



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

IF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **501 INDUSTRIAL BLVD, ROCKWALL TX 75087**

SUBDIVISION **INDALLOY ADDITION** LOT **2** BLOCK **1**

GENERAL LOCATION **INTERSECTION OF RAILROAD RD AND INDUSTRIAL BLVD; NORTH OF I-30**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL** CURRENT USE **OFFICE, WAREHOUSE, MANUFACTURING**

PROPOSED ZONING **LIGHT INDUSTRIAL** PROPOSED USE **OFFICE, WAREHOUSE, MANUFACTURING**

ACREAGE **11.37 AC** 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 ALVAPLAST US DEVELOPMENT LLC	<input checked="" type="checkbox"/> APPLICANT HALFF ASSOCIATES
CONTACT PERSON CAROLINA MOLINA	CONTACT PERSON TJ MCDONALD
ADDRESS 1480 JUSTIN ROAD	ADDRESS 3803 PARKWOOD BLVD, SUITE 800
CITY, STATE & ZIP ROCKWALL, TX 75087	CITY, STATE & ZIP FRISCO, TX 75034
PHONE 469-402-1232	PHONE 214-937-3939
E-MAIL CMolina@sprpackaging.com	E-MAIL tjcdonald@halff.com

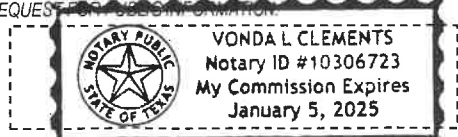
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marcus McKee [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 \$ 477.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF February 2023 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 15th DAY OF February 2023

OWNER'S SIGNATURE [Signature]



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

MY COMMISSION EXPIRES 1/5/2025



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:
 OVERLAY DISTRICT:

REVIEWED BY:
 REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.A, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>).	§05.03.C, of Art. 06
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05
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2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted) TRANSFORMERS TO BE SCREENED BY PLANTING/TREES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	§01.06, of Art. 05

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

Acceptable Landscape Materials:			Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)
✓ Trees not allowed in Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.
Protected Trees (That Will Remain On-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.
Identify Visibility Triangles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.
Landscape Buffer - Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.
Irrigation Requirements Note	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.
Hydro mulch (or non-sod option)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.
Rights-of-Way & Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).
			§07.01, of Art. 09
			§05.03.E, of Art. 08
			-
			§01.08, of Art. 05
			§05.01, of Art. 08
			§05.03.E, of Art. 08
			§05.04, of Art. 08
			Sec. 4.2, Coverage, Engr Standards of Design and Construction
			§05.03.G, of Art. 08

4.1 TREESCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL^X

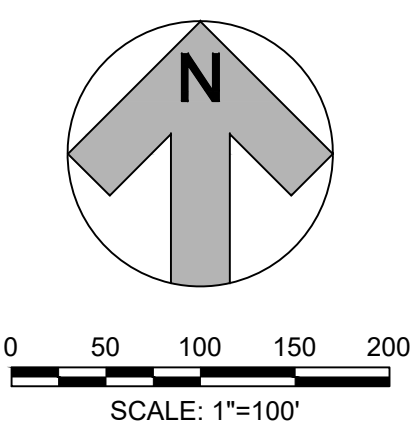
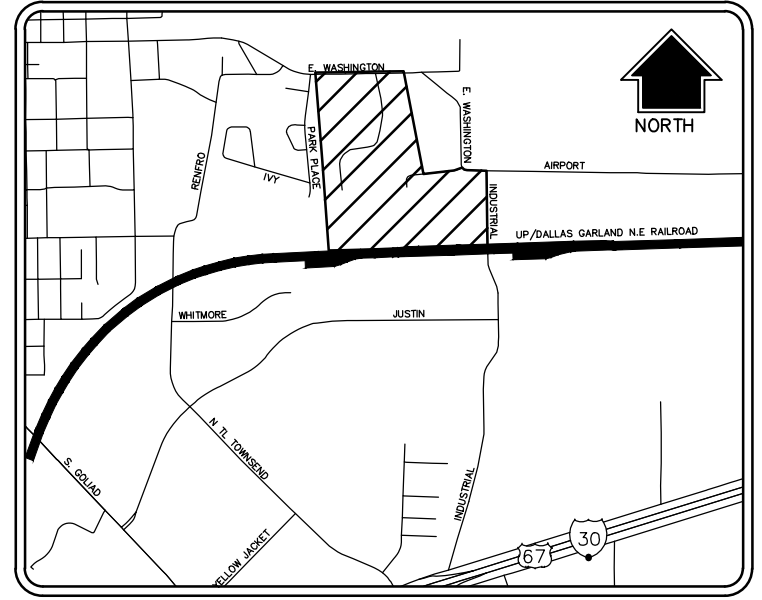
Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L) 	§04.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H 	§04.01.C.2, of Art. 05

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H) 	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H 	§05.01.C.2, of Art. 05

February 17, 2023 5000355330303\CADD\Sheets\FRC\Phase II\C-SITE-35533.dwg



SPR PACKAGING
SPR NORTH PHASE 2
 ROCKWALL, TEXAS
 INDALLOY ADDITION, BLOCK 1, LOT 2

HALFF
 3803 PARKWOOD BLVD, SUITE 800
 FRISCO, TEXAS 75034-8640
 TEL: 214-684-6274
 FAX: 214-684-6274
 TBPELS FIRM #F-312

Revision No.	Date	Description

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of,

BRIAN M. SATAGAJ 107708
 NAME P.E. NO.
 DATE 02/17/2022
 TBPELS Engineering Firm #312

Project No.: 35533
 Issued: FEB., 2023
 Drawn By: CAD
 Checked By: BMS
 Scale: AS SHOWN

Sheet Title
OVERALL SITE PLAN

C0.01
 Sheet Number

SURVEYOR

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 TEL: (214) 217-6461
 TBPELS FIRM# F-312

DEVELOPER/OWNER

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 ROCKWALL, TX 75087
 CONTACT: CAROLINA MOLINA
 EMAIL: CMOLINA@SPRPACKAGING.COM
 TEL: 469-402-1232

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 EMAIL: DMORALES@PDGARCH.COM
 TEL: (972) 759-1400

LANDSCAPE ARCHITECT

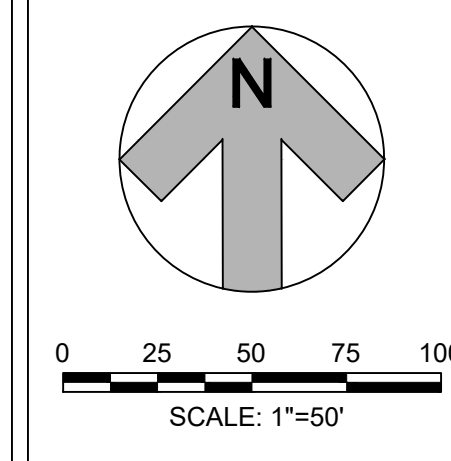
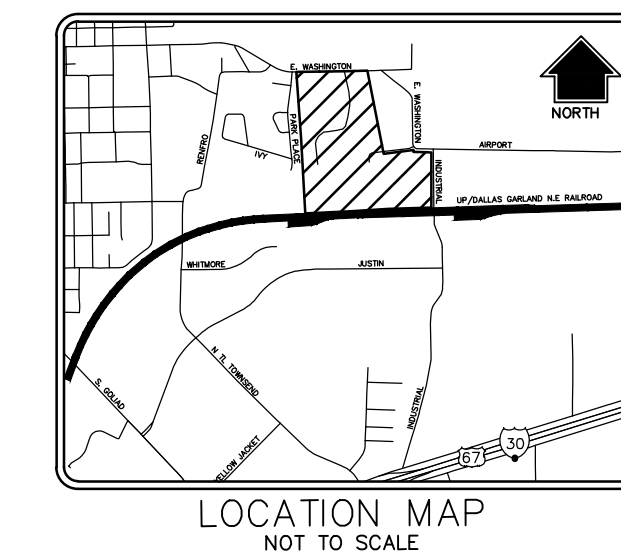
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 EMAIL: KHAUG@BELLEFIRMA.COM
 TEL: 214-865-7192

● BENCHMARK 1
 CENTER OF SANITARY SEWER
 MANHOLE LID, LOCATED 100
 FEET NORTHEAST OF THE
 EASTERN-MOST NORTHEAST
 PROPERTY CORNER
 ELEVATION=580.82'

● BENCHMARK 2
 CENTER OF SANITARY SEWER
 MANHOLE LID, LOCATED 18.5
 FEET NORTHWEST OF THE SOUTHEAST
 PROPERTY CORNER ELEVATION =577.13'

CASE NO. XXXX

CITY#: XXXX



SITE DATA:

CURRENT ZONING:	(L) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	
PHASE 1	
1st FLOOR EXISTING	78,682 SF
2nd FLOOR EXISTING	536 SF
2nd FLOOR NEW	1,483 SF
TOTAL	80,701 SF
PHASE 2	
1st FLOOR	54,134 SF
2nd FLOOR	34,291 SF
TOTAL	88,425 SF
FUTURE EXPANSION (ESTIMATED)	
1st FLOOR	25,866 SF
PARKING:	
NOTE:	
REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN	
EMPLOYEES PER SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE	
EMPLOYEE PARKING SPACES REQUIRED = 90 SPACES	
VISITOR PARKING SPACES REQUIRED = 20 SPACES	
TOTAL PARKING SPACES REQUIRED = 110 SPACES	
TOTAL PARKING SPACES PROVIDED = 146 SPACES	
ACCESSIBLE SPACES REQUIRED = 5 SPACES	
ACCESSIBLE SPACES PROVIDED = 5 SPACES	
*SPACES ARE INCLUDED IN TOTAL ABOVE	

EXISTING LEGEND

	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	POWER POLE
	STORM MANHOLE
	WATERLINE
	SEWER LINE
	EASEMENT LINE
	PROPERTY LINE
	CONTOUR LINE

LEGEND

	7" THICK, 3600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
--	--

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BENCHMARK 1
 CENTER OF SANITARY SEWER MANHOLE LID, LOCATED 100 FEET NORTHWEST OF THE EASTERN-MOST NORTHEAST PROPERTY CORNER ELEVATION=580.82'

BENCHMARK 2
 CENTER OF SANITARY SEWER MANHOLE LID, LOCATED 18.5 FEET NORTHWEST OF THE SOUTHEAST PROPERTY CORNER ELEVATION = 577.13'

CASE NO. XXXX

CITY#: XXXX

SPR PACKAGING
 SPR NORTH PHASE 2
 ROCKWALL, TEXAS
 INDALLOY ADDITION, BLOCK 1, LOT 2

HALFF
 3803 PARKWOOD BLVD, SUITE 800
 RICHARDSON, TEXAS 75082
 TEL: (214) 616-4370
 FAX: (214) 616-4374
 TBPELS FIRM# F-312

Revision No.	Date	Description

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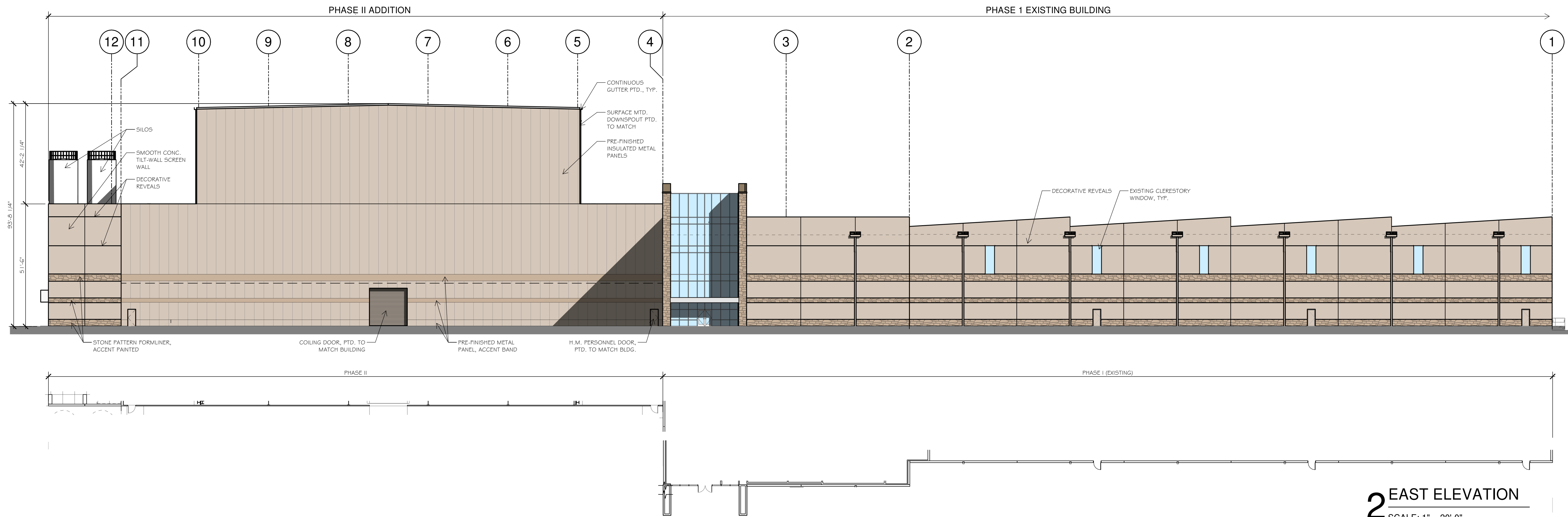
BRIAN M. SATAGAJ 107708
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Project No.:	35533
Issued:	FEB., 2023
Drawn By:	CAD
Checked By:	BMS
Scale:	AS SHOWN
Sheet Title	DETAIL SITE PLAN

C0.02
 Sheet Number

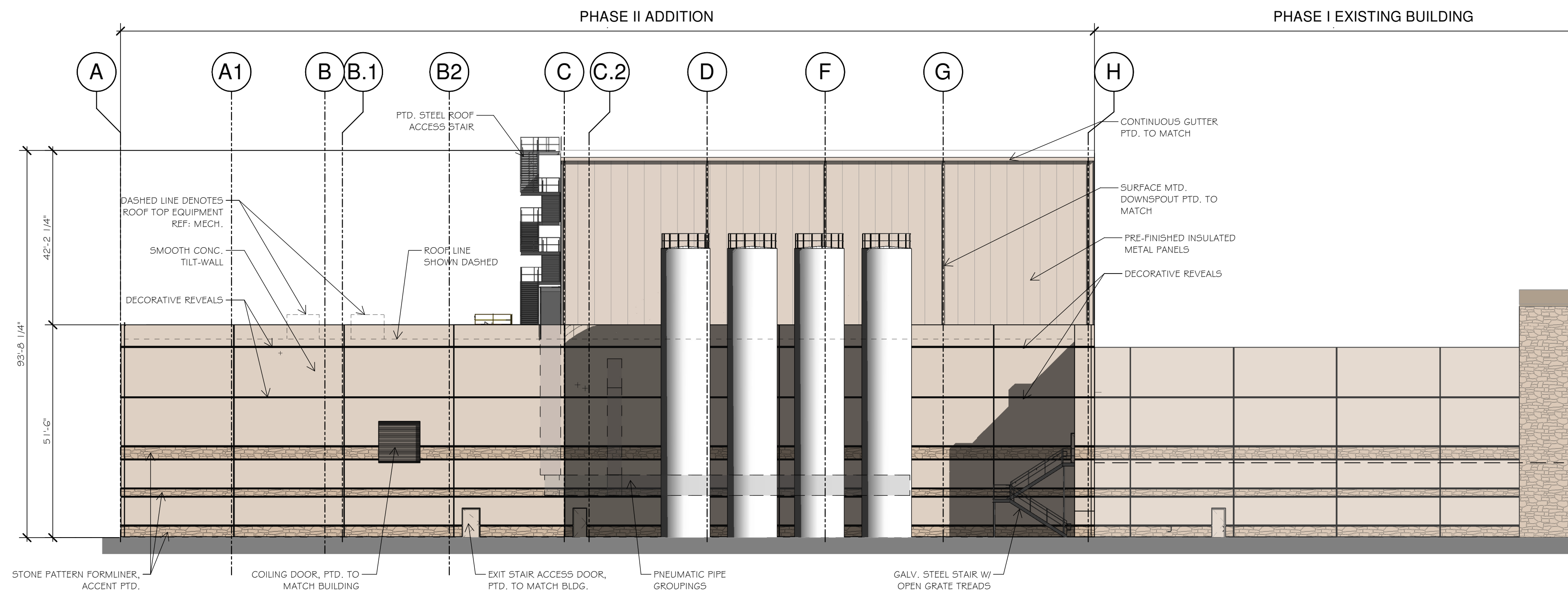
February 17, 2023 09:00:00 3553331003\CADD\Sheets\FRC\Phase I\IC-SITE-35533.dwg

2/16/2023 2:43:21 PM C:\Users\pdg35\Documents\2023 R25 SPR North - Phase 2_Central Model_sarellano\BYP22.vt
 © 2020 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.



2 EAST ELEVATION
SCALE: 1" = 20'-0"

PAINT SCHEME LEGEND	
(A) BASE PAINT COLOR	SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
(B) ACCENT PAINT COLOR 01	SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
(C) ACCENT PAINT COLOR 02	SHERWIN WILLIAMS - SW 7550 RESORT TAN
(D) METAL PANEL - ACCENT TRIM	METAL SPAN WEATHERXL - SADDLE TAN



1 SOUTH ELEVATION
SCALE: 1" = 20'-0"

FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	15,986 S.F.	31,704 S.F.	28,696 S.F.	45,868 S.F.
FACADE SQ. FT. EXCLUDING DOORS & WINDOWS	15,382 S.F.	31,194 S.F.	25,731 S.F.	43,187 S.F.
DOORS AND WINDOWS	604 S.F.	510 S.F.	2,965 S.F.	2,681 S.F.
INSULATED METAL PANELS (IMP)	43 S.F.	5,859 S.F.	7,129 S.F.	7,129 S.F.
MASONRY TOTAL	15,339 S.F. 99.7 %	25,335 S.F. 81.0 %	18,602 S.F. 72.0 %	36,058 S.F. 83.0 %

OWNER:
 ALVAPLAST U.S. DEVELOPMENT, LLC
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469. 402. 1232

ARCHITECT:
 PROSS DESIGN GROUP, INC.
 CONTACT: ROBERT PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972. 759. 1400

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 _____, 2023.
 WITNESS OUR HANDS, this _____ day of _____, 2023.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

drawn: MA
 checked: ROBERT PROSS
 date: 02/16/2023

#	DATE	DESCRIPTION

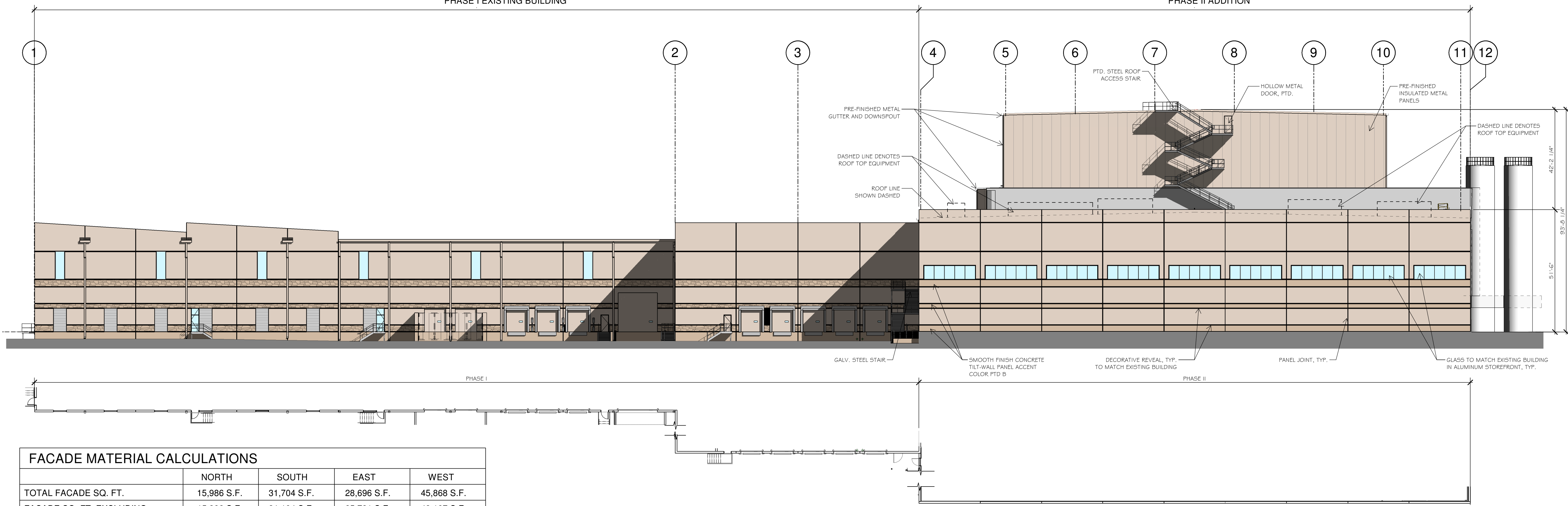
pross design group, incorporated
 5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

SPR PACKAGING
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS

job no
 2033
 sheet
A3-0

PHASE I EXISTING BUILDING

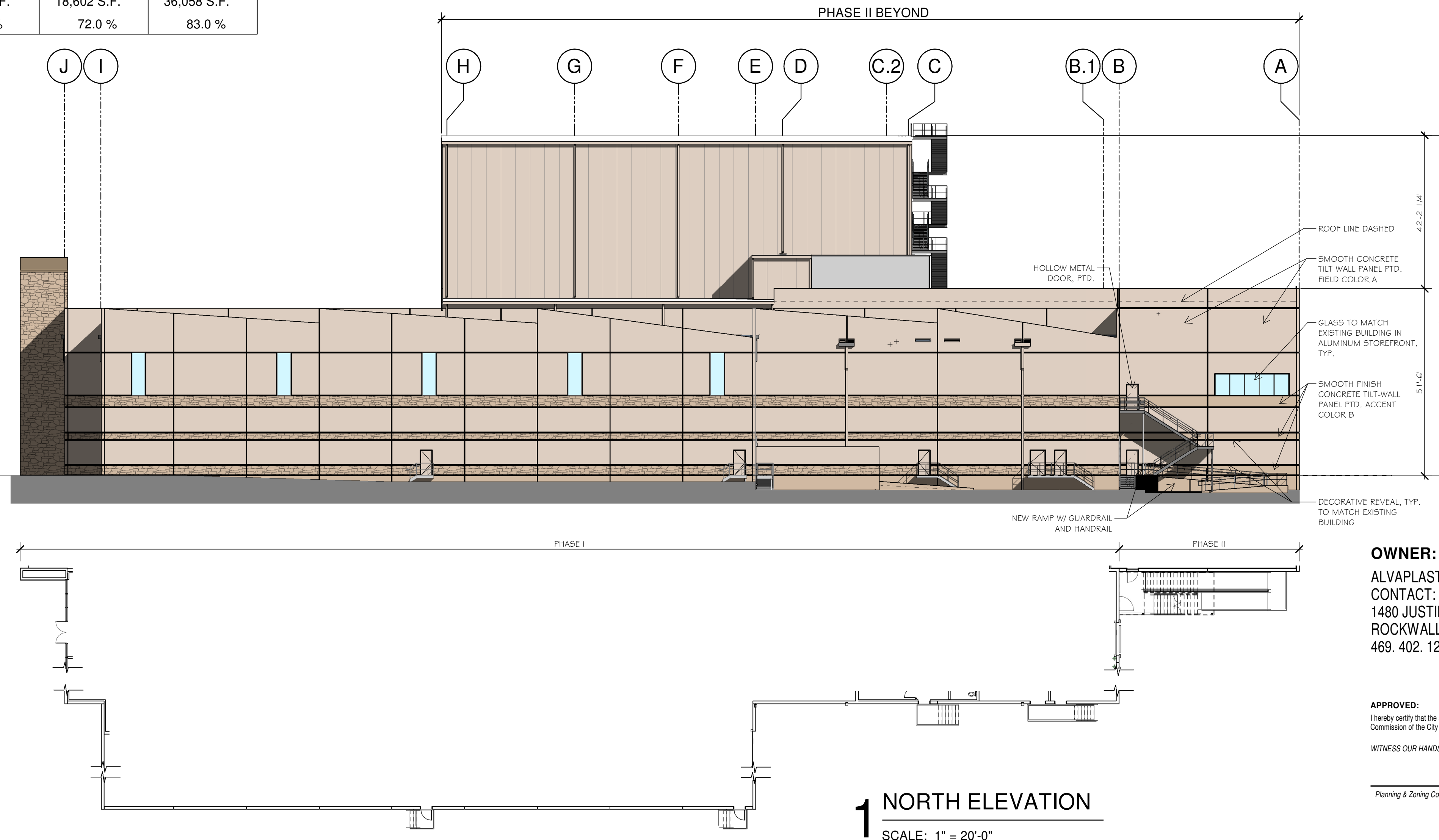
PHASE II ADDITION



FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	15,986 S.F.	31,704 S.F.	28,696 S.F.	45,868 S.F.
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MASONRY TOTAL	15,339 S.F.	25,335 S.F.	18,602 S.F.	36,058 S.F.
	99.7 %	81.0 %	72.0 %	83.0 %

2 WEST ELEVATION
SCALE: 1" = 20'-0"

PAINT SCHEME LEGEND	
A	BASE PAINT COLOR SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
B	ACCENT PAINT COLOR 01 SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C	ACCENT PAINT COLOR 02 SHERWIN WILLIAMS - SW 7550 RESORT TAN
D	METAL PANEL - ACCENT TRIM METAL SPAN WEATHERXL- SADDLE TAN



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469. 402. 1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972. 759. 1400

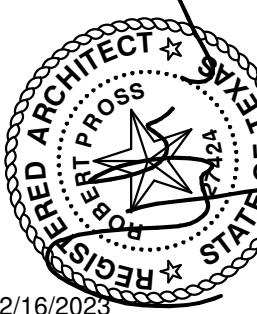
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WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

drawn: M
checked: ROBERT PROSS
date: 02/16/2023

DESCRIPTION
DATE

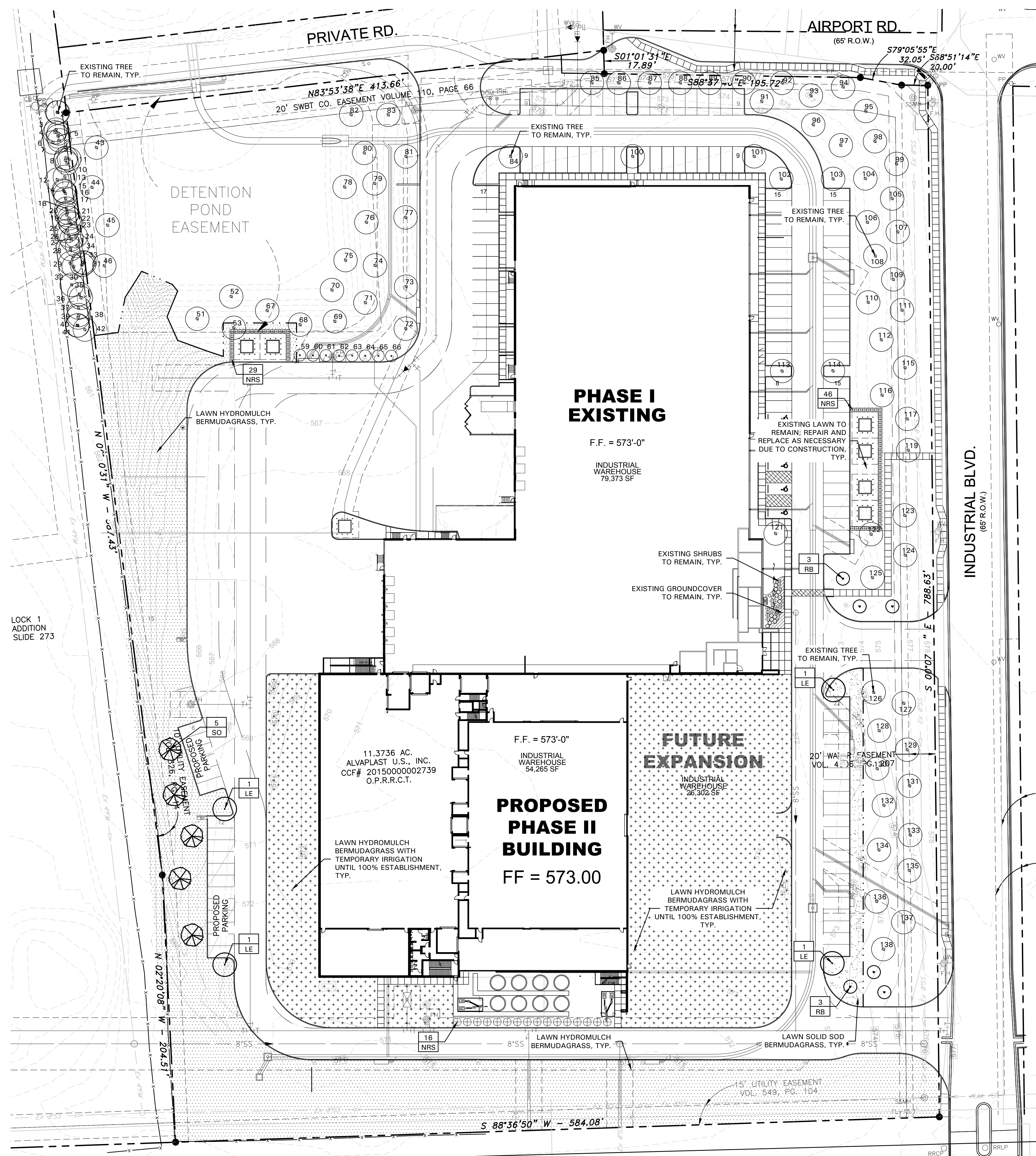


02/16/2023

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
2033
sheet
A3-1



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	4	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
RB	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	6	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	5	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SHRUBS/GROUNDCOVER					
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	91	7 gal.	container full to base, 36" ht., refer to plan for spacing
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE TABULATIONS
THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

- 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 789 l.f.
 Required (16) trees, 3" cal. Provided (16) existing trees, 4" cal. +

AIRPORT RD.: 248 l.f.
 Required (5) trees, 3" cal. Provided (5) existing trees, 4" cal. +

PARKING LOT LANDSCAPING

- 5% of the interior parking lot shall be landscape.
- One (1) tree for every ten (10) parking spaces.
- All parking spaces shall be a minimum eighty (80) feet from a tree.

