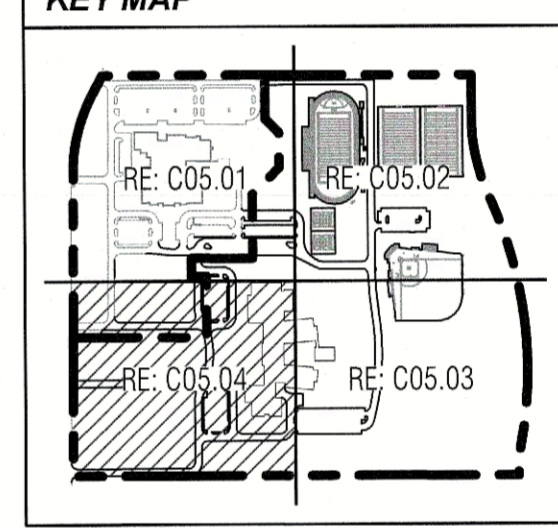
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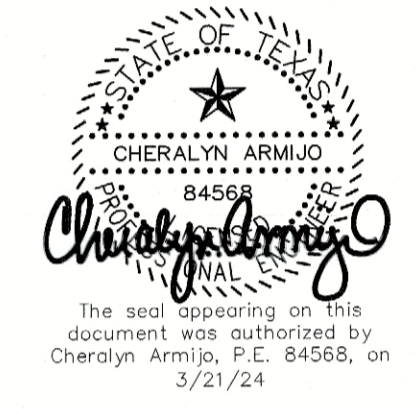
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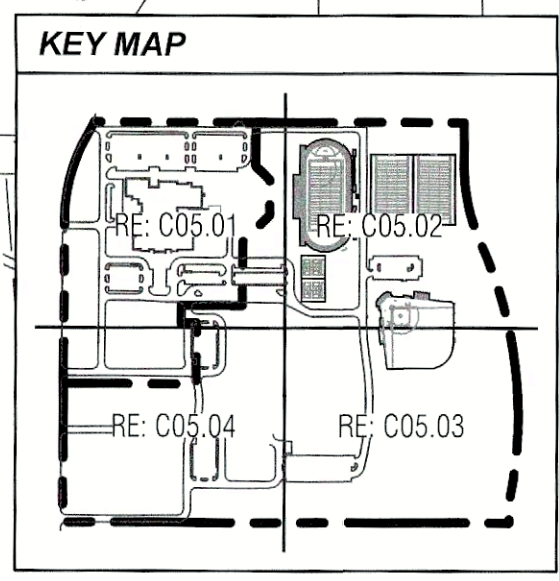
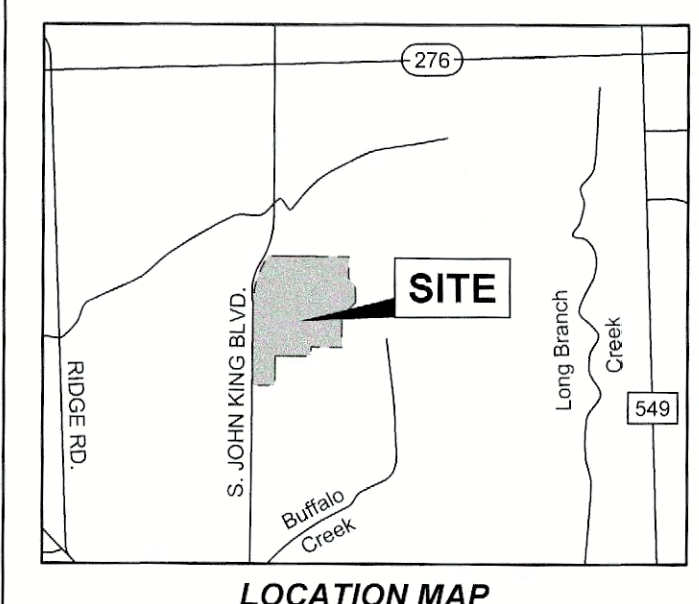
JOB 21572.0000
DATE 3/21/24
SHEET

C05.04

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

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 - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
 - BARRIER FREE RAMP(S) (SFR) 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-CANDIE 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	PD 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

