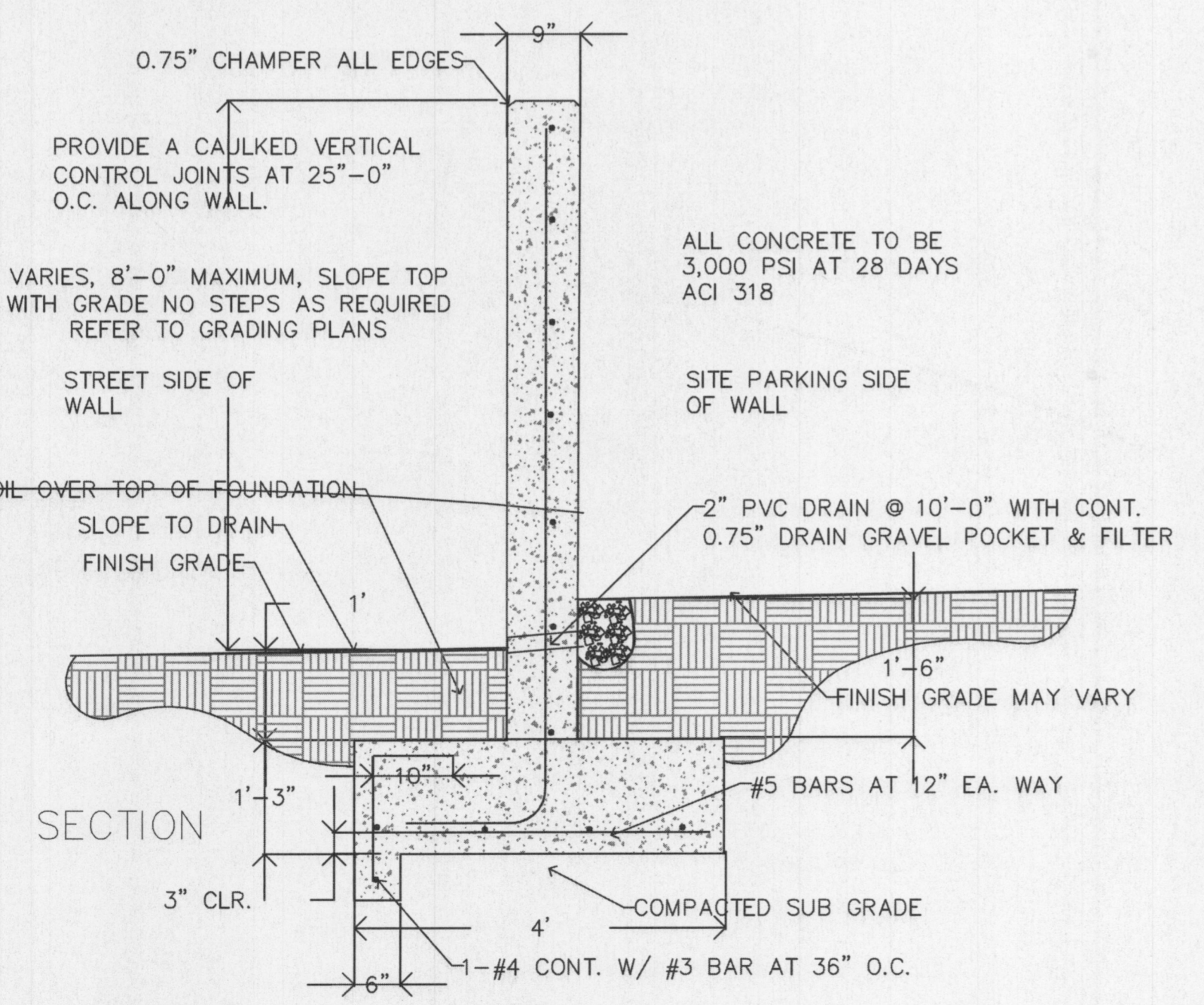


- LANDSCAPE / IRRIGATION NOTES:**
1. ALL TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER, AND STORM LINES (&05.03.e, Art 08, UDC)
  2. IRRIGATION WILL MEET REQUIREMENTS OF UDC, (05.04, Art 08, UDC)



- 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 BE USED ON LANDSCAPE BEDS. NO CLEAN UP EXCEPT ON PAVING SURFACES.

