

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	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES



DEVELOPMENT APPLICATION

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

F USI	ONLY -	
LANNING	& 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 ON	Ξ BΟΧ]:
--	-----------------	---------

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)			☐ SPECIFIC US ☐ PD DEVELO OTHER APPLIC	ANGE (\$200.00 + SE PERMIT (\$200 PMENT PLANS (CATION FEES:	0.00 + \$15.00 AC \$200.00 + \$15.00	RE) 1	
SITE PLAN APPLICATION FEES: ☑ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 ML				NG THE FEE, PL THE PER ACRE AM TO ONE (1) ACRE.	EASE USE THE	EXACT ACRE/ JESTS ON LESS	AGE WHEN THAN ONE
DDODEDTY INC	ORMATION [PLEASE PRINT]						
	S 501 INDUSTRIAL BLVD, ROCK	WALL TX 75	n87				
	N INDALLOY ADDITION			LOT	2	BLOCK	1
	N INTERSECTION OF RAILROAD	RD AND INI	DIICTRIAI RIV				
				D, NORTH	J1 1 30		
•	LAN AND PLATTING INFORMATION	ON [PLEASE PR	_	OFFICE W	ABELIQUEE	NANHIEA	CTUDING
	G LIGHT INDUSTRIAL		CURRENT USE				
PROPOSED ZONING	G LIGHT INDUSTRIAL		PROPOSED USE	OFFICE, W.	AREHOUSE,	MANUFA	ACTURING
ACREAG	E 11.37 AC LOTS	[CURRENT] 1		LOTS	S [PROPOSED]	1	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNO APPROVAL PROCESS, AND FAILURE TO ADDRE DENIAL OF YOUR CASE.	OWLEDGE THAT I	DUE TO THE PASSA F'S COMMENTS BY	AGE OF <u>HB3167</u> T THE DATE PROVI	THE CITY NO LON DED ON THE DEV	IGER HAS FLE ELOPMENT C	EXIBILITY WITH ALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEAS	SE PRINT/CHECK	THE PRIMARY CONT	TACT/ORIGINAL S	IGNATURES ARE	REQUIRED]	
☐ OWNER	ALVAPLAST US DEVELOPMENT	LLC	☑ APPLICANT	HALFF ASSC	CIATES		
CONTACT PERSON	CAROLINA MOLINA	CON	NTACT PERSON	TJ MCDONA	ALD		
ADDRESS	1480 JUSTIN ROAD		ADDRESS	3803 PARK	WOOD BLVI	D, SUITE 8	800
CITY, STATE & ZIP	ROCKWALL, TX 75087	CIT	TY, STATE & ZIP	FRISCO, TX	75034		
PHONE	469-402-1232		PHONE	214-937-39	39		
E-MAIL	CMolina@sprpackaging.com		E-MAIL	tmcdonald(@halff.com		
BEFORE ME, THE UNDE	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALL TION ON THIS APPLICATION TO BE TRUE AND CEI	_Y APPEARED RTIFIED THE FOL	(Mexee	[OWNER]	THE UNDER	SIGNED, WHO
S 411.40 FESTVAT INFORMATION CONTAINS	TI AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION WITH THIS APPLICATION TO THE PUBLIC. TION WITH THIS APPLICATION, IF SUCH REPRODUC	LICATION, HAS BEI ATION, I AGREE TH THE CITY IS ALS	EN PAID TO THE CITY HAT THE CITY OF ROI O AUTHORIZED AND	'OF ROCKWALL ON CKWALL (I.E. "CITY) PERMITTED TO F	THIS THE ") IS AUTHORIZED REPRODUCE ANY	AND PERMITTE COPYRIGHTED	INFORMATION
GIVEN UNDER MY HANL	O AND SEAL OF OFFICE ON THIS THE DAY	OF tebrue	20 2	3	No.	ONDA L CLEM stary ID #103 Commission January 5, 2	06723 Expires
NOTARY PUBLIC IN ANI	O FOR THE STATE OF TEXAS	I Cler	nent	му сом	MISSION EXPIRES	1/5	12025



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:	REVIEWED BY:	
OVERLAY DISTRICT:	REVIEW DATE:	

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	√ = 0K	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				Per Application
✓ Site Plan	X			§03.04, of Art. 11
✓ Landscape Plan	Ď			-
✓ Treescape Plan	X			-
✓ Photometric Plan	X			-
✓ Building Elevations	X		If you wined the accordance has and about a datail all building acceptaints	-
Building Material Sample Board and Color Rendering of Building Elevations	X		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	\boxtimes		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?	X		Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	X		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		X	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)	X		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)	N.		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	X		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	X		The recommended engineering scales are $1" = 20'$, $1" = 40'$, etc with a maximum of $1" = 100'$.	§03.04.A, of Art. 11
Vicinity Map			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	X		Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date			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			Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	X		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)	X		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	X		Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	X		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	X		Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	X		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	X		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	X		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	X		Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	X		Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	X			§03.04.B, of Art. 11
Indicate all Drive Widths	X			§03.04.B, of Art. 11
Indicate all Fire Lanes	X		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	X			§03.04.B, of Art. 11
Indicate all Sidewalks	X		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	X		Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	X		Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines		\boxtimes	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets		X		§03.04.B, of Art. 11

2.2 SITE PLAN: PARKING INFORMATION

Requirements	√= 0K	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	X		See the comment section in Adequate Parking and Maneuvering below.	§05.03, of Art. 06
Parking Table	X		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	X			§05.04, of Art. 06
Adequate Parking	X		Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	X		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 (Check w/ the Engineering Department).	§05.03.C, of Art. 06
Adequate Loading Area	X		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 (Art. VI 6.5 Loading Requirements).	§06.04, of Art. 06
Adequate Loading Maneuvering	X		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	X		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		X	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
--	------------------------------	--	---	---	-------------------------

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	Ø		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	X		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
Utility Equipment Screening (Roof Mounted)		X	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	601 05 C OT
Above Ground Storage Tanks	ΙXΙ		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		X	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	801 05 B of

standards.

X

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

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.

Residential Adjacency Standards 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).

X

3.1 LANDSCAPE PLAN

Off-Street Loading Dock Screening

Outside Storage

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data		X	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)	X		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.	
Landscape Table	X		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.	Art. 08
Indicate all Landscaping	X		Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	X		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	X		Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08

§01.05.A, of

Art. 05

§01.06, of

Art. 05

Requirements	√= 0K	N/A	Comments	UDC Reference
4.1 TREESCAPE PLAN				
Rights-of-Way & Landscape Buffers	X		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).	§05.03.G, of Art. 08
Hydro mulch (or non-sod option)	X		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.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
rrigation Requirements Note		X	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Tree Locations	X		every 50 feet of street frontage. Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
_andscape Buffer - Street Trees	X		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 the first treet front age.	§05.01, of Art. 08
dentify Visibility Triangles		X	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
ocation of all Site Amenities	X		Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Parking Lot Landscaping	Œ		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.	§05.03.E, of Art. 08
Protected Trees That Will Remain On-Site)	X		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.	§07.01, of Art. 09
✓ Trees not allowed in Landscape Buffers	X		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.	Appendix C
✓ Trees allowed in Street Landscape Buffers	X		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)	Appendix C
Acceptable Landscape Materials:				Art. 08

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data		X	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	X		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	X			§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	X	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 tress 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)	X	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	X	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		X	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 -
Indicate Lighting Levels (in Foot Candles [FC])	X		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		X	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	X		The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. Subject to requirements in Art. VII 3.3.C.	§03.03.C, of Art. 07
Under-Canopy Lighting		X	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		X	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	X		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			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	X		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	X		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	X		Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

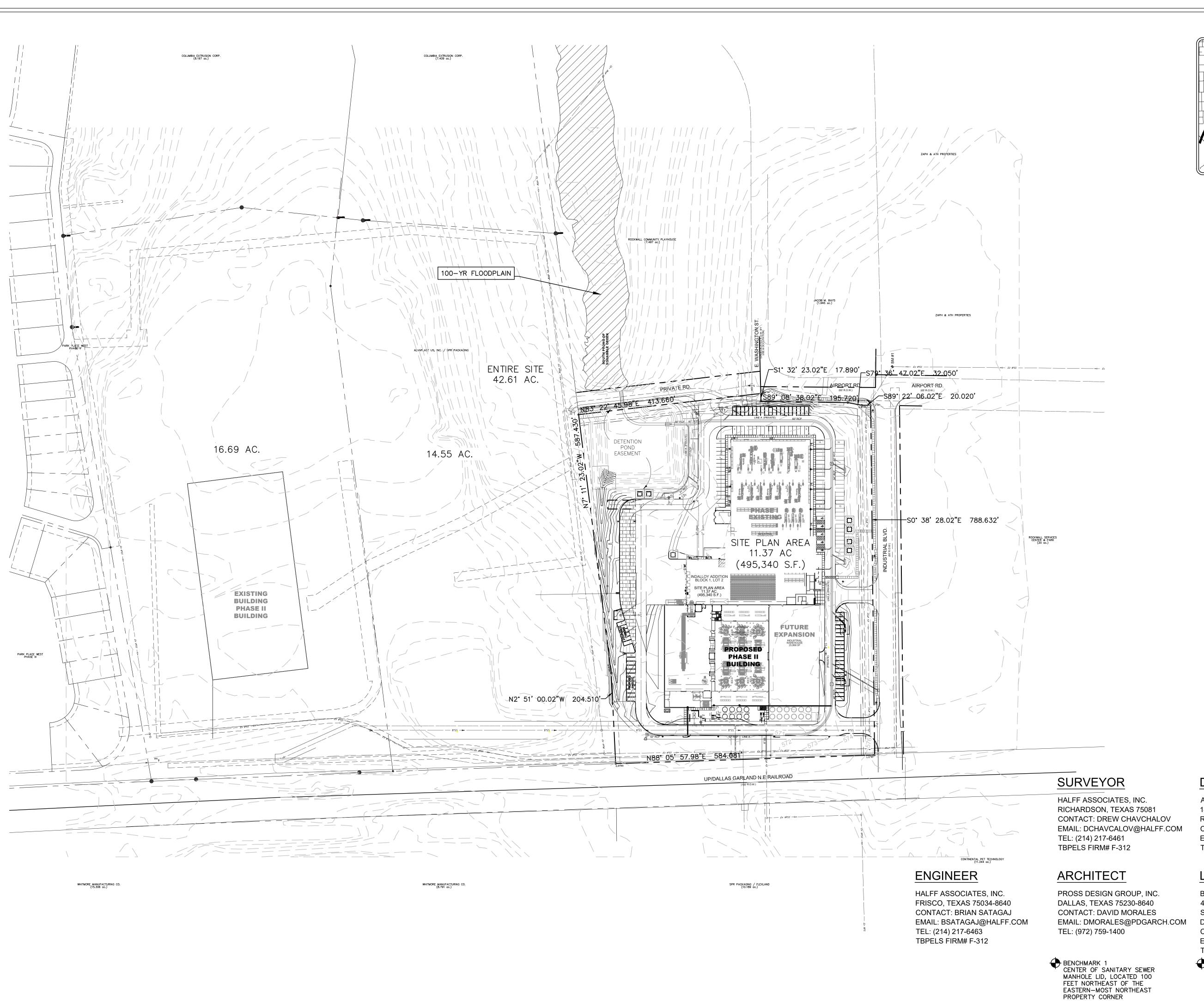
6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

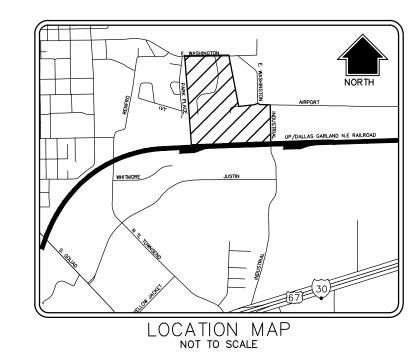
Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations		X	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way		X	North South East West (Circle all that apply)	-
Minimum 90% Masonry Requirement OVERLAY DISTRICTS ONLY		X	Exterior 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 OVERLAY DISTRICTS ONLY		X	Applies to <u>facades</u> 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		X	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		X	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color		X	· ·	

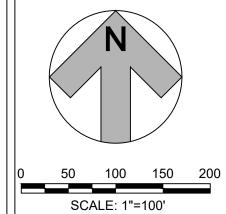
Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	(X)	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	X	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)	X	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)	(X)	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)	X	 Wall Height [H] = H Wall Length [L] = 3 x H Secondary Entry/Arch. Element Length = 25% x L Wall Projection = 25% x H Primary Entry/Arch. Element Width = 2 x (25% x L) Projection Height = 25% x H Primary Entry/Arch. Element Length = 2 x (25% x L) 	§04.01.C.1, of Art. 05
Secondary Facades	(X)	 Wall Height [H] = H Wall Length [L] = 3 x H Secondary Entry/Arch. Element Length = 15% x L Secondary Entry/Arch. Element Width = 15% x H Projection Height = 15% x H 	§04.01.C.2, of Art. 05

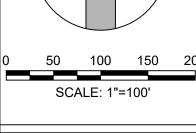
6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	√ = 0K	N/A	Comments	UDC Reference
NOTE: Industrial buildings are subject to all the elen standards.	nents listed in Se	ction 6.1 E	Building Elevations: Non-Industrial with the exception of the	following
Minimum 90% Masonry Requirement		\square	Exterior walls should consist of 90% masonry material excluding doors and windows.	ls §05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement		X	Applies to <u>f</u> acades 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)		X	 Wall Height [H] = H Wall Length [L] = 4 x H Wall Projection = 25% x H Entry/Arch. Element Length = 33% x L Projection Height = 25% x H Entry/Arch. Element Width = 2 x (25% x H) 	§05.01.C.1, of Art. 05
Secondary Facades		×	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



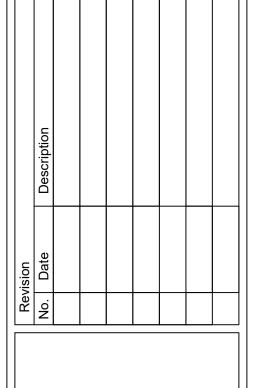












PRELIMINARY

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:

DATE 02/17/2022 TBPELS Engineering Firm #312

FEB., 2023

AS SHOWN

Project No.: 35533

Drawn By: CAD

Checked By: BMS

Issued:

Scale:

Sheet Title

DEVELOPER/OWNER

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

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

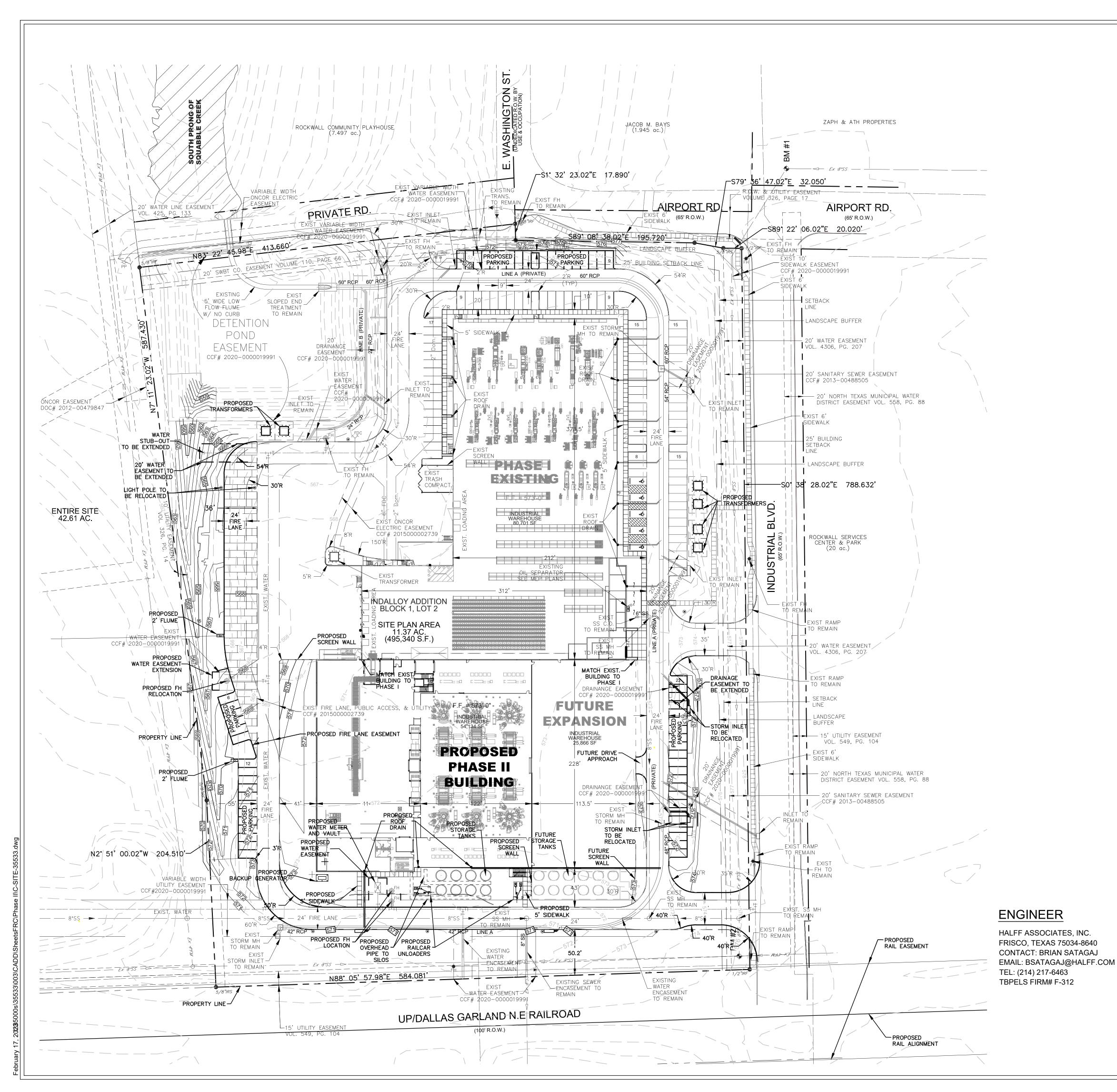
ELEVATION=580.82'

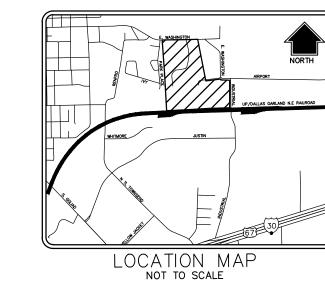
CASE NO. XXXX

CITY#: XXXX | Sheet Number

C0.01

OVERALL SITE PLAN





	SITE	DATA:
CURRENT ZONING:		(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE:		OFFICÈ. WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:		11.37 AC. (495,340 SF)
BUILDING:		
PHASE 1 1st FLOOR EXISTING 2nd FLOOR EXISTING 2nd FLOOR NEW		78,682 SF 536 SF 1,483 SF 80,701 SF
PHASE 2 1st FLOOR 2nd FLOOR TOTAL		54,134 SF 34,291 SF 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	<u>LEGEND</u>
FDC	FIRE DEPARTMENT CONNECTION
⊚ ^{FH}	FIRE HYDRANT
⊗	WATER VALUE
\bigcirc	SANITARY SEWER MANHOLE
-O ^{PP}	POWER POLE
	STORM MANHOLE
	WATERLINE
SS	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 RECCOMENDATIONS

SURVEYOR

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

ARCHITECT

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

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

CASE NO. XXXX

DEVELOPER/OWNER

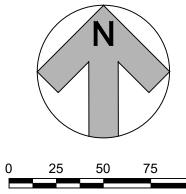
ALVAPLAST US DEVELOPMENT LLC 1480 JUSTIN ROAD ROCKWALL, TX 75087 CONTACT: CAROLINA MOLINA EMAIL: CMOLINA@SPRPACKAGING.COM TEL: 469-402-1232

LANDSCAPE ARCHITECT

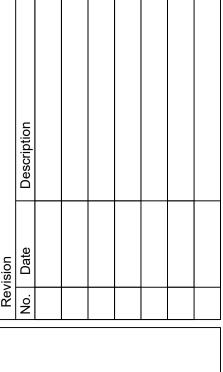
BELLE FIRMA 4245 NORTH CENTRAL EXPY SUITE 501 DALLAS, TX 75205 **CONTACT: KORI HAUG** EMAIL: KHAUG@BELLEFIRMA.COM TEL: 214-865-7192

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

CITY#: XXXX



SCALE: 1"=50'



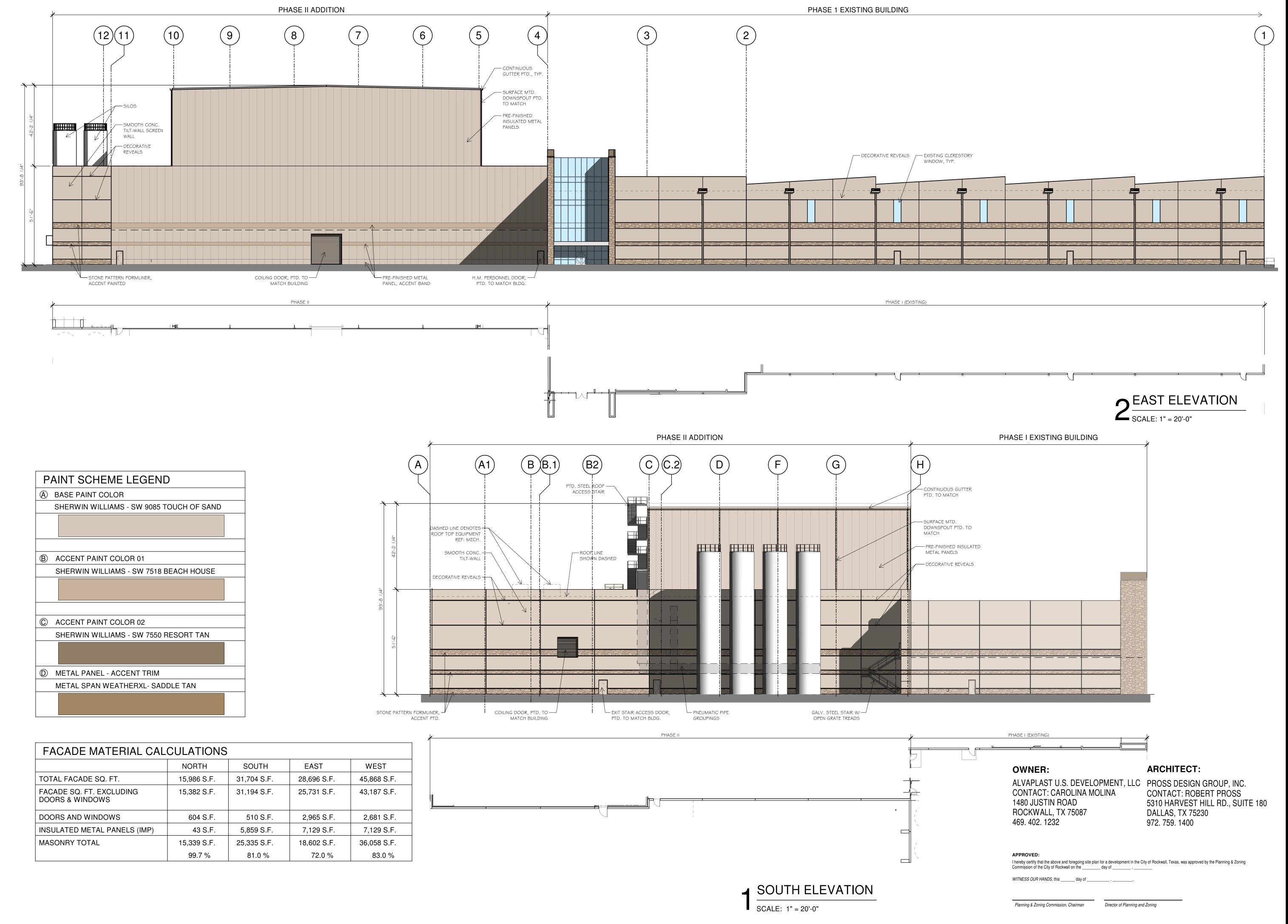
PRELIMINARY FOR INTERIM REVIEW ONLY These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:

DATE 02/17/2022 TBPELS Engineering Firm #312

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

Scale: AS SHOWN Sheet Title DETAIL SITE PLAN

C0.02 Sheet Number

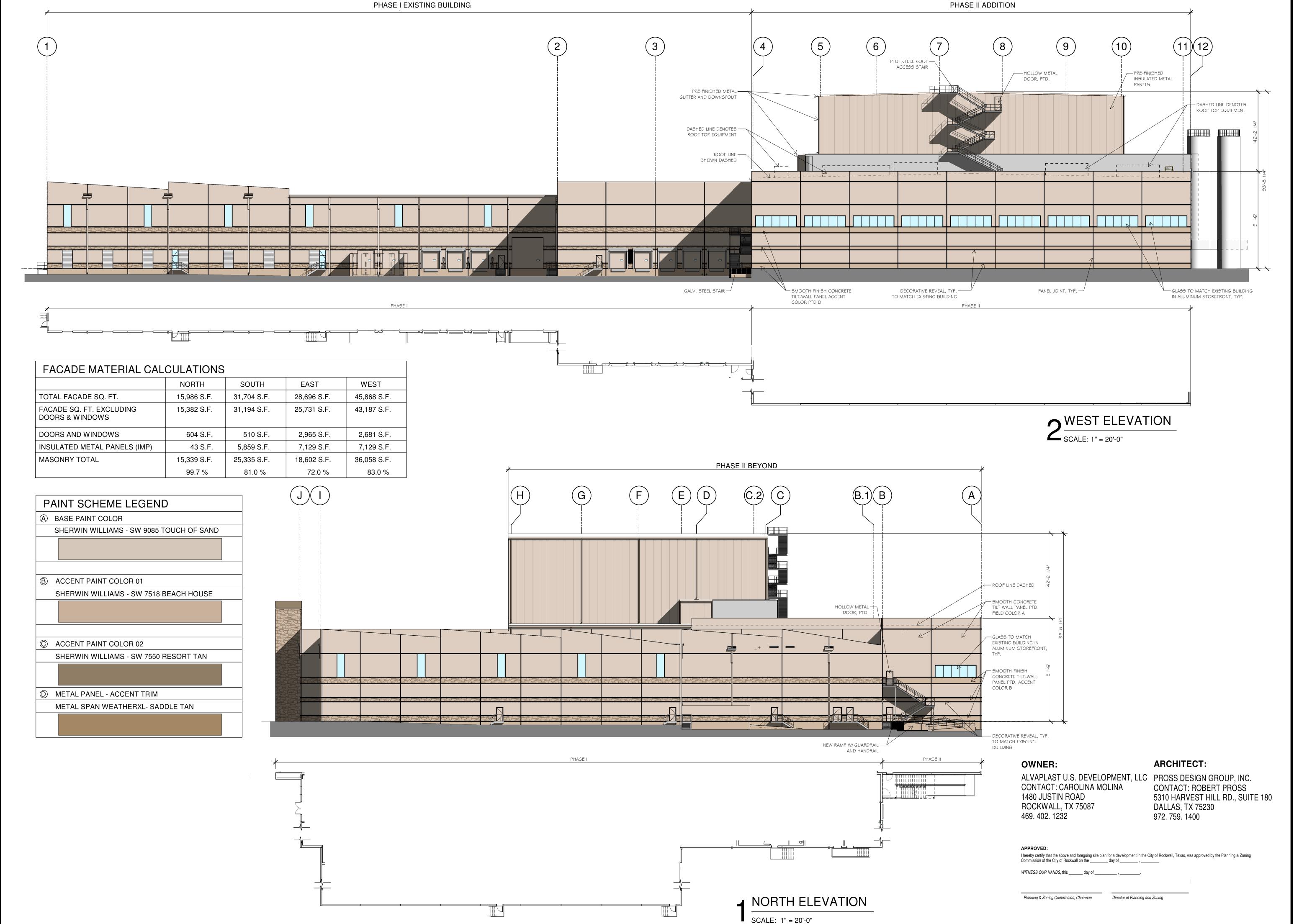




SING PHASE NORTH SPR

job no 2033 sheet

A3-0



NORTH

▲ LINE-OF-SIGHT STUDY SCALE: 1" = 20'-0"

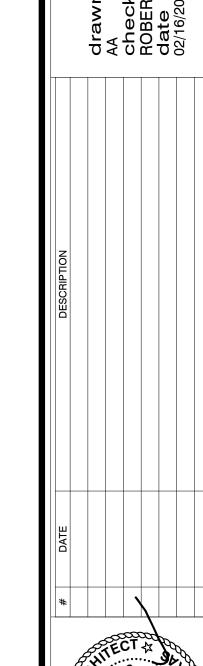
ARCHITECT:

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

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

APPROVED:	
	e and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning ockwall on the day of,
WITNESS OUR HANDS, this	day of,

Planning & Zoning Commission, Chairman Director of Planning and Zoning







GING - PHASE II SPR NORTH - ROCKWALL, T

job no 2033 sheet

A3-2

LANDSCAPE NOTES

- 1. 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.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. 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.
- 5. 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.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. 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.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

SOLID SOD NOTES

- 1. 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.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

Nellie R. Stevens Holly

Common Bermudagrass

4. 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.

LANDSCAPE TABULATIONS THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING 1. 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 789 I.f.

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

AIRPORT RD.: 248 l.f. Required (5) trees, 3" cal. (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 3,164 s.f. (16%) 1,930 s.f. (5%) (9) trees (9) existing trees

SITE LANDSCAPING

1. 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. (10%) 263,051 s.f. (25%) 49,544 s.f. (100%) 168,924 s.f.

DETENTION BASIN REQUIREMENTS 1. A minimum of one (1) tree for every 750 s.f. of dry land

Dry Land Area: 17,143 s.f.

(23) existing trees

INCREASED LANDSCAPING

Materials and Masonry Composition

Above Ground Silo Screening

3. Parking

(23) trees

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

CITY OF ROCKWALL NOTES

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

container full to base, 36" ht., refer to plan for spacing

PLANT LIST

llex spp. 'Nellie R. Stevens'

Cynodon dactylon

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
LE	Ulmus parvifolia 'Sempervirens'	Lacebark Elm	4	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
RB	Cercis canadensis 'Oklahoma'	Oklahoma Redbud	6	30 gal.	container grown, 8' ht., 4' spread min.
SO	Quercus shumardii	Shumard Red Oak	5	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
	SHRUBS/GROUNDCOVER				

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.