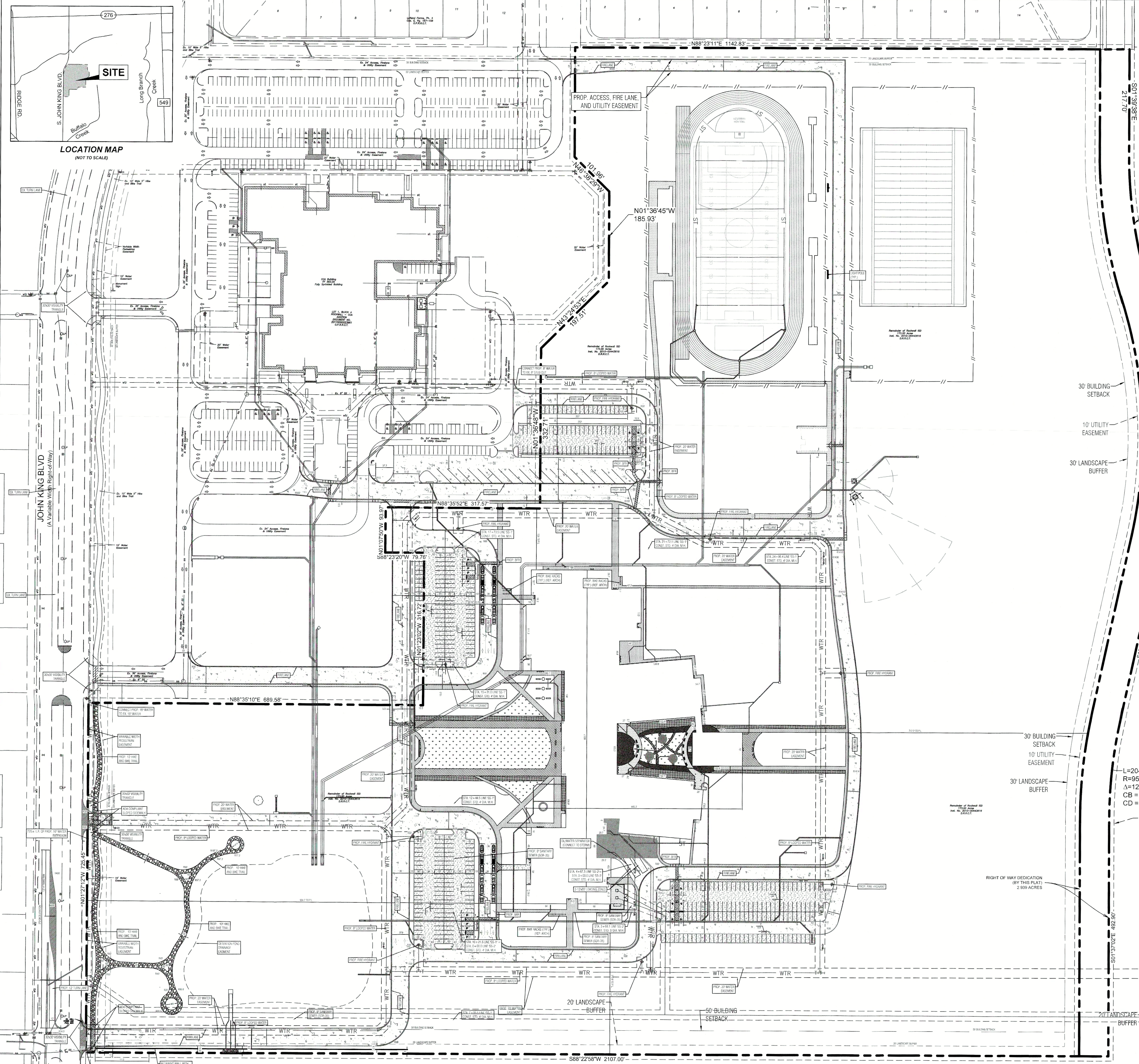
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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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
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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

CITY OF ROCKWALL CASE NO.