**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 14 day of July, 2020.

WITNESS OUR HANDS, this 26 day of August, 2020

*[Signature]* *[Signature]*  
 Planning & Zoning Commission, Chairman      Director of Planning and Zoning

**SP-2020-011**

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 LANDSCAPE ARCHITECTS AND PLANNERS

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**T.H. PRITCHETT**  
 REGISTERED LANDSCAPE ARCHITECT  
 STATE OF TEXAS  
 2115

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 08/14/2020

NO.	DATE	REVISION

**T. H. Pritchett / Associates**  
 LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.869-3535

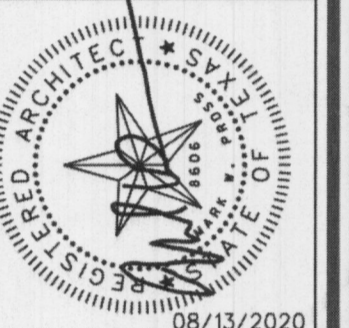
**ALTERNATE LANDSCAPE PLAN WEST**  
**CHANNELL COMMERCIAL CORP.**  
**WEST PARKING & STORAGE LAYOUT**  
**1700 JUSTIN ROAD**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
THP	THP	08/14/2020	1"=30'			SLPW-1



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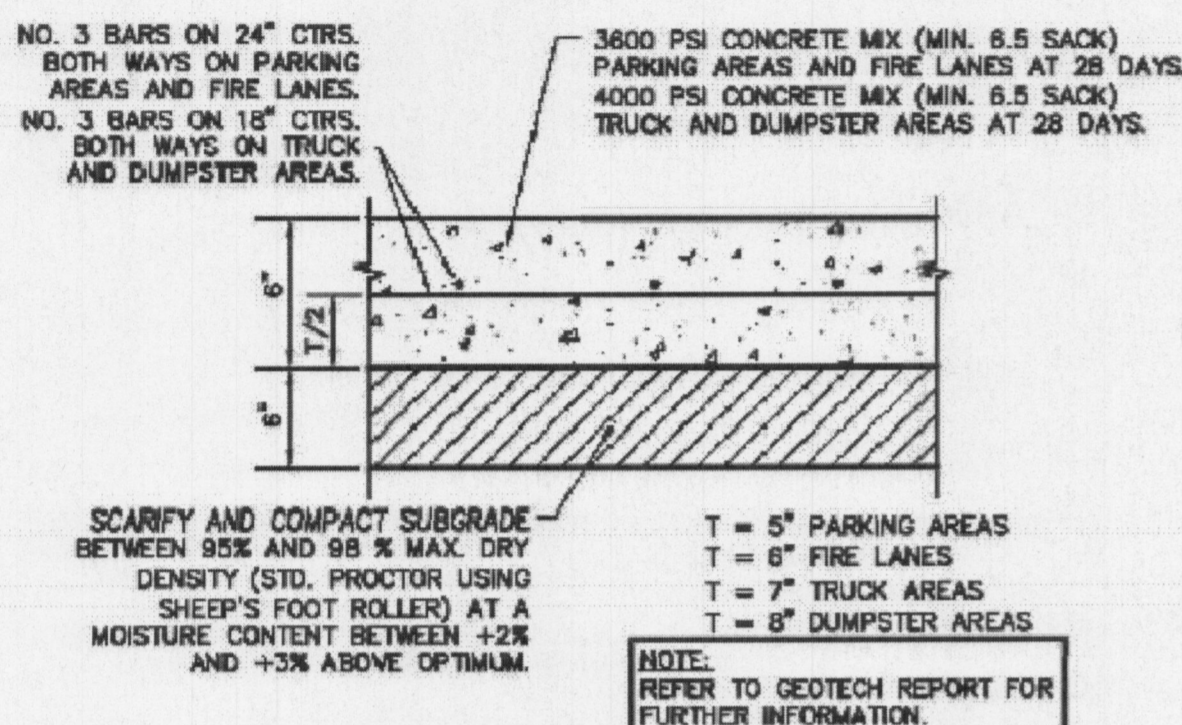
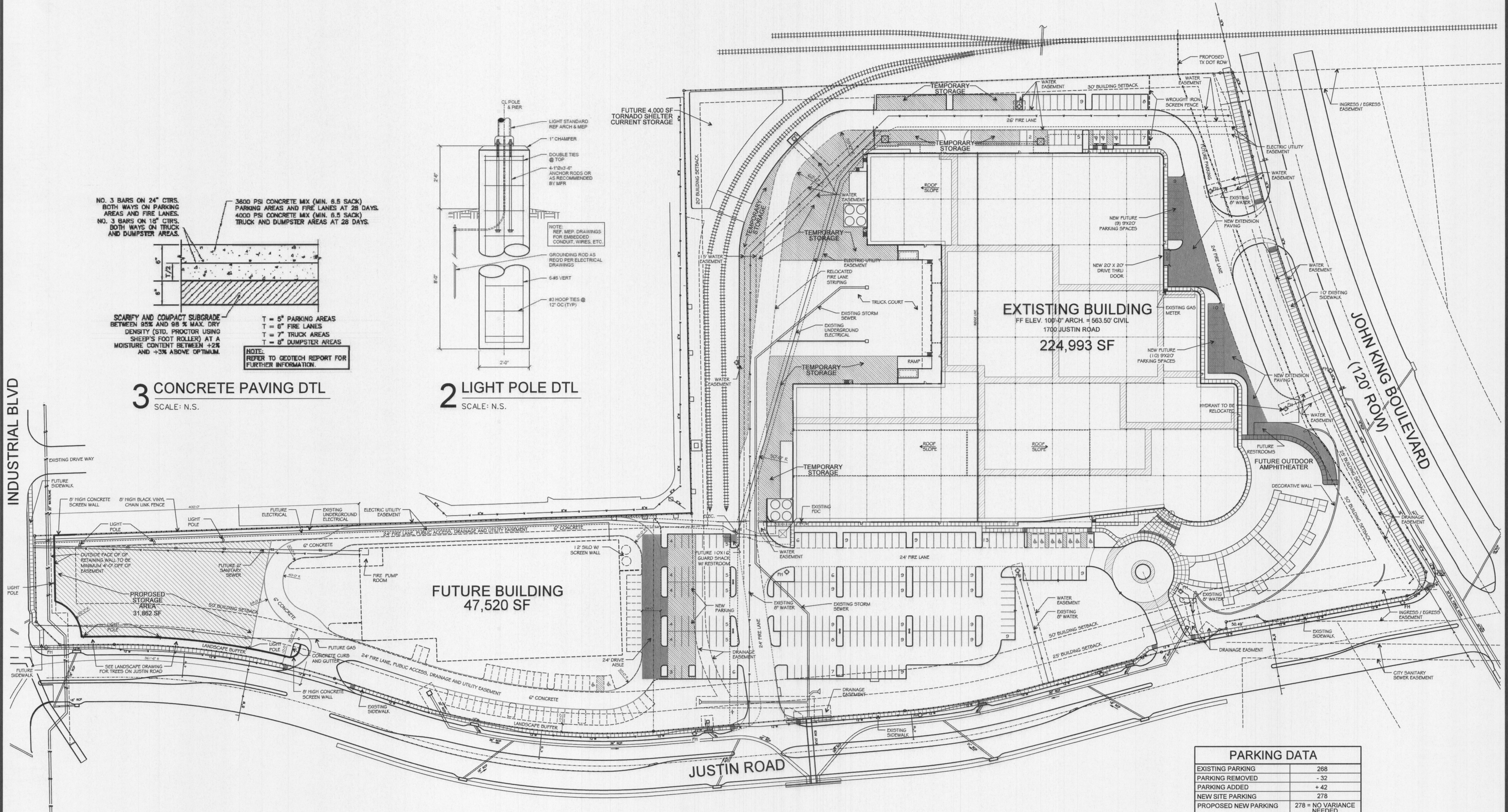
drawn: checked  
 MARK W. PROSS  
 date 08/13/2020



