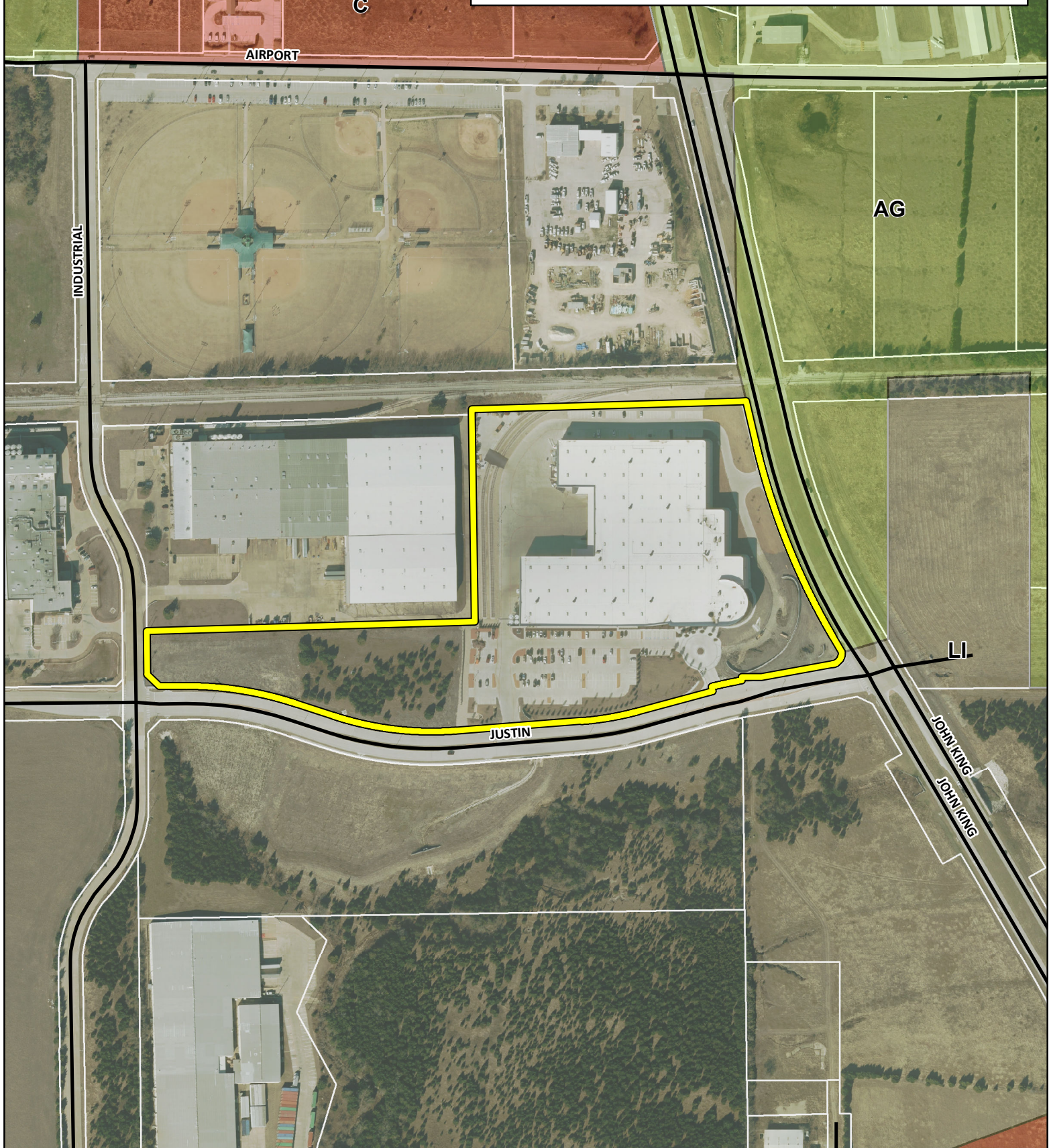




SP2019-045 - SITE PLAN FOR CHANNELL COMMERCIAL CORP.
SITE PLAN - LOCATION MAP =



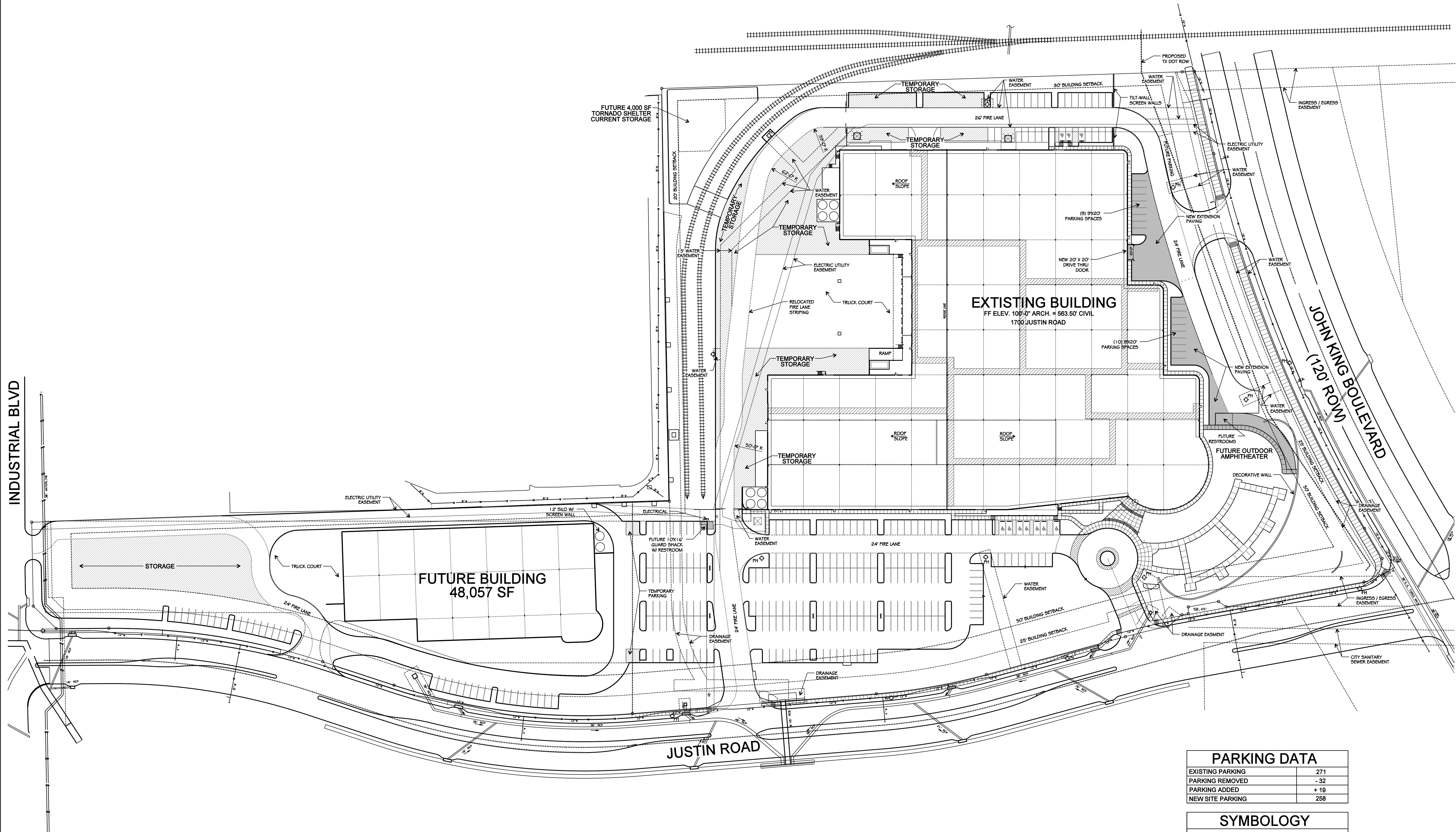
City of Rockwall

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

