



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-011 P&Z DATE 05/11/21 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN <i>(Amended)</i>
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO. SP2021-011

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1700 JUSTIN ROAD, ROCKWALL, TX. 75006
 SUBDIVISION CHANNELL SUBDIVISION LOT 4 BLOCK A
 GENERAL LOCATION NORTHWEST CORNER OF JOHN KING BLVD & JUSTIN ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PLANNED DEVELOPMENT 89 CURRENT USE LIGHT INDUSTRIAL
 PROPOSED ZONING NONE PROPOSED USE LIGHT INDUSTRIAL
 ACREAGE 18.762 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]

<input type="checkbox"/> OWNER	<u>CHANNELL CORPORATION</u>	<input checked="" type="checkbox"/> APPLICANT	<u>MEINHARDT & ASSOC.</u>
CONTACT PERSON	<u>WILLIAM CHANNELL JR.</u>	CONTACT PERSON	<u>DAVID MEINHARDT</u>
ADDRESS	<u>1700 JUSTIN ROAD</u>	ADDRESS	<u>14643 DALLAS PARKWAY SUITE 636</u>
CITY, STATE & ZIP	<u>ROCKWALL, TX. 75006</u>	CITY, STATE & ZIP	<u>DALLAS, TX. 75254</u>
PHONE	<u>800.423.1863</u>	PHONE	<u>214.794.7905</u>
E-MAIL	<u>benannelljr@channel.com</u>	E-MAIL	<u>dmeinhardt@meandh.com</u>

NOTARY VERIFICATION [REQUIRED]

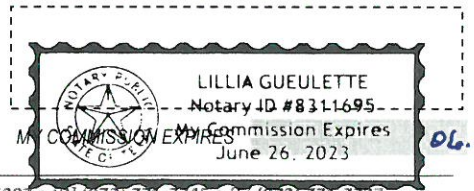
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID MEINHARDT [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

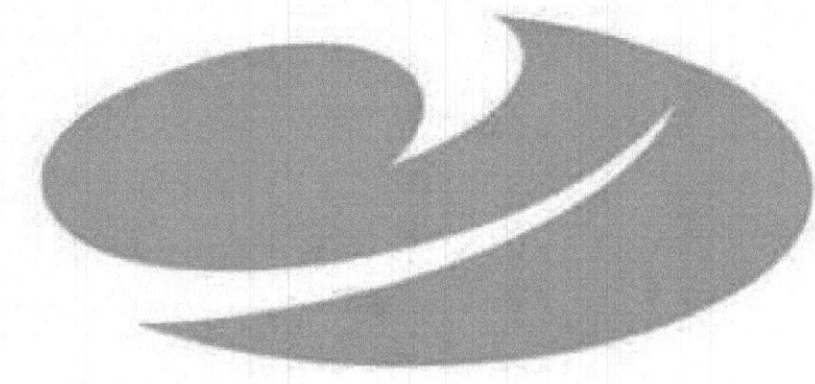
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF APRIL, 2021.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



06.26.23



CHANNELL

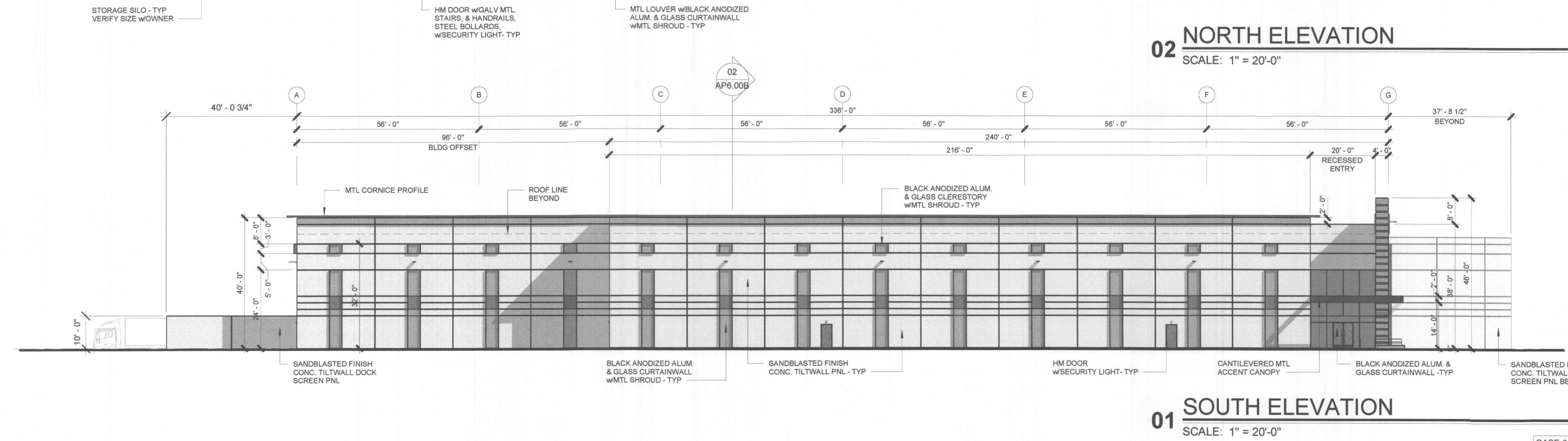
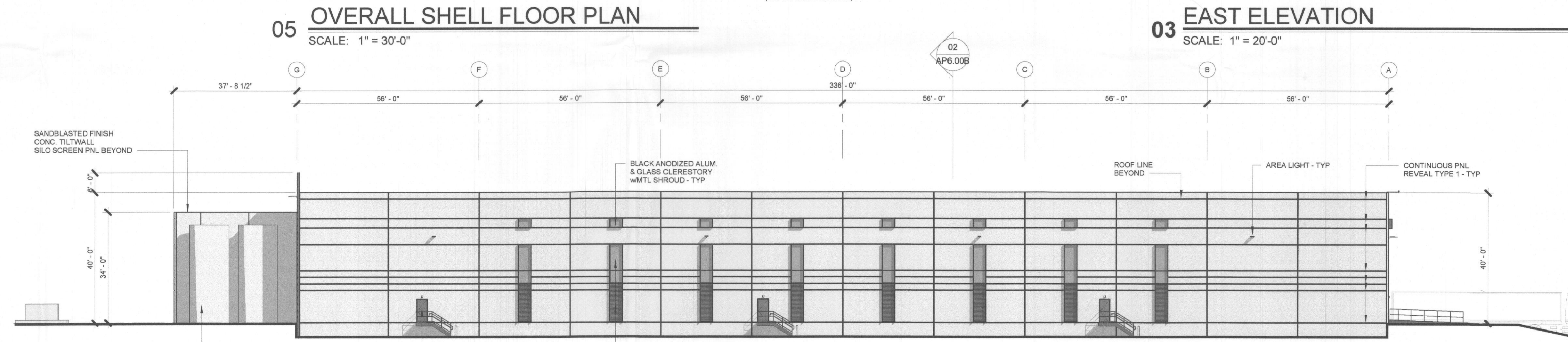
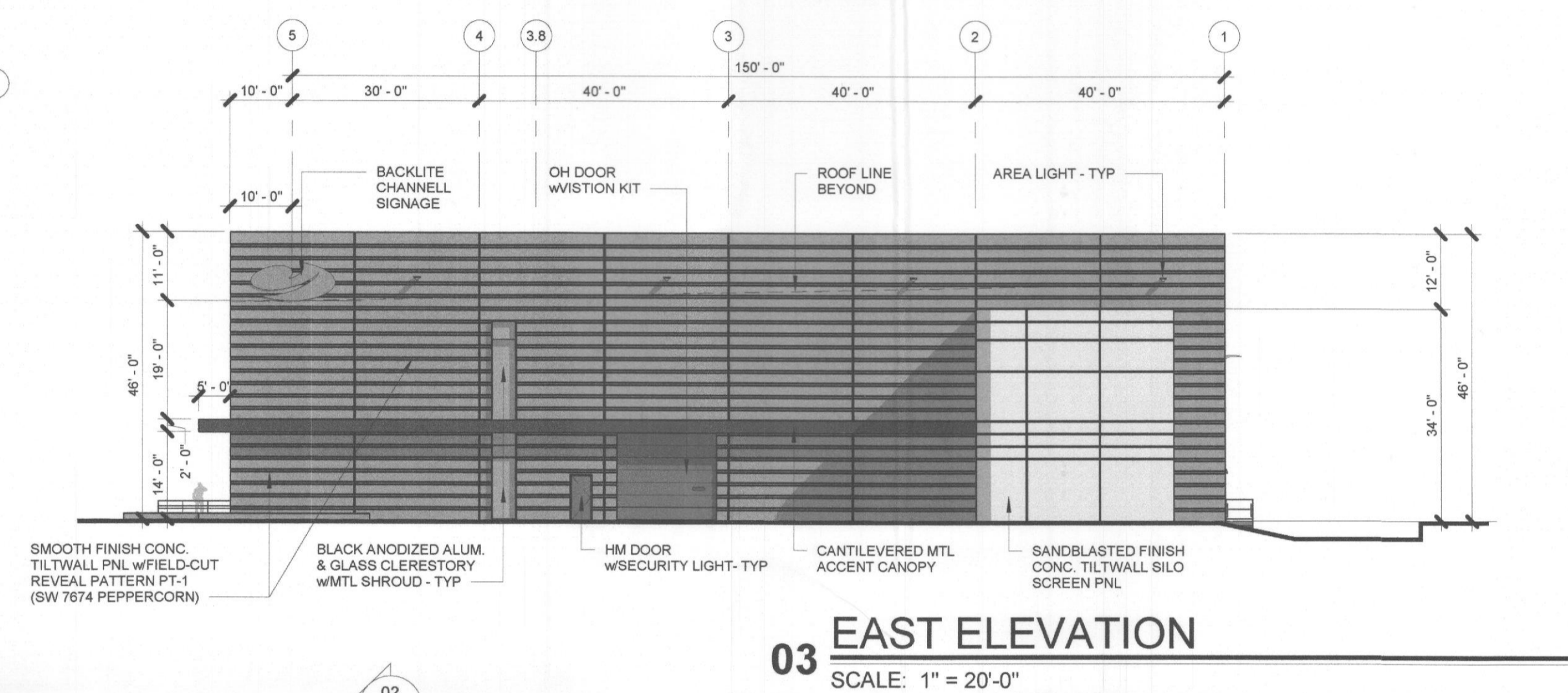
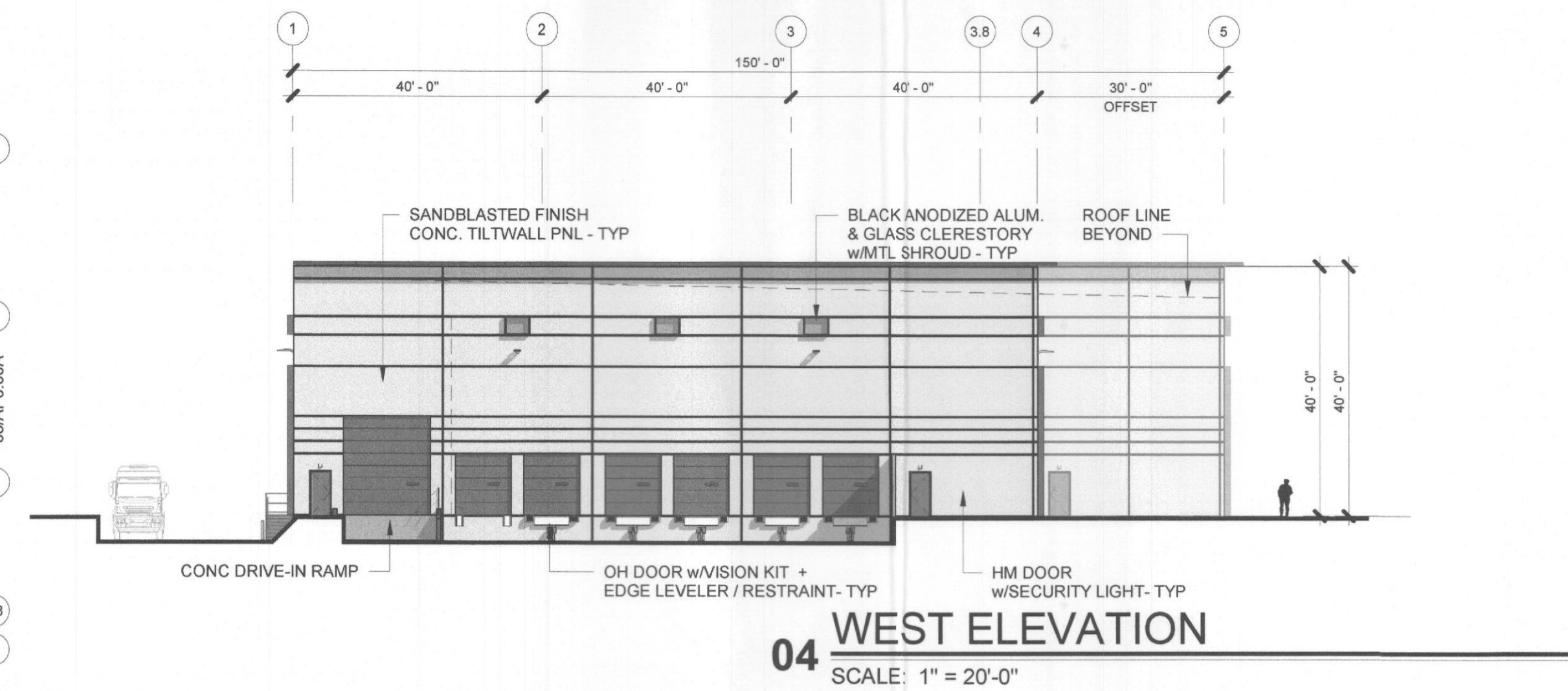
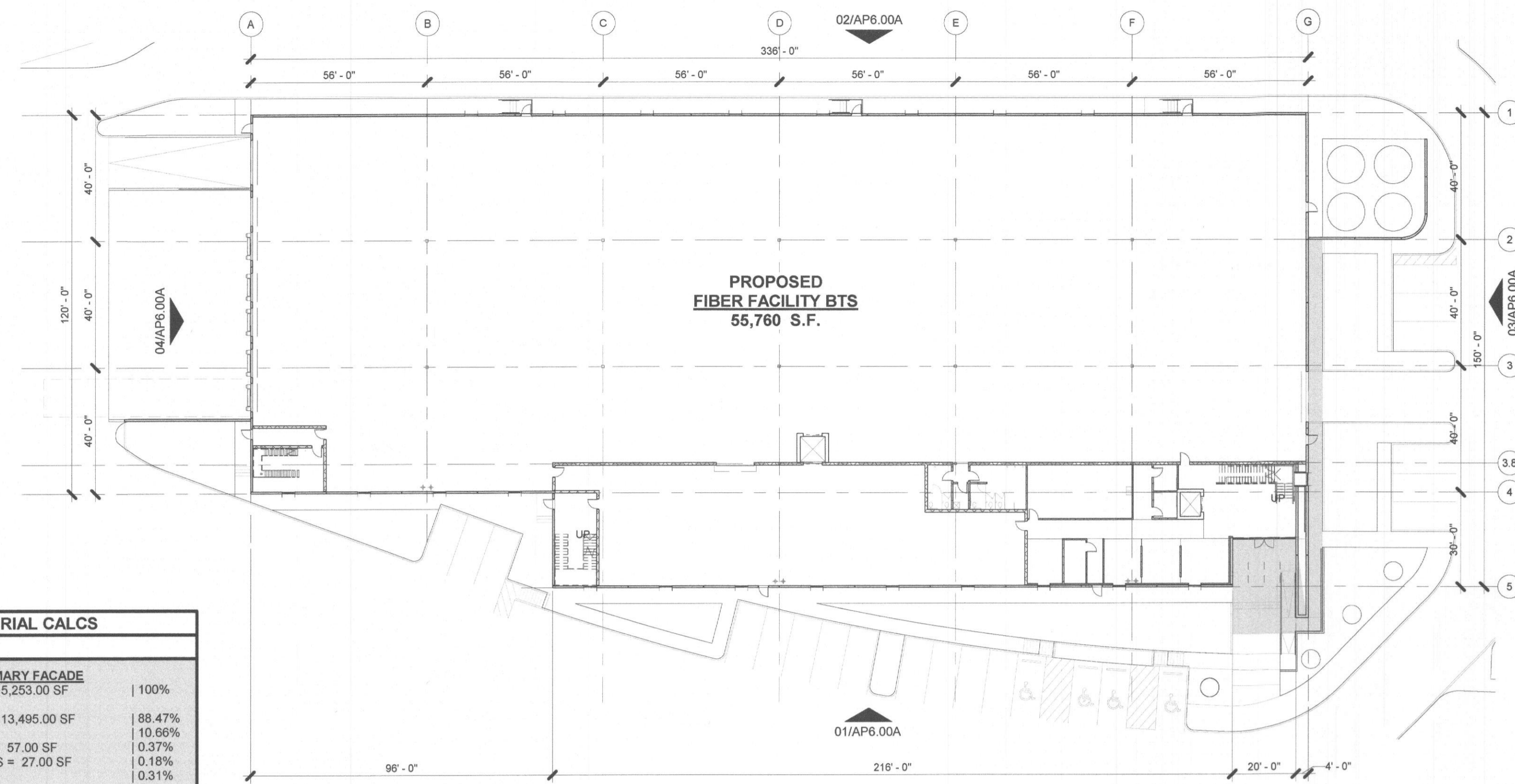
Where The Industry Connects.®

CHANNELL CAMPUS IMPROVEMENTS

1700 JUSTIN ROAD | ROCKWALL, TEXAS 75006

FIBER FACILITY





ELEVATION + MATERIAL CALCS	
SOUTH ELEVATION - PRIMARY FACADE	
TOTAL FACADE AREA = 15,253.00 SF	100%
• CONCRETE TILTWALL = 13,495.00 SF	88.47%
• GLASS = 1,628.00 SF	10.66%
• MTL ACCENT CANOPY = 57.00 SF	0.37%
• MTL WINDOW SHROUDS = 27.00 SF	0.18%
• HM DOORS = 48.00 SF	0.31%
WEST ELEVATION - PRIMARY FACADE	
TOTAL FACADE AREA = 6,290.00 SF	100%
• CONCRETE TILTWALL = 5,473.00 SF	87.01%
• GLASS = 38 SF	0.57%
• MTL WINDOW SHROUDS = 1.00 SF	0.02%
• HM DOORS = 72.00 SF	1.14%
• OH DOORS = 708.00 SF	11.26%
NORTH ELEVATION	
TOTAL FACADE AREA = 16,216.00 SF	100%
• CONCRETE TILTWALL = 15,371.00 SF	97.79%
• GLASS = 419.00 SF	2.58%
• MTL WINDOW SHROUDS = 17.00 SF	0.10%
• MTL LOUVERS = 337.00 SF	2.08%
• HM DOORS = 72.00 SF	0.44%
EAST ELEVATION	
TOTAL FACADE AREA = 4,935.00 SF	100%
• CONCRETE TILTWALL = 1,496.00 SF	74.80%
• GLASS = 118.00 SF	5.90%
• MTL ACCENT CANOPY = 170.00 SF	8.50%
• HM DOORS = 48.00 SF	2.40%
• OH DOORS = 168.00 SF	8.40%

ARTICULATION CALCS	
SOUTH ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	216'-0" PROVIDED
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	15'-0" PROVIDED
3. WALL PROJECTION = 25% x 40'-0" = 10'-0" MIN	20'-0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 33% x 40'-0" = 13'-2 3/8" MIN	8'-0" PROVIDED
5. PROJECTION HEIGHT = 25% x 40'-0" = 10'-0" MIN	25'-0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x 40'-0") = 20'-0"	
WEST ELEVATION - PRIMARY FACADE	
1. WALL HEIGHT = 40'-0"	120'-0" PROVIDED
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX	N/A
3. WALL PROJECTION = 25% x HEIGHT = N/A	N/A
4. ENTRY / ARCH ELEMENT LENGTH = 33% x LENGTH = N/A	N/A
5. PROJECTION HEIGHT = 25% x HEIGHT = N/A	N/A
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x H) = N/A	N/A
NORTH ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 40'-0"	336'-0" PROVIDED
2. WALL LENGTH = 3 x 40'-0" = 120'-0" MAX	N/A
3. ENTRY / ARCH ELEMENT LENGTH = 15% x LENGTH = N/A	N/A
4. ENTRY / ARCH ELEMENT WIDTH = 15% x HEIGHT = N/A	N/A
5. PROJECTION HEIGHT = 15% x HEIGHT	N/A
EAST ELEVATION - SECONDARY FACADE	
1. WALL HEIGHT = 46'-0"	80'-0" PROVIDED
2. WALL LENGTH = 3 x 46'-0" = 138'-0" MAX	40'-0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% x 80'-0" = 12'-0" MIN	42'-0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 15% x 46'-0" = 6'-10 13/16" MIN	12'-0" PROVIDED
5. PROJECTION HEIGHT = 15% x 46'-0" = 6'-10 13/16" MIN	

REVISIONS		
1	P&Z COMMENTS #1	12.01.20
2	SITE APPROVAL	04.09.21

CHANNELL CAMPUS IMPROVEMENTS
 ROCKWALL, TEXAS
 1600 JUSTIN ROAD

MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
1980 DALLAS PARKWAY
 SUITE 500
 DALLAS TEXAS 75241
 972.961.9999

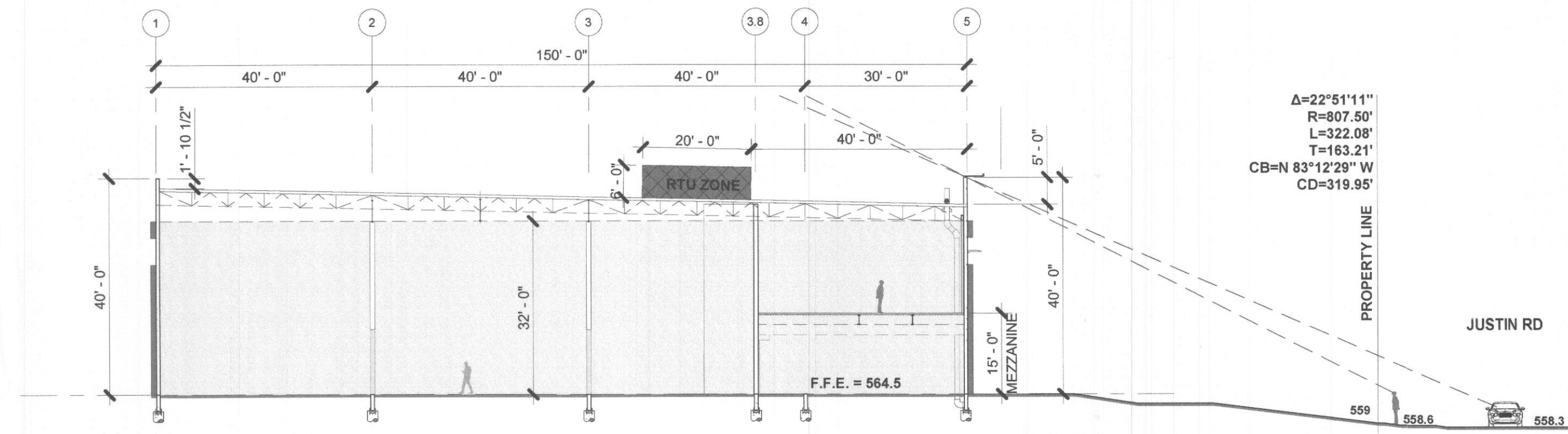


PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: DBC
 CHECKED BY: DDM
 SHEET: P&Z ELEVATIONS