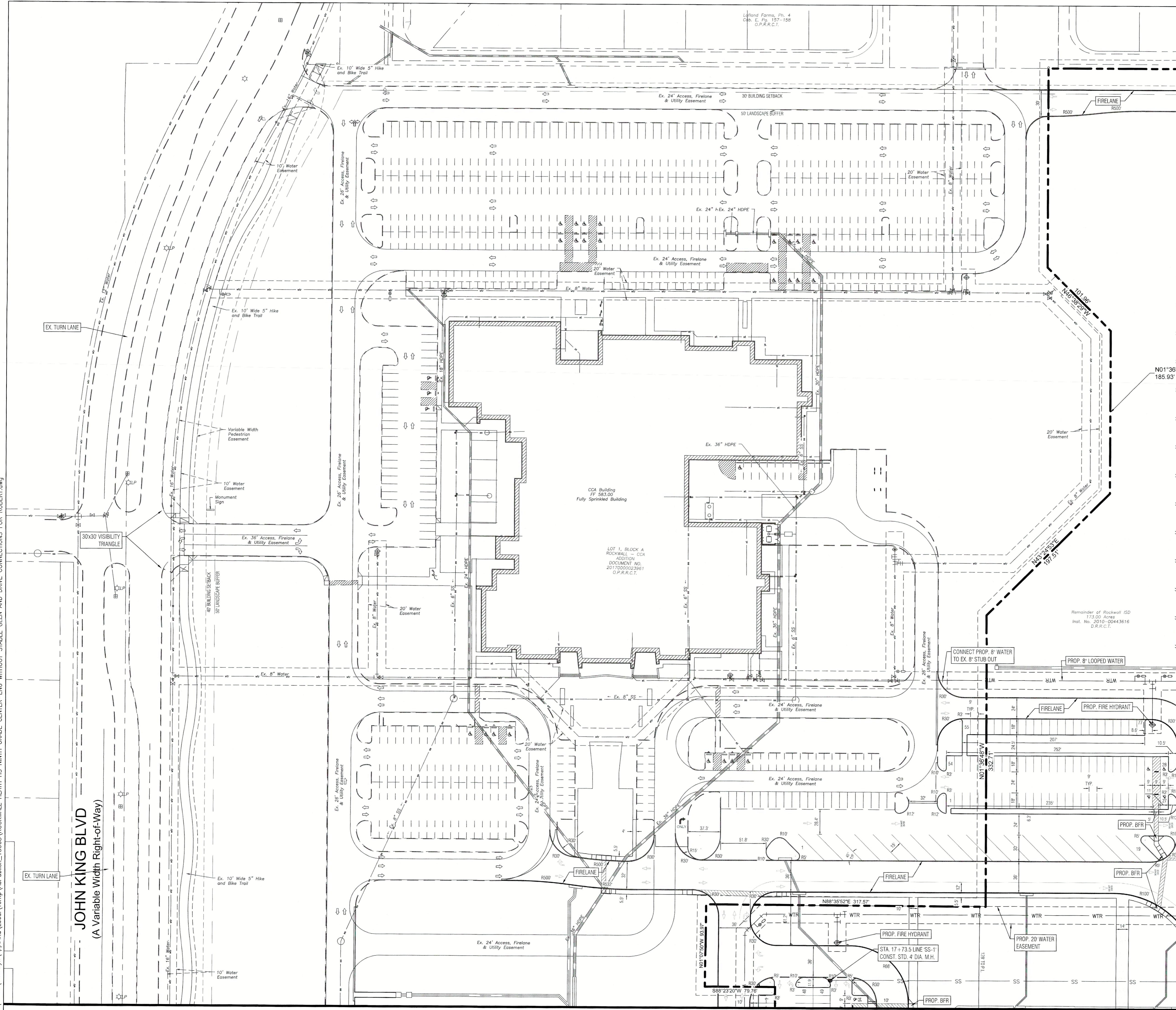
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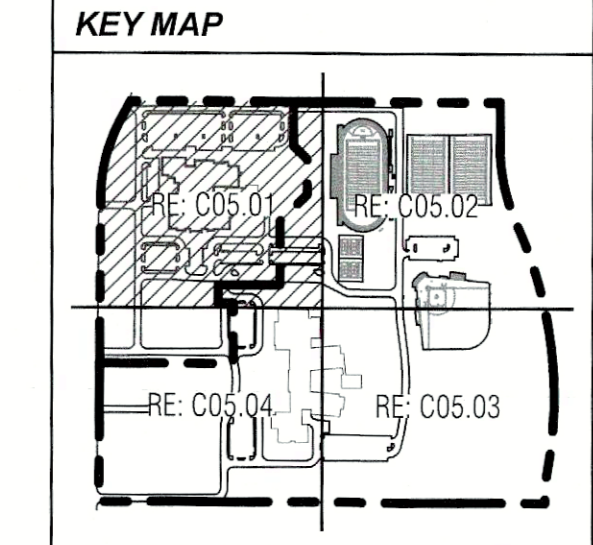
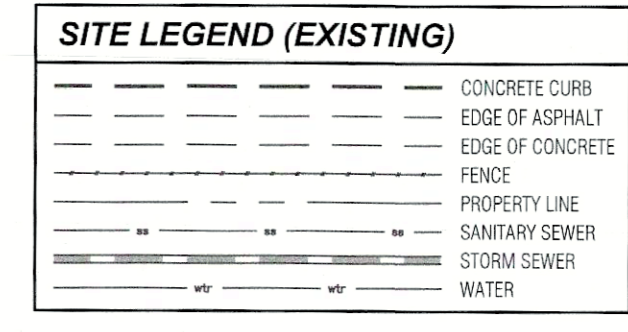
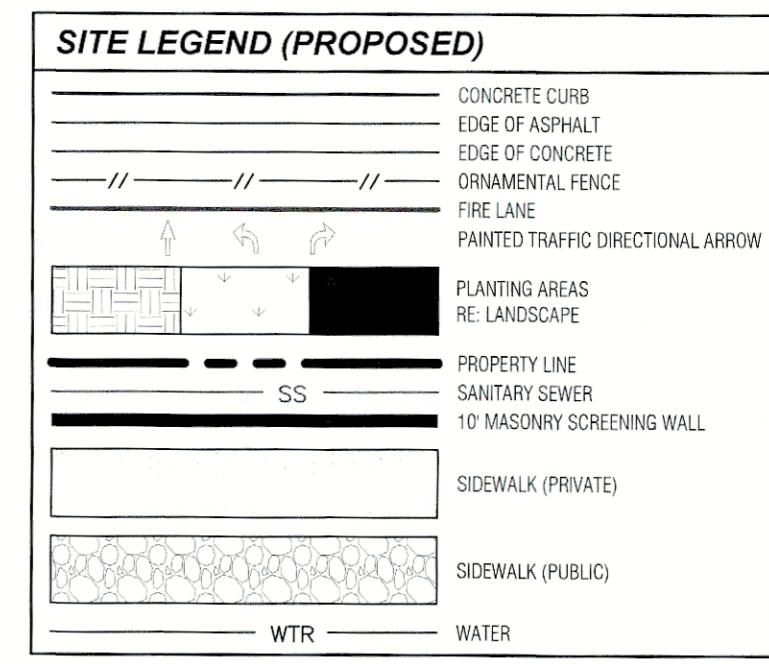
JOHN KING BLVD
(A Variable Width Right-of-Way)