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



INDUSTRIAL BLVD



PARKING DATA

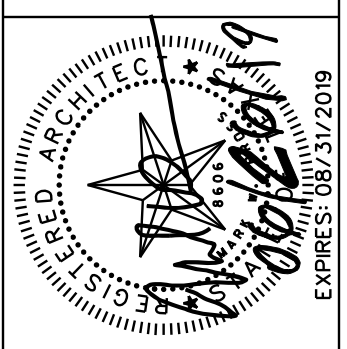
EXISTING PARKING	271
PARKING REMOVED	- 32
PARKING ADDED	+ 19
NEW SITE PARKING	258

SYMBOLOLOGY

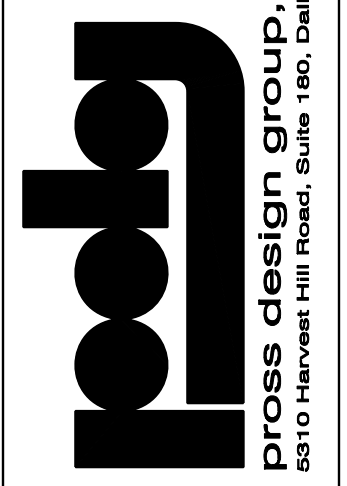
	PROPOSED AREAS OF CONSTRUCTION
--	--------------------------------

NORTH

1 SITE PLAN
SCALE: 1"=60'-0"



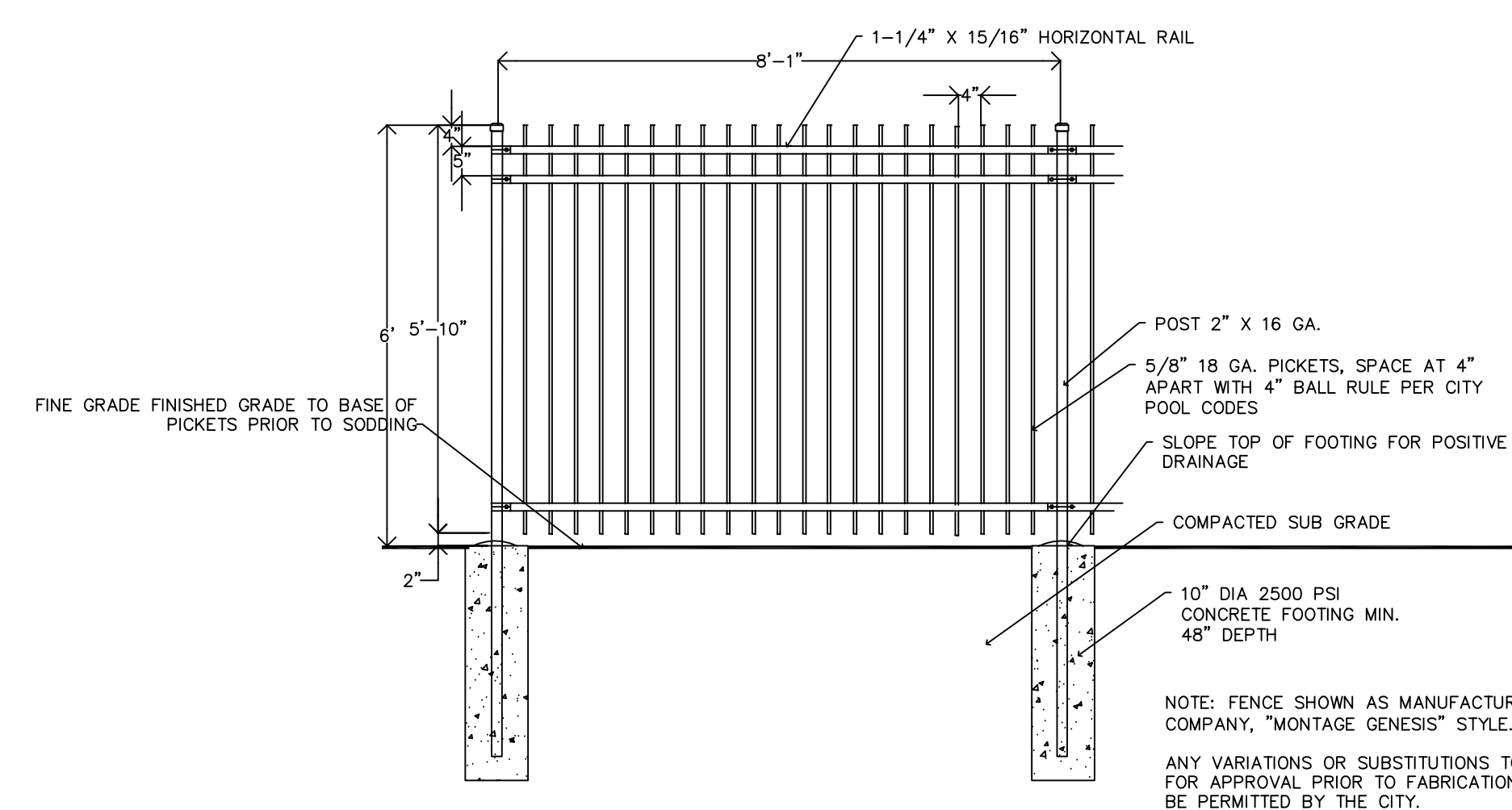
drawn:
checked:
MARK W. PROSS
c/w
11/5/2019