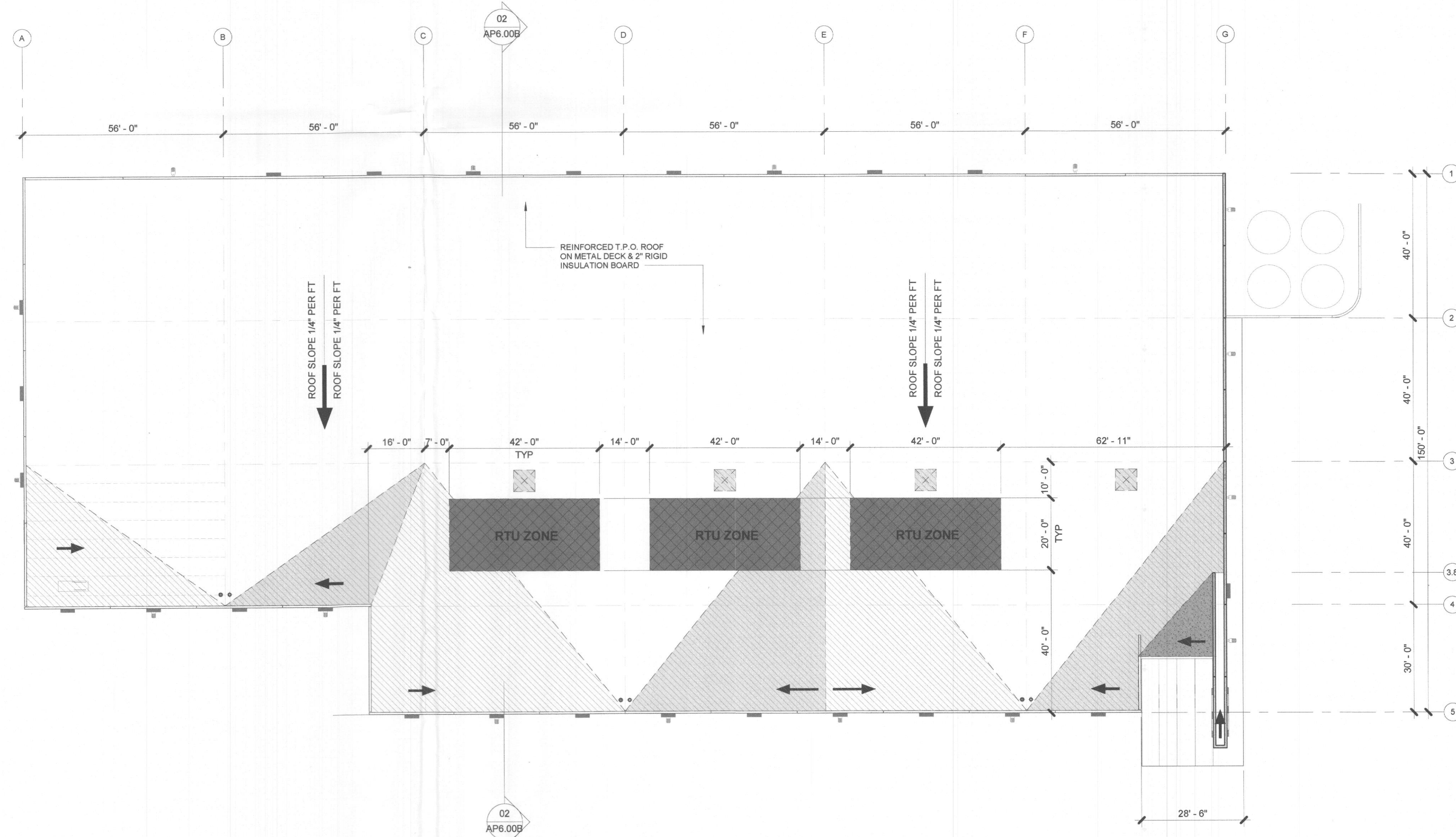
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4/8/2021 4:24:40 PM BIM 360://20205 - Channel Commercial Corporation/20205_ARCH_CHANNELL FIBER FACILITY_P&Z.rvt

CASE # Z2020-053



02 BUILDING SECTION
 SCALE: 1" = 20'-0"



01 OVERALL ROOF PLAN
 SCALE: 1" = 20'-0"

LANDSCAPE SPECIFICATIONS

SECTION 02900

PART 1 GENERAL

1.1 REFERENCED DOCUMENTS
A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.

1.2 DESCRIPTION OF WORK
A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:
1. PLANTING (TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS)
2. BED PREPARATIONS AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

1.3 REFERENCE STANDARDS
A. AMERICAN STANDARD NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERMEN, OCTOBER 27, 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (Z60.1) - PLANT MATERIAL.
B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE: ADDITION 1942 EDITION STANDARDIZED PLANT NAMES
C. TEXAS ASSOCIATION OF NURSERMEN, GRADES AND STANDARDS
D. HORTIS THIRD 1976 - CORNELL UNIVERSITY

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS
A. THE CONTRACTOR SHALL, WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.
B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL, PEA GRAVEL, DRAIN GRAVEL, DECOMPOSED GRANITE, STEEL EDGING, HARDWOOD MULCH, JUTTE MESH, SOIL SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER BEFORE USE ON THE PROJECT.
C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.
D. SUBMIT THREE REPRESENTATIVE SAMPLES, JPG FILE PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS, GROUND COVER, PERENNIALS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL, WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL INSTALLED PLANT MATERIALS.
E. FILE CERTIFICATES OF INSPECTION OF PLANT MATERIAL BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH EACH LANDSCAPE ARCHITECT/ENGINEER/OWNER, IF REQUIRED.
F. SOIL ANALYSIS: PROVIDE AN EXISTING SOIL ANALYSIS FROM THE SITE WITH RECOMMENDATIONS ON AMENDING THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

1.5 JOB CONDITIONS:
A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST: PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION; GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3") INCHES BELOW FINISHED GRADE OF SIDEWALKS, DRIVES, AND CURBS AS SHOWN ON THE DRAWINGS. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1") INCH BELOW THE FINISHED GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 - EARTHWORK.
C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 MAINTENANCE AND GUARANTEE
A. MAINTENANCE
1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.
2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.
3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION. AN ON-SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

B. GUARANTEE
1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANT MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE, OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED SUBJECT TO REPLACEMENT UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.
A. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
B. AT THE DIRECTION OF THE OWNER, PLANTS MAY BE REPLACED AT THE START OF THE NEXT YEAR'S PLANTING SEASON. IN SUCH CASES, DEAD PLANTS SHALL BE REMOVED FROM THE PREMISES WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.
C. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER "WORK" OF THIS SECTION.
2. THE OWNER AGREES THAT FOR THE GUARANTEE TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS AND CULTIVATE BEDS ONCE A MONTH AFTER FINAL ACCEPTANCE.
3. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STORMS, HEAT STRESS, HAIL, FREEZE, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.
4. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER PROVIDED THE JOB IS IN A COMPLETED, UNDAMAGED CONDITION, AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THIS TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.7 QUALITY ASSURANCE
A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE FULL-TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.
C. SELECTION OF PLANT MATERIALS:
1. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL INSURE THE PURCHASED MATERIALS WILL MEET AND OR EXCEED PROJECT SPECIFICATIONS.
2. LANDSCAPE ARCHITECT/ENGINEER WILL PROVIDE A KEY IDENTIFYING EACH TREE LOCATION ON SITE. WRITTEN VERIFICATION WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER SHALL INSPECT ALL PLANT MATERIALS, WHEN REASONABLE AT PLACE OF GROWTH FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, CULTIVAR/VARIETY, SIZE, AND QUALITY.
4. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND DURING INSTALLATION FOR SIZE AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.
5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROCESS OF WORK. REMOVE REJECTED MATERIALS FROM THE SITE IMMEDIATELY. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE SHALL BE REJECTED.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
A. PREPARATION:
1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE PROTECT ROOT MASS.
B. DELIVERY:
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER, PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
5. NOTIFY LANDSCAPE ARCHITECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.
6. REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM JOB SITE.
7. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANTS
A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT, NOT TO THE OUTER LEAF TIPS. PLANTS WILL BE INDIVIDUALLY APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS AND COMPLEMENTARY, ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS A BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.
C. QUALITY AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL SHAPED, FULL BRANCHED, AND WELL ROOTED. THE PLANTS SHALL BE FREE FROM INJURIOUS INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENTS, INSECT EGGS AND LARVAE AND ARE TO BE SPECIFIC QUALITY.
E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED, AND SHALL MEET THE TRUNK DIAMETER AND HEIGHT REQUIREMENTS OF THE BALLED AND BURLAPPED SHALL BE FIRM, NEAT, SLIGHTLY TAPERED, AND WELL WRAPPED IN BURLAP. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10") INCHES IN DIAMETER FOR EACH ONE (1") INCH OF TRUNK DIAMETER, MEASURED SIX (6") INCHES ABOVE THE TOP OF BALL.
1. NOMENCLATURE CONFORMS TO CUSTOMARY NURSERY USAGE; FOR CLARIFICATION, THE TERM "MULTI - TRUNK" DEFINES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI-TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER PROVIDED ON THE MULTI - TRUNK PLANT.
F. PRUNING: ALL PRUNING OF TREES AND SHRUBS, AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER, SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS
A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL FREE OF CLAY LUMPS, SUBSOL, GRASS, STONES OVER ONE (1") DIAMETER AND OTHERS EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASS. LOAM CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS
CLAY - BETWEEN 7-27 PERCENT
SAND - BETWEEN 15-52 PERCENT
SAND - LESS THEN 52 PERCENT
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
B. ORGANIC FERTILIZER: FERTILIZER CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
C. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
D. PREMIED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR
E. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
F. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN, LIVING EARTH TECHNOLOGY OR APPROVED EQUAL.
G. FERTILIZER: SUSTANE FERTILIZAD, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS
A. STEEL EDGING: SHALL BE RYERSON "ESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4) FEET ON CENTER OR APPROVED EQUAL.
B. TREE STAKING MATERIAL FOR SHADE TREES:
1. POST: STUDDED 4" - POST, NO 1 ARMOID WITH ANCHOR PLATE; SIX (6) FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLING.
2. WIRE: 12 GAUGE, SINGLE STRAND, GALVANIZED WIRE.
3. RUBBER HOSE: 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (.5") INCH INSIDE DIAMETER, COLOR BLACK.
C. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED ONE (1") INCH TO ONE AND HALF (1.5") INCH
D. FILTER FABRIC: MIRAFI 140N CELANESE FIBERS MARKETING COMPANY, AVAILABLE AT CMC REBAR CO., (214)-631-5250 OR AS APPROVED.

PART 3 - EXECUTION

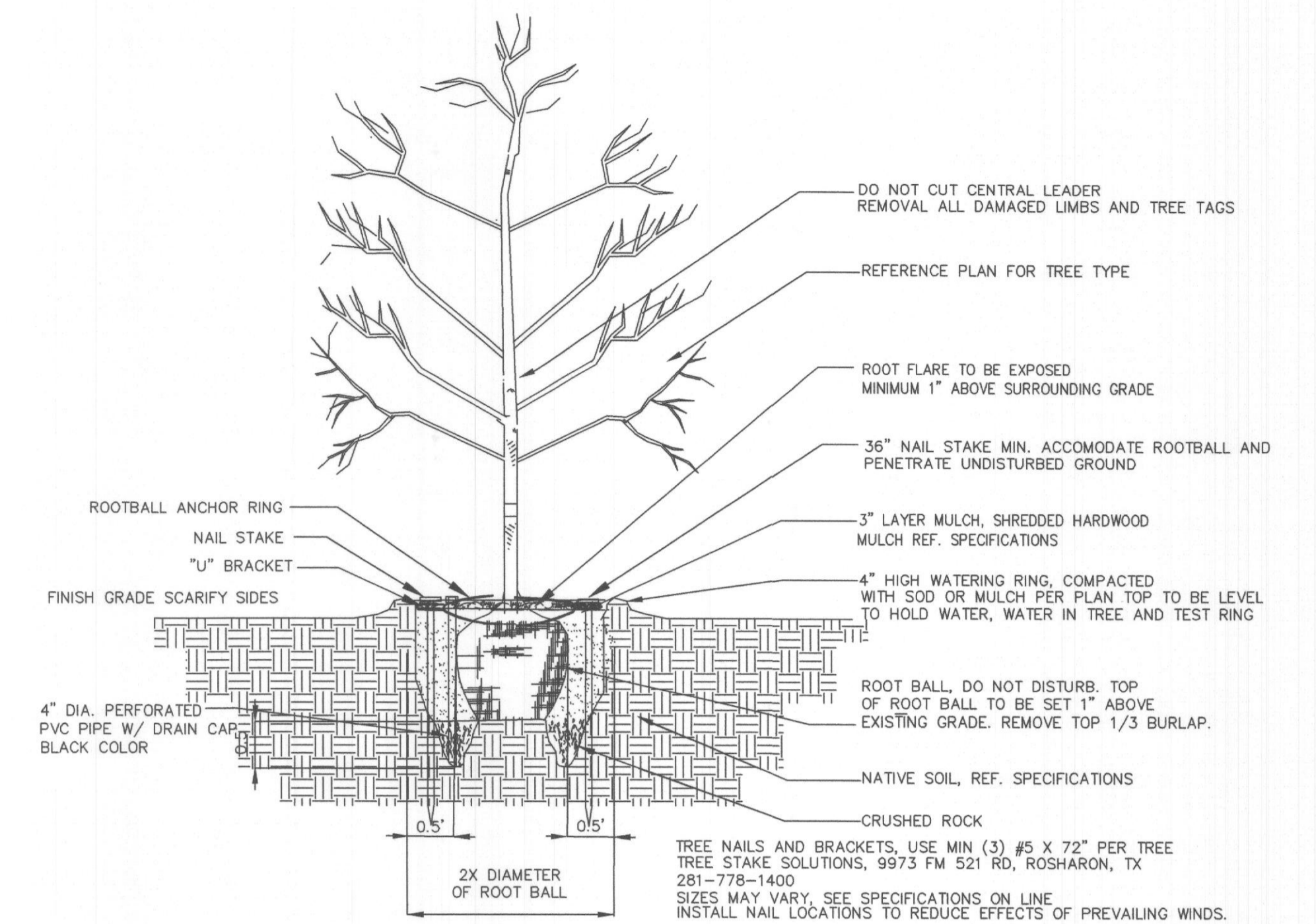
3.1 BED FERTILIZER AND FERTILIZATION
A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.
B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE NEW PLANTING BED BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT BACK OF CURBS AND EDGES OF PAVING REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6") INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS AND ALL CLOS WHEN COMPLETELY TILLED. APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL TO A DEPTH OF SIX (6") INCHES OF EXISTING SOIL. APPLY ORGANIC FERTILIZER SUCH AS SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.
2. ALL PLANTING BED AREAS SHALL RECEIVE A THREE (3") INCH LAYER OF SPECIFIED MULCH.
3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE ERE SOIL FROM SITE, FREE FROM LARGE CLUMPS, ROCK, DEBRIS, CALICHE, SUBSOL, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
C. GRASS AREA:
1. AREAS TO BE SOLID SOD GRASS TYPES SPECIFIED; BLOCKS OF SOD SHOULD BE LAID END TO END (WITH STAGGERING JOINTS) AFTER FERTILIZING THE GROUND FIRST, WATER AND ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. ROLLING IS TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING BY THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOP SOIL WHERE THEY ARE EVIDENTLY GAPPED OPEN, THEN WATERED THOROUGHLY.
2. AREAS TO BE HYDRO MULCHED GRASS SEED: HYDRO MULCH WITH SPECIFIED SEED OR COMMON BERBERDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. USE A FOUR (4) FOOT X EIGHT (8) FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION
A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM DRYING WINDS DURING TRANSPORT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SAWDUST OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO THE SOIL SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2") FEET FOR SETTLEMENT IN CLAY SOIL.
F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2") FEET, TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS OR STONES OVER ONE (1") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY WATERED BEFORE REMOVING FROM CONTAINERS.
G. DIG A WIDE, ROUGH SIDED HOLE EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLOOT OR CALLED. DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.
H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4) FOOT DEEP PIER HOLE DRAINAGE ADDED.
I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION. TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP THIRD OF THE BALL, AS WELL AS THE NYLON, PLASTIC STRING AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT SOIL DURING DIGGING. THIS SOIL TO BE REMOVED ALONG WITH ANY GRASS, WEEDS, WIRE TO EXPOSE THE ROOT FLARE AND NATIVE TOP SOIL.
J. DO NOT WRAP TREES.
K. DO NOT PRUNE TREES, UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.
L. MULCH THE TOP OF THE BALL DO NOT PLANT GRASS ALL THE WAY TO THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3") INCHES OF SPECIFIED AND APPROVED MULCH.

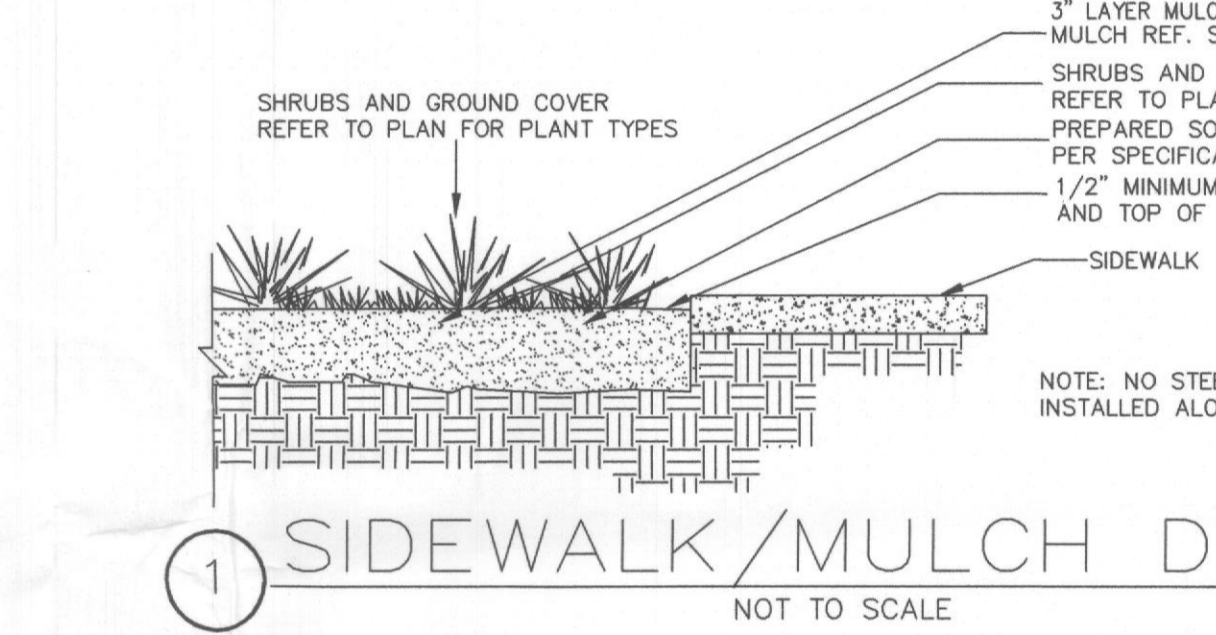
3.2 INSTALLATION (CONTINUED)

M. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3") INCHES OVER THE ENTIRE BED OR PIT.
N. OBSTRUCTION BELOW GROUND: IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER, WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.
P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.
1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.
2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3") INCHES IN DEPTH. THIS LIMIT OF SPECIFIED MULCH FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. ALLOW A SPACE OF THREE (3") INCHES FROM TREE BARK TO THE MULCHED SURFACE.
Q. STEEL CURBING INSTALLATION:
1. CURBING SHALL BE ALIGNED AS INDICATED ON DRAWINGS.
2. ALL STEEL CURBING SHALL BE FREE OF KINKS OR ABRUPT BENDS.
3. TOP OF STEEL CURBING SHALL BE ONE (1") HIGHER THAN EXISTING GRADE.
4. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.
6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

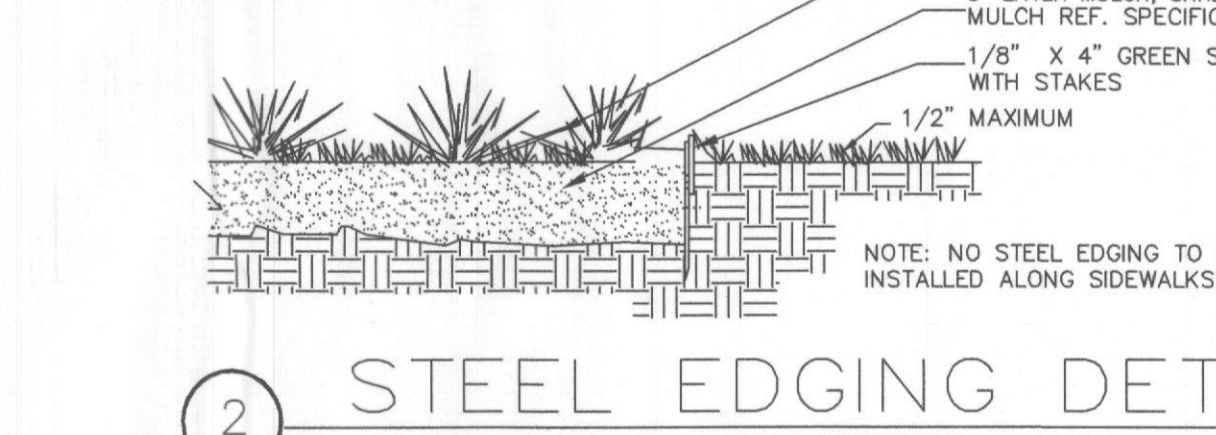
3.3 CLEANUP AND FINAL ACCEPTANCE
A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSEING AT END OF EACH DAY'S WORK.
1. ON LEED APPLIED FOR OR PROJECTS TO BE LEED CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