Total interior parking lot area: 38,589 s.f.
 Total parking spaces: 88 spaces

Required 1,930 s.f. (5%) (9) trees
 Provided 3,164 s.f. (16%) (9) existing trees

SITE LANDSCAPING

- 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
- 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 11.37 AC; 495,440 s.f.

Required 49,544 s.f. (100%) (49,544 s.f. (100%))
 Provided 263,051 s.f. (25%) (168,924 s.f.)

DETENTION BASIN REQUIREMENTS

- A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 17,143 s.f.
 Required (23) trees
 Provided (23) existing trees

INCREASED LANDSCAPING

- Materials and Masonry Composition
- Above Ground Silo Screening
- Parking

Provided:

- (5) Additional trees along west parking row.
- (6) Ornamental trees added at existing entry drives.
- (16) Evergreen screening shrubs provided around silos.

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

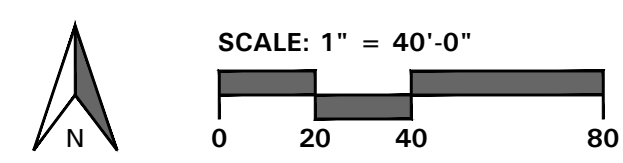
OWNER:
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 CONTACT: CAROLINA MOLINA
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 469.402.1232

ARCHITECT:
 PROSS DESIGN GROUP, INC.
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 972.759.1400

APPROVED:
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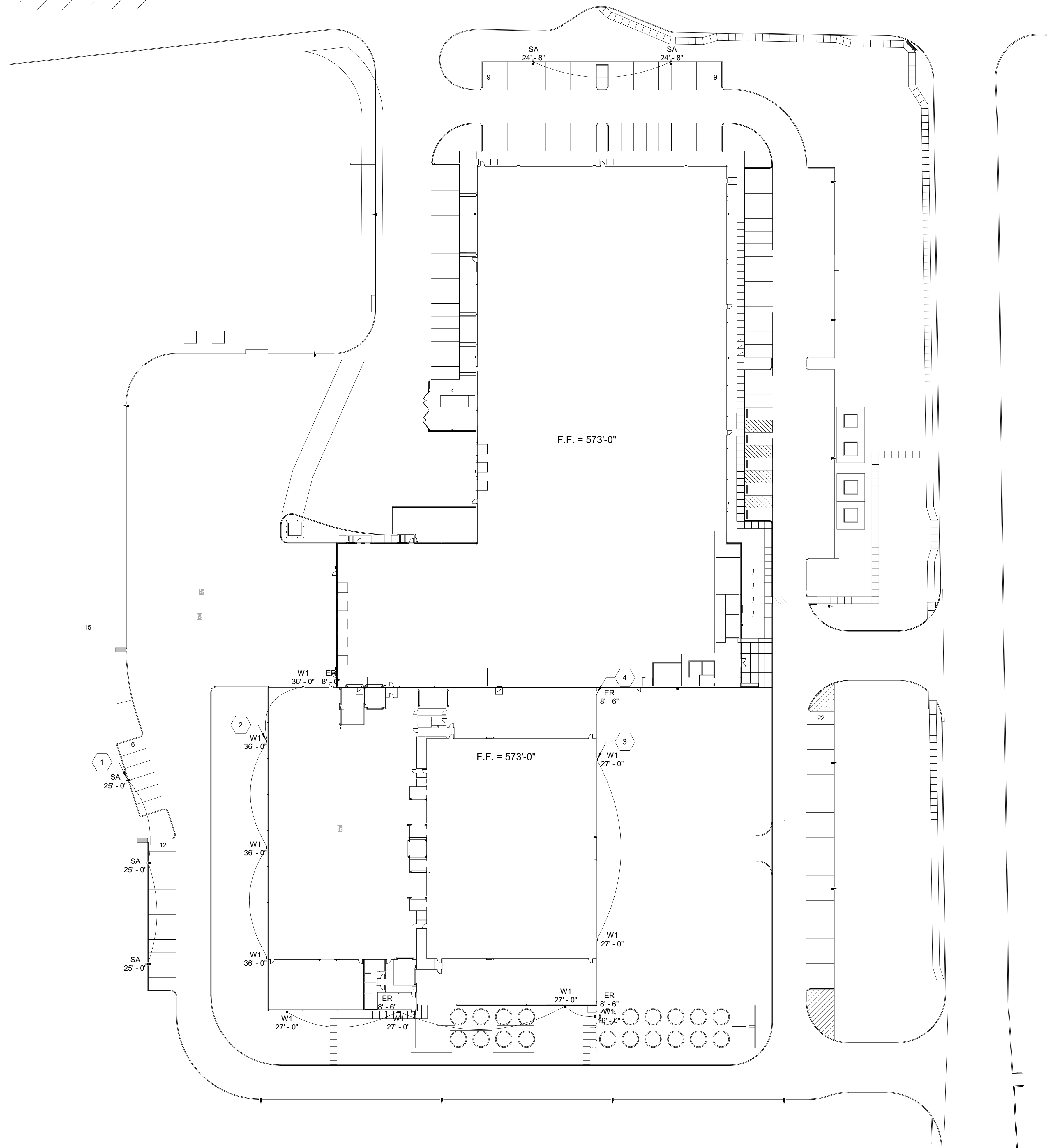
WITNESS OUR HANDS, this _____ day of _____
 Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

LANDSCAPE PLAN



4245 North Central Expy
 Suite 501
 Dallas, Texas 75205
 214.865.7192 office

drawn: [checked] [date: 02/16/2023]
 DATE DESCRIPTION
 SPR design group, incorporated
 5010 Harvest Hill Road, Suite 180, Dallas, Texas 75230
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS
 job no 2033
 sheet L2.01



OVERALL PLAN - FIRST FLOOR
SCALE: 1" = 40'-0"

1
E1.0

DRAWING NOTES

DRAWING E1.0

- 1 MOUNT TOP OF LIGHTING FIXTURE AT 25'-0" TO MATCH EXISTING SITE LIGHTING. MATCH EXISTING SQUARE STRAIGHT STEEL LIGHT POLE. CATALOG NUMBER SSS-25-4C-DM19AS-DDBXD.
- 2 MOUNT FIXTURE ABOVE SECOND FLOOR WINDOWS. COORDINATE WITH OWNER TO VERIFY EXACT MOUNTING HEIGHT.
- 3 MOUNT FIXTURE AT 27'-0" AFF TO MATCH EXISTING SITE LIGHTING HEIGHT.
- 4 MOUNT OVERHEAD FIXTURES +1'-0" ABOVE DOORWAY.

GENERAL NOTES

APPLIES TO ALL DRAWINGS OF THIS TRADE

- A FOR GENERAL NOTES, LEGEND AND SYMBOLS SEE DRAWING E0.1.
- B FOR LIGHTING INFORMATION AND LUMINAIRE SCHEDULE SEE DRAWING E7.1.
- C EXIT SIGNS AND EMERGENCY FIXTURES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO THE FIXTURE EVEN WHEN OFF.
- D PROVIDE ALL MOUNTING HARDWARE FOR LIGHTING FIXTURES INCLUDING CABLING, MOUNTING BRACKETS, ETC. AS REQUIRED.

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469.402.1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

drawn:
LJAM
checked
MJD
date
02/16/2023

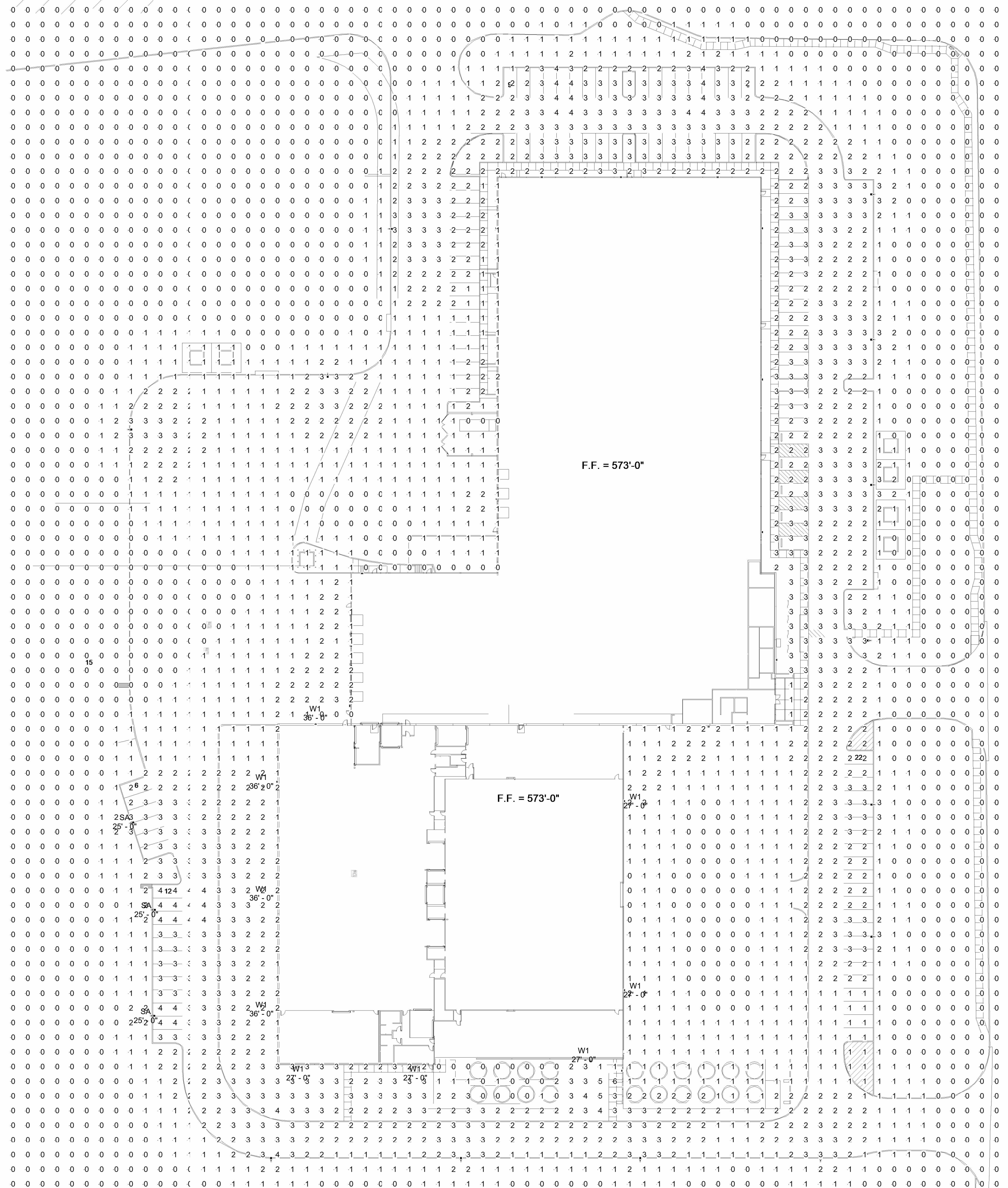
#	DATE	DESCRIPTION
1	02/17/2023	Issued for Site Submittal

24x36in BORDER

THERMALTECH ENGINEERING
FACILITY AND UTILITY SYSTEMS ANALYSIS/DESIGN/CONSTRUCTION
513-561-2271 • WWW.THERMALTECH.COM
CINCINNATI, OH • ELIZABETHTOWN, PA • FORT WORTH, TX • LAWRENCEBURG, IN
RICHLAND, MI • GRAND RAPIDS, MI • MEMPHIS, TN

SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
13597.030
ELECTRICAL
E1.0



OVERALL PLAN - FIRST FLOOR
SCALE: 1" = 40'-0"

1
E1.1

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
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ARCHITECT:
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WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

drawn:
L3/AM
checked
MROLD
02/16/2023

#	DATE	DESCRIPTION
1	02/17/2023	Issued for Site Submittal

24x36in BORDER

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SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
13597.030
ELECTRICAL
E1.1



DEVELOPMENT APPLICATION

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

IF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **501 INDUSTRIAL BLVD, ROCKWALL TX 75087**

SUBDIVISION **INDALLOY ADDITION** LOT **2** BLOCK **1**

GENERAL LOCATION **INTERSECTION OF RAILROAD RD AND INDUSTRIAL BLVD; NORTH OF I-30**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL** CURRENT USE **OFFICE, WAREHOUSE, MANUFACTURING**

PROPOSED ZONING **LIGHT INDUSTRIAL** PROPOSED USE **OFFICE, WAREHOUSE, MANUFACTURING**

ACREAGE **11.37 AC** 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 ALVAPLAST US DEVELOPMENT LLC	<input checked="" type="checkbox"/> APPLICANT HALFF ASSOCIATES
CONTACT PERSON CAROLINA MOLINA	CONTACT PERSON TJ MCDONALD
ADDRESS 1480 JUSTIN ROAD	ADDRESS 3803 PARKWOOD BLVD, SUITE 800
CITY, STATE & ZIP ROCKWALL, TX 75087	CITY, STATE & ZIP FRISCO, TX 75034
PHONE 469-402-1232	PHONE 214-937-3939
E-MAIL CMolina@sprpackaging.com	E-MAIL tjcdonald@halff.com

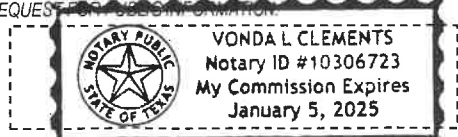
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marcus McKee [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 \$ 477.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF February 2023 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 15th DAY OF February 2023

OWNER'S SIGNATURE [Signature]



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

MY COMMISSION EXPIRES 1/5/2025

PD-87

Feet

0 55 110 220 330 440

SP2023-009: Site Plan for SPR Packaging

E WASHINGTON ST

AG

G

ALUMINUM PLANT RD

AIRPORT RD

LI

INDUSTRIAL BLVD

Case Location Map = 



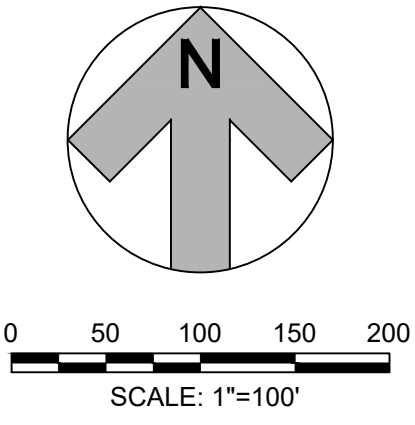
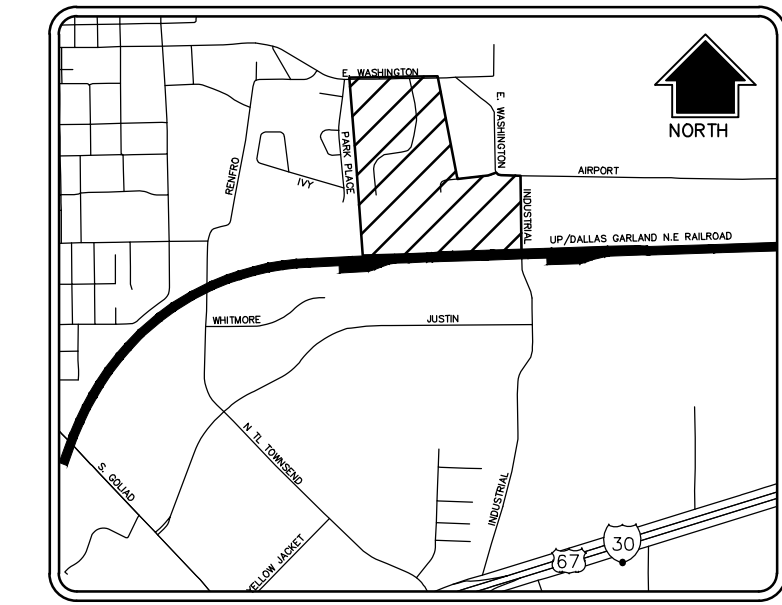
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



February 17, 2023 5:00:03 355330303 CADD Sheets\FRC\Phase II\C-SITE-35533.dwg



SPR PACKAGING
SPR NORTH PHASE 2
ROCKWALL, TEXAS
INDALLOY ADDITION, BLOCK 1, LOT 2

HALFF
3803 PARKWOOD BLVD, SUITE 800
FRISCO, TEXAS 75034-8640
FAX: 214-688-4574
TBPELS FIRM #F-312

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY
These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of,

BRIAN M. SATAGAJ 107708
NAME P.E. NO.
DATE 02/17/2022
TBPELS Engineering Firm #312

Project No.: 35533
Issued: FEB., 2023
Drawn By: CAD
Checked By: BMS
Scale: AS SHOWN

Sheet Title
OVERALL
SITE PLAN

C0.01
Sheet Number

SURVEYOR

HALFF ASSOCIATES, INC.
RICHARDSON, TEXAS 75081
CONTACT: DREW CHAVCHALOV
EMAIL: DCHAVCALOV@HALFF.COM
TEL: (214) 217-6461
TBPELS FIRM# F-312

DEVELOPER/OWNER

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
FRISCO, TEXAS 75034-8640
CONTACT: BRIAN SATAGAJ
EMAIL: BSATAGAJ@HALFF.COM
TEL: (214) 217-6463
TBPELS FIRM# F-312

ARCHITECT

PROSS DESIGN GROUP, INC.
DALLAS, TEXAS 75230-8640
CONTACT: DAVID MORALES
EMAIL: DMORALES@PDGARCH.COM
TEL: (972) 759-1400

LANDSCAPE ARCHITECT

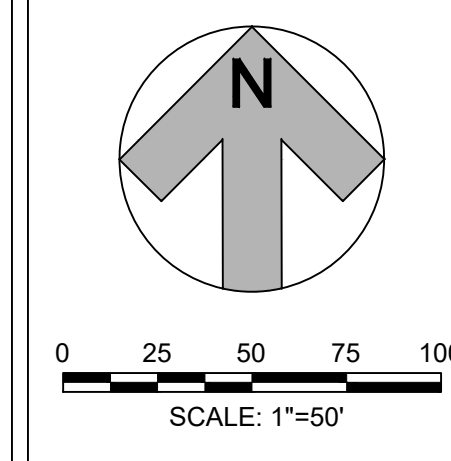
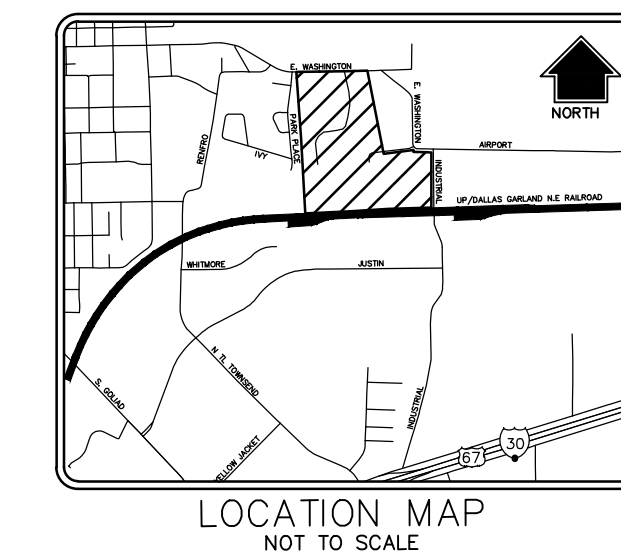
BELLE FIRMA
4245 NORTH CENTRAL EXPY
SUITE 501
DALLAS, TX 75205
CONTACT: KORI HAUG
EMAIL: KHAUG@BELLEFIRMA.COM
TEL: 214-865-7192

● BENCHMARK 1
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 100
FEET NORTHEAST OF THE
EASTERN-MOST NORTHEAST
PROPERTY CORNER
ELEVATION=560.82'

● BENCHMARK 2
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 18.5
FEET NORTHWEST OF THE SOUTHEAST
PROPERTY CORNER ELEVATION =577.13'

CASE NO. XXXX

CITY#: XXXX



SITE DATA:

CURRENT ZONING:	(L) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	
PHASE 1	
1st FLOOR EXISTING	78,682 SF
2nd FLOOR EXISTING	536 SF
2nd FLOOR NEW	1,483 SF
TOTAL	80,701 SF
PHASE 2	
1st FLOOR	54,134 SF
2nd FLOOR	34,291 SF
TOTAL	88,425 SF
FUTURE EXPANSION (ESTIMATED)	
1st FLOOR	25,866 SF

PARKING:

NOTE:
REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA
REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN

EMPLOYEES PER SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE

EMPLOYEE PARKING SPACES REQUIRED = 90 SPACES
VISITOR PARKING SPACES REQUIRED = 20 SPACES
TOTAL PARKING SPACES REQUIRED = 110 SPACES
TOTAL PARKING SPACES PROVIDED = 146 SPACES

ACCESSIBLE SPACES REQUIRED = 5 SPACES
ACCESSIBLE SPACES PROVIDED = 5 SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE

EXISTING LEGEND

	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	POWER POLE
	STORM MANHOLE
	WATERLINE
	SEWER LINE
	EASEMENT LINE
	PROPERTY LINE
	CONTOUR LINE

LEGEND

	7" THICK, 3600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
--	---

SURVEYOR

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RICHARDSON, TEXAS 75081
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EMAIL: DCHAVCALOV@HALFF.COM
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TBPELS FIRM# F-312

DEVELOPER/OWNER

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

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TEL: 214-865-7192

BENCHMARK 1
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 100
FEET NORTHWEST OF THE
EASTERN-MOST NORTHEAST
PROPERTY CORNER
ELEVATION=580.82'

BENCHMARK 2
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 18.5
FEET NORTHWEST OF THE
PROPERTY CORNER
ELEVATION = 577.13'

SPR PACKAGING
SPR NORTH PHASE 2
ROCKWALL, TEXAS
INDALLOY ADDITION, BLOCK 1, LOT 2

HALFF
3803 PARKWOOD BLVD, SUITE 800
DALLAS, TEXAS 75246
TEL: (214) 616-4370
FAX: (214) 616-4374
TBPELS FIRM# F-312

Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY
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or Permit Purposes. They were prepared
by, or under the supervision of:

Project No.:	35533
Issued:	FEB., 2023
Drawn By:	CAD
Checked By:	BMS
Scale:	AS SHOWN
Sheet Title	DETAIL SITE PLAN

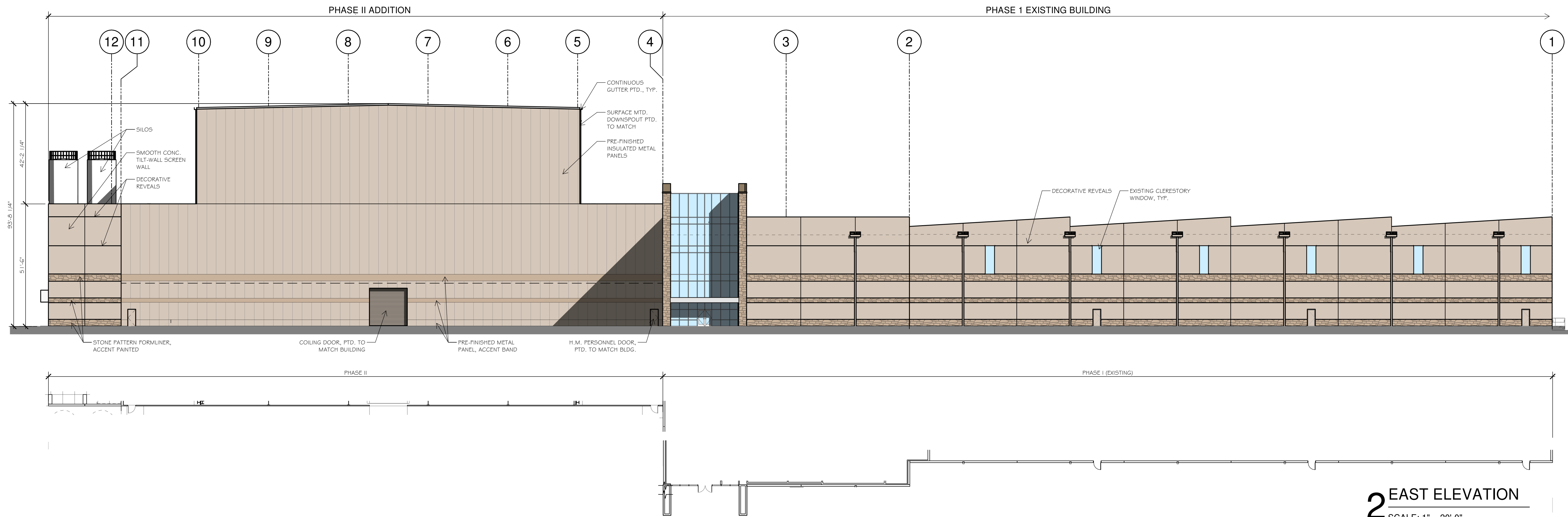
C0.02	Sheet Number
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CASE NO. XXXX

CITY#: XXXX

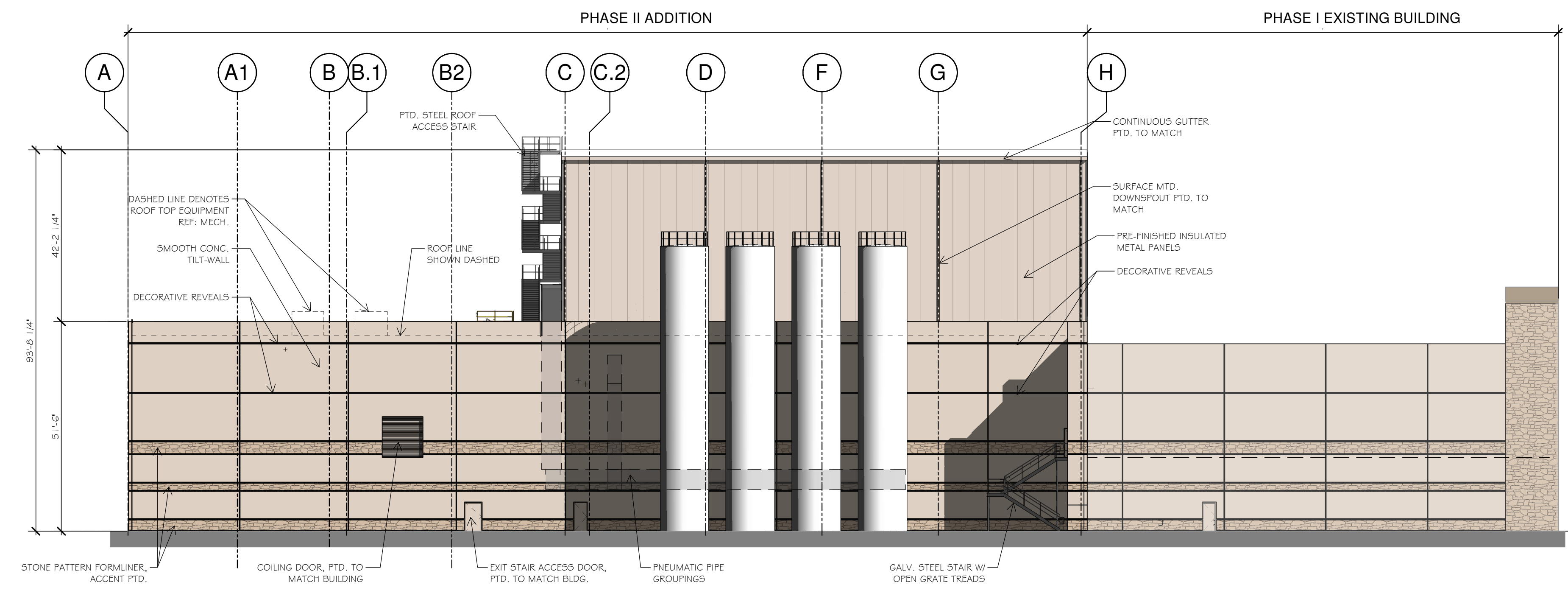
February 17, 2023 3:00pm 3553331003\CADD\Sheets\FRC\Phase I\IC-SITE-35533.dwg

2/16/2023 2:43:21 PM C:\Users\pdg35\Documents\2023 R25 SPR North - Phase 2_Central Model_sarellano\BYP22.vt
 © 2020 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.