CHANNELL
ROCKWALL, TEXAS
1700 JUSTIN ROAD

job no
1423
sheet
A1.0

U.P./DALLAS GARLAND N.E.
(A 100-FOOT RIGHT-OF-WAY)



1 SITE 6' HIGH FENCE DETAIL
N.T.S.

AMERISTAR
1555 N. MINGO, TULSA OK. 74116
1-888-333-3422
WWW.AMERISTARFENCE.COM

LANDSCAPE PLAN SYMBOLS

- IRON FENCE 6 FEET HIGH, SEE DETAIL 1 THIS SHEET
- LANDSCAPE BUFFER LIVING SCREEN CANOPY TREES 20'-0" MIN ON CENTER, ONE ROW PER ALTERNATE #1 ALL TREES TO BE INSTALLED OVER 4'-0" FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD. VERIFY THE LOCATIONS EVEN IF REQUIRED EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES.
- EVERGREEN SHRUBS FOR SCREENING
- EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE
- EVERGREEN GROUND COVER WITH STEEL EDGING
- BERMUDA GRASS-ON SITE, ROLL TWO TIMES, SEE DETAILS

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLODS TO MAX 1" SIZES, REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN, FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER INSTRUCTIONS.
6. INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"-2" HIGH.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

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.

