



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:

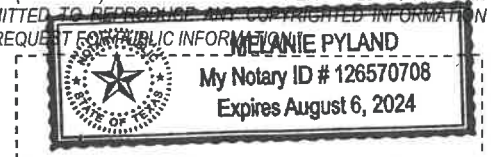
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,840.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF March, 2024 BY SIGNING THIS APPLICATION, 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 COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF March, 2024

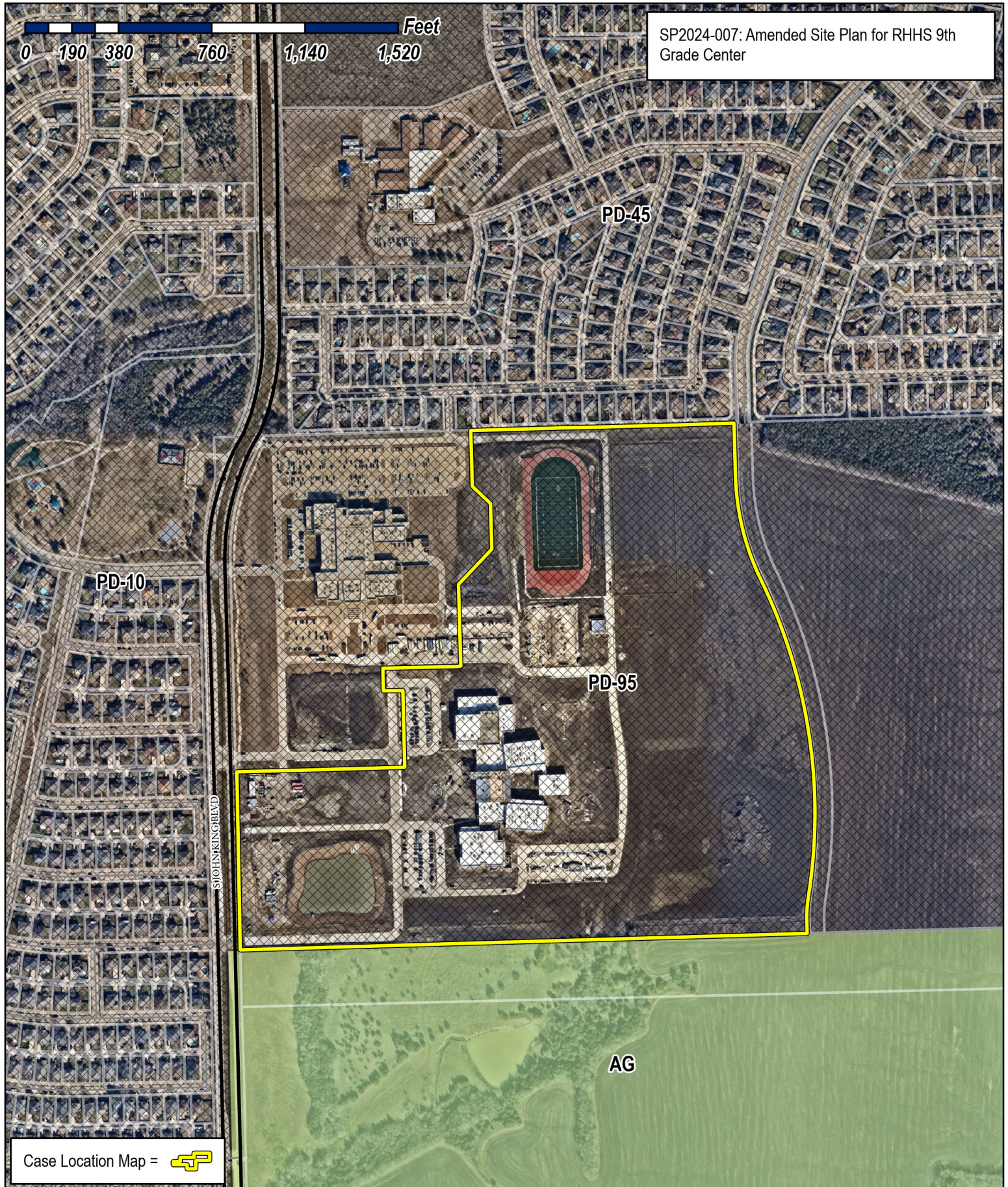
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melanie Pyland



MY COMMISSION EXPIRES August 6, 2024



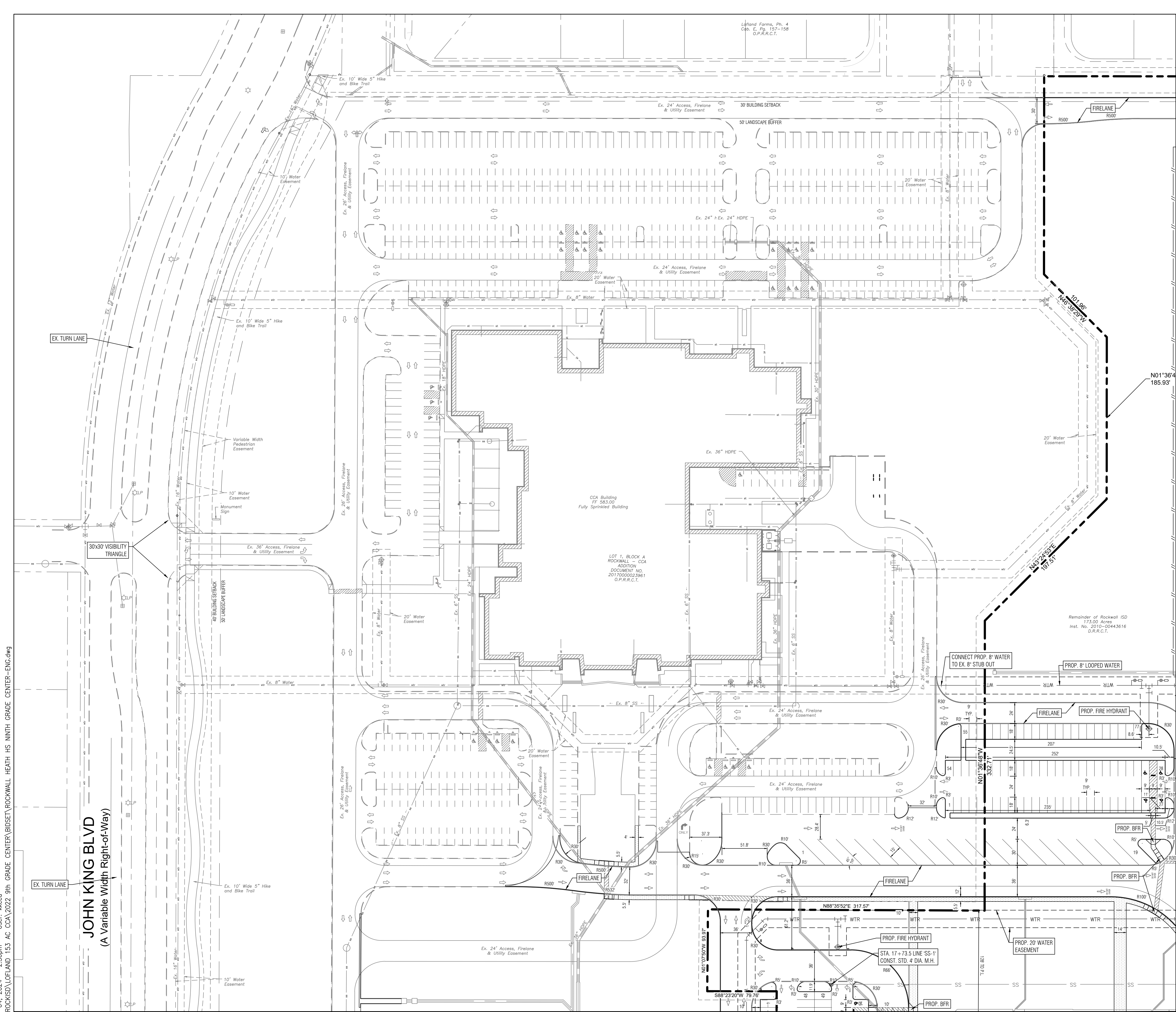
City of Rockwall

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.



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



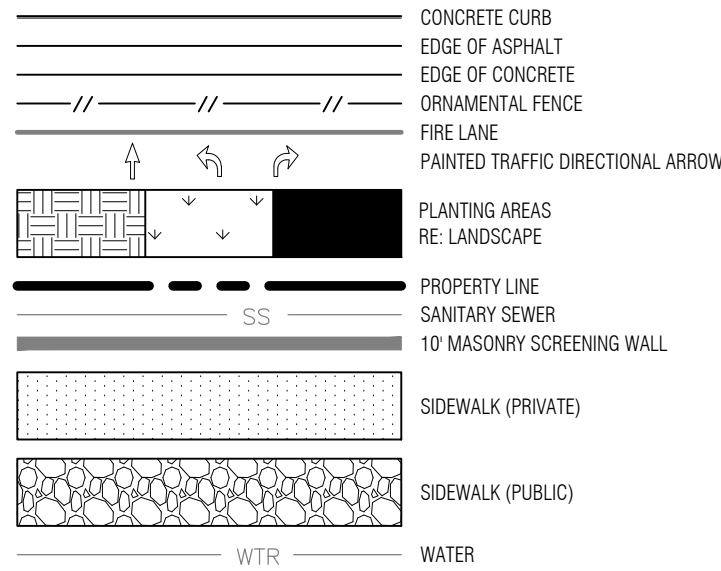
NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

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

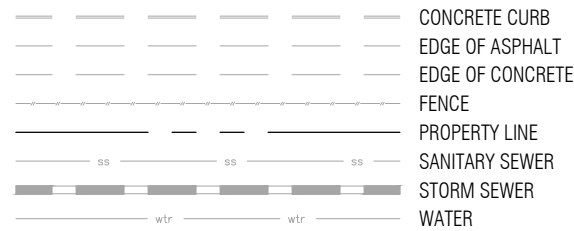
GENERAL SITE NOTES

- 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 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 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.

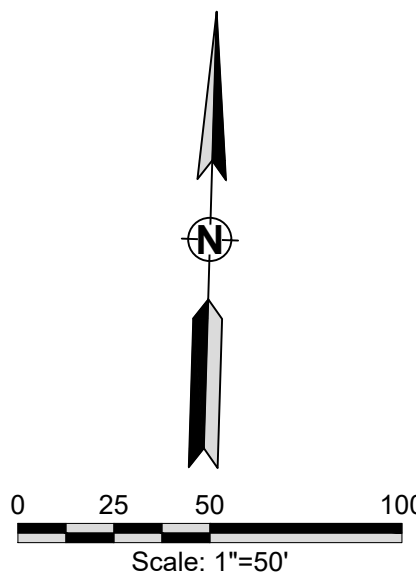
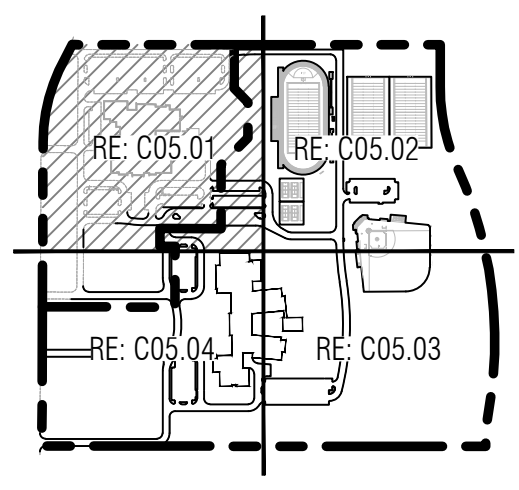
SITE LEGEND (PROPOSED)



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 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) 484-8986
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 #: 1752575193300
PHONE: (972) 717-5151 FAX: (972) 717-2178
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038



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

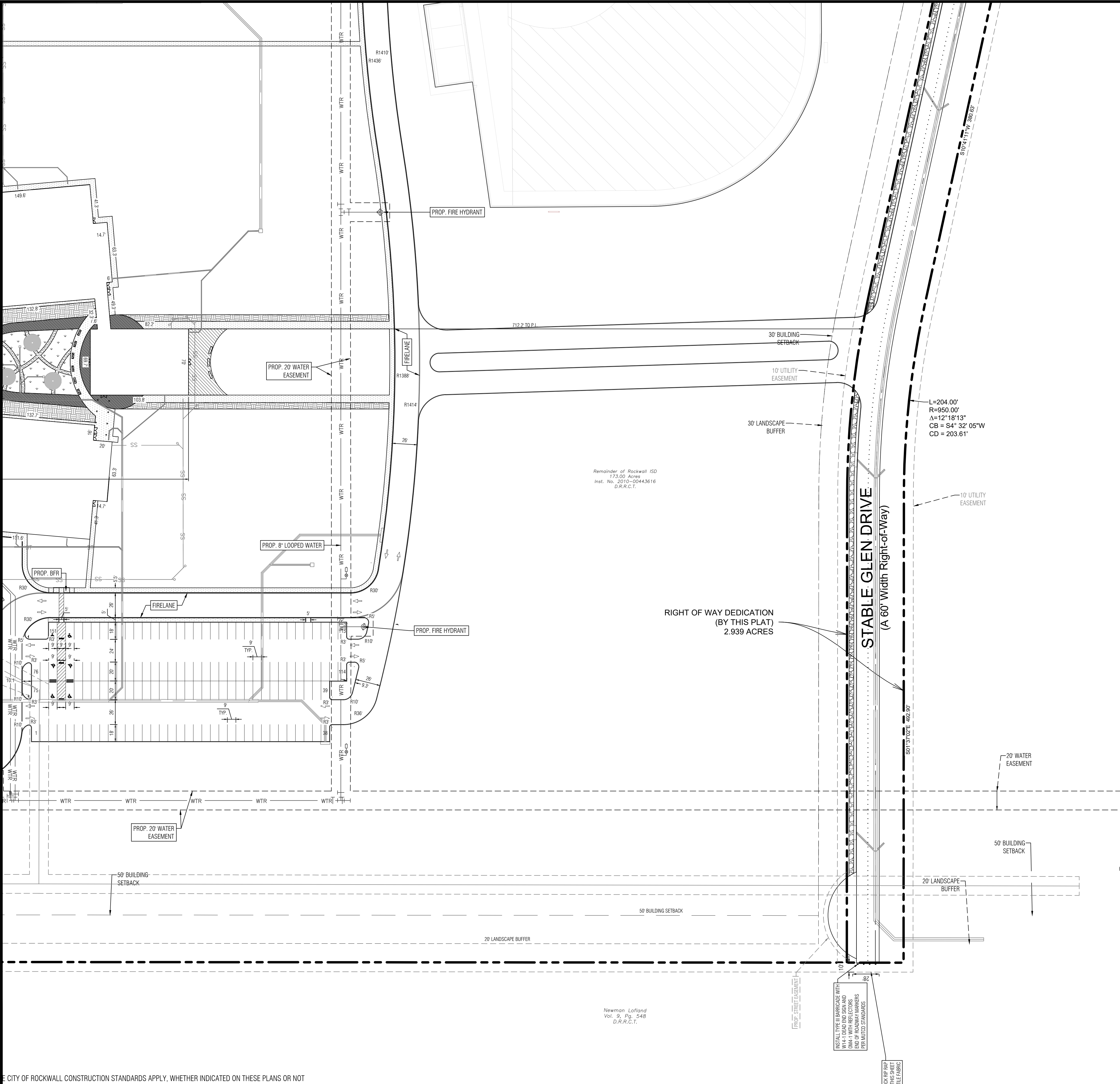
2727 S. John King Blvd, Rockwall, TX 75032

C05.02

CITY OF ROCKWALL CASE NO

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

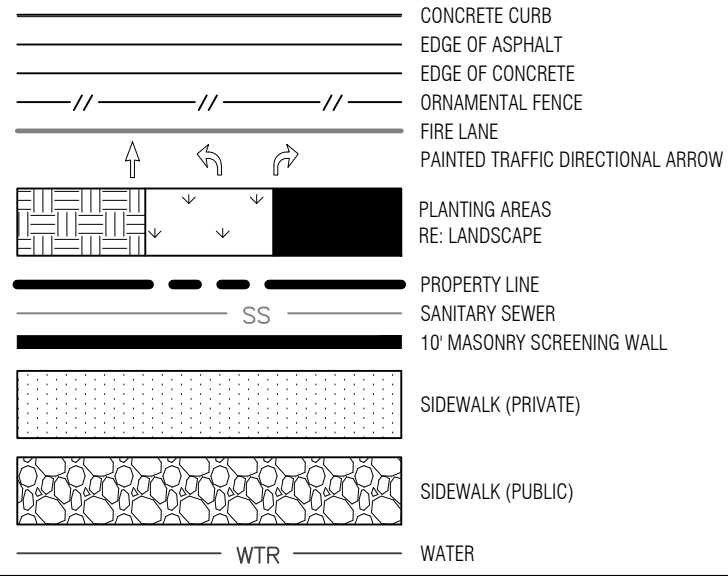
MATCH LINE RE: C05.02 - DETAILED NORTHEAST SITE PLAN



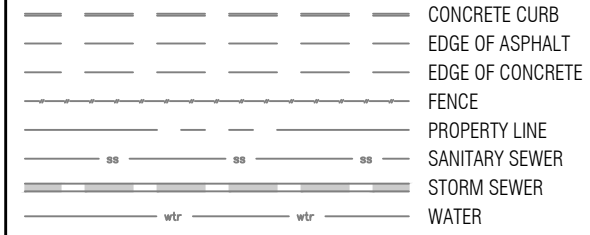
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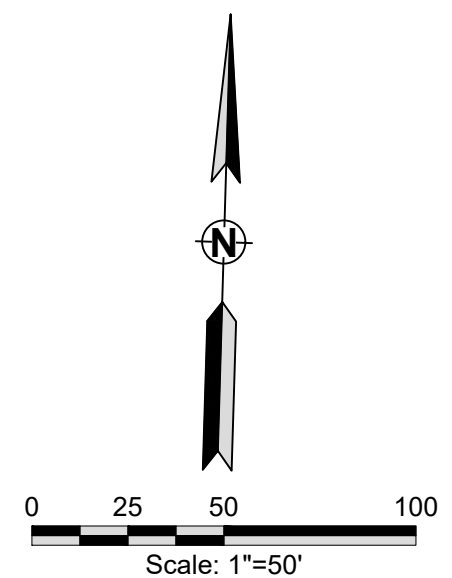
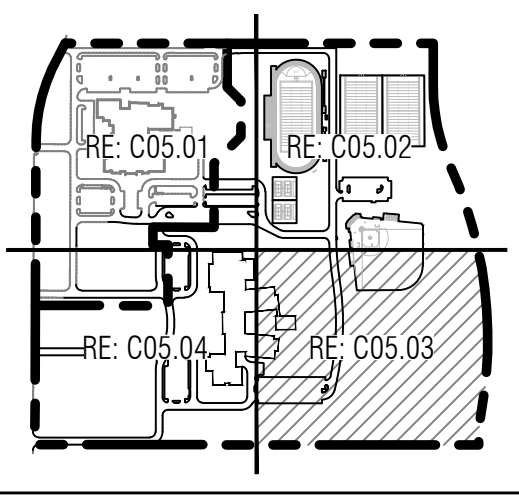
SITE LEGEND (PROPOSED)



SITE LEGEND (EXISTING)



KEY MAP



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APPROVED:
I hereby certify that the above and foregoing site plan for 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:
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ROCKWALL, TEXAS 75087
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CONTACT: JAMES WATSON

SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8986
CONTACT: ROBERT HANSEN

ENGINEER:
GLENN ENGINEERING CORP.
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IRVING, TEXAS 75038
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CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO.

CORGAN

CORGAN
Dallas, TX 75202
T: 214.748.2000

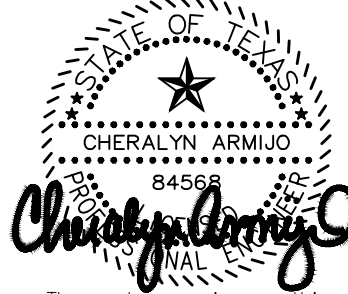
ISSUES

1	8/26/22	ISSUE FOR CONSTRUCTION

REVISIONS

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

GLENN ENGINEERING
TEXAS REGISTRATION # F-303 HUB #: 1752575193300
PHONE: (972) 717-5151 FAX: (972) 717-2178
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
SOUTHEAST SITE
PLAN

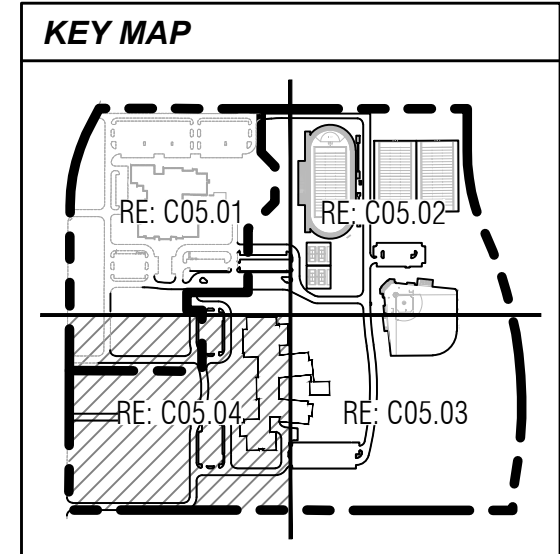
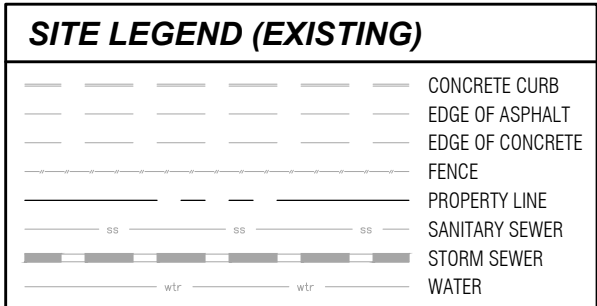
JOB 21572.0000
DATE 1/11/23
SHEET

C05.03

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



1. ALL DIMENSIONS ARE FROM FACE OF CURB.
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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:	SURVEYOR:	ENGINEER:
ROCKWALL ISD	BOWMAN	GLENN ENGINEERING CORP.
801 E. WASHINGTON ST.	1200 W. MAGNOLIA BLVD.	4500 FULLER DR.
OCKWALL, TEXAS 75087	SUITE 300	IRVING, TEXAS 75038
(972) 771-0605	FORT WORTH, TEXAS 76104	(972) 717-5151
CONTACT: JAMES WATSON	(214) 484-8586	CONTACT: CHERALYN M. ARMUJ
	CONTACT: ROBERT HANSEN	

CITY OF ROCKWALL CASE NO.

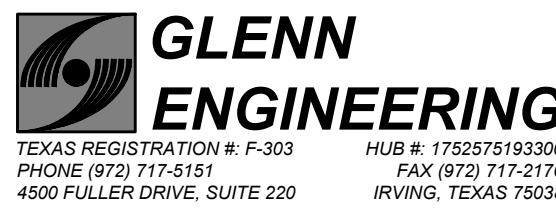
CORGAN
Dallas, TX 75202
T: 214.748.2000

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

15	7/13/2023	RFI #062
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16	8/3/2023	PCR #032
17	09/15/2023	PCR #037 SOUTH



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

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

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

N88°21'21"W 3926.93'

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

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

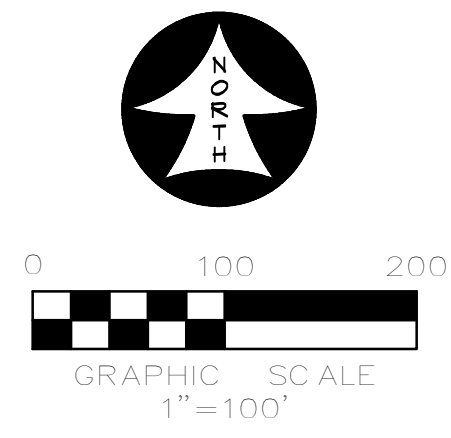
for
Rockwall Independent School district
2727 S.John King Blvd, Rockwall, TX 75032

OVERALL
LANDSCAPE PLAN

JOB 21572.0000
DATE 08/26/22
SHEET

L 1

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	0.05:1
TOTAL IMPERVIOUS AREA	813,028.31 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

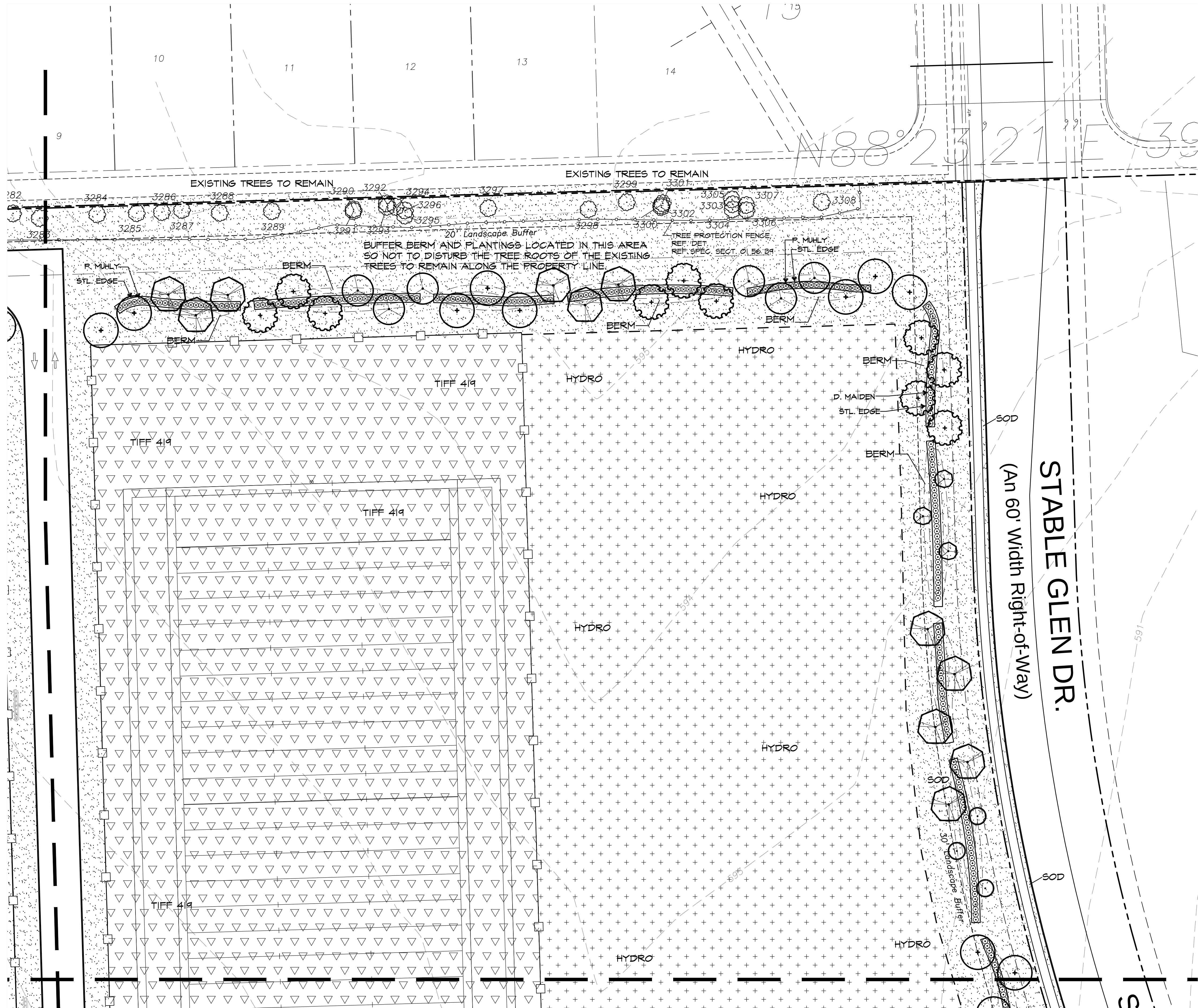
OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

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

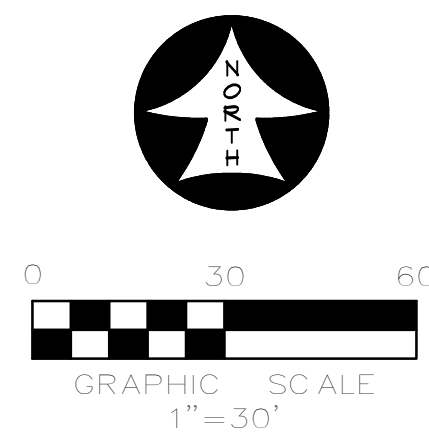
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMJO

CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET L2



MATCHLINE SEE SHEET L6



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:
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FORT WORTH, TEXAS 76104
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CONTACT: ROBERT HANSEN

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

03/04/24	PERMIT REVIEW
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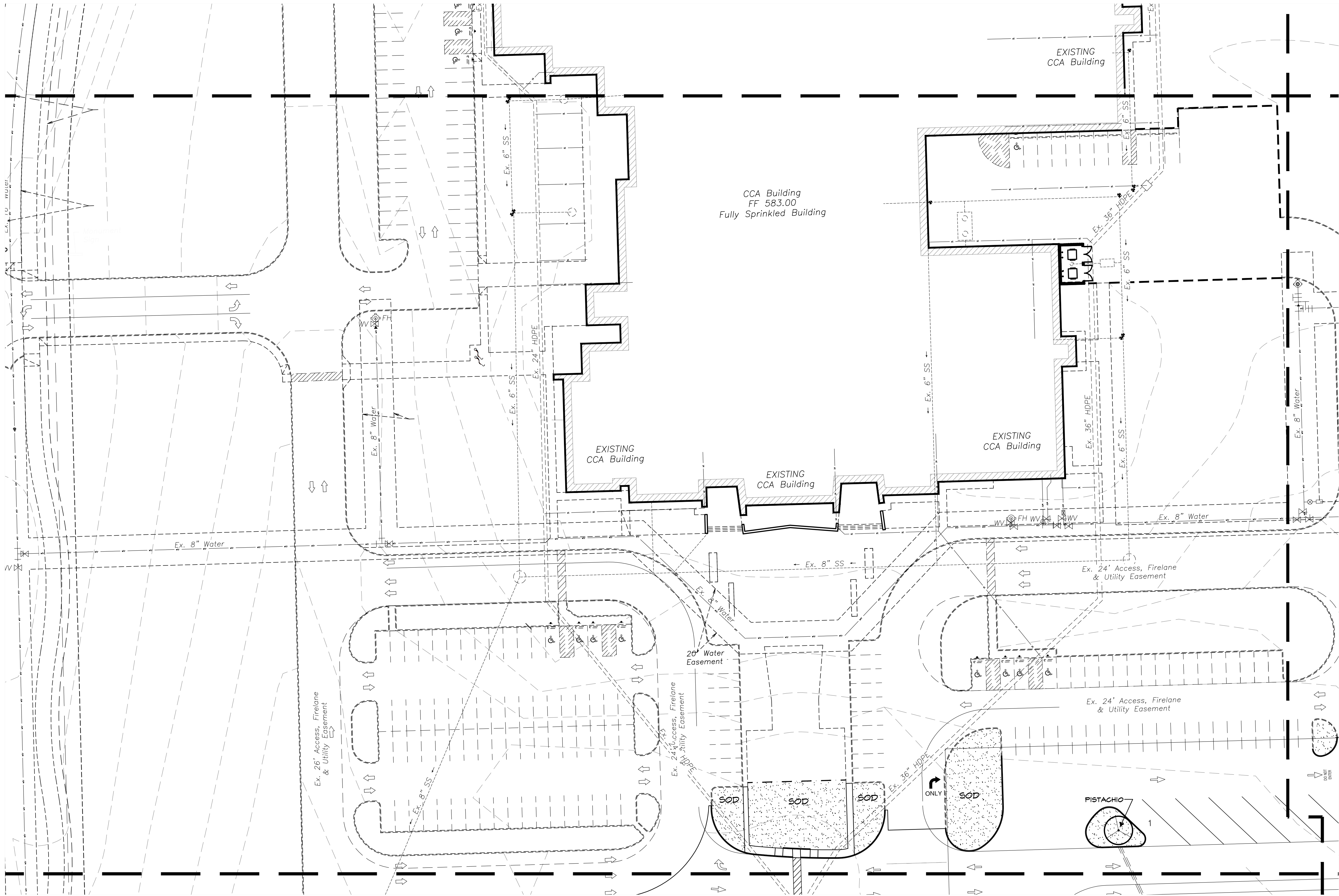
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

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

LANDSCAPE PLAN
AREA B

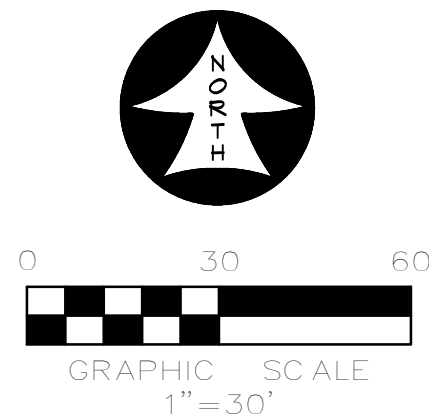
JOB 21572.0000
DATE 08/26/22
SHEET

L 3



MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L7



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Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A

OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
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CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

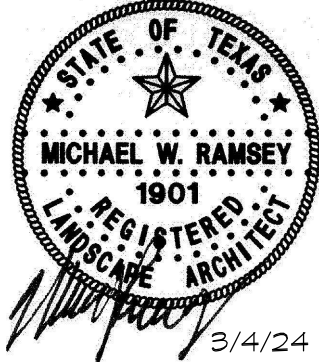
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
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03/04/24 PERMIT REVIEW



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FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MKE.RLA@ATT.NET

NINTH GRADE CENERS

South Site

for

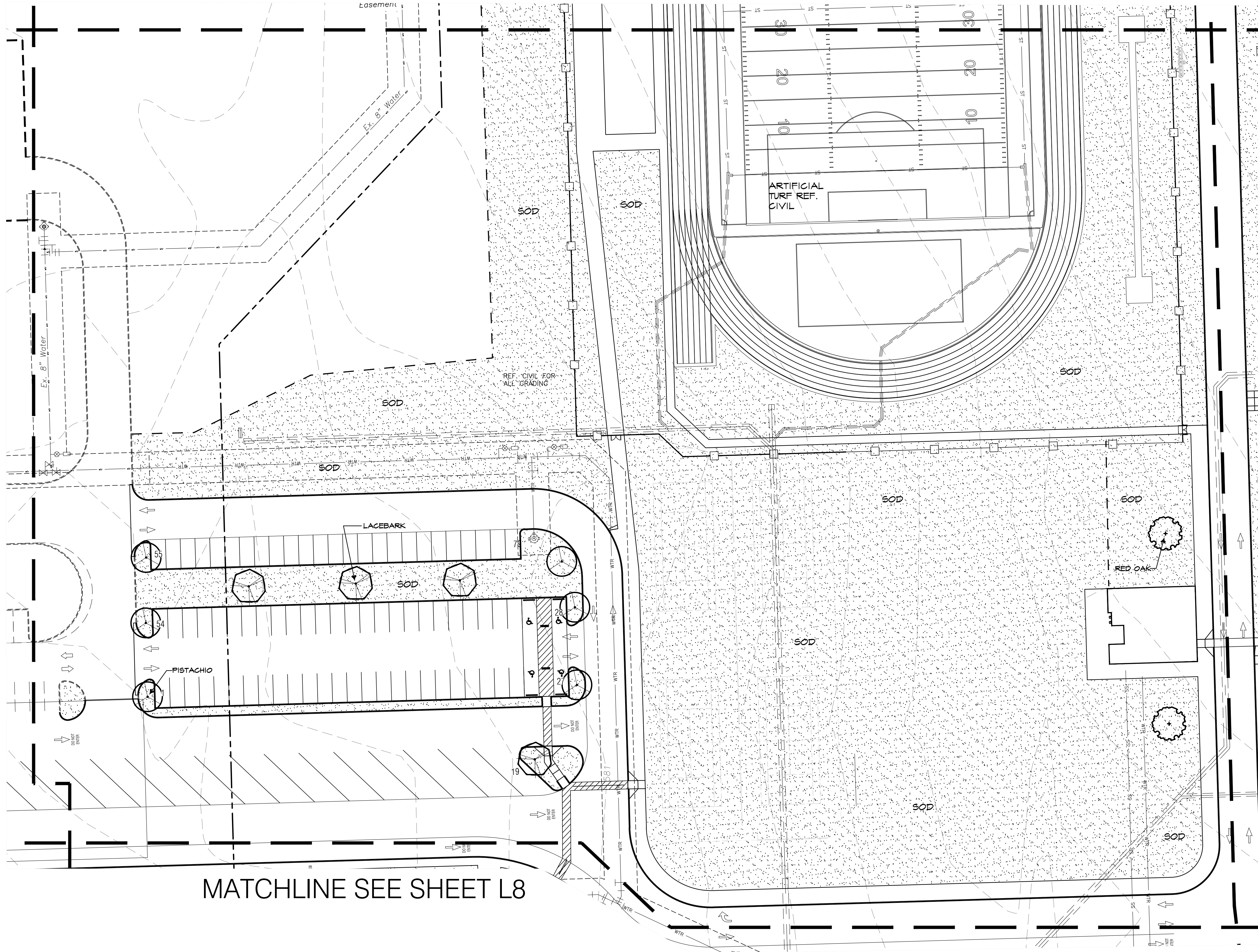
Rockwall Independent School district
2727 S.John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA C

JOB 21572.0000
DATE 08/26/22
SHEET

L 4

MATCHLINE SEE SHEET L4



MATCHLINE SEE SHEET L8

MATCHLINE SEE SHEET L6

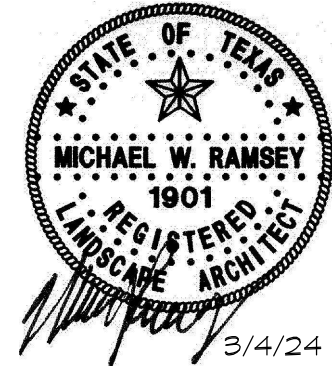
MATCHLINE SEE SHEET L2

CORGAN

401 N. Houston St
Dallas, TX 75202
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FRISCO, TEXAS 75035
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NINTH GRADE CENERS

South Site

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

LANDSCAPE PLAN
AREA D

JOB 21572.0000
DATE 08/26/22
SHEET

L 5

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) 484-8586
CONTACT: ROBERT HANSEN

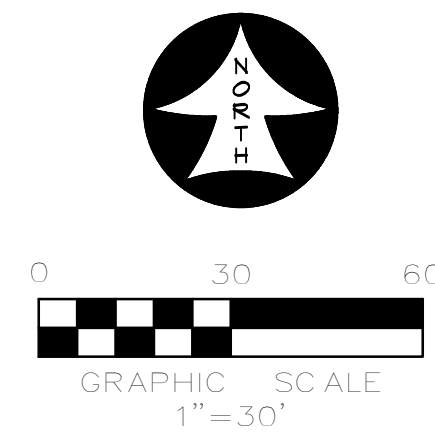
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
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CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO. SP2022-018

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City of Rockwall, Texas, was approved by the Planning & Zoning
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning



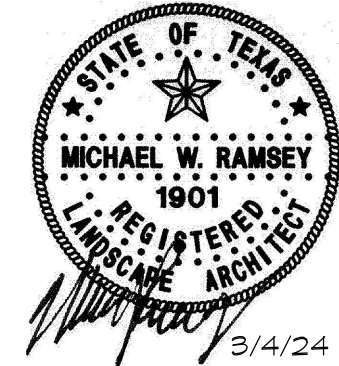
CORGAN

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03/04/24	PERMIT REVIEW
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NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S.John King Blvd, Rockwall, TX 75032

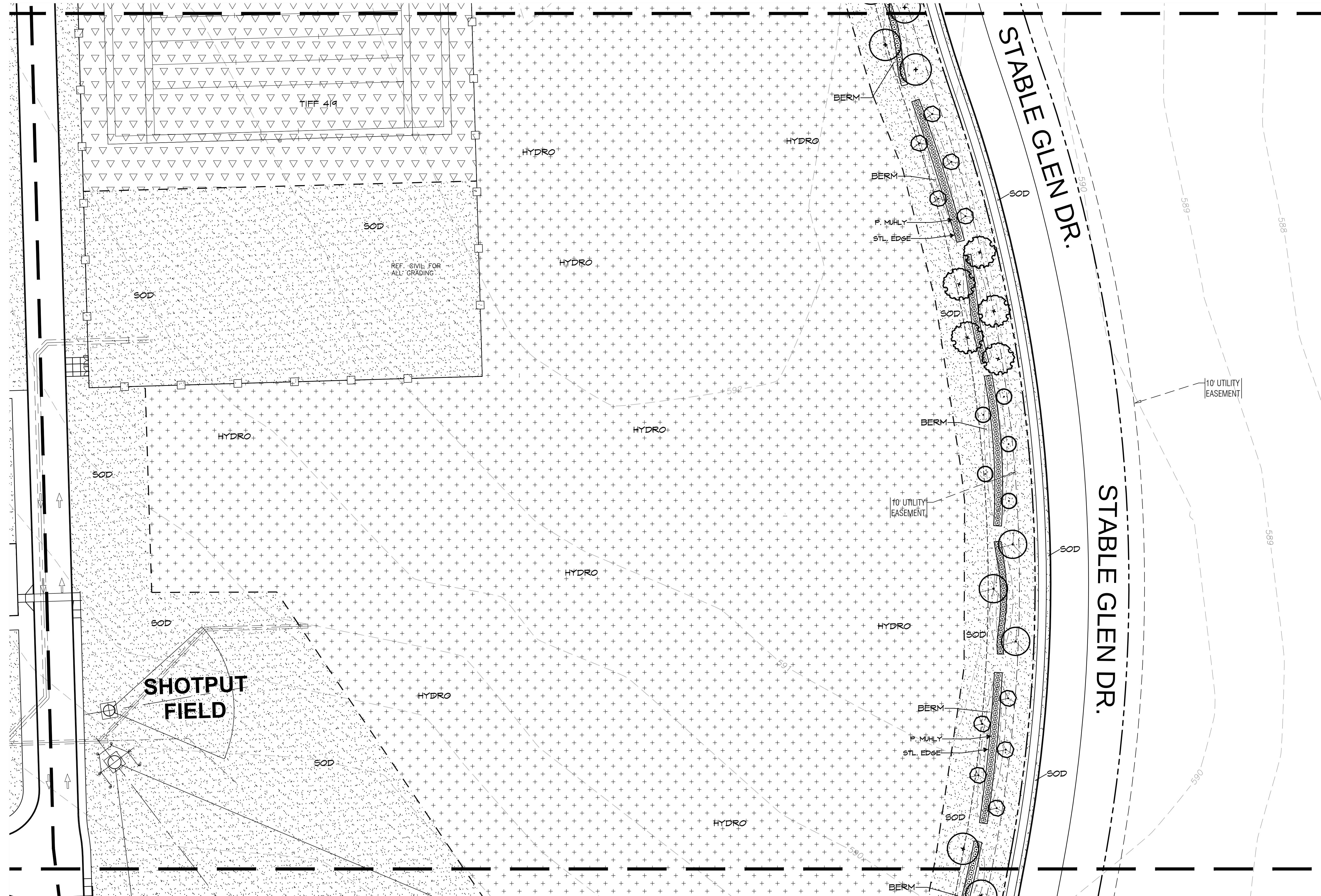
LANDSCAPE PLAN
AREA E

JOB 21572.0000
DATE 08/26/22
SHEET

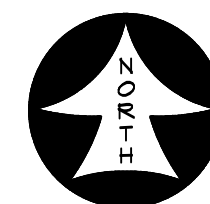
L 6

MATCHLINE SEE SHEET L3

MATCHLINE SEE SHEET L5



MATCHLINE SEE SHEET L9



0 30 60
GRAPHIC SCALE
1" = 30'

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

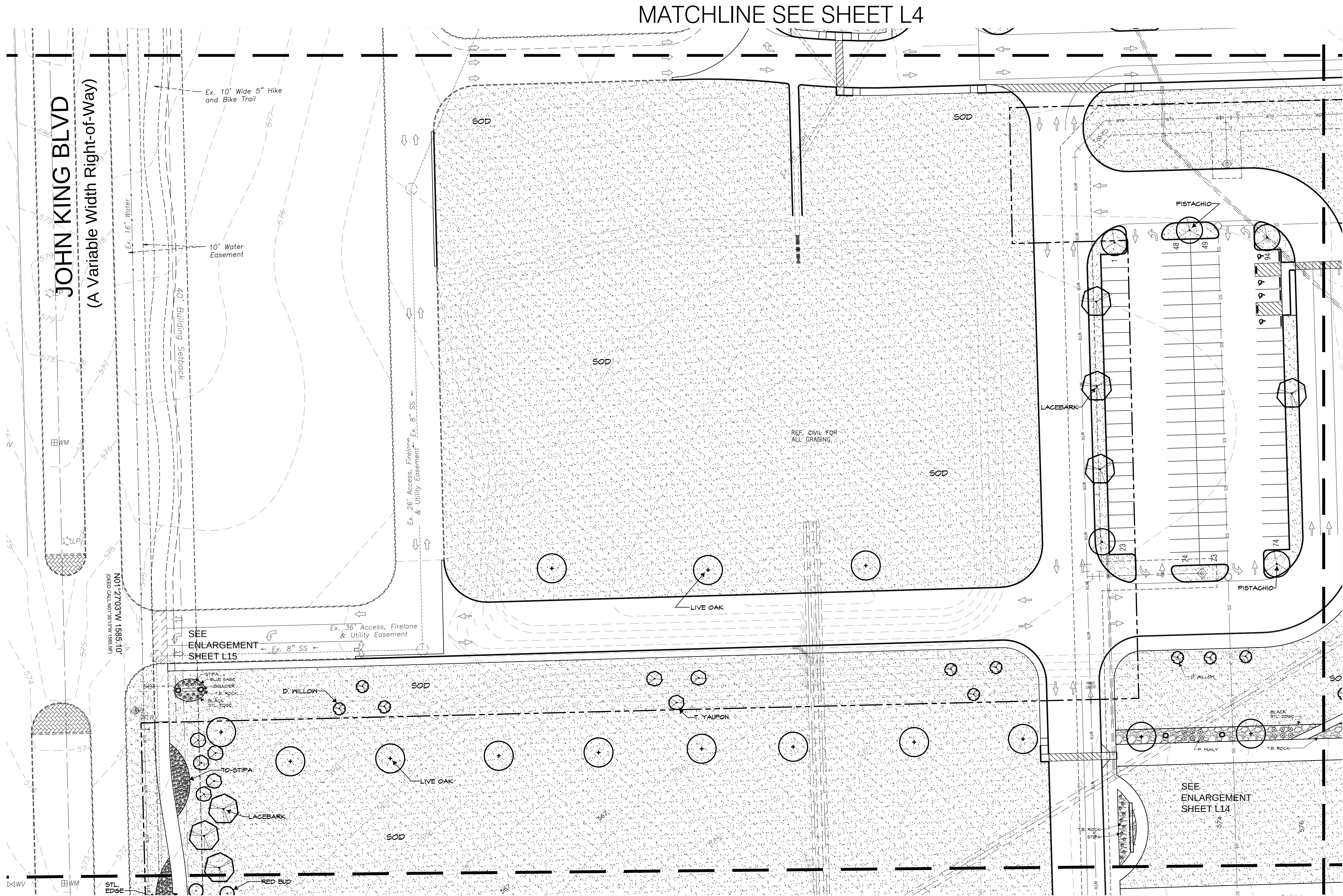
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

ENGINEER:
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CITY OF ROCKWALL CASE NO. SP2022-018

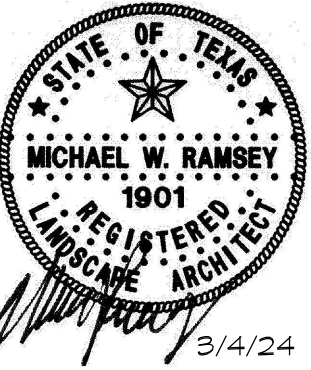


CORGAN

401 N. Houston St
Dallas, TX 75202
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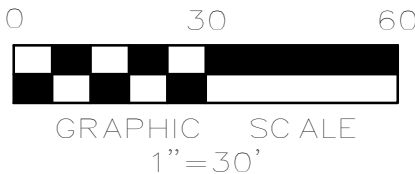
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MIKE.RLA@ATT.NET

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



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

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SUITE 300
FORT WORTH, TEXAS 76104
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER

LOT 2, BLOCK A

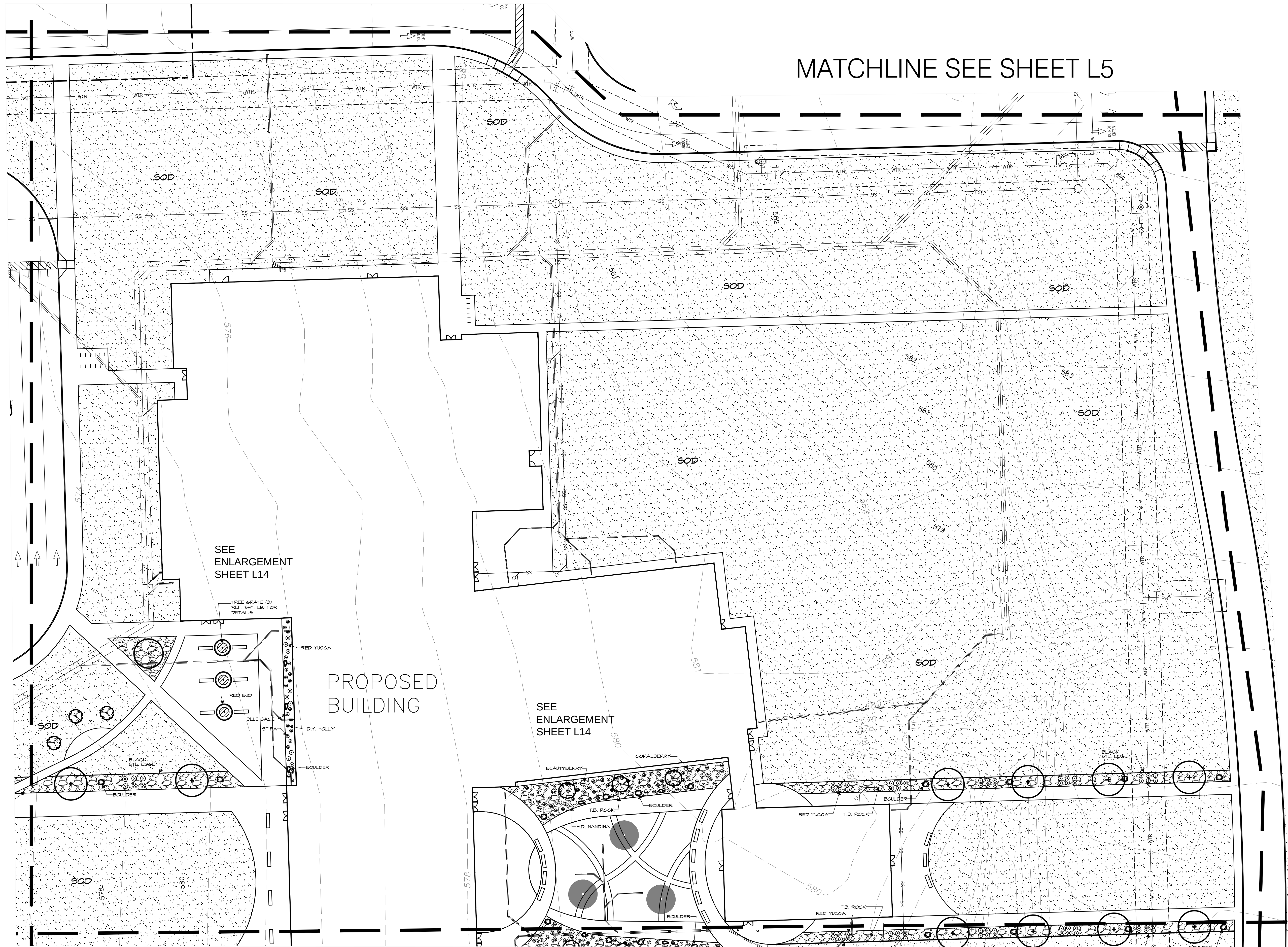
OUT OF THE

W.H. BAIRD SURVEY, ABSTRACT NO. 25

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL CASE NO. SP2022-018

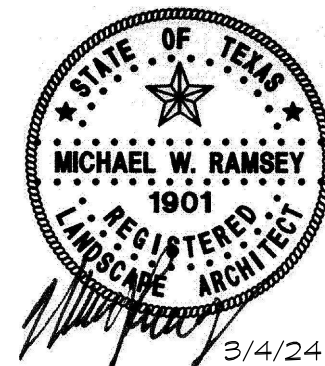
MATCHLINE SEE SHEET L7



CORGAN

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

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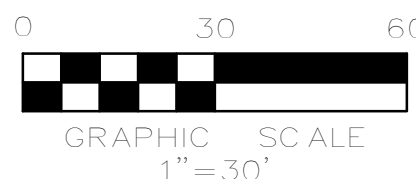
NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S.John King Blvd, Rockwall, TX 75032

LANDSCAPE PLAN
AREA G

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 8



OWNER/DEVELOPER:
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(972) 771-0605
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CONTACT: CHERALYN M. ARMUO

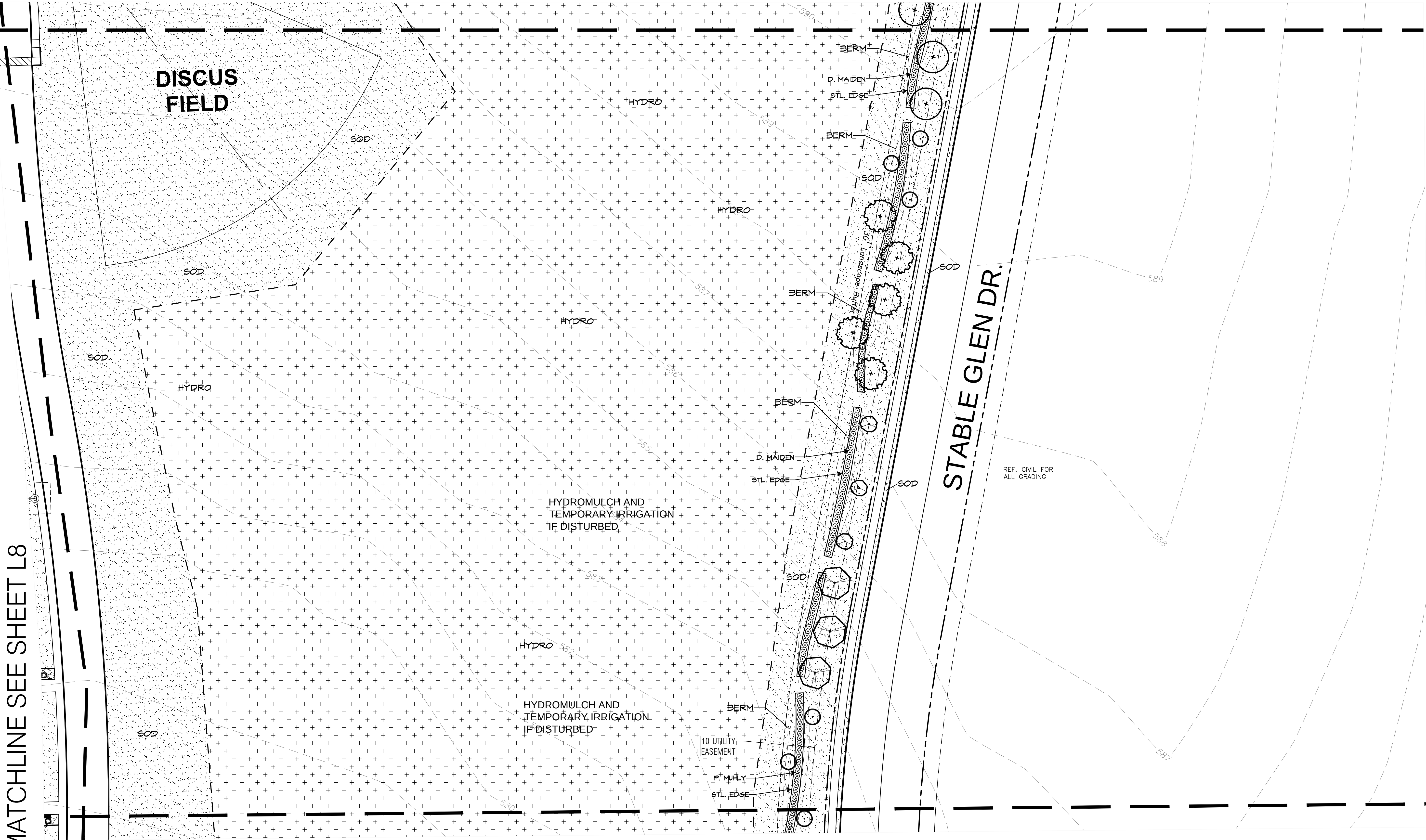
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET L8



MATCHLINE SEE SHEET L12

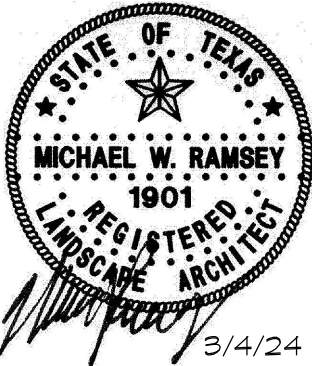
CORGAN

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ISSUES
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03/04/24	PERMIT REVIEW
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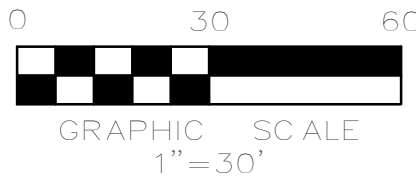
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 302-5433
EMAIL: MKE.RLA@ATT.NET

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

LANDSCAPE PLAN
AREA H

JOB 21572.0000
DATE 08/26/22
SHEET

L 9



OWNER/DEVELOPER:
ROCKWALL ISD
801 E. WASHINGTON ST.
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SURVEYOR:
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SUITE 300
FORT WORTH, TEXAS 76104
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CONTACT: ROBERT HANSEN

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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 L7

CORGAN

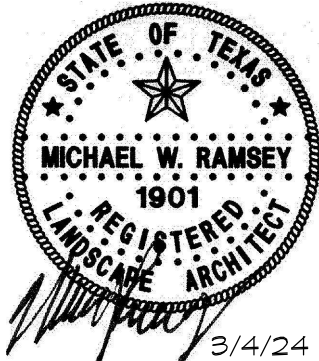
401 N. Houston St
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ISSUES

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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

JOHN KING BLVD

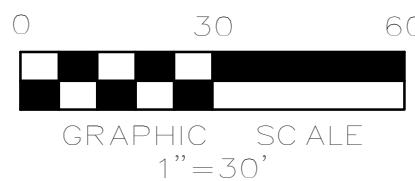
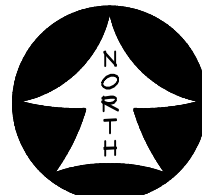
(A Variable Width Right-of-Way)

MATCHLINE SEE SHEET L11

WET DETENTION POND

SEE
ENLARGEMENT
SHEET L13

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



OWNER/DEVELOPER:
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ROCKWALL, TEXAS 75087
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SURVEYOR:
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Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER

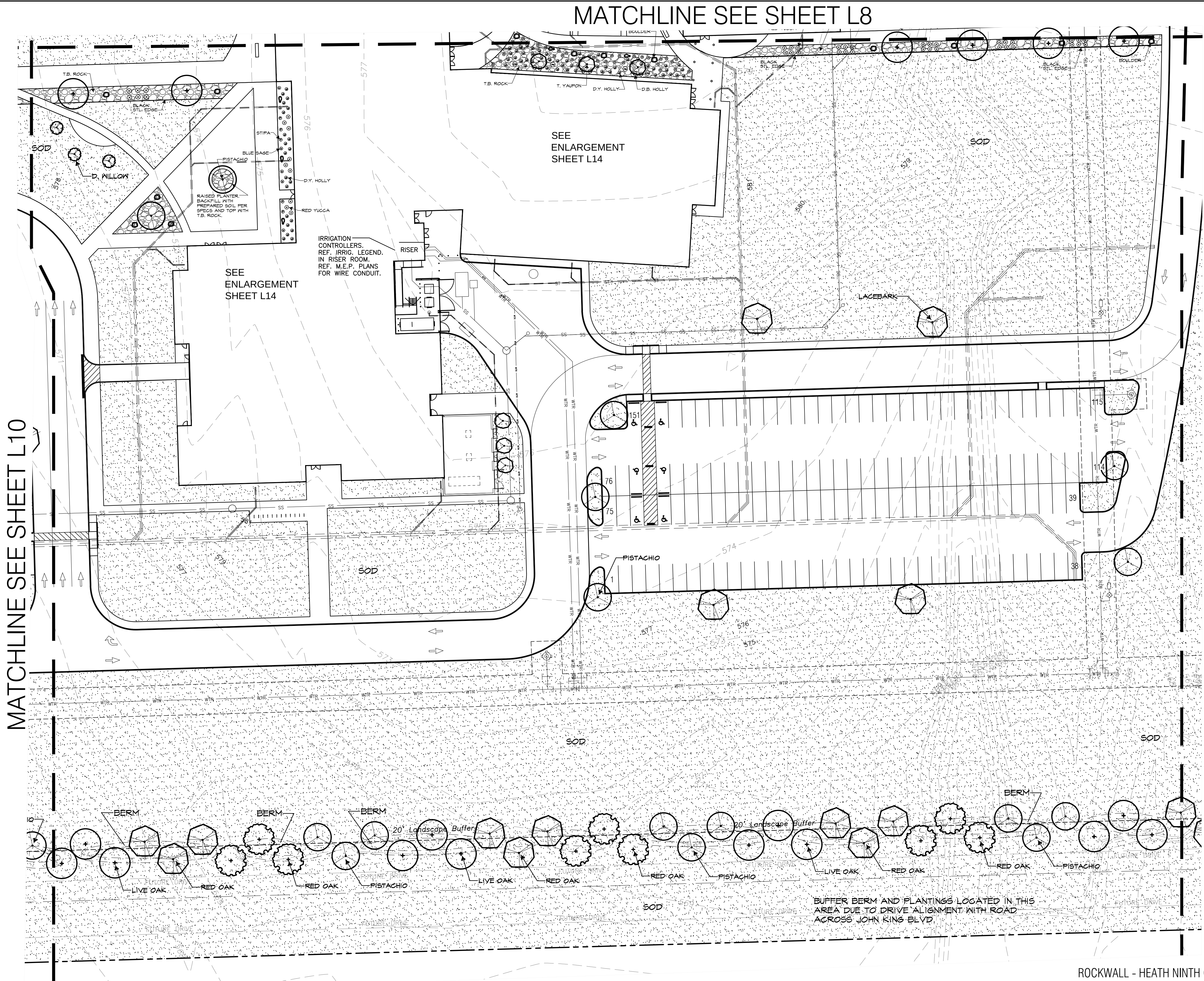
LOT 2, BLOCK A

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

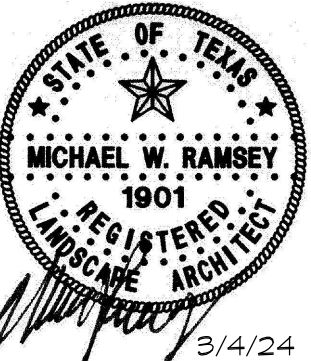
SEE ENLARGEMENT SHEET L14

MATCHLINE SEE SHEET L12

CORGAN

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

ISSUES	
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NINTH GRADE CENERS
South Site
for
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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
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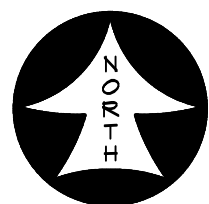
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OWNER/DEVELOPER:
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801 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087
(972) 771-0605
CONTACT: JAMES WATSON

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

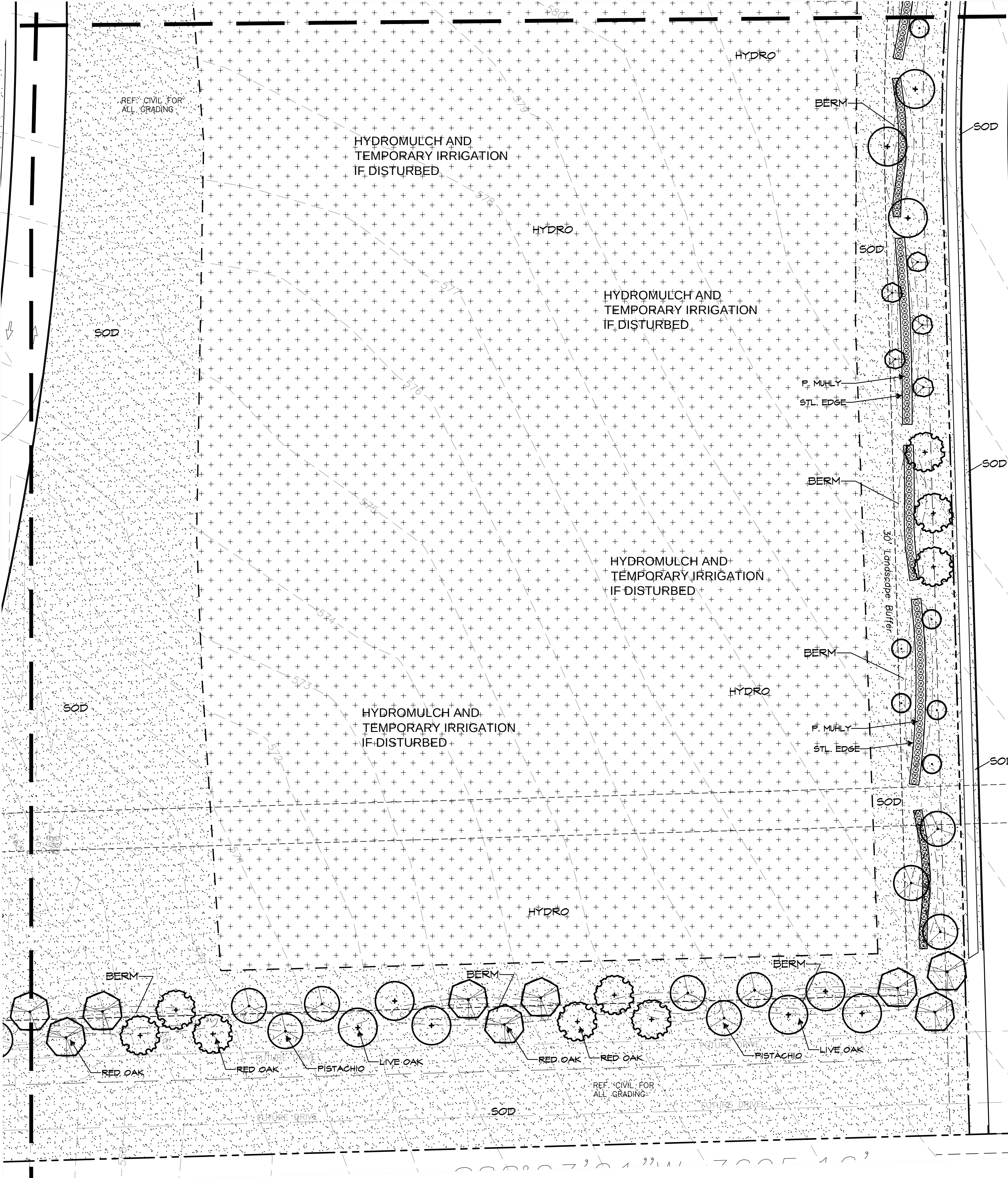
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMJIO



0 30 60
GRAPHIC SCALE
1" = 30'

CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET L11



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: MKE.RLA@ATT.NET

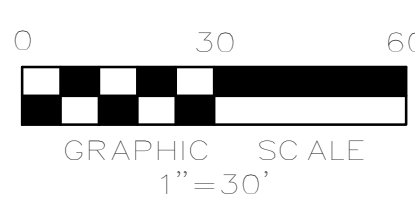
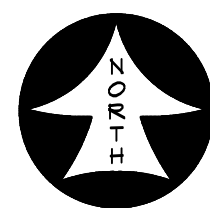
NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S.John King Blvd, Rockwall, TX 75032

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

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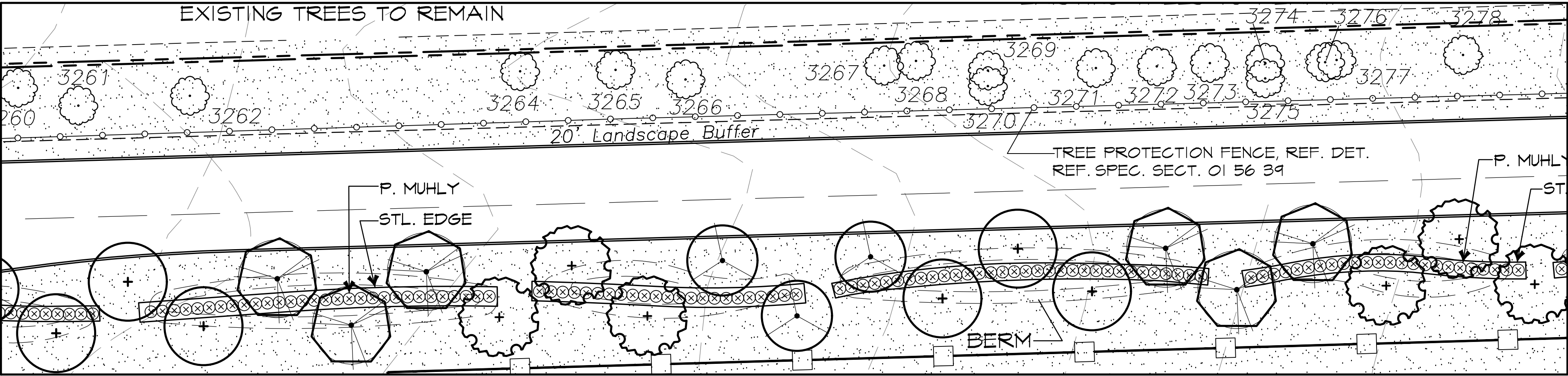
ENGINEER:
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IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUJO

APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, 2022.

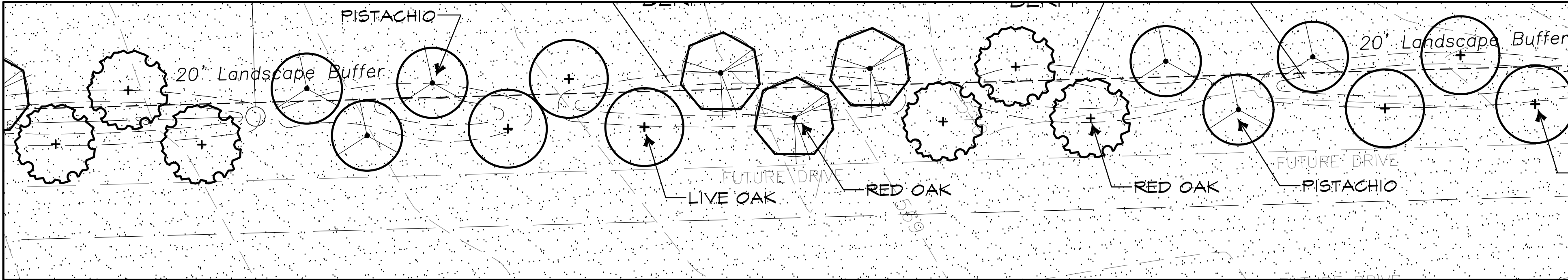
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

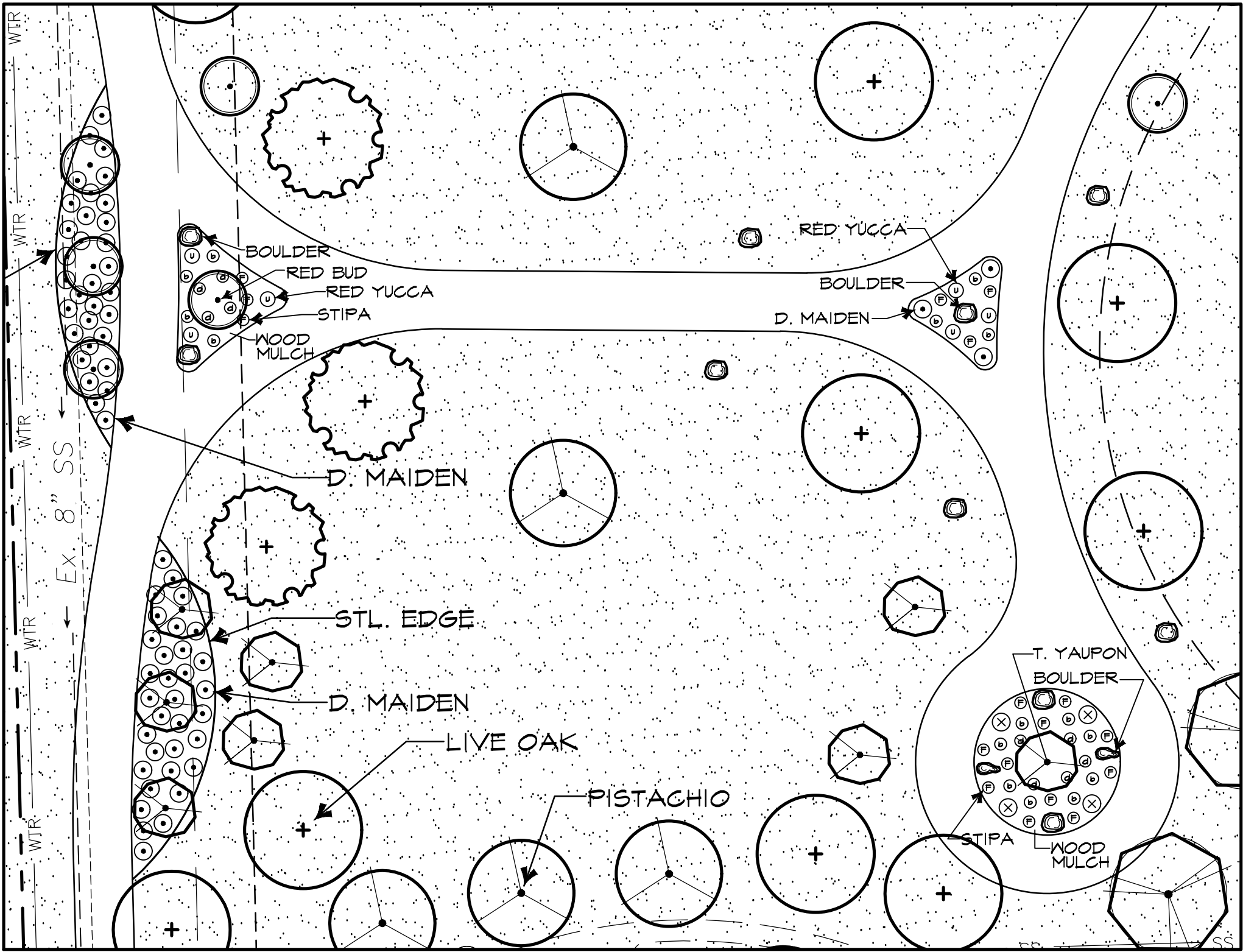
CITY OF ROCKWALL CASE NO. SP2022-018



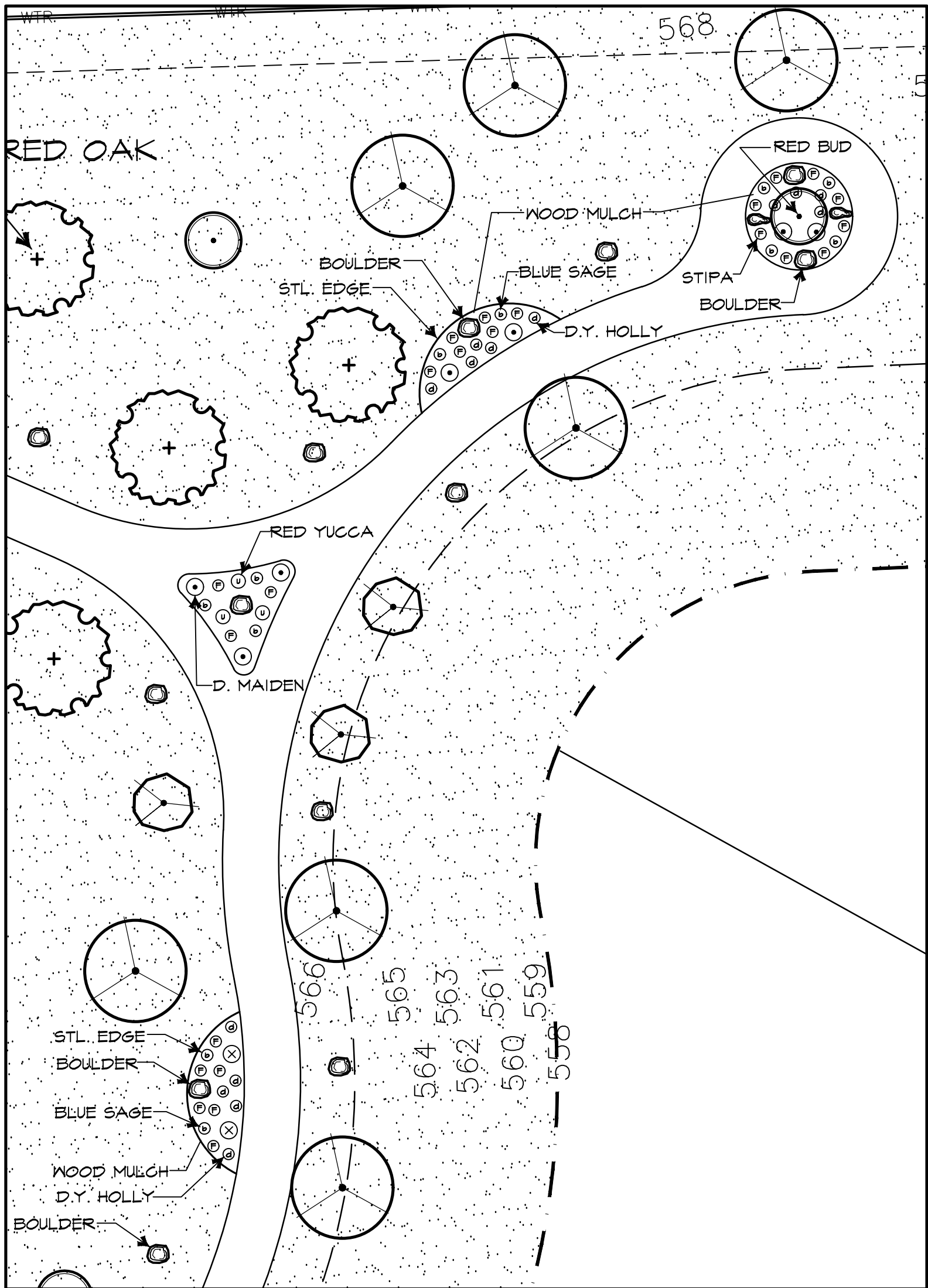
TYPICAL SEGMENT OF NORTH RESIDENTIAL BUFFER
SCALE: 1" = 20'-0"



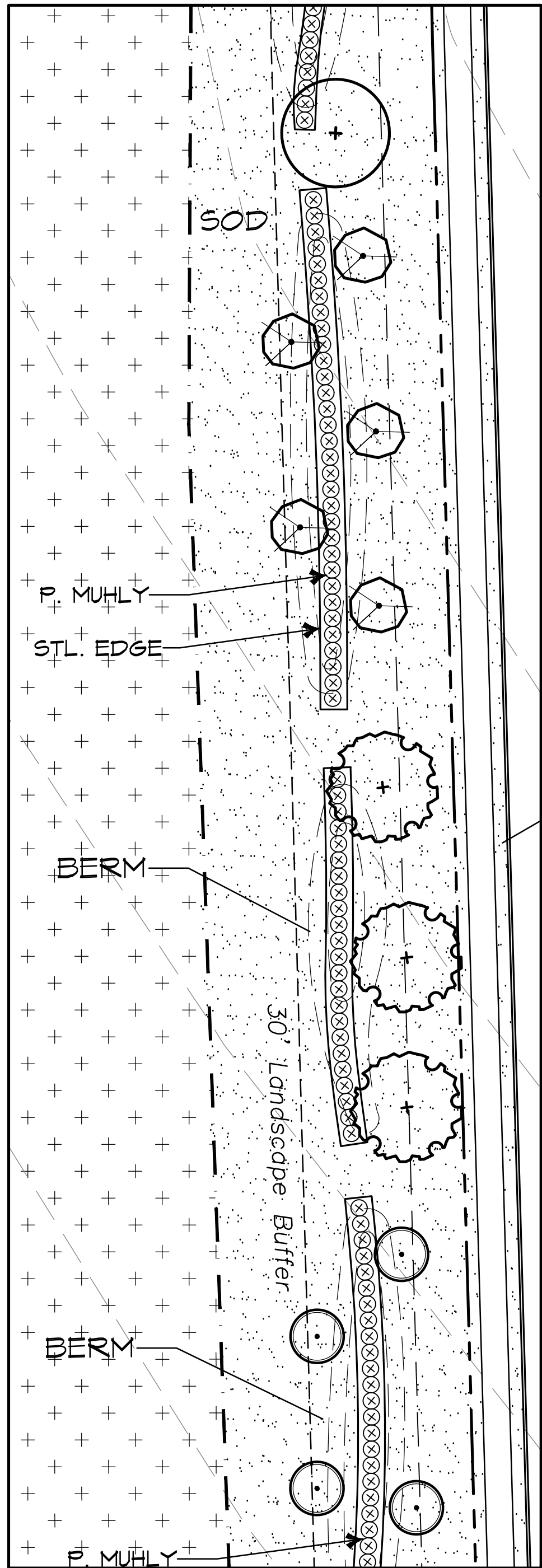
TYPICAL SEGMENT OF SOUTH RESIDENTIAL BUFFER
SCALE: 1" = 20'-0"



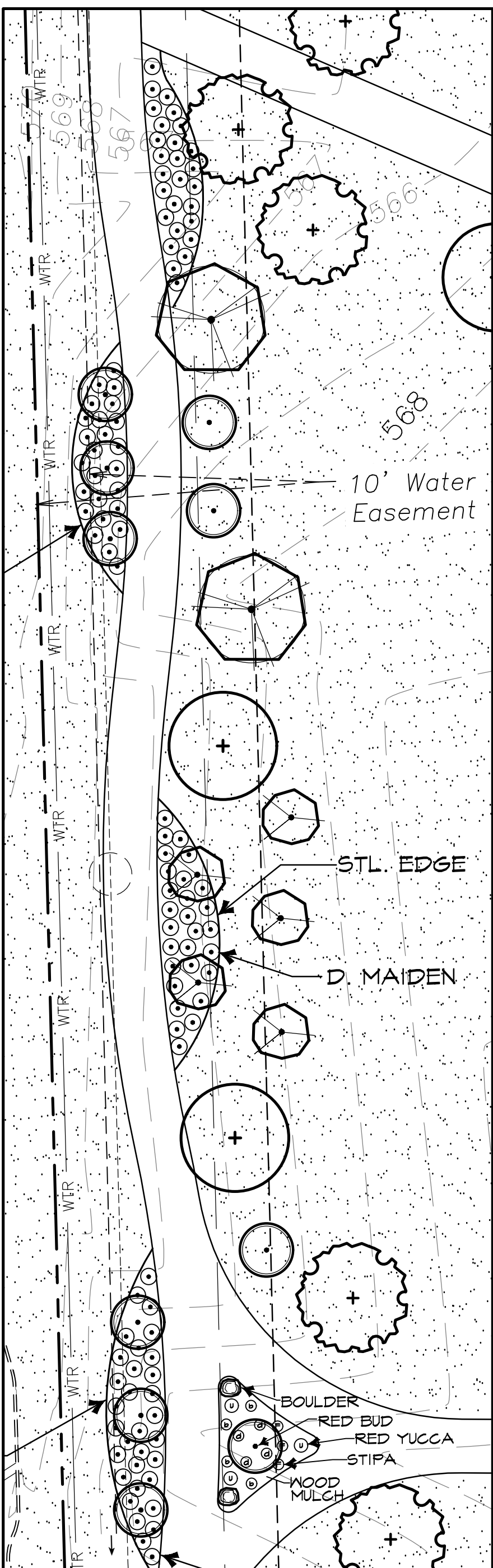
SOUTH END ADJACENT DETENTION ENLARGEMENT
SCALE: 1" = 20'-0"



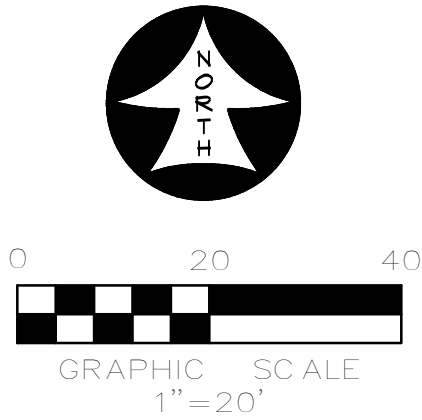
NORTH END ADJACENT DETENTION ENLARGEMENT
SCALE: 1" = 20'-0"



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



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



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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

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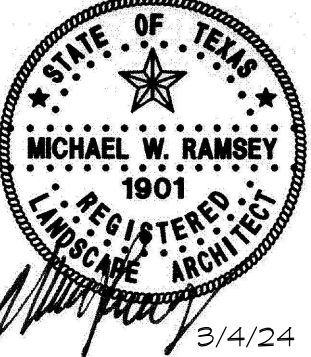
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CITY OF ROCKWALL CASE NO. SP2022-018

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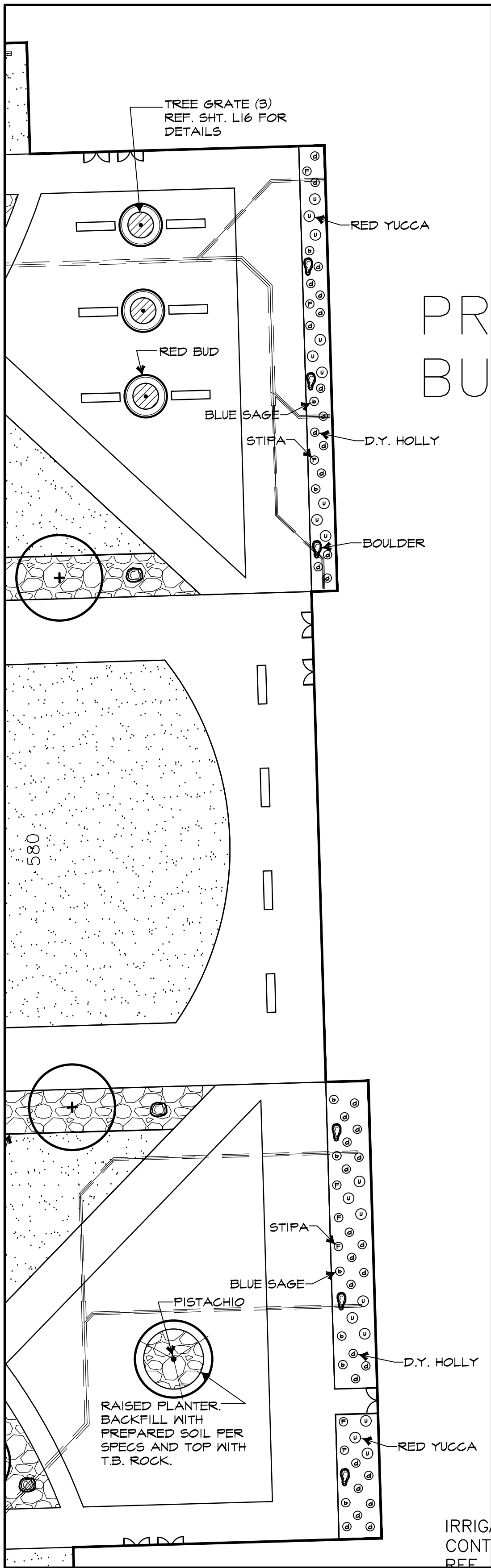
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NINTH GRADE CENERS
South Site
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2727 S.John King Blvd, Rockwall, TX 75032

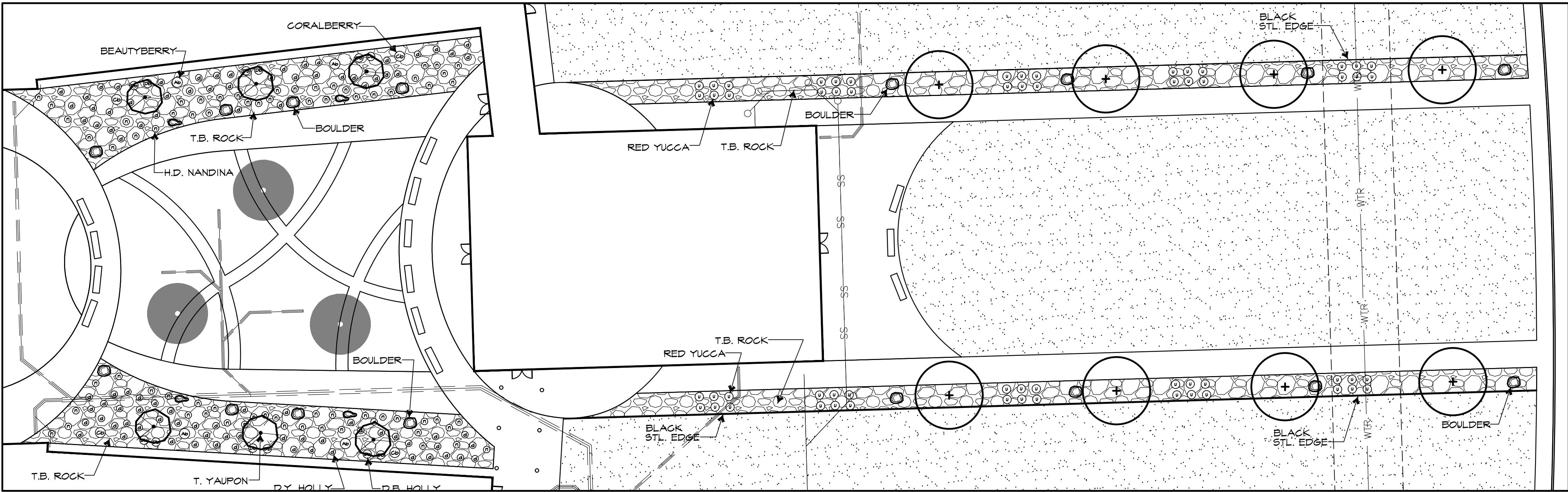
LANDSCAPE
ENLARGEMENTS

JOB 21572.0000
DATE 08/26/22
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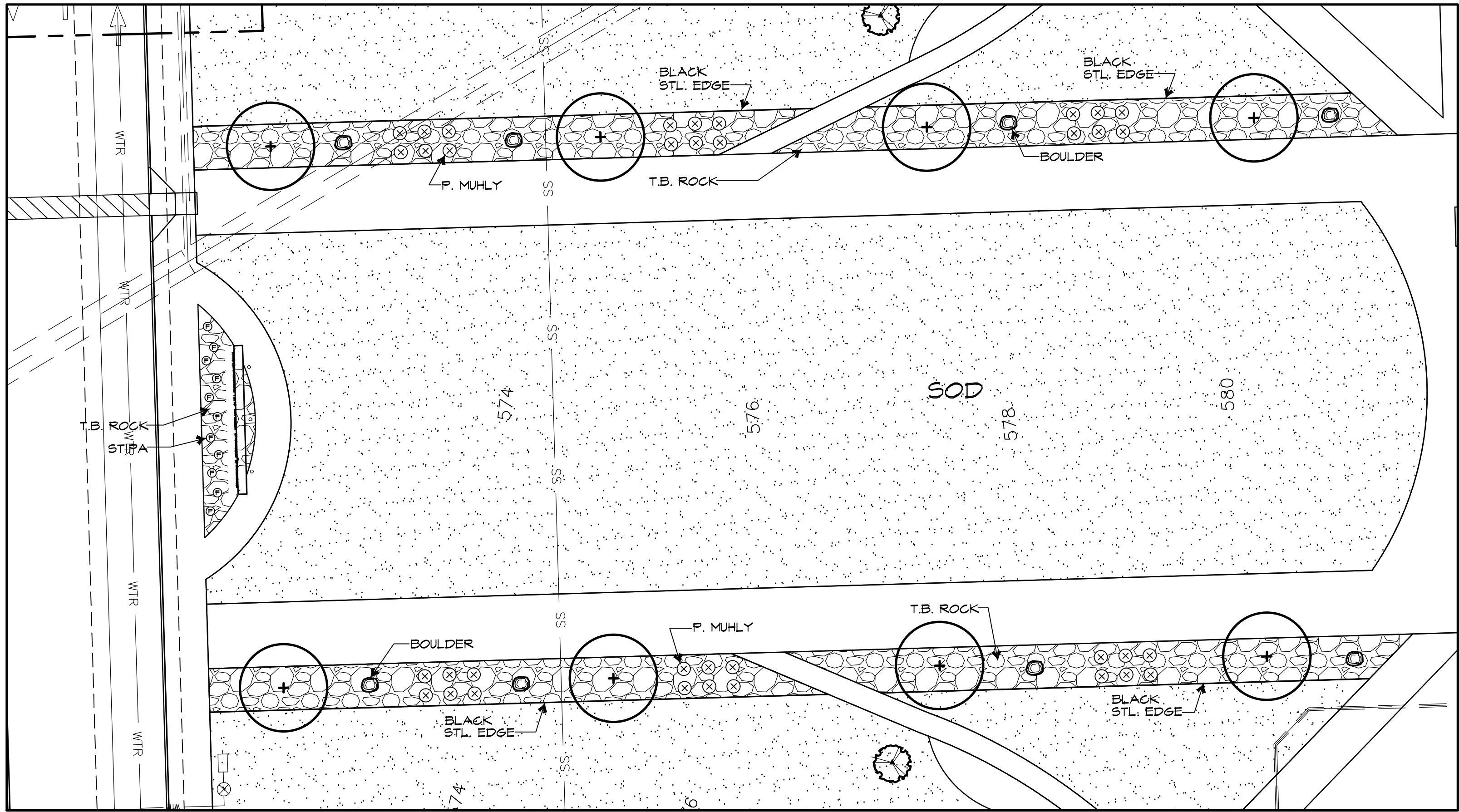
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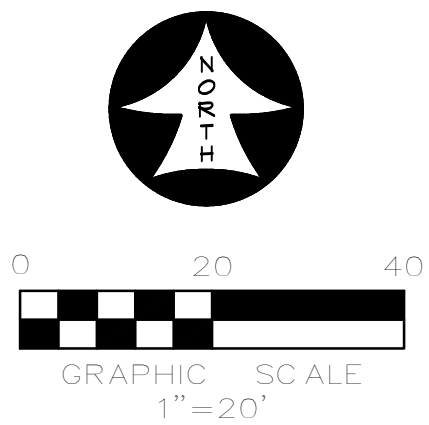
WEST FACADE
ENLARGEMENT
SCALE: 1" = 20'-0"



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



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



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Director of Planning and Zoning

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
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W.H. BAIRD SURVEY, ABSTRACT NO. 25
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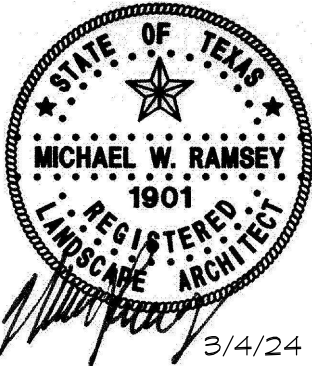
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03/04/24 PERMIT REVIEW



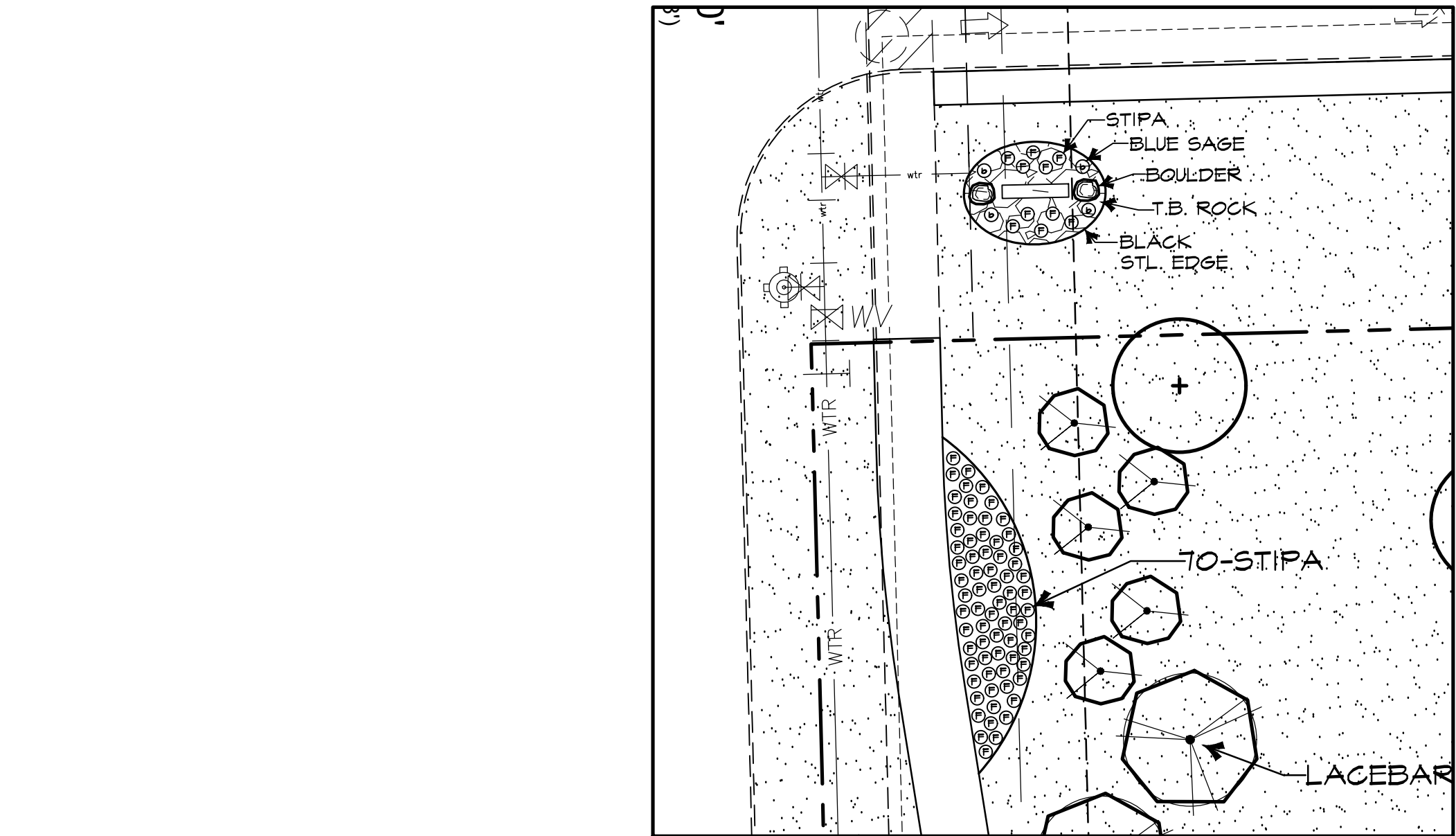
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NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S.John King Blvd, Rockwall, TX 75032

LANDSCAPE
ENLARGEMENTS

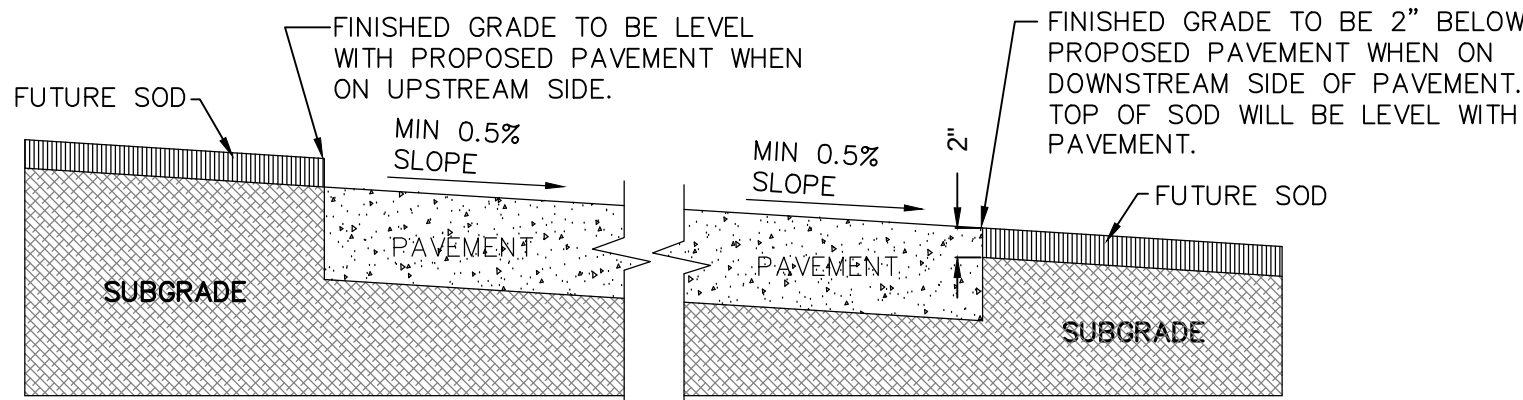
JOB 21572.0000
DATE 08/26/22
SHEET

L 14



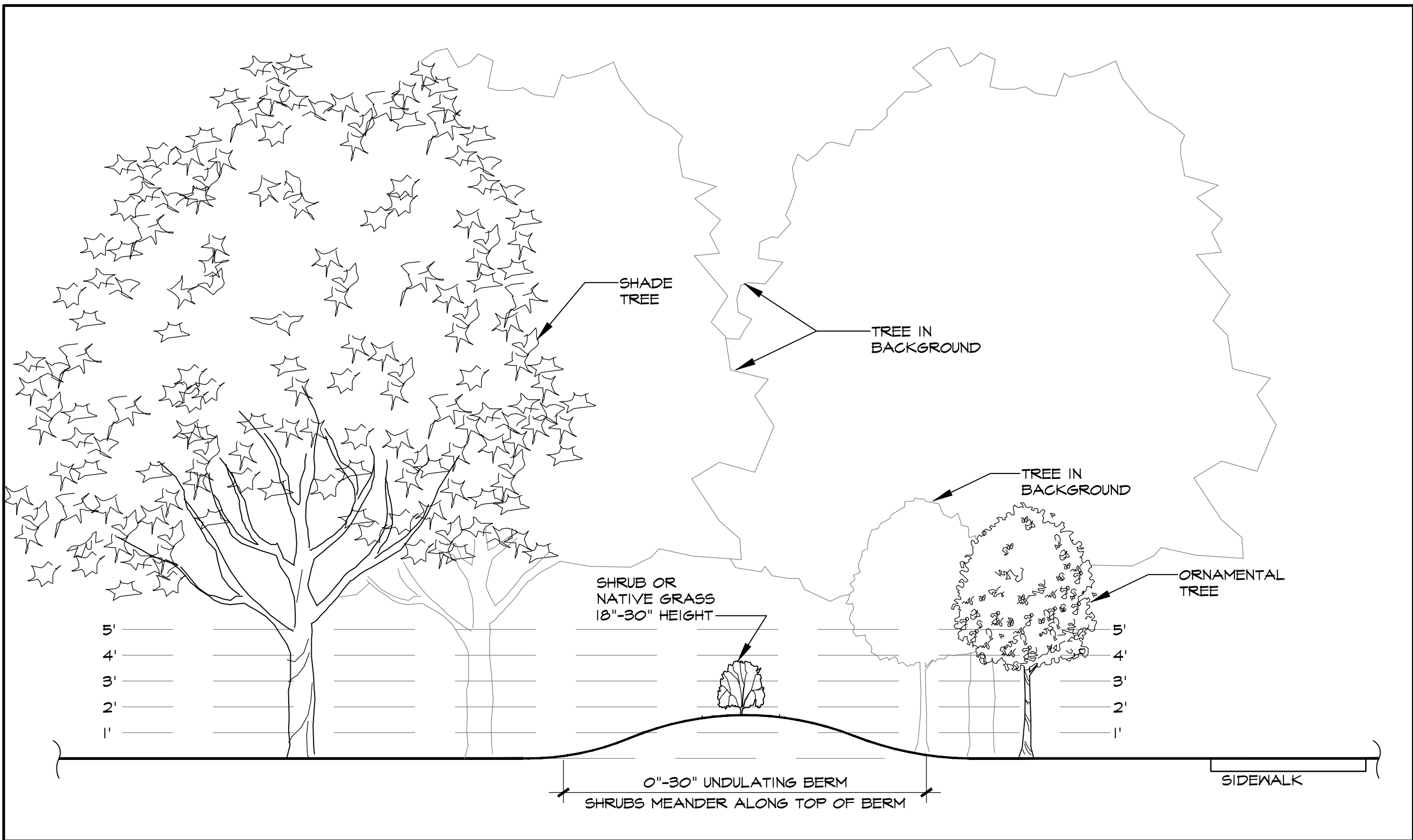
MONUMENT SIGN ENLARGEMENT

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 293 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 FUTURE

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 150,130 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. YAUPON	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		P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	5 gallon, 18" Ht./18" full
440		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		RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
39		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		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		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications
AS SHOWN		HYDRO	Common Bermuda Grass	Cynodon dactylon	Hydromulch refer to specifications
AS SHOWN		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		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		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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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) 717-0805

CONTACT: JAMES WATSON

SURVEYOR:

BOWMAN

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SUITE 300

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CITY OF ROCKWALL CASE NO. SP2022-018

CORGAN

401 N. Houston St
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T: 214-748-2000

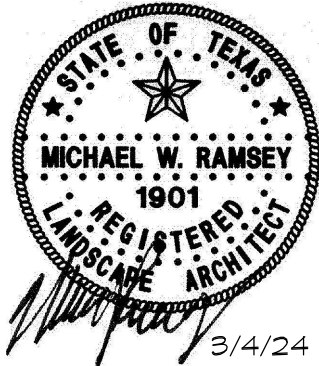
ISSUES

1	08/26/22	ISSUE FOR CONSTRUCTION
2		
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REVISIONS

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



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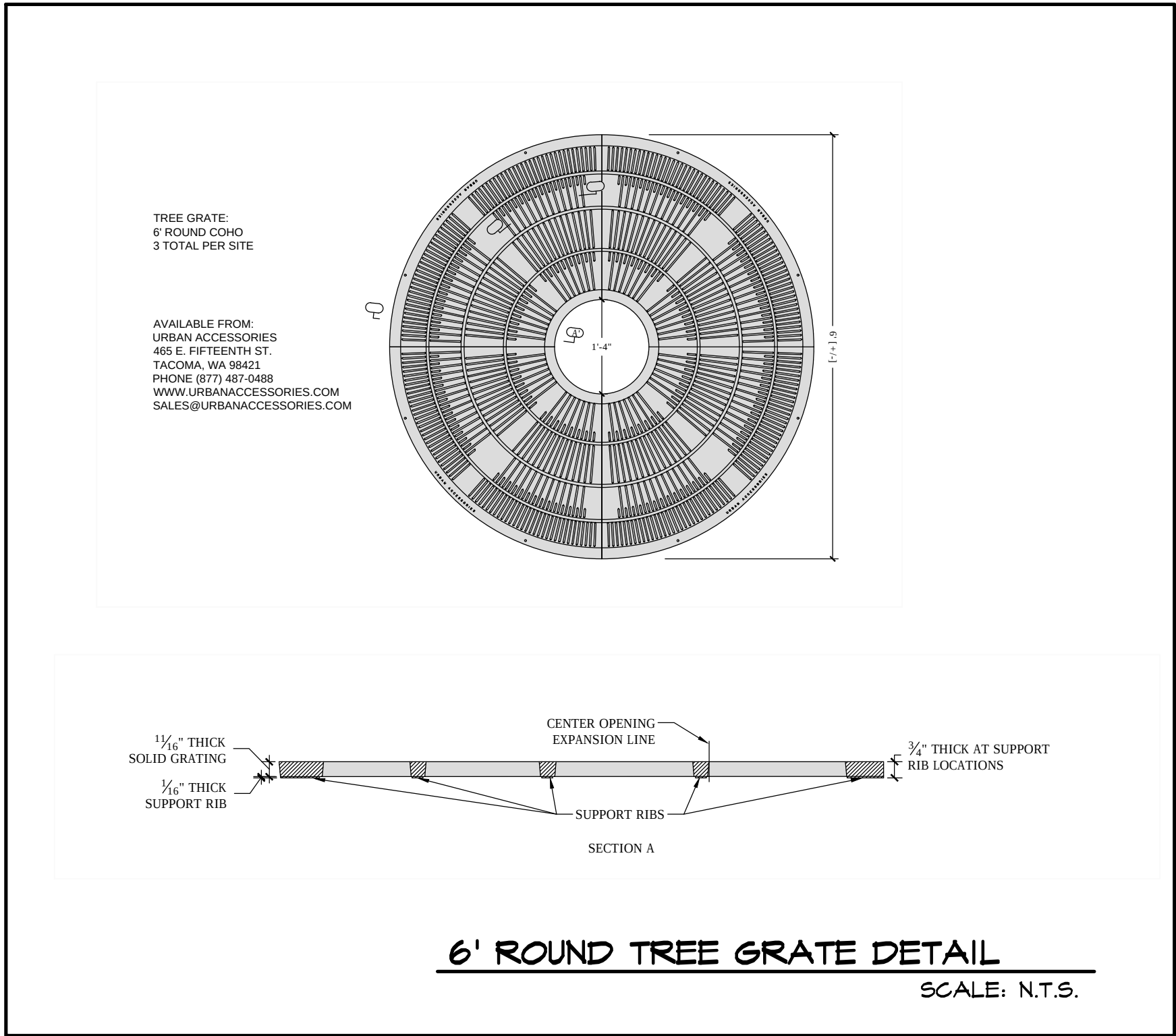
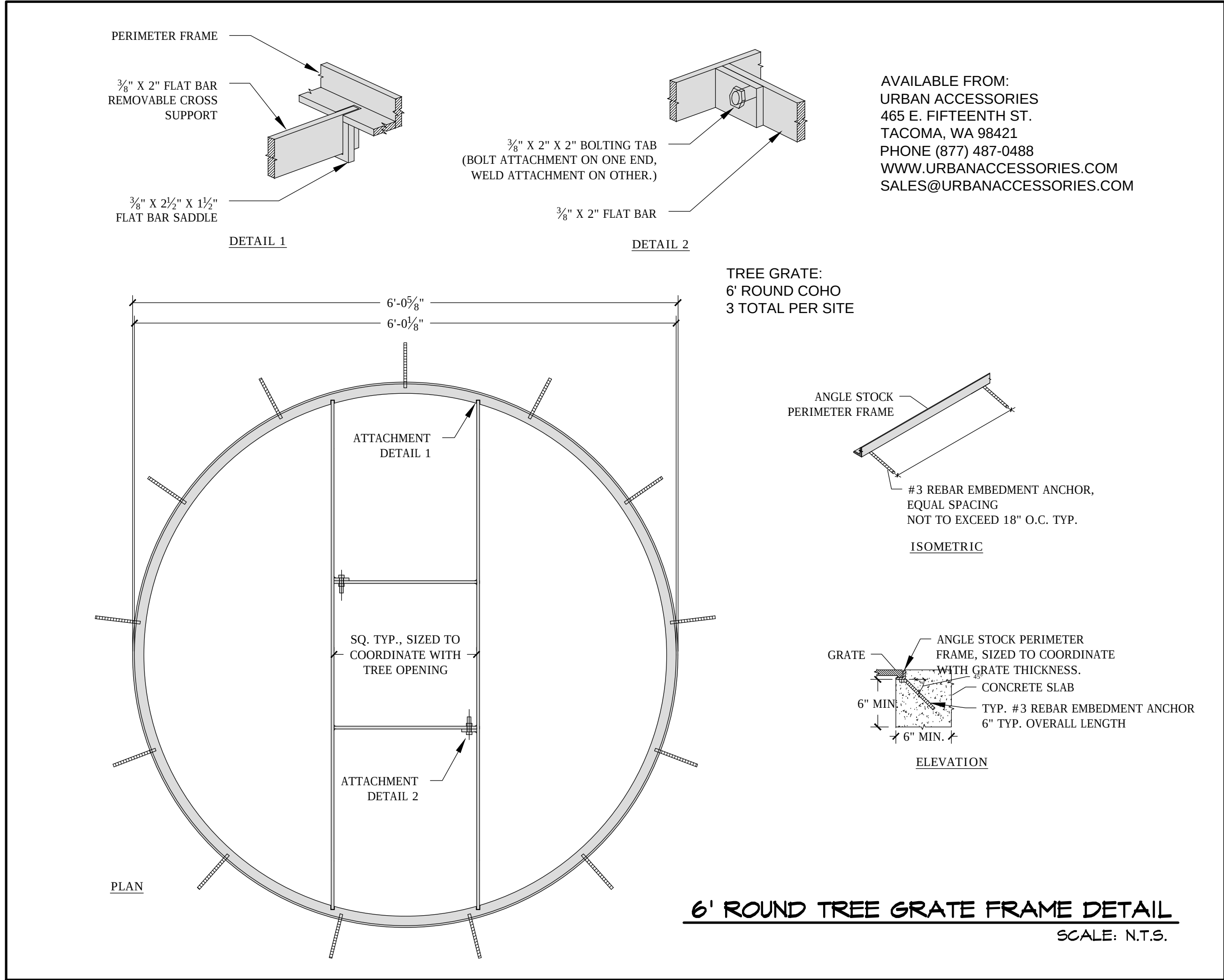
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LANDSCAPE
DETAILS

JOB 21572.0000
DATE 08/26/22
SHEET

L 15



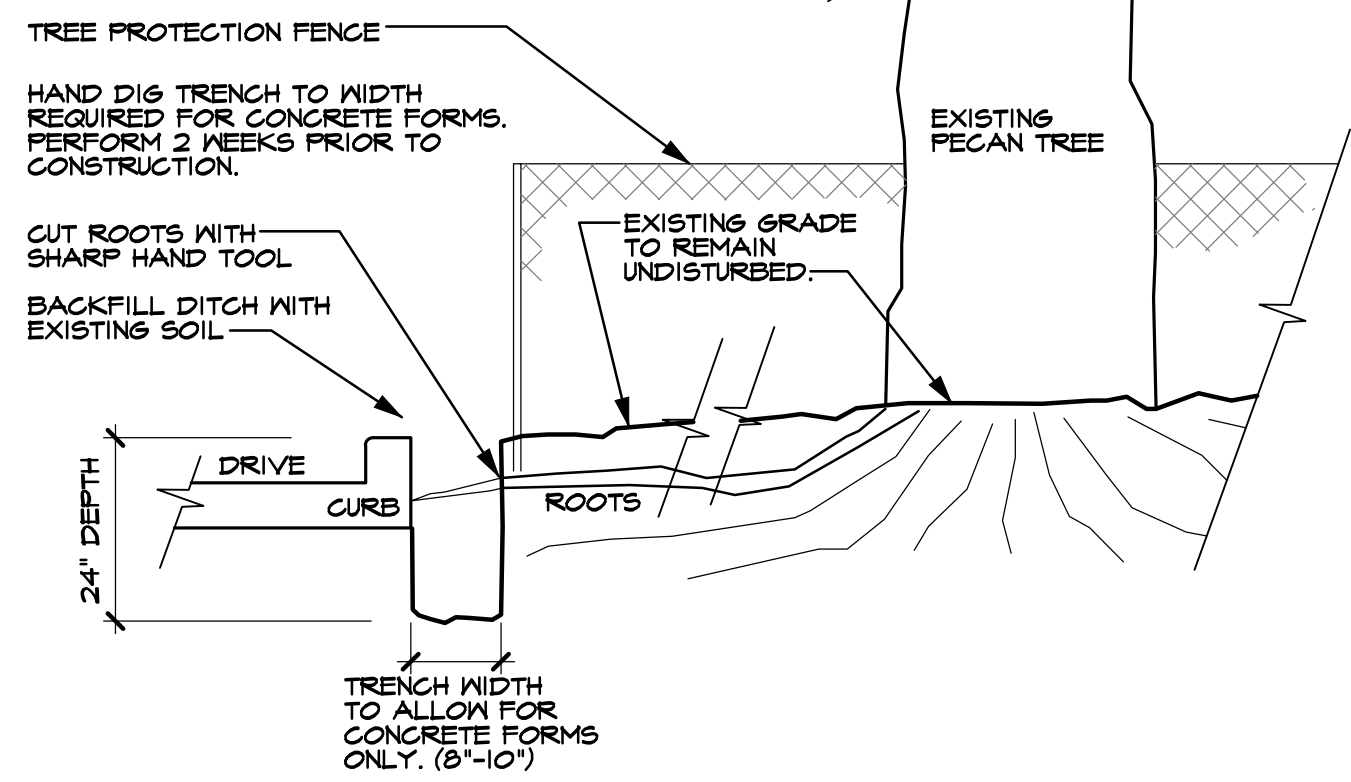
LANDSCAPE NOTES

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

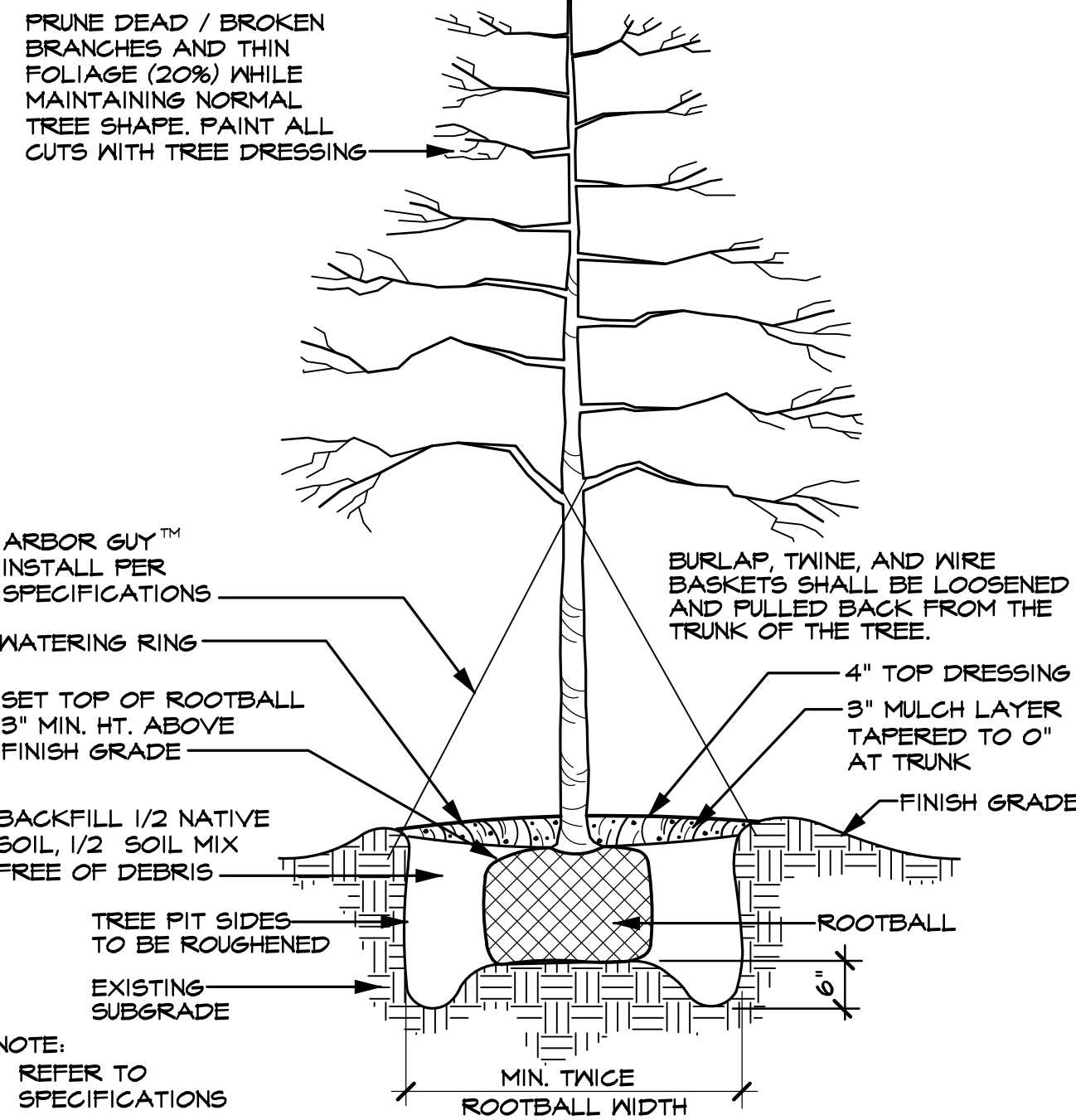
REFERENCE CIVIL PLANS FOR FINAL
GRADING AND UTILITIES.

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.



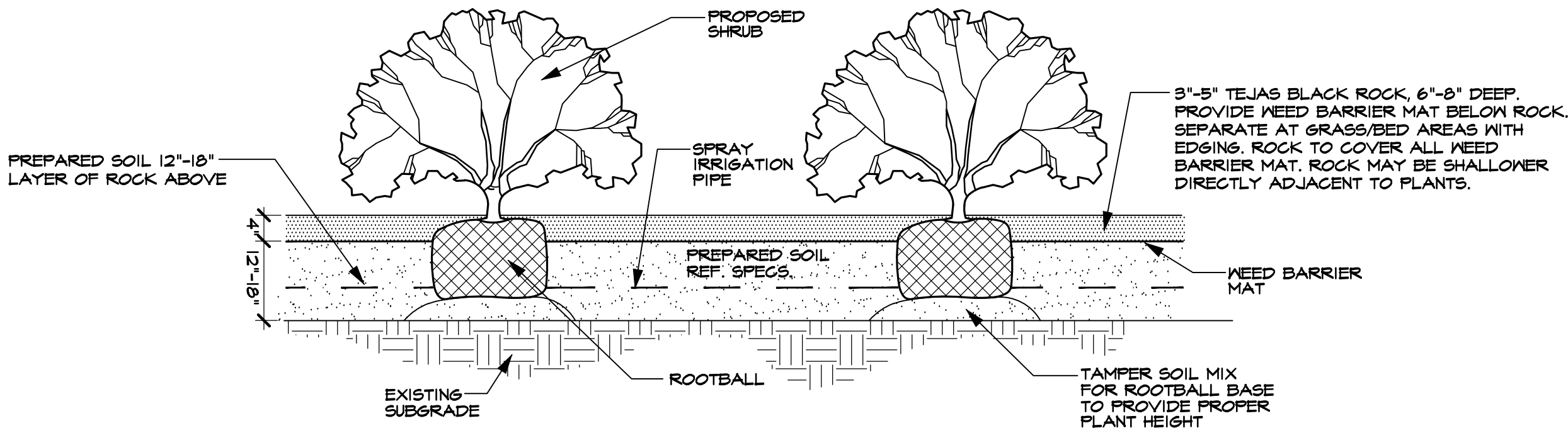
ROOT PRUNING DETAIL

SCALE: N.T.S.



TREE PLANTING DETAIL (TYPICAL)

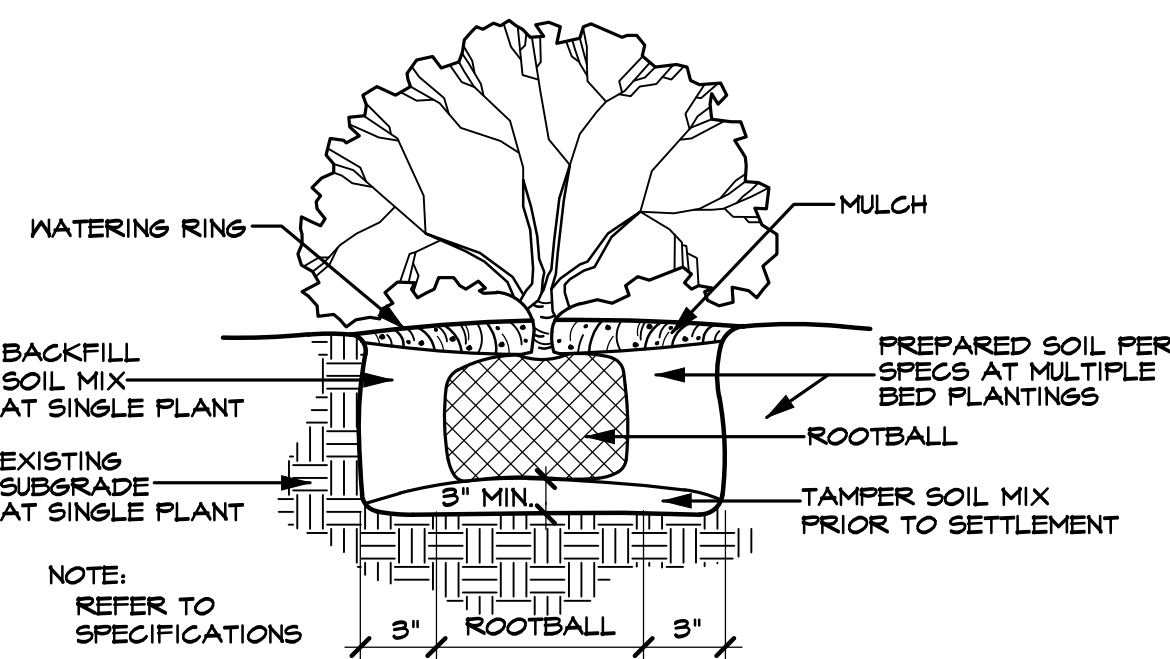
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

FOR BEDS AROUND BUILDINGS
WITH T.B. ROCK CALLOUTS

SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)

FOR SHRUB PLANTING ON BERMS
AND AROUND DETENTION POND

SCALE: N.T.S.

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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
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ROCKWALL, TEXAS 75087
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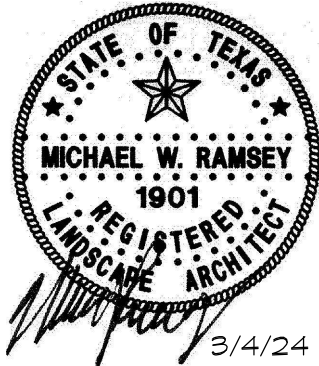
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Rockwall Independent School district
2727 S.John King Blvd, Rockwall, TX 75032

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,

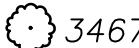
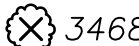
TS6

TS2

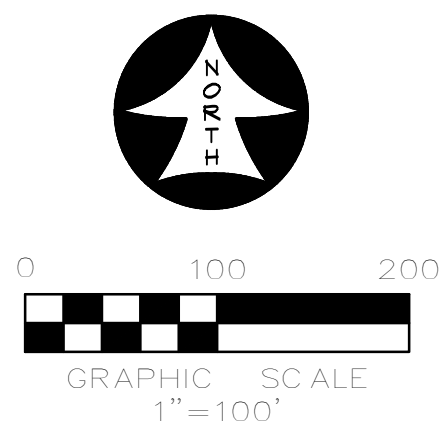
TS3

TS5

TS4

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

SITE DATA SUMMARY	
EXISTING ZONING	AG
PROPOSED ZONING	P0 FOR NS USES (2202-015)
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	304 SPACES
9.0x18.0'	209 SPACES
15.0x20.0'	19 SPACES
TOTAL PARKING PROVIDED	552 SPACES



APPROVED:
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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

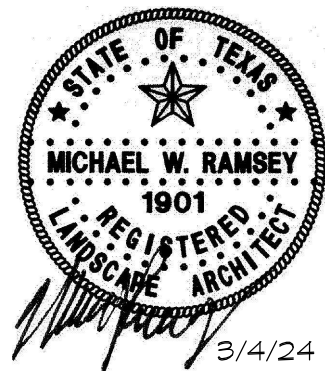
401 N. Houston St
Dallas, TX 75202
T: 214-748-2000

ISSUES

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

REVISIONS

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: MKE.RLA@ATT.NET

NINTH GRADE CENERS

South Site

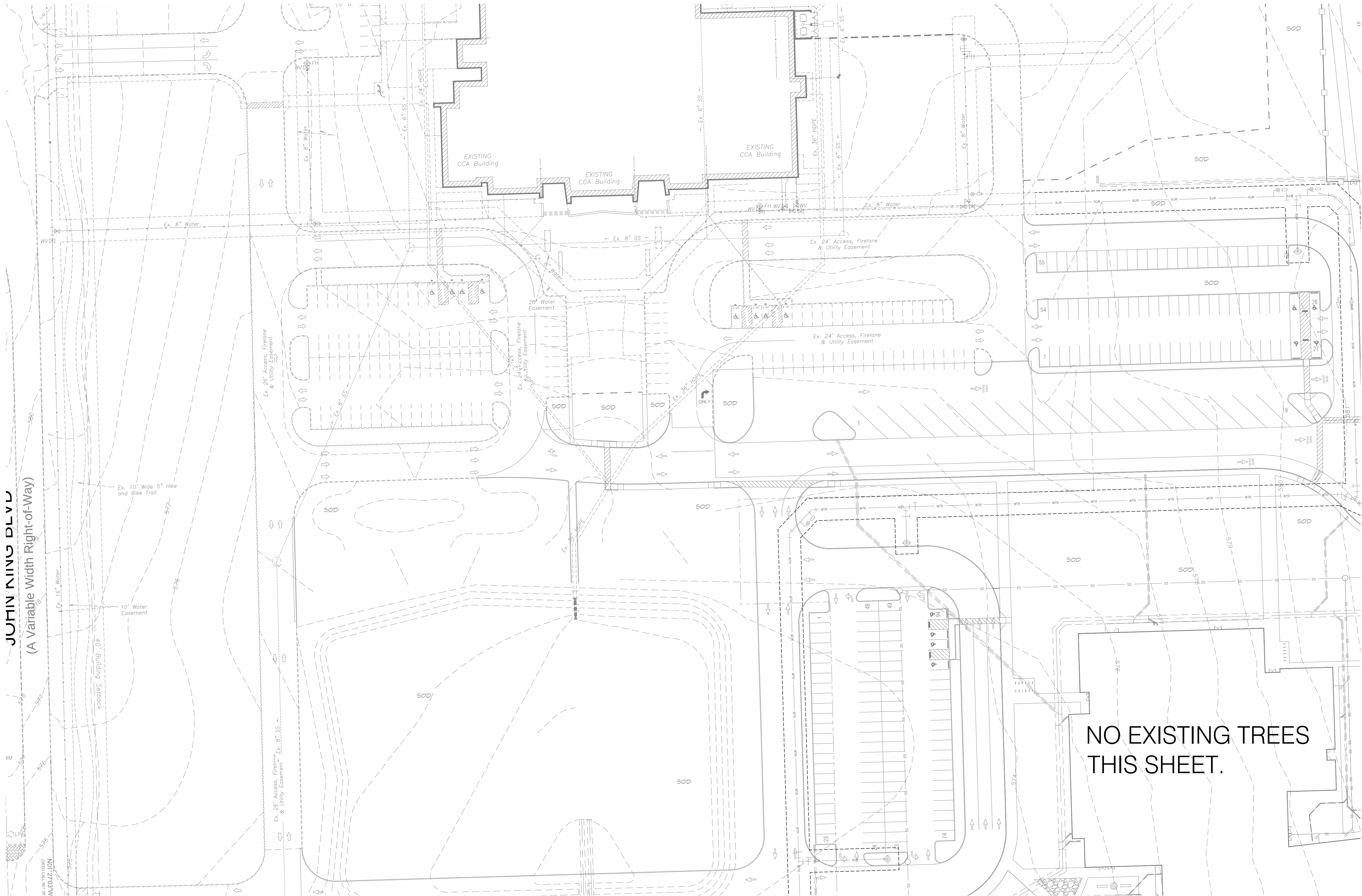
for

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



JOHN KING BLVD

(A Variable Width Right-of-Way)

MATCHLINE SEE SHEET TS5

MATCHLINE SEE SHEET TS3

NO EXISTING TREES
THIS SHEET.

CORGAN

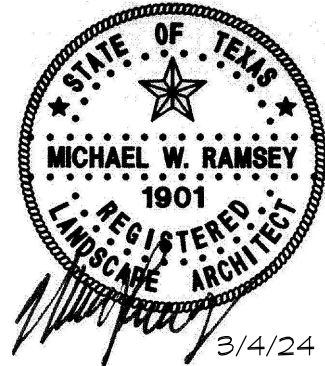
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NINTH GRADE CENERS

South Site

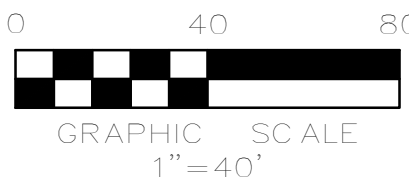
for

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

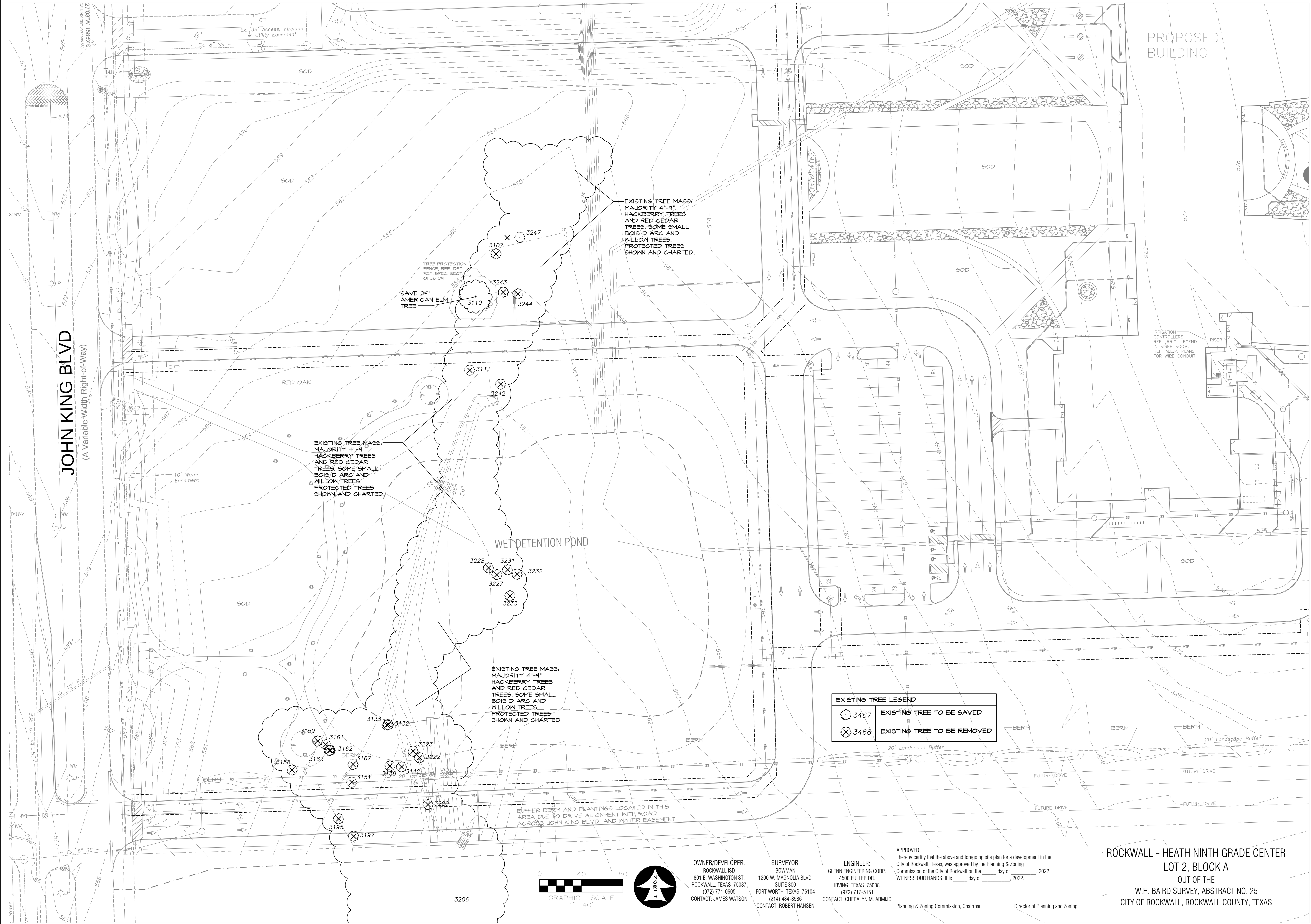
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WITNESS OUR HANDS, this ____ day of ____, 2022.

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



CORGAN

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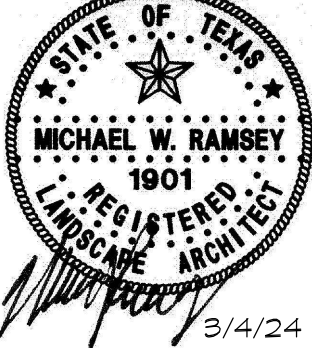
ISSUES

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REVISIONS

03/04/24

PERMIT REVIEW



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NINTH GRADE CENERS

South Site

for

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

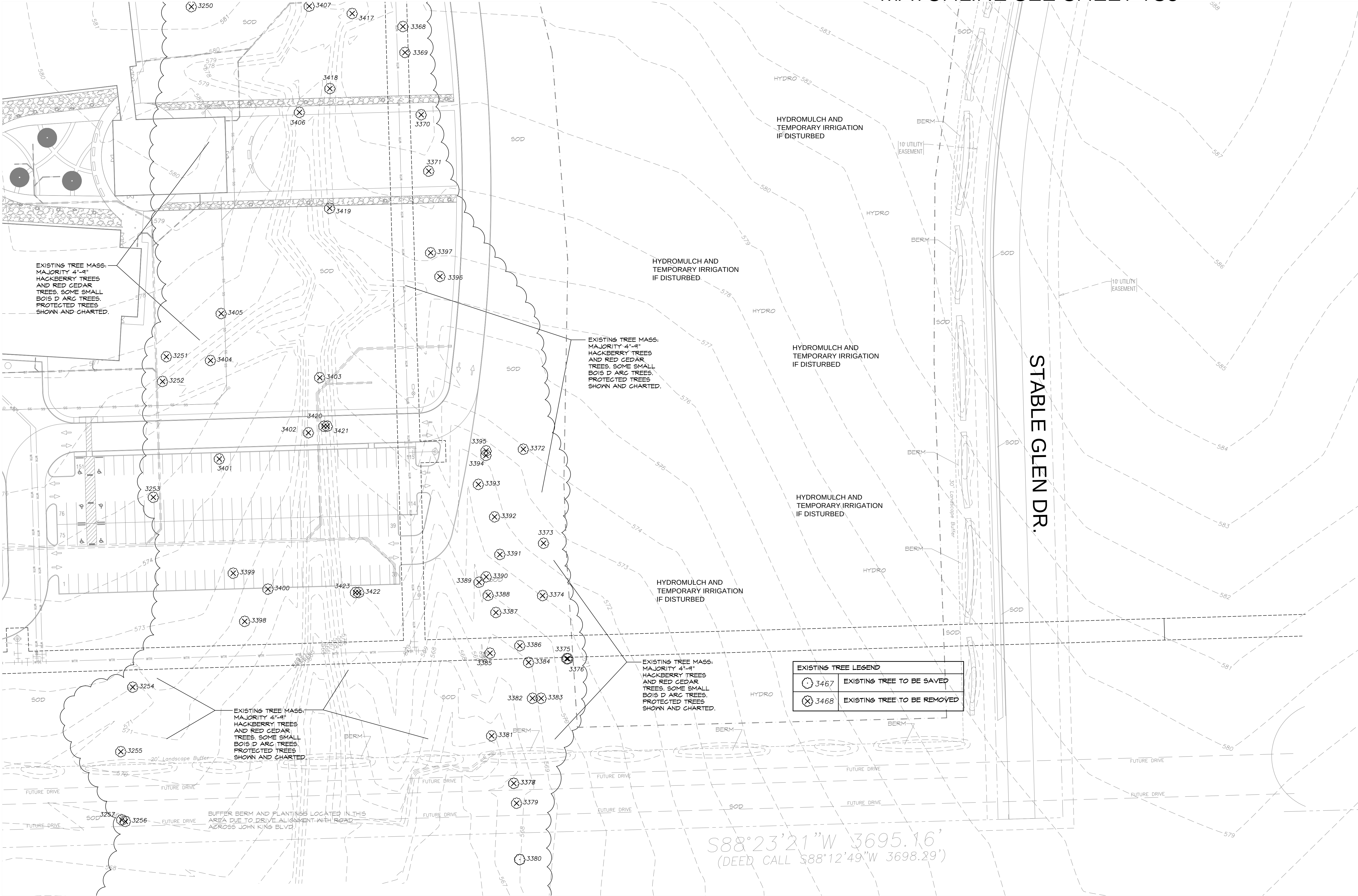
TREESCAPE
PLAN AREA B

JOB 21572.0000
DATE 08/26/22
SHEET

TS 3

CITY OF ROCKWALL CASE NO. SP2022-018

MATCHLINE SEE SHEET TS3



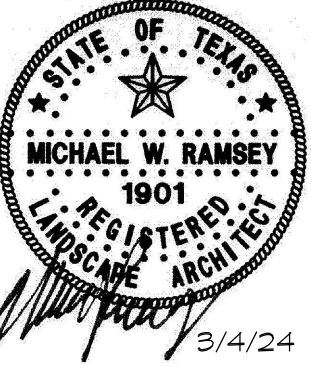
MATCHLINE SEE SHEET TS5

CORGAN

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REVISIONS	
03/04/24	PERMIT REVIEW



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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

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
OUT OF THE
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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ROCKWALL, TEXAS 75087
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SURVEYOR:
BOWMAN
1200 W. MAGNOLIA BLVD.
SUITE 300
FORT WORTH, TEXAS 76104
(214) 484-8386
CONTACT: ROBERT HANSEN

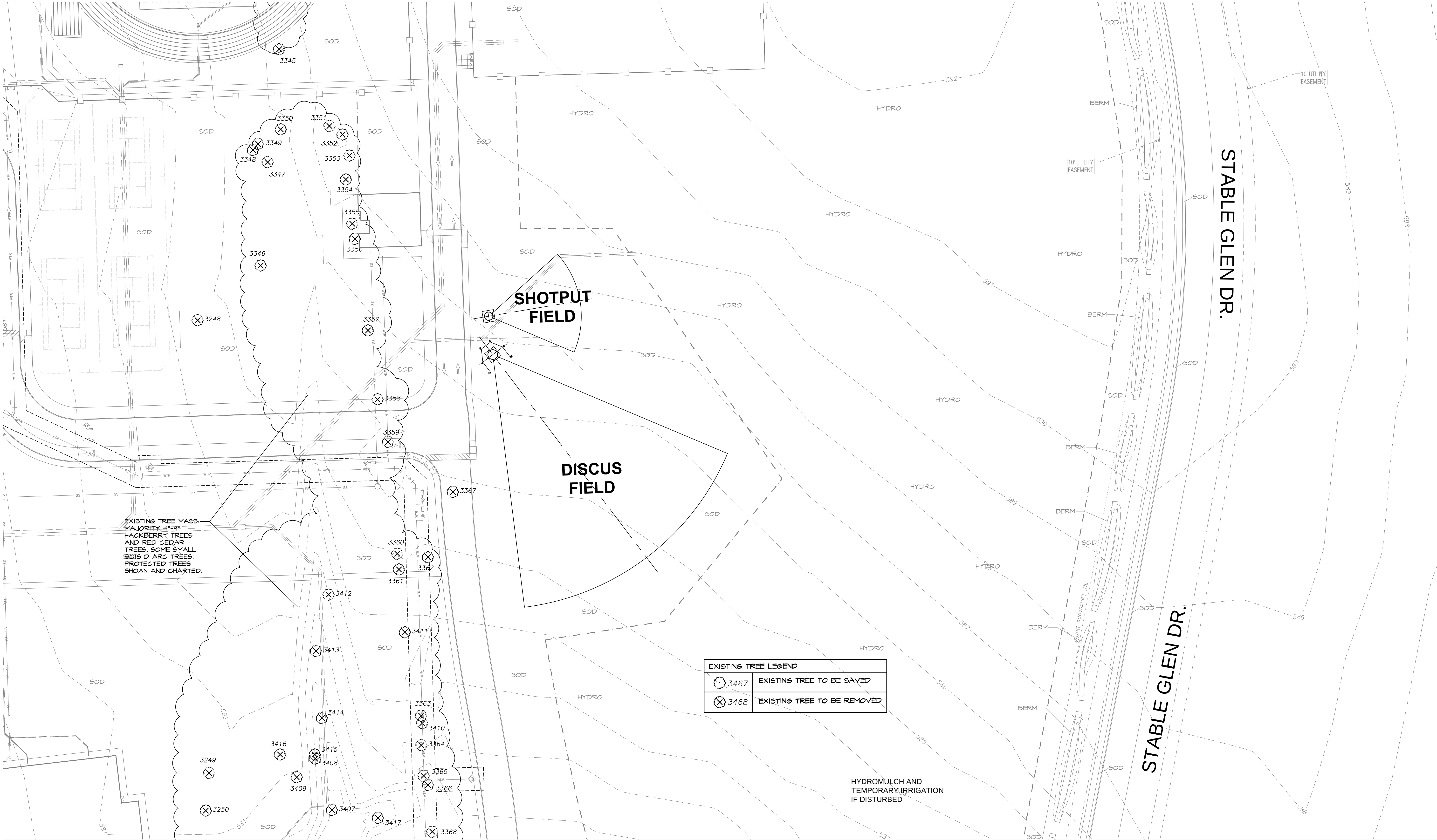
ENGINEER:
GLENN ENGINEERING CORP.
4500 FULLER DR.
IRVING, TEXAS 75038
(972) 717-5151
CONTACT: CHERALYN M. ARMUJO

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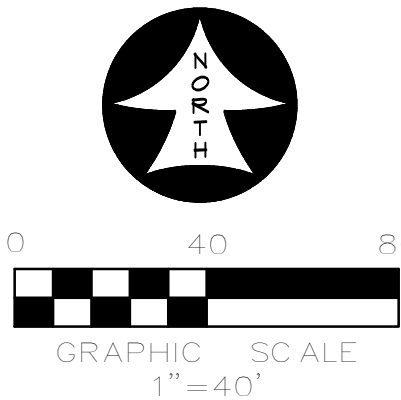
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

MATCHLINE SEE SHEET TS6

MATCHLINE SEE SHEET TS2



MATCHLINE SEE SHEET TS4



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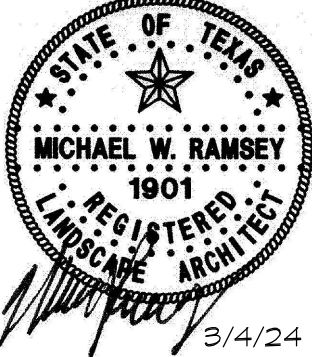
ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A
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CORGAN

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REVISIONS	
03/04/24	PERMIT REVIEW



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FRISCO, TEXAS 75035
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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

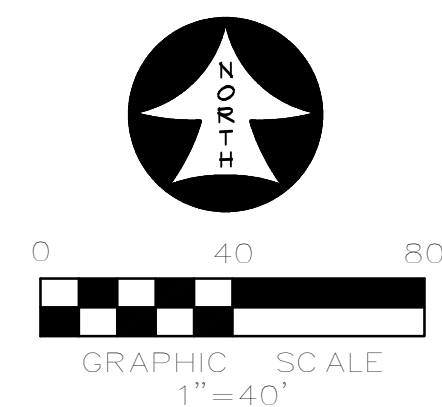
TS 5



MATCHLINE SEE SHEET TS2

MATCHLINE SEE SHEET TS5

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



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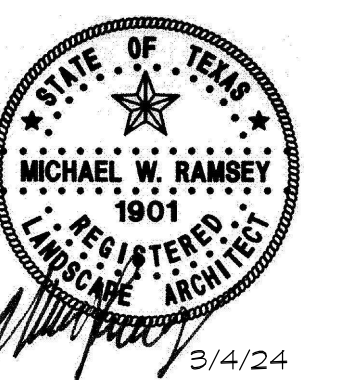
CORGAN

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REVISIONS	

03/04/24	PERMIT REVIEW
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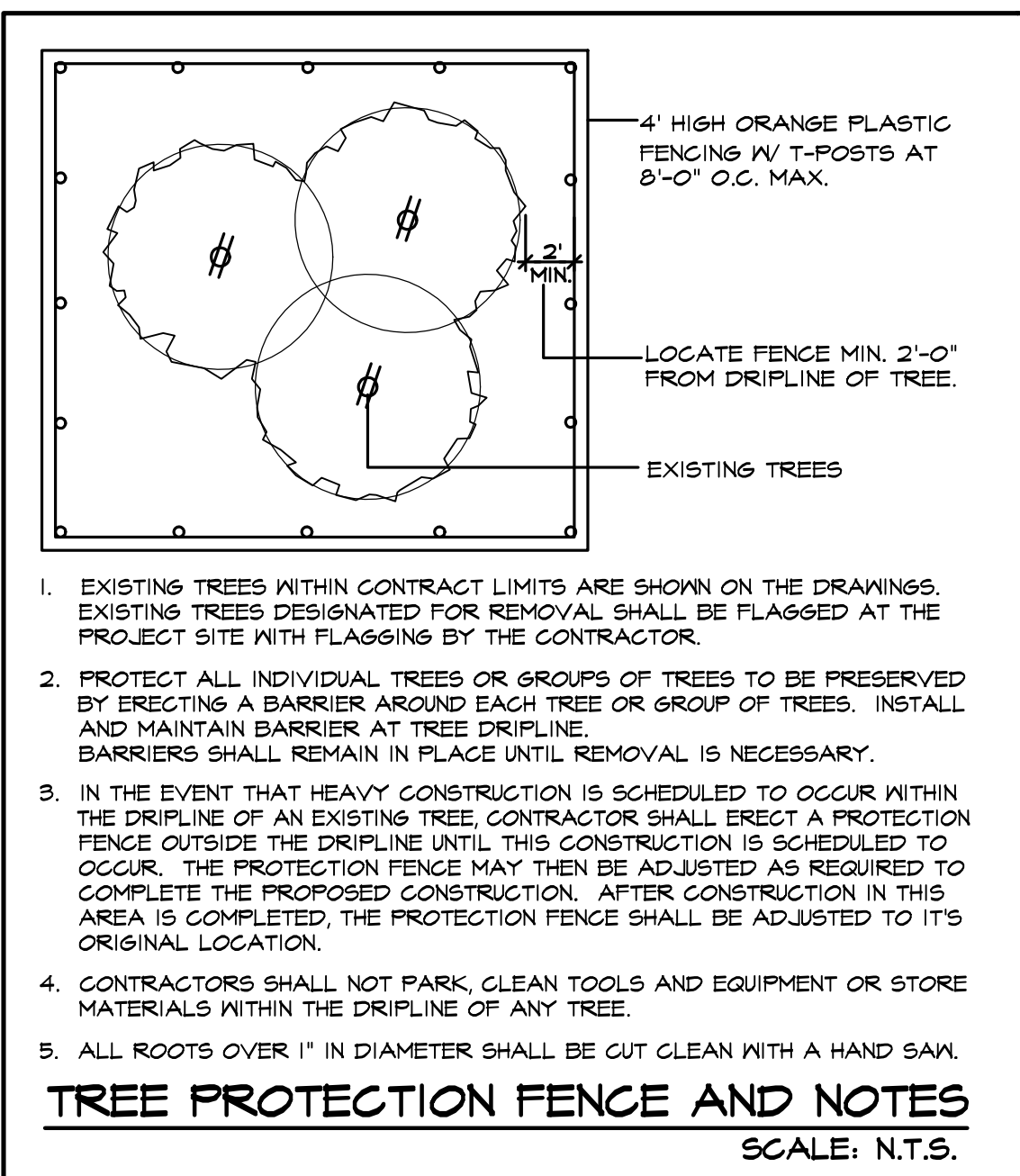
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NINTH GRADE CENERS
South Site
for
Rockwall Independent School district
2727 S.John King Blvd, Rockwall, TX 75032

TREESCAPE
PLAN AREA E

JOB 21572.0000
DATE 08/26/22
SHEET

TS 6



ROCKWALL JH SOUTH				
TREE #	TREE TYPE/COND.	DEMO/SAVE	MITIGATE	CREDIT
3107	TREE 19" HACKBERRY	REMOVE	9.5	
3110	TREE 29" AMERICAN ELM MT	SAVE	0	29
3111	TREE 17" HACKBERRY	REMOVE	8.5	
3132	TREE 12" HACKBERRY	REMOVE	6	
3133	TREE 20" HACKBERRY	REMOVE	10	
3139	TREE 13" HACKBERRY	REMOVE	6.5	
3142	TREE 15" HACKBERRY	REMOVE	7.5	
3151	TREE 13" HACKBERRY	REMOVE	6.5	
3158	TREE 25" HACKBERRY	REMOVE	12.5	
3159	TREE 19" HACKBERRY	REMOVE	9.5	
3161	TREE 12" HACKBERRY	REMOVE	6	
3162	TREE 17" HACKBERRY	REMOVE	8.5	
3163	TREE 13" HACKBERRY	REMOVE	6.5	
3167	TREE 14" HACKBERRY	REMOVE	7	
3195	TREE 13" HACKBERRY	REMOVE	6.5	
3197	TREE 15" HACK. Heartrot & Split	REMOVE	0	SICK/EXEMPT
3206	TREE 15" AM ELM	SAVE	0	OFF-SITE
3220	TREE 11" HACKBERRY	REMOVE	5.5	
3222	TREE 12" RED CEDAR	REMOVE	6	
3223	TREE 15" BOIS D ARC	REMOVE	0	
3227	TREE 13" HACKBERRY	REMOVE	6.5	
3228	TREE 12" HACKBERRY	REMOVE	6	
3231	TREE 13" HACKBERRY	REMOVE	6.5	
3232	TREE 14" HACKBERRY	REMOVE	7	
3233	TREE 12" HACKBERRY	REMOVE	6	
3242	TREE 18"" HACKBERRY	REMOVE	9	
3243	TREE 12" HACKBERRY	REMOVE	6	
3244	TREE 18" HACKBERRY	REMOVE	9	
3247	TREE 21" HACK. Heartrot & Split	REMOVE	0	SICK/EXEMPT
3248	TREE 12" RED CEDAR	REMOVE	6	
3249	TREE 15" RED CEDAR	REMOVE	7.5	
3250	TREE 15" RED CEDAR	REMOVE	7.5	
3251	TREE 11" RED CEDAR	REMOVE	5.5	
3252	TREE 18" HACKBERRY	REMOVE	9	
3253	TREE 12" RED CEDAR	REMOVE	6	
3254	TREE 13" RED CEDAR	REMOVE	6.5	
3255	TREE 11" RED CEDAR	REMOVE	5.5	
3256	TREE 13" RED CEDAR	REMOVE	6.5	
3257	TREE 15" RED CEDAR	REMOVE	7.5	
3258	TREE 13" HACKBERRY	SAVE	0	
3259	TREE 13" HACKBERRY	SAVE	0	
3260	TREE 16" HACKBERRY	SAVE	0	
3261	TREE 11" HACKBERRY	SAVE	0	
3262	TREE 17" HACKBERRY	SAVE	0	
3263	TREE 22" HACKBERRY HEARTROT	REMOVE	0	SICK/EXEMPT
3264	TREE 19" HACKBERRY	SAVE	0	
3265	TREE 14" HACKBERRY	SAVE	0	
3266	TREE 15" HACKBERRY	SAVE	0	
3267	TREE 13" HACKBERRY	SAVE	0	
3268	TREE 15" HACKBERRY	SAVE	0	
3269	TREE 12" HACKBERRY	SAVE	0	
3270	TREE 17" HACKBERRY	SAVE	0	
3271	TREE 20" HACKBERRY	SAVE	0	
3272	TREE 14" HACKBERRY	SAVE	0	
3273	TREE 18" HACKBERRY	SAVE	0	
3274	TREE 14" HACKBERRY	SAVE	0	
3275	TREE 15" HACKBERRY	SAVE	0	
3276	TREE 18" HACKBERRY	SAVE	0	
3277	TREE 18" HACKBERRY	SAVE	0	
3278	TREE 23" HACKBERRY	SAVE	0	
3279	TREE 11" HACKBERRY	SAVE	0	
3280	TREE 14" HACKBERRY	SAVE	0	OFF-SITE
3281	TREE 13" HACKBERRY	SAVE	0	
3282	TREE 13" HACKBERRY	SAVE	0	
3283	TREE 25" HACKBERRY	SAVE	0	
3284	TREE 15" HACKBERRY	SAVE	0	
3285	TREE 13" HACKBERRY	SAVE	0	
3286	TREE 20" HACKBERRY HEARTROT	REMOVE	0	SICK/EXEMPT
3287	TREE 13" HACKBERRY	SAVE	0	
3288	TREE 15" HACKBERRY	SAVE	0	
3289	TREE 12" HACKBERRY	SAVE	0	
3290	TREE 18" HACKBERRY	SAVE	0	
3291	TREE 18" HACKBERRY	SAVE	0	
3292	TREE 14" HACKBERRY	SAVE	0	
3293	TREE 11" HACKBERRY	SAVE	0	
3294	TREE 11" HACKBERRY	SAVE	0	
3295	TREE 15" HACKBERRY	SAVE	0	
3296	TREE 18" HACKBERRY MT	SAVE	0	
3297	TREE 25" HACKBERRY	SAVE	0	
3298	TREE 15" HACKBERRY MT	SAVE	0	
3299	TREE 12" HACKBERRY	SAVE	0	
3300	TREE 12" HACKBERRY	SAVE	0	
3301	TREE 12" HACKBERRY	SAVE	0	
3302	TREE 12" HACKBERRY	SAVE	0	
3303	TREE 11" HACKBERRY	SAVE	0	
3304	TREE 13" HACKBERRY	SAVE	0	
3305	TREE 11" HACKBERRY	SAVE	0	
3306	TREE 11" HACKBERRY	SAVE	0	
3307	TREE 18" HACKBERRY	SAVE	0	
3308	TREE 15" HACKBERRY	SAVE	0	
3309	TREE 11" HACKBERRY	REMOVE	5.5	
3310	TREE 11" HACKBERRY	REMOVE	5.5	
3311	TREE 11" HACKBERRY	REMOVE	5.5	
3312	TREE 17" HACKBERRY MT	REMOVE	8.5	
3313	TREE 20" HACKBERRY MT	REMOVE	10	
3314	TREE 20" HACKBERRY MT	REMOVE	10	
3315	TREE 24" HACKBERRY	REMOVE	12	
3316	TREE 12" HACKBERRY	REMOVE	6	
3317	TREE 15" HACKBERRY	REMOVE	7.5	
3318	TREE 21" HACKBERRY MT	REMOVE	10.5	
3319	TREE 16" HACKBERRY	REMOVE	8	
3320	TREE 21" HACKBERRY	REMOVE	10.5	

3321	TREE 12" HACKBERRY	REMOVE	6	
3322	TREE 20" HACKBERRY MT	REMOVE	10	
3323	TREE 11" HACKBERRY MT	REMOVE	5.5	
3324	TREE 16" HACKBERRY MT	REMOVE	8	
3325	TREE 16" HACKBERRY MT	REMOVE	8	
3326	TREE 21" HACKBERRY MT	REMOVE	10.5	
3327	TREE 21" HACKBERRY MT	REMOVE	10.5	
3328	TREE 20" HACKBERRY MT	REMOVE	10	
3329	TREE 16" HACKBERRY	REMOVE	8	
3330	TREE 11" HACKBERRY	REMOVE	5.5	
3331	TREE 18" HACKBERRY MT	REMOVE	9	
3332	TREE 12" HACKBERRY	REMOVE	6	
3333	TREE 17" HACKBERRY MT	REMOVE	8.5	
3334	TREE 22" HACKBERRY MT	REMOVE	11	
3335	TREE 14" HACKBERRY MT	REMOVE	7	
3336	TREE 11" HACKBERRY	REMOVE	5.5	
3337	TREE 20" HACKBERRY MT	REMOVE	10	
3338	TREE 15" HACKBERRY MT	REMOVE	7.5	
3339	TREE 11" HACKBERRY MT	REMOVE	5.5	
3340	TREE 11" HACKBERRY MT	REMOVE	5.5	
3341	TREE 11" HACKBERRY MT	REMOVE	5.5	
3342	TREE 18" HACKBERRY MT	REMOVE	9	
3343	TREE 12" HACKBERRY	REMOVE	6	
3344	TREE 22" HACKBERRY	REMOVE	11	
3345	TREE 17" HACKBERRY MT	REMOVE	8.5	
3346	TREE 14" RED CEDAR	REMOVE	7	
3347	TREE 12" HACKBERRY	REMOVE	6	
3348	TREE 12" HACKBERRY	REMOVE	6	
3349	TREE 12" HACKBERRY	REMOVE	6	
3350	TREE 14" HACKBERRY	REMOVE	7	
3351	TREE 14" HACKBERRY	REMOVE	7	
3352	TREE 11" HACKBERRY	REMOVE	5.5	
3353	TREE 17" HACKBERRY	REMOVE	8.5	
3354	TREE 11" HACKBERRY MT	REMOVE	5.5	
3355	TREE 12" HACKBERRY	REMOVE	6	
3356	TREE 24" HACKBERRY	REMOVE	12	
3357	TREE 20" HACKBERRY MT	REMOVE	10	
3358	TREE 14" RED CEDAR	REMOVE	7	
3359	TREE 19" HACKBERRY	REMOVE	9.5	
3360	TREE 16" RED CEDAR	REMOVE	8	
3361	TREE 11" HACKBERRY	REMOVE	5.5	
3362	TREE 15" HACKBERRY	REMOVE	7.5	
3363	TREE 14" HACKBERRY	REMOVE	7	
3364	TREE 17" HACKBERRY	REMOVE	8.5	
3365	TREE 16" HACKBERRY	REMOVE	8	
3366	TREE 15" HACKBERRY	REMOVE	7.5	
3367	TREE 13" HACKBERRY	REMOVE	6.5	
3368	TREE 11" RED CEDAR	REMOVE	5.5	
3369	TREE 11" RED CEDAR	REMOVE	5.5	
3370	TREE 16" HACKBERRY	REMOVE	8	
3371	TREE 14" HACKBERRY	REMOVE	7	
3372	TREE 13" RED CEDAR	REMOVE	6.5	
3373	TREE 12" RED CEDAR	REMOVE	6	
3374	TREE 18" RED CEDAR	REMOVE	9	
3375	TREE 12" RED CEDAR	REMOVE	6	
3376	TREE 11" RED CEDAR	REMOVE	5.5	
3377	TREE 12" HACKBERRY	REMOVE	6	
3378	TREE 17" HACKBERRY	REMOVE	8.5	
3379	TREE 18" HACKBERRY MT	REMOVE	9	
3380	TREE 13" HACKBERRY	SAVE	0	OFF-SITE
3381	TREE 11" HACKBERRY	REMOVE	5.5	
3382	TREE 12" RED CEDAR	REMOVE	6	
3383	TREE 11" RED CEDAR	REMOVE	5.5	
3384	TREE 11" HACKBERRY	REMOVE	5.5	
3385	TREE 15" HACKBERRY	REMOVE	7.5	
3386	TREE 12" RED CEDAR	REMOVE	6	
3387	TREE 11" RED CEDAR	REMOVE	5.5	
3388	TREE 15" RED CEDAR	REMOVE	7.5	
3389	TREE 13" RED CEDAR MT	REMOVE	6.5	
3390	TREE 12" RED CEDAR	REMOVE	6	
3391	TREE 14" RED CEDAR	REMOVE	7	
3392	TREE 12" RED CEDAR	REMOVE	6	
3393	TREE 15" RED CEDAR MT	REMOVE	7.5	
3394	TREE 14" RED CEDAR	REMOVE	7	
3395	TREE 14" RED CEDAR	REMOVE	7	
3396	TREE 14" RED CEDAR MT	REMOVE	7	
3397	TREE 11" RED CEDAR	REMOVE	5.5	
3398	TREE 15" RED CEDAR MT	REMOVE	7.5	
3399	TREE 18" RED CEDAR	REMOVE	9	
3400	TREE 11" RED CEDAR MT	REMOVE	5.5	
3401	TREE 12" RED CEDAR	REMOVE	6	
3402	TREE 14" RED CEDAR	REMOVE	7	
3403	TREE 13" OAK MT	REMOVE	13	
3404	TREE 11" RED CEDAR	REMOVE	5.5	
3405	TREE 18" RED CEDAR	REMOVE	9	
3406	TREE 11" RED CEDAR	REMOVE	5.5	
3407	TREE 11" RED CEDAR	REMOVE	5.5	
3408	TREE 14" RED CEDAR MT	REMOVE	7	
3409	TREE 14" RED CEDAR MT	REMOVE	7	
3410	TREE 14" OAK MT	REMOVE	14	
3411	TREE 12" OAK	REMOVE	12	
3412	TREE 12" RED CEDAR MT	REMOVE	6	
3413				

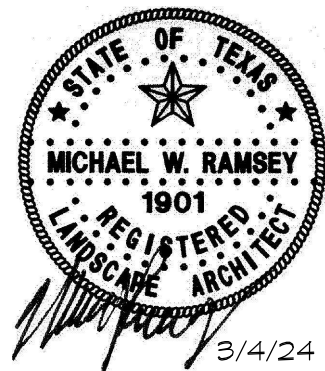
MITIGATION 1,090.5 - 29 = 1,061.5 X \$100.00 = \$106,150.00



401 N. Houston S
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

TREESCAPE
PLAN CHART

JOB 21572.0000
DATE 08/26/22
SHEET

TS 7

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

ROCKWALL - HEATH NINTH GRADE CENTER
LOT 2, BLOCK A

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. ARMijo

CITY OF ROCKWALL CASE NO. SP2022-018