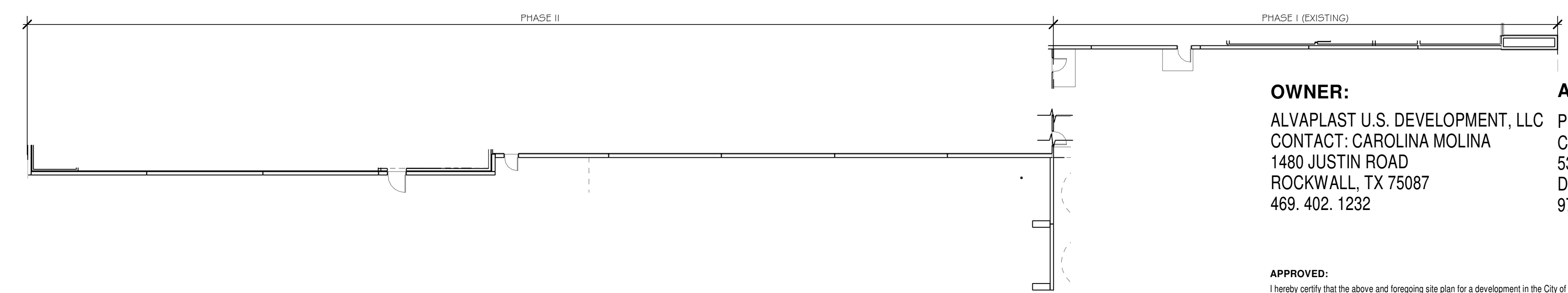


2 EAST ELEVATION
SCALE: 1" = 20'-0"

PAINT SCHEME LEGEND	
(A) BASE PAINT COLOR	SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
(B) ACCENT PAINT COLOR 01	SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
(C) ACCENT PAINT COLOR 02	SHERWIN WILLIAMS - SW 7550 RESORT TAN
(D) METAL PANEL - ACCENT TRIM	METAL SPAN WEATHERXL - SADDLE TAN



FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	15,986 S.F.	31,704 S.F.	28,696 S.F.	45,868 S.F.
FACADE SQ. FT. EXCLUDING DOORS & WINDOWS	15,382 S.F.	31,194 S.F.	25,731 S.F.	43,187 S.F.
DOORS AND WINDOWS	604 S.F.	510 S.F.	2,965 S.F.	2,681 S.F.
INSULATED METAL PANELS (IMP)	43 S.F.	5,859 S.F.	7,129 S.F.	7,129 S.F.
MASONRY TOTAL	15,339 S.F.	25,335 S.F.	18,602 S.F.	36,058 S.F.
	99.7 %	81.0 %	72.0 %	83.0 %



1 SOUTH ELEVATION
SCALE: 1" = 20'-0"

OWNER:
 ALVAPLAST U.S. DEVELOPMENT, LLC
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469. 402. 1232

ARCHITECT:
 PROSS DESIGN GROUP, INC.
 CONTACT: ROBERT PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972. 759. 1400

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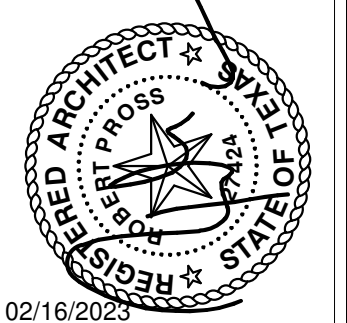
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 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

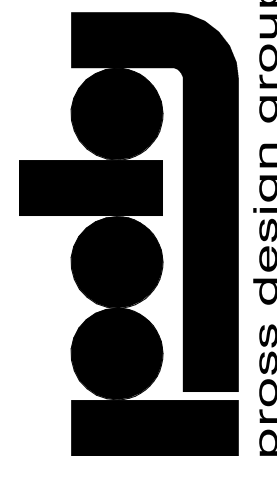
drawn: M. ARELLANO
 checked: ROBERT PROSS
 date: 02/16/2023

#	DATE	DESCRIPTION



02/16/2023

pross design group, incorporated
 5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

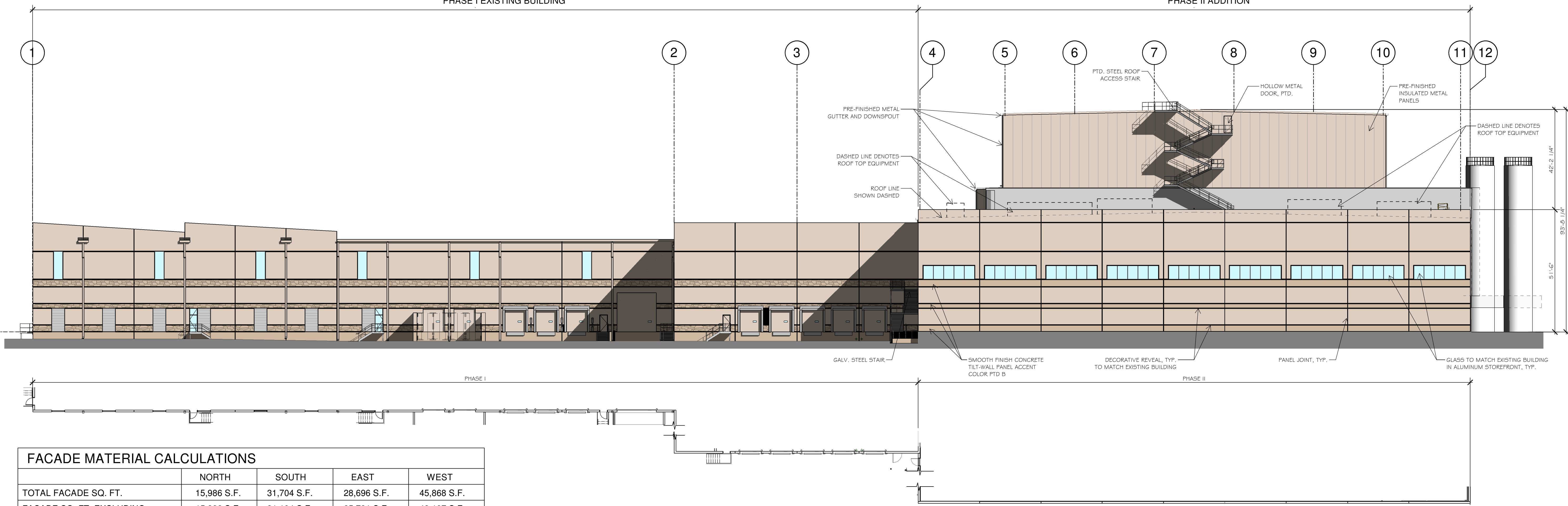


SPRI PACKAGING
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS

job no
 2033
 sheet
A3-0

PHASE I EXISTING BUILDING

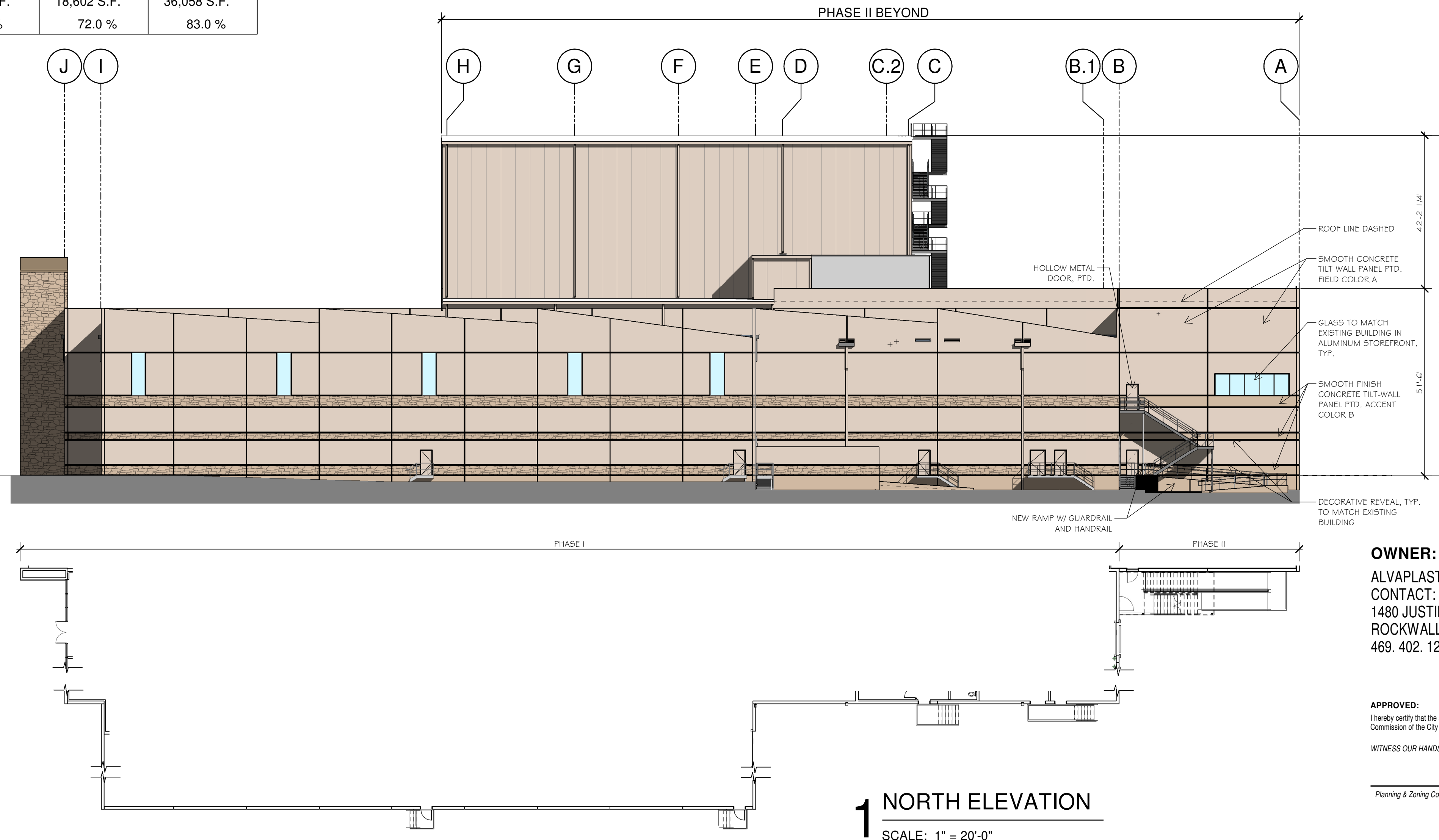
PHASE II ADDITION



FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	15,986 S.F.	31,704 S.F.	28,696 S.F.	45,868 S.F.
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	99.7 %	81.0 %	72.0 %	83.0 %

2 WEST ELEVATION
SCALE: 1" = 20'-0"

PAINT SCHEME LEGEND	
(A) BASE PAINT COLOR	SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
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(C) ACCENT PAINT COLOR 02	SHERWIN WILLIAMS - SW 7550 RESORT TAN
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1 NORTH ELEVATION
SCALE: 1" = 20'-0"

OWNER:
ALVPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469. 402. 1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972. 759. 1400

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 _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

drawn: MA
checked: ROBERT PROSS
date: 02/16/2023

DESCRIPTION

DATE

#

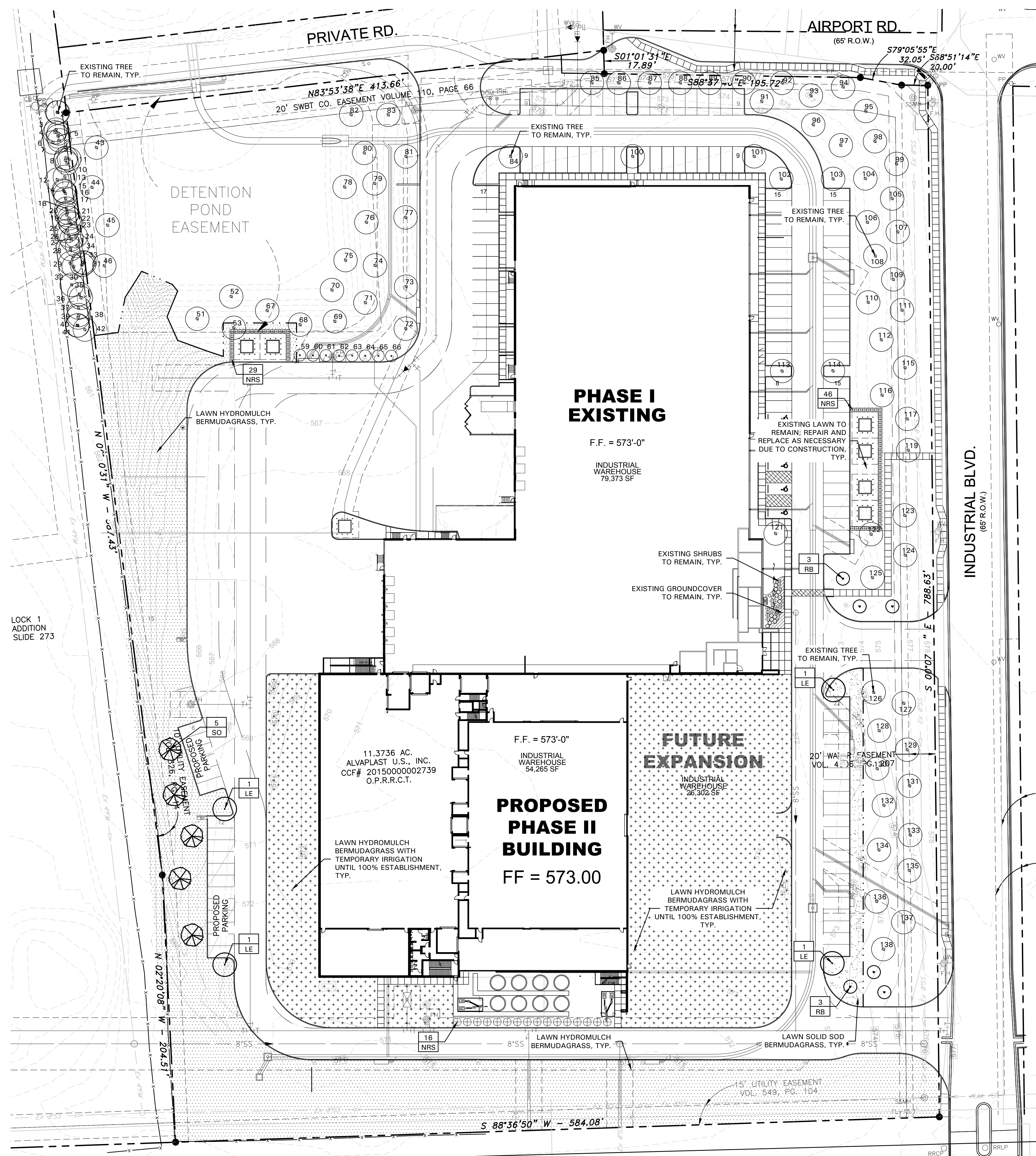
02/16/2023

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

SPR
PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
2033
sheet
A3-1

2/16/2023 2:42:10 PM C:\Users\pdg23\Documents\2033 R23 SPR North - Phase 2_Central Model_sarellano\BYP22.vt © 2020 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.



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	4	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
RB	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	6	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	5	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SHRUBS/GROUNDCOVER					
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	91	7 gal.	container full to base, 36" ht., refer to plan for spacing
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE TABULATIONS
THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

- 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 789 l.f.

Required: (16) trees, 3" cal. Provided: (16) existing trees, 4" cal. +

AIRPORT RD.: 248 l.f.

Required: (5) trees, 3" cal. Provided: (5) existing trees, 4" cal. +

PARKING LOT LANDSCAPING

- 5% of the interior parking lot shall be landscape.
- One (1) tree for every ten (10) parking spaces.
- All parking spaces shall be a minimum eighty (80) feet from a tree.

Total interior parking lot area: 38,589 s.f.
Total parking spaces: 88 spaces

Required: 1,930 s.f. (5%) (9) trees
Provided: 3,164 s.f. (16%) (9) existing trees

SITE LANDSCAPING

- 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
- 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 11.37 AC; 495,440 s.f.

Required: 49,544 s.f. (100%) (49,544 s.f. (100%))
Provided: 263,051 s.f. (25%) (168,924 s.f.)

DETENTION BASIN REQUIREMENTS

- A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 17,143 s.f.
Required: (23) trees
Provided: (23) existing trees

INCREASED LANDSCAPING

- Materials and Masonry Composition
- Above Ground Silo Screening
- Parking

Provided:

- (5) Additional trees along west parking row.
- (6) Ornamental trees added at existing entry drives.
- (16) Evergreen screening shrubs provided around silos.

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469.402.1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
 CONTACT: ROBERT PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972.759.1400

APPROVED:

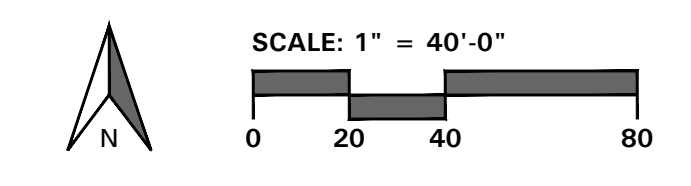
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, this _____ day of _____

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

LANDSCAPE PLAN

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



drawn: []
 checked: []
 date: 02/16/2023

DATE	DESCRIPTION

pross design group, incorporated
 5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972.759.1400

SPRI PACKAGING
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS

job no: 2033
 sheet: L2.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, 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 these specifications and landscaping plans, including:
 1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3) inches below final finish 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 final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead 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 have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn, shall be repaired 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 immediately.
 - 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 acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

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 a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 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 ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. 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 and 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 and while stored on site.
 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 Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material 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 Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on 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 of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root 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 ball. (Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the 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, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallisgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, 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 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 Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, 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 50% slow release organic Nitrogen (SCU or UF) with a minimum 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: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

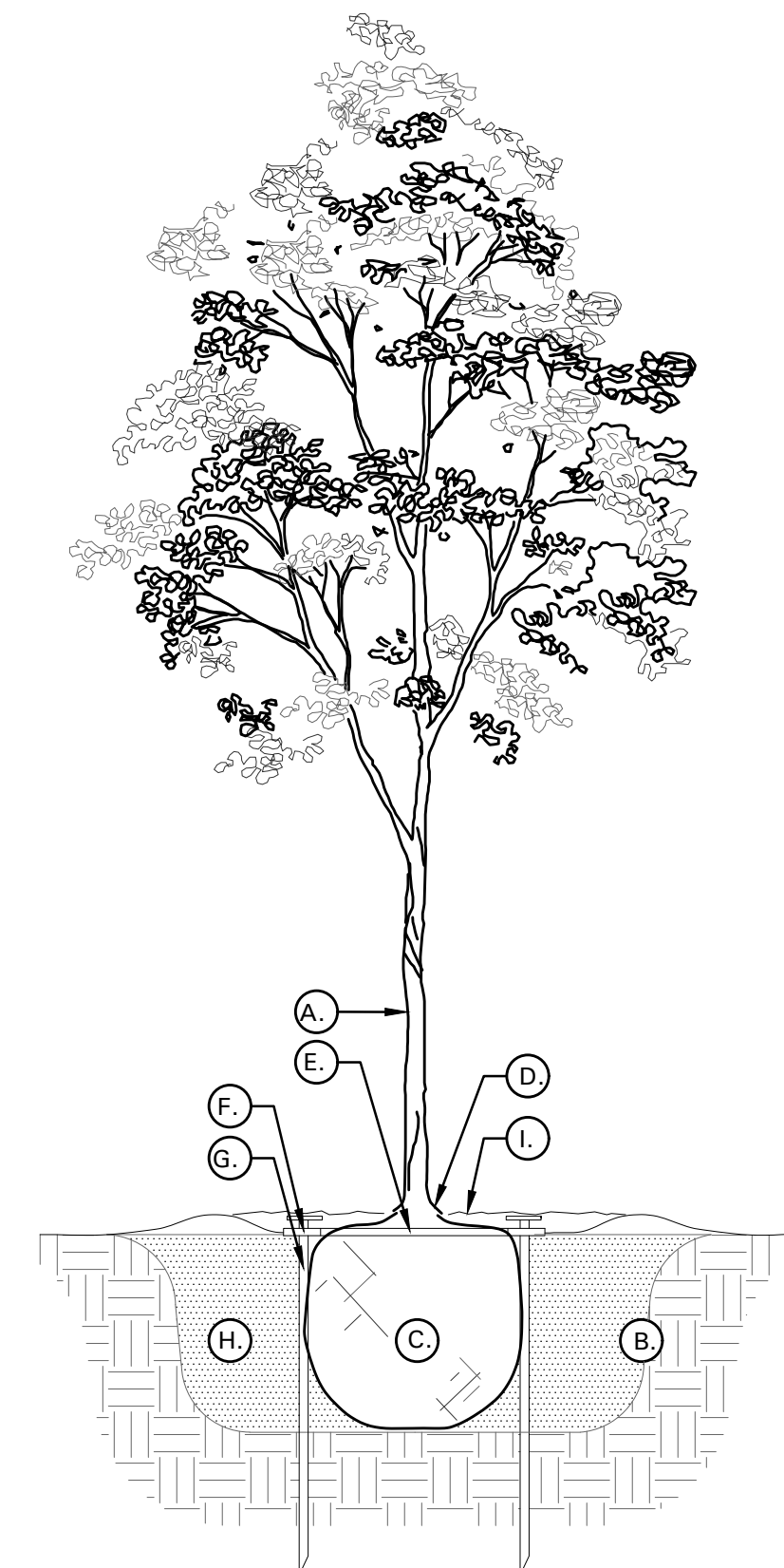
- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. 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 areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the 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 areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil 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 Owner's Authorized Representative 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 of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing 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 slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

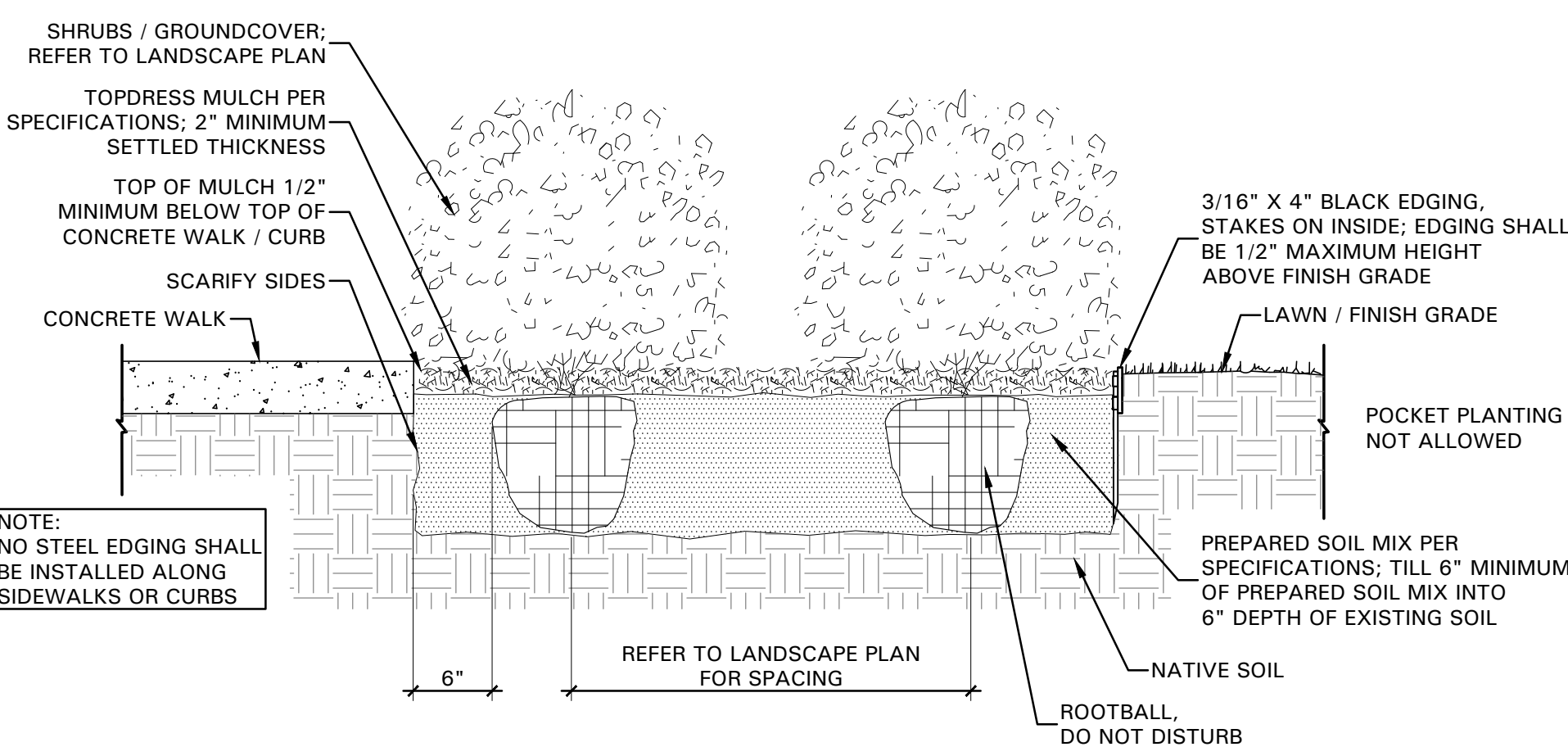
tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
 - J. Do not wrap trees.
 - K. Do not over prune.
 - L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
 - M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
 - N. Obstruction below ground: In the event that 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 Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of 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 trees against seasonal prevailing winds.
 - P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
 - Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1/2" maximum height above final finished 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 curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.
- 3.3 CLEANUP AND ACCEPTANCE**
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.
- END OF SECTION**



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



01 TREE PLANTING DETAIL
NOT TO SCALE

02 SHRUB / GROUND COVER DETAIL
NOT TO SCALE

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469.402.1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

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 _____.