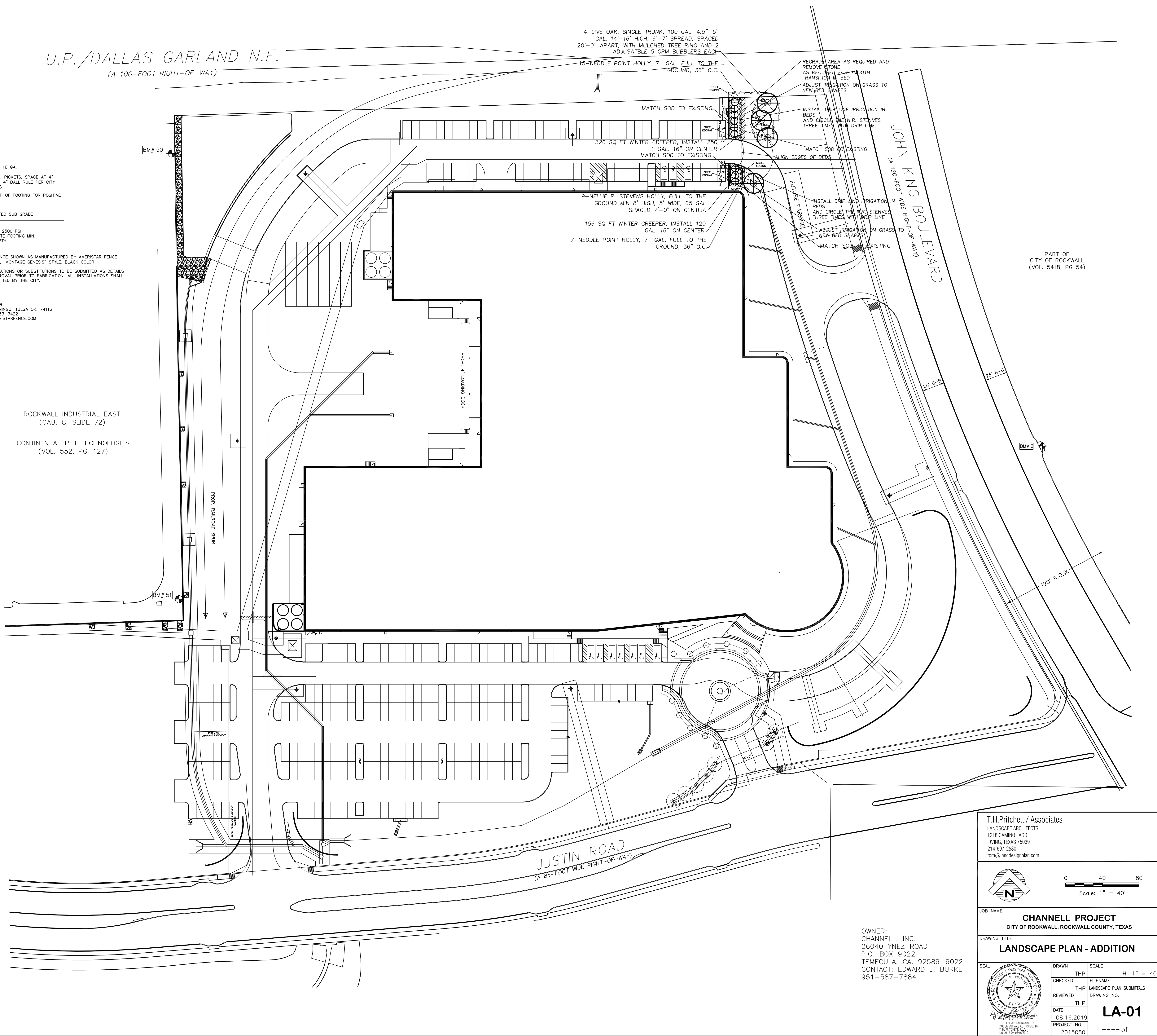
CITY OF ROCKWALL MAINTENANCE NOTE:

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

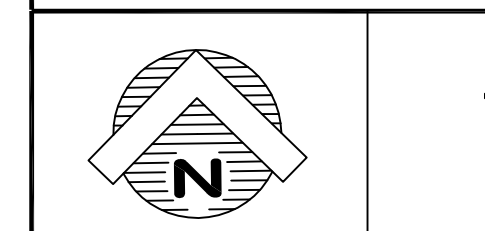
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

ROCKWALL INDUSTRIAL EAST
(CAB. C, SLIDE 72)
CONTINENTAL PET TECHNOLOGIES
(VOL. 552, PG. 127)



PART OF
CITY OF ROCKWALL
(VOL. 5418, PG 54)

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com



JOB NAME CHANNELL PROJECT CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS			
DRAWING TITLE LANDSCAPE PLAN - ADDITION			
SEAL	DRAWN	THP	SCALE H: 1" = 40'
	CHECKED	THP	FILENAME LANDSCAPE PLAN SUBMITTALS
	REVIEWED	THP	DRAWING NO.
	DATE	THP	LA-01
PROJECT NO.	2015080	--- of ---	

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884