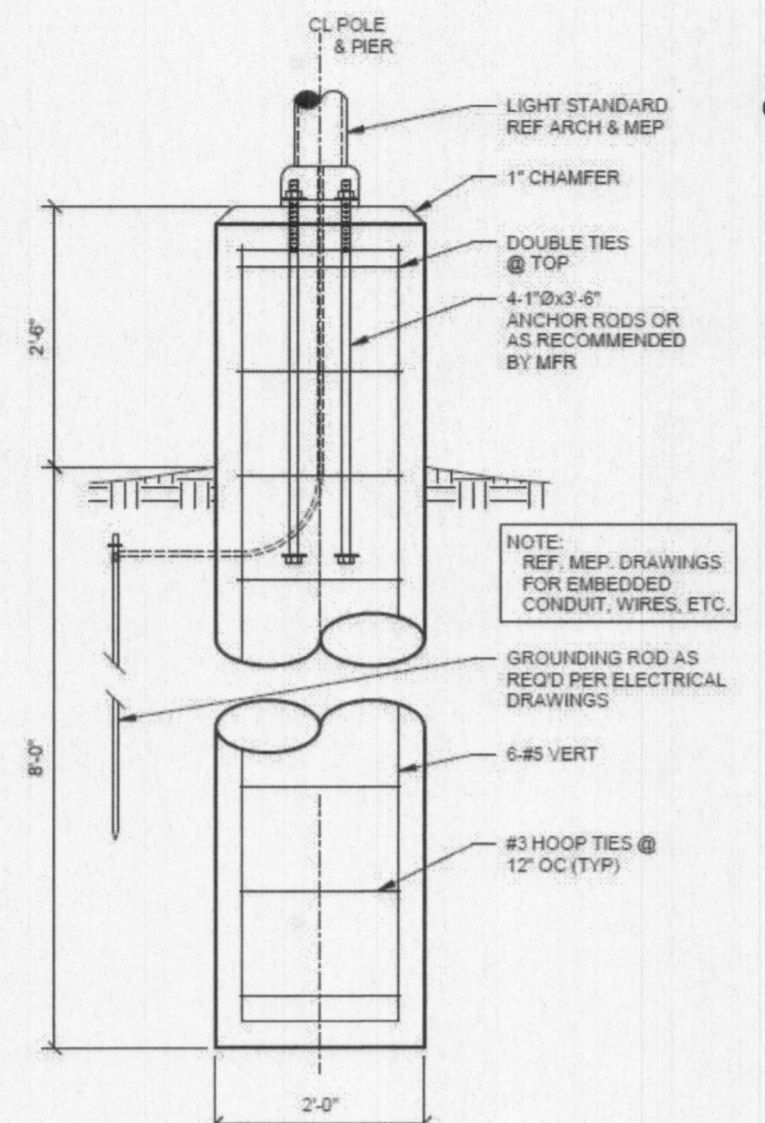
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**CHANNELL**  
 ROCKWALL, TEXAS  
 1700 JUSTIN ROAD

job no 1423  
 sheet  
**A1.0**



**3 CONCRETE PAVING DTL**  
 SCALE: N.S.



**2 LIGHT POLE DTL**  
 SCALE: N.S.

SYMBOLGY	
PROPOSED STORAGE AREA	31,862 SF
TOTAL SITE AREA	18,762 ACRES

SYMBOLGY	
—	GAS
—	SANITARY SEWER
—	WATER
—	ELECTRICAL

**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 Commission of the City of Rockwall on the 14 day of July, 2020.  
 WITNESSE: EDWARD J. BURKE, August 2020.  
 Planning & Zoning Commission, Chairman      Director of Planning and Zoning

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

SYMBOLGY	
■	PROPOSED AREAS OF CONSTRUCTION
□	PHASE II WORK

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

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

CASE NUMBER: SP 2020-011