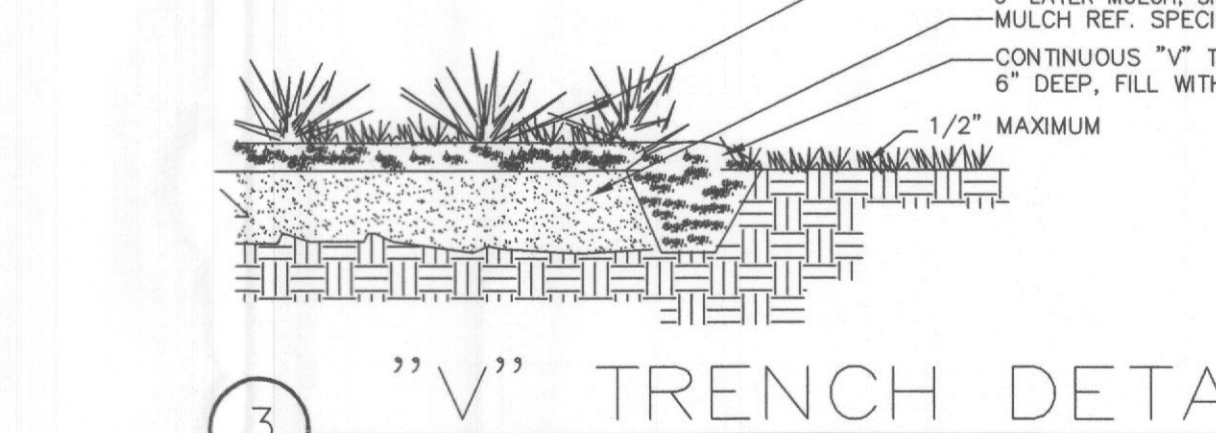
5 TREE PLANTING DETAIL
NOT TO SCALE



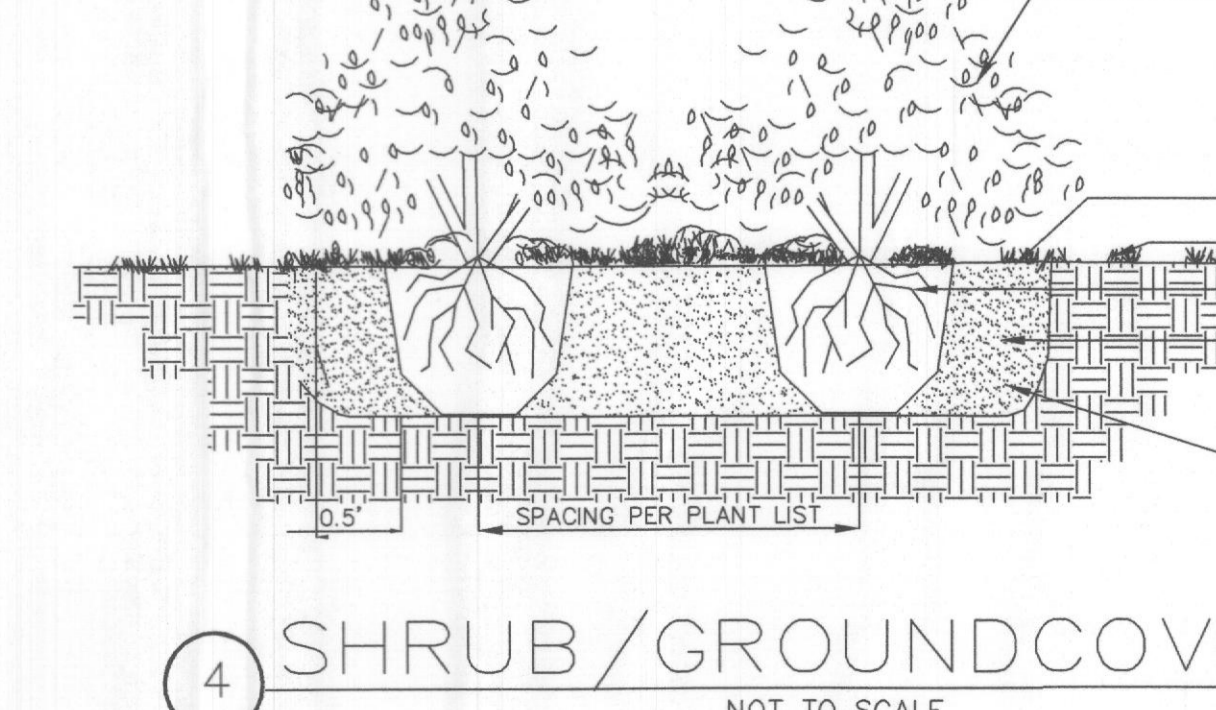
1 SIDEWALK/MULCH DETAIL
NOT TO SCALE



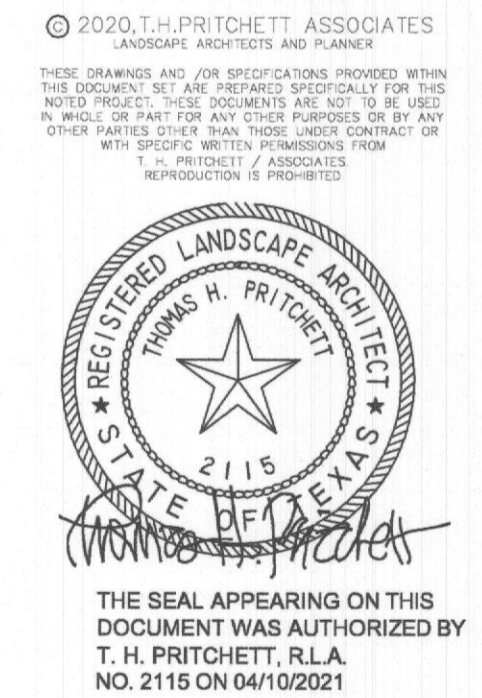
2 STEEL EDGING DETAIL
NOT TO SCALE



3 "V" TRENCH DETAIL
NOT TO SCALE



4 SHRUB/GROUND COVER DETAIL
NOT TO SCALE

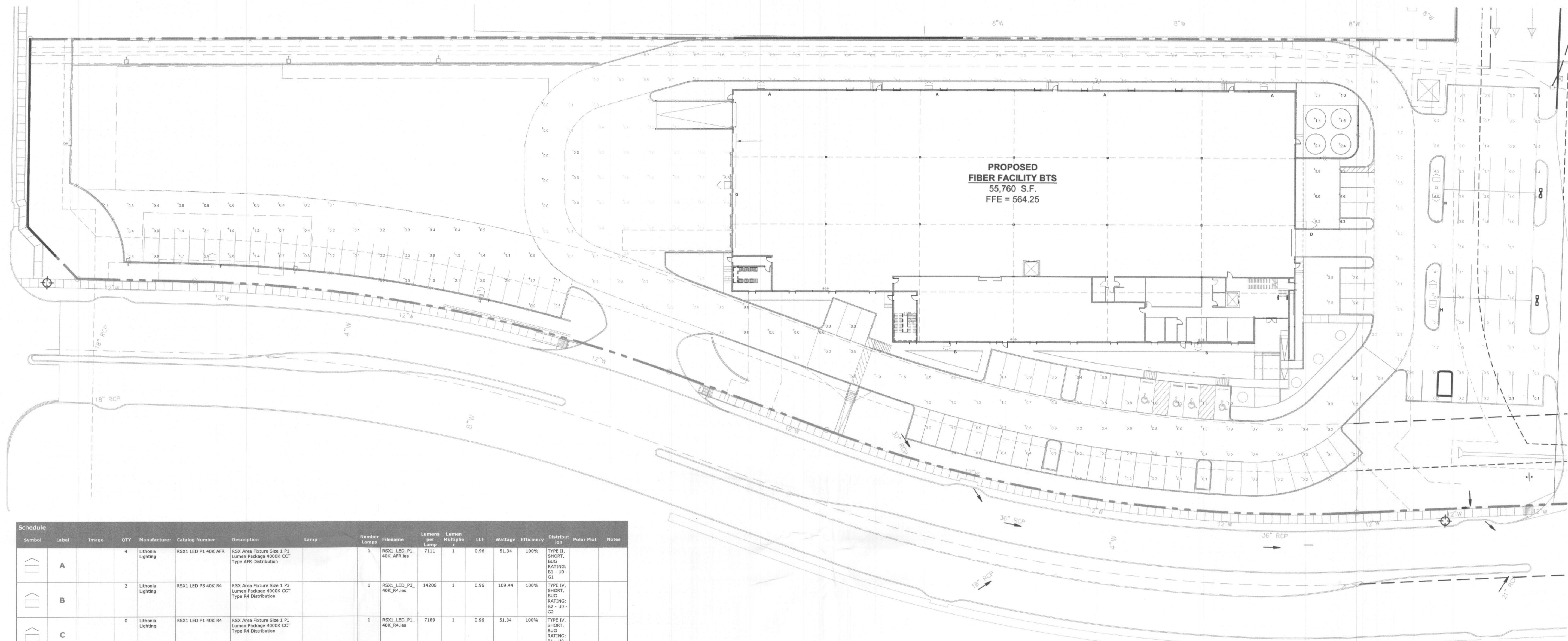


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 04/10/2021

NO.	DATE	REVISION				
TP T. H. Pritchett / Associates LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3635						
LANDSCAPE PLAN SPECS AND DETAILS						
CHANNELL COMMERCIAL CORP.						
WEST PARKING & STORAGE LAYOUT						
1700 JUSTIN ROAD						
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	04/09/2021	1"=30'			LAW-2

SP-2020-053

REVISIONS:
 1 P&Z COMMENTS #1 12.01.20
 2 SITE APPROVAL 04.09.21



Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamp	File Name	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		4	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	B		2	Lithonia Lighting	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P3_40K_R4.ies	14206	1	0.96	109.44	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2		
	C		0	Lithonia Lighting	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P1_40K_R4.ies	7189	1	0.96	51.34	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1		
	D		1	Lithonia Lighting	RSX3 LED P4 40K R4	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX3_LED_P4_40K_R4.ies	40976	1	0.96	311.92	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G3		
	E		0	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P4_40K_R4.ies	16573	1	0.96	133.14	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G1		
	F		2	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	G		1	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	0.96	189.54	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4		
	H		2	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	102.68	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	I		0	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	J		0	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P4_40K_R4.ies	16573	1	0.96	133.14	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G1		

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE	+	1.5 fc	6.8 fc	0.0 fc	N/A	N/A
EAST CAR PARK	+	1.5 fc	4.6 fc	0.1 fc	46.0:1	15.0:1
EQUIPMENT AREA	+	3.5 fc	8.2 fc	0.7 fc	11.7:1	5.0:1
SOUTH CAR PARKING	+	0.7 fc	3.9 fc	0.0 fc	N/A	N/A
TRUCK COURT	+	1.9 fc	6.8 fc	0.0 fc	N/A	N/A
WEST CAR PARK	+	0.8 fc	3.0 fc	0.1 fc	30.0:1	8.0:1

01 SITE PLAN - PHOTOMETRIC
 SCALE: 1" = 60'-0"
 GRAPHIC SCALE IN FEET

CHANNELL CAMPUS IMPROVEMENTS
 ROCKWALL, TEXAS
 1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
 1400 CALLE PANORAMA
 SUITE 400
 ROCKWALL, TEXAS 75087
 972-968-8888

PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: ---
 CHECKED BY: ---
 SHEET: SITE PLAN - PHOTOMETRIC

A9.03-E

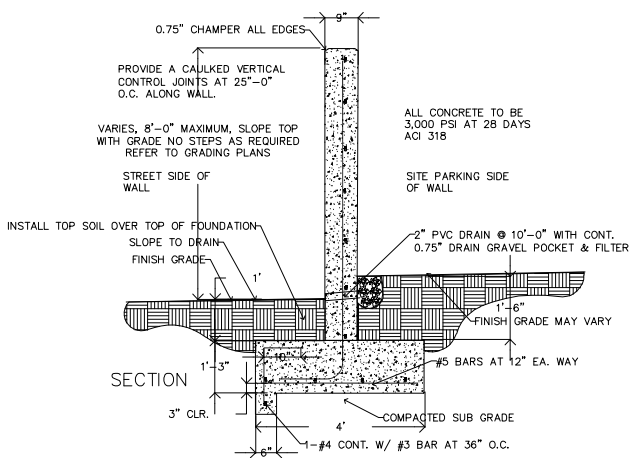
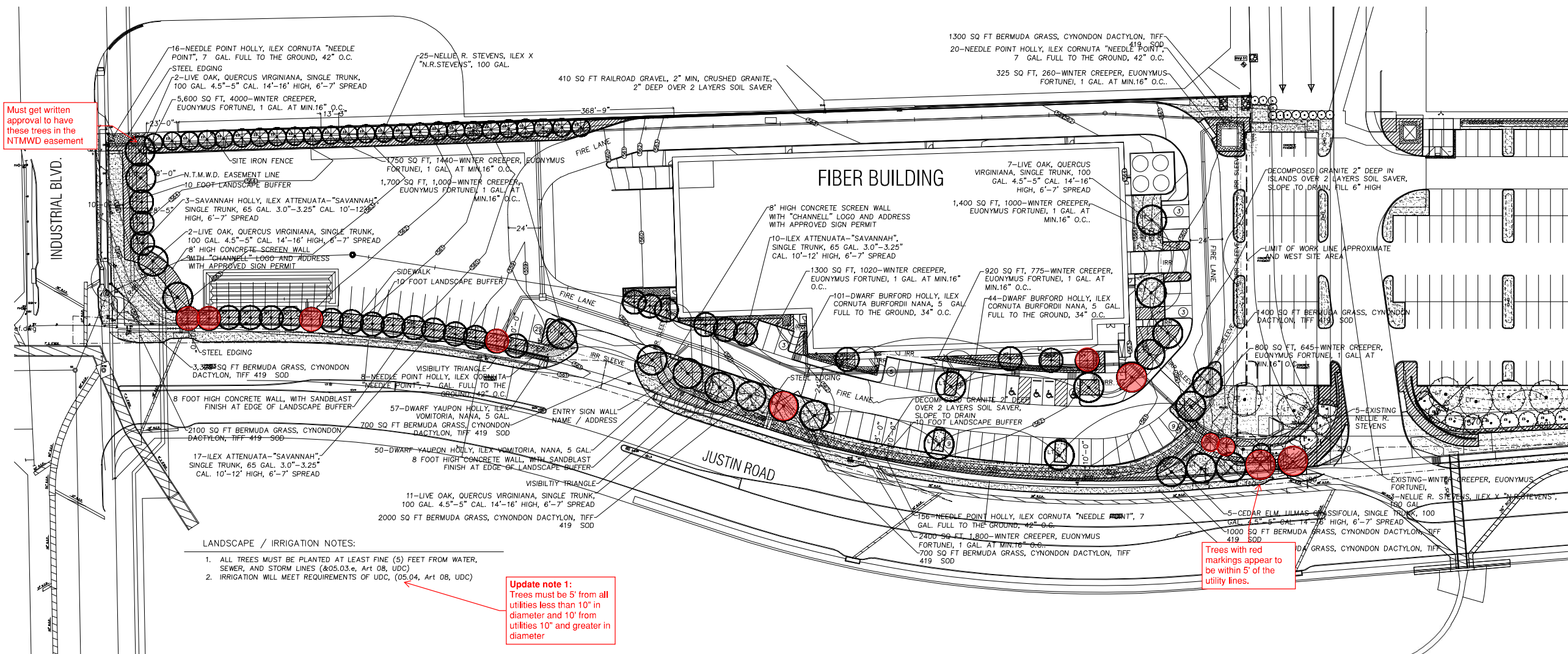
CASE # Z2020-053

SP2021-011; Administrative Review - Site Plan for Channell Campus Improvements

Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

- I.1 This is a request for the approval of an Administrative Site Plan for the construction of an industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road.
- I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- M.3 For reference, correct plans to include case number (*SP2021-011*) in the lower right-hand corner of all pages of all revised plan submittals. Remove Case #Z2020-053 & SP-2020-053 from plans. (*§03.04.A, Art. 11, UDC*)
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the Development Standards of Article 05 that are applicable to the subject property.
- M.5 All pages of the site plan (i.e. photometric plan, landscape plan, and building elevations) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (*§03.04.A, Art. 11, UDC*)
- I.6 Please note that the property will require a plat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.
- I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).
- M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project. (*§01.02, Art. 11, UDC*):
- 1) Under Total Improvement Area, make the following corrections:
 - a. Total parking required, remove the label “per 11/20/2020 comments”, provided parking meets the technical requirements.
 - b. Remove the “Occupant Load” data in this section. This is a building code requirement at the time of building permit and not to be included with this site plan.
 - 2) Verify parking count and relabel all parking counts that are not correct (i.e. 29 = 28 spaces, etc.). Are all parking spaces being counted (i.e. east side parking area missing labels)?
- M.9 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project. (*§01.02, Art. 11, UDC*):
- 1) Verify count of Nellie R. Stevens adjacent to northwest property line where screening fence is being placed (i.e. 26 labeled, 25 counted) and number of Savannah’s where new building located (i.e. 11 labeled, 10 counted). Correct plans.
- M.10 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project. (*§01.02, Art. 11, UDC*):
- 1) Provide cut sheets for all exterior lighting fixtures. (*§03.03, Art. 07,UDC*)
 - 2) Revise plans and provide readings all the way to the property lines for review. The maximum lighting levels are not to exceed 0.2-FC at the property lines. (*§03.03(C), Art. 07,UDC*)

- I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due no later than May 12, 2021.
- M.12 Please provide one (1) hard copy and a PDF/electronic version for a subsequent/final review by staff.



1 SITE SCREEN WALL DETAILS

N.T.S.

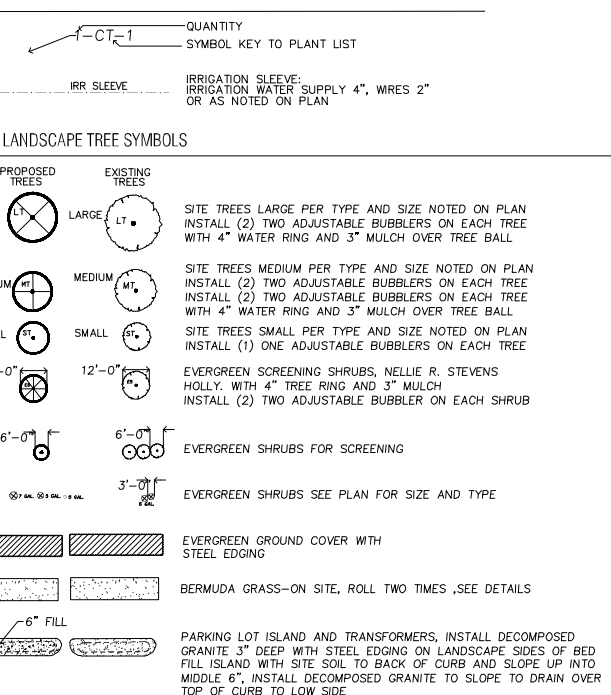
NOTE:

- CONCRETE COLOR MIX TO BE APPROVED BY CLIENT
- STEP FOOTING AS REQUIRED IN 8" STEPS
- BACK FILL SOIL AFTER FORM WORK REMOVAL TO GRADES SHOWN.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, FORM WORK, CONCRETE WASH OUT FROM SITE.

SAND BLASTING NOTE:

- ALL EXPOSED SURFACES TO BE SAND BLASTED.
- SAMPLE TO BE APPROVED BY CLIENT.
- SAND BLAST SAND MAY BE USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.

LANDSCAPE PLAN LEGEND



CITY OF ROCKWALL LANDSCAPE STANDARDS, WEST SIDE LOT AREA

ITEM	DESIGN CRITERIA	REQUIRED	PROVIDED
A.	TOTAL GROSS AREA - WEST SITE 4.147 ACRES		180,675 SQ. FT.
B.	SCREENING OF SITE LOADING DOCKS	YES	8' HIGH WALL
C.	ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 4.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
D.	PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
E.	IRRIGATION REQUIREMENT: ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
F.	RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
G.	STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY AND (1) ACCENT TREE PER 50 FEET. INDUSTRIAL DRIVE, 142 LINEAR FT. JUSTIN ROAD 870 LINEAR FT	3 CANOPY TREE 17 ACCENT TREE	3 CANOPY TREE 3 ACCENT TREE (*)19 CANOPY TREE 17 ACCENT TREE
H.	PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	SEE (+) BELOW
I.	SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
J.	REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 180,675 SQ. FT.	27,101 SQ FT	29,580 SQ FT. 16.3%
K.	PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES.	8 TREES	11 TREES

(*) STREET TREES EXTEND INTO THE ADJACENT LANDSCAPE AREA BETWEEN STREET AND PARKING EDGE.



STANDARD SITE PLAN WORDING

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

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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LANDSCAPE ARCHITECTS AND PLANNERS

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 04/10/2021

LA-1	04/30/2021	REVISED PLANT COUNT PER CITY COMMENTS
NO.	DATE	REVISION

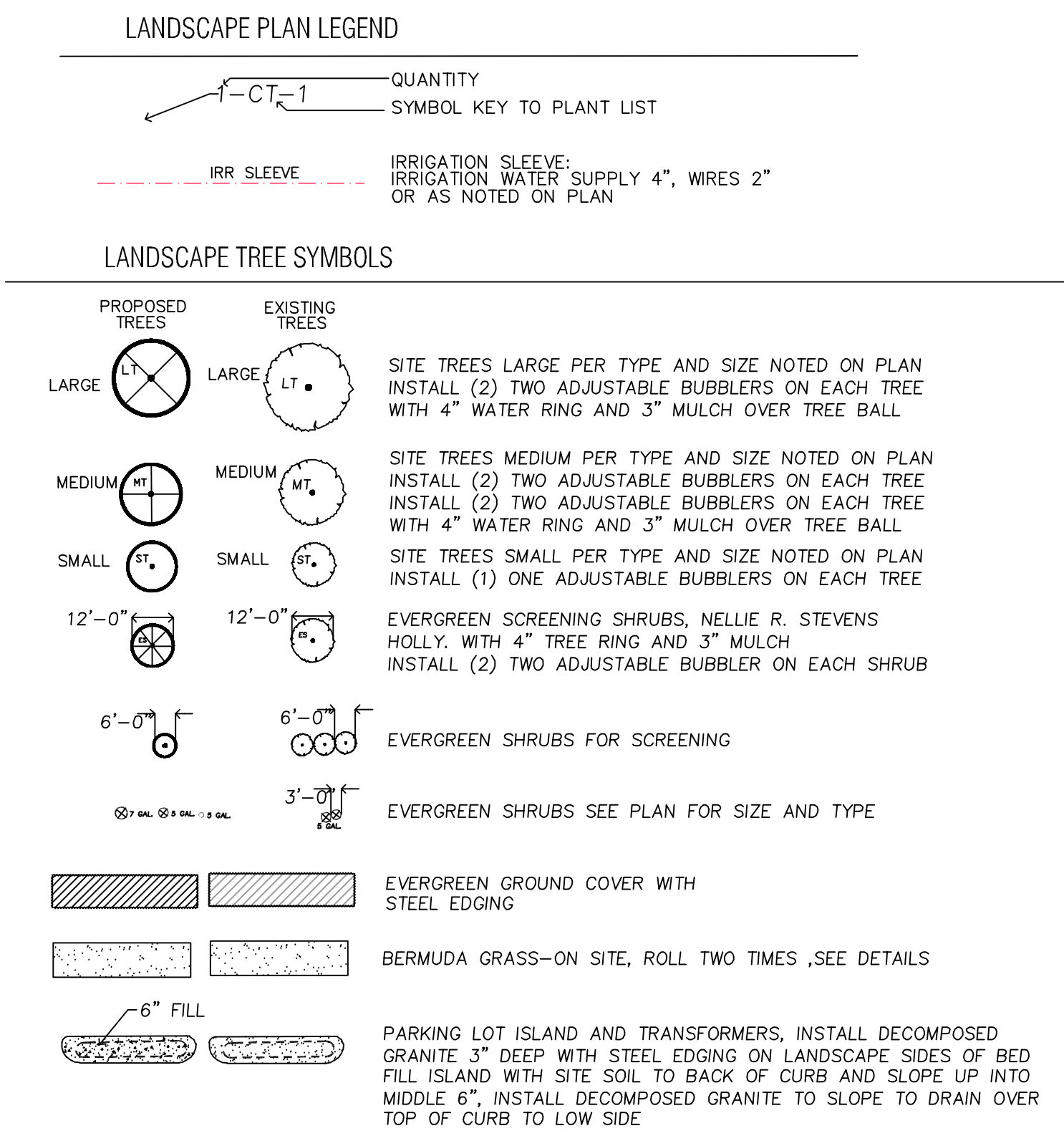
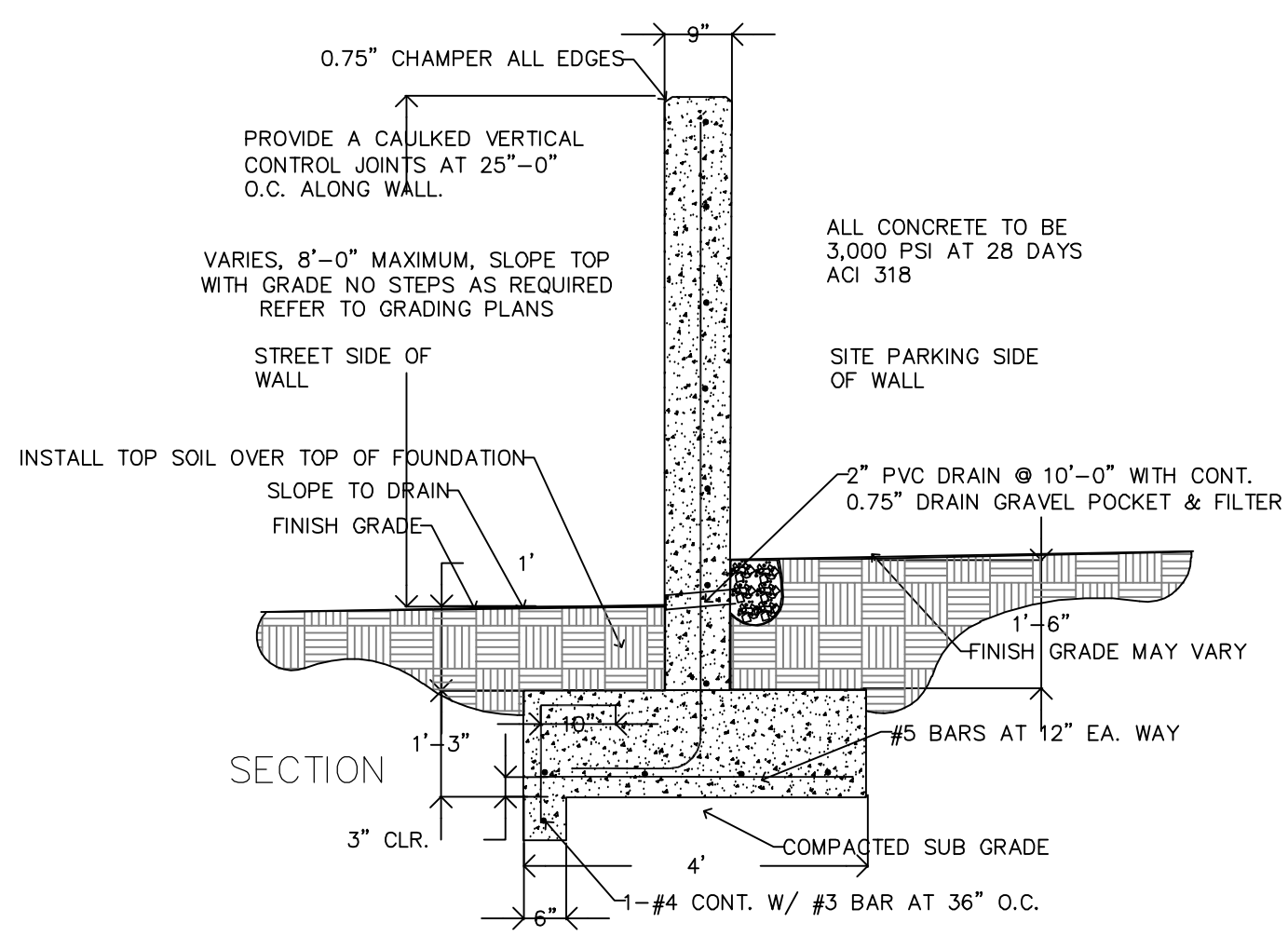
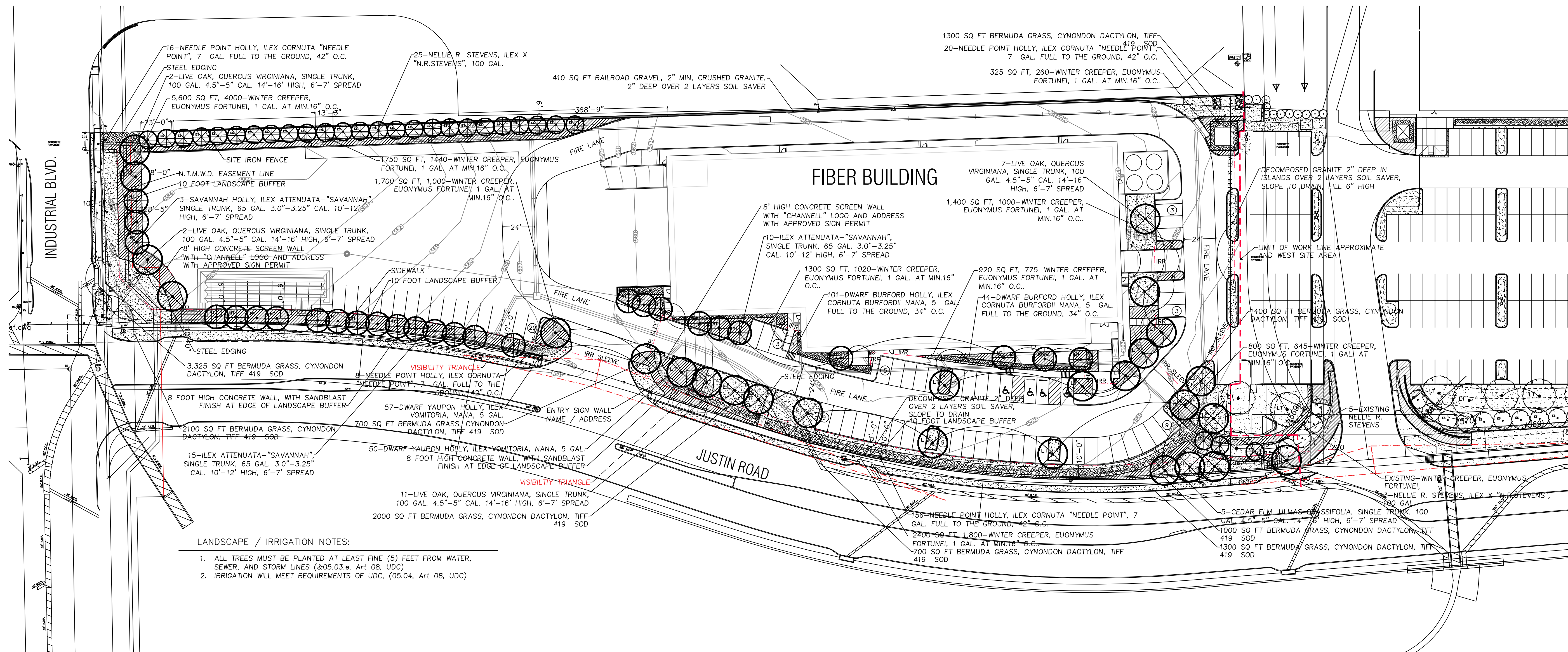
THP T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-9535