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

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



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 2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
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LOT 2, BLOCK A
OUT OF THE
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ROCKWALL, TEXAS 75087
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SURVEYOR:
BOWMAN
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CONTACT: ROBERT HANSEN

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

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

CORGAN

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Dallas, TX 75202
T: 214.748.2000

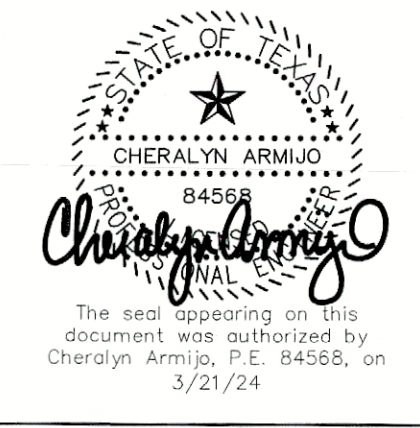
ISSUES

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 # 176578193300
PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



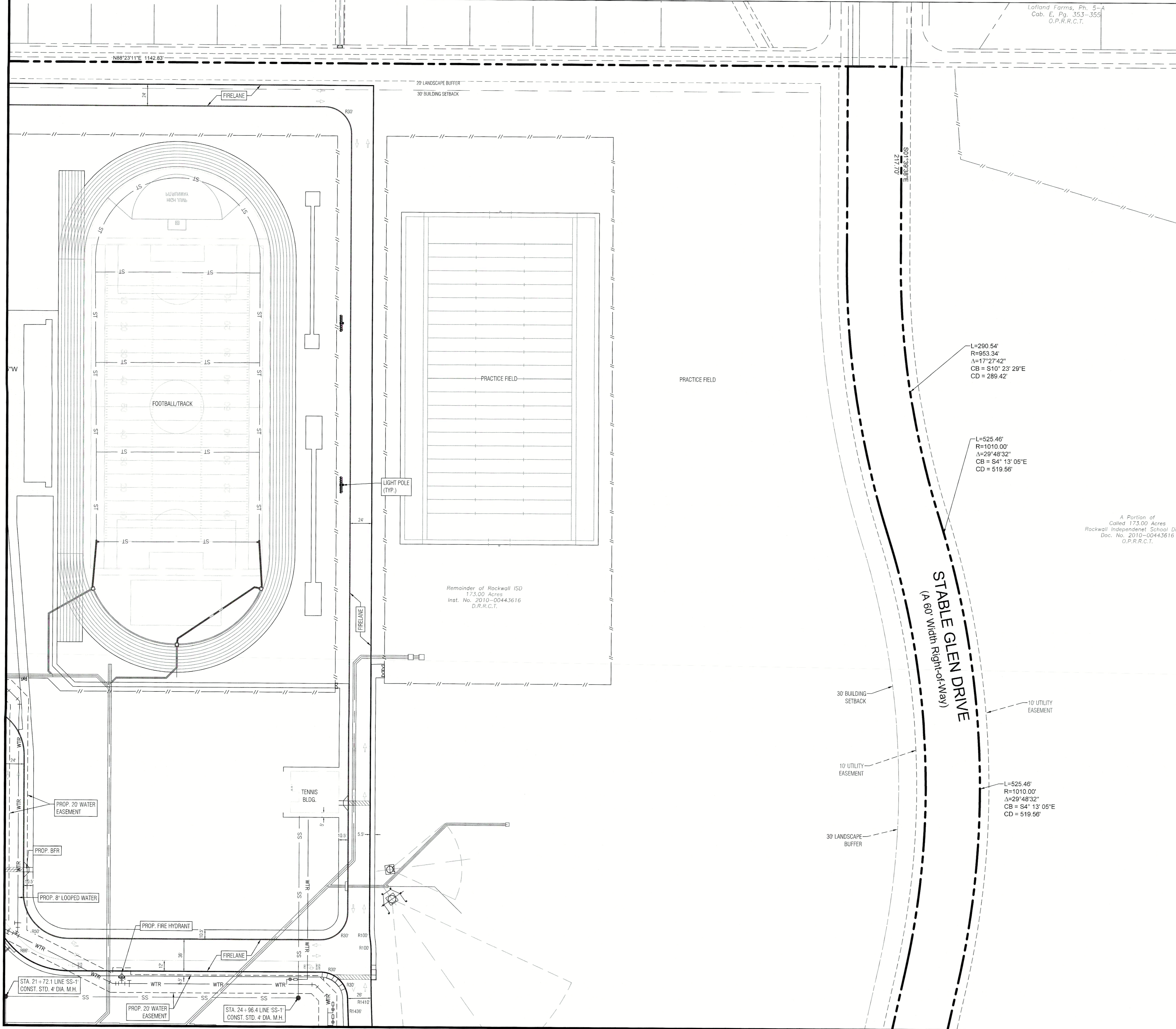
NINTH GRADE CENTERS
SOUTH SITE
for
Rockwall Independent School District
2727 S. John King Blvd, Rockwall, TX 75032