OWNER:

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

ARCHITECT:

CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 **DALLAS, TX 75230** 972. 759. 1400

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

LANDSCAPE PLAN

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

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
- 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
- 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

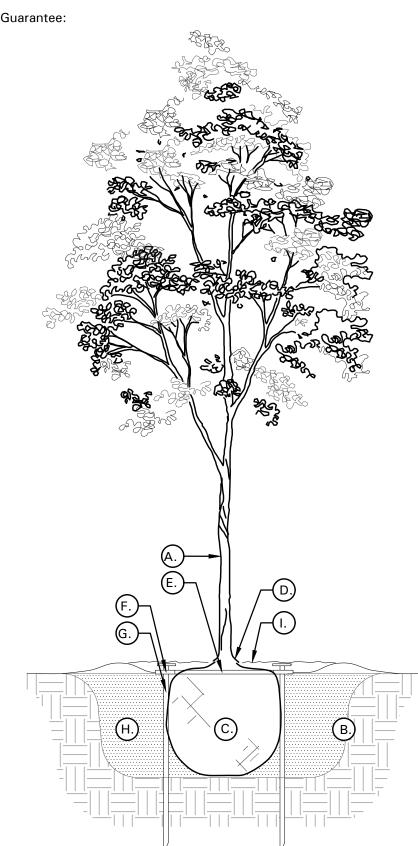
- A. General Contractor to complete the following punch list: Prior to 1.7 QUALITY ASSURANCE Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the 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 or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
- 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.

- 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
- 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. 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.

- 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 iob 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.

2.1 PLANTS

PART 2 - PRODUCTS

- 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. 2.3 MISCELLANEOUS MATERIALS 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 PART 3 - EXECUTION 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, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- 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 Dallasgrass 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 3.2 INSTALLATION course 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
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- 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.

- 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 DURAEDGE 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

- 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.

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.

Blocks of sod should be laid joint to joint (staggered joints)

- 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.
- . Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- 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.
- . 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 3.3 CLEANUP AND ACCEPTANCE
- height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or H. Percolation Test: Fill the hole with water. If the water level does

G. Dig a wide, rough sided hole exactly the same depth as the

not percolate within 24 hours, the tree needs to move to another END OF SECTION 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 $\frac{1}{3}$ 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.
- 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:

- 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 $\frac{1}{2}$ " 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.

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.

TREE PLANTING DETAIL LEGEND **AND NOTES**

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE C. ROOT BALL: REMOVE TOP 1/3 BURLAP

B. TREE PIT: WIDTH TO BE AT LEAST TWO

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
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

RING.

G. NAIL STAKE: REFER 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.
- 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.
- TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley

(903) 676-6143

IS EXPRESSLY PROHIBITED.

www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING

jeff@treestakesolutions.com

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY MANUFACTURER'S SPECIFICATIONS PRIOR INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

REFER TO LANDSCAPE PLAN **TOPDRESS MULCH PER** SPECIFICATIONS; 2" MINIMUM-SETTLED THICKNESS TOP OF MULCH 1/2" 3/16" X 4" BLACK EDGING, MINIMUM BELOW TOP OF-STAKES ON INSIDE; EDGING SHALL CONCRETE WALK / CURB BE 1/2" MAXIMUM HEIGHT J-W4000 ABOVE FINISH GRADE SCARIFY SIDES--LAWN / FINISH GRADE CONCRETE WALK — POCKET PLANTING NOT ALLOWED NO STEEL EDGING SHALL PREPARED SOIL MIX PER SPECIFICATIONS; TILL 6" MINIMUM BE INSTALLED ALONG OF PREPARED SOIL MIX INTO SIDEWALKS OR CURBS 6" DEPTH OF EXISTING SOIL REFER TO LANDSCAPE PLAN -NATIVE SOIL FOR SPACING ROOTBALL, DO NOT DISTURB

2 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

SHRUBS / GROUNDCOVER

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

ARCHITECT:

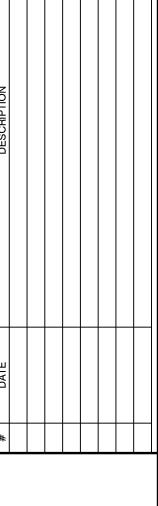
CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 **DALLAS, TX 75230** 972. 759. 1400

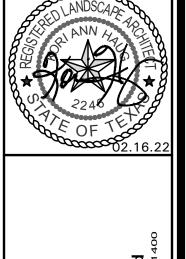
WITNESS OUR HANDS , this _____ day of ___

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







S

job no 2033 sheet

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

PRIVATE RD.

EXISTING TREE LEGEND



(65' R.O.W.)

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
- 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,
- 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

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

OWNER:

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

ARCHITECT:

CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 **DALLAS, TX 75230** 972. 759. 1400

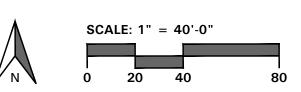
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ , ____

Director of Planning and Zoning

WITNESS OUR HANDS , this _____ day of ____

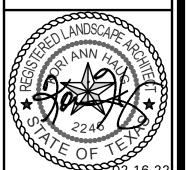
Planning & Zoning Commission, Chairman

TREE PRESERVATION PLAN





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





	Dia.	Species	Status	Condition	ELD DATA Remarks	Protection Status	Mitigation Required
1	(inches)	(common name) HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	J
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5 6	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
5 6	15 7	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
7 8	7.5 12	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
9	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
10 11	12 8.5	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
12 13	12 8	BOIS D'ARC BOIS D'ARC	TO REMAIN TO REMAIN	GOOD POOR	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
14	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
15 16	6	EASTERN RED CEDAR HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
17	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
18 19	10 14	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
20 21	10 5	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
22	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
23 24	6.5 6	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
25	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
26 27	11	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
28 29	15 7	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
30	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
31 32	7.5 9	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
33	13.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
34 35	10 9.5	BOIS D'ARC HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
36	17.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
37 38	4 9.5	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
39 40	9.5 4	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
41	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
42 43	5 3	BOIS D'ARC CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE ON-SITE	NON-PROTECTED NON-PROTECTED	
44	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
45 46	3	CHINKAPIN OAK CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
47	3	CHINKAPIN OAK	TO BE REMOVED	GOOD GOOD	ON-SITE	NON-PROTECTED	
48 49	3	BALD CYPRESS BALD CYPRESS	TO BE REMOVED TO BE REMOVED	GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
50 51	3	BALD CYPRESS BALD CYPRESS	TO BE REMOVED TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
52	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
53 54	3	BALD CYPRESS EASTERN RED CEDAR	TO REMAIN TO BE REMOVED	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
55	3	EASTERN RED CEDAR		GOOD	ON-SITE	NON-PROTECTED	
56 57	3	EASTERN RED CEDAR EASTERN RED CEDAR		GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
58 59	3	EASTERN RED CEDAR EASTERN RED CEDAR		GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
60	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
61 62	3	EASTERN RED CEDAR EASTERN RED CEDAR	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
63 64	3	EASTERN RED CEDAR EASTERN RED CEDAR	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
65	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
66 67	3	EASTERN RED CEDAR CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
68	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
69 70	3	CHINKAPIN OAK BALD CYPRESS	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
71	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
72 73	3	CHINKAPIN OAK CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
74 75	3	BALD CYPRESS BALD CYPRESS	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
76	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
77 78	3	BUR OAK BALD CYPRESS	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
79	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
80 81	3	BALD CYPRESS BUR OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
82 83	3	BUR OAK	TO REMAIN	GOOD GOOD	ON-SITE	NON-PROTECTED	
84	3	BUR OAK LACEBARK ELM	TO REMAIN TO REMAIN	GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
85 86	3	CEDAR ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
87	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
88 89	3	SHUMARD OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
90	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
91 92	3	BUR OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
93	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
94 95	3	LIVE OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
96 97	3	BUR OAK	TO REMAIN	POOR	ON-SITE	NON-PROTECTED	
98	3	BUR OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
99 100	3	LIVE OAK LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
101	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
102 103	3	LACEBARK ELM LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
104	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
105 106	3	LIVE OAK BUR OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
107 108	3	SHUMARD OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
109	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
110 111	3	SHUMARD OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
112	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
113 114	3	LACEBARK ELM LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
115 116	3	LIVE OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
117	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
118 119	3	LIVE OAK LIVE OAK	TO BE REMOVED TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
120	3	CEDAR ELM	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
121 122	3	LACEBARK ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
123	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
124 125	3	CEDAR ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
126 127	3	BUR OAK CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
128	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
129 130	3	CEDAR ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
131	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
132 133	3	LIVE OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
134	2	LIVE OAK	TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
134 135 136	3	CEDAR ELM	TO REMAIN	OCCD	J., J., L		

TREE SURVEY FIELD DATA

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

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

ARCHITECT:

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

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 ______, ____

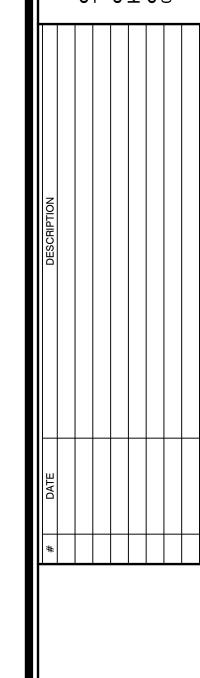
Planning & Zoning Commission, Chairman

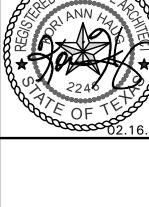
WITNESS OUR HANDS , this _____ day of _____ , _____.

TREE PRESERVATION NOTES



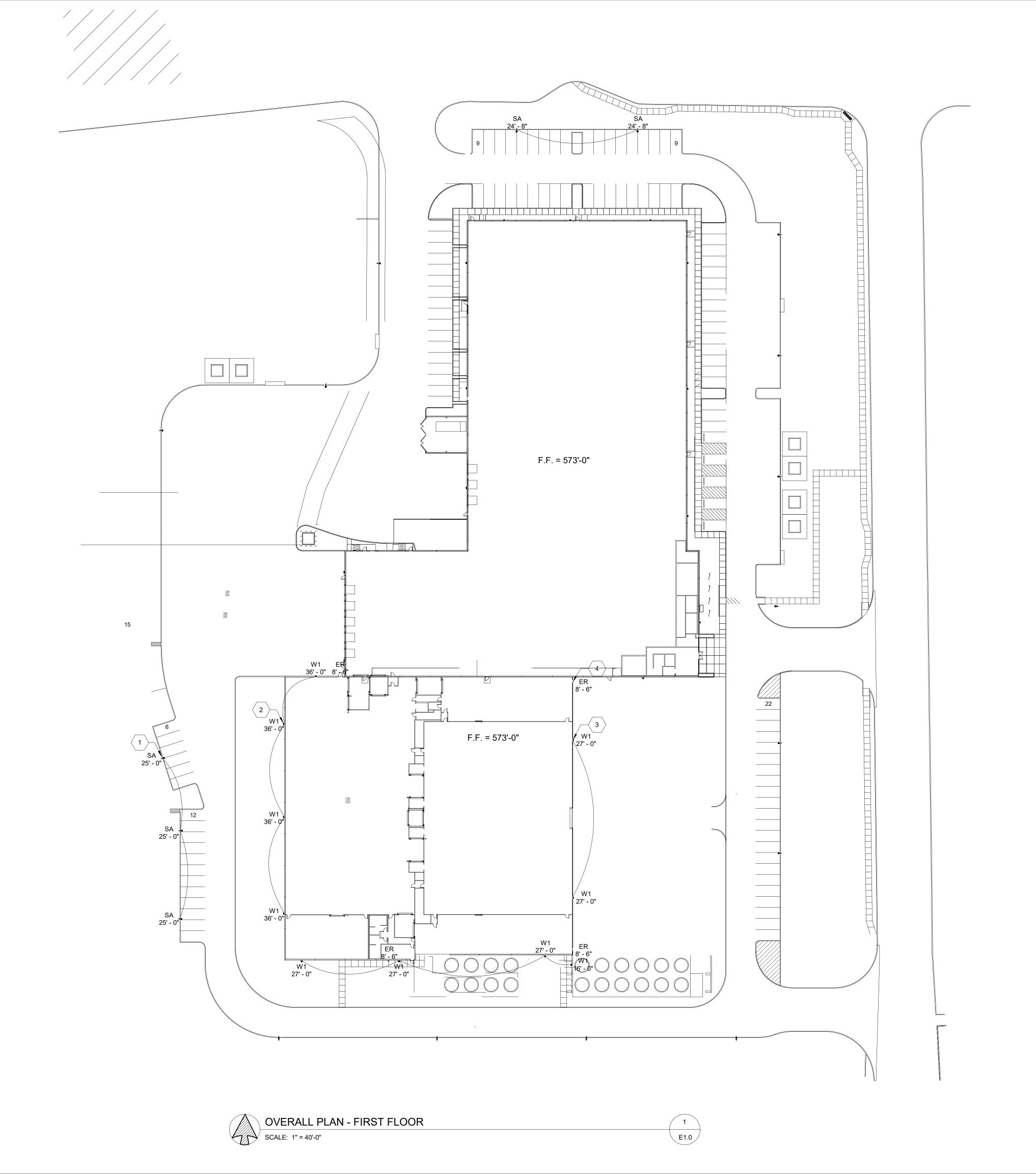
• 4245 North Central Expy Suite 501 Dallas, Texas 75205214.865.7192 office











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
- 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 EO.1.
- B FOR LIGHTING INFORMATION AND LUMINAIRE SCHEDULE SEE DRAWING
- 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 PROSS DESIGN GROUP, INC. CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469.402.1232

ARCHITECT:

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

RO	VED:	

WITNESS OUR HANDS , this _____day of___

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_______,____

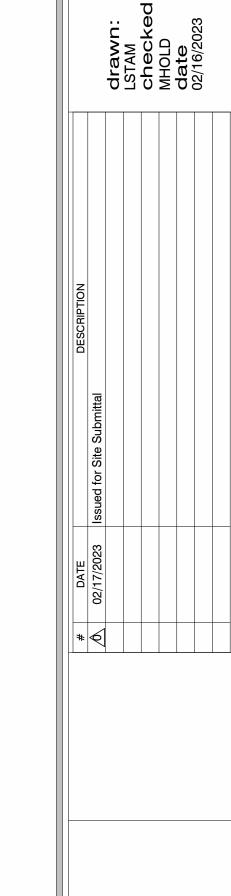
Planning & Zoning Commission, Chairman Director of Planning and Zoning

job no 13597.030 ELECTRICAL

E1.0

6

24x36in BORDER



24x36in BORDER

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

ARCHITECT:

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

APPROVED:

WITNESS OUR HANDS, this __

hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zol
Commission of the City of Rockwall on theday of

Planning & Zoning Commission, Chairman Director of Planning and Zoning



NORT



DEVELOPMENT APPLICATION

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

F USE ONLY -	
ANNING & ZONING	CASE

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 ON	Ξ BΟΧ]:
--	-----------------	---------

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 INFO	DRMATION [PLEASE PRINT]					
ADDRES	501 INDUSTRIAL BLVD, ROCKWALL TO	(75	087			
SUBDIVISIO	INDALLOY ADDITION			LOT 2 BLOCK 1		
GENERAL LOCATION	INTERSECTION OF RAILROAD RD AND	IND	OUSTRIAL BL	/D; NORTH OF I-30		
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEAS	SE PRI	NT]			
	LIGHT INDUSTRIAL			OFFICE, WAREHOUSE, MANUFACTURING		
PROPOSED ZONING	LIGHT INDUSTRIAL		PROPOSED USE	OFFICE, WAREHOUSE, MANUFACTURING		
ACREAG	E 11.37 AC LOTS [CURRENT] 1		LOTS [PROPOSED] 1		
REGARD TO ITS RESULT IN THE L	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE. ANT/AGENT INFORMATION [PLEASE PRINT/CH	STAF	F'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL TACTIONIGINAL SIGNATURES ARE REQUIRED!		
	ALVAPLAST US DEVELOPMENT LLC			HALFF ASSOCIATES		
CONTACT PERSON	CAROLINA MOLINA	CON	ITACT PERSON	TJ MCDONALD		
ADDRESS	1480 JUSTIN ROAD		ADDRESS	3803 PARKWOOD BLVD, SUITE 800		
CITY, STATE & ZIP	ROCKWALL, TX 75087	CIT	Y, STATE & ZIP	FRISCO, TX 75034		
PHONE	469-402-1232		PHONE	214-937-3939		
E-MAIL	CMolina@sprpackaging.com		E-MAIL	tmcdonald@halff.com		
BEFORE ME, THE UNDE STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE 10N ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	FOLL	OWING:	OWNER THE UNDERSIGNED, WHO		
FESTUAR NECRMATION CONTAINS	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, HA 20 S BY SIGNING THIS APPLICATION, I AGR WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO	AS BEE EE TH S ALSO	EN PAID TO THE CITY AT THE CITY OF RO D AUTHORIZED AND	OF ROCKWALL ON THIS THE DAY OF CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST PERMITED SECTION.		
GIVEN UNDER MY HAND	O AND SEAL OF OFFICE ON THIS THE TOWN DAY OF FOR	rua	ny 20 2	VONDA L CLEMENTS Notary ID #10306723 My Commission Expires January 5, 2025		
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	en	rents	MY COMMISSION EXPIRES 1517075		



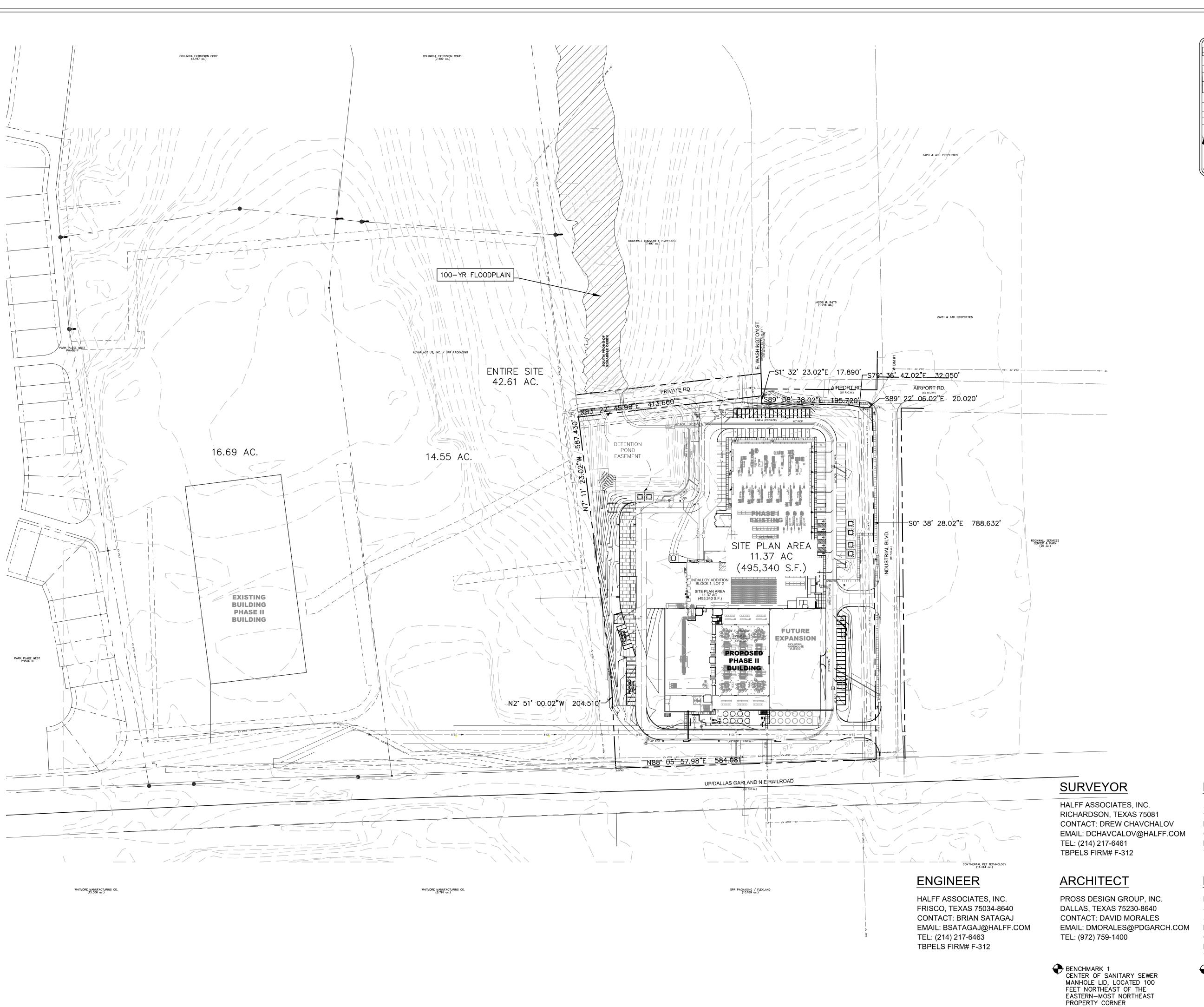


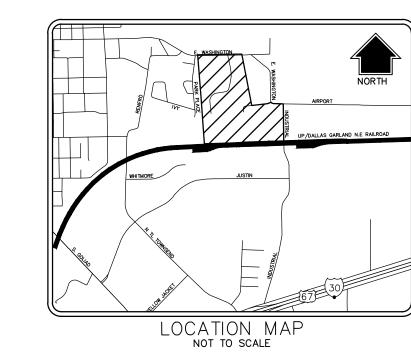
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Poolswall Towns 75007

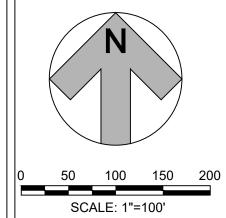
Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

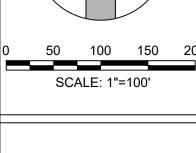
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





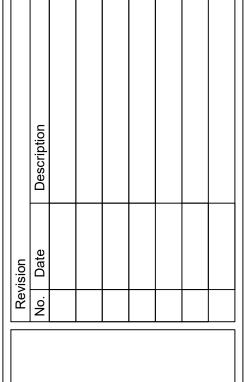












PRELIMINARY

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:

DATE 02/17/2022 TBPELS Engineering Firm #312

FEB., 2023

AS SHOWN

Project No.: 35533

Drawn By: CAD

Checked By: BMS

Issued:

Scale:

Sheet Title

DEVELOPER/OWNER

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

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

BENCHMARK 2
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 18.5
FEET NORTHWEST OF THE SOUTHEAST

LANDSCAPE ARCHITECT

PROPERTY CORNER ELEVATION =577.13'

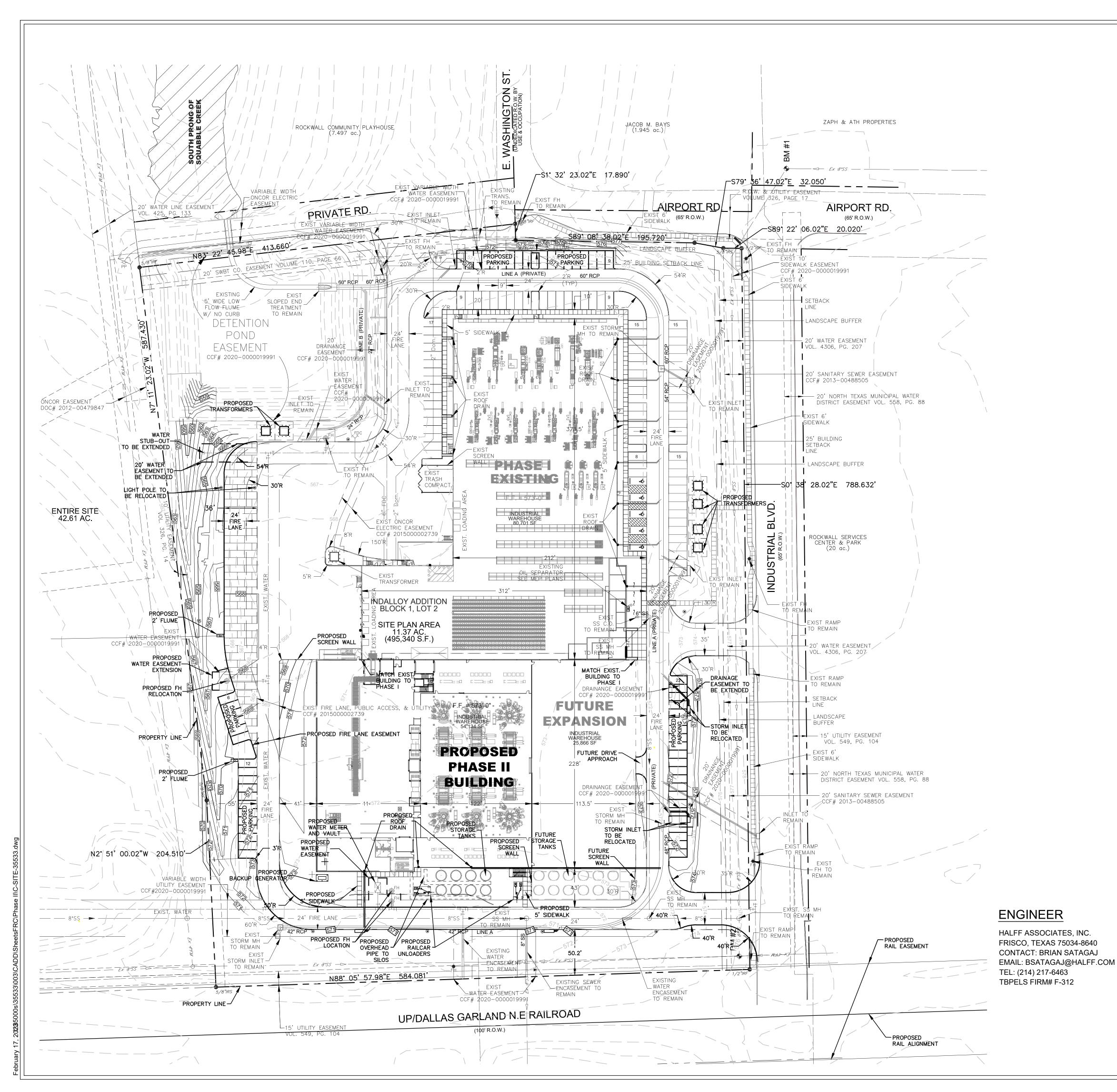
ELEVATION=580.82'

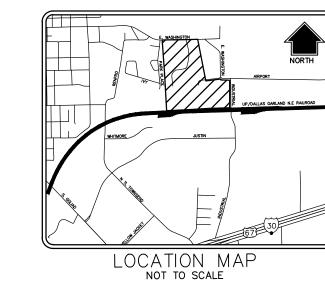
CASE NO. XXXX

CITY#: XXXX | Sheet Number

C0.01

OVERALL SITE PLAN





	SITE	DATA:
CURRENT ZONING:		(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE:		OFFICÈ. WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:		11.37 AC. (495,340 SF)
BUILDING:		
PHASE 1 1st FLOOR EXISTING 2nd FLOOR EXISTING 2nd FLOOR NEW		78,682 SF 536 SF 1,483 SF 80,701 SF
PHASE 2 1st FLOOR 2nd FLOOR TOTAL		54,134 SF 34,291 SF 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	<u>LEGEND</u>
FDC	FIRE DEPARTMENT CONNECTION
⊚ ^{FH}	FIRE HYDRANT
⊗	WATER VALUE
\bigcirc	SANITARY SEWER MANHOLE
-O ^{PP}	POWER POLE
	STORM MANHOLE
	WATERLINE
SS	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 RECCOMENDATIONS

SURVEYOR

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

ARCHITECT

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

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

CASE NO. XXXX

DEVELOPER/OWNER

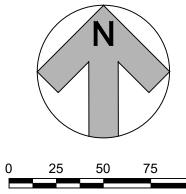
ALVAPLAST US DEVELOPMENT LLC 1480 JUSTIN ROAD ROCKWALL, TX 75087 CONTACT: CAROLINA MOLINA EMAIL: CMOLINA@SPRPACKAGING.COM TEL: 469-402-1232

LANDSCAPE ARCHITECT

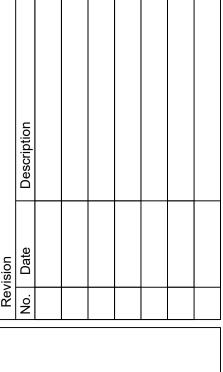
BELLE FIRMA 4245 NORTH CENTRAL EXPY SUITE 501 DALLAS, TX 75205 **CONTACT: KORI HAUG** EMAIL: KHAUG@BELLEFIRMA.COM TEL: 214-865-7192

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

CITY#: XXXX



SCALE: 1"=50'



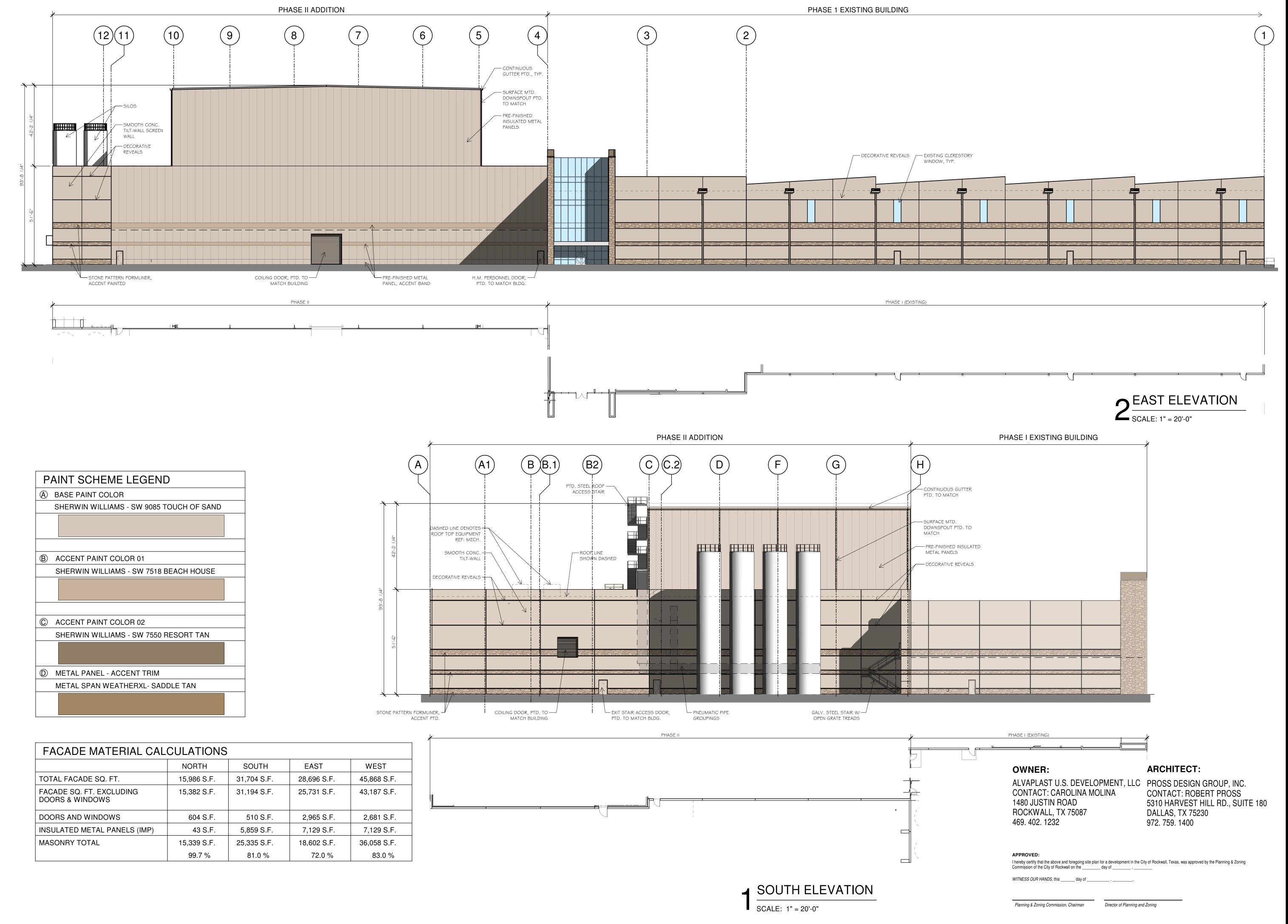
PRELIMINARY FOR INTERIM REVIEW ONLY These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:

DATE 02/17/2022 TBPELS Engineering Firm #312

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

Scale: AS SHOWN Sheet Title DETAIL SITE PLAN

C0.02 Sheet Number

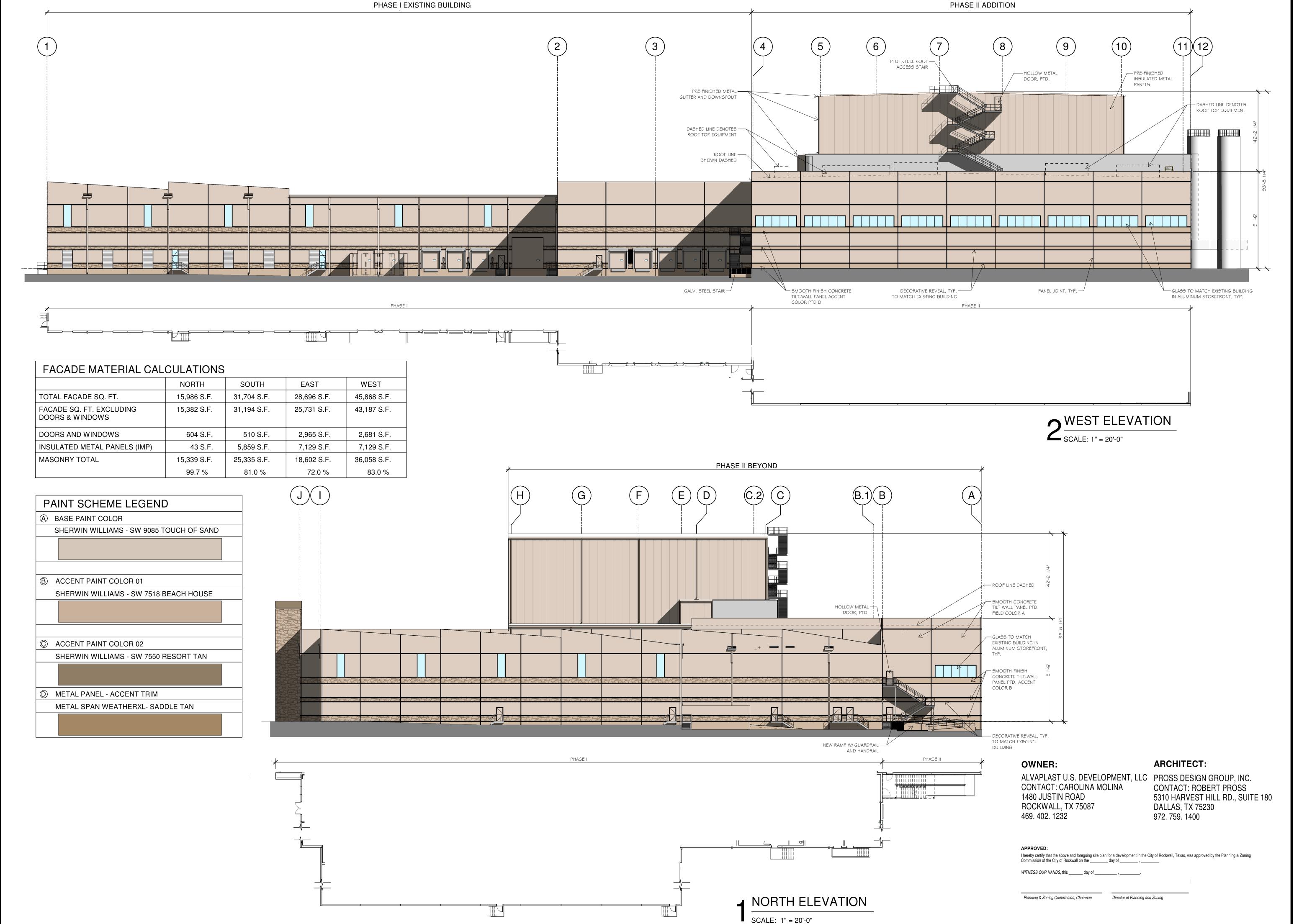




SING PHASE NORTH SPR

job no 2033 sheet

A3-0



NORTH

▲ LINE-OF-SIGHT STUDY SCALE: 1" = 20'-0"

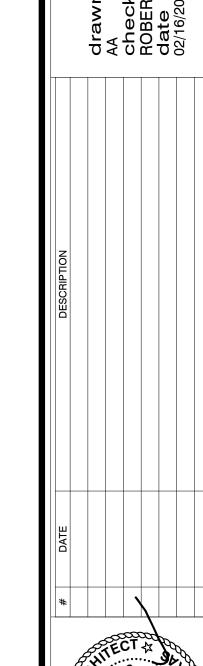
ARCHITECT:

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

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

APPROVED:	
	e and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning ockwall on the day of,
WITNESS OUR HANDS, this	day of,

Planning & Zoning Commission, Chairman Director of Planning and Zoning







GING - PHASE II SPR NORTH - ROCKWALL, T

job no 2033 sheet

A3-2

LANDSCAPE NOTES

- 1. 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.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. 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.
- 5. 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.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. 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.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

SOLID SOD NOTES

- 1. 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.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

Nellie R. Stevens Holly

Common Bermudagrass

4. 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.

LANDSCAPE TABULATIONS THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING 1. 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 789 I.f.

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

AIRPORT RD.: 248 l.f. Required (5) trees, 3" cal. (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 3,164 s.f. (16%) 1,930 s.f. (5%) (9) trees (9) existing trees

SITE LANDSCAPING

1. 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. (10%) 263,051 s.f. (25%) 49,544 s.f. (100%) 168,924 s.f.

DETENTION BASIN REQUIREMENTS 1. A minimum of one (1) tree for every 750 s.f. of dry land

Dry Land Area: 17,143 s.f.

(23) existing trees

INCREASED LANDSCAPING

Materials and Masonry Composition

Above Ground Silo Screening

3. Parking

(23) trees

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

CITY OF ROCKWALL NOTES

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

container full to base, 36" ht., refer to plan for spacing

PLANT LIST

llex spp. 'Nellie R. Stevens'

Cynodon dactylon

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
LE	Ulmus parvifolia 'Sempervirens'	Lacebark Elm	4	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
RB	Cercis canadensis 'Oklahoma'	Oklahoma Redbud	6	30 gal.	container grown, 8' ht., 4' spread min.
SO	Quercus shumardii	Shumard Red Oak	5	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
	SHRUBS/GROUNDCOVER				

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.

OWNER:

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

ARCHITECT:

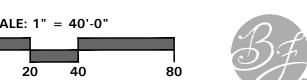
CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 **DALLAS, TX 75230** 972. 759. 1400

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

LANDSCAPE PLAN



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

job no 2033

sheet

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
- 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
- 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

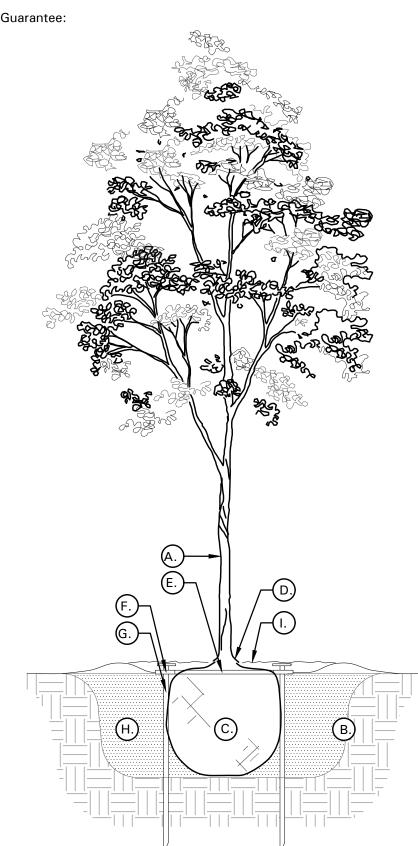
- A. General Contractor to complete the following punch list: Prior to 1.7 QUALITY ASSURANCE Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the 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 or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
- 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.

- 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
- 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. 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.

- 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 iob 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.

2.1 PLANTS

PART 2 - PRODUCTS

- 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. 2.3 MISCELLANEOUS MATERIALS 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 PART 3 - EXECUTION 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, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- 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 Dallasgrass 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 3.2 INSTALLATION course 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
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- 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.

- 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 DURAEDGE 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

- 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.

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.

- 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.
- . Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- 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. . Shrub and tree pits shall be no less than twenty-four (24")

Excavate pits with vertical sides and horizontal bottom. Tree

- 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 3.3 CLEANUP AND ACCEPTANCE 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 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 END OF SECTION 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 $\frac{1}{3}$ 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.
- 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:

- 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 $\frac{1}{2}$ " 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.

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.

TREE PLANTING DETAIL LEGEND **AND NOTES**

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE C. ROOT BALL: REMOVE TOP 1/3 BURLAP

B. TREE PIT: WIDTH TO BE AT LEAST TWO

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
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

RING.

G. NAIL STAKE: REFER 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.
- 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.
- TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley

(903) 676-6143

IS EXPRESSLY PROHIBITED.

www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING

jeff@treestakesolutions.com

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY MANUFACTURER'S SPECIFICATIONS PRIOR INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

REFER TO LANDSCAPE PLAN **TOPDRESS MULCH PER** SPECIFICATIONS; 2" MINIMUM-SETTLED THICKNESS TOP OF MULCH 1/2" 3/16" X 4" BLACK EDGING, MINIMUM BELOW TOP OF-STAKES ON INSIDE; EDGING SHALL CONCRETE WALK / CURB BE 1/2" MAXIMUM HEIGHT J-W4000 ABOVE FINISH GRADE SCARIFY SIDES--LAWN / FINISH GRADE CONCRETE WALK — POCKET PLANTING NOT ALLOWED NO STEEL EDGING SHALL PREPARED SOIL MIX PER SPECIFICATIONS; TILL 6" MINIMUM BE INSTALLED ALONG OF PREPARED SOIL MIX INTO SIDEWALKS OR CURBS 6" DEPTH OF EXISTING SOIL REFER TO LANDSCAPE PLAN -NATIVE SOIL FOR SPACING ROOTBALL, DO NOT DISTURB

2 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

SHRUBS / GROUNDCOVER

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

ARCHITECT:

CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 **DALLAS, TX 75230** 972. 759. 1400

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

WITNESS OUR HANDS , this _____ day of ___

LANDSCAPE SPECIFICATIONS AND DETAILS



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

job no 2033 sheet

S

PRIVATE RD.

EXISTING TREE LEGEND



(65' R.O.W.)

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
- 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,
- 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

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

OWNER:

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

ARCHITECT:

CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 **DALLAS, TX 75230** 972. 759. 1400

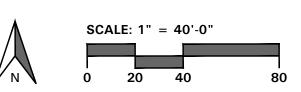
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ , ____

Director of Planning and Zoning

WITNESS OUR HANDS , this _____ day of ____

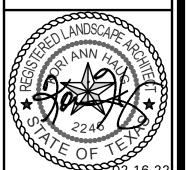
Planning & Zoning Commission, Chairman

TREE PRESERVATION PLAN





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





No.	Dia.	Species	Status	SURVEY F	Remarks	Protection Status	Mitigation Required
1	(inches)	(common name) HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	J
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5 6	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
5 6	15 7	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
7 8	7.5 12	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
9	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
10 11	12 8.5	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
12 13	12 8	BOIS D'ARC BOIS D'ARC	TO REMAIN TO REMAIN	GOOD POOR	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
14	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
15 16	6 9	EASTERN RED CEDAR HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
17	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
18 19	10 14	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
20 21	10 5	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
22	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
23 24	6.5 6	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
25 26	6.5 11	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED SECONDARY PROTECTED	
27	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
28 29	15 7	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
30	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
31 32	7.5 9	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
33 34	13.5 10	BOIS D'ARC BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
35	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
36 37	17.5 4	BOIS D'ARC HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
38	9.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
39 40	9.5 4	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
41 42	10 5	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
43	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
44 45	3	CHINKAPIN OAK CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
46	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
47 48	3	CHINKAPIN OAK BALD CYPRESS	TO BE REMOVED TO BE REMOVED	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
49 50	3	BALD CYPRESS BALD CYPRESS	TO BE REMOVED TO BE REMOVED	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
51	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
52 53	3	BALD CYPRESS BALD CYPRESS	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
54 55	3	EASTERN RED CEDAR EASTERN RED CEDAR	TO BE REMOVED	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
56	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
57 58	3	EASTERN RED CEDAR EASTERN RED CEDAR		GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
59 60	3	EASTERN RED CEDAR EASTERN RED CEDAR	TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
61	3	EASTERN RED CEDAR		GOOD	ON-SITE	NON-PROTECTED	
62 63	3	EASTERN RED CEDAR EASTERN RED CEDAR	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
64	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
65 66	3	EASTERN RED CEDAR EASTERN RED CEDAR	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
67 68	3	CHINKAPIN OAK CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
69	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
70 71	3	BALD CYPRESS CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
72 73	3	CHINKAPIN OAK CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
74	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
75 76	3	BALD CYPRESS BALD CYPRESS	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
77	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
78 79	3	BALD CYPRESS BUR OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
80 81	3	BALD CYPRESS BUR OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
82	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
83 84	3	BUR OAK LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
85 86	3	CEDAR ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
87	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
88 89	3	SHUMARD OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
90	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
91 92	3	BUR OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
93 94	3	LIVE OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
95	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
96 97	3	BUR OAK BUR OAK	TO REMAIN TO REMAIN	POOR GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
98	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
99 100	3	LIVE OAK LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
101 102	3	LACEBARK ELM LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
103	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
104 105	3	LIVE OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
106 107	3	BUR OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
108	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
109 110	3	SHUMARD OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
111	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
112 113	3	LIVE OAK LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
114 115	3	LACEBARK ELM LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
116	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
117 118	3	LIVE OAK LIVE OAK	TO REMAIN TO BE REMOVED	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
119 120	3	LIVE OAK CEDAR ELM	TO REMAIN TO BE REMOVED	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
121	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
122 123	3	CEDAR ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
124	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
125 126	3	CEDAR ELM BUR OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
127 128	3	CEDAR ELM BUR OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
129	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
130 131	3	CEDAR ELM LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
132	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
133 134	3	LIVE OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
135 136	3	LIVE OAK CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
100	3	CEDAR ELM CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
137 138	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	

TREE SURVEY FIELD DATA

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

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

ARCHITECT:

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

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 ______, ____

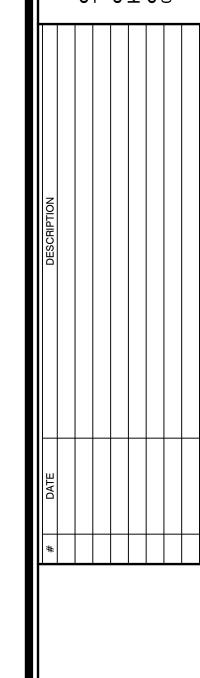
Planning & Zoning Commission, Chairman

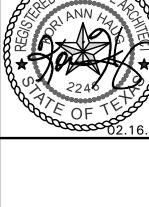
WITNESS OUR HANDS , this _____ day of _____ , _____.

TREE PRESERVATION NOTES



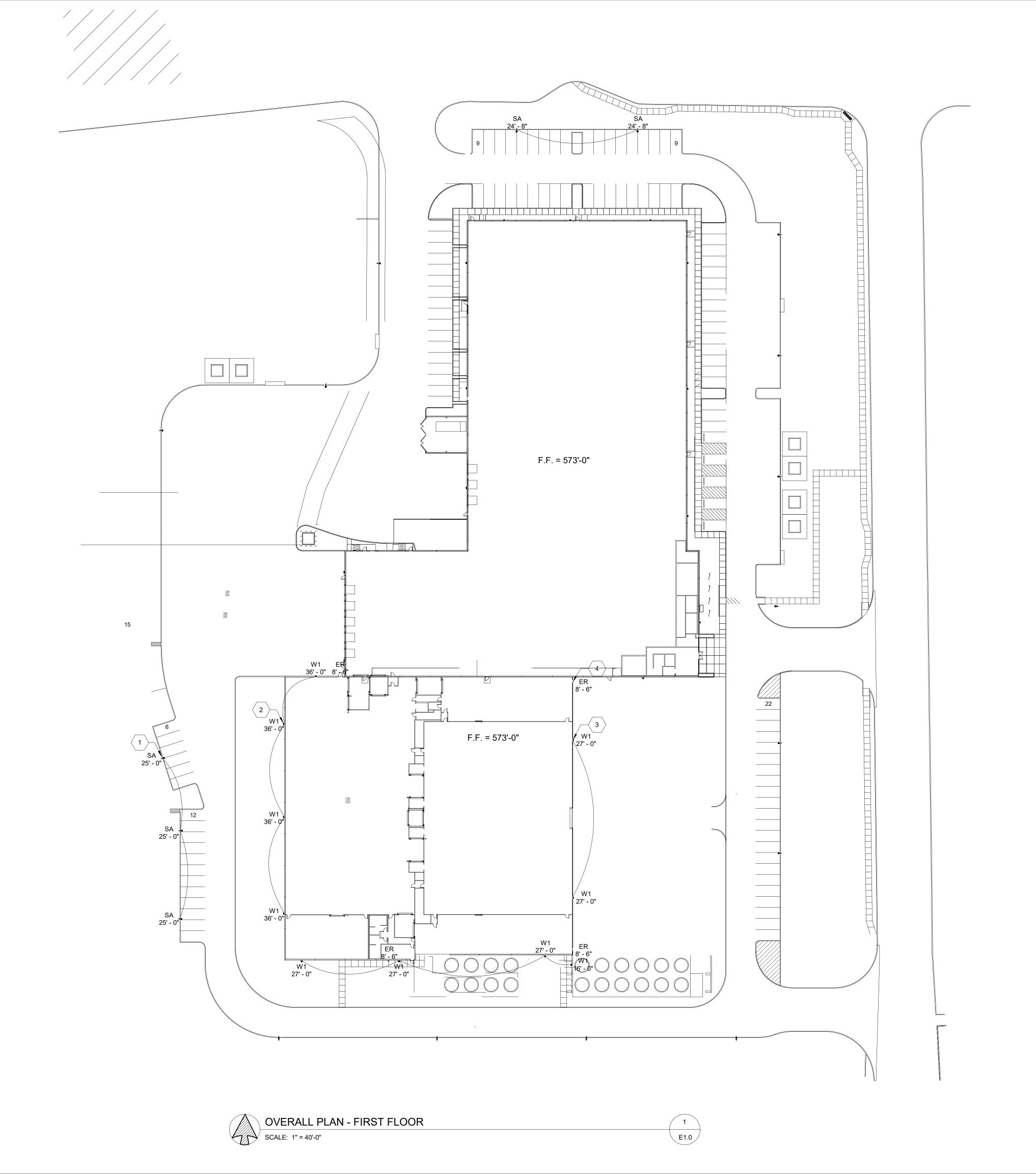
• 4245 North Central Expy Suite 501 Dallas, Texas 75205214.865.7192 office











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
- 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 EO.1.
- B FOR LIGHTING INFORMATION AND LUMINAIRE SCHEDULE SEE DRAWING
- 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 PROSS DESIGN GROUP, INC. CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469.402.1232

ARCHITECT:

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

RΩ	VED:	

WITNESS OUR HANDS , this _____day of___

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_______,____

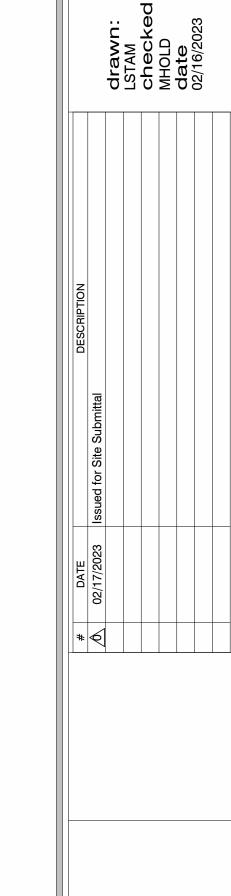
Planning & Zoning Commission, Chairman Director of Planning and Zoning

job no 13597.030 ELECTRICAL

E1.0

6

24x36in BORDER



24x36in BORDER

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

ARCHITECT:

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

APPROVED:	
APPROVED:	

WITNESS OUR HANDS, this __

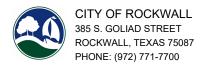
hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zol
Commission of the City of Rockwall on theday of

Planning & Zoning Commission, Chairman Director of Planning and Zoning



NORT

PROJECT COMMENTS



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

Director of Planning and Zoning

- 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)
- 1.4 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 _____, ____.

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

Planning & Zoning Commission, Chairman

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:

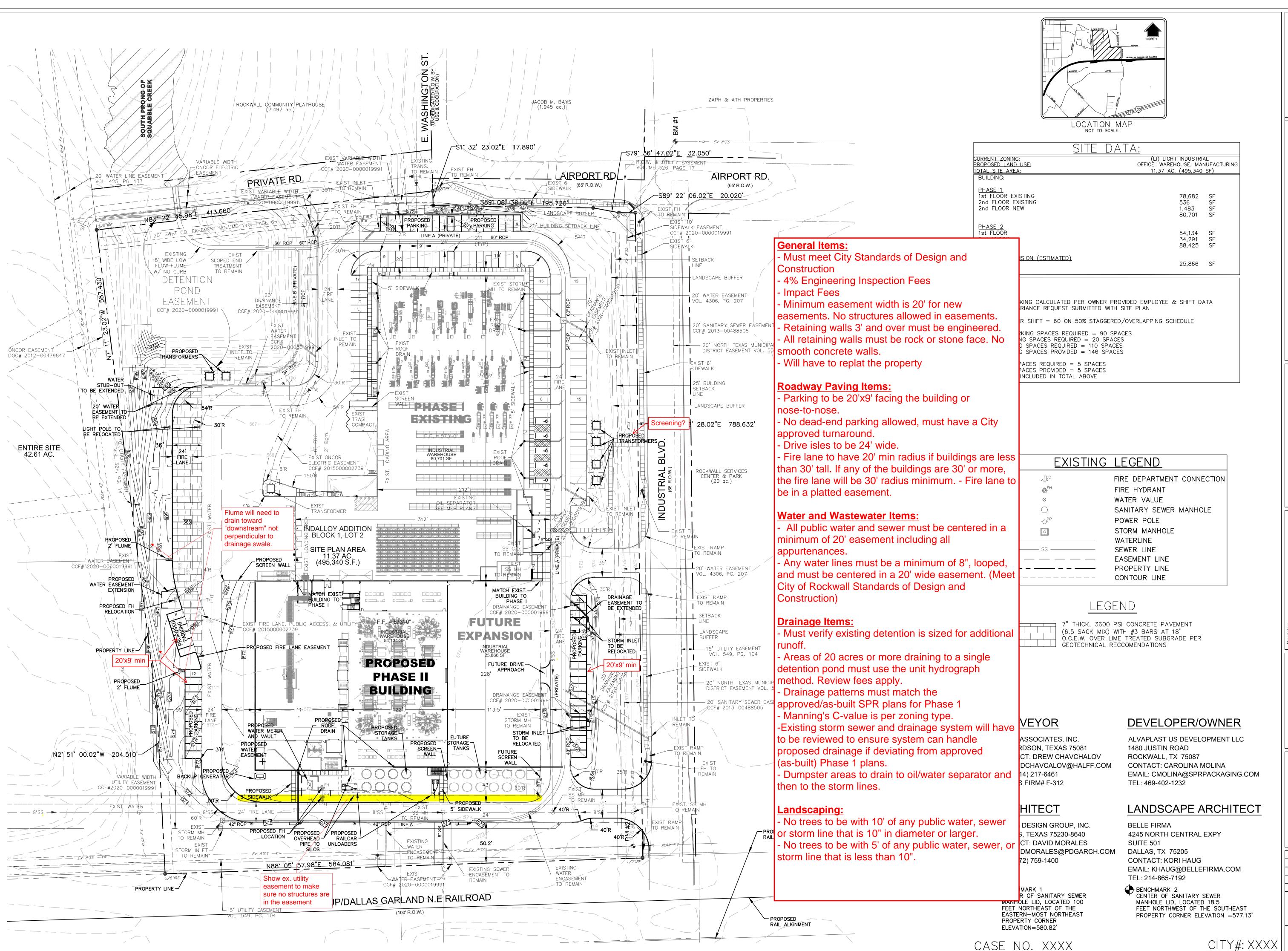
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

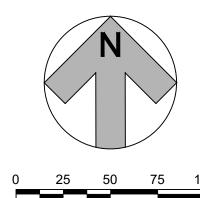
DEPARTMENT REVIEWER DATE OF REVIEW STATUS OF PROJECT

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	

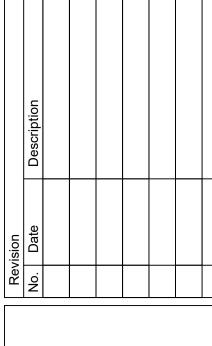
^{02/21/2023: 1.} Landscape Plan (shade / canopy trees require 4" caliper minimum)

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





SCALE: 1"=50'



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 DATE 02/17/2022 TBPELS Engineering Firm #312

Project No.: 35533 FEB., 2023 Drawn By: CAD Checked By: BMS

AS SHOWN Scale: Sheet Title DETAIL SITE PLAN

C0.02 Sheet Number



DEVELOPMENT APPLICATION

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

F USI	ONLY -	
LANNING	& 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 ON	Ξ BΟΧ]:
--	-----------------	---------

☐ PRELIMINARY☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.1☐ AMENDING OR	CATION FEES: (\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$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)				
	CATION FEES: 50.00 + \$20.00 ACRE) ¹ E PLAN/ELEVATIONS/LANDSCAPING PLAN (\$	\$100.00)	NOTES: 1: IN DÉTERMINI	NG THE FEE, PL THE PER ACRE AM	EASE USE THE	EXACT ACRE/ JESTS ON LESS	AGE WHEN THAN ONE
DDODEDTY INC	ORMATION [PLEASE PRINT]						
	S 501 INDUSTRIAL BLVD, ROCK	WALL TX 75	n87				
	N INDALLOY ADDITION			LOT	2	BLOCK	1
	N INTERSECTION OF RAILROAD	RD AND INI	DIICTRIAI RIV				
				D, NORTH	J1 1 30		
•	LAN AND PLATTING INFORMATION	ON [PLEASE PR	_	OFFICE W	ABELIQUEE	NANHIEA	CTUDING
	G LIGHT INDUSTRIAL		CURRENT USE				
PROPOSED ZONING	G LIGHT INDUSTRIAL		PROPOSED USE	OFFICE, W.	AREHOUSE,	MANUFA	ACTURING
ACREAG	E 11.37 AC LOTS	[CURRENT] 1		LOTS	S [PROPOSED]	1	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU ACKNO APPROVAL PROCESS, AND FAILURE TO ADDRE DENIAL OF YOUR CASE.	OWLEDGE THAT I	DUE TO THE PASSA F'S COMMENTS BY	AGE OF <u>HB3167</u> T THE DATE PROVI	THE CITY NO LON DED ON THE DEV	IGER HAS FLE ELOPMENT C	EXIBILITY WITH ALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEAS	SE PRINT/CHECK	THE PRIMARY CONT	TACT/ORIGINAL S	IGNATURES ARE	REQUIRED]	
☐ OWNER	ALVAPLAST US DEVELOPMENT	LLC	☑ APPLICANT	HALFF ASSC	CIATES		
CONTACT PERSON	CAROLINA MOLINA	CON	NTACT PERSON	TJ MCDONA	ALD		
ADDRESS	1480 JUSTIN ROAD		ADDRESS	3803 PARK	WOOD BLVI	D, SUITE 8	800
CITY, STATE & ZIP	ROCKWALL, TX 75087	CIT	TY, STATE & ZIP	FRISCO, TX	75034		
PHONE	469-402-1232		PHONE	214-937-39	39		
E-MAIL	CMolina@sprpackaging.com		E-MAIL	tmcdonald(@halff.com		
BEFORE ME, THE UNDE	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALL TION ON THIS APPLICATION TO BE TRUE AND CEI	_Y APPEARED RTIFIED THE FOL	(Mexee	[OWNER]	THE UNDER	SIGNED, WHO
S 411.40 FESTVAT	TI AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION WITH THIS APPLICATION TO THE PUBLIC. TION WITH THIS APPLICATION, IF SUCH REPRODUC	LICATION, HAS BEI ATION, I AGREE TH THE CITY IS ALS	EN PAID TO THE CITY HAT THE CITY OF ROI O AUTHORIZED AND	'OF ROCKWALL ON CKWALL (I.E. "CITY) PERMITTED TO F	THIS THE ") IS AUTHORIZED REPRODUCE ANY	AND PERMITTE COPYRIGHTED	INFORMATION
GIVEN UNDER MY HANL	O AND SEAL OF OFFICE ON THIS THE DAY	OF tebrue	20 2	3	No.	ONDA L CLEM stary ID #103 Commission January 5, 2	06723 Expires
NOTARY PUBLIC IN ANI	O FOR THE STATE OF TEXAS	I Cler	nent	му сом	MISSION EXPIRES	1/5	12025



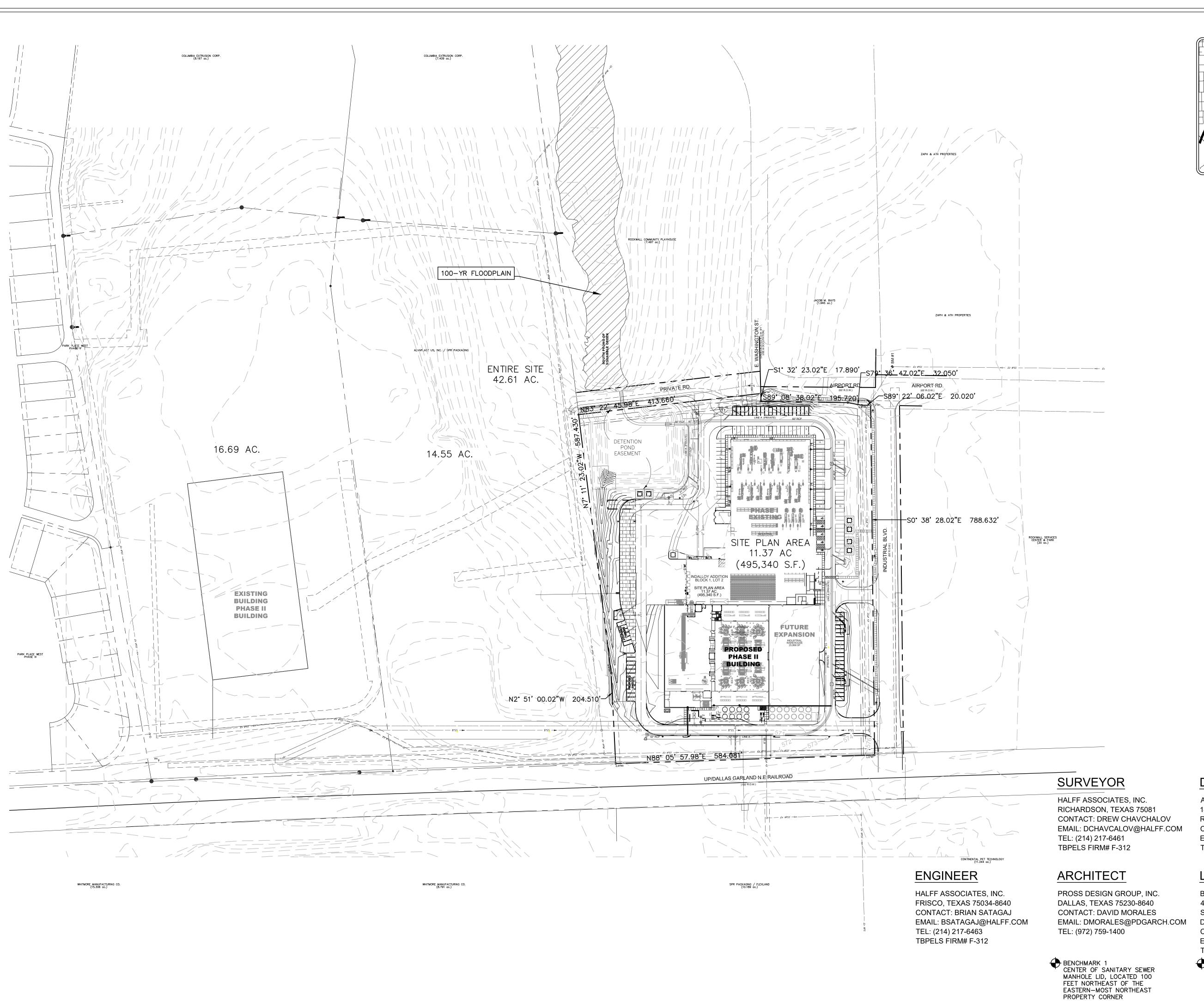


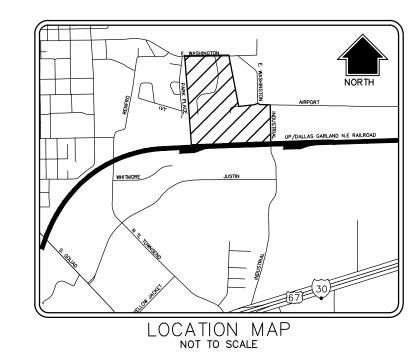
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Poolswall Towns 75007

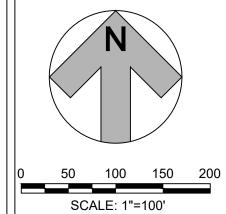
Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

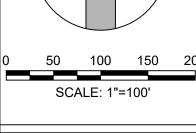
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





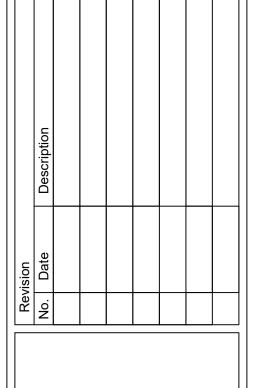












PRELIMINARY

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:

DATE 02/17/2022 TBPELS Engineering Firm #312

FEB., 2023

AS SHOWN

Project No.: 35533

Drawn By: CAD

Checked By: BMS

Issued:

Scale:

Sheet Title

DEVELOPER/OWNER

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

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

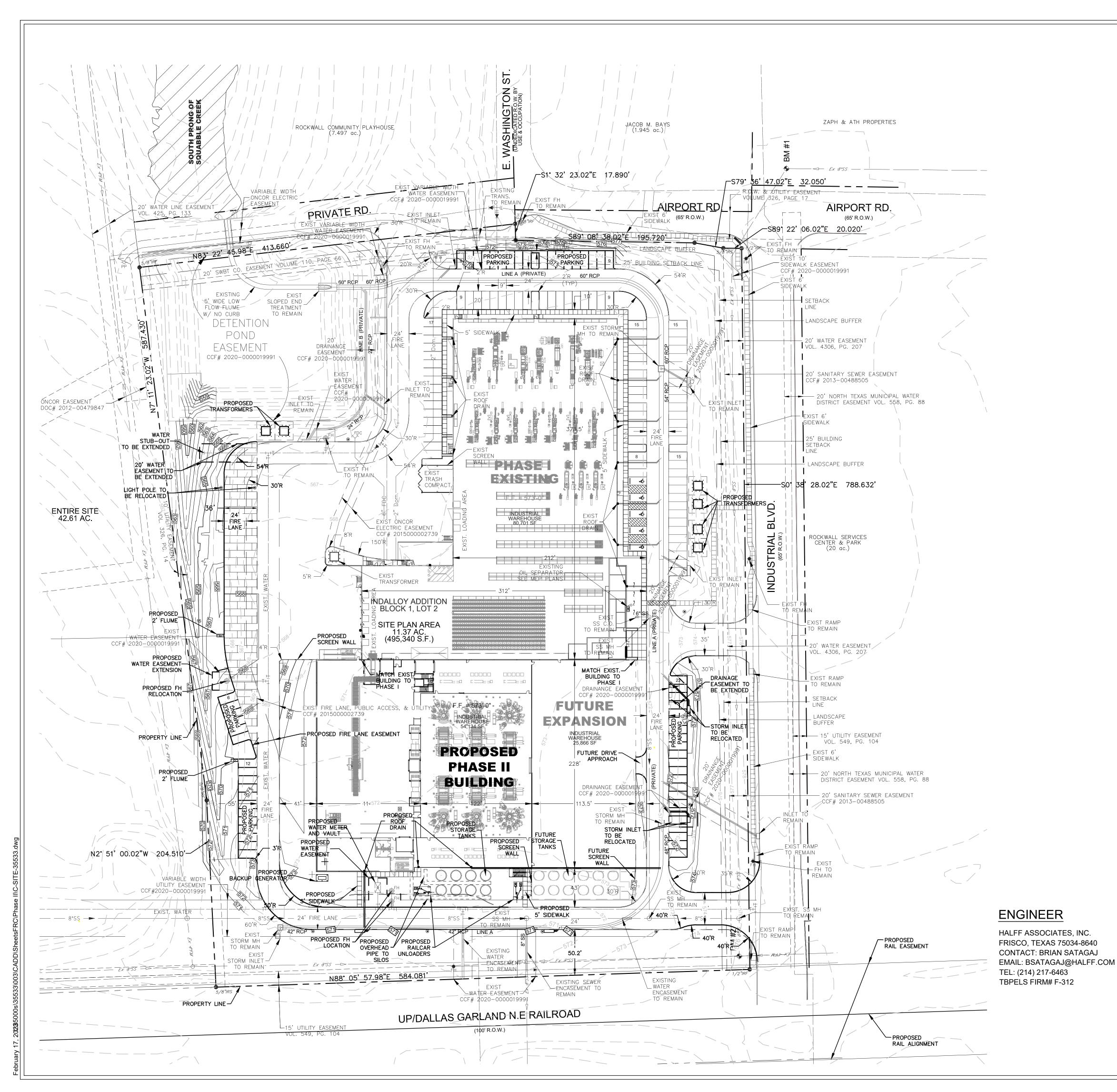
ELEVATION=580.82'

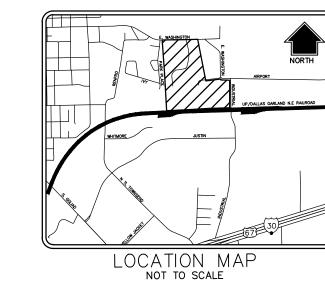
CASE NO. XXXX

CITY#: XXXX || Sheet Number

C0.01

OVERALL SITE PLAN





	SITE	DATA:
CURRENT ZONING:		(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE:		OFFICÈ. WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:		11.37 AC. (495,340 SF)
BUILDING:		
PHASE 1 1st FLOOR EXISTING 2nd FLOOR EXISTING 2nd FLOOR NEW		78,682 SF 536 SF 1,483 SF 80,701 SF
PHASE 2 1st FLOOR 2nd FLOOR TOTAL		54,134 SF 34,291 SF 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	<u>LEGEND</u>
FDC	FIRE DEPARTMENT CONNECTION
⊚ ^{FH}	FIRE HYDRANT
⊗	WATER VALUE
\bigcirc	SANITARY SEWER MANHOLE
-O ^{PP}	POWER POLE
	STORM MANHOLE
	WATERLINE
SS	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 RECCOMENDATIONS

SURVEYOR

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

ARCHITECT

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

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

CASE NO. XXXX

DEVELOPER/OWNER

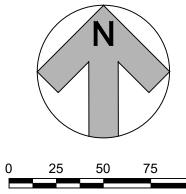
ALVAPLAST US DEVELOPMENT LLC 1480 JUSTIN ROAD ROCKWALL, TX 75087 CONTACT: CAROLINA MOLINA EMAIL: CMOLINA@SPRPACKAGING.COM TEL: 469-402-1232

LANDSCAPE ARCHITECT

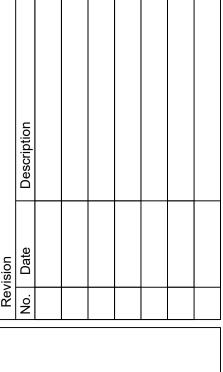
BELLE FIRMA 4245 NORTH CENTRAL EXPY SUITE 501 DALLAS, TX 75205 **CONTACT: KORI HAUG** EMAIL: KHAUG@BELLEFIRMA.COM TEL: 214-865-7192

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

CITY#: XXXX



SCALE: 1"=50'



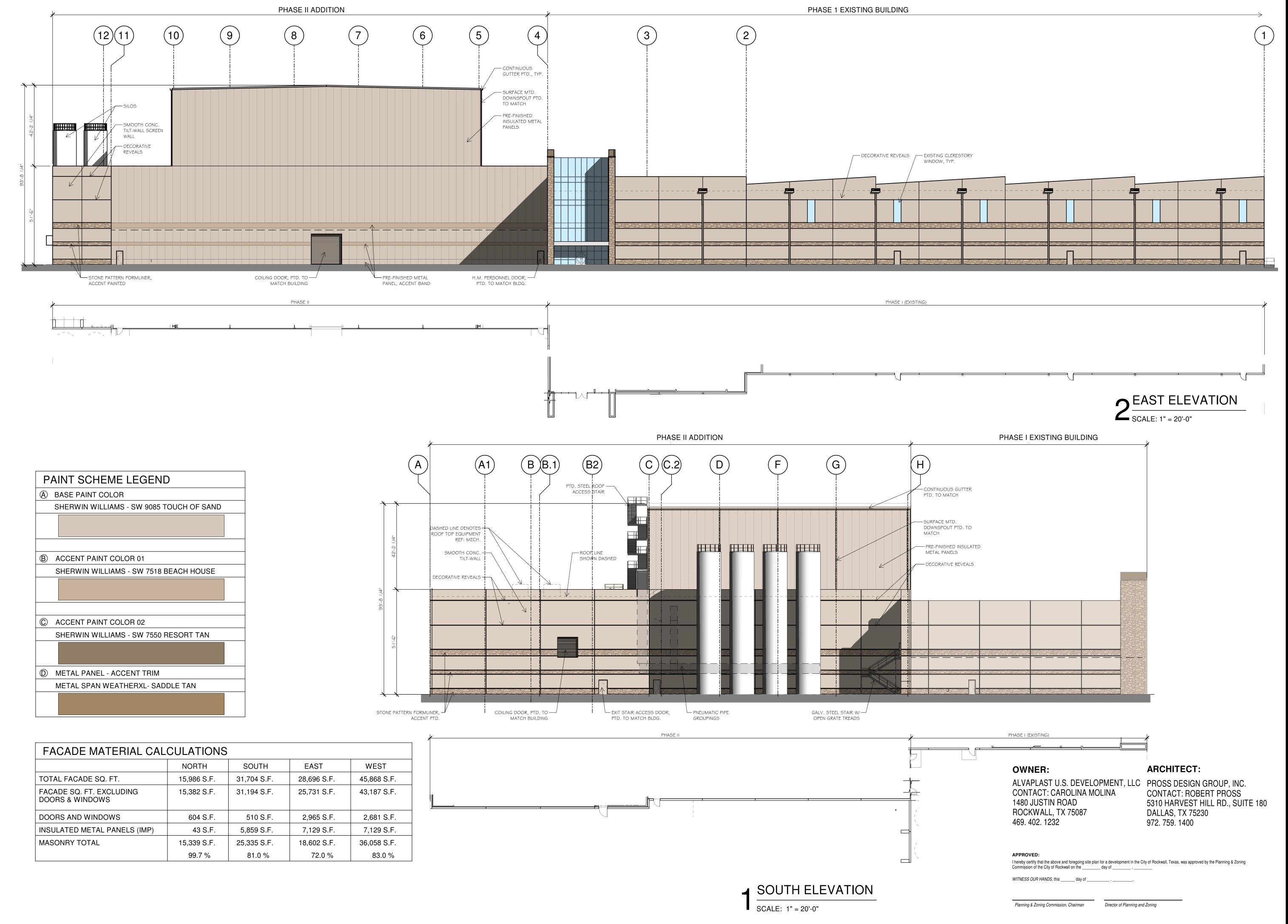
PRELIMINARY FOR INTERIM REVIEW ONLY These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:

DATE 02/17/2022 TBPELS Engineering Firm #312

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

Scale: AS SHOWN Sheet Title DETAIL SITE PLAN

C0.02 Sheet Number

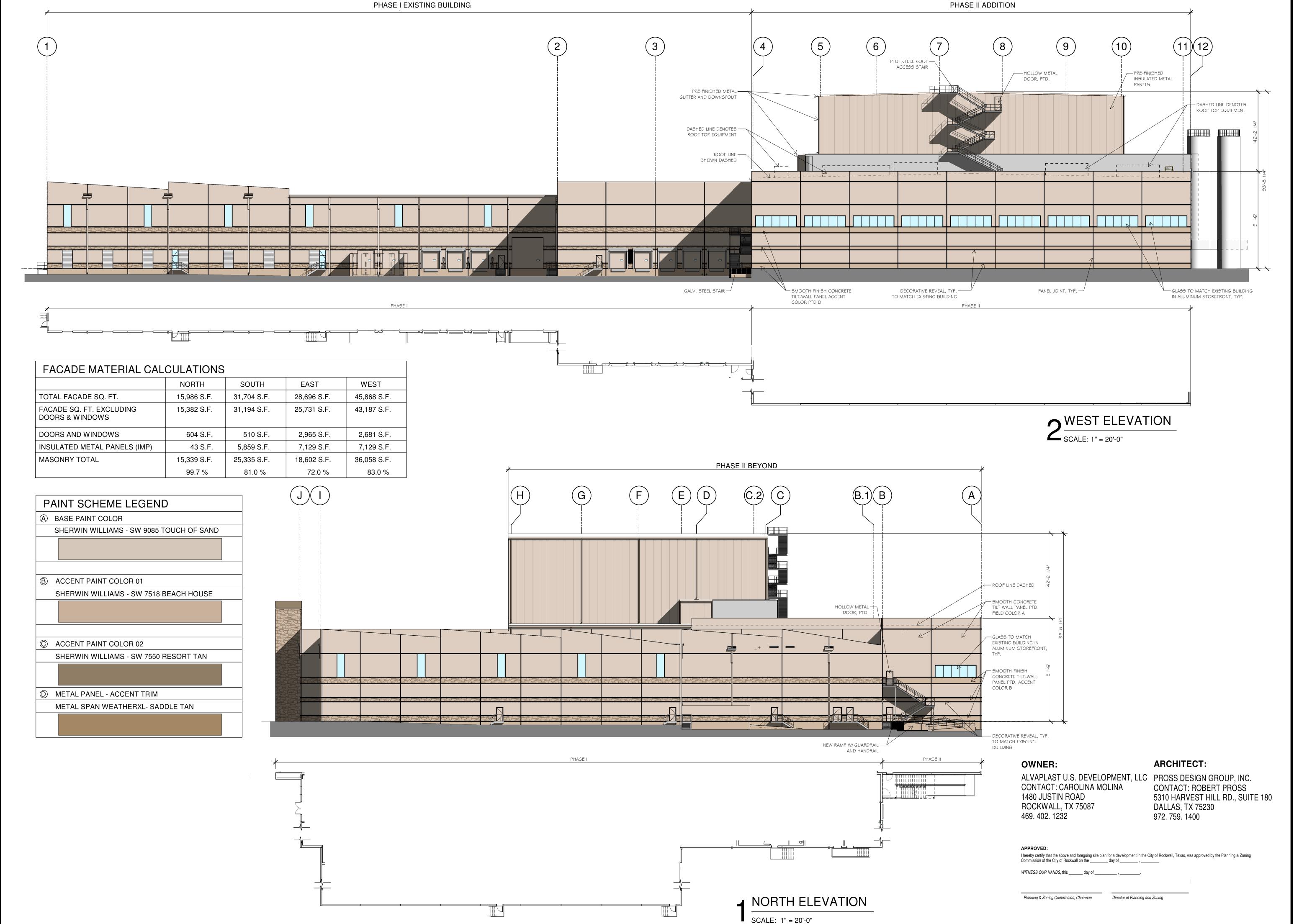




SING PHASE NORTH SPR

job no 2033 sheet

A3-0



NORTH

▲ LINE-OF-SIGHT STUDY SCALE: 1" = 20'-0"

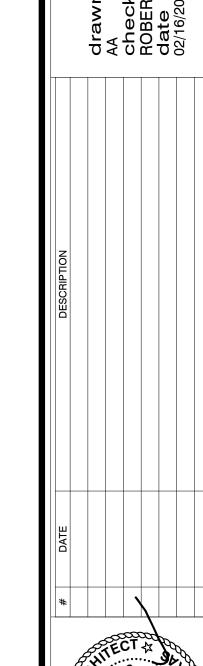
ARCHITECT:

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

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

APPROVED:	
	e and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning ockwall on the day of,
WITNESS OUR HANDS, this	day of,

Planning & Zoning Commission, Chairman Director of Planning and Zoning







GING - PHASE II SPR NORTH - ROCKWALL, T

job no 2033 sheet

A3-2

LANDSCAPE NOTES

- 1. 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.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. 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.
- 5. 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.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. 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.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

SOLID SOD NOTES

- 1. 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.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

Nellie R. Stevens Holly

Common Bermudagrass

4. 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.

LANDSCAPE TABULATIONS THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING 1. 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 789 I.f.

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

AIRPORT RD.: 248 l.f. Required (5) trees, 3" cal. (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 3,164 s.f. (16%) 1,930 s.f. (5%) (9) trees (9) existing trees

SITE LANDSCAPING

1. 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. (10%) 263,051 s.f. (25%) 49,544 s.f. (100%) 168,924 s.f.

DETENTION BASIN REQUIREMENTS 1. A minimum of one (1) tree for every 750 s.f. of dry land

Dry Land Area: 17,143 s.f.

(23) existing trees

INCREASED LANDSCAPING

Materials and Masonry Composition

Above Ground Silo Screening

3. Parking

(23) trees

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

CITY OF ROCKWALL NOTES

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

container full to base, 36" ht., refer to plan for spacing

PLANT LIST

llex spp. 'Nellie R. Stevens'

Cynodon dactylon

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
LE	Ulmus parvifolia 'Sempervirens'	Lacebark Elm	4	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
RB	Cercis canadensis 'Oklahoma'	Oklahoma Redbud	6	30 gal.	container grown, 8' ht., 4' spread min.
SO	Quercus shumardii	Shumard Red Oak	5	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
	SHRUBS/GROUNDCOVER				

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.

OWNER:

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

ARCHITECT:

CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 **DALLAS, TX 75230** 972. 759. 1400

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

LANDSCAPE PLAN

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

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
- 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
- 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

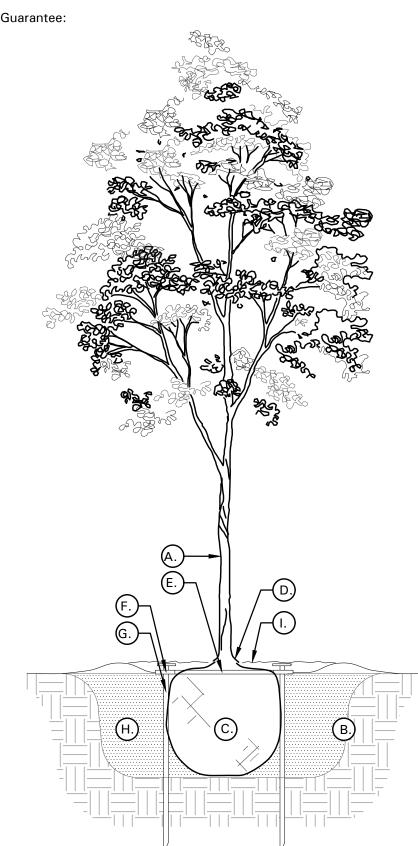
- A. General Contractor to complete the following punch list: Prior to 1.7 QUALITY ASSURANCE Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the 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 or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
- 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.

- 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
- 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. 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.

- 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 iob 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.

2.1 PLANTS

PART 2 - PRODUCTS

- 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. 2.3 MISCELLANEOUS MATERIALS 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 PART 3 - EXECUTION 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, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- 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 Dallasgrass 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 3.2 INSTALLATION course 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
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- 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.

- 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 DURAEDGE 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

- 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.

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.

- 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.
- . Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- 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.
- . 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 3.3 CLEANUP AND ACCEPTANCE
- 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
- 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 END OF SECTION 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 $\frac{1}{3}$ 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.
- 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:

- 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 $\frac{1}{2}$ " 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.

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.

TREE PLANTING DETAIL LEGEND **AND NOTES**

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE C. ROOT BALL: REMOVE TOP 1/3 BURLAP

B. TREE PIT: WIDTH TO BE AT LEAST TWO

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
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

RING.

G. NAIL STAKE: REFER 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.
- 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.
- TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley

(903) 676-6143

IS EXPRESSLY PROHIBITED.

www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING

jeff@treestakesolutions.com

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY MANUFACTURER'S SPECIFICATIONS PRIOR INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

REFER TO LANDSCAPE PLAN **TOPDRESS MULCH PER** SPECIFICATIONS; 2" MINIMUM-SETTLED THICKNESS TOP OF MULCH 1/2" 3/16" X 4" BLACK EDGING, MINIMUM BELOW TOP OF-STAKES ON INSIDE; EDGING SHALL CONCRETE WALK / CURB BE 1/2" MAXIMUM HEIGHT J-W4000 ABOVE FINISH GRADE SCARIFY SIDES--LAWN / FINISH GRADE CONCRETE WALK — POCKET PLANTING NOT ALLOWED NO STEEL EDGING SHALL PREPARED SOIL MIX PER SPECIFICATIONS; TILL 6" MINIMUM BE INSTALLED ALONG OF PREPARED SOIL MIX INTO SIDEWALKS OR CURBS 6" DEPTH OF EXISTING SOIL REFER TO LANDSCAPE PLAN -NATIVE SOIL FOR SPACING ROOTBALL, DO NOT DISTURB

2 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

SHRUBS / GROUNDCOVER

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

ARCHITECT:

CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 **DALLAS, TX 75230** 972. 759. 1400

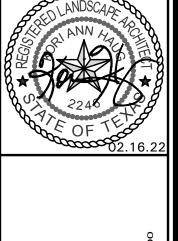
WITNESS OUR HANDS , this _____ day of ___

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

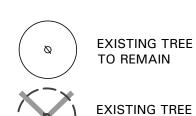


4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office



PRIVATE RD.

EXISTING TREE LEGEND



(65' R.O.W.)

EXISTING TREE TO REMAIN

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
- 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,
- 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

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

OWNER:

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

ARCHITECT:

CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 **DALLAS, TX 75230** 972. 759. 1400

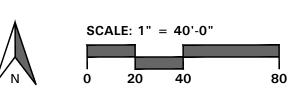
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ , ____

Director of Planning and Zoning

WITNESS OUR HANDS , this _____ day of ____

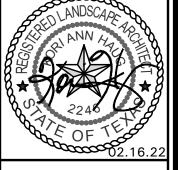
Planning & Zoning Commission, Chairman

TREE PRESERVATION PLAN





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







	Dia.	Species	Status	Condition	ELD DATA Remarks	Protection Status	Mitigation Required
1	(inches)	(common name) HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	J
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5 6	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
5 6	15 7	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
7 8	7.5 12	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
9	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
10 11	12 8.5	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
12 13	12 8	BOIS D'ARC BOIS D'ARC	TO REMAIN TO REMAIN	GOOD POOR	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
14	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
15 16	6	EASTERN RED CEDAR HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
17	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
18 19	10 14	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
20 21	10 5	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
22	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
23 24	6.5 6	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
25	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
26 27	11	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
28 29	15 7	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	SECONDARY PROTECTED NON-PROTECTED	
30	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
31 32	7.5 9	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
33	13.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
34 35	10 9.5	BOIS D'ARC HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
36	17.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
37 38	4 9.5	HACKBERRY BOIS D'ARC	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
39 40	9.5 4	HACKBERRY HACKBERRY	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE OFFSITE	NON-PROTECTED NON-PROTECTED	
41	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
42 43	5 3	BOIS D'ARC CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	OFFSITE ON-SITE	NON-PROTECTED NON-PROTECTED	
44	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
45 46	3	CHINKAPIN OAK CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
47	3	CHINKAPIN OAK	TO BE REMOVED	GOOD GOOD	ON-SITE	NON-PROTECTED	
48 49	3	BALD CYPRESS BALD CYPRESS	TO BE REMOVED TO BE REMOVED	GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
50 51	3	BALD CYPRESS BALD CYPRESS	TO BE REMOVED TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
52	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
53 54	3	BALD CYPRESS EASTERN RED CEDAR	TO REMAIN TO BE REMOVED	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
55	3	EASTERN RED CEDAR		GOOD	ON-SITE	NON-PROTECTED	
56 57	3	EASTERN RED CEDAR EASTERN RED CEDAR		GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
58 59	3	EASTERN RED CEDAR EASTERN RED CEDAR		GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
60	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
61 62	3	EASTERN RED CEDAR EASTERN RED CEDAR	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
63 64	3	EASTERN RED CEDAR EASTERN RED CEDAR	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
65	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
66 67	3	EASTERN RED CEDAR CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
68	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
69 70	3	CHINKAPIN OAK BALD CYPRESS	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
71	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
72 73	3	CHINKAPIN OAK CHINKAPIN OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
74 75	3	BALD CYPRESS BALD CYPRESS	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
76	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
77 78	3	BUR OAK BALD CYPRESS	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
79	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
80 81	3	BALD CYPRESS BUR OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
82 83	3	BUR OAK	TO REMAIN	GOOD GOOD	ON-SITE	NON-PROTECTED	
84	3	BUR OAK LACEBARK ELM	TO REMAIN TO REMAIN	GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
85 86	3	CEDAR ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
87	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
88 89	3	SHUMARD OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
90	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
91 92	3	BUR OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
93	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
94 95	3	LIVE OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
96 97	3	BUR OAK	TO REMAIN	POOR	ON-SITE	NON-PROTECTED	
98	3	BUR OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
99 100	3	LIVE OAK LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
101	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
102 103	3	LACEBARK ELM LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
104	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
105 106	3	LIVE OAK BUR OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
107 108	3	SHUMARD OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
109	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
110 111	3	SHUMARD OAK SHUMARD OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
112	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
113 114	3	LACEBARK ELM LACEBARK ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
115 116	3	LIVE OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
117	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
118 119	3	LIVE OAK LIVE OAK	TO BE REMOVED TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
120	3	CEDAR ELM	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
121 122	3	LACEBARK ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
123	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
124 125	3	CEDAR ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
126 127	3	BUR OAK CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
128	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
129 130	3	CEDAR ELM CEDAR ELM	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
131	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
132 133	3	LIVE OAK LIVE OAK	TO REMAIN TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
134	2	LIVE OAK	TO REMAIN	GOOD GOOD	ON-SITE ON-SITE	NON-PROTECTED NON-PROTECTED	
134 135 136	3	CEDAR ELM	TO REMAIN	OCCD	J., J., L		

TREE SURVEY FIELD DATA

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

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

ARCHITECT:

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

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 ______, ___

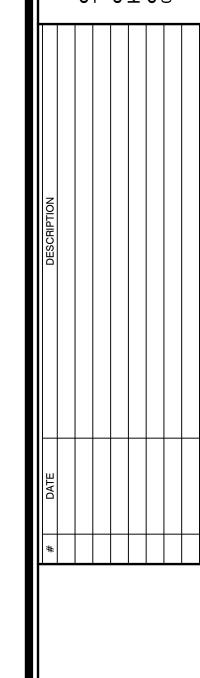
Planning & Zoning Commission, Chairman

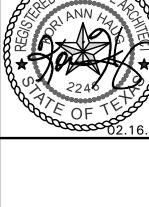