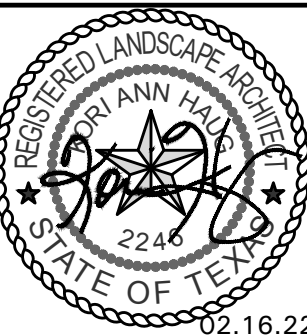
WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

LANDSCAPE SPECIFICATIONS AND DETAILS



BELLE FIRMA
• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office



SPRI PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
2033
sheet
L2.02

drawn: [initials]
checked: [initials]
plate: [initials]
date: 02/19/2023

DESCRIPTION

DATE

TREE SURVEY FIELD DATA							
No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
1	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
4	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
5	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
6	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
7	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
8	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
11		HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
10	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
11	8.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
12	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
13	8	BOIS D'ARC	TO REMAIN	POOR	OFFSITE	NON-PROTECTED	
14	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
15	6	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
16	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
17	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
18	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
19	14	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
20	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
21	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
22	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
23	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
24	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
25	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
26	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
27	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
28	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
29	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
30	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
31	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
32	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
33	13.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
34	10	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
35	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
40	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
41	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
42	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
43	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
44	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
45	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
46	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
47	3	CHINKAPIN OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
48	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
49	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
50	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
51	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
52	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
53	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
54	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
55	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
56	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
57	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
58	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
59	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
60	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
61	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
62	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
63	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
64	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
65	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
66	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
67	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
68	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
69	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
70	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
71	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
72	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
73	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
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82	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
83	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
84	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
85	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
86	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
87	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
88	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
89	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
90	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
91	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
92	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
93	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
94	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
95	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
96	3	BUR OAK	TO REMAIN	POOR	ON-SITE	NON-PROTECTED	
97	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
98	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
99	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
100	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
101	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
102	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
103	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
104	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
105	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
106	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
107	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
108	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
109	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
110	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
111	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
112	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
113	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
114	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
115	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
116	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
117	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
118	3	LIVE OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
119	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
120	3	CEDAR ELM	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
121	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
122	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
123	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
124	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
125	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
126	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
127	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
128	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
129	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
130	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
131	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
132	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
133	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
134	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
135	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
136	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
137	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
138	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	

Total Caliper Inches on Site	663.00
Total Caliper Inches Removed	33.00
Total Mitigation Inches Required	0.00
Total Mitigation Inches Provided (Refer to Landscape Plans)	0.00
Total Mitigation Inches Remaining	0.00
Tree Preservation Credits Purchased (100% of total mitigation inches paid at \$100/inch)	0.00
	\$0.00

OWNER:
 ALVAPLAST U.S. DEVELOPMENT, LLC
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469. 402. 1232

ARCHITECT:
 PROSS DESIGN GROUP, INC.
 CONTACT: ROBERT PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972. 759. 1400

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

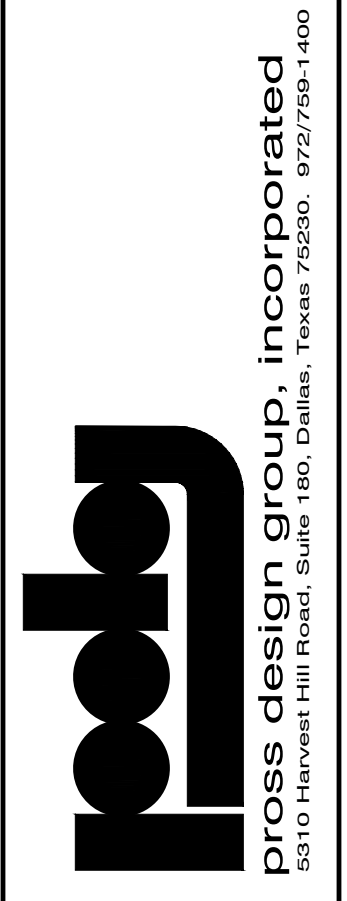
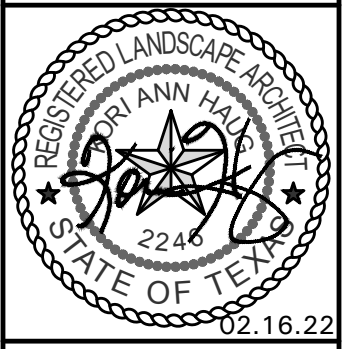
 Director of Planning and Zoning

TREE PRESERVATION NOTES

BELLE FIRMA

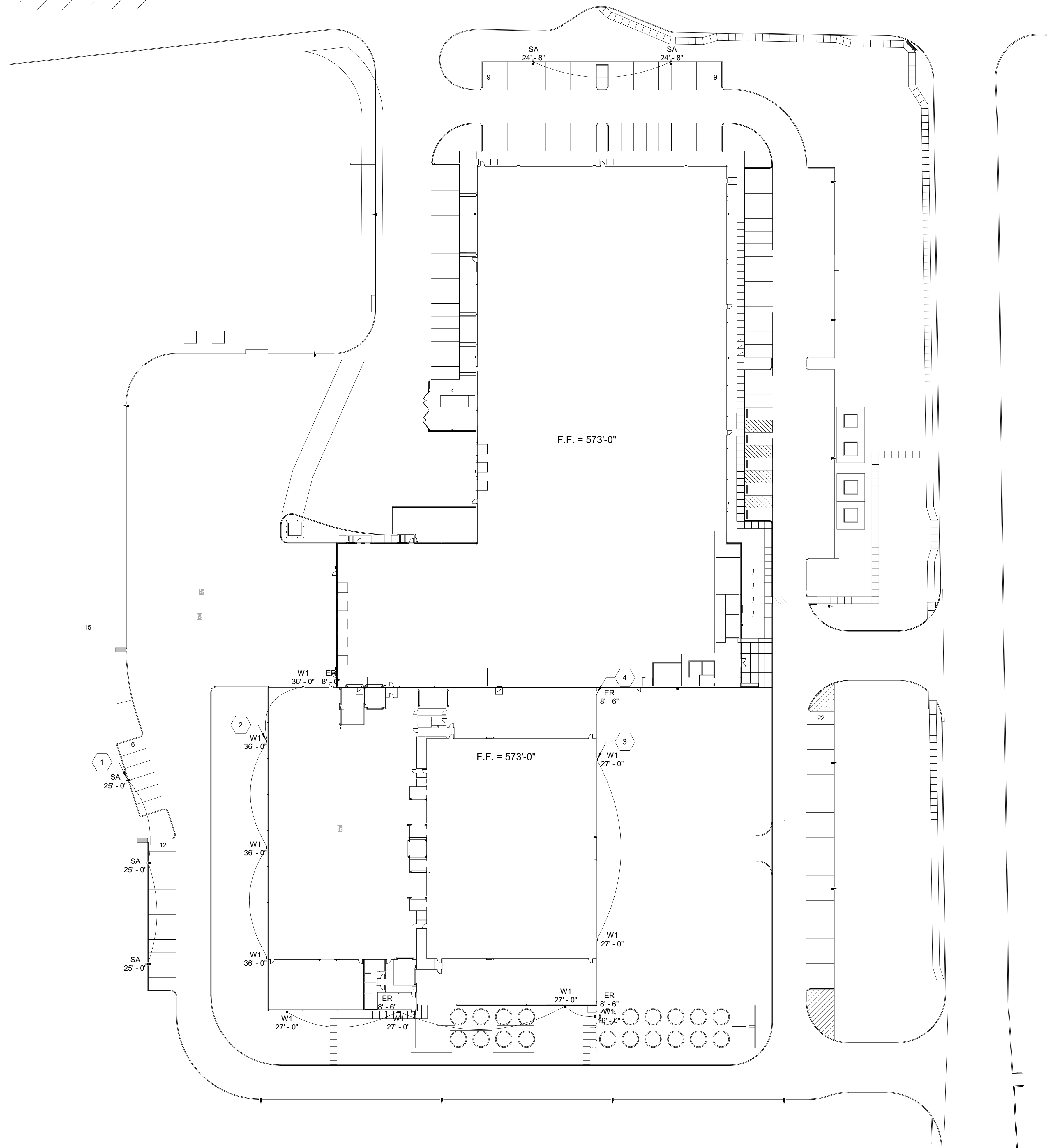
- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

drawn by: [blank]	checked by: [blank]	date: [blank]
DATE		
#		



SPR PACKAGING
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS

job no 2033
 sheet
L1.02



OVERALL PLAN - FIRST FLOOR
SCALE: 1" = 40'-0"

1
E1.0

DRAWING NOTES

DRAWING E1.0

- 1 MOUNT TOP OF LIGHTING FIXTURE AT 25'-0" TO MATCH EXISTING SITE LIGHTING. MATCH EXISTING SQUARE STRAIGHT STEEL LIGHT POLE. CATALOG NUMBER SSS-25-4C-DM19AS-DDBXD.
- 2 MOUNT FIXTURE ABOVE SECOND FLOOR WINDOWS. COORDINATE WITH OWNER TO VERIFY EXACT MOUNTING HEIGHT.
- 3 MOUNT FIXTURE AT 27'-0" AFF TO MATCH EXISTING SITE LIGHTING HEIGHT.
- 4 MOUNT OVERHEAD FIXTURES +1'-0" ABOVE DOORWAY.

GENERAL NOTES

APPLIES TO ALL DRAWINGS OF THIS TRADE

- A FOR GENERAL NOTES, LEGEND AND SYMBOLS SEE DRAWING E0.1.
- B FOR LIGHTING INFORMATION AND LUMINAIRE SCHEDULE SEE DRAWING E7.1.
- C EXIT SIGNS AND EMERGENCY FIXTURES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO THE FIXTURE EVEN WHEN OFF.
- D PROVIDE ALL MOUNTING HARDWARE FOR LIGHTING FIXTURES INCLUDING CABLING, MOUNTING BRACKETS, ETC. AS REQUIRED.

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469.402.1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

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

drawn: LSTRAM
checked: MHOLO
date: 02/16/2023

#	DATE	DESCRIPTION
1	02/17/2023	Issued for Site Submittal

24x36in BORDER

THERMALTECH ENGINEERING
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SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
13597.030
ELECTRICAL

E1.0

PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: SP2023-009
PROJECT NAME: Site Plan for SPR
SITE ADDRESS/LOCATIONS: 501 INDUSTRIAL BLVD

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2023	Needs Review

02/23/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2023-009) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be Final Plat, to establish the new lot lines and new easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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

M.6 Site Plan:

(1) Label the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)

(2) Existing on site are 88 parking spaces. On the original site plan [SP2019-004] it indicated that the Phase 2 would have 79 additional parking spaces, for a total of 167 parking spaces. The proposed site plan indicates that 58 parking spaces will be added for a total of 146 parking spaces. Also, the original site plan indicated that Phase 2 would be 64,950

SF and the proposed indicates 80,000 SF. Please provide staff with clarification on the reduced proposed parking and the increase in square footage. A variance will need to be requested.

(3) Please clarify if there is any proposed fencing. If so, please provide an exhibit of the proposed fence. All existing fencing may remain, but call them out on the site plan. (Subsection 08.02. F, of Article 08)

(4) All roof mounted equipment must be fully screened by the parapet. The provided line of site does not take into account the RTUs or visibility from the adjacent properties to the south or west. (Subsection 01.05. C, of Article 05)

(5) Please provide a detail of the generator and indicate the landscape screening. (Subsection 01.05. C, of Article 05)

(6) Are there any proposed dumpsters? If so, they must meet the following standards. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards (Subsection 01.05. B, of Article 05)

(7) Please clarify that there will be no outside storage.

M.7 Landscape Plan:

(1) Please delineate the landscape buffer along Industrial Boulevard. (Subsection 05.01, of Article 08)

M.8 Treescape Plan:

(1) Provide the same site data information required in Section 2.1 of the site plan checklist (See Section 2.1 of the site plan checklist)

M.9 Photometric Plan:

(1) Provide the same site data information required in Section 2.1 of the site plan checklist (See Section 2.1 of the site plan checklist)

(2) The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Subsection 03.03. G, of Article 07)

(3) Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03. A, of Article 07)

M.10 Building Elevations:

(1) Please adjust the material percentages to reflect the proposed materials, which in this case are tilt wall and metal. Per the General Industrial District standards, the proposed building should be 90% masonry, with at least 20% natural or quarried stone. These will be variances to the request. That being said, justification for the tilt wall and stone form liner is that it's being used to match the existing building; however, the metal, particularly on the east side, will need to be justified.

(2) The wall length requirement on the primary façade does not meet the requirements (Wall Length = 4 x Building Height). The wall length and architectural element width requirements on the secondary façade does not meet the requirements (Wall Length = 3 x Building Height; Architectural Element Width = 15% of the Building Height). In this case, these will require exceptions to the request. (Subsection 04.01. C, of Article 05)

I.11 Staff has identified the following exceptions and variances associated with the proposed request: [1] parking, [2] less than 20% stone, [3] less than 90% masonry, [4] tilt wall, [5] primary articulation, and [6] secondary articulation. Should you decide to request these items as exceptions, please provide a letter that lists the exceptions, why they are being requested, and the subsequent compensatory measures. For each exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on March 14, 2023.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Needs Review

02/22/2023: - Screening for transformers?

- Flume will need to drain toward "downstream" not perpendicular to drainage swale.
- 20'x9' min for new parking.
- Show ex. utility easement to make sure no structures are in the easement.

The following comments are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Will have to replat the property

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- 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. - Fire lane to be in a platted easement.

Water and Wastewater Items:

- All public water and sewer must be centered in a minimum of 20' easement including all appurtenances.
- Any water lines must be a minimum of 8", looped, and must be centered in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

Drainage Items:

- Must verify existing detention is sized for additional runoff.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Drainage patterns must match the approved/as-built SPR plans for Phase 1
- Manning's C-value is per zoning type.
- Existing storm sewer and drainage system will have to be reviewed to ensure system can handle proposed drainage if deviating from approved (as-built) Phase 1 plans.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Landscaping:

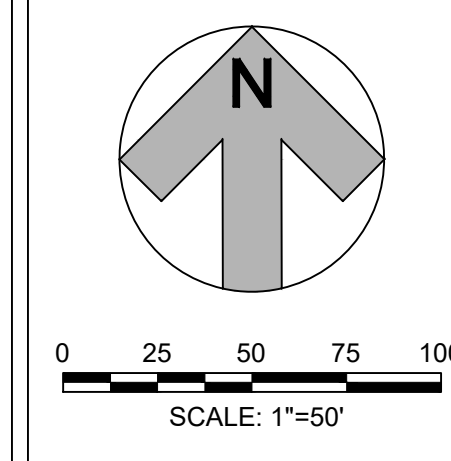
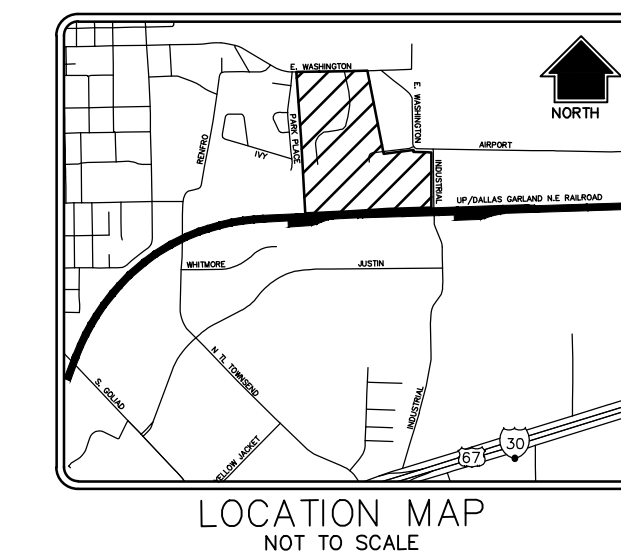
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved w/ Comments

02/21/2023: 1. Landscape Plan (shade / canopy trees require 4" caliper minimum)

2. Tree mitigation approved on future plans please review the new tree preservation ordinance as tree mitigation plan submittals have changed



SITE DATA:

CURRENT ZONING:	(L) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	
PHASE 1	
1st FLOOR EXISTING	78,682 SF
2nd FLOOR EXISTING	536 SF
2nd FLOOR NEW	1,483 SF
PHASE 2	
1st FLOOR	54,134 SF
	34,291 SF
	88,425 SF
ESTIMATION (ESTIMATED)	25,866 SF

WORKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA
 VARIANCE REQUEST SUBMITTED WITH SITE PLAN
 WORKING SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE
 WORKING SPACES REQUIRED = 90 SPACES
 STORAGE SPACES REQUIRED = 20 SPACES
 OFFICE SPACES REQUIRED = 110 SPACES
 TOTAL SPACES PROVIDED = 146 SPACES
 SPACES REQUIRED = 5 SPACES
 SPACES PROVIDED = 5 SPACES
 INCLUDED IN TOTAL ABOVE

EXISTING LEGEND

	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	POWER POLE
	STORM MANHOLE
	WATERLINE
	SEWER LINE
	EASEMENT LINE
	PROPERTY LINE
	CONTOUR LINE

LEGEND

7" THICK, 3600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Will have to replat the property

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- 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.
- Fire lane to be in a platted easement.

Water and Wastewater Items:

- All public water and sewer must be centered in a minimum of 20' easement including all appurtenances.
- Any water lines must be a minimum of 8", looped, and must be centered in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

Drainage Items:

- Must verify existing detention is sized for additional runoff.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Drainage patterns must match the approved/as-built SPR plans for Phase 1
- Manning's C-value is per zoning type.
- Existing storm sewer and drainage system will have to be reviewed to ensure system can handle proposed drainage if deviating from approved (as-built) Phase 1 plans.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

VEYOR

ASSOCIATES, INC.
 ROCKWALL, TEXAS 75081
 CT: DREW CHAVCHALOV
 DCHAVCALOV@HALFF.COM
 (412) 217-6461
 FIRM# F-312

DEVELOPER/OWNER

ALVAPLAST US DEVELOPMENT LLC
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 CONTACT: CAROLINA MOLINA
 EMAIL: CMOLINA@SPRPACKAGING.COM
 TEL: 469-402-1232

ARCHITECT

DESIGN GROUP, INC.
 S. TEXAS 75230-8640
 CT: DAVID MORALES
 DMORALES@PDGARCH.COM
 (727) 759-1400

LANDSCAPE ARCHITECT

BELLE FIRMA
 4245 NORTH CENTRAL EXPY
 SUITE 501
 DALLAS, TX 75205
 CONTACT: KORI HAUG
 EMAIL: KHAUG@BELLEFIRMA.COM
 TEL: 214-865-7192

MARK 1
 CENTER OF SANITARY SEWER MANHOLE LID, LOCATED 100 FEET NORTHEAST OF THE EASTERN-MOST NORTHEAST PROPERTY CORNER ELEVATION=580.82'

BENCHMARK 2
 CENTER OF SANITARY SEWER MANHOLE LID, LOCATED 18.5 FEET NORTHWEST OF THE SOUTHEAST PROPERTY CORNER ELEVATION = 577.13'

CASE NO. XXXX

CITY#: XXXX

SPR PACKAGING
 SPR NORTH PHASE 2
 ROCKWALL, TEXAS
 INDALLOY ADDITION, BLOCK 1, LOT 2



Revision No.	Date	Description

PRELIMINARY

FOR INTERIM REVIEW ONLY
 These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:

BRIAN M. SATGAJ
 NAME P.E. NO. 107708
 DATE 02/17/2022
 TIFELS Engineering Firm #312

Project No.: 35533
 Issued: FEB. 2023
 Drawn By: CAD
 Checked By: BMS
 Scale: AS SHOWN

Sheet Title
 DETAIL SITE PLAN

C0.02
 Sheet Number

February 17, 2023 3:00pm 3553331003\CADD\Sheets\FRC\Phase I\IC-SITE-35533.dwg



DEVELOPMENT APPLICATION

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

IF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **501 INDUSTRIAL BLVD, ROCKWALL TX 75087**

SUBDIVISION **INDALLOY ADDITION** LOT **2** BLOCK **1**

GENERAL LOCATION **INTERSECTION OF RAILROAD RD AND INDUSTRIAL BLVD; NORTH OF I-30**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL** CURRENT USE **OFFICE, WAREHOUSE, MANUFACTURING**

PROPOSED ZONING **LIGHT INDUSTRIAL** PROPOSED USE **OFFICE, WAREHOUSE, MANUFACTURING**

ACREAGE **11.37 AC** 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 ALVAPLAST US DEVELOPMENT LLC	<input checked="" type="checkbox"/> APPLICANT HALFF ASSOCIATES
CONTACT PERSON CAROLINA MOLINA	CONTACT PERSON TJ MCDONALD
ADDRESS 1480 JUSTIN ROAD	ADDRESS 3803 PARKWOOD BLVD, SUITE 800
CITY, STATE & ZIP ROCKWALL, TX 75087	CITY, STATE & ZIP FRISCO, TX 75034
PHONE 469-402-1232	PHONE 214-937-3939
E-MAIL CMolina@sprpackaging.com	E-MAIL tjcdonald@halff.com

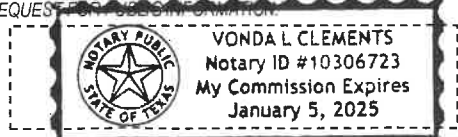
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marcus McKee [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 \$ 477.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF February 2023 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 15th DAY OF February 2023

OWNER'S SIGNATURE [Signature]



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

MY COMMISSION EXPIRES 1/5/2025

PD-87

Feet

0 55 110 220 330 440

SP2023-009: Site Plan for SPR Packaging

E WASHINGTON ST

AG

G

ALUMINUM PLANT RD

AIRPORT RD

LI

INDUSTRIAL BLVD

Case Location Map = 

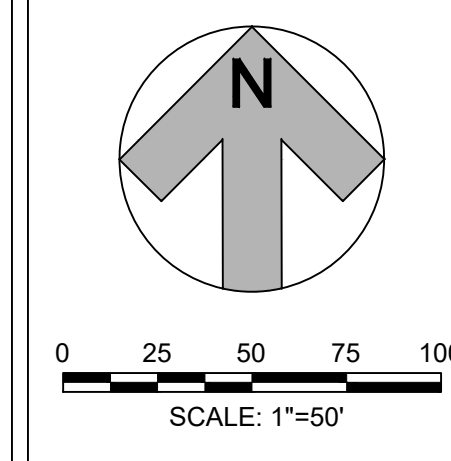
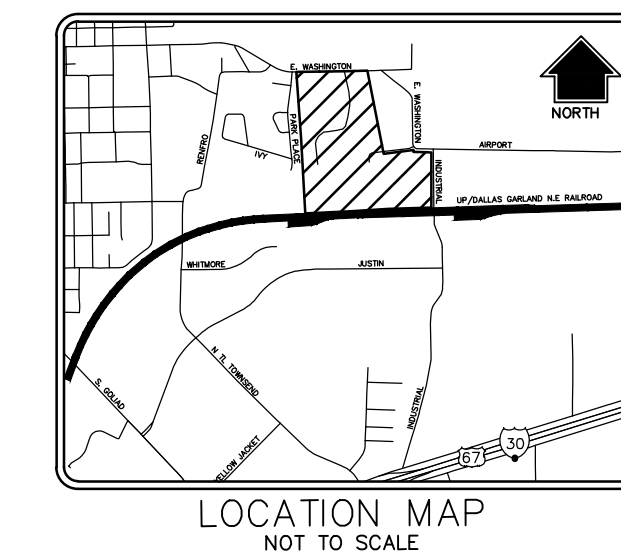


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





SITE DATA:

CURRENT ZONING:	(L) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	
PHASE 1	
1st FLOOR EXISTING	78,682 SF
2nd FLOOR EXISTING	536 SF
2nd FLOOR NEW	1,483 SF
TOTAL	80,701 SF
PHASE 2	
1st FLOOR	54,134 SF
2nd FLOOR	34,291 SF
TOTAL	88,425 SF
FUTURE EXPANSION (ESTIMATED)	
1st FLOOR	25,866 SF
PARKING:	
NOTE: REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN	
EMPLOYEES PER SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE	
EMPLOYEE PARKING SPACES REQUIRED = 90 SPACES VISITOR PARKING SPACES REQUIRED = 20 SPACES TOTAL PARKING SPACES REQUIRED = 110 SPACES TOTAL PARKING SPACES PROVIDED = 146 SPACES	
ACCESSIBLE SPACES REQUIRED = 5 SPACES ACCESSIBLE SPACES PROVIDED = 5 SPACES *SPACES ARE INCLUDED IN TOTAL ABOVE	

EXISTING LEGEND

	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	POWER POLE
	STORM MANHOLE
	WATERLINE
	SEWER LINE
	EASEMENT LINE
	PROPERTY LINE
	CONTOUR LINE

LEGEND

	7" THICK, 3600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
--	---

SURVEYOR

HALFF ASSOCIATES, INC.
RICHARDSON, TEXAS 75081
CONTACT: DREW CHAVCHALOV
EMAIL: DCHAVCALOV@HALFF.COM
TEL: (214) 217-6461
TBPELS FIRM# F-312

DEVELOPER/OWNER

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
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CONTACT: BRIAN SATAGAJ
EMAIL: BSATAGAJ@HALFF.COM
TEL: (214) 217-6463
TBPELS FIRM# F-312

ARCHITECT

PROSS DESIGN GROUP, INC.
DALLAS, TEXAS 75230-8640
CONTACT: DAVID MORALES
EMAIL: DMORALES@PDGARCH.COM
TEL: (972) 759-1400

LANDSCAPE ARCHITECT

BELLE FIRMA
4245 NORTH CENTRAL EXPY
SUITE 501
DALLAS, TX 75205
CONTACT: KORI HAUG
EMAIL: KHAUG@BELLEFIRMA.COM
TEL: 214-865-7192

● BENCHMARK 1
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 100
FEET NORTHWEST OF THE
EASTERN-MOST NORTHEAST
PROPERTY CORNER
ELEVATION=580.82'

● BENCHMARK 2
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 18.5
FEET NORTHWEST OF THE
PROPERTY CORNER
ELEVATION = 577.13'

CASE NO. XXXX

CITY#: XXXX

SPR PACKAGING
SPR NORTH PHASE 2
ROCKWALL, TEXAS
INDALLOY ADDITION, BLOCK 1, LOT 2

HALFF
3803 PARKWOOD BLVD, SUITE 800
DALLAS, TEXAS 75246
TEL: (214) 616-4370
FAX: (214) 616-4374
TBPELS FIRM# F-312

Revision No.	Date	Description

PRELIMINARY

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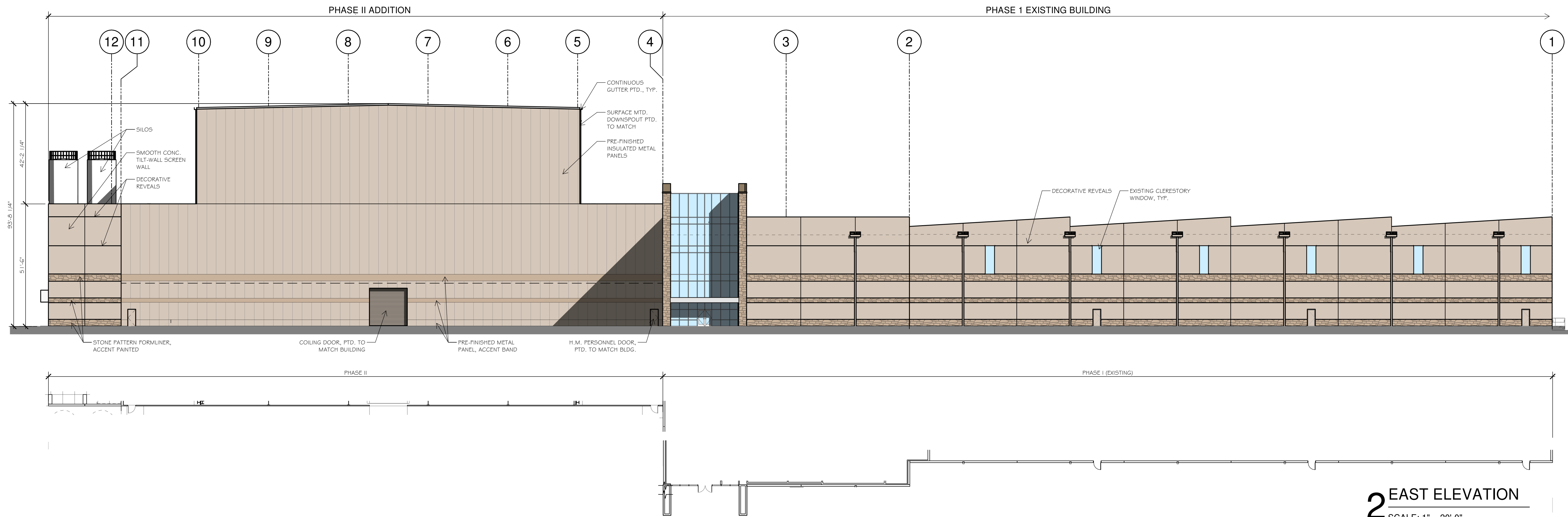
BRIAN M. SATAGAJ 107708
NAME P.E. NO.
DATE 02/17/2022
TBPELS Engineering Firm #312

Project No.:	35533
Issued:	FEB. 2023
Drawn By:	CAD
Checked By:	BMS
Scale:	AS SHOWN
Sheet Title	DETAIL SITE PLAN

C0.02
Sheet Number

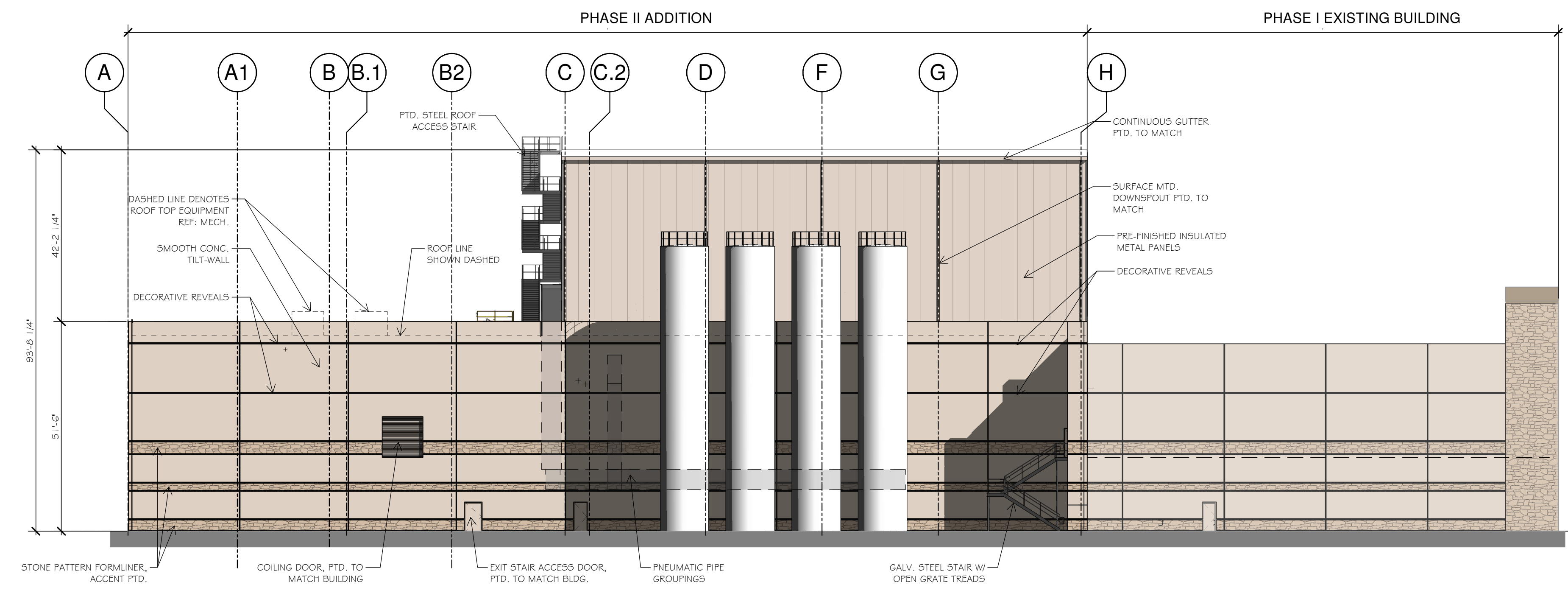
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2/16/2023 2:43:21 PM C:\Users\pdg35\Documents\2023 R25 SPR North - Phase 2_Central Model_sarellano\BYP22.vt © 2020 THIS DOCUMENT AND THE DESIGNS CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP.