DETAILED NORTHWEST SITE PLAN

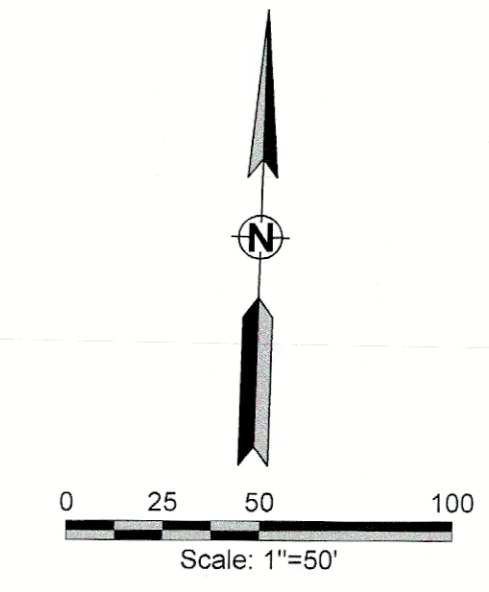
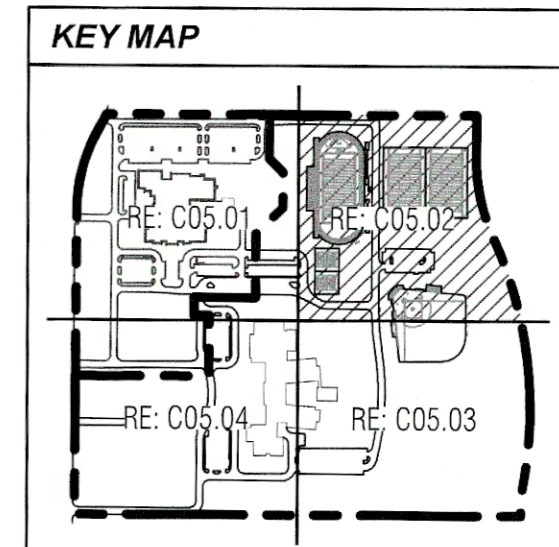
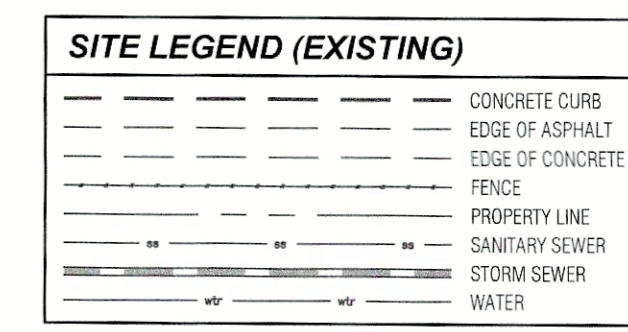
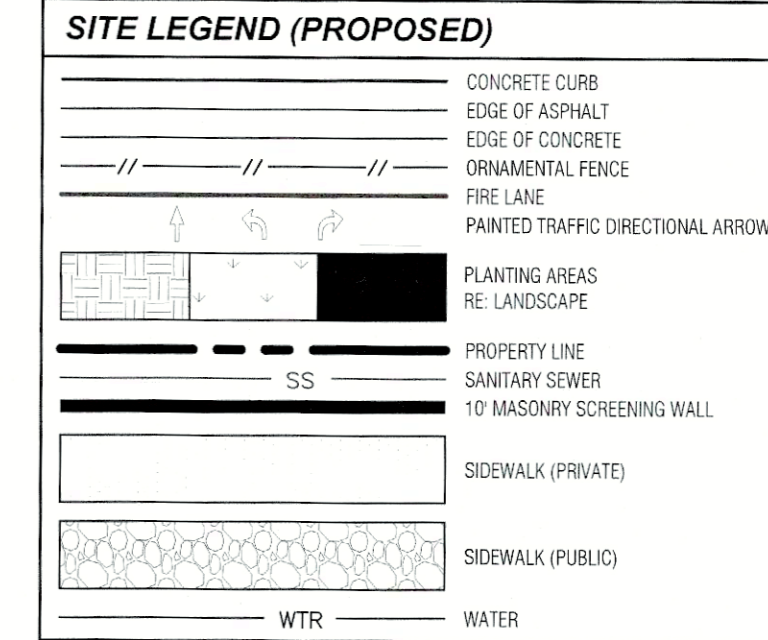
JOB DATE SHEET
21572.0000
3/21/24

C05.01

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



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PHONE (972) 717-5151 FAX (972) 717-2176
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

Professional Engineer Seal for Cherylyn Armijo, P.E. No. 84598, State of Texas. The seal appearing on this document was authorized by Cherylyn Armijo, 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 NORTHEAST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