ALTERNATE LANDSCAPE PLAN WEST
CHANNELL COMMERCIAL CORP.
WEST PARKING & STORAGE LAYOUT
1700 JUSTIN ROAD

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	04/30/2021	1"=30'			LAW-1

SP-2021-011



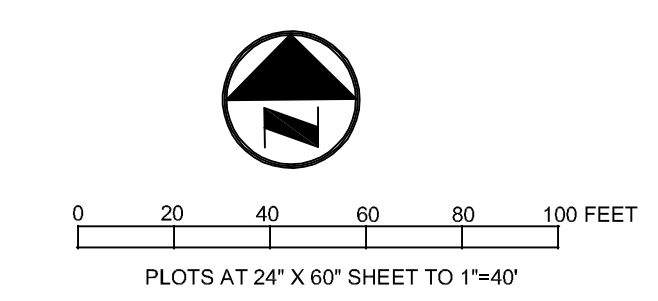
CITY OF ROCKWALL LANDSCAPE STANDARDS, WEST SIDE LOT AREA

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA - WEST SITE 4.147 ACRES		180,675 SQ. FT.
A. SCREENING OF SITE LOADING DOCKS	YES	8' HIGH WALL
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 4.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN R.O.W AND ROAD WAY SURFACES TO BE SEED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY AND (1) ACCENT TREE PER 50 FEET. INDUSTRIAL DRIVE 142 LINEAR FT JUSTIN ROAD 870 LINEAR FT	3 CANOPY TREE 3 ACCENT TREE 17 CANOPY TREE 17 ACCENT TREE	3 CANOPY TREE 3 ACCENT TREE (1) 18 CANOPY TREE (1) 15 ACCENT TREE
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A LARGE TREE, ADDED PARKING LOT TREES	YES	SEE (+) BELOW
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 180,675 SQ. FT.	27,101 SQ FT	29,580 SQ FT, 16.3%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES.	8 TREES	11 TREES

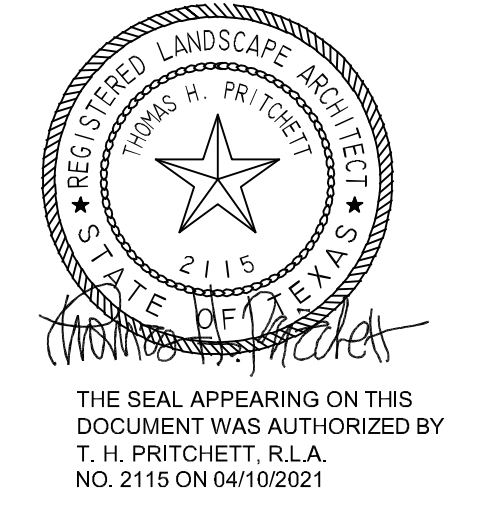
(*) STREET TREES EXTEND INTO THE ADJACENT LANDSCAPE AREA BETWEEN STREET AND PARKING EDGE.
(1) 2 SAVANNAH HOLLY REMOVED DUE TO UNDER GROUND UTILITIES

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

- NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
- ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
- DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.



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LANDSCAPE ARCHITECTS AND PLANNERS



NO.	DATE	REVISION
LA-1	04/30/2021	REVISED PLANT COUNT PER CITY COMMENTS
LA-1	05/13/2021	RELOCATED AND REMOVED TREES PER CITY COMMENTS ADDED TREE ROOT BARRIER NOTE TO THE PLAN.

TP T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972-869-3535


**ALTERNATE LANDSCAPE PLAN WEST
CHANNELL COMMERCIAL CORP.
WEST PARKING & STORAGE LAYOUT
1700 JUSTIN ROAD
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

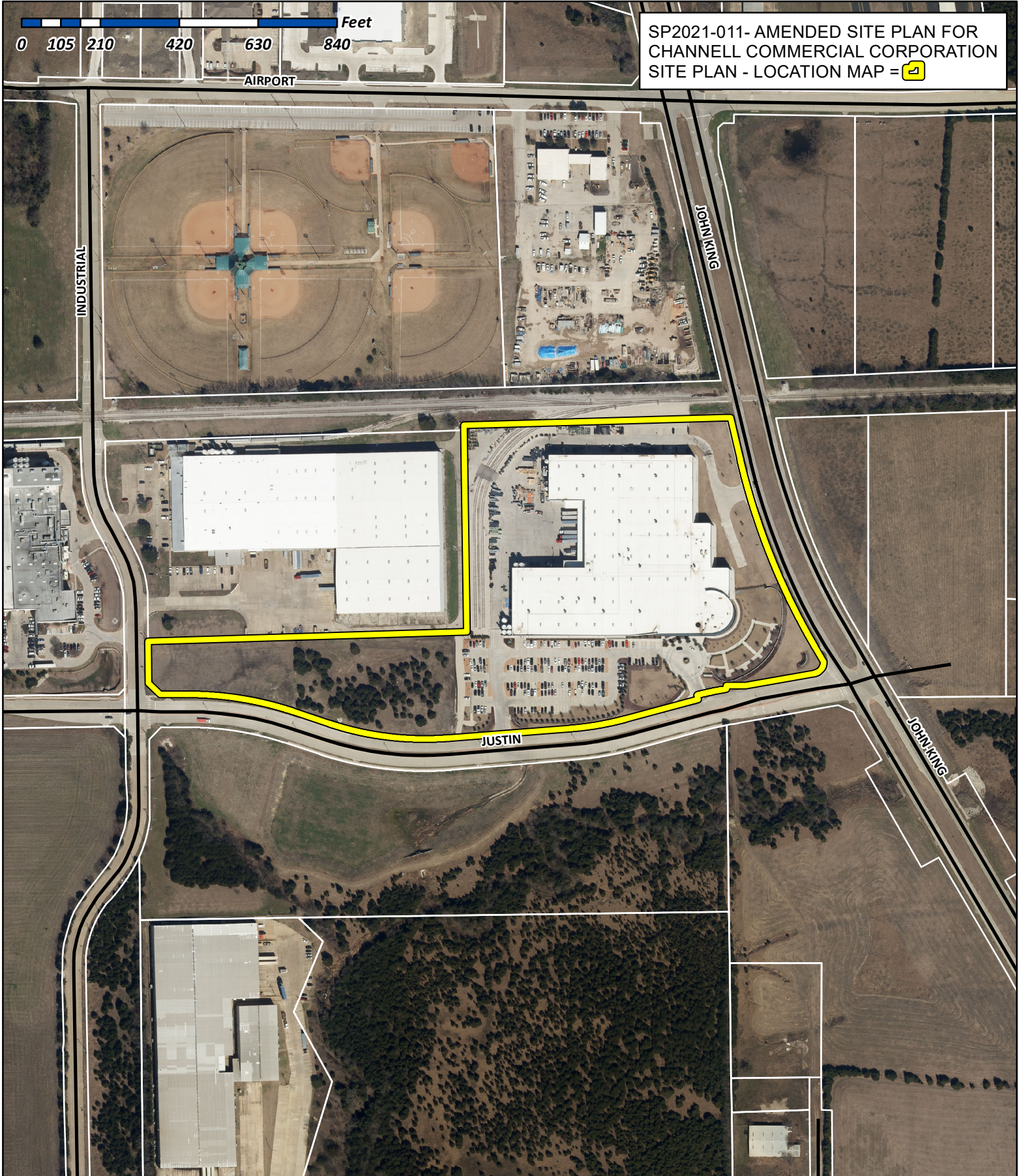
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	04/30/2021	1"=30'			LAW-1

SP-2020-053

0 105 210 420 630 840 Feet

AIRPORT

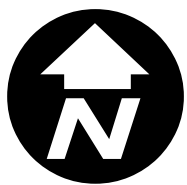
SP2021-011- AMENDED SITE PLAN FOR
CHANNELL COMMERCIAL CORPORATION
SITE PLAN - LOCATION MAP = 



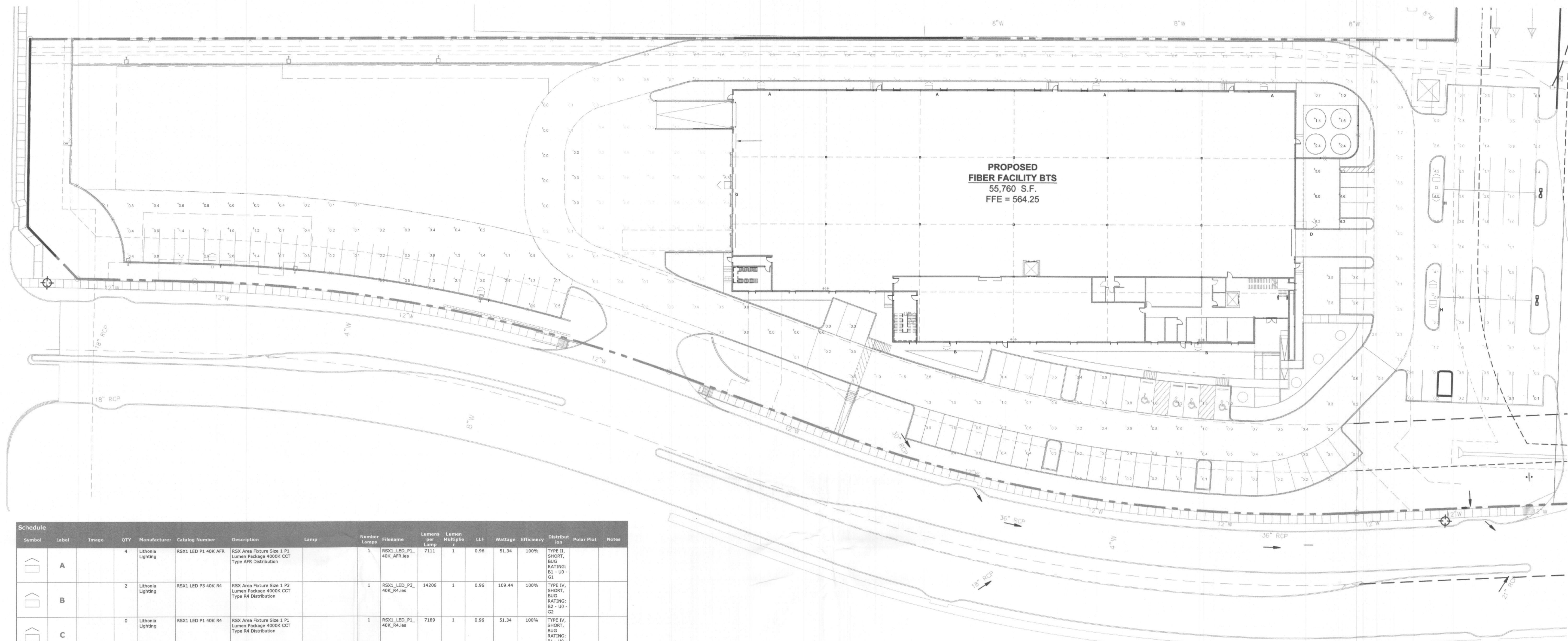
City of Rockwall

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

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REVISIONS:
 1 P&Z COMMENTS #1 12.01.20
 2 SITE APPROVAL 04.09.21



Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		4	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	B		2	Lithonia Lighting	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P3_40K_R4.ies	14206	1	0.96	109.44	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2		
	C		0	Lithonia Lighting	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P1_40K_R4.ies	7189	1	0.96	51.34	100%	TYPE IV, SHORT, BUG RATING: B1 - U0 - G1		
	D		1	Lithonia Lighting	RSX3 LED P4 40K R4	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX3_LED_P4_40K_R4.ies	40976	1	0.96	311.92	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G3		
	E		0	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P4_40K_R4.ies	16573	1	0.96	133.14	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G1		
	F		2	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	G		1	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	0.96	189.54	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4		
	H		2	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	102.68	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	I		0	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
	J		0	Lithonia Lighting	RSX1 LED P4 40K R4	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P4_40K_R4.ies	16573	1	0.96	133.14	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G1		

01 SITE PLAN - PHOTOMETRIC
 SCALE: 1" = 60'-0"
 GRAPHIC SCALE IN FEET

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE	+	1.5 fc	6.8 fc	0.0 fc	N/A	N/A
EAST CAR PARK	+	1.5 fc	4.6 fc	0.1 fc	46.0:1	15.0:1
EQUIPMENT AREA	+	3.5 fc	8.2 fc	0.7 fc	11.7:1	5.0:1
SOUTH CAR PARKING	+	0.7 fc	3.9 fc	0.0 fc	N/A	N/A
TRUCK COURT	+	1.9 fc	6.8 fc	0.0 fc	N/A	N/A
WEST CAR PARK	+	0.8 fc	3.0 fc	0.1 fc	30.0:1	8.0:1

CHANNELL CAMPUS IMPROVEMENTS
 ROCKWALL, TEXAS
 1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
 1400 CALLE PANAMA
 SUITE 400
 ROCKWALL, TEXAS 75087
 972-968-8888

PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: ---
 CHECKED BY: ---
 SHEET: SITE PLAN - PHOTOMETRIC

A9.03-E

CASE # Z2020-053

PROJECT COMMENTS



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

DATE: 4/26/2021

PROJECT NUMBER: SP2021-011
PROJECT NAME: Amended Site Plan for Channell Commercial Corporation
SITE ADDRESS/LOCATIONS: 1700 JUSTIN RD, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Review a request by David Meinhardt of Meinhardt & Associates, PLLC on behalf of Ed Burke of Channell Commercial Corporation for the approval of an Administrative Site Plan for the construction of an industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	04/26/2021	Needs Review

04/26/2021: SP2021-011; Administrative Review - Site Plan for Channell Campus Improvements
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Administrative Site Plan for the construction of an industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 Justin Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, correct plans to include case number (SP2021-011) in the lower right-hand corner of all pages of all revised plan submittals. Remove Case #Z2020-053 & SP-2020-053 from plans. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, and building elevations) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a plat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project. (§01.02, Art. 11, UDC):

- 1) Under Total Improvement Area, make the following corrections:
 - a. Total parking required, remove the label "per 11/20/2020 comments", provided parking meets the technical requirements.
 - b. Remove the "Occupant Load" data in this section. This is a building code requirement at the time of building permit and not to be included with this site plan.
- 2) Verify parking count and relabel all parking counts that are not correct (i.e. 29 = 28 spaces, etc.). Are all parking spaces being counted (i.e. east side parking area missing labels)?

M.9 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project. (§01.02, Art. 11, UDC):

- 1) Verify count of Nellie R. Stevens adjacent to northwest property line where screening fence is being placed (i.e. 26 labeled, 25 counted) and number of Savannah's where new building located (i.e. 11 labeled, 10 counted). Correct plans.

M.10 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project. (§01.02, Art. 11, UDC):

- 1) Provide cut sheets for all exterior lighting fixtures. (§03.03, Art. 07,UDC)
- 2) Revise plans and provide readings all the way to the property lines for review. The maximum lighting levels are not to exceed 0.2-FC at the property lines. (§03.03(C), Art. 07,UDC)

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due no later than May 12, 2021.

M.12 Please provide one (1) hard copy and a PDF/electronic version for a subsequent/final review by staff.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	04/22/2021	Needs Review

04/22/2021: M - Check 7200' distance.

M - Must have engineering plans approved and engineering fees paid prior to obtaining a building permit.

M - Label/Show all utilities and easements.

M- Must have detention for reference plans for Justin Rd. for what is being detained already. A portion at corner of Industrial and Justin that is not detained, that will need to be detained.

M - Dumpster Enclosure to have a drain to a Oil/water separator. To drain to storm system.

M - Trees must be 5' from all utilities less than 10" in diameter and 10' from utilities 10" and greater in diameter.

The following items are informational for the engineering design review.

General Items:

I - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls 18" and over must be rock or stone face. No smooth concrete walls.

I - All power lines will be underground.

I - Must have NTMWD approval to cross the easements.

M - Label/Show all utilities and easements.

Drainage Items:

M- Must have detention for reference plans for Justin Rd. for what is being detained already. A portion at corner of Industrial and Justin that is not detained, that will need to be detained.

- I -No walls allowed in drainage/detention easements.
- I - Maximum slope is 4:1 (25%).
- I - Manning's C-value is per zoning type.
- I - Show and label dumpster areas to drain to oil/water separator and then to the storm lines.
- I - No grate inlets allowed.

Water and Wastewater Items:

- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8". Full panel concrete replacement will be required for repairs.
- I - Must loop a minimum 8" water line on site.
- I - Must upsize the sewer line per the approved infrastructure study.
- M - Dumpster Enclosure to have a drain to a Oil/water separator. To drain to storm system.

Roadway Paving Items:

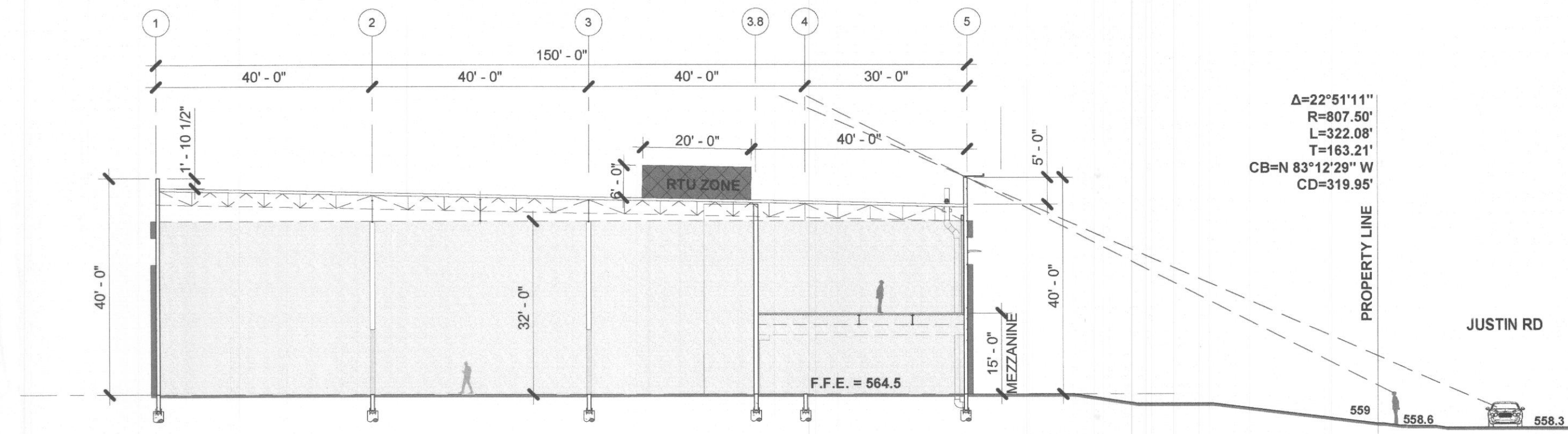
- I - Parking to be 20'x9' facing the building or nose-to-nose. Parallel parking spaces must be 22'x9'.
- I - No dead-end parking allowed.
- I - Drive isles to be 24' wide min.
- I - Drive thru lanes and bypass lane must be 12' minimum.
- I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- I - Fire lane to be in a platted easement.
- I - Public streets to meet city driveway spacing requirements.