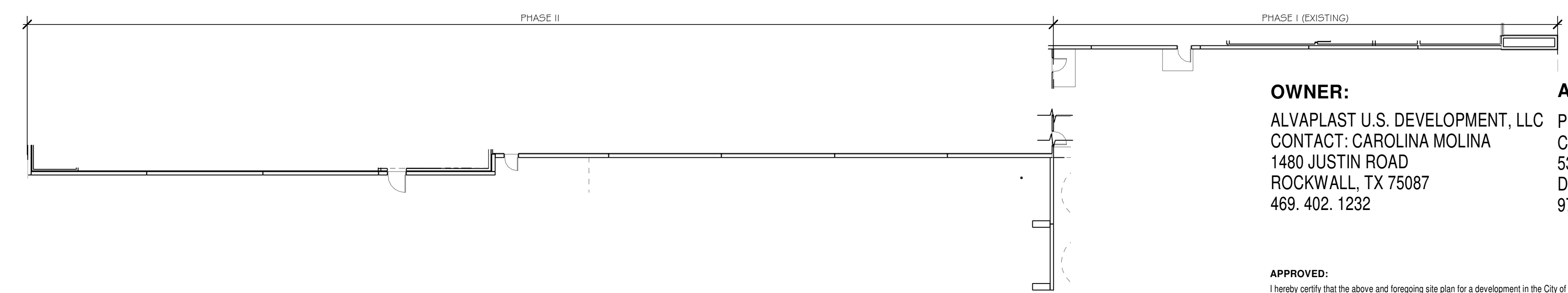


2 EAST ELEVATION
SCALE: 1" = 20'-0"

PAINT SCHEME LEGEND	
(A) BASE PAINT COLOR	SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
(B) ACCENT PAINT COLOR 01	SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
(C) ACCENT PAINT COLOR 02	SHERWIN WILLIAMS - SW 7550 RESORT TAN
(D) METAL PANEL - ACCENT TRIM	METAL SPAN WEATHERXL - SADDLE TAN



FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	15,986 S.F.	31,704 S.F.	28,696 S.F.	45,868 S.F.
FACADE SQ. FT. EXCLUDING DOORS & WINDOWS	15,382 S.F.	31,194 S.F.	25,731 S.F.	43,187 S.F.
DOORS AND WINDOWS	604 S.F.	510 S.F.	2,965 S.F.	2,681 S.F.
INSULATED METAL PANELS (IMP)	43 S.F.	5,859 S.F.	7,129 S.F.	7,129 S.F.
MASONRY TOTAL	15,339 S.F.	25,335 S.F.	18,602 S.F.	36,058 S.F.
	99.7 %	81.0 %	72.0 %	83.0 %



1 SOUTH ELEVATION
SCALE: 1" = 20'-0"

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469. 402. 1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972. 759. 1400

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 _____, _____.

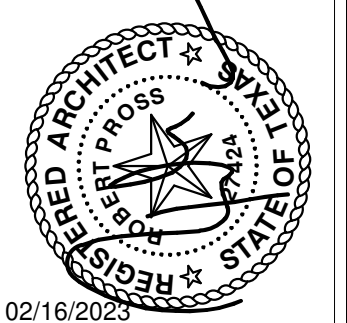
WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

drawn: MA
checked: ROBERT PROSS
date: 02/16/2023

#	DATE	DESCRIPTION



02/16/2023

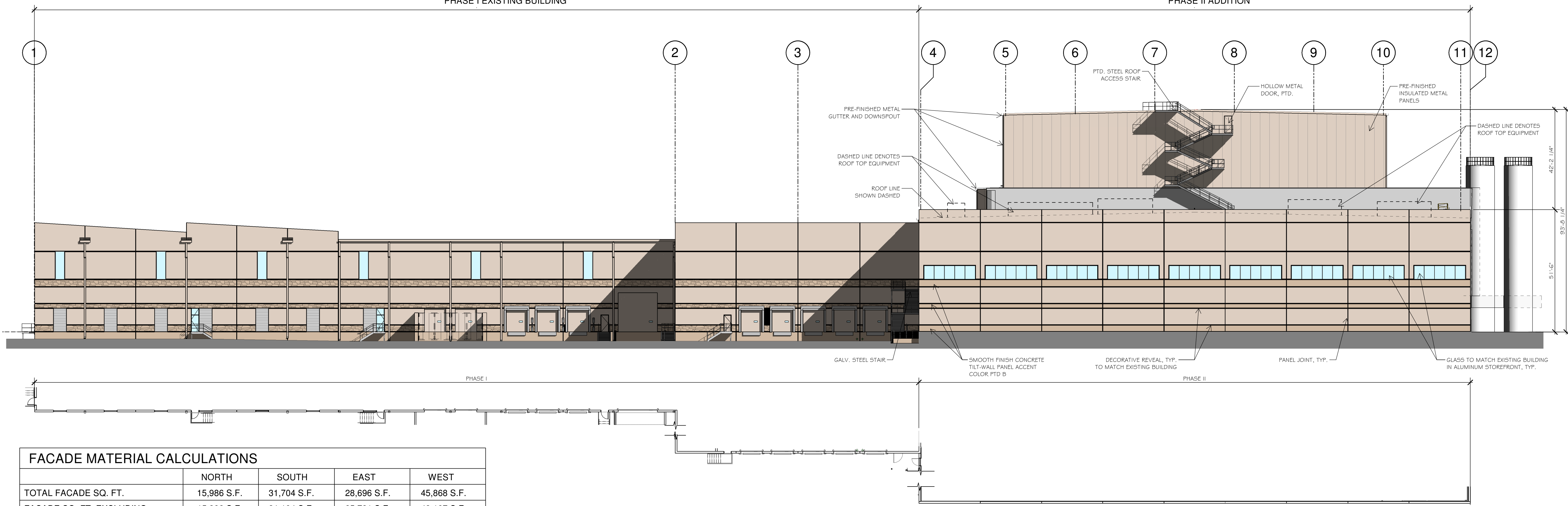
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
2033
sheet
A3-0

PHASE I EXISTING BUILDING

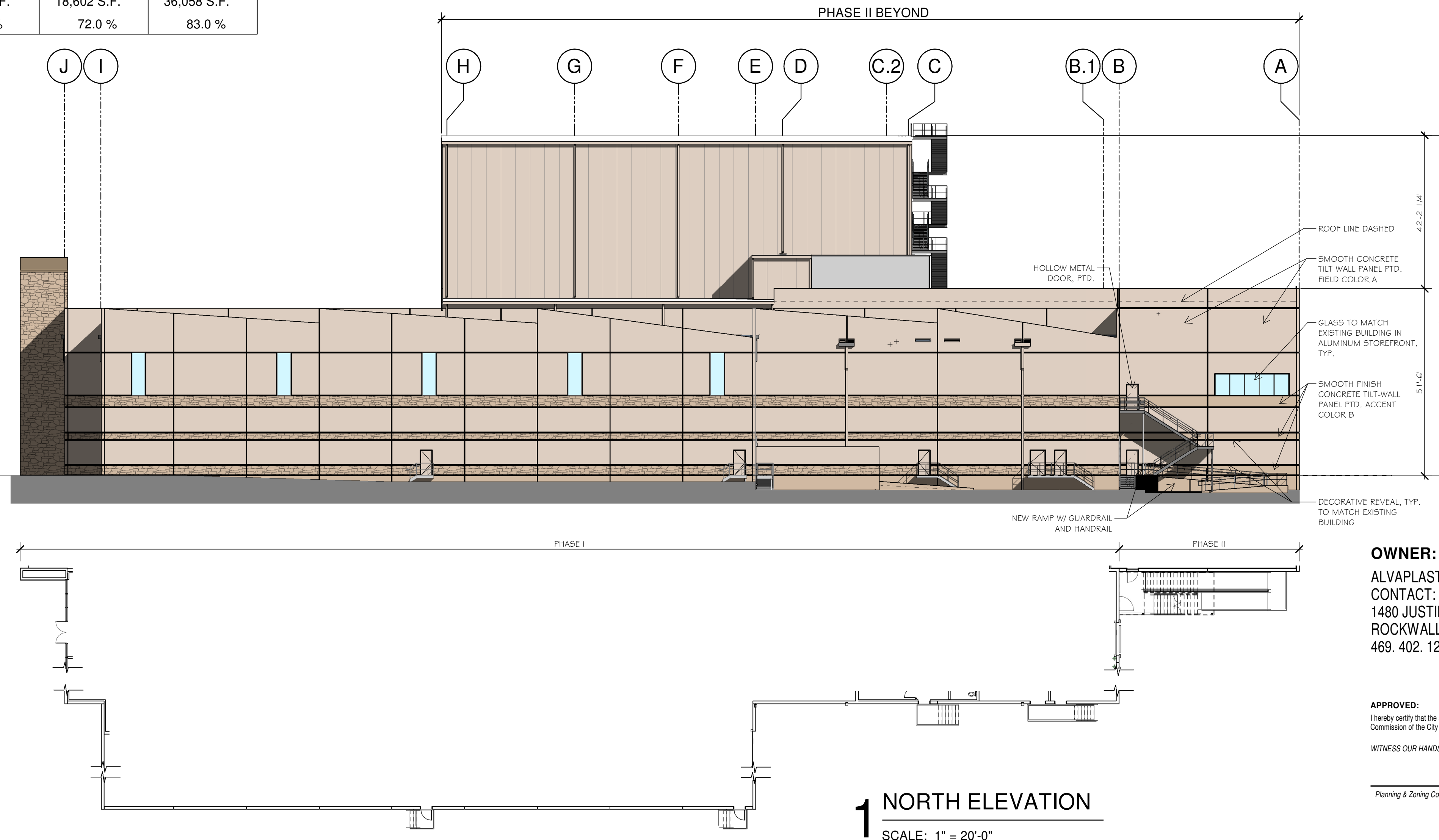
PHASE II ADDITION



FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	15,986 S.F.	31,704 S.F.	28,696 S.F.	45,868 S.F.
FACADE SQ. FT. EXCLUDING DOORS & WINDOWS	15,382 S.F.	31,194 S.F.	25,731 S.F.	43,187 S.F.
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MASONRY TOTAL	15,339 S.F.	25,335 S.F.	18,602 S.F.	36,058 S.F.
	99.7 %	81.0 %	72.0 %	83.0 %

2 WEST ELEVATION
SCALE: 1" = 20'-0"

PAINT SCHEME LEGEND	
A	BASE PAINT COLOR SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
B	ACCENT PAINT COLOR 01 SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C	ACCENT PAINT COLOR 02 SHERWIN WILLIAMS - SW 7550 RESORT TAN
D	METAL PANEL - ACCENT TRIM METAL SPAN WEATHERXL- SADDLE TAN



1 NORTH ELEVATION
SCALE: 1" = 20'-0"

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469. 402. 1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972. 759. 1400

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 _____, _____.

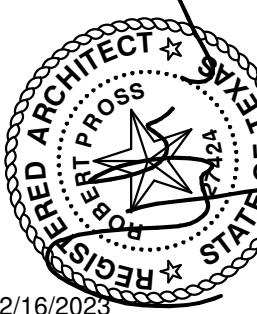
WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

drawn: M
checked: ROBERT PROSS
date: 02/16/2023

DESCRIPTION

DATE



02/16/2023

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
2033
sheet
A3-1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, 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 these specifications and landscaping plans, including:
 - Planting (trees, shrubs and grasses)
 - Bed preparation and fertilization
 - Notification of sources
 - Water and maintenance until final acceptance
 - Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish 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 final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 - The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead 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 have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including roots in lawn, shall be repaired as a result of making replacements shall be immediately repaired.
 - 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 immediately.
 - 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 acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that 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 a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 - 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 ensure the purchased materials will meet and / or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

- do not measure from branch or root tip-to-tip.
- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
 - Deliver packaged materials in sealed containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 - Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 - Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 - 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.
 - Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 - Remove rejected plant material immediately from job site.
 - 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 Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on 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 of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

- specified at no additional cost to the Owner.
- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root 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 ball. (Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dalleggrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, 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 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 Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, 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 50% slow release organic Nitrogen (SCU or UF) with a minimum 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: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 - Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

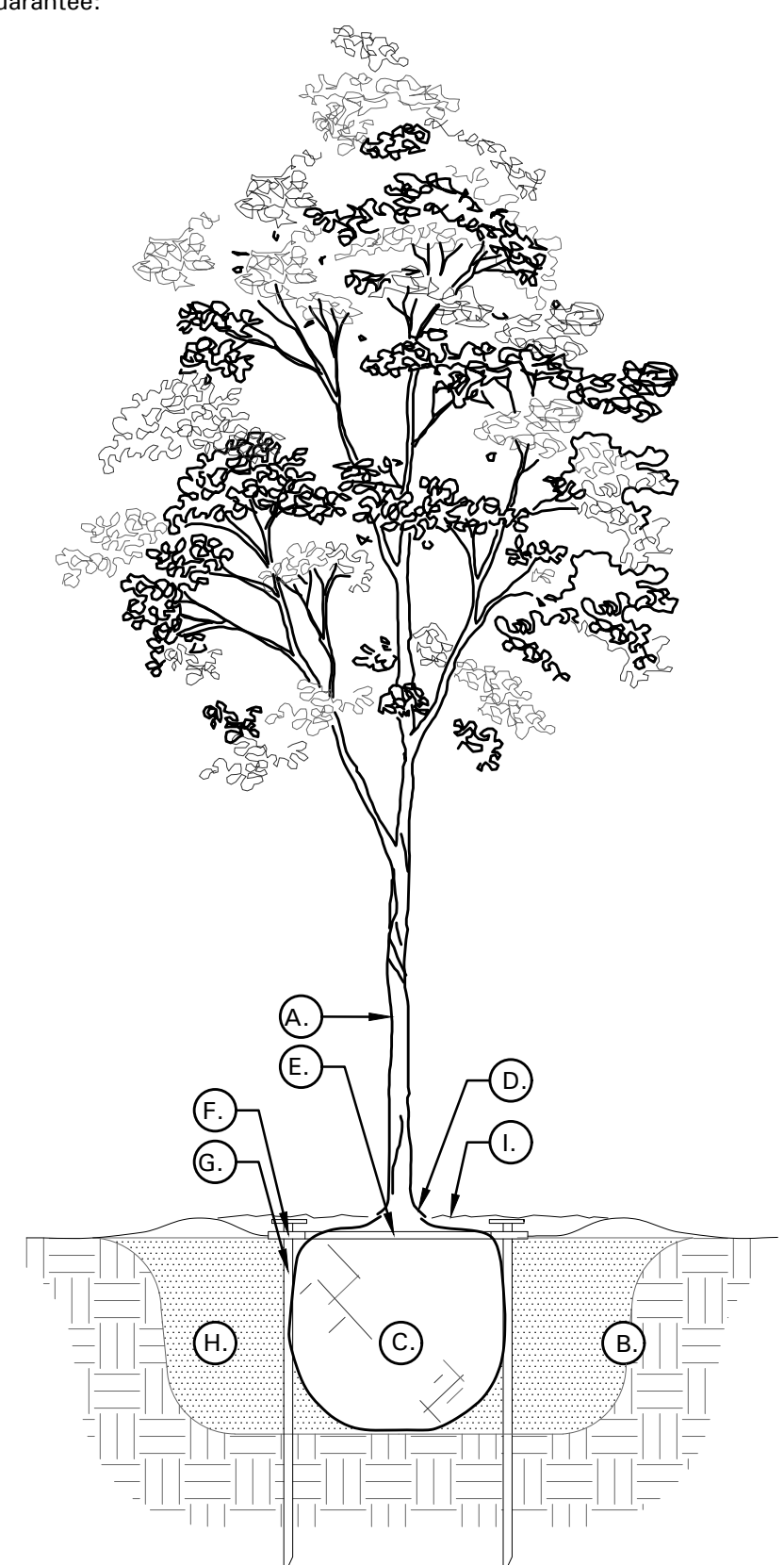
- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil 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 Owner's Authorized Representative 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 of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing 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 slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

- tree planting detail as approved by the Landscape Architect if the percolation test fails.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root banded, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that 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 Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of 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 trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 - Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 - Pruning shall be done with clean, sharp tools.
 - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 - All steel curbing shall be free of kinks and abrupt bends.
 - Top of curbing shall be 1/2" maximum height above final finished grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks or curbs.
 - Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

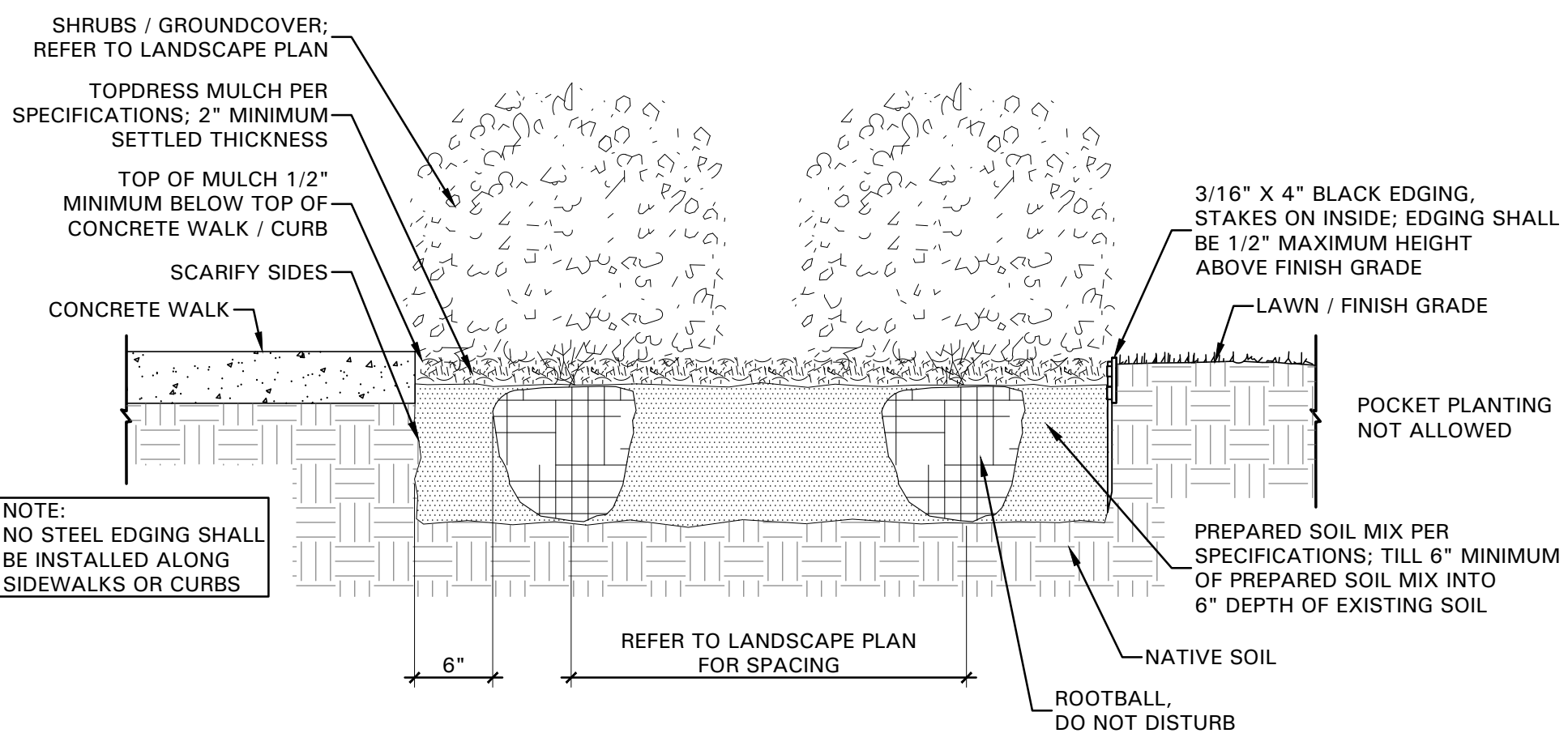
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



01 TREE PLANTING DETAIL NOT TO SCALE

02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469.402.1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

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 _____.

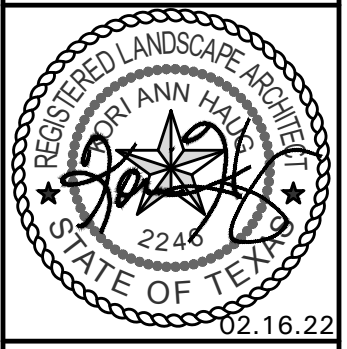
Planning & Zoning Commission, Chairman Director of Planning and Zoning

LANDSCAPE SPECIFICATIONS AND DETAILS



- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

DATE	DESCRIPTION
02/19/2023	drawn: [initials] checked: [initials] date: 02/19/2023



SPR design group, incorporated
5010 Harvest Hill Road, Suite 180, Dallas, Texas 75230
972.759.1400

SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no 2033
sheet
L2.02

TREE SURVEY FIELD DATA							
No.	Dia. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
1	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
4	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
5	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
6	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
7	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
8	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
11		HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
10	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
11	8.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
12	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
13	8	BOIS D'ARC	TO REMAIN	POOR	OFFSITE	NON-PROTECTED	
14	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
15	6	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
16	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
17	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
18	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
19	14	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
20	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
21	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
22	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
23	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
24	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
25	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
26	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
27	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
28	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
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31	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
32	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
33	13.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
34	10	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
35	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
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41	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
42	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
43	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
44	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
45	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
46	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
47	3	CHINKAPIN OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
48	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
49	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
50	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
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54	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
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56	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
57	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
58	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
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60	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
61	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
62	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
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70	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
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81	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
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92	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
93	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
94	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
95	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
96	3	BUR OAK	TO REMAIN	POOR	ON-SITE	NON-PROTECTED	
97	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
98	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
99	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
100	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
101	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
102	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
103	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
104	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
105	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
106	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
107	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
108	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
109	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
110	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
111	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
112	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
113	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
114	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
115	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
116	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
117	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
118	3	LIVE OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
119	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
120	3	CEDAR ELM	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
121	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
122	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
123	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
124	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
125	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
126	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
127	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
128	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
129	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
130	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
131	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
132	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
133	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
134	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
135	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
136	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
137	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
138	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	

Total Caliper Inches on Site	663.00
Total Caliper Inches Removed	33.00
Total Mitigation Inches Required	0.00
Total Mitigation Inches Provided (Refer to Landscape Plans)	0.00
Total Mitigation Inches Remaining	0.00
Tree Preservation Credits Purchased (100% of total mitigation inches paid at \$100/inch)	0.00
	\$0.00

OWNER:
 ALVAPLAST U.S. DEVELOPMENT, LLC
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469. 402. 1232


ARCHITECT:
 PROSS DESIGN GROUP, INC.
 CONTACT: ROBERT PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972. 759. 1400

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 _____, _____.

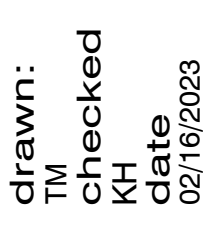
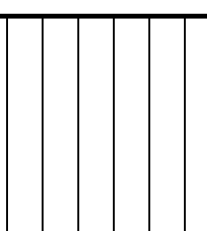
WITNESS OUR HANDS, this _____ day of _____, _____.

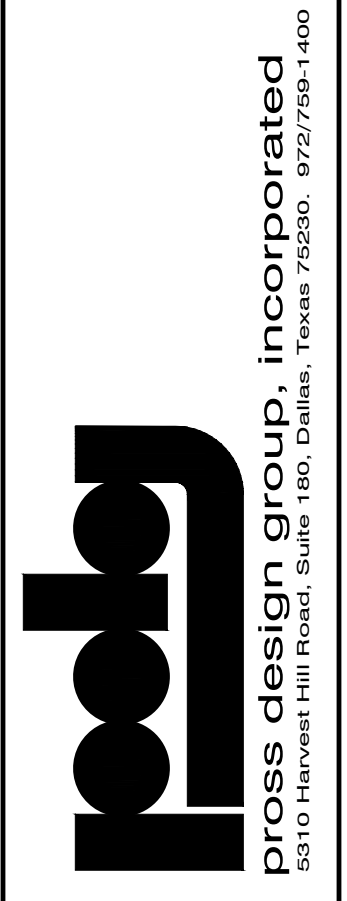
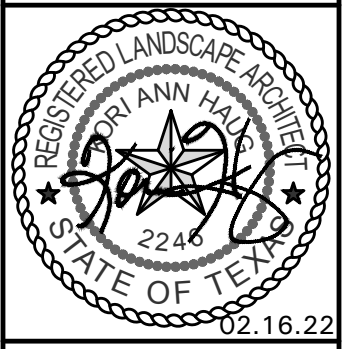
 Planning & Zoning Commission, Chairman Director of Planning and Zoning

TREE PRESERVATION NOTES

 **BELLE FIRMA**

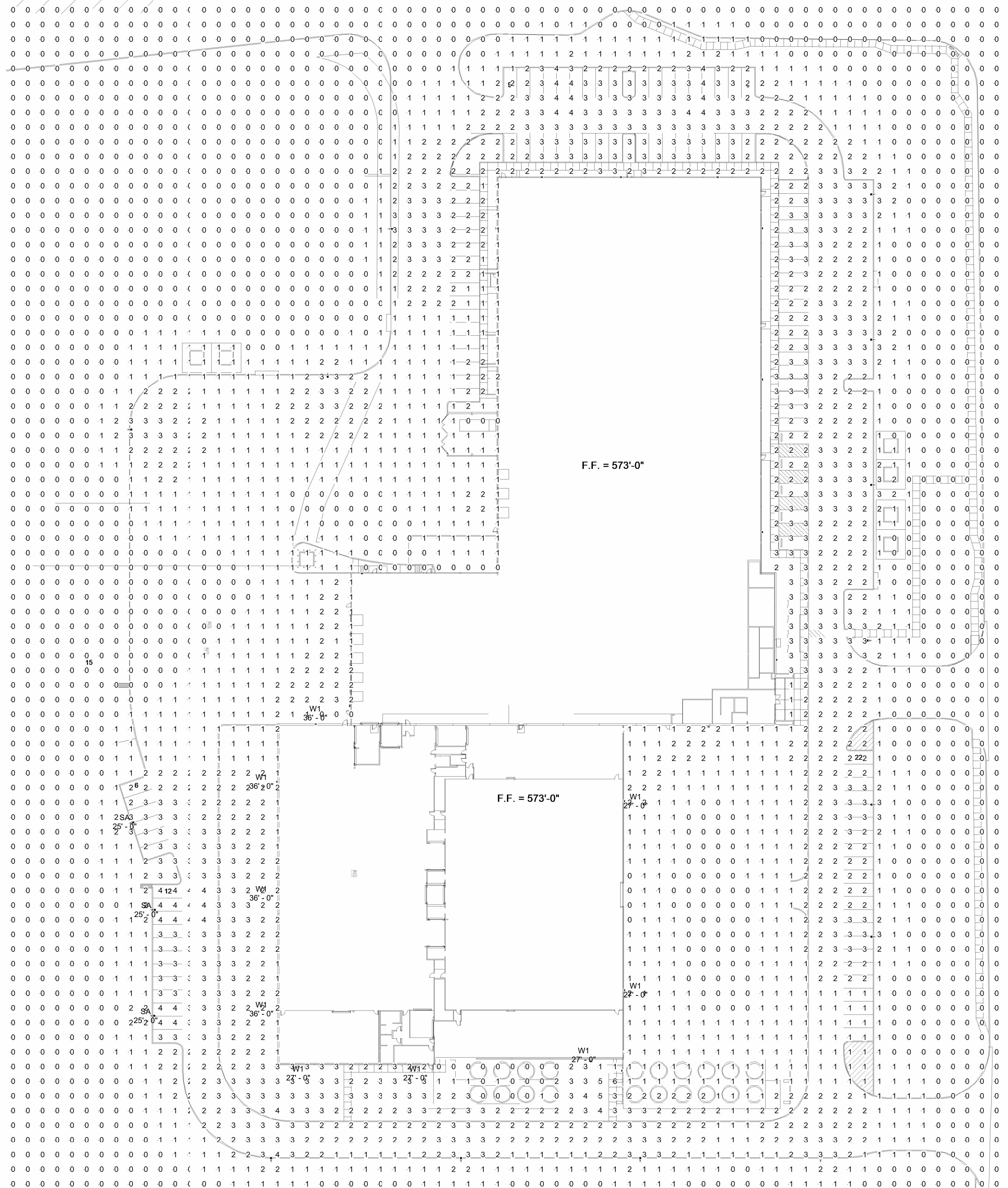
- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

drawn by: 	checked by: 
date: 02/16/2023	



SPR PACKAGING
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS

job no: 2033
 sheet: L1.02



OVERALL PLAN - FIRST FLOOR
 SCALE: 1" = 40'-0"

1
 E1.1

OWNER:
 ALVAPLAST U.S. DEVELOPMENT, LLC
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469.402.1232

ARCHITECT:
 PROSS DESIGN GROUP, INC.
 CONTACT: ROBERT PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972.759.1400

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

drawn:
 L3/AM
 checked
 MROLD
 02/16/2023

#	DATE	DESCRIPTION
1	02/17/2023	Issued for Site Submittal

24x36in BORDER

THERMALTECH ENGINEERING
 FACILITY AND UTILITY SYSTEMS ANALYSIS/DESIGN/CONSTRUCTION
 513-561-2271 • WWW.THERMALTECH.COM
 OHIO • ELIZABETHTOWN, PA • FORT WORTH, TX • LAWRENCEBURG, IN
 ROCKLAND, MA • GRAND RAPIDS, MI • MEMPHIS, TN

SPR PACKAGING
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS

job no
 13597.030
 ELECTRICAL
 E1.1



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: March 14, 2023
APPLICANT: T. J. McDonald; *Halff and Associates*
CASE NUMBER: SP2023-009; *Amended Site Plan for SPR Packaging*

SUMMARY

Discuss and consider a request by T. J. McDonald of Halff and Associations on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of an Amended Site Plan for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

BACKGROUND

The west portion on the subject property was annexed into the City of Rockwall on February 6, 1961 [Case No. A1960-001] by Ordinance No. 60-01. At the time of annexation, the west portion of the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 historic zoning map, at some point between the time of annexation and January 3, 1972 the west portion of the subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District. The remainder of the subject property was annexed into the City of Rockwall on February 7, 1983 [Case No. A1983-001] by Ordinance No. 83-06. At the time of annexation, the remainder of the subject property was zoned Agricultural (AG) District. According to the May 16, 1983 historic zoning map, at some point between the time of annexation and May 16, 1983 the remainder of the subject property was rezone from Agricultural (AG) District to Light Industrial (LI) District. On March 12, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2019-004] to allow the construction of a *warehouse/manufacturing facility*. On August 5, 2019, the City Council approved a replat [Case No. P2019-028] that establish the subject property as Lot 2, Block 1, Indalloy Addition. Since the approval of the site plan the *warehouse/manufacturing facility* has been constructed. In addition to this structure the Rockwall County Appraisal District (RCAD) indicates there are four (4) storage buildings that were constructed in 1976, and two (2) other industrial buildings that were constructed in 1976 and 1978 located on the subject property.