C05.02

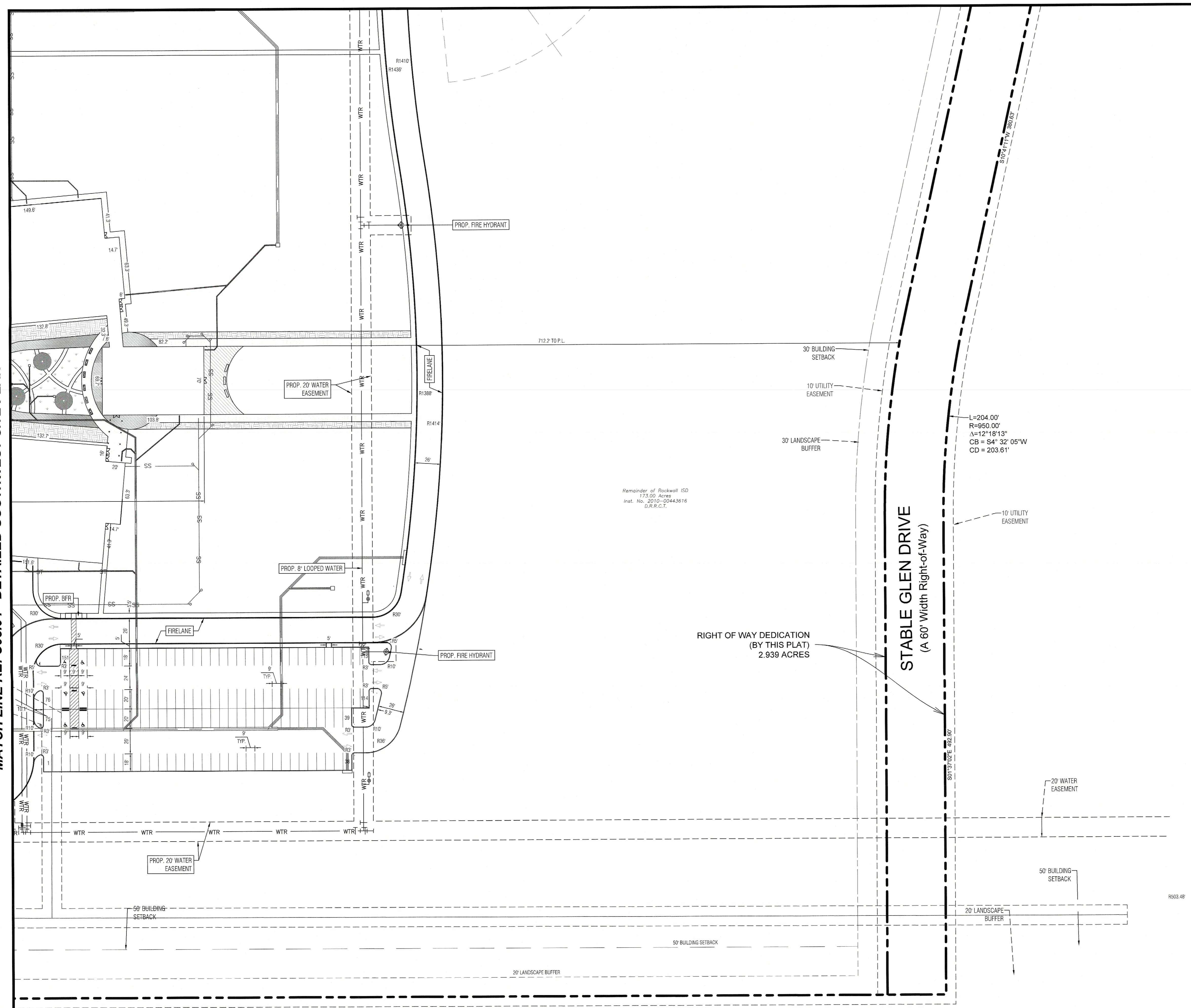
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MATCH LINE RE: C05.03 - DETAILED SOUTHEAST SITE PLAN

CITY OF ROCKWALL CASE NO.

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

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



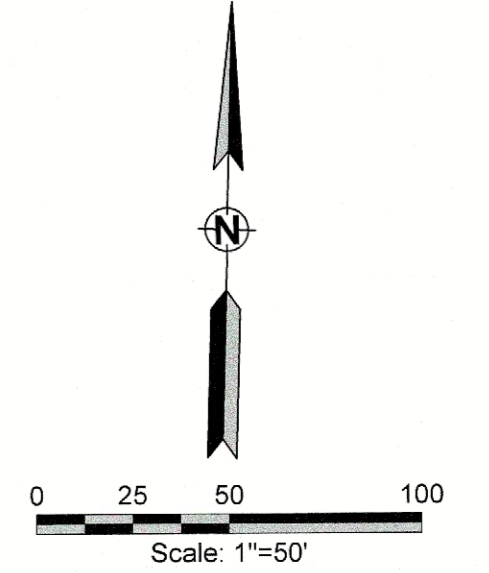
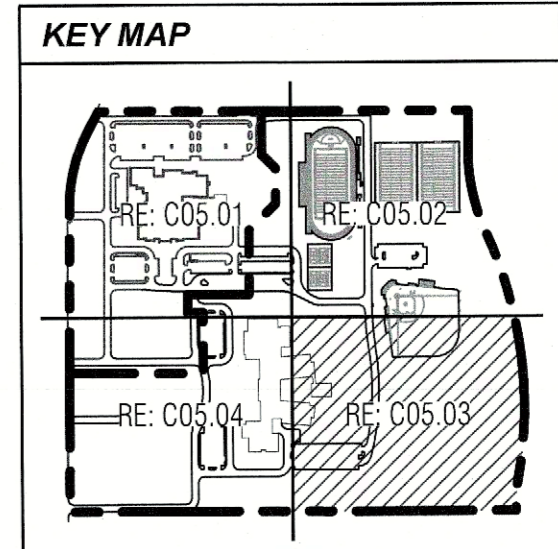
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SITE LEGEND (PROPOSED)

