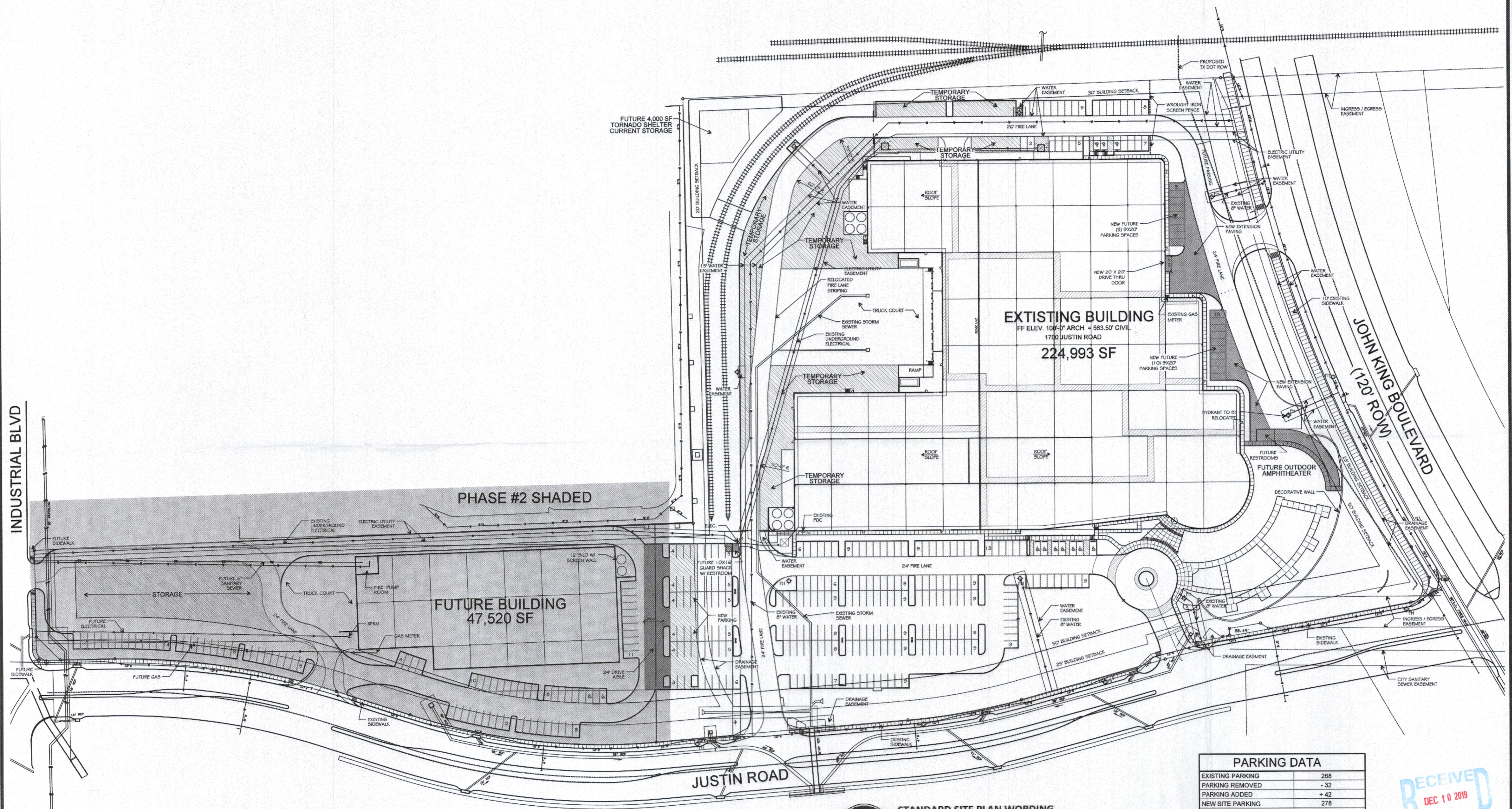


© 2014. THIS DOCUMENT AND THE DESIGNS CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP.

drawn:  
checked  
MARK W. PROSS  
CATE  
12/2/2019



PROPOSED USE	AREA	FACTOR	SPACES
OFFICE - B1 OCC.	1,000 SF	300	3
MANUFACTURING - F1 OCC.	10,000 SF	500	20
WAREHOUSE - S1 OCC.	36,520 SF	1000	37
<b>TOTAL</b>	<b>47,520 SF</b>		
- REQUIRED			60 (2 HC)
- PROVIDED			83 (2 HC)
			23 EXCESS

	GAS
	SANITARY SEWER
	WATER
	ELECTRICAL

**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 [10th] day of [December], [2019].

WITNESS OUR HANDS, this [10th] day of [December], [2019].

*[Signature]*  
 Director of Planning and Zoning

EXISTING PARKING	268
PARKING REMOVED	- 32
PARKING ADDED	+ 42
NEW SITE PARKING	278
PROPOSED NEW PARKING	278 = NO VARIANCE NEEDED

NOTE: SEE PHASE II OVERPARKING TO BE USED IN THE FUTURE.

	PROPOSED AREAS OF CONSTRUCTION
	PHASE II WORK



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

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



**pross design group, incorporated**  
 6810 Harvest Hill Road, Suite 150, Dallas, Texas 75226, 972/768-1400

**CHANNEL**  
 ROCKWALL, TEXAS  
 1700 JUSTIN ROAD

job no  
1423  
sheet  
**A1.0**