Landscaping:

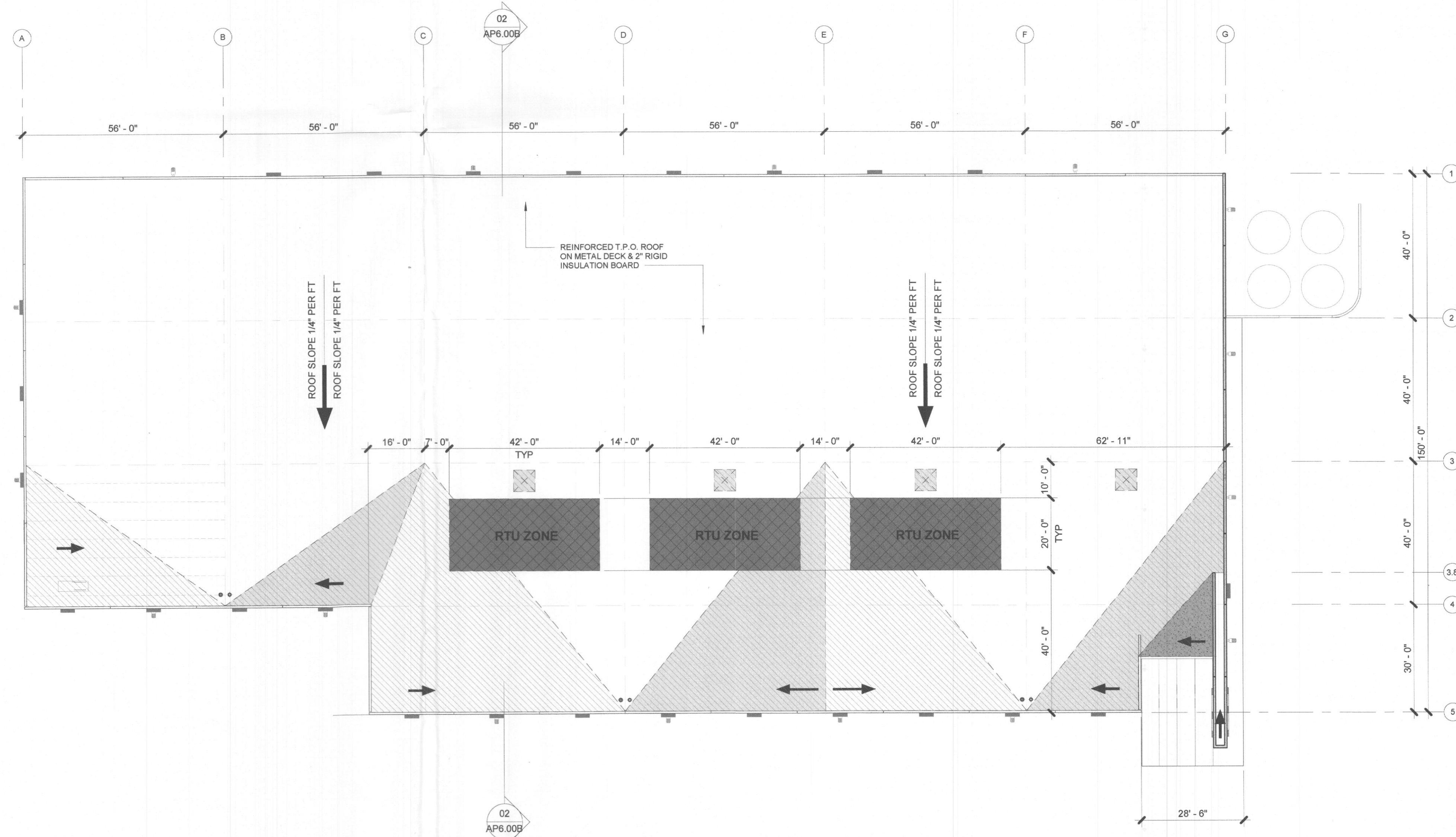
- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- I - No mulch allowed in positive drainage areas that may migrate into storm system or ROW.
- I - No trees or landscaping in NTMWD easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/21/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/19/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	04/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/19/2021	Approved

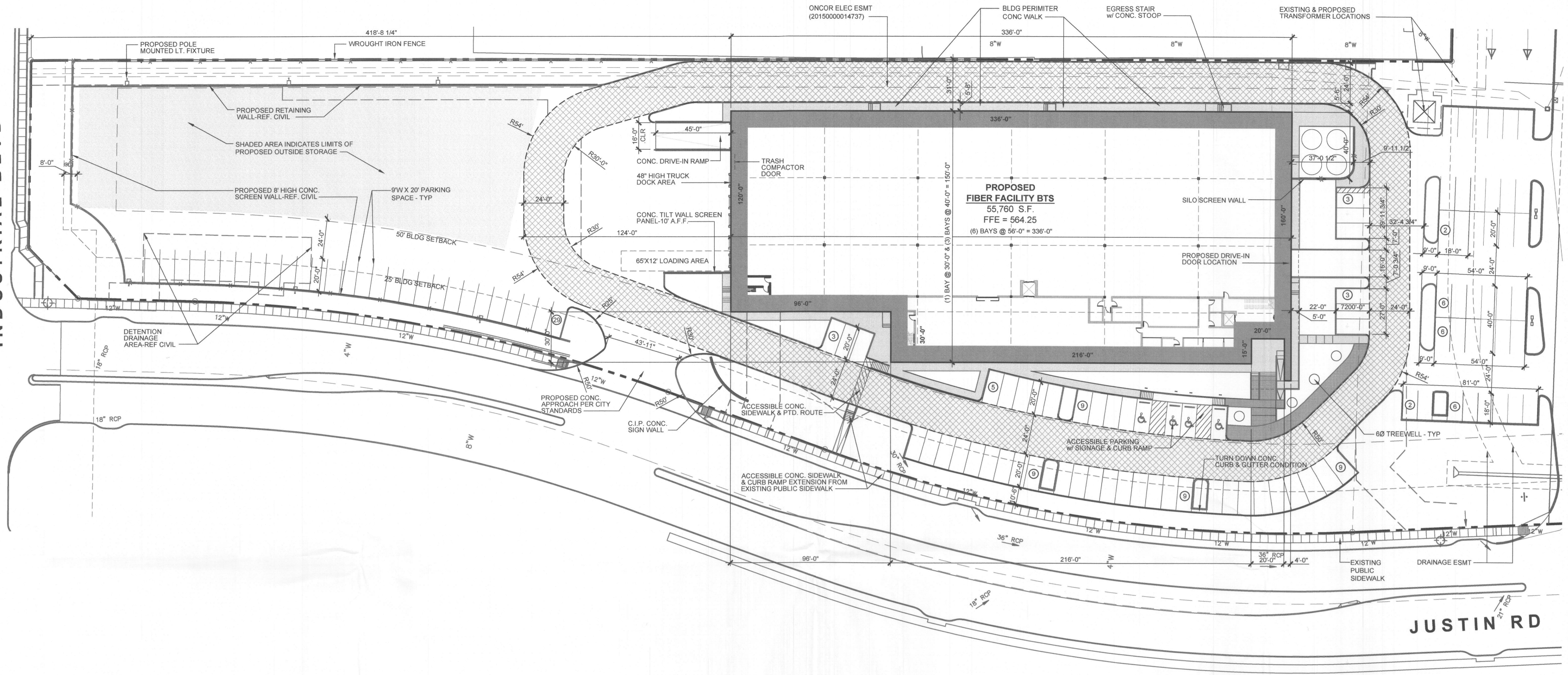
04/19/2021: Be aware of visibility triangles at your entrances / exits



02 BUILDING SECTION
 SCALE: 1" = 20'-0"



01 OVERALL ROOF PLAN
 SCALE: 1" = 20'-0"



REVISIONS:
 1 P&Z COMMENTS #1 12.01.20
 2 SITE APPROVAL 04.09.21

01 FIBER FACILITY SITE PLAN
 SCALE: 1" = 30'-0"
 GRAPHIC SCALE IN FEET

SITE LEGEND

- FIRELANE PER CITY STANDARDS
- CONC WALK w/2% MAX CROSS SLOPE
- SPECIAL PAVING

NOTE:
 ALL PAVING PER ROCKWALL CITY STANDARDS

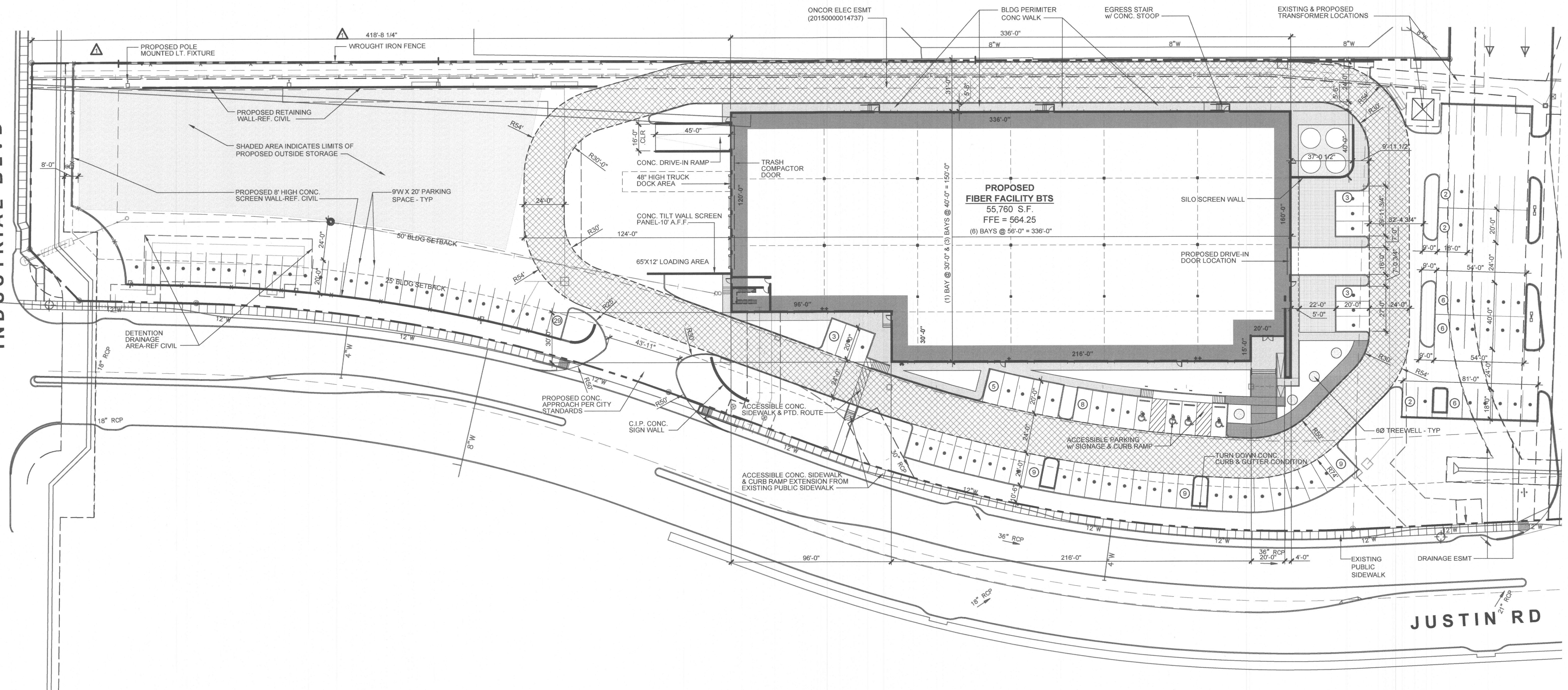
2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL CODE AMENDMENTS	
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2015 INTERNATIONAL FIRE CODE (IFC) AND LOCAL CODE AMENDMENTS	
2014 NATIONAL ELECTRIC CODE (NEC)	
2015 INTERNATIONAL MECHANICAL CODE (IMC)	
2015 INTERNATIONAL PLUMBING CODE (IPC)	
IMPROVEMENT AREA	
FIRST FLOOR OFFICE (FUTURE)	4,000 SF
FIRST FLOOR LT. ASSEMBLY	30,320 SF
MEZZANINE LT. ASSEMBLY	8,000 SF
WAREHOUSE	13,440 SF
TOTAL IMPROVEMENT AREA	55,760 SF
PARKING REQUIRED - OFFICE (4,000 SF @ 1:300 SF)	= 13.3 SPACES
PARKING REQUIRED - FIBER ASSEMBLY (38,320 SF @ 1:500 SF)	= 76.64 SPACES
PARKING REQUIRED - WAREHOUSE (13,440 SF @ 1:1,000 SF)	= 13.44 SPACES
TOTAL PARKING REQUIRED (102 PER 11/20/2020 COMMENTS)	102 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING STALLS	4 SPACES
TOTAL PARKING PROVIDED	102 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING STALLS	4 SPACES
PROPOSED USE	OFFICE & FACTORY
TYPE OF CONSTRUCTION	TYPE IIB
SPRINKLER SYSTEM	ESFR
OCCUPANCY	GROUP B & F-1
OCCUPANT LOAD	
OFFICE USE AREAS (4,000 SF/100)	26.6
LIGHT ASSEMBLY (38,320 SF/100)	382.2
WAREHOUSE (13,440 SF SF/500)	26.88
TOTAL	435.68
EXIT WIDTH REQUIRED (435.68 x 0.15)	65.35' WIDE
EXIT WIDTH PROVIDED (32' WIDTH x X OPNGS.)	384' WIDE
EXIT TRAVEL DISTANCE	250 FEET

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
 1464 DALLAS PARKWAY
 SUITE 500
 DALLAS TEXAS 75244
 972.980.0800



PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: DBC
 CHECKED BY: DDM
 SHEET: SITE PLAN

A1.01



REVISIONS:
 1 P&Z COMMENTS #1 12.0
 2 SITE APPROVAL 04.0
 3 SITE APPROVAL 05.0

01 FIBER FACILITY SITE PLAN
 SCALE: 1" = 30'-0"
 GRAPHIC SCALE IN FEET

STANDARD SITE PLAN WORDING
 City of Rockwall
 Planning and Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

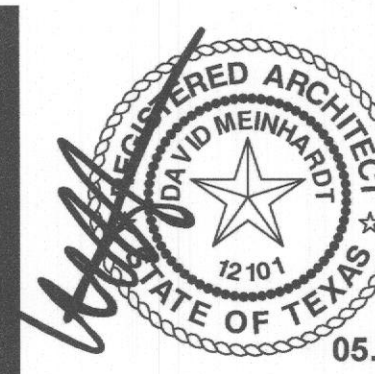
SITE PLAN SIGNATURE BLOCK
 APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning and Zoning Department of the City of Rockwall on the 13th day of May, 2021.
 WITNESS OUR HANDS this 14th day of May, 2021
 Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

- SITE LEGEND**
- FIRELANE PER CITY STANDARDS
 - CONC WALK w/2% MAX CROSS SLOPE
 - SPECIAL PAVING
 - PARKING SPOT COUNTED

NOTE:
 ALL PAVING PER ROCKWALL CITY STANDARDS

2015 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL CODE AMENDMENTS	
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	
2015 INTERNATIONAL FIRE CODE (IFC) AND LOCAL CODE AMENDMENTS	
2014 NATIONAL ELECTRIC CODE (NEC)	
2015 INTERNATIONAL MECHANICAL CODE (IMC)	
2015 INTERNATIONAL PLUMBING CODE (IPC)	
IMPROVEMENT AREA	
FIRST FLOOR OFFICE	4,000 SF
FIRST FLOOR LT. ASSEMBLY	30,320 SF
MEZZANINE LT. ASSEMBLY	8,000 SF
WAREHOUSE	13,440 SF
TOTAL IMPROVEMENT AREA	55,760 SF
PARKING REQUIRED - OFFICE (4,000 SF @ 1:300 SF)	= 13.33 SPACES
PARKING REQUIRED - FIBER ASSEMBLY (38,320 SF @ 1:500 SF)	= 76.64 SPACES
PARKING REQUIRED - WAREHOUSE (13,440 SF @ 1:1000 SF)	= 13.44 SPACES
TOTAL PARKING REQUIRED	103.41 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING STALLS	4 SPACES
TOTAL PARKING PROVIDED	102 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING STALLS	4 SPACES
PROPOSED USE	OFFICE & FACTORY
TYPE OF CONSTRUCTION	TYPE IIB
SPRINKLER SYSTEM	ESFR
OCCUPANCY	GROUP B & F-1

MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
 1800 DALLAS FORTWORTH
 SUITE 600
 FORT WORTH, TEXAS 76104
 817-335-8800



PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: DBC
 CHECKED BY: DDM
 SHEET: SITE PLAN

AP1.01

CASE # SP2021-011

REVISIONS		
1	P&Z COMMENTS #1	12.01.20
2	SITE APPROVAL	04.09.21
3	SITE APPROVAL	05.03.21

CHANNELL CAMPUS IMPROVEMENTS
 ROCKWALL, TEXAS
 1600 JUSTIN ROAD

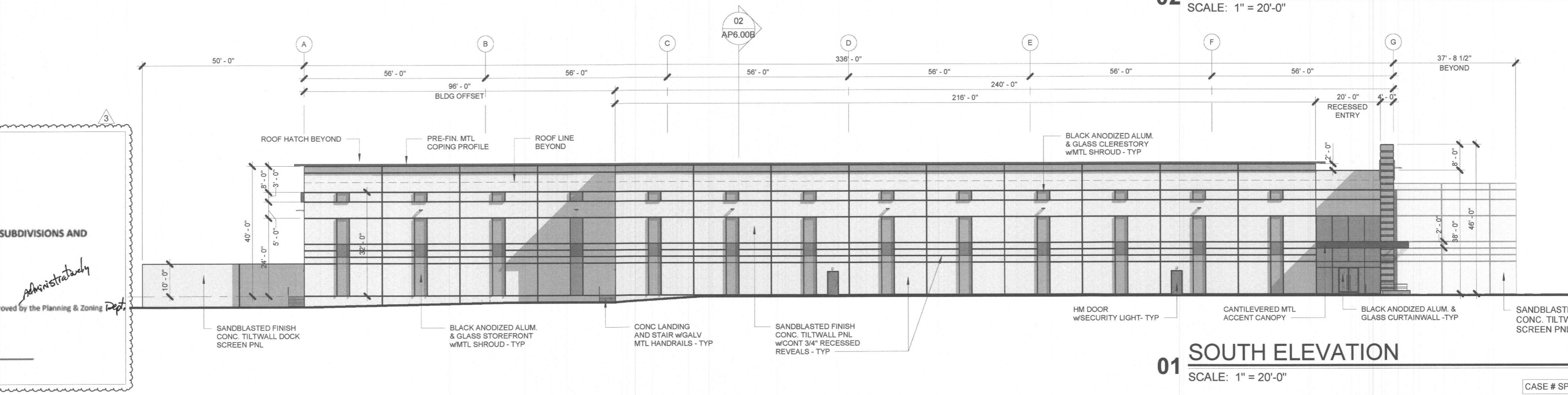
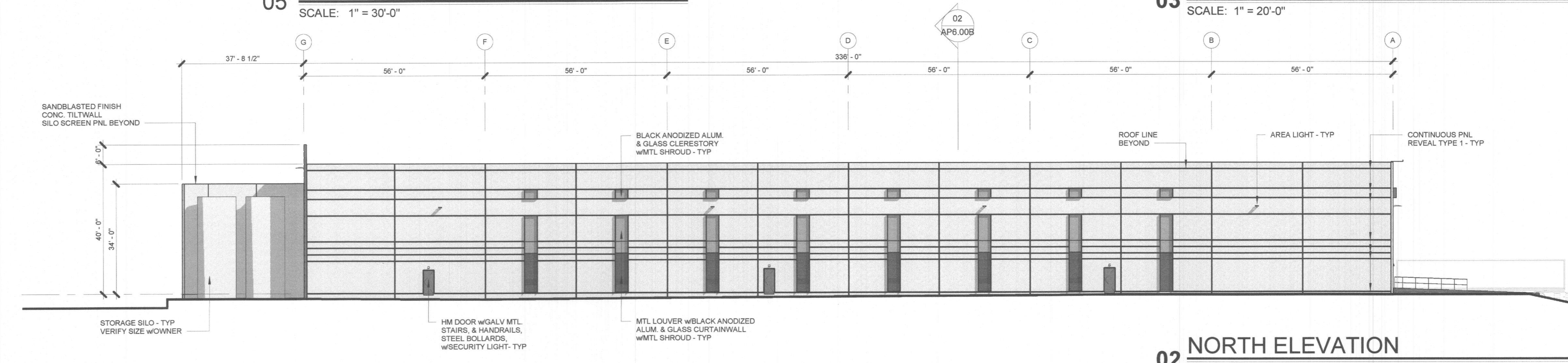
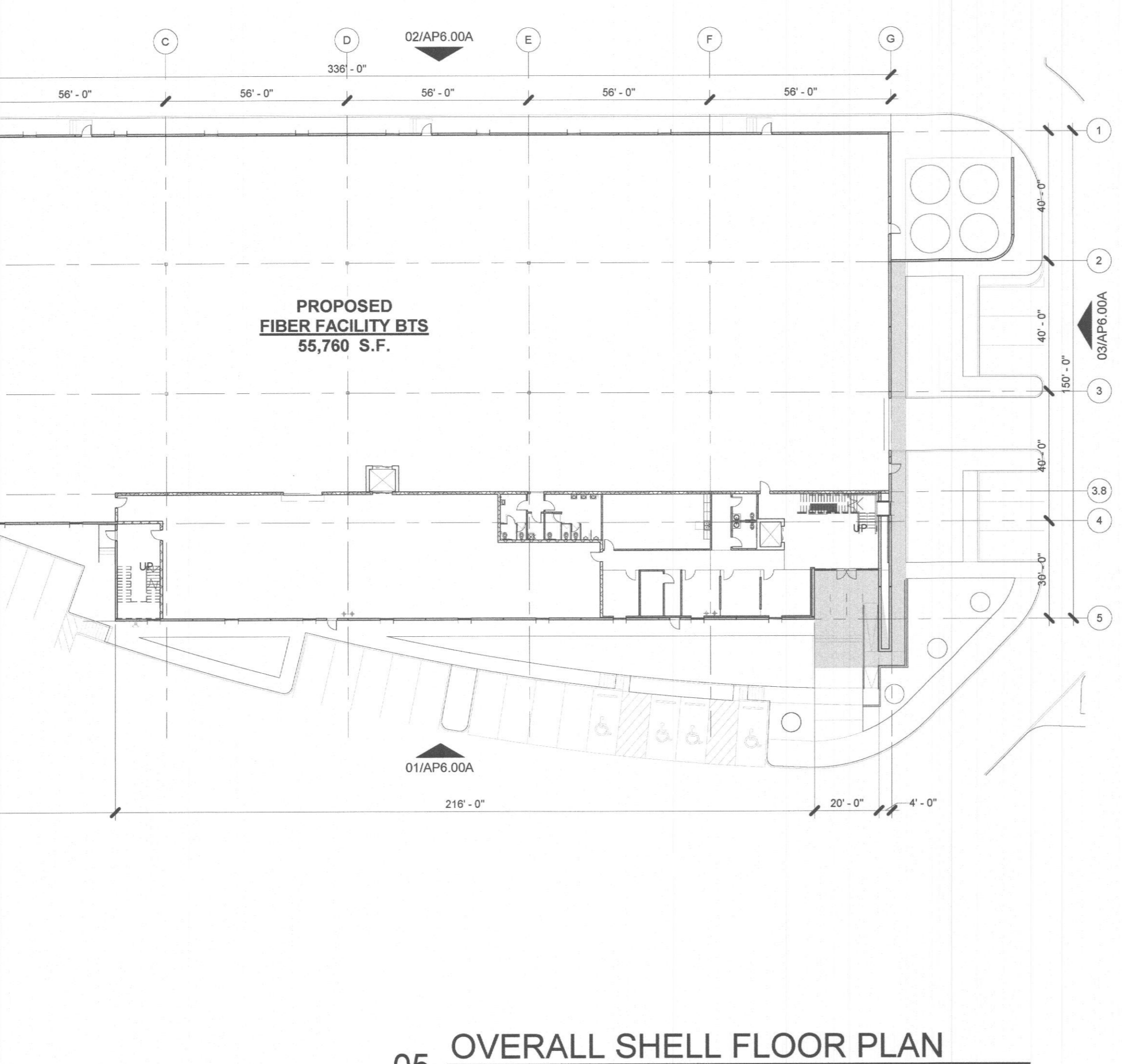
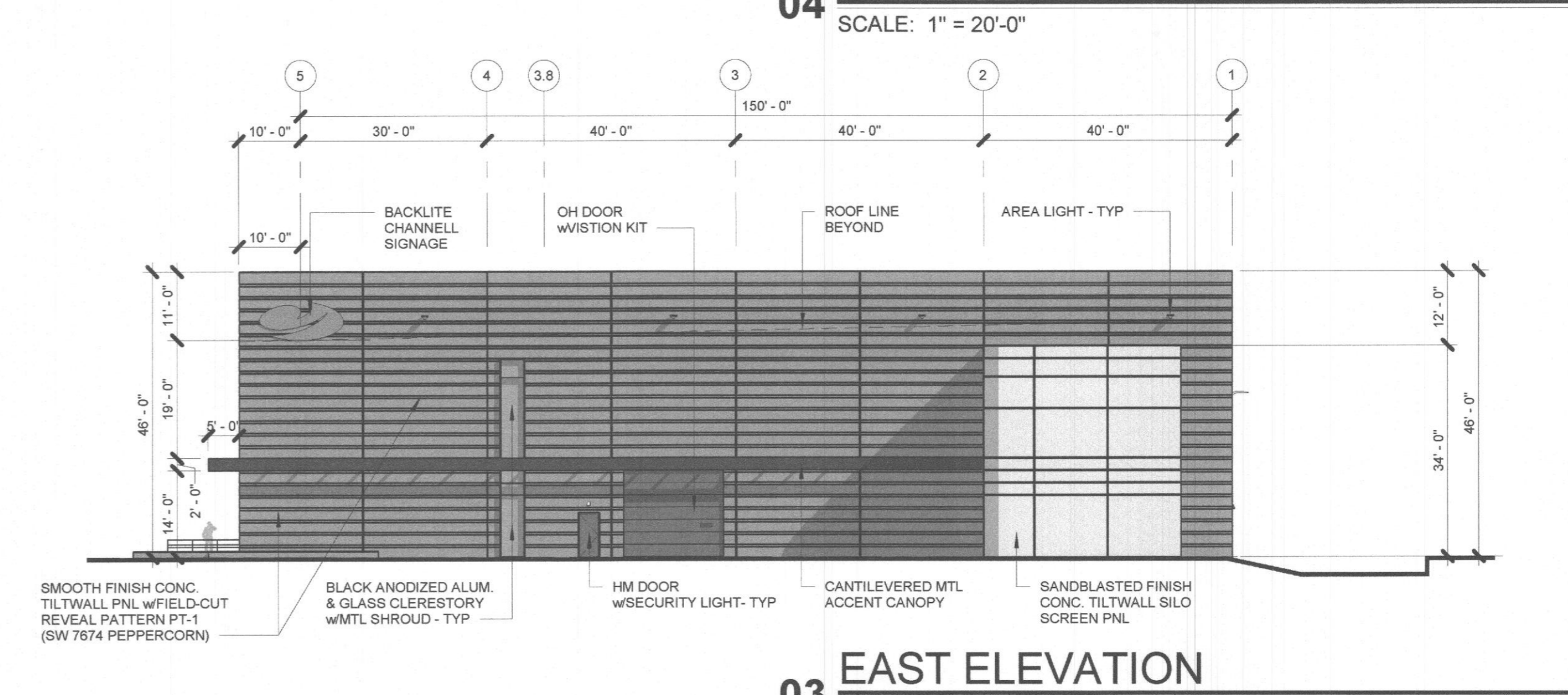
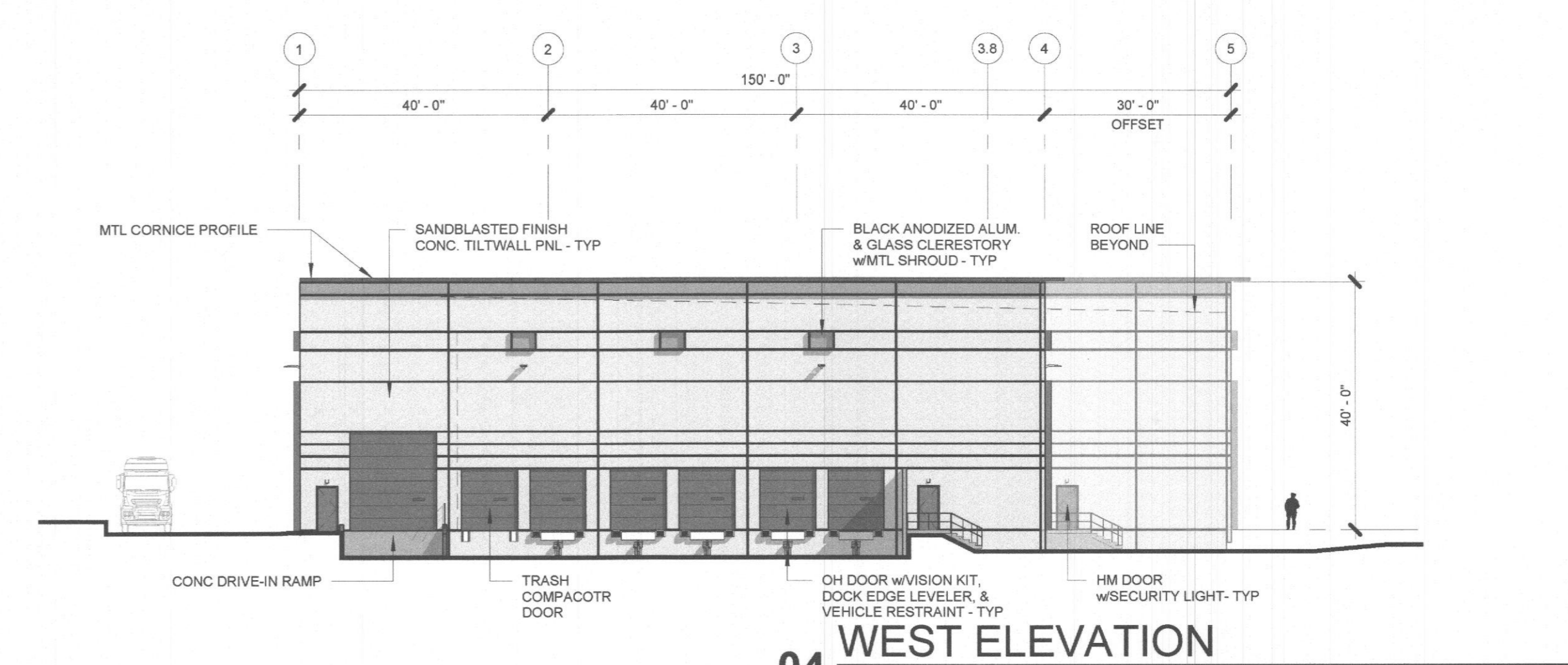
MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
1440 CALLE PEREZ
 SUITE 200
 DALLAS TEXAS 75244
 972.968.8800



PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: DBC
 CHECKED BY: DDM
 SHEET: P&Z ELEVATIONS

AP6.00A

CASE # SP2021-011



ELEVATION + MATERIAL CALCS		
SOUTH ELEVATION - PRIMARY FACADE		
TOTAL FACADE AREA	= 15,253.00 SF	100%
• CONCRETE TILTWALL	= 13,495.00 SF	88.47%
• GLASS	= 1,628.00 SF	10.65%
• MTL ACCENT CANOPY	= 57.00 SF	0.37%
• MTL WINDOW SHROUDS	= 27.00 SF	0.18%
• HM DOORS	= 48.00 SF	0.31%
WEST ELEVATION - PRIMARY FACADE		
TOTAL FACADE AREA	= 6,290.00 SF	100%
• CONCRETE TILTWALL	= 5,473.00 SF	87.01%
• GLASS	= 36 SF	0.57%
• MTL WINDOW SHROUDS	= 1.00 SF	0.02%
• HM DOORS	= 72.00 SF	1.14%
• OH DOORS	= 708.00 SF	11.26%
NORTH ELEVATION		
TOTAL FACADE AREA	= 16,216.00 SF	100%
• CONCRETE TILTWALL	= 15,371.00 SF	97.79%
• GLASS	= 419.00 SF	2.58%
• MTL WINDOW SHROUDS	= 17.00 SF	0.10%
• MTL LOUVERS	= 337.00 SF	2.08%
• HM DOORS	= 72.00 SF	0.44%
EAST ELEVATION		
TOTAL FACADE AREA	= 4,935.00 SF	100%
• CONCRETE TILTWALL	= 1,496.00 SF	74.89%
• GLASS	= 118.00 SF	5.90%
• MTL ACCENT CANOPY	= 170.00 SF	8.50%
• HM DOORS	= 48.00 SF	2.40%
• OH DOORS	= 168.00 SF	8.40%

ARTICULATION CALCS		
SOUTH ELEVATION - PRIMARY FACADE		
1. WALL HEIGHT = 40'-0"		216'-0" PROVIDED
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX		15'-0" PROVIDED
3. WALL PROJECTION = 25% X 40'-0" = 10'-0" MIN		20'-0" PROVIDED
4. ENTRY / ARCH ELEMENT LENGTH = 33% x 40'-0" = 13'-2 3/8" MIN		8'-0" PROVIDED
5. PROJECTION HEIGHT = 25% x 40'-0" = 10'-0" MIN		25'-0" PROVIDED
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x 40'-0") = 20'-0"		
WEST ELEVATION - PRIMARY FACADE		
1. WALL HEIGHT = 40'-0"		120'-0" PROVIDED
2. WALL LENGTH = 4 x 40'-0" = 160'-0" MAX		N/A
3. WALL PROJECTION = 25% X HEIGHT = N/A		N/A
4. ENTRY / ARCH ELEMENT LENGTH = 33% X LENGTH = N/A		N/A
5. PROJECTION HEIGHT = 25% X HEIGHT = N/A		N/A
6. ENTRY / ARCH ELEMENT WIDTH = 2 x (25% x H) = N/A		N/A
NORTH ELEVATION - SECONDARY FACADE		
1. WALL HEIGHT = 40'-0"		336'-0" PROVIDED
2. WALL LENGTH = 3 x 40'-0" = 120'-0" MAX		N/A
3. ENTRY / ARCH ELEMENT LENGTH = 15% X LENGTH = N/A		N/A
4. ENTRY / ARCH ELEMENT WIDTH = 15% X HEIGHT = N/A		N/A
5. PROJECTION HEIGHT = 15% X HEIGHT = N/A		N/A
EAST ELEVATION - SECONDARY FACADE		
1. WALL HEIGHT = 46'-0"		80'-0" PROVIDED
2. WALL LENGTH = 3 x 46'-0" = 138'-0" MAX		40'-0" PROVIDED
3. ENTRY / ARCH ELEMENT LENGTH = 15% X 80'-0" = 12'-0" MIN		42'-0" PROVIDED
4. ENTRY / ARCH ELEMENT WIDTH = 15% X 46'-0" = 6'-10 13/16" MIN		12'-0" PROVIDED
5. PROJECTION HEIGHT = 15% X 46'-0" = 6'-10 13/16" MIN		

STANDARD SITE PLAN WORDING
 City of Rockwall
 Planning and Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, this 14th day of May, 2021.

N/A
 Planning & Zoning Commission, Chairman

Adriana Rodriguez
 Director of Planning and Zoning

4/29/2021 3:41:09 PM BIM 360://20205 - Channell Commercial Corporation/20205_ARCH_CHANNELL FIBER FACILITY_R20.rvt

REVISIONS		
1	P&Z COMMENTS #1	12.01.20
2	SITE APPROVAL	04.09.21
3	SITE APPROVAL	05.03.21

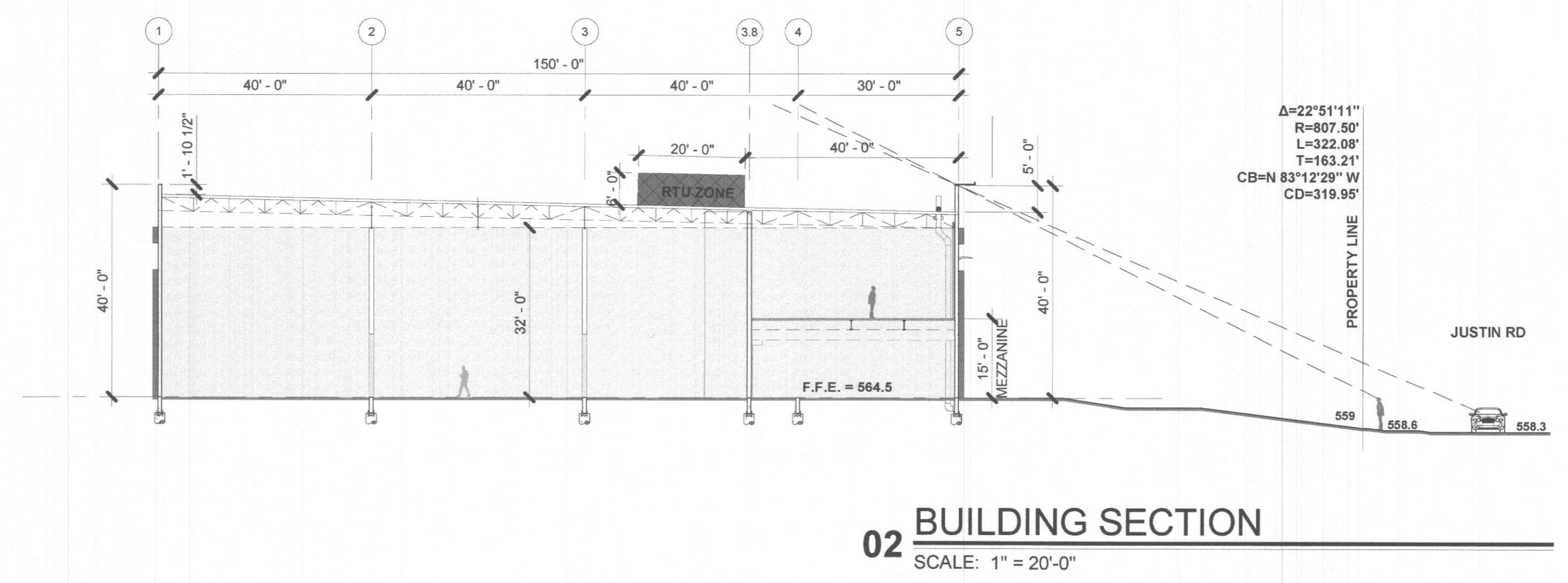
CHANNELL CAMPUS IMPROVEMENTS
 ROCKWALL, TEXAS
 1600 JUSTIN ROAD


MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
4000 DALLAS PARKWAY
 SUITE 200
 DALLAS, TEXAS 75244
 (214) 636-8888

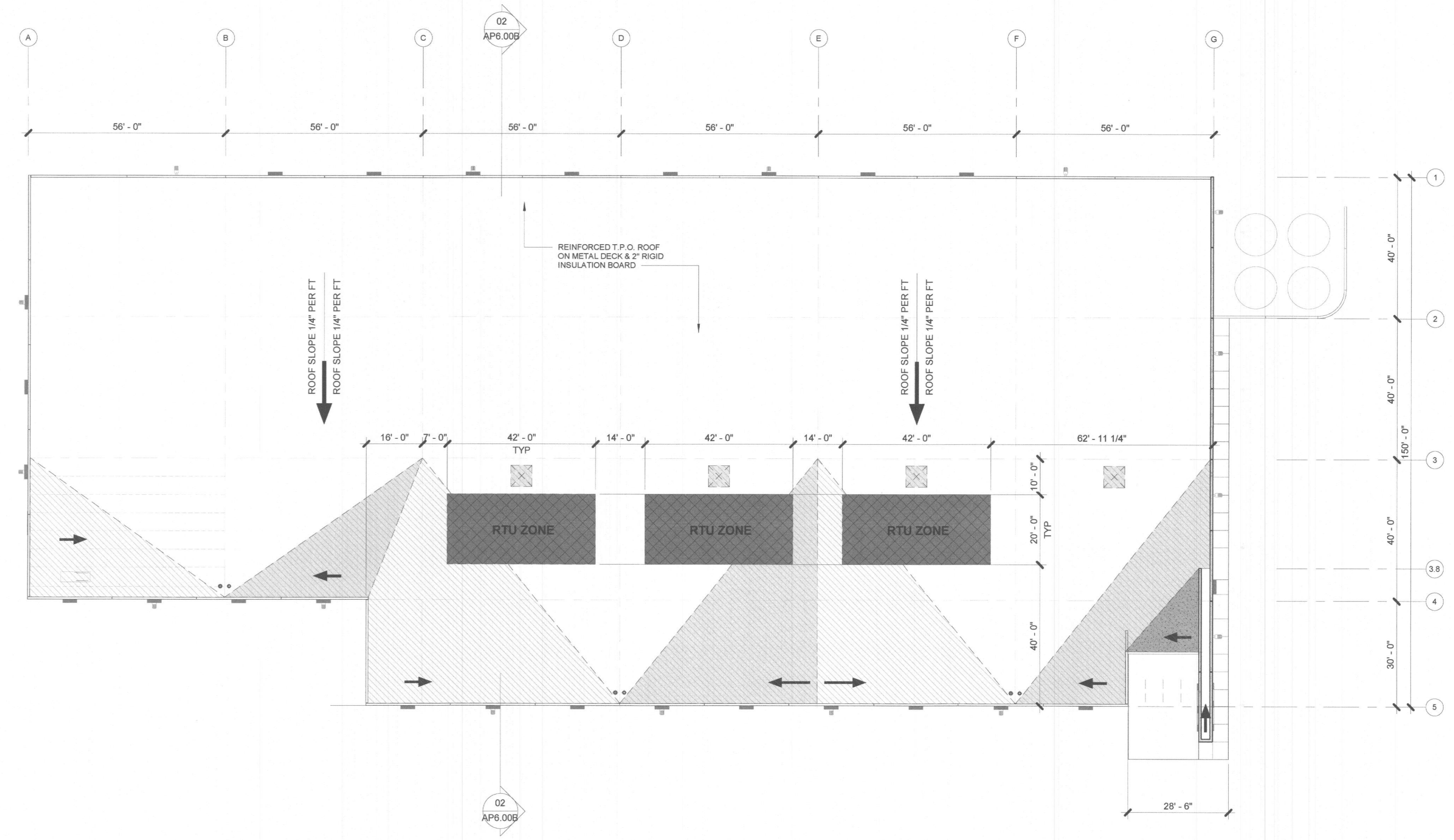


PROJECT NO: 20-205
 DATE: 04.09.2021
 DRAWN BY: DBC
 CHECKED BY: DDM
 SHEET: P&Z RTU DIAGRAMS

AP6.00B



02 BUILDING SECTION
SCALE: 1" = 20'-0"



01 OVERALL ROOF PLAN
SCALE: 1" = 20'-0"

CASE # SP2021-011

STANDARD SITE PLAN WORDING

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

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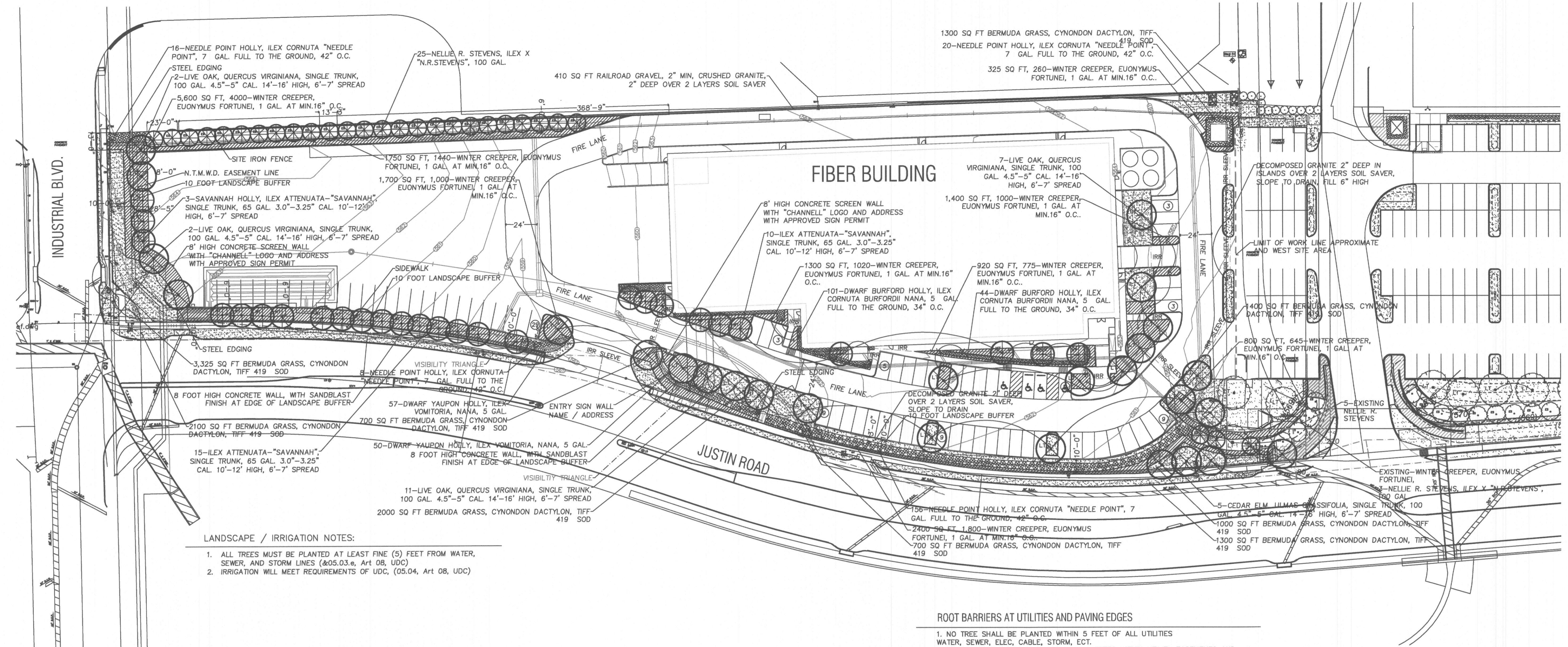
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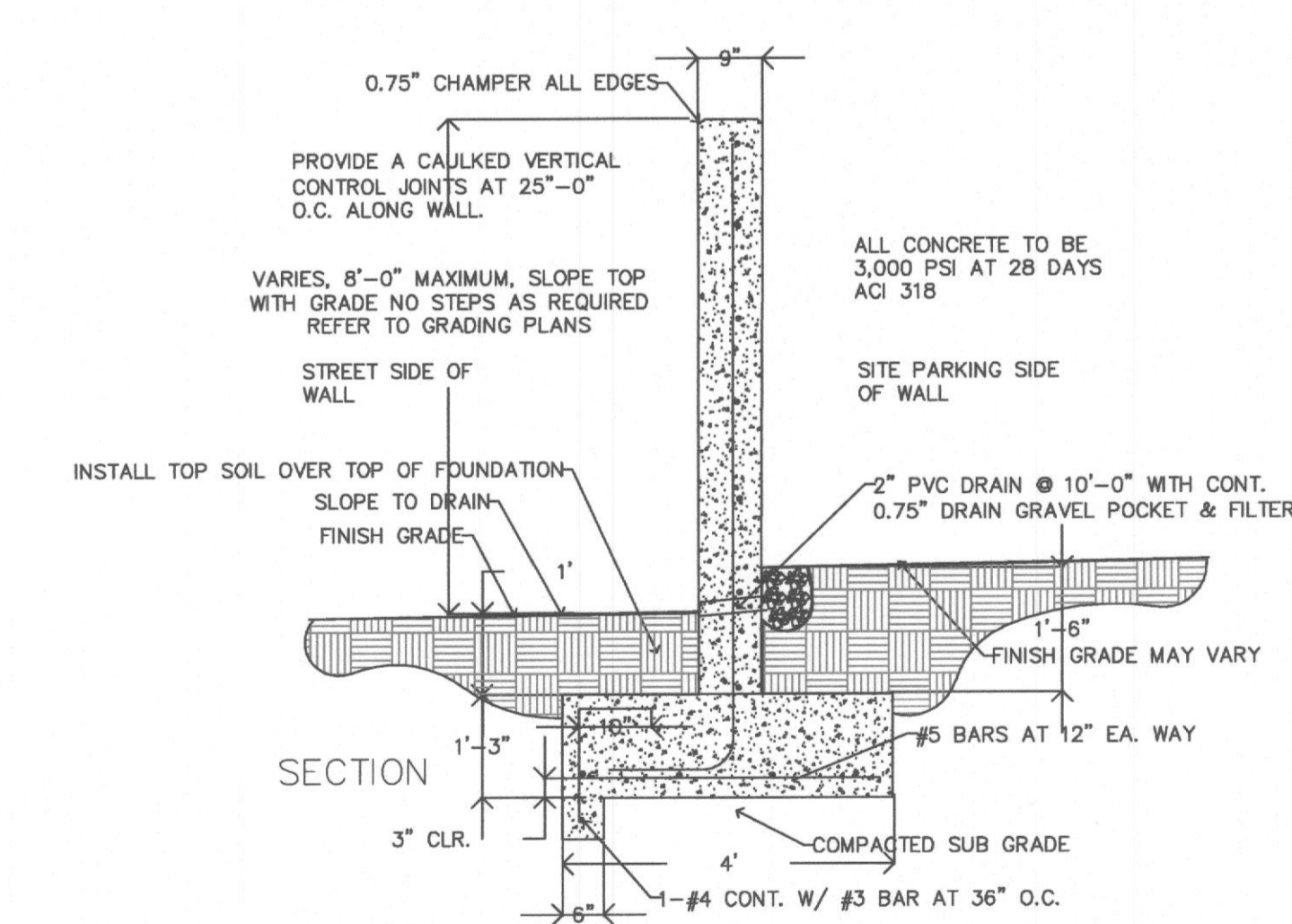
N/A
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

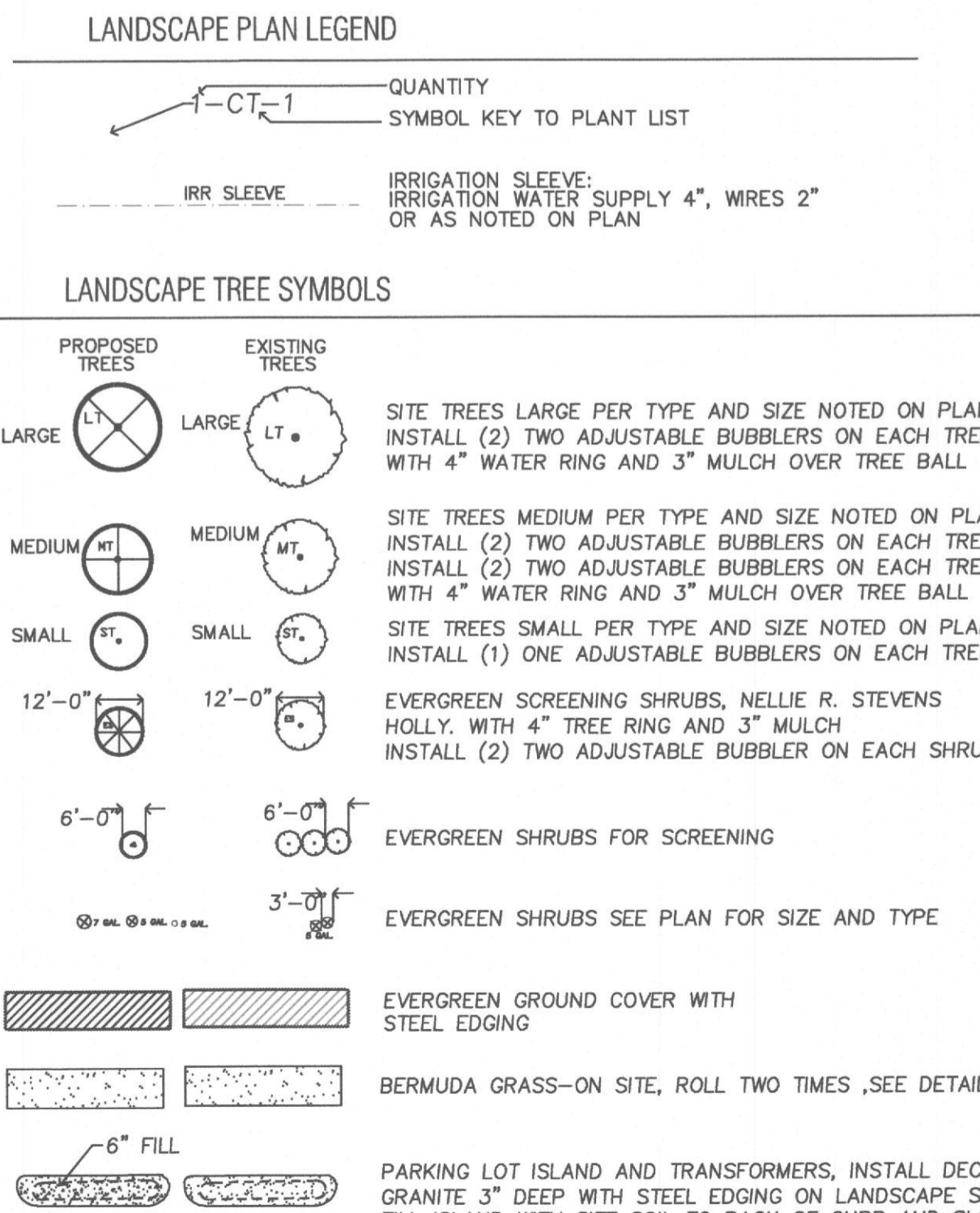


- LANDSCAPE / IRRIGATION NOTES:**
1. ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER, AND STORM LINES (&05.03.e, Art 08, UDC)
 2. IRRIGATION WILL MEET REQUIREMENTS OF UDC, (05.04, Art 08, UDC)

- ROOT BARRIERS AT UTILITIES AND PAVING EDGES**
1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
 2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
 3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY, INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.



- 1 SITE SCREEN WALL DETAILS**
- N.T.S.
- NOTE:**
1. CONCRETE COLOR MIX TO BE APPROVED BY CLIENT
 2. STEP FOOTING AS REQUIRED IN 8" STEPS
 3. BACK FILL SOIL AFTER FORM WORK REMOVAL TO GRADES SHOWN
 4. 5. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS, FORM WORK, CONCRETE WASH OUT FROM SITE.
- SAND BLASTING NOTE:**
1. ALL EXPOSED SURFACES TO BE SAND BLASTED.
 2. SAMPLE TO BE APPROVED BY CLIENT
 3. SAND BLAST SAND MAY USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.



CITY OF ROCKWALL LANDSCAPE STANDARDS, WEST SIDE LOT AREA

SITE DESIGN CRITERIA	REQUIRED	PROVIDED
TOTAL GROSS AREA - WEST SITE 4.147 ACRES		180,675 SQ. FT.
A. SCREENING OF SITE LOADING DOCKS	YES	8' HIGH WALL
B. ACCEPTABLE LANDSCAPE PLANT MATERIAL MINIMUM 4.0" CALIPER OR GREATER ON ALL REQUIRED TREES	YES	YES
C. PROTECTION OF ALL LANDSCAPE AREAS BY CONCRETE CURBS OR CURB STOPS	YES	YES
D. IRRIGATION REQUIREMENT, ALL REQUIRED NEW LANDSCAPE AREAS TO BE IRRIGATED WITH UNDER GROUND IRRIGATION SYSTEM	YES	YES
E. RIGHT OF WAY STREET LANDSCAPE BUFFER, AREA BETWEEN P.O.W AND ROAD WAY SURFACES TO BE SEEDED.	YES	YES
H. STREET LANDSCAPE BUFFER REQUIRED IN BUFFER, (1) CANOPY AND (1) ACCENT TREE PER 50 FEET. INDUSTRIAL DRIVE, 142 LINEAR FT JUSTIN ROAD 870 LINEAR FT	3 CANOPY TREE 3 ACCENT TREE 17 CANOPY TREE	3 CANOPY TREE 3 ACCENT TREE (1)18 CANOPY TREE (1) 15 ACCENT TREE
I. PARKING LOT LANDSCAPING, MINIMUM 5% OF THE PARKING LOT SHALL BE LANDSCAPE AREA. ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A LARGE TREE. ADDED PARKING LOT TREES	YES	SEE (+) BELOW
J. SCREENING OF DUMPSTER AND WALLED BEHIND WALL WITH GATES, REQUIRED	YES	YES
K. REQUIRED LANDSCAPE AREA ON SITE. THE REQUIRED AREA FOR THE LOT IS 15% COMMERCIAL USES. SITE IS APPROX. SITE AREA = 180,675 SQ. FT.	27,101 SQ FT	29,580 SQ FT. 16.3%
L. PARKING LOTS SHALL PROVIDE 1 TREE PER 10 PARKING SPACES.	8 TREES	11 TREES

(*) STREET TREES EXTEND INTO THE ADJACENT LANDSCAPE AREA BETWEEN STREET AND PARKING EDGE.
(1) 2 SAVANNA HOLLY REMOVED DUE TO UNDER GROUND UTILITIES

STANDARD SITE PLAN WORDING

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

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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 13th day of May 2021

WITNESS OUR HANDS, this 14th day of May 2021

NA
Planning & Zoning Commission, Chairman

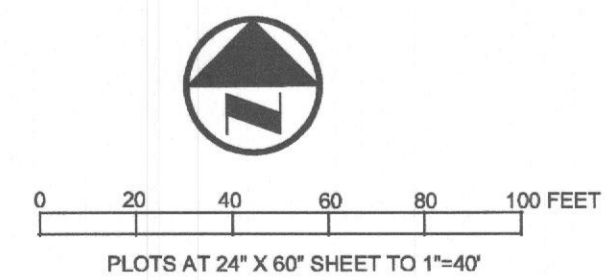
filli
Director of Planning and Zoning

© 2020, T.H. PRITCHETT ASSOCIATES
LANDSCAPE ARCHITECTS AND PLANNER

THESE DRAWINGS AND/OR SPECIFICATIONS PROVIDED WITH THIS DOCUMENT ARE THE PROPERTY OF T.H. PRITCHETT ASSOCIATES. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF T.H. PRITCHETT ASSOCIATES IS STRICTLY PROHIBITED. ANY OTHER PARTIES DIRECT OR INDIRECTLY INVOLVED IN THE PREPARATION OF THESE DRAWINGS OR SPECIFICATIONS ARE ADVISED THAT T.H. PRITCHETT ASSOCIATES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

T.H. PRITCHETT ASSOCIATES
REGISTERED LANDSCAPE ARCHITECTS
STATE OF TEXAS
2015

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 04/10/2021



NO.	DATE	REVISION
LA-1	04/30/2021	REVISED PLANT COUNT PER CITY COMMENTS
LA-1	05/13/2021	RELOCATED AND REMOVED TREES PER CITY COMMENTS ADDED TREE ROOT BARRIER NOTE TO THE PLAN.

TP T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75038 972.889-3535

ALTERNATE LANDSCAPE PLAN WEST CHANNELL COMMERCIAL CORP. WEST PARKING & STORAGE LAYOUT 1700 JUSTIN ROAD CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	04/30/2021	1"=30'			LAW-1

LANDSCAPE SPECIFICATIONS

SECTION 02900

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. REFER TO BIDDING REQUIREMENTS, SPECIAL PROVISIONS, AND SCHEDULES FOR ADDITIONAL REQUIREMENTS.

1.2 DESCRIPTION OF WORK

A. WORK INCLUDED: FURNISH ALL SUPERVISION, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN THE SPECIFICATIONS AND LANDSCAPE PLANS, INCLUDING:

1. PLANTING TREES, SHRUBS, GROUND COVERS, PERENNIALS, GRASS
2. BED PREPARATION AND FERTILIZATION
3. NOTIFICATION OF SOURCES OF PLANT MATERIALS AND AMENDMENTS
4. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
5. GUARANTEE PERIOD DESCRIBED ON DRAWINGS

1.3 REFERENCE STANDARDS

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, OCTOBER 27, 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (2011) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE: ADDITION 1942 EDITION STANDARDIZED PLANT NAMES

C. TEXAS ASSOCIATION OF NURSERYMEN, GRASSES AND STANDARDS

D. HORTIS THIRD 1976 - CORNELL UNIVERSITY

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. THE CONTRACTOR SHALL, WITHIN TEN (10) DAYS FOLLOWING ACCEPTANCE OF BID, NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER OF THE SOURCES OF PLANT MATERIALS AND BED PREPARATION REQUIRED FOR THE PROJECT.

B. SAMPLES: PROVIDE REPRESENTATIVE QUANTITIES OF SANDY LOAM SOIL, MULCH, BED MIX MATERIAL, PEA GRAVEL, DRAIN GRAVEL, DECOMPOSED GRANITE, STEEL EDGING, HARDWOOD MULCH, JUTE MESH, SOIL SEPARATOR, STONE NOTED ON DRAWINGS. SAMPLES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER BEFORE USE ON THE PROJECT.

C. PRODUCT DATA: SUBMIT COMPLETE PRODUCT DATA AND SPECIFICATION ON ALL OTHER SPECIFIED MATERIALS.

D. SUBMIT THREE REPRESENTATIVE SAMPLES, AND FILE PHOTOGRAPHS, OF EACH VARIETY OF LARGE TREES, ORNAMENTAL TREES, SHRUBS, GROUND COVER, PERENNIALS FOR LANDSCAPE ARCHITECT/ENGINEER/OWNER APPROVAL. WHEN APPROVED, TAG, INSTALL, AND MAINTAIN AS REPRESENTATIVE SAMPLES FOR FINAL INSTALLED PLANT MATERIALS.

E. FILE CERTIFICATE OF INSPECTION OF PLANT MATERIAL BY STATE, COUNTY, AND FEDERAL AUTHORITIES WITH LANDSCAPE ARCHITECT/ENGINEER/OWNER, IF REQUIRED.

F. SOIL ANALYSIS: PROVIDE AN EXISTING SOIL ANALYSIS FROM THE SITE WITH RECOMMENDATIONS TO AMEND THE SOIL BY A LICENSED SOILS AND PLANT LAB. PROVIDED SOILS ANALYSIS TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

1.5 JOB CONDITIONS

A. GENERAL CONTRACTOR TO COMPLETE THE FOLLOWING PUNCH LIST PRIOR TO THE LANDSCAPE CONTRACTOR INITIATING ANY PORTION OF THE LANDSCAPE INSTALLATION. GENERAL CONTRACTOR SHALL LEAVE PLANTING BED AREAS THREE (3) INCHES BELOW FINISHED GRADE OF SIDEWALKS, DRIVES, AND CURBS AS SHOWN ON THE DRAWINGS. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE (1) INCH BELOW THE FINISHED GRADE AT SIDEWALKS, DRIVES AND CURBS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL AS DESCRIBED IN SECTION 02200 - EARTHWORK.

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CAN NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.6 MAINTENANCE AND GUARANTEE

A. MAINTENANCE

1. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER. NO TREES, SHRUBS, GROUND COVERS OR GRASS TO BE ACCEPTED UNLESS THEY SHOW A HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITION.

2. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEEDING, SPRAYING, PRUNING OF TREES AND SHRUBS, MOWING OF GRASS WEEKLY, SITE LANDSCAPE BED MULCHING, DEBRIS AND TRASH CLEANING UP WEEKLY AND ALL OTHER WORK NECESSARY OF MAINTENANCE.

3. WRITTEN NOTICE REQUESTING FINAL INSPECTION AND FINAL ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST SEVEN (7) DAYS PRIOR TO COMPLETION. AN ON-SITE INSPECTION BY THE OWNER AND LANDSCAPE CONTRACTOR WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

4. AFTER FINAL ACCEPTANCE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR WILL NOT BE REQUIRED TO DO ANY OF THE ABOVE MAINTENANCE WORK AS PART OF THESE PLANS.

B. GUARANTEE

1. TREES SHALL BE GUARANTEED FOR TWELVE (12) MONTH PERIOD AFTER FINAL ACCEPTANCE. SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD PLANT MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER. PLANTS, INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE, OR SYMMETRY HAS BEEN DAMAGED, SHALL BE CONSIDERED SUBJECT TO REPLACEMENT UNDER THE GUARANTEE PERIOD. IN ANY AND ALL CASES THE FINDINGS OF THE OWNER OR OWNER REPRESENTATIVE SHALL BE FINAL.

2. PLANTS USED AS REPLACEMENT SHALL BE OF SAME KIND AND SIZE AS THOSE ORIGINALLY PLANTED AND SHALL BE PLANTED AS ORIGINALLY SPECIFIED, UNLESS APPROVED BY THE OWNER AND ALLOWED ON THE CITY APPROVED LANDSCAPE PLAN MATERIAL LIST. ALL WORK, INCLUDING DEMOLITION OF DEAD PLANTS, MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS, SHALL CARRY A TWELVE (12) MONTH GUARANTEE FROM THE TIME OF ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE, INCLUDING RUTS, IN LAWN OR BED AREAS, INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

3. AT THE DIRECTION OF THE OWNER, PLANTS MAY BE REPLACED AT THE START OF THE NEXT YEAR'S PLANTING SEASON. IN SUCH CASES, DEAD PLANTS SHALL BE REMOVED FROM THE PREMISES WITHIN TEN (10) DAYS OF NOTIFICATION BY THE OWNER.

4. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE INCLUDED UNDER "WORK" OF THIS SECTION.

5. THE OWNER AGREES THAT FOR THE GUARANTEE TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS AND CULTIVATE BEDS ONCE A MONTH AFTER FINAL ACCEPTANCE.

6. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER FINAL ACCEPTANCE BECAUSE OF INJURY BY STUNTS, HEAT STRESS, HAIL, FREEZE, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES OR THEFT.

7. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER PROVIDED THE JOB IS IN A COMPLETED, UNDAMAGED CONDITION, AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THIS TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.7 QUALITY ASSURANCE

A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE FULL-TIME SUPERVISION BY QUALIFIED FOREMAN ACCEPTABLE TO LANDSCAPE ARCHITECT/ENGINEER/OWNER.

C. SELECTION OF PLANT MATERIALS

1. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL INSURE THE PURCHASED MATERIALS WILL MEET AND OR EXCEED PROJECT SPECIFICATIONS.

2. LANDSCAPE ARCHITECT/ENGINEER WILL PROVIDE A KEY IDENTIFYING EACH TREE LOCATION ON SITE. WRITTEN VERIFICATION WILL BE REQUIRED TO DOCUMENT MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.

3. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER SHALL INSPECT ALL PLANT MATERIALS, WHEN REASONABLE AT PLACE OF GROWTH FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, CULTIVAR/VARIETY, SIZE, AND QUALITY.

4. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER RETAINS THE RIGHT TO FURTHER INSPECT ALL PLANT MATERIALS UPON ARRIVAL AT THE SITE AND DURING INSTALLATION FOR SIZE AND CONDITION OF ROOT BALLS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, AND LATENT DEFECTS.

5. OWNER AND OR LANDSCAPE ARCHITECT/ENGINEER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROCESS OF WORK. REMOVE REJECTED MATERIALS FROM THE SITE IMMEDIATELY. PLANTS DAMAGED IN TRANSIT OR AT JOB SITE SHALL BE REJECTED.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED (B&B) PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON JOB SITE.

3. PROTECT ROOT BALLS BY HEELING IN WITH SANDWICH OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

5. NOTIFY LANDSCAPE ARCHITECT/ENGINEER/OWNER OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE SO PLANT MATERIAL MAY BE OBSERVED UPON ARRIVAL AT JOB SITE.

6. REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM SITE.

7. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANTS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT, NOT TO THE OUTER LEAF TIPS. PLANTS WILL BE INDIVIDUALLY APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER AND THAT DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS AND COMPLIMENTARY, ANYTHING CALLED FOR ON ONE DRAWING IS A BIDDING AS IS. BIDDING AS IS. SHOW AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON THE PLAN.

C. QUALITY AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL SHAPED, FULL BRANCHED, AND WELL ROOTED. PLANTS SHALL BE FREE FROM INJURIOUS INSECTS, DISEASES, INJURIES TO THE BARK OR ROOTS, BROKEN BRANCHES, OBJECTIONABLE DISFIGUREMENTS, INSECT EGGS AND LARVAE AND ARE TO BE SPECIMEN QUALITY.

D. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED, AND SHALL MEET THE TRUNK DIAMETER AND HEIGHT REQUIREMENTS OF THE PLANT SCHEDULE. BALLED AND BURLAPPED SHALL BE FIRM, NEAT, SLIGHTLY TAPERED, AND WELL WRAPPED IN BURLAP. ANY TREE LOOSE IN THE BALL OR WITH BROKEN BALL AT TIME OF PLANTING WILL BE REJECTED. BALLS SHALL BE TEN (10) INCHES IN DIAMETER FOR EACH ONE (1) INCH OF TRUNK DIAMETER, MEASURED SIX (6) INCHES ABOVE THE TOP OF BALL.

E. NOMENCLATURE CONFORMS TO CUSTOMARY NURSERY USAGE; FOR CLARIFICATION, THE TERM "MULTI - TRUNK" DENOTES A PLANT HAVING THREE (3) OR MORE TRUNKS OF NEARLY EQUAL DIAMETER. TO CALCULATE THE TOTAL CALIPER OF MULTI TRUNK TREES, ADD THE CALIPER OF THE LARGEST TRUNK IN INCHES TO THE REMAINING CALIPER IN INCHES DIVIDED BY 2. THEN ADD THAT TOTAL CALIPER INCHES OF TRUNKS FOR THE TOTAL SPECIFIED CALIPER INCHES PROVIDED ON THE MULTI - TRUNK PLAN.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS AS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER SHALL BE EXECUTED BY LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, GRASS, STONES OVER ONE (1) INCH AND OTHERS EXTRANEIOUS MATERIAL AND REASONABLY FREE OF WEEDS AND GRASS. SOIL CONTAINING DALLAS GRASS OR NUT GRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS

CLAY - BETWEEN 7-27 PERCENT

SAND - LESS THAN 52 PERCENT

3. ORGANIC MATTER SHALL BE 5-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT THE SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

5. ORGANIC MATERIAL COMPOSTED FOR A MINIMUM OF SIX (6) MONTHS AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLEADWATER, TEXAS; PROFESSIONAL BLENDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ADO GRC MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN, LIVING EARTH TECHNOLOGY, LEPER APPLIED EQUAL.

F. ORGANIC FERTILIZER: SUSTANE, FERTILAD, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM SOX SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM OF 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING: SHALL BE RYERSON "ESTATE CURBING", DARK GREEN, 1/8" X 4" WITH STAKES FOUR (4) FEET ON CENTER OR APPROVED EQUAL.

B. TREE STAKING MATERIALS SHALL BE AS FOLLOWS:

1. POST: STUDDED "T" - POST, NO. 1 ARMCOR WITH ANCHOR PLATE; SIX (6) FEET IN LENGTH, PAINT FLAT BLACK, PRIOR TO INSTALLING.

2. WIRE: 12 GAUGE SINGLE STRAND, GALVANIZED WIRE.

3. RUBBER HOSE: 2 PLY, FIBER REINFORCED HOSE, MINIMUM HALF (1/2) INCH INSIDE DIAMETER, COLOR BLACK.

4. FILTER FABRIC: MIRAFI 140N CELESTINE FIBERS MARKETING COMPANY, AVAILABLE AT CMC REBAR CO., (214)-631-5250 OR AS APPROVED.

PART 3 - EXECUTION

3.1 BED FERTILIZER AND FERTILIZATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE LANDSCAPE ARCHITECT/ENGINEER/OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BED BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. IN ADDITION AT EACH CORNER OF PLANTING BED, REMOVE THE EXISTING SOIL TO A DEPTH OF SIX (6) INCHES TO ALLOW FOR THE AMENDMENTS. THEN TILL EXISTING SOIL TO A DEPTH OF SIX (6) INCHES PRIOR TO FERTILIZER AND COMPOST APPLICATION. FINAL CONDITION OF EXISTING SOIL TO BE FINE, FRIABLE, CONSISTENT DEPTH, AND FREE OF ROCKS AND ROOTS. ALL CLOSURES WHEN COMPLETELY FERTILIZED, APPLY FERTILIZER AS PER MANUFACTURER RECOMMENDATIONS. ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6) INCHES OF EXISTING SOIL.

2. APPLY ORGANIC FERTILIZER SUCH AS SUSTANE OR GREEN SENSE AT THE RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

3. ALL PLANTING BED AREAS SHALL RECEIVE A THREE (3) INCH LAYER OF SPECIFIED MULCH.

4. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE, FREE FROM LARGE CLUMPS, ROCK, DEBRIS, CALICHE, SUBSOIL, ETC., PLACED IN NINE (9) INCH LAYERS AND WATERED IN THOROUGHLY.

5. GRASS AREA:

1. AREAS TO BE SOLID SOD GRASS TYPES SPECIFIED; BLOCKS OF SOD SHOULD BE LAID END TO END (WITH STAGGERING JOINTS) AFTER FERTILIZING THE GROUND FIRST. WATER AND ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. ROLLING IS TO BE COMPLETED WITHIN 24 HOURS OF INSTALLING THE SOD. THE LANDSCAPE ARCHITECT/ENGINEER/OWNER MAY REQUEST ADDITIONAL ROLLING BY THE LANDSCAPE CONTRACTOR OVER GRASS AREAS TO ACHIEVE THE FINAL SMOOTH SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOP SOIL WHERE THEY ARE EVIDENTLY GAPPED OPEN. THEN WATERED THOROUGHLY.

2. AREAS TO BE HYDRU MULCHED GRASS SEED: HYDRU MULCH WITH SPECIFIED SEED OR COMMON BERMOUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET. USE A FOUR (4) FOOT X EIGHT (8) FOOT BATTER BOARD AGAINST BED AREAS TO REDUCE OVER SPRAY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND ARE READY FOR PLANTING. ALL SHIPMENTS OF MATERIALS SHALL BE THOROUGHLY PROTECTED FROM DRYING WINDS DURING TRANSPORT. ALL PLANTS, WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO SITE, SHALL BE WELL PROTECTED AGAINST POSSIBILITY OF DRYING BY WIND AND SUN. BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SANDWICH OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE LANDSCAPE ARCHITECT/ENGINEER FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OR EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATION TO THE FINISH GRADE THAT IT DID TO SOIL SURFACE IN PLACE OF GROWTH. NOTE TO ALLOW AS MUCH AS TWO (2) FEET FOR SETTLEMENT IN CLAY SOIL.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO (2) FEET, TWENTY-FOUR (24) INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6) INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HULL FILL WITH TOP SOIL ALL ROCKS OR STONES OVER ONE (1) INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING FROM CONTAINERS.

G. DIG A WIDE, ROUGH SIDED HOLE EXACTLY THE SAME DEPTH AS THE HEIGHT OF THE BALL, ESPECIALLY AT THE SURFACE OF THE GROUND. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLOK OR GLAZED, DO NOT DRILL OR AUGER HOLES IN CLAY SOILS.

H. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN TWENTY FOUR (24) HOURS, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE TWO FOUR (4) FOOT DEEP PIER HOLE DRAINAGE ADDED.

I. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND ONE (1) PART BED PREPARATION. WHEN HOLE IS DUG IN SOIL, BACKFILL WITH THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP THIRD OF THE BALL, AS WELL AS THE NYLON, PLASTIC STRONG AND WIRE MESH FROM THE BURLAP. BE AWARE OF SOIL PLACED ON TOP OF THE ROOT BALL DURING DRAINING. THIS SOIL TO BE REMOVED ALONG WITH ANY GRASS, WEEDS, VINES TO EXPOSE THE ROOT FLARE AND NATIVE SOIL.

J. DO NOT WRAP TREES.

K. DO NOT PRUNE TREES, UNLESS DIRECTED BY LANDSCAPE ARCHITECT/ENGINEER.

L. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALONG THE TREE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL UNPLANTED AND MULCH WITH AT LEAST THREE (3) INCHES OF SPECIFIED AND APPROVED MULCH.

3.2 INSTALLATION (CONTINUED)

M. ALL PAINT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF THREE (3) INCHES OVER THE ENTIRE BED OR PIT.

N. OBSTRUCTION BELOW GROUND: IN THE EVENT ROCK OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE LANDSCAPE ARCHITECT/ENGINEER/OWNER, WHERE LOCATIONS CAN NOT BE CHANGED, THE OBSTRUCTION SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3) FEET BELOW GRADE AND NO LESS THAN SIX (6) INCHES BELOW BOTTOM OF THE BALL WHEN PLAN IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

O. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREE AGAINST SEASONAL WINDS. LANDSCAPE CONTRACTOR TO INSPECT AND MAINTAIN STAKES IN A SECURED CONDITION DURING CONSTRUCTION UNTIL FINAL ACCEPTANCE.

P. PRUNING AND MULCHING: EACH AREA SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AND IN THE MANNER FITTING ITS USE IN THE LANDSCAPE DESIGN.

1. DEAD WOOD OR SUCKERS AND BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED; GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.

2. PRUNING SHALL BE DONE WITH CLEAN SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH LAYER OF SPECIFIED MULCH THREE (3) INCHES IN DEPTH. THIS LIMIT OF GENERAL TIPPING OF ALL BRANCHES IS NOT PERMITTED.

4. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

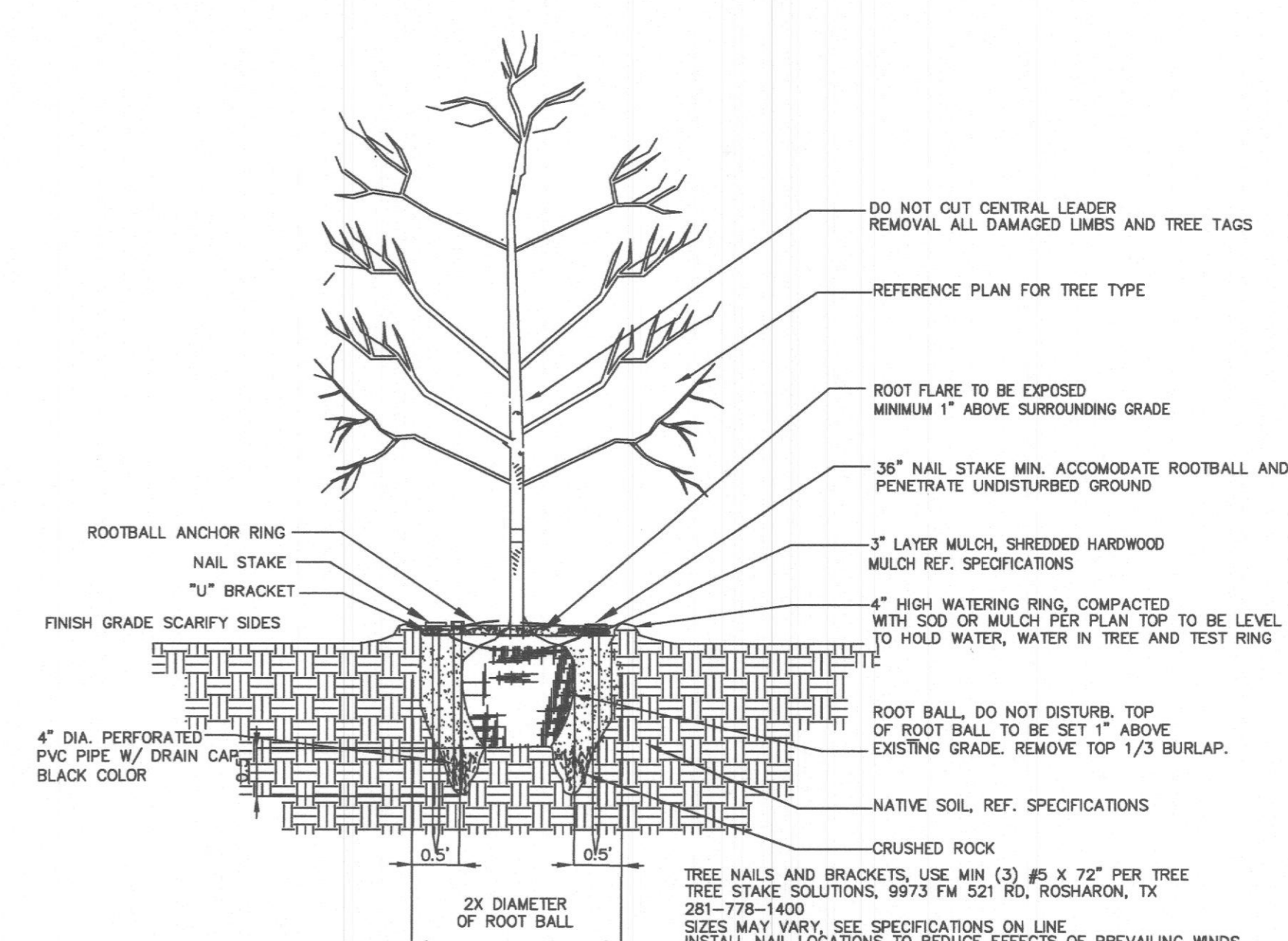
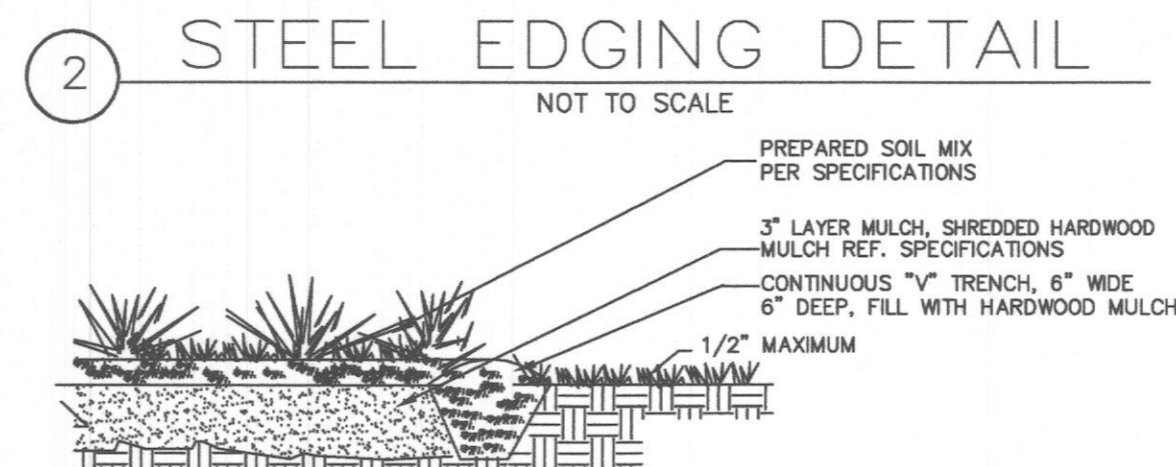
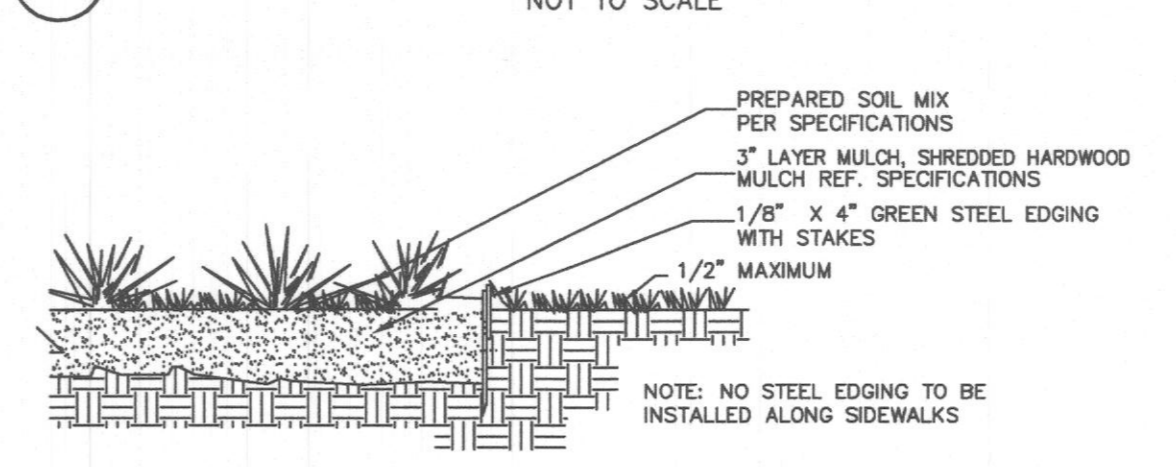
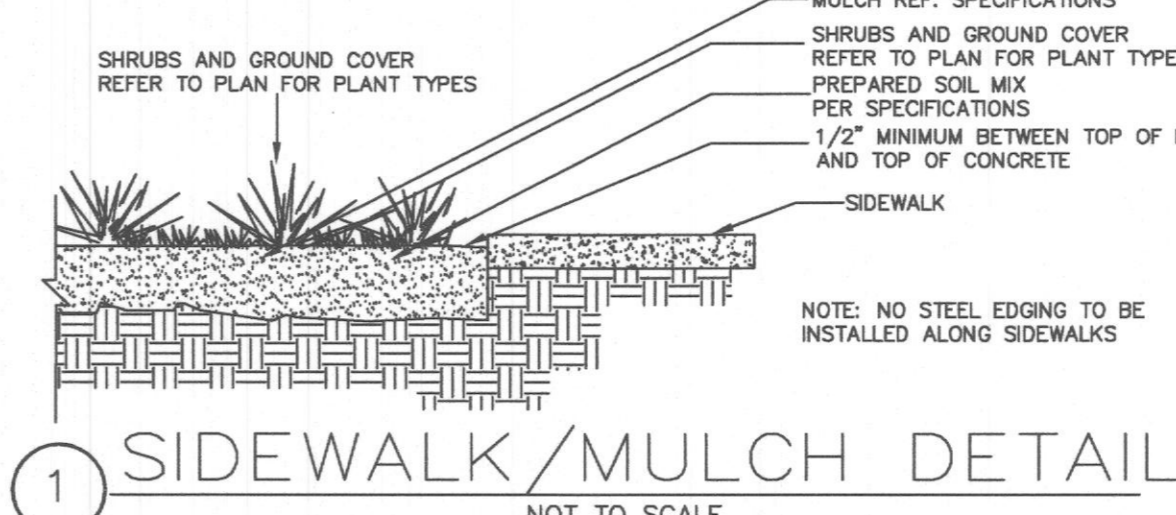
5. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR BACK OF CURBS.

6. CUT AN EDGE ON THE STEEL CURBING AT 45 DEGREE ANGLE WHERE EDGING MEETS PAVING EDGES. FILE EDGES CUT TO BE ROUNDED, SMOOTH AND NOT SHARP.

3.3 CLEANUP AND FINAL ACCEPTANCE

A. CLEANING: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREA FOR ALL MATERIALS SHALL BE ORGANIZED THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING AT END OF EACH DAY'S WORK.

1. ON LEAD APPLIED FOR OR PROJECTS TO BE LEED CERTIFIED COORDINATE WITH THE GENERAL CONTRACTOR FOR ACCEPTABLE DISPOSAL OF TRASH, WASTE, SOILS, PLANT MATERIALS, FERTILIZERS SO AS RECYCLE CREDITS MAYBE TRACKED BY VOLUME.



FOR LARGE CANOPY TREES STAKING & TREE DETAIL

5 TREE PLANTING DETAIL

NOT TO SCALE

STANDARD SITE PLAN WORDING

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

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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 Dept. of the City of Rockwall on the 13th day of May 2021

WITNESS OUR HANDS, this 14th day of May 2021

N/A
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

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T.H. PRITCHETT, R.L.A.
No. 2115 ON 04/10/2021

NO.	DATE	REVISION

THP T. H. Pritchett / Associates
LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.969-3535

LANDSCAPE PLAN SPECS AND DETAILS

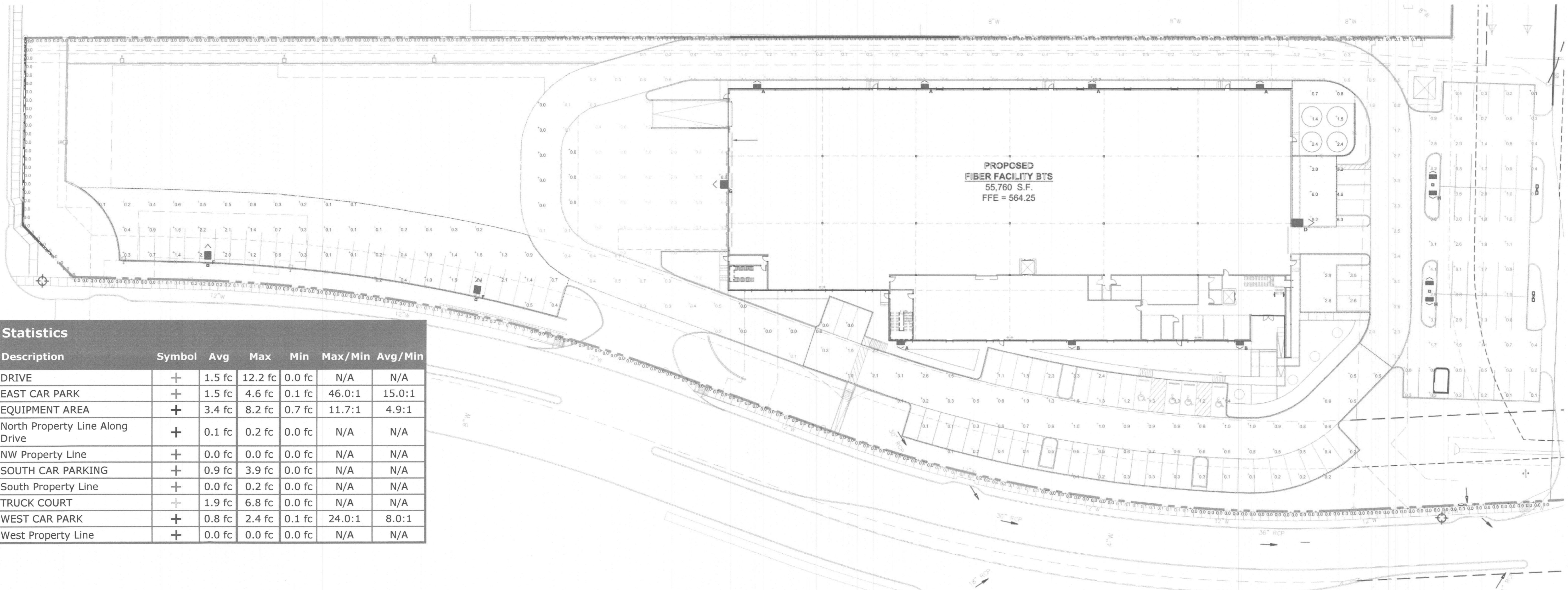
CHANNELL COMMERCIAL CORP.

WEST PARKING & STORAGE LAYOUT

1700 JUSTIN ROAD

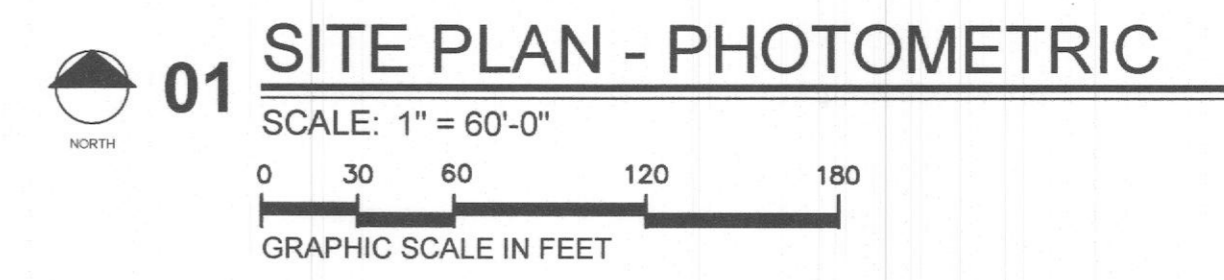
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	04/30/2021	1"=30'			LAW-2



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE	+	1.5 fc	12.2 fc	0.0 fc	N/A	N/A
EAST CAR PARK	+	1.5 fc	4.6 fc	0.1 fc	46.0:1	15.0:1
EQUIPMENT AREA	+	3.4 fc	8.2 fc	0.7 fc	11.7:1	4.9:1
North Property Line Along Drive	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
NW Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SOUTH CAR PARKING	+	0.9 fc	3.9 fc	0.0 fc	N/A	N/A
South Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
TRUCK COURT	+	1.9 fc	6.8 fc	0.0 fc	N/A	N/A
WEST CAR PARK	+	0.8 fc	2.4 fc	0.1 fc	24.0:1	8.0:1
West Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule																	
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
⌘	A		5	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	51.34	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
⌘	B		2	Lithonia Lighting	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution		1	RSX1_LED_P3_40K_R4.ies	14206	1	0.96	109.44	100%	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2		
⌘	D		1	Lithonia Lighting	RSX3 LED P4 40K R4	RSX Area Fixture Size 3 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX3_LED_P4_40K_R4.ies	40976	1	0.96	311.92	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G5		
⌘	F		2	Lithonia Lighting	RSX1 LED P1 40K AFR HS	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution with HS Shield		1	RSX1_LED_P1_40K_AFR_HS.ies	5630	1	0.96	51.3435	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		
⌘	G		1	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution		1	RSX2_LED_P4_40K_R4.ies	25328	1	0.96	189.54	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G4		
⌘	H		2	Lithonia Lighting	RSX1 LED P1 40K AFR	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type AFR Distribution		1	RSX1_LED_P1_40K_AFR.ies	7111	1	0.96	102.68	100%	TYPE II, SHORT, BUG RATING: B1 - U0 - G1		



STANDARD SITE PLAN WORDING
 City of Rockwall
 Planning and Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

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 and Zoning Department of the City of Rockwall on the 13th day of May 2021.

WITNESS OUR HANDS, this 14th day of May 2021

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

CHANNELL CAMPUS IMPROVEMENTS
 ROCKWALL, TEXAS
 1700 JUSTIN ROAD

MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.
 1440 DALLAS PARKWAY
 SUITE 200
 DALLAS, TEXAS 75244
 972-980-8800

PROJECT NO: 20-205
 DATE: 05.03.2021
 DRAWN BY: DBC
 CHECKED BY: DDM
 SHEET: SITE PLAN - PHOTOMETRIC

A9.03-E
 CASE # SP2021-011



May 14, 2021

TO: David Meinhardt
Meinhardt & Associates
14643 Dallas Parkway, Suite 636
Dallas, TX 75254

COPY: William Channell, Jr.
Channell Corporation
1700 Justin Road
Rockwall, TX 75087

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

SUBJECT: SP2021-011; *Amended Site Plan for Channell Commercial Corporation*

Mr. Meinhardt:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by City staff on May 13, 2021. The following is a record of all recommendations and conditions of approval:

Staff Recommendations

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

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,


David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Friday, May 7, 2021 5:06 PM
To: 'David Meinhardt'
Subject: RE: 20205 - Channell Fiber Facility_Site Approval Comments
Attachments: Engineering Mark-Ups [SP2021-011 - Channell -2] (05.03.2021).pdf

Michael,

Please see the attached mark-ups from the engineering department that must be addressed prior to final approval. Once addressed, please forward to me a revised plan for final review.

Let me know if you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: David Meinhardt [mailto:dmeinhardt@m-aarch.com]
Sent: Monday, May 3, 2021 7:39 AM
To: Gonzales, David
Subject: FW: 20205 - Channell Fiber Facility_Site Approval Comments

David:

Please see the attached response for the architectural, landscape and lighting portions of our Site Plan submittal. Let me know if there are any questions or adjustments you would like to see.

Thank you

David Meinhardt

Meinhardt & Associates Architects, P.L.L.C.
14643 Dallas Parkway | Suite 636 | Dallas TX 75254
972.934.5406 direct | 214.794.7905 cell
✉ dmeinhardt@m-aarch.com
www.meinhardtandassociates.com

From: Derek Clark <dclark@m-aarch.com>
Sent: Saturday, May 1, 2021 9:27 AM

To: David Meinhardt <dmeinhardt@m-aarch.com>
Subject: 20205 - Channell Fiber Facility_Site Approval Comments

Arch, Landscape, and Sight Photometrics combined PDF attached.

M&A Server only

<\\MA-SERVER-02\Projects\MISC\20205-CHANNELL Corp\CDs Shell\PDFs\2021.05.01-Site Approval Response>

Regards,

Derek Clark

Meinhardt & Associates Architects, P.L.L.C.
14643 Dallas Parkway | Suite 636 | Dallas TX 75254
972.980.8980 | DIR 972.934.5407
✉ dclark@m-aarch.com

From: Derek Clark
Sent: Saturday, May 1, 2021 8:51 AM
To: David Meinhardt <dmeinhardt@m-aarch.com>
Subject: FW: Staff Comments -Channell Campus Improvements

Landscape received see below.

Derek Clark

Meinhardt & Associates Architects, P.L.L.C.
14643 Dallas Parkway | Suite 636 | Dallas TX 75254
972.980.8980 | DIR 972.934.5407
✉ dclark@m-aarch.com

From: t pritch <landdesignplan2@sbcglobal.net>
Sent: Saturday, May 1, 2021 8:35 AM
To: Derek Clark <dclark@m-aarch.com>; Ed Burke <eburke@channell.com>
Subject: Re: Staff Comments -Channell Campus Improvements

Derek,

Please find the updated landscape plan per the city comment on a plant count at two locations on the LAW-1 plan.

I am also resending the specs and details with the same date so its a set.

Thank you,

Tom Pritchett

*T. H. PRITCHETT / Associates
Landscape Architect Texas #2115
Licensed Irrigator Texas # LI0019104
1218 Camino Lago
Irving, Texas 75039
Phone 214-697-2580*

*please add new email for
tom@thpritchett.associates*

visit New Website at
www.thpritchett.associates

On Wednesday, April 28, 2021, 11:38:47 AM CDT, t pritch <landdesignplan2@sbcglobal.net> wrote:

Derek,

I will review the comments and let you know.

Thanks

Tom Pritchett

*T. H. PRITCHETT / Associates
Landscape Architect Texas #2115
Licensed Irrigator Texas # LI0019104
1218 Camino Lago
Irving, Texas 75039
Phone 214-697-2580*

please add new email for
tom@thpritchett.associates

visit New Website at
www.thpritchett.associates

On Wednesday, April 28, 2021, 10:30:24 AM CDT, Derek Clark <dclark@m-aarch.com> wrote:

Hey Tom – Can you revise your sheets to include the highlighted items attached?

Actually don't worry about the Sig Block. I'll add that for you.

Can you send by Friday?

Regards,

Derek Clark

Meinhardt & Associates Architects, P.L.L.C.

14643 Dallas Parkway | Suite 636 | Dallas TX 75254

972.980.8980 | DIR 972.934.5407

✉ dclark@m-aarch.com

From: David Meinhardt <dmeinhardt@m-aarch.com>
Sent: Monday, April 26, 2021 12:28 PM
To: Derek Clark <dclark@m-aarch.com>
Cc: Quadri Akamo <qakamo@pkce.com>
Subject: FW: Staff Comments -Channell Campus Improvements

Derek:

Please see the attached and address the comments accordingly. I would include the case number and signature block and re-send the backgrounds to LS.

Quadri:

I am not sure if you have already seen the attached comments as part of your engineering review or not. I was surprised to see them added here.

David Meinhardt

Meinhardt & Associates Architects, P.L.L.C.

14643 Dallas Parkway | Suite 636 | Dallas TX 75254

972.934.5406 direct | 214.794.7905 cell

✉ dmeinhardt@m-aarch.com

www.meinhardtandassociates.com

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Monday, April 26, 2021 12:15 PM
To: David Meinhardt <dmeinhardt@m-aarch.com>
Subject: Staff Comments -Channell Campus Improvements

David,

Please find attached the staff comments for the Channell project. Please address all comments and forward revisions as soon as possible for a subsequent/final review by staff.

Let me know if you have any questions.

Thank you,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER

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972.772.6488 OFFICE

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