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

SITE LEGEND (EXISTING)

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



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CITY OF ROCKWALL CASE NO.

CORGAN
CORGAN
Dallas, TX 75202
T: 214.748.2000

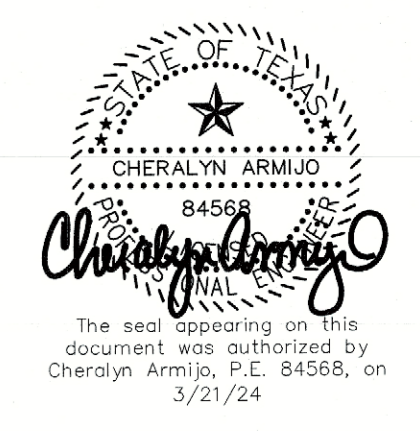
ISSUES

1	8/28/22	ISSUE FOR CONSTRUCTION
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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 SOUTHEAST SITE PLAN

JOB 21572.0000
DATE 3/21/24
SHEET

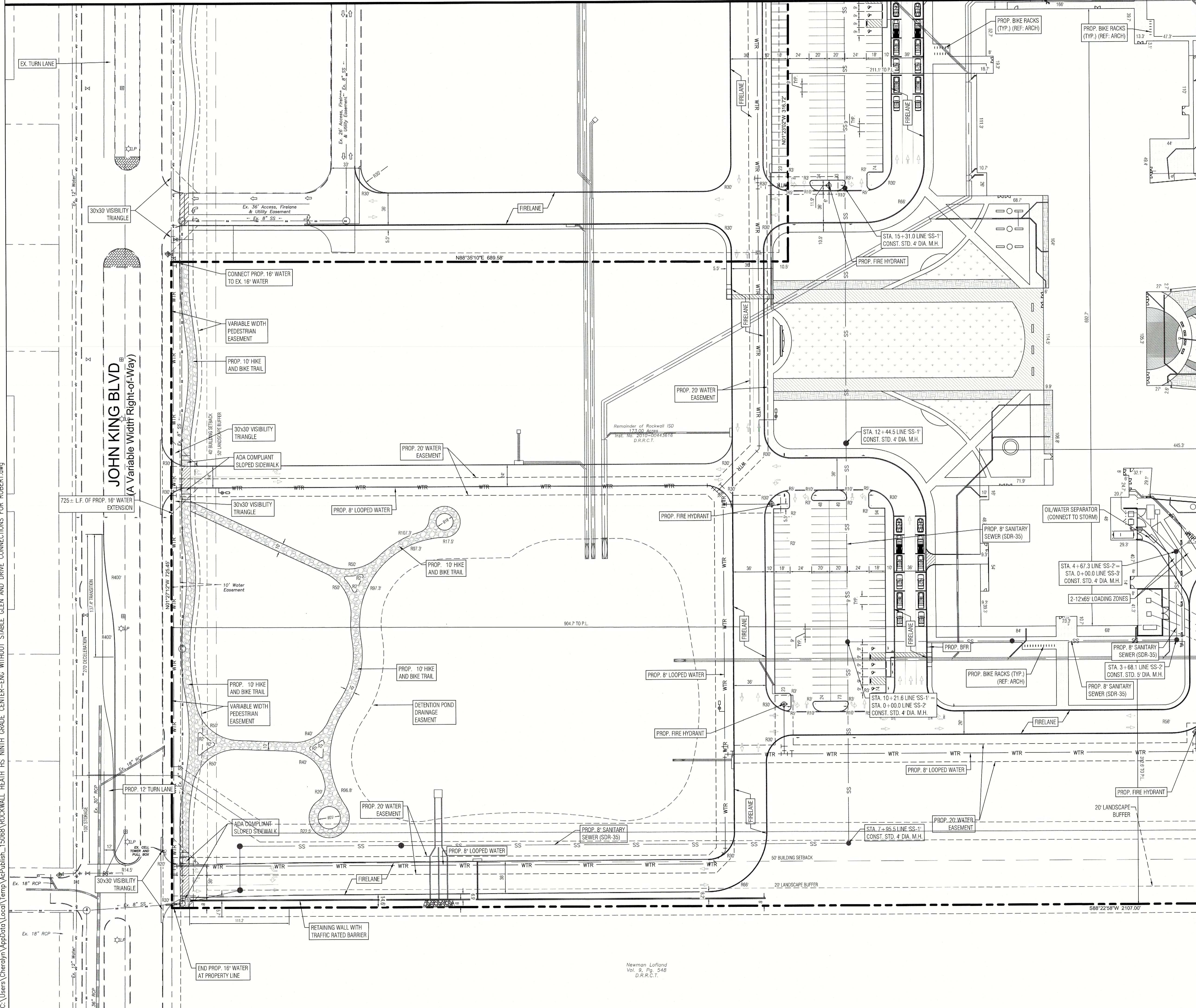
C05.03

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