PURPOSE

On February 17, 2023, the applicant -- T. J. McDonald of Halff and Associates -- submitted an application requesting the approval of a Site Plan for the purpose of expanding the existing *Warehouse/Manufacturing Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 501 Industrial Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the intersection of Airport Road, which is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) tracts of land, two (2) that are vacant (*i.e. Tracts 4-3 & 4-4, of the N. Butler Survey, Abstract No. 20*) and one (1) that is developed (*i.e. Tracts 4, of the N. Butler Survey, Abstract No. 20*) with a single-family home. Following this is a vacant 31.393-acre tract of land (*i.e. Tract 3, of the N. Butler Survey, Abstract No. 20*).

South: Directly south of the subject property is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is a 10.1893-acre parcel of land (*i.e. Lot 3, Block A, SPR Packaging Addition*) developed

with warehouse/manufacturing facility. Following this is Justin Road, which is classified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Industrial Boulevard, which is classified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 20.0-acre parcel of land (i.e. Lot 2 of the Rockwall Service Center and Park) developed with a sports complex (i.e. Leon Tuttle Athletic Complex).

West: Directly west of the subject property are Phase 2 & 3 of the Park Place residential subdivision, which is zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* and a *Light Manufacturing* is a permitted *by-right* land use in a Light Industrial (LI) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=11.37-Acres; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	X= 788.63-Feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	X=584-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-Feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=93.4-Feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=26.8%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space per 300 SF for Office and 1 Parking Space per 1,000 SF for Warehouse/ Manufacturing	X=146; Exception Requested
<i>Minimum Landscaping Percentage</i>	15%	X=25%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X=75%; In Conformance

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct *Warehouse/Distribution Center* and a *Light Manufacturing Facility* on the subject property. According to Subsection 02.02(J)(7), *Warehouse/Distribution Center*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is defined as a "...building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale..." In addition, Subsection 02.02(I)(10), *Light Manufacturing*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Light Manufacturing* is defined as a "...facility or area for producing goods without the use of chemical processing of materials." In this case, the applicant's request for the *warehouse/manufacturing facility* land use is permitted *by-right* as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the maximum building height within a Light Industrial (LI) District is 60-feet. In this case, the proposed building elevations indicate the maximum building height is 93.4-feet. That being said, the subject property has been granted a Specific Use Permit (SUP) [*Ordinance No. 19-19; S-207*] that allows for a maximum

height of 100-feet. Given this, the proposed building elevations are in accordance with the SUP. In addition to the increased building height allowance, the approved SUP allows for Silos to be located on the property; however, they must be located on the south side of the buildings, directly adjacent to the *Union Pacific/Dallas Garland NE Railroad* right-of-way. In this case, the applicant has located the silos in conformance with the SUP.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), parking for an *office building* is one (1) parking space per 300 SF of building area, and for warehousing it is one (1) parking space per 1,000 SF of building area. In this case, the applicant is requesting their parking be calculated in accordance with the anticipated number of employees for any given shift. The proposed site plan indicates that there are 60 employees per shift with a 50.00% overlap. Given this, the total parking they are proposing is 146 spaces for employees and visitors. Staff should note that, existing on site are 88 parking spaces. The original site plan [Case No. SP2019-004] indicated that Phase 2 would have 79 additional parking spaces, for a total of 167 parking spaces. The proposed site plan indicates that 58 parking spaces will be added for a total of 146 parking spaces. Also, the original site plan indicated that Phase 2 would be 64,950 SF of building area and the proposed site plan indicates 80,000 SF of building area. Based on the original site plan, the number of projected parking spaces has decreased by 21 spaces and the square footage of the proposed building has increased by 15,050 SF.

The proposed site plan generally conforms to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exceptions being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

- (1) Parking. According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), parking for an *office building* is one (1) parking space per 300 SF of building area, and for warehousing it is one (1) parking space per 1,000 SF of building area. This would equate to 231 parking spaces. In this case, the applicant is requesting their parking be justified by the number of employees on site at one time. Base on this, the applicant is proposing a total 146 parking spaces, which is deficient by 85. This will require an exception from the Planning and Zoning Commission.
- (2) Building Materials.
 - (a) Stone. According to Subsection 05.01 (A)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a "...minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades." In this case, the applicant is proposing a stone patterned formliner and not stone. That being said, this material matches the existing building that the proposed expansion will be attached to. This will require an exception from the Planning and Zoning Commission.
 - (b) Primary Materials. According to Subsection 05.01 (A)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." or masonry material. That being said, the proposed materials match the existing building that the proposed expansion will be attached to. This will require an exception from the Planning and Zoning Commission.
 - (c) Secondary Materials. According to Subsection 05.01 (A)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a maximum of 10% Secondary Materials..." In this case, the applicant is proposing greater than 10% metal on the south, east, and west elevations. This is being done to screen the extruder bays, and given the height of the extruders metal is most realistic construction material. This will require an exception from the Planning and Zoning Commission.

(d) Tilt Wall. According to Subsection 05.01 (A)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined below.” In this case, the applicant is proposing a stone patterned formliner and not stone. That being said, this material matches the existing building that the proposed expansion will be attached to. This will require an exception from the Planning and Zoning Commission.

(3) Building Articulation.

(a) Primary Building Facades. According to Subsection 05.01 (C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum wall length shall not exceed four (4) times the wall height. In this case, the wall length requirement does not meet on the east side of the building. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(b) Secondary Building Facades. According to Subsection 05.01 (C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum wall length shall not exceed three (3) times the wall height. In this case, the wall length requirement is not met on the west side of the building. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship.” In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. The applicant has indicated the following as compensatory measures: [1] plant an additional eight (8) evergreen shrubs, [2] plant five (5) additional canopy trees, and [3] plant (3) additional accent trees. The applicant’s variance letter states that they are requesting the material variances in order for the expansion to match the existing building. In addition, the applicant’s letter indicates that “...due to the unique height requirements of the equipment inside the building...” they are requesting the articulation variances. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Central District. The Central District “...is composed of a wide range of land uses that vary from single-family to industrial.” In addition, the Central District “...incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction.” The Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, indicates that the subject property should be developed with industrial land uses. In this case, the applicant is expanding the existing industrial land use. Based on this, the applicant’s proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On February 28, 2023 the Architecture Review Board reviewed the building elevations provided by the applicant and requested the applicant ensure the RTUs are fully screened and to stamp the smooth band on the west elevations. The ARB will review the revised building elevations at the March 14, 2023 meeting and make recommendation to the Planning and Zoning Commission. Based on the revised building elevation submit by the applicant they have addressed the ARB comments.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Amended Site Plan for the construction of a *warehouse/manufacturing facility* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) All roof top equipment shall be fully screened from all adjacent properties and public right-of-way.
- (3) 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.



DEVELOPMENT APPLICATION

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

IF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **501 INDUSTRIAL BLVD, ROCKWALL TX 75087**

SUBDIVISION **INDALLOY ADDITION** LOT **2** BLOCK **1**

GENERAL LOCATION **INTERSECTION OF RAILROAD RD AND INDUSTRIAL BLVD; NORTH OF I-30**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL** CURRENT USE **OFFICE, WAREHOUSE, MANUFACTURING**

PROPOSED ZONING **LIGHT INDUSTRIAL** PROPOSED USE **OFFICE, WAREHOUSE, MANUFACTURING**

ACREAGE **11.37 AC** 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 ALVAPLAST US DEVELOPMENT LLC	<input checked="" type="checkbox"/> APPLICANT HALFF ASSOCIATES
CONTACT PERSON CAROLINA MOLINA	CONTACT PERSON TJ MCDONALD
ADDRESS 1480 JUSTIN ROAD	ADDRESS 3803 PARKWOOD BLVD, SUITE 800
CITY, STATE & ZIP ROCKWALL, TX 75087	CITY, STATE & ZIP FRISCO, TX 75034
PHONE 469-402-1232	PHONE 214-937-3939
E-MAIL CMolina@sprpackaging.com	E-MAIL tmcdonald@halff.com

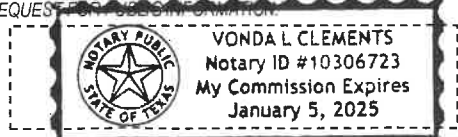
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marcus McKee [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 \$ 477.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF February 2023 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 15th DAY OF February 2023

OWNER'S SIGNATURE [Signature]



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

MY COMMISSION EXPIRES 1/5/2025

PD-87

Feet

0 55 110 220 330 440

SP2023-009: Site Plan for SPR Packaging

E WASHINGTON ST

AG

G

ALUMINUM PLANT RD

AIRPORT RD

LI

INDUSTRIAL BLVD

Case Location Map = 



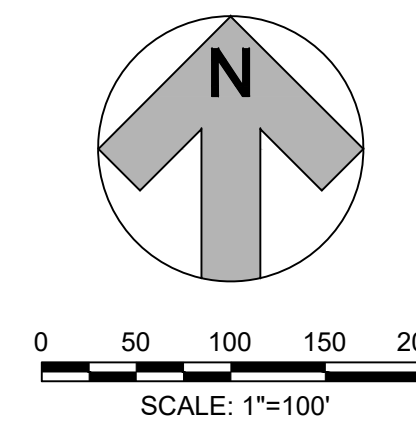
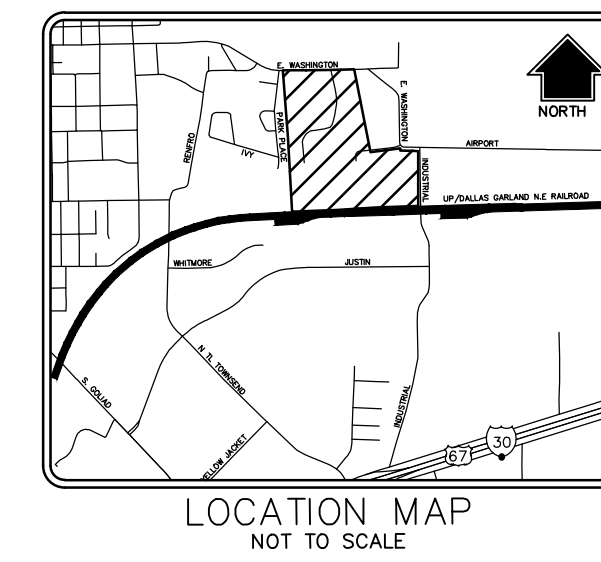
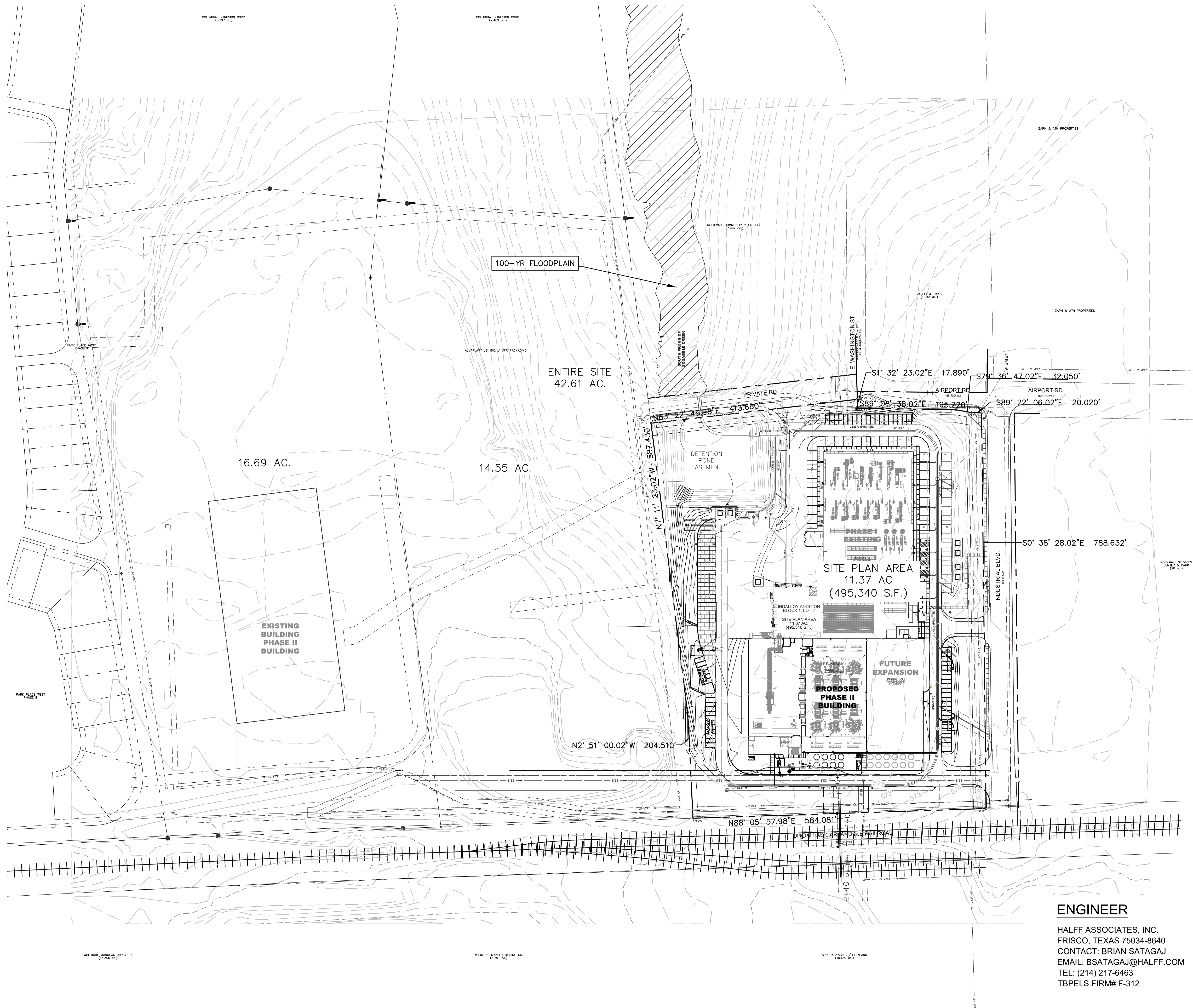
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



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drawn: TJM
checked: BMS
date: 03/07/2023

#	DATE	DESCRIPTION

03/07/2023
PRELIMINARY
 FOR INTERIM REVIEW ONLY
 These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:
 BRIAN M. SATAGAJ P.E. 107708
 NAME P.E. NO.
 DATE 3/7/2023
 TBPELS Engineering Firm #312

- BENCHMARK 1**
 CENTER OF SANITARY SEWER MANHOLE LID, LOCATED 100 FEET NORTH-EAST OF THE EASTERN-MOST NORTHEAST PROPERTY CORNER ELEVATION=580.82'
- BENCHMARK 2**
 CENTER OF SANITARY SEWER MANHOLE LID, LOCATED 18.5 FEET NORTHWEST OF THE SOUTHEAST PROPERTY CORNER ELEVATION =577.13'



SURVEYOR

HALFF ASSOCIATES, INC.
RICHARDSON, TEXAS 75081
CONTACT: DREW CHAVCHALOV
EMAIL: DCHAVCALOV@HALFF.COM
TEL: (214) 217-6461
TBPELS FIRM# F-312

DEVELOPER/OWNER

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

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TEL: (214) 217-6463
TBPELS FIRM# F-312

ARCHITECT

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CONTACT: DAVID MORALES
EMAIL: DMORALES@PDGARCH.COM
TEL: (972) 759-1400

LANDSCAPE ARCHITECT

BELLE FIRMA
4245 NORTH CENTRAL EXPY
SUITE 501
DALLAS, TX 75205
CONTACT: KORI HAUG
EMAIL: KHAUG@BELLEFIRMA.COM
TEL: 214-865-7192

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

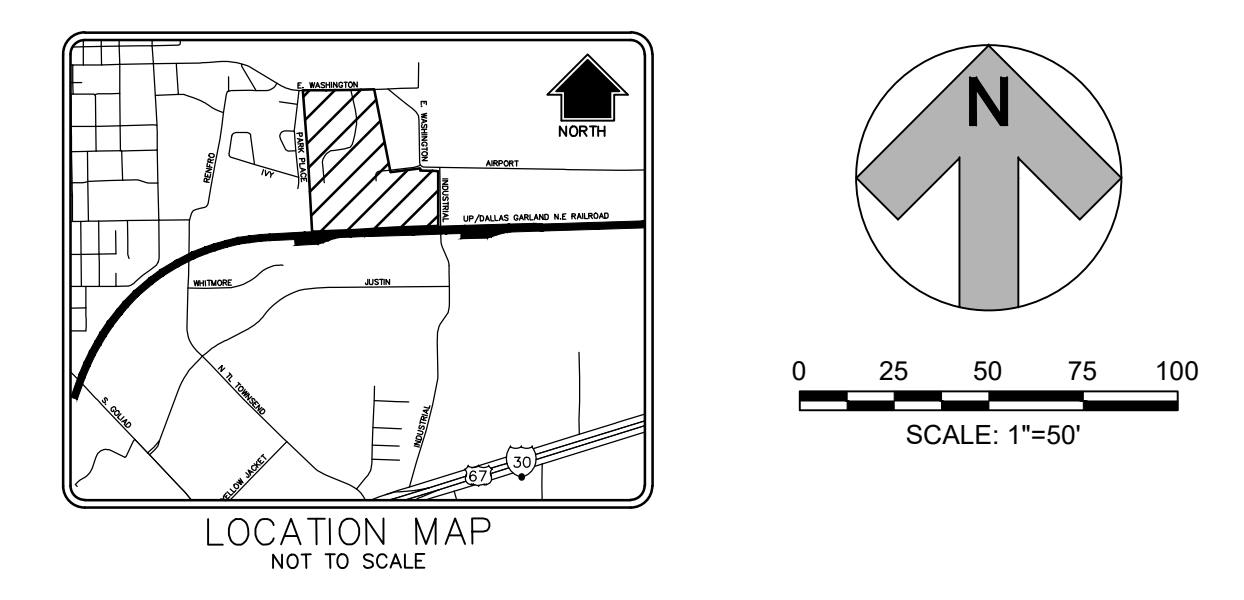
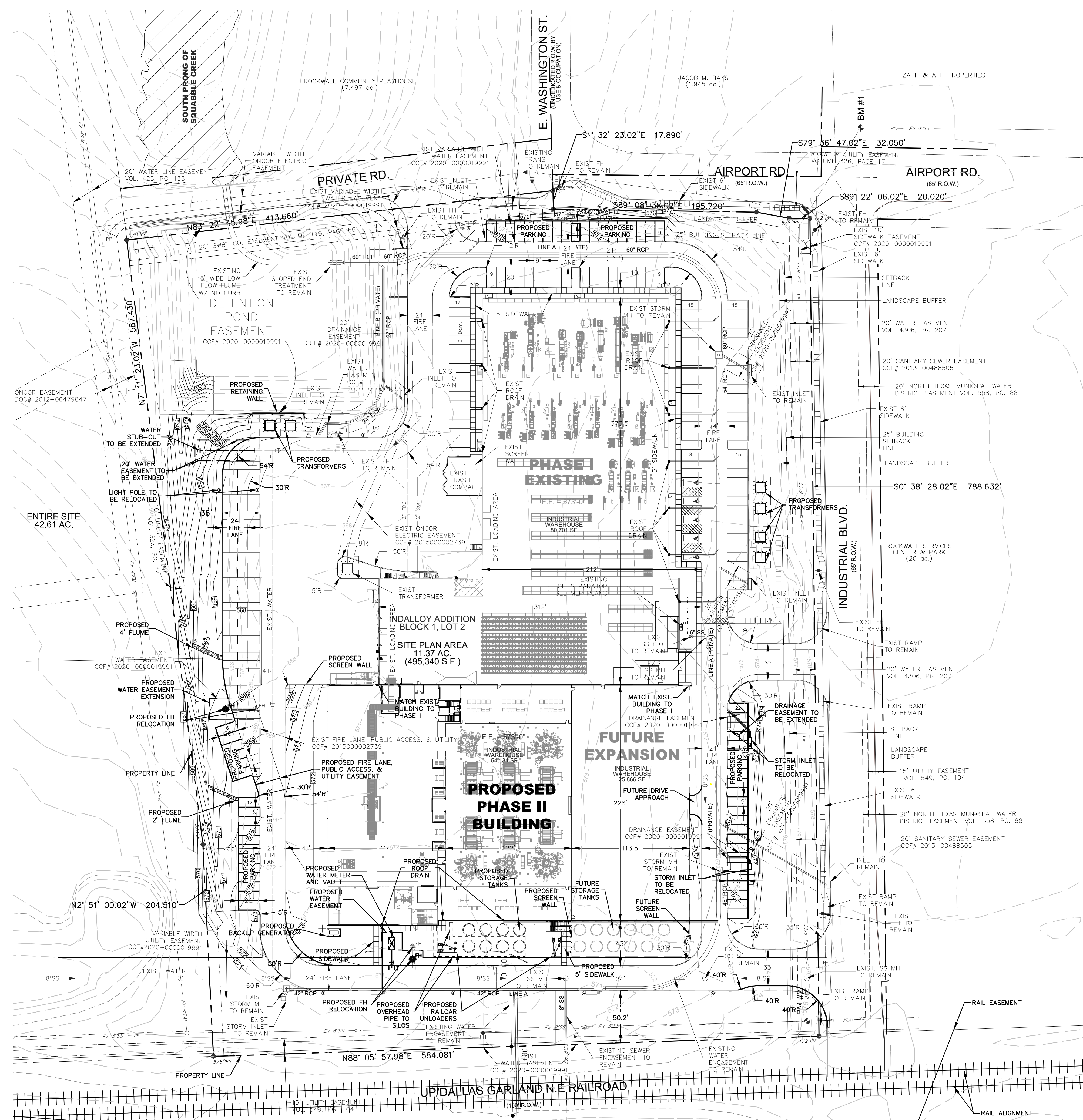
Director of Planning and Zoning

SPR PACKAGING
FOR 11.37 AC. OF INDALLOY ADDITION, BLOCK 1, LOT 2
ROCKWALL, TEXAS

CASE NO. SP2023-009

job no
OVERALL SITE PLAN
sheet
CO.01

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SITE DATA:	
CURRENT ZONING:	(L) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	
PHASE 1	
1st FLOOR EXISTING	78,682 SF
2nd FLOOR EXISTING	536 SF
2nd FLOOR NEW	1,483 SF
PHASE 2	
1st FLOOR	54,134 SF
2nd FLOOR	34,291 SF
TOTAL	88,425 SF
FUTURE EXPANSION (ESTIMATED)	
1st FLOOR	25,866 SF
PARKING:	
NOTE: REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN	
EMPLOYEES PER SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE	
EMPLOYEE PARKING SPACES REQUIRED = 90 SPACES	
VISITOR PARKING SPACES REQUIRED = 20 SPACES	
TOTAL PARKING SPACES REQUIRED = 110 SPACES	
TOTAL PARKING SPACES PROVIDED = 146 SPACES	
ACCESSIBLE SPACES REQUIRED = 5 SPACES	
ACCESSIBLE SPACES PROVIDED = 5 SPACES	
*SPACES ARE INCLUDED IN TOTAL ABOVE	

EXISTING LEGEND	
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	POWER POLE
	STORM MANHOLE
	WATERLINE
	SEWER LINE
	EASEMENT LINE
	PROPERTY LINE
	CONTOUR LINE

LEGEND	
	7" THICK, 3600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

- BENCHMARK 1**
CENTER OF SANITARY SEWER MANHOLE LID, LOCATED 100 FEET NORTHEAST OF THE EASTERN-MOST NORTHEAST PROPERTY CORNER ELEVATION=580.82'
- BENCHMARK 2**
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WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

drawn: TJM
checked: BMS
date: 03/07/2023

DATE	DESCRIPTION

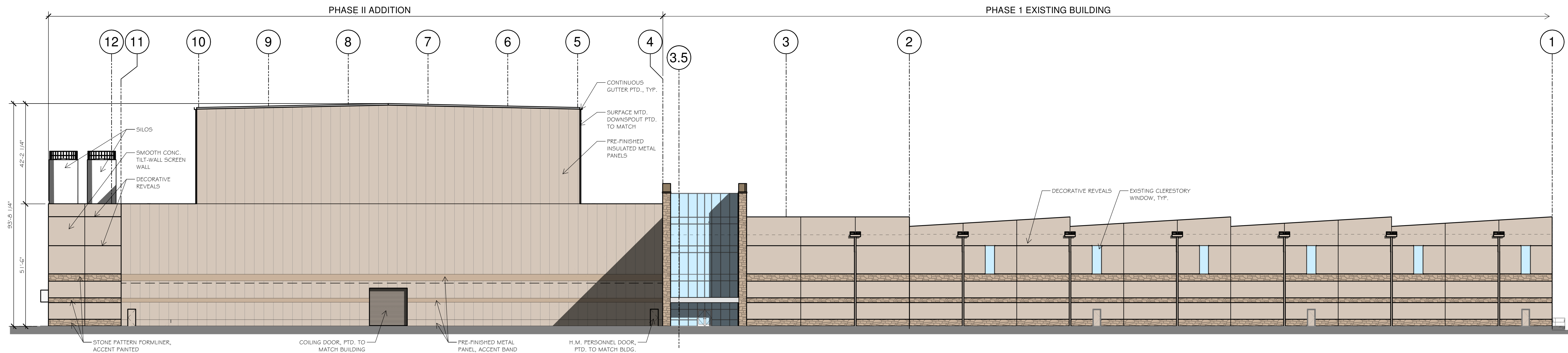
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PRELIMINARY
FOR INTERIM REVIEW ONLY
These documents are for review only and not intended for Construction, Bidding, or Permit Purposes. They were prepared by or under the supervision of:
BRIAN M. SATAGAJ P.E. 107708
NAME: P.E. 107708
DATE: 3/7/2023
TBPELS Engineering Firm #312



job no
DETAIL SITE PLAN
sheet
C0.02

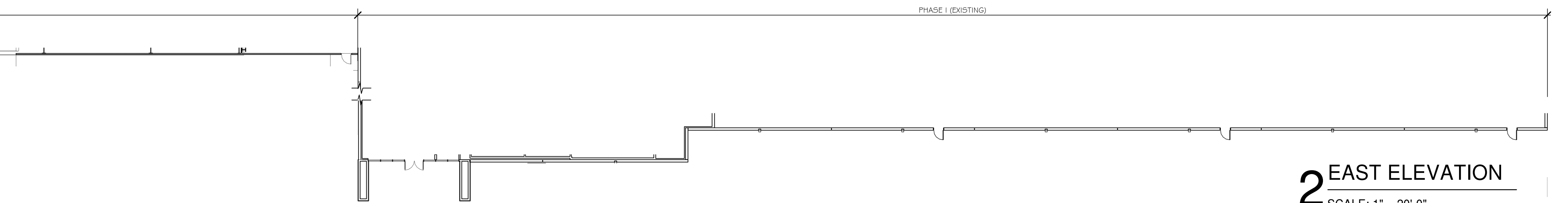
FOR 11.37 AC. OF INDALLOY ADDITION, BLOCK 1, LOT 2, ROCKWALL, TEXAS

3/6/2023 4:13:13 PM C:\Users\pdg3\Documents\2023 R23 SPR North - Phase 2_Central Model_sarellanoBYP22.vt
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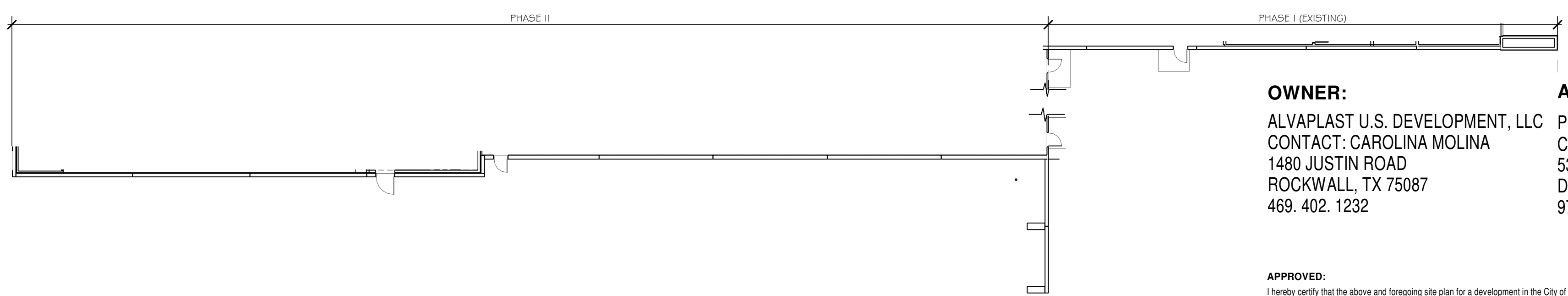
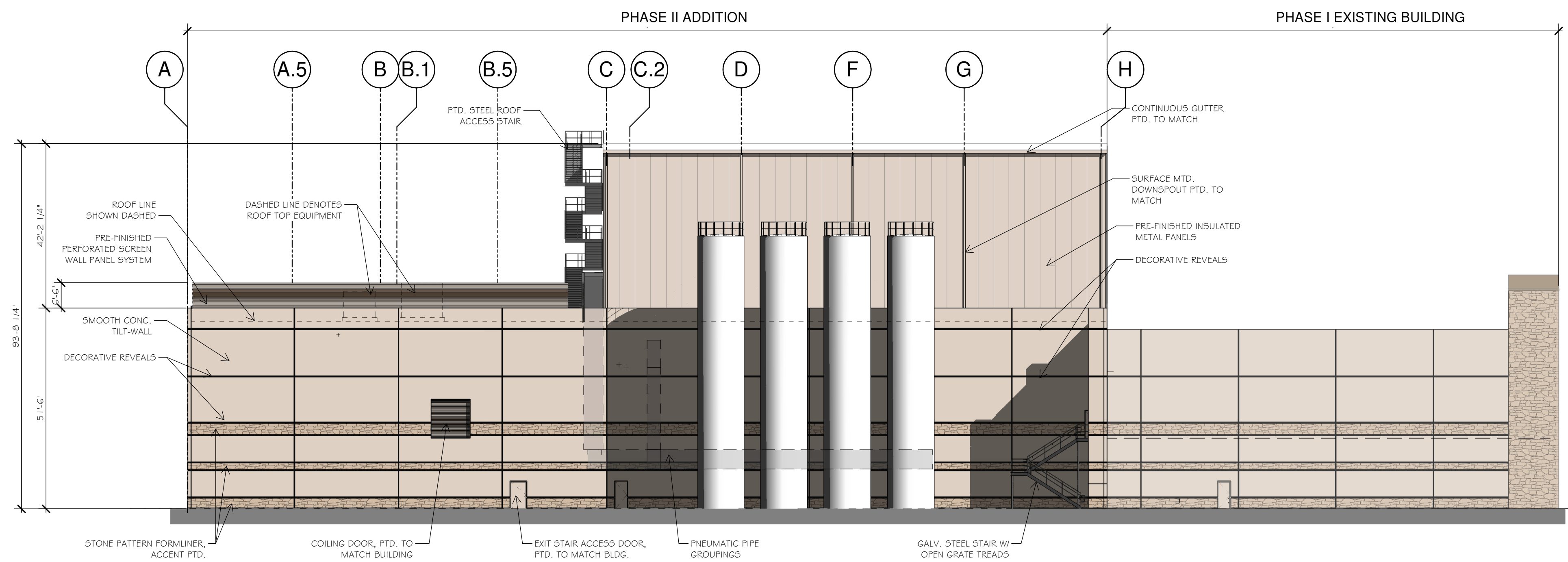


PAINT SCHEME LEGEND	
(A) BASE PAINT COLOR	SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
(B) ACCENT PAINT COLOR 01	SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
(C) ACCENT PAINT COLOR 02	SHERWIN WILLIAMS - SW 7550 RESORT TAN
(D) METAL PANEL - ACCENT TRIM	METAL SPAN WEATHERXL- SADDLE TAN
(E) METAL PANEL - FIELD	MORIN MATRIX MX-1- T.B.D.
(F) METAL PANEL - ACCENT TRIM	MORIN MATRIX MX-1- T.B.D.

FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	16,964 S.F.	32,427 S.F.	28,696 S.F.	47,585 S.F.
FACADE SQ. FT. EXCLUDING DOORS & WINDOWS	16,360 S.F.	31,917 S.F.	25,731 S.F.	44,904 S.F.
DOORS AND WINDOWS	604 S.F.	510 S.F.	2,965 S.F.	2,681 S.F.
INSULATED METAL PANELS (IMP)	43 S.F.	5,859 S.F.	7,129 S.F.	7,129 S.F.
	0.3 %	19.0 %	28.0 %	16.0 %
PERFORATED SCREEN WALL	978 S.F.	723 S.F.	0 S.F.	1717 S.F.
	6.0 %	2.0 %	0.0 %	4.0 %
MASONRY TOTAL	15,339 S.F.	25,335 S.F.	18,602 S.F.	36,058 S.F.
	93.7 %	79.0 %	72.0 %	80.0 %



2 EAST ELEVATION
SCALE: 1" = 20'-0"



1 SOUTH ELEVATION
SCALE: 1" = 20'-0"

OWNER:
 ALVPLAST U.S. DEVELOPMENT, LLC
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469. 402. 1232

ARCHITECT:
 PROSS DESIGN GROUP, INC.
 CONTACT: ROBERT PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972. 759. 1400

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WITNESS OUR HANDS, this _____ day of _____, 2023.

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

CASE NO: SP2023-009

drawn: MA
 checked: ROBERT PROSS
 date: 03/07/2023

#	DATE	DESCRIPTION

REGISTERED ARCHITECT
 ROBERT PROSS
 STATE OF TEXAS
 03/07/2023

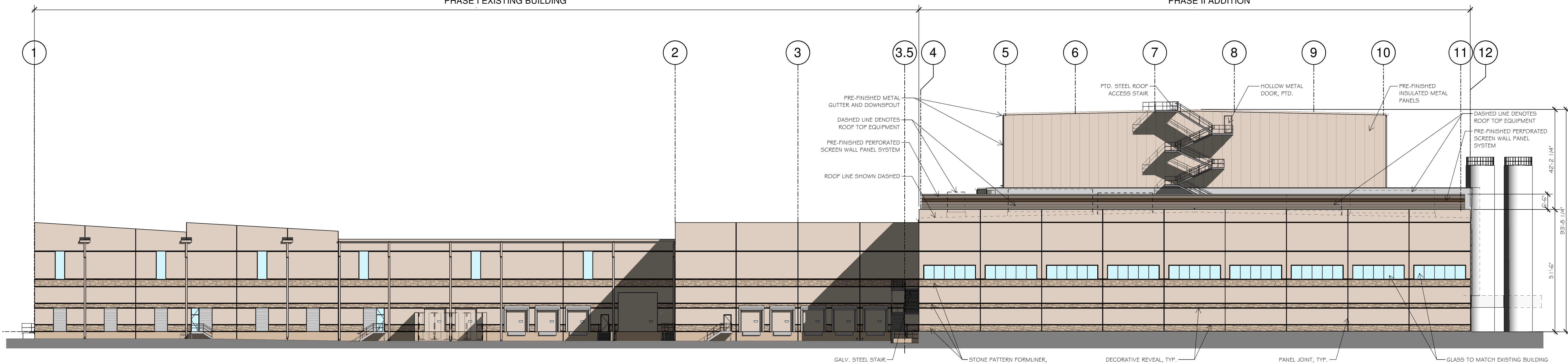
pross design group, incorporated
 5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS

job no
 2033
 sheet
A3-0

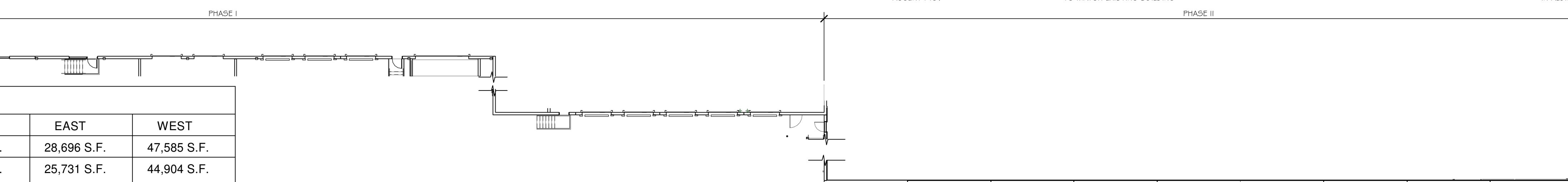
PHASE I EXISTING BUILDING

PHASE II ADDITION



FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
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2 WEST ELEVATION
SCALE: 1" = 20'-0"

1 NORTH ELEVATION
SCALE: 1" = 20'-0"

OWNER:
ALVPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469. 402. 1232

ARCHITECT:
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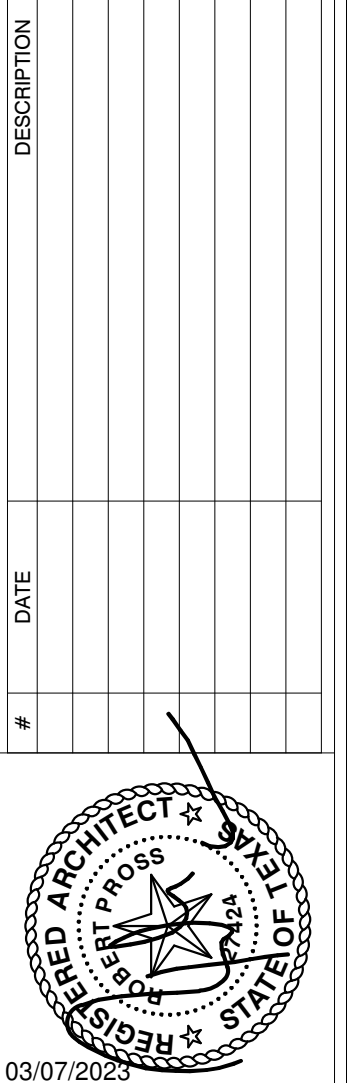
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drawn: MA
checked: ROBERT PROSS
date: 03/07/2023



03/07/2023

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
2033
sheet
A3-1

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, 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 these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish 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 final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead 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 have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn, caused by 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 immediately.
 - 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 acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

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 a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
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 ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. 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 and 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 and while stored on site.
 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 Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material 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 Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on 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 of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root 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 ball. (Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the 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, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallassgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, 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 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 Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, 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 50% slow release organic Nitrogen (SCU) or UF with a minimum 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: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. 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 areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

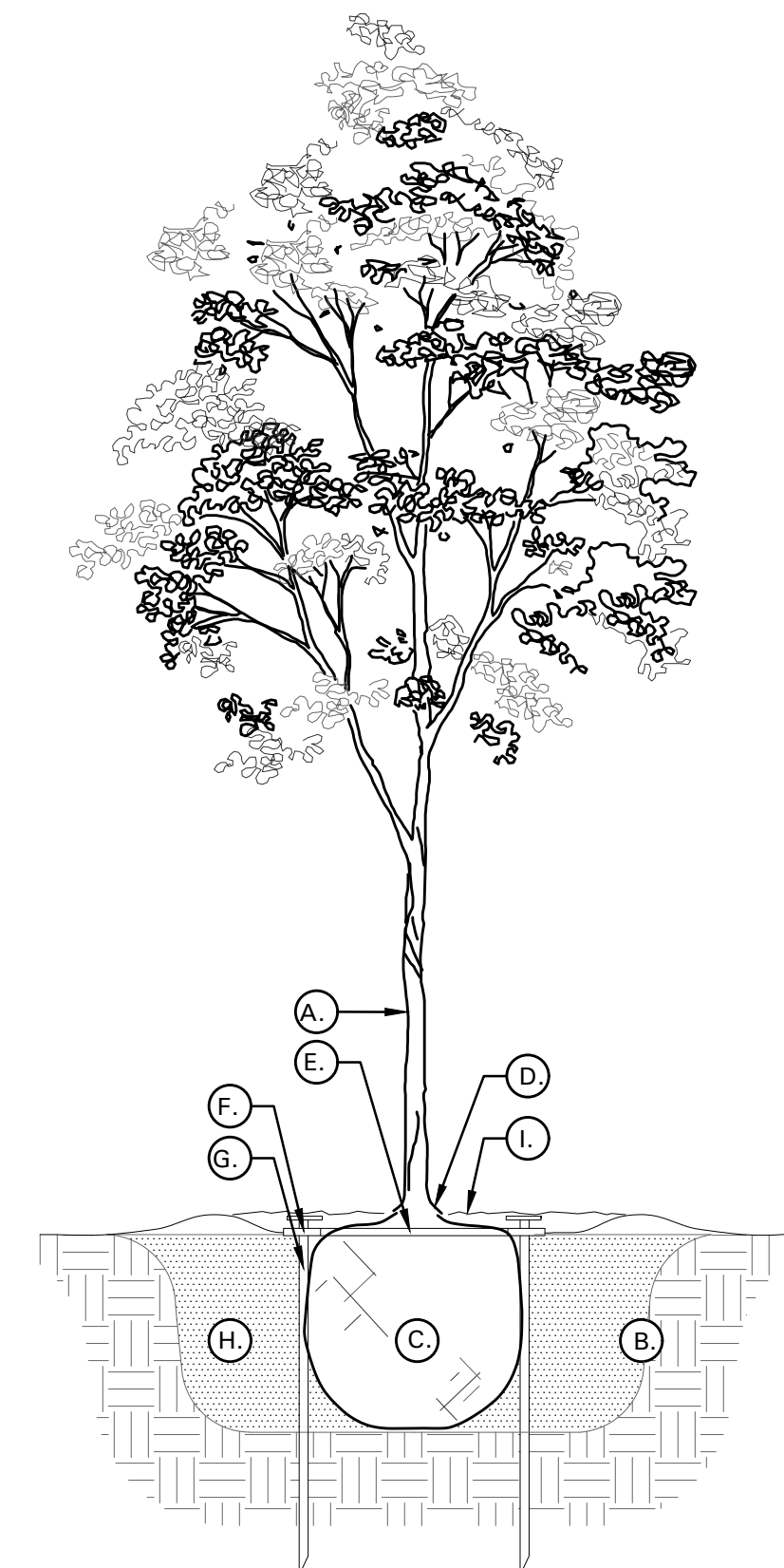
- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil 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 Owner's Authorized Representative 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 of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing 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 slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root banded, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that 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 Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plan is properly set at the required grade. The work of this section shall include the removal from the site of 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 trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1/2" maximum height above final finished 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 curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

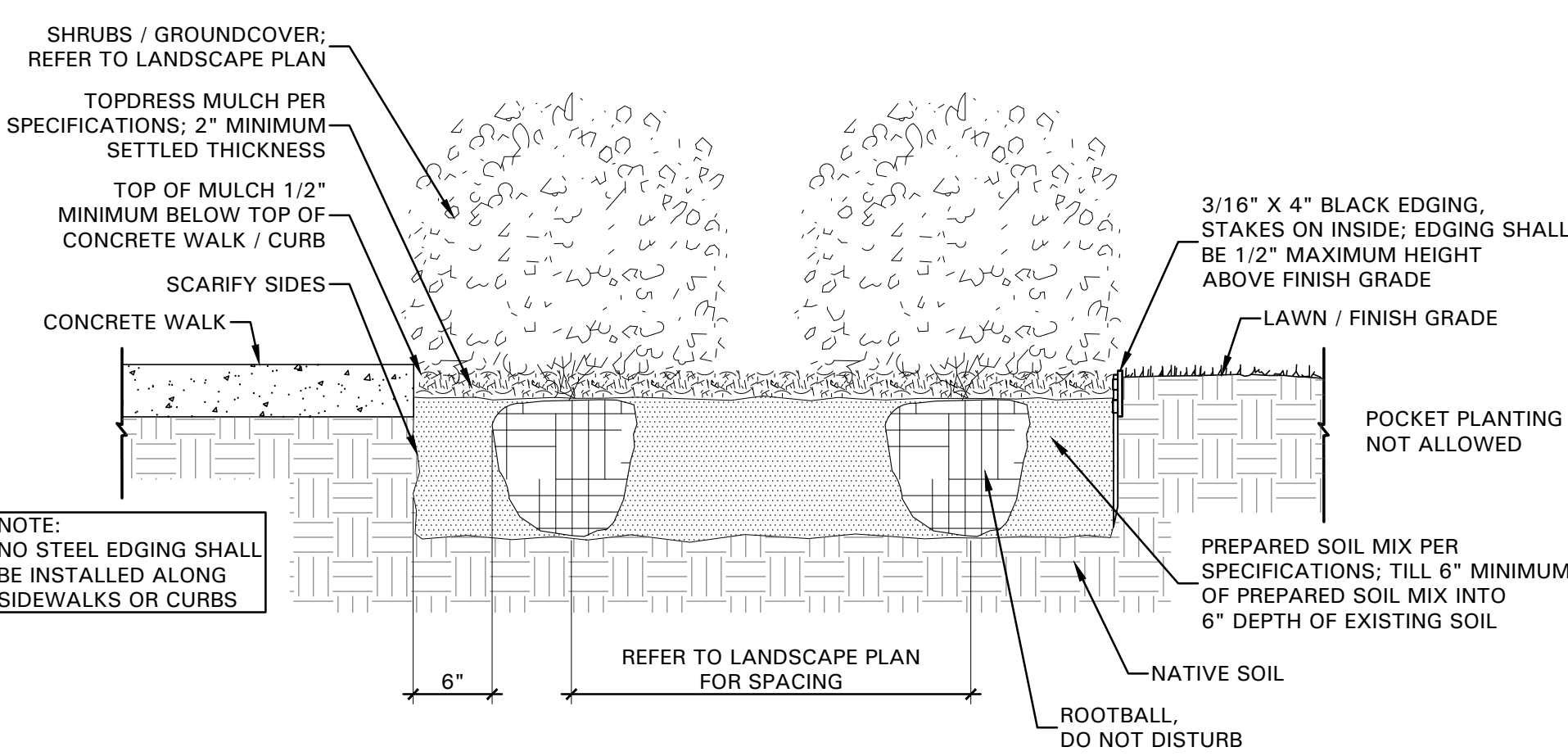
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.
- END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com
- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



SHRUB / GROUNDCOVER DETAIL

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469.402.1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved Commission of the City of Rockwall on the _____ day of _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CASE NO: SP2023-009

LANDSCAPE SPECIFICATIONS AND DETAILS



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

DATE	DESCRIPTION
03/07/2023	Drawn: JKH Checked: KAH Date: 03/07/2023

03/07/2023



03.07.23

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972.759.1400

SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no

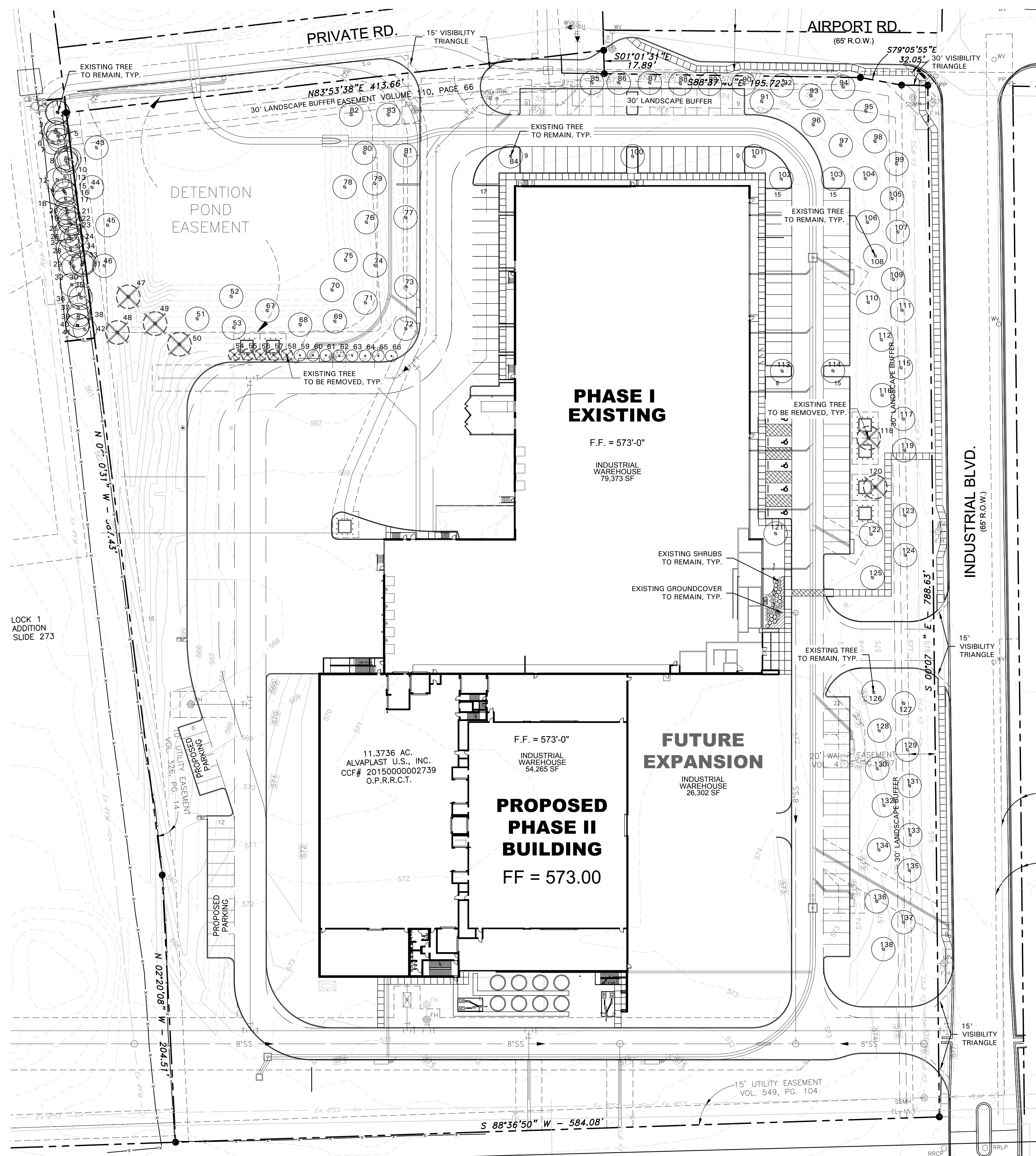
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01 TREE PLANTING DETAIL
NOT TO SCALE

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EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- EXISTING SHRUBS TO REMAIN

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CITY OF ROCKWALL NOTES

1. NO TREES WITHIN 5'-0" OF ANY UTILITIES
2. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469.402.1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
 CONTACT: ROBERT PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972.759.1400

APPROVED:

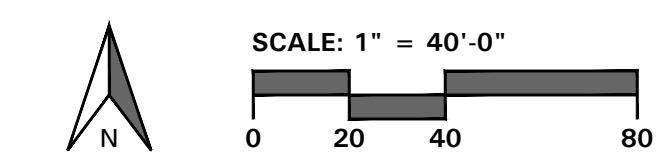
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved Commission of the City of Rockwall on the _____ day of _____

WITNESS OUR HANDS, this _____ day of _____

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

CASE NO: SP2023-009

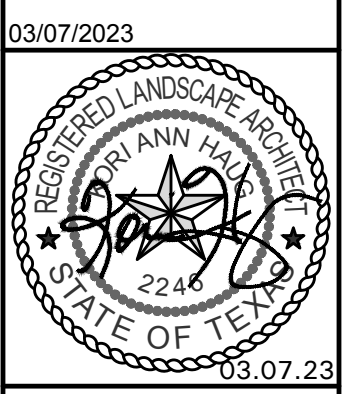
TREE PRESERVATION PLAN



- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

drawn: JKH
 checked: KAH
 date: 03/07/2023

DESCRIPTION	DATE



pross design group, incorporated
 5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 • 972.759.1400

SPR PACKAGING
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS

job no
 sheet
L1.01

TREE SURVEY FIELD DATA							
No.	Di. (inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
1	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
4	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
5	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
6	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
7	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
8	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
9	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
10	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
11	8.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
12	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
13	8	BOIS D'ARC	TO REMAIN	POOR	OFFSITE	NON-PROTECTED	
14	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
15	6	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
16	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
17	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
18	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
19	14	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
20	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
21	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
22	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
23	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
24	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
25	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
26	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
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28	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
29	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
30	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
31	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
32	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
33	13.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
34	10	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
35	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
36	17.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
37	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
38	9.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
39	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
40	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
41	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
42	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
43	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
44	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
45	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
46	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
47	3	CHINKAPIN OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
48	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
49	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
50	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
51	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
52	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
53	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
54	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
55	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
56	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
57	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
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65	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
66	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
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69	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
70	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
71	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
72	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
73	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
74	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
75	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
76	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
77	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
78	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
79	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
80	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
81	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
82	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
83	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
84	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
85	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
86	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
87	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
88	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
89	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
90	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
91	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
92	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
93	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
94	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
95	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
96	3	BUR OAK	TO REMAIN	POOR	ON-SITE	NON-PROTECTED	
97	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
98	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
99	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
100	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
101	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
102	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
103	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
104	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
105	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
106	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
107	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
108	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
109	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
110	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
111	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
112	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
113	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
114	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
115	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
116	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
117	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
118	3	LIVE OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
119	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
120	3	CEDAR ELM	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
121	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
122	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
123	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
124	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
125	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
126	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
127	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
128	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
129	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
130	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
131	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
132	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
133	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
134	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
135	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
136	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
137	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
138	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	

Total Caliper Inches on Site	663.00
Total Caliper Inches Removed	33.00
Total Mitigation Inches Required	0.00
Total Mitigation Inches Provided (Refer to Landscape Plans)	0.00
Total Mitigation Inches Remaining	0.00
Tree Preservation Credits Purchased (100% of total mitigation inches paid at \$100/inch)	0.00
	\$0.00

OWNER:
ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469. 402. 1232


ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972. 759. 1400

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved
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

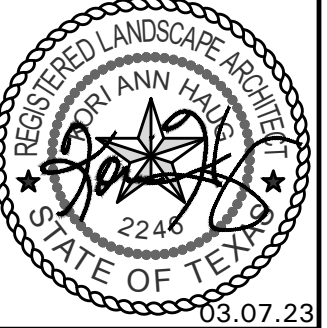
CASE NO: SP2023-009
TREE PRESERVATION NOTES

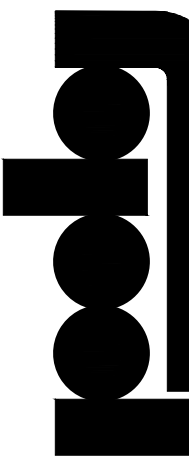
 **BELLE FIRMA**

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

drawn:	RM
checked:	KAH
date:	03/07/2023
DATE	
DESCRIPTION	

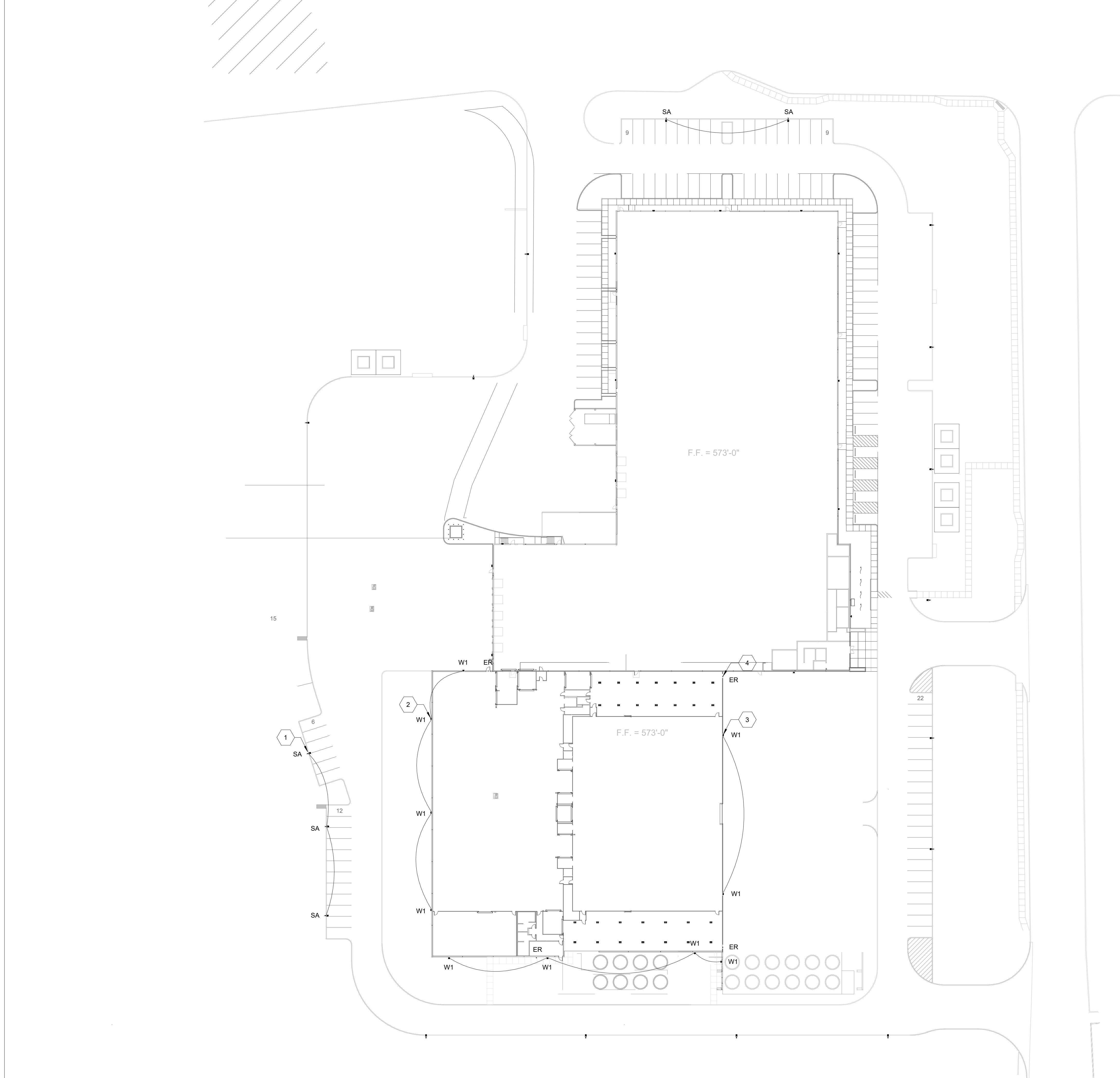
03/07/2023




pross design group, incorporated
5010 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972.759.1400

SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
sheet
L1.02



OVERALL PLAN - FIRST FLOOR
 SCALE: 1" = 40'-0"

1
 E1.0

DRAWING NOTES

DRAWING E1.0

- 1 MOUNT TOP OF LIGHTING FIXTURE AT 25'-0" TO MATCH EXISTING SITE LIGHTING. MATCH EXISTING SQUARE STRAIGHT STEEL LIGHT POLE. CATALOG NUMBER SSS-25-4C-DM19A5-DOBX.
- 2 MOUNT FIXTURE ABOVE SECOND FLOOR WINDOWS. COORDINATE WITH OWNER TO VERIFY EXACT MOUNTING HEIGHT.
- 3 MOUNT FIXTURE AT 27'-0" AFF TO MATCH EXISTING SITE LIGHTING HEIGHT.
- 4 MOUNT OVERHEAD FIXTURES +1'-0" ABOVE DOORWAY.