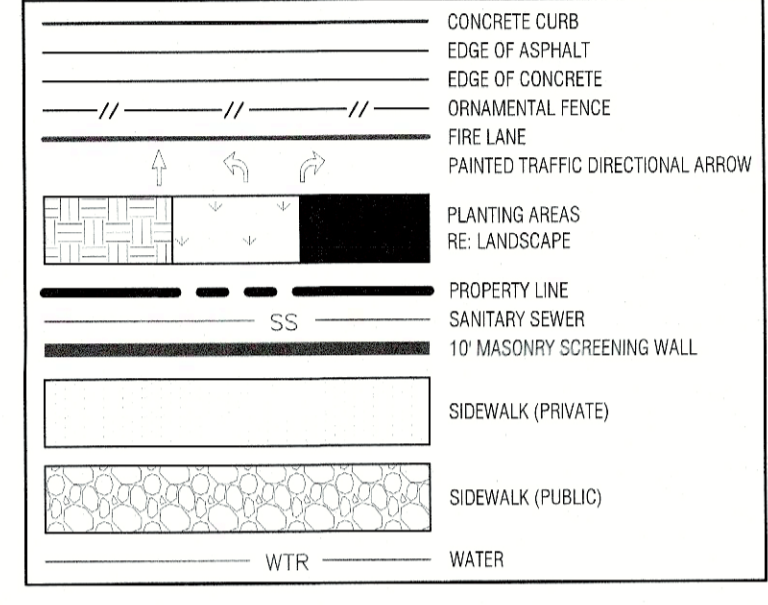
MATCH LINE RE: C05.01 - DETAILED NORTHWEST SITE PLAN



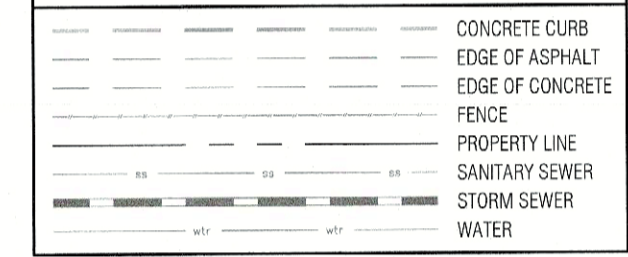
GENERAL SITE NOTES

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 4" 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.

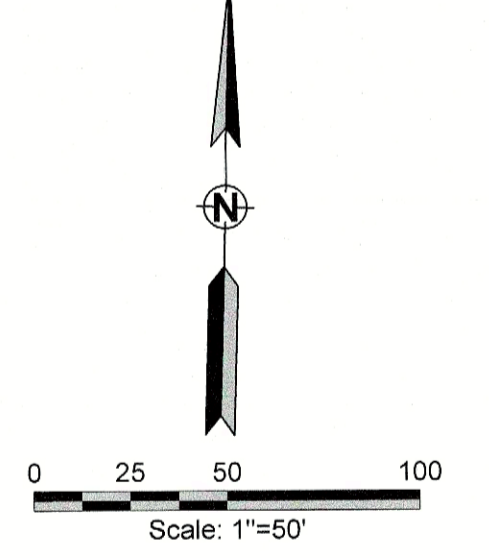
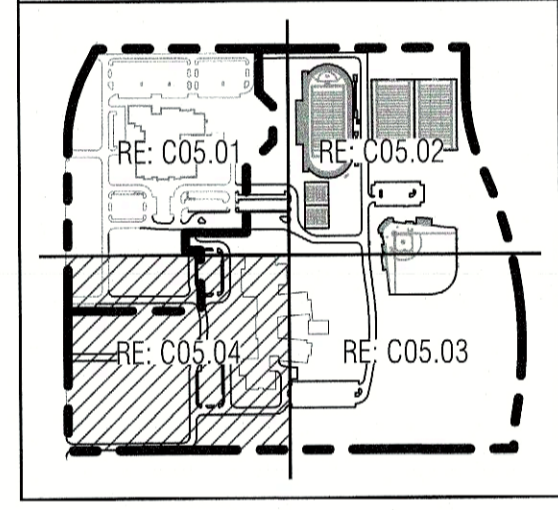
SITE LEGEND (PROPOSED)



SITE LEGEND (EXISTING)



KEY MAP



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. ARMJOU

CITY OF ROCKWALL CASE NO.:

CORGAN

CORGAN
Dallas, TX 75202
T: 214.745.2000

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