GENERAL NOTES

APPLIES TO ALL DRAWINGS OF THIS TRADE

- A FOR GENERAL NOTES, LEGEND AND SYMBOLS SEE DRAWING E0.1.
- B FOR LIGHTING INFORMATION AND LUMINAIRE SCHEDULE SEE DRAWING E7.1.
- C EXIT SIGNS AND EMERGENCY FIXTURES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO THE FIXTURE EVEN WHEN OFF.
- D PROVIDE ALL MOUNTING HARDWARE FOR LIGHTING FIXTURES INCLUDING CABLING, MOUNTING BRACKETS, ETC. AS REQUIRED.

SITE DATA:

CURRENT ZONING:	(L) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	
PHASE 1	
1st FLOOR EXISTING	78,682 SF
2nd FLOOR EXISTING	536 SF
2nd FLOOR NEW	1,483 SF
	80,701 SF
PHASE 2	
1st FLOOR	54,134 SF
2nd FLOOR	34,291 SF
TOTAL	88,425 SF
FUTURE EXPANSION (ESTIMATED)	
1st FLOOR	25,866 SF
PARKING:	
NOTE: REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN	
EMPLOYEES PER SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE	
EMPLOYEE PARKING SPACES REQUIRED = 90 SPACES VISITOR PARKING SPACES REQUIRED = 20 SPACES TOTAL PARKING SPACES REQUIRED = 110 SPACES TOTAL PARKING SPACES PROVIDED = 146 SPACES	
ACCESSIBLE SPACES REQUIRED = 5 SPACES ACCESSIBLE SPACES PROVIDED = 5 SPACES *SPACES ARE INCLUDED IN TOTAL ABOVE	

OWNER:
 ALVAPLAST U.S. DEVELOPMENT, LLC
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469.402.1232

ARCHITECT:
 PROSS DESIGN GROUP, INC.
 CONTACT: ROBERT PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972.759.1400

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 Commissioner, Chairman Director of Planning and Zoning

CASE NO: SP2023-009

drawn: LSTRAM
 checked: MHOLO
 date: 03/07/2023

#	DATE	DESCRIPTION
1	02/17/2023	ISSUED FOR SITE SUBMITTAL
2	03/07/2023	ISSUED FOR SITE SUBMITTAL

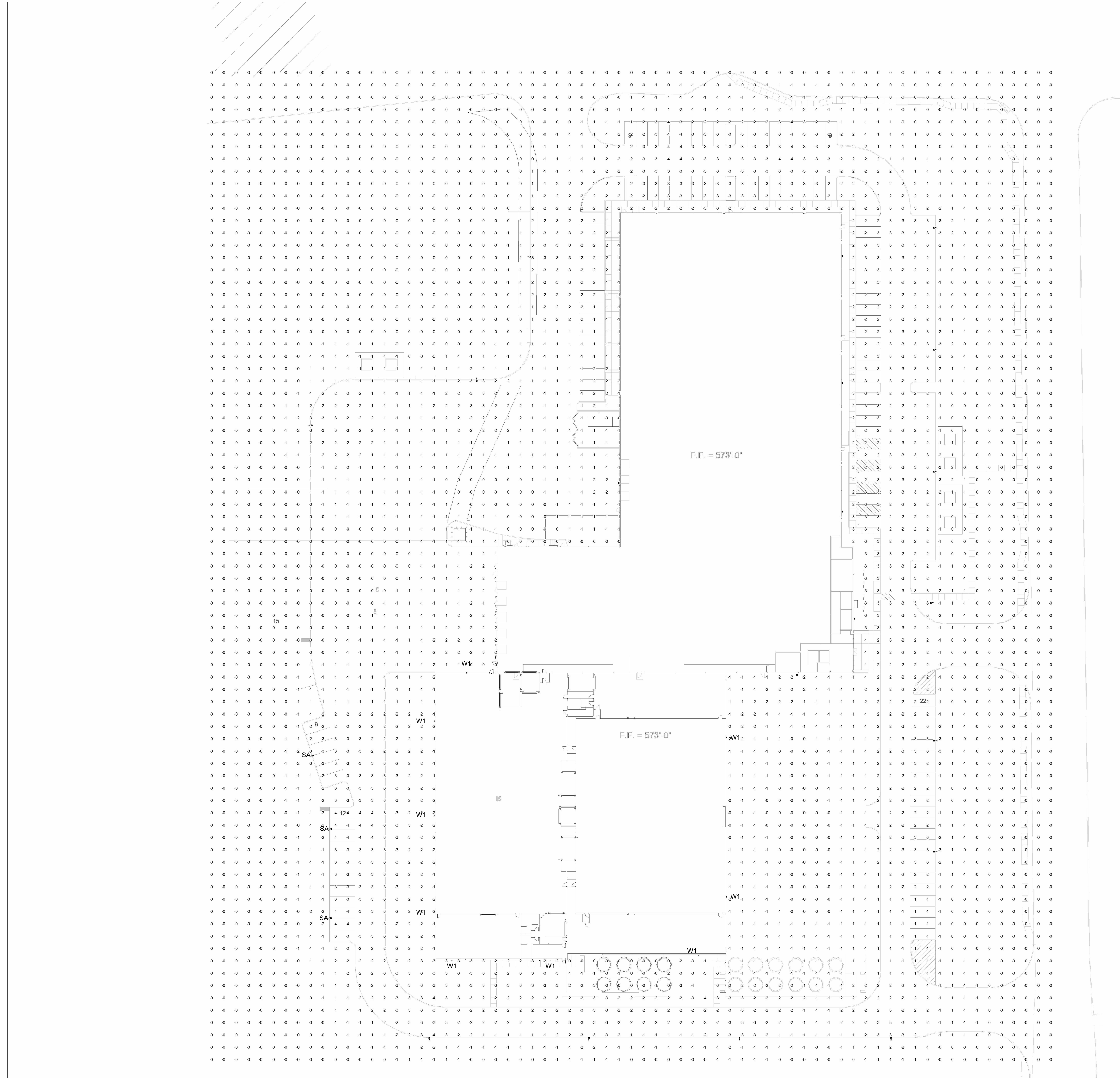
03/07/2023

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SPR PACKAGING
 SPR NORTH - PHASE II
 ROCKWALL, TEXAS

job no
 13597.030
 ELECTRICAL

E1.0



OVERALL PLAN - FIRST FLOOR
SCALE: 1" = 40'-0"

1
E1.1

SITE DATA:	
CURRENT ZONING:	(L) LIGHT INDUSTRIAL
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1st FLOOR	25,866 SF
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NOTE: REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN	
EMPLOYEES PER SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE	
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OWNER:
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APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CASE NO: SP2023-009

DATE	ISSUED FOR SITE SUBMITTAL	DESCRIPTION
02/17/2023		
03/07/2023		

03/07/2023

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SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
13597.030
ELECTRICAL
E1.1

drawn:
LSTAM
MLOD
MLOD
date:
03/07/2023

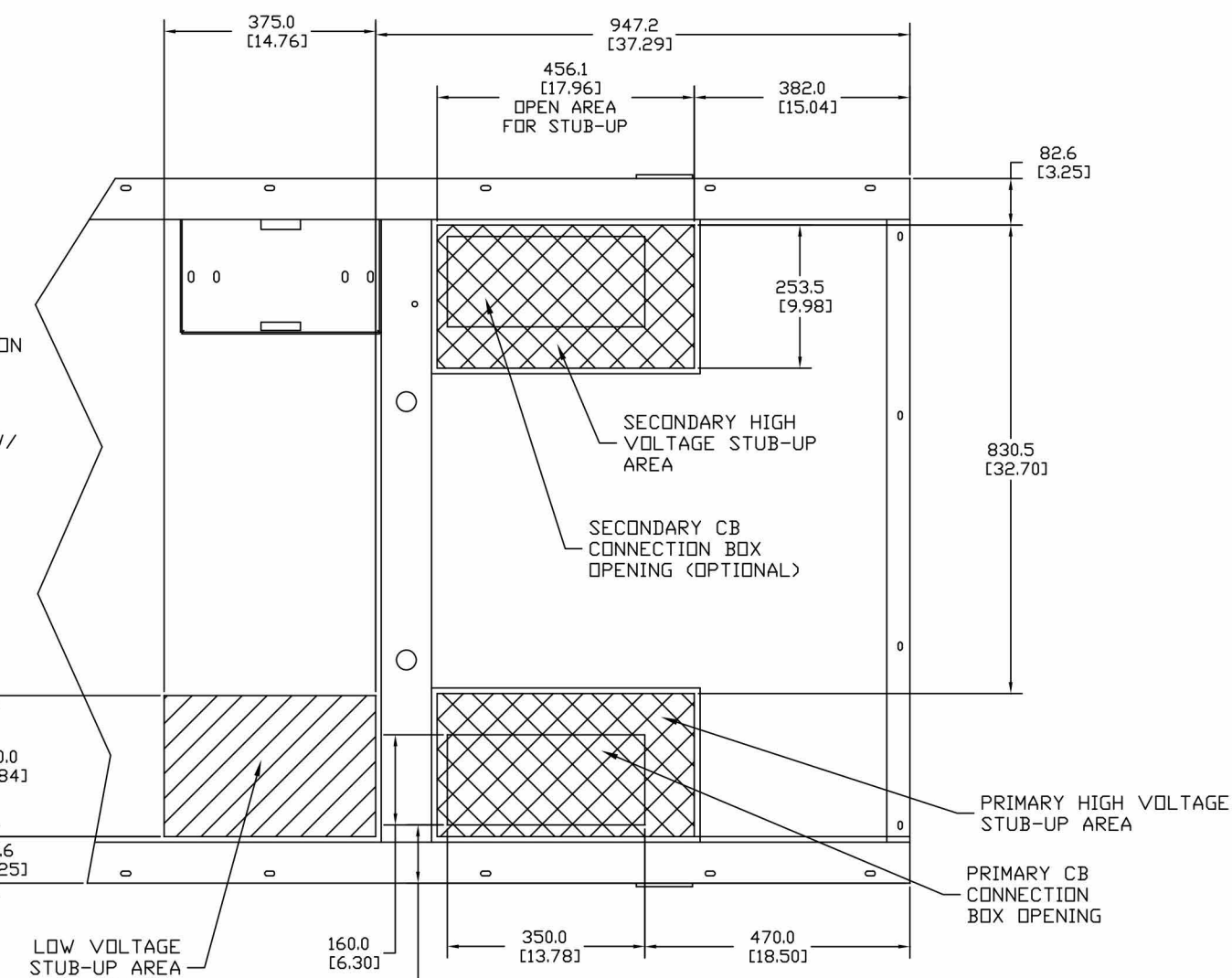
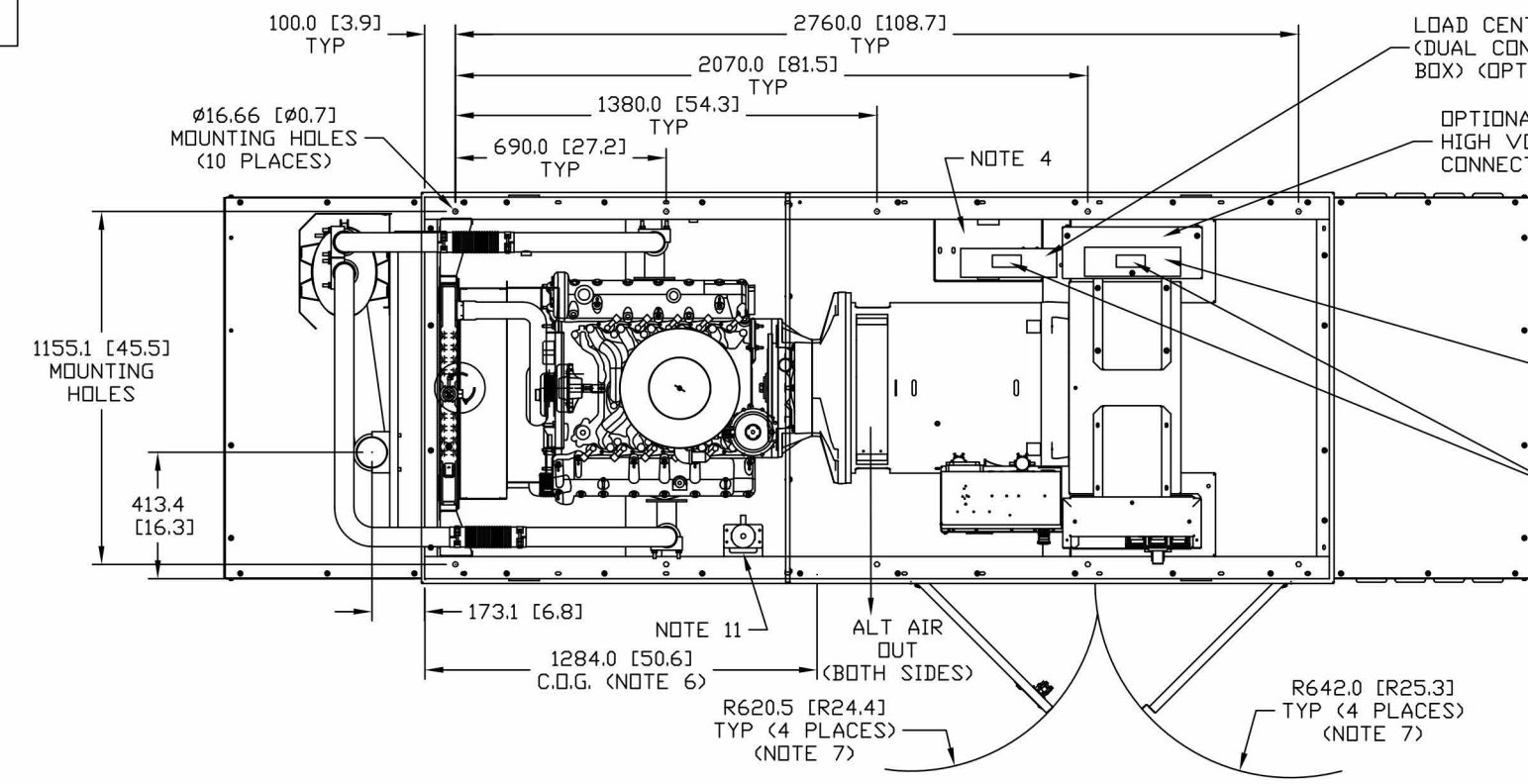
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OLYMPIAN™

G150LG 150kW

5 of 5

TOP VIEW

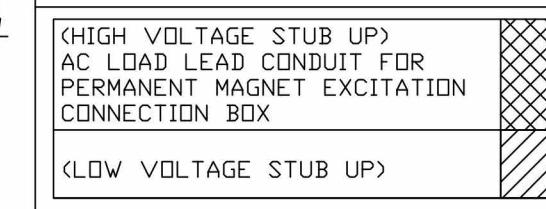


STUB-UP AREA DETAILED VIEW

NOTE:

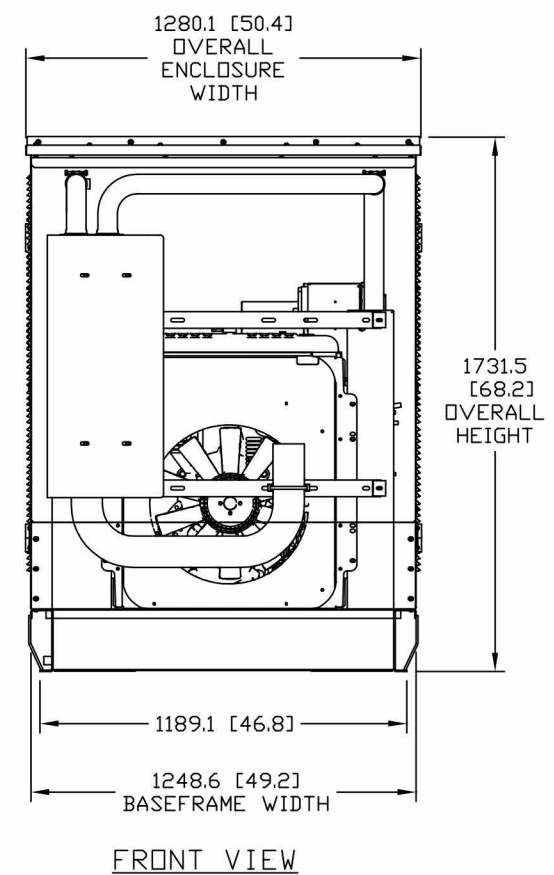
- CONTROL PANEL (OPTIONAL BATTERY CHARGER INSIDE)
- 120V, 20A GFCI & 250V, 15A OUTLET (OPTIONAL)
- CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX (USE LOW VOLTAGE STUB-UP AREA)
- BATTERY (-12 VOLT NEGATIVE GROUND SYSTEM)
- MAIN LINE CIRCUIT BREAKER (MLCB), AC LOAD LEADS CONNECT DIRECTLY TO MLCB. MLCB HEIGHT MAY VARY WITH CB SELECTION
- CENTER OF GRAVITY AND WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS
- DOORS MUST BE ABLE TO OPEN AT LEAST 90° TO BE REMOVED
- ENGINE SERVICE CONNECTIONS:
INLET L/P GAS = 1-1/4" NPT COUPLING
INLET L/P LIQUID = 1/4" NPT COUPLING
INLET NATURAL GAS = 1-1/4" NPT COUPLING
OIL DRAIN = 1/2" NPT COUPLING
EXHAUST OUTLET = 4" C.D.
- AUXILIARY AC CONNECTION FOR UNIT OPTIONS ARE LOCATED IN HIGH VOLTAGE CONNECTION BOX, UNLESS AN OPTIONAL LOAD CENTER IS INSTALLED
- EPA AIR QUALITY REGULATIONS REQUIRE THE CATALYST TO REMAIN MOUNTED IN THE FACTORY INSTALLED POSITION OR WITHIN THE SPECIFIED MOUNTING POSITION DETAILED ON THIS DRAWING UNDER PENALTY OF FEDERAL LAW
- BLOCK HEATER
- BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW
- GENERATOR SET MUST BE INSTALLED SUCH THAT DISCHARGE AIR IS NOT RECIRCULATED
- CIRCUIT BREAKER
-AC LOAD LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER.
-REFER TO LUG SIZING CHART AVAILABLE ON POWER NET.

RECOMMENDED ELECTRICAL STUB-UPS (SEE DETAILED VIEW & TOP VIEW)

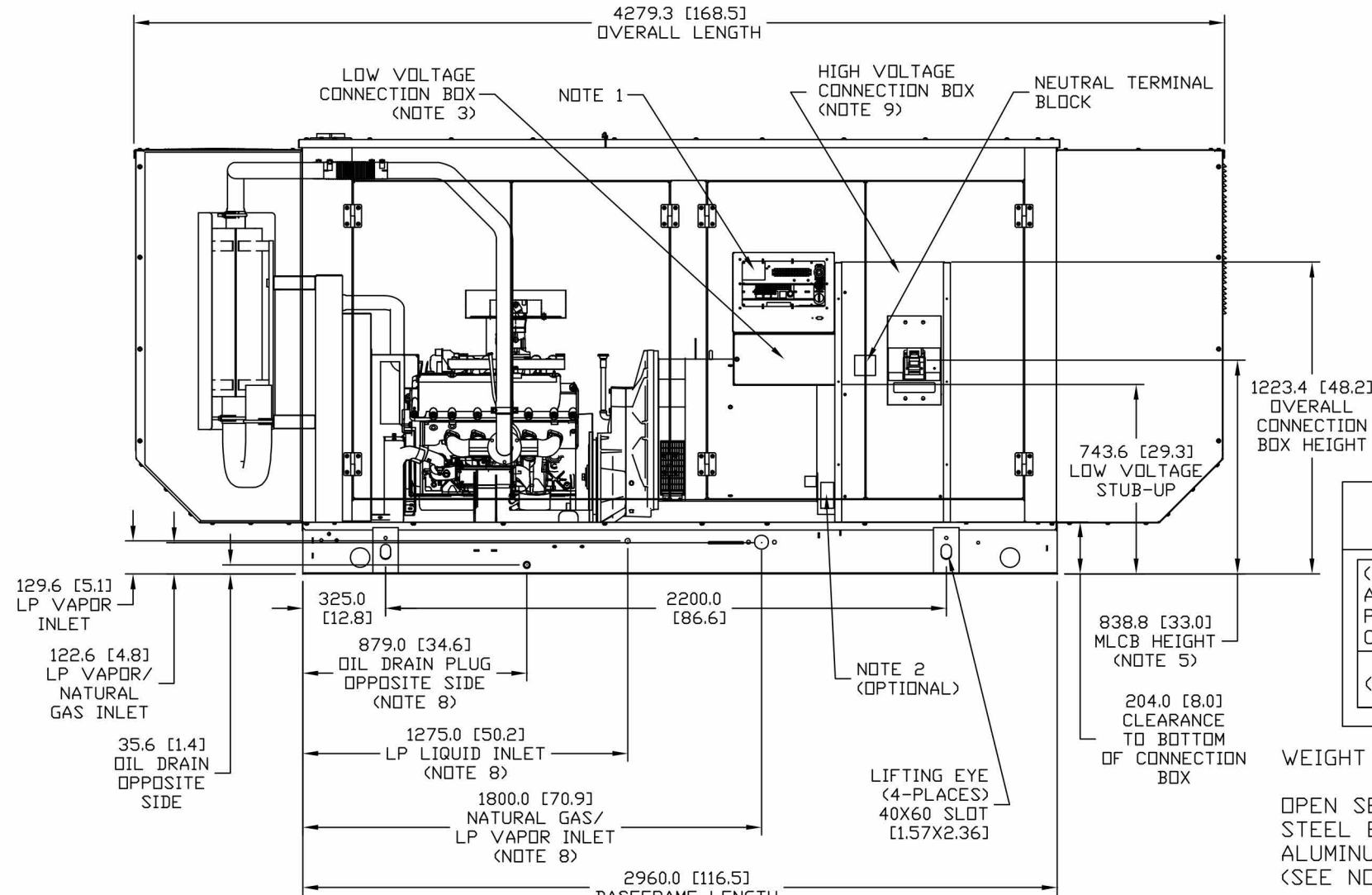


WEIGHT DATA

OPEN SET: 1333KG [2940LBS]
STEEL ENCLDSURE: 476KG [1050LBS]
ALUMINUM ENCLDSURE: 157KG [347LBS]
(SEE NOTE 6)



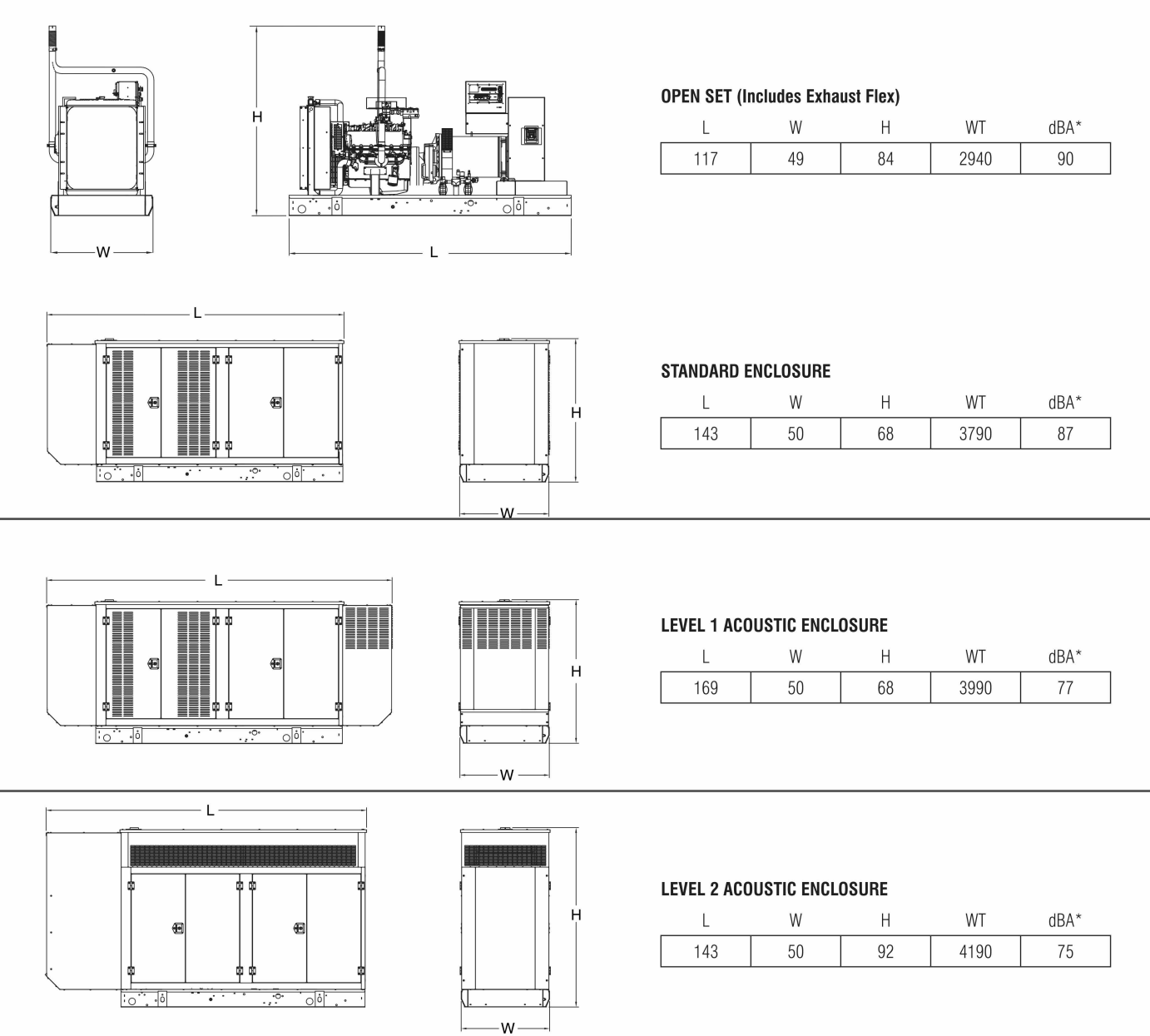
FRONT VIEW



SIDE VIEW

G150LG

dimensions, weights and sound levels



*All measurements are approximate and for estimation purposes only. Sound levels measured @ 23ft (7m) and does not account for ambient site conditions.

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INSTALLATION DRAWING

G150LG		OLYMPIAN™	
G080-130LG W/150 DR 200KW UPSIZE		FILE NAME	0J4204B.DWG
6.8L GEAR DRIVE		SCALE	NTS
LEVEL 1 ACOUSTIC ENCLOSURE		FIRST USE	6.8L
ISSUE DATE 3/31/11		DWG NO.	0J4204B
		SIZE	B
		REV	D

DATE	DESCRIPTION
02/17/2023	50% PROGRESS SET
#	

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SPR PACKAGING
ROCKWALL, TEXAS
SPR NORTH - PHASE II

job no 13597.030
ELECTRICAL
E5.1



March 17, 2023

TO: TJ McDonald
Halff Associates
3803 Parkwood Boulevard, Suite 800
Frisco, TX 75034

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

SUBJECT: SP2023-009; *Amended Site Plan for SPR Packaging*

TJ McDonald:

This letter serves to notify you that the above referenced case (*i.e. PD Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 14, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the acceptance of site/civil permit.
- (2) All roof top equipment shall be fully screened from all adjacent properties and public right-of-way.
- (3) 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.

Planning and Zoning Commission

On March 14, 2023, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0, with Commissioner Welch absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee, AICP, Planner
City of Rockwall Planning and Zoning Department

Lee, Henry

From: Lee, Henry
Sent: Friday, February 24, 2023 3:05 PM
To: [REDACTED]
Subject: Project Comments SP2023-009
Attachments: Project Comments (02.23.2023).pdf; Engineering Mark-Ups (02.23.2023).pdf

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: February 28, 2023
Planning and Zoning Commission Public Hearing: March 14, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Lee, Henry
Sent: Wednesday, March 1, 2023 2:38 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: ARB Comments SP2023-009

Good Afternoon,

Last night the ARB reviewed the proposed building elevations and had the following comments. [1] On the west elevations the smooth bands should be stamped to match Phase 1, and [2] the RTUs shall be fully screened. Include these changes with the final plans submit on March 7. Please let me know if you have any questions.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: McDonald, TJ [REDACTED] >
Sent: Friday, March 10, 2023 10:00 AM
To: Lee, Henry
Cc: Satagaj, Brian; David Morales
Subject: SPR Building SF Breakdown

Henry,

Our preliminary estimate for building square footage by use is as follows:

Office:	26,214 SF
Warehouse:	48,578 SF
Manufacturing:	94,334 SF
Total:	169,126 SF

In addition, the future expansion (25,866 SF) will be all manufacturing.

Please let me know if there is anything else you need.

Thanks,
TJ

Introducing our new look for today's Halff.



TJ McDonald, EIT
Graduate Civil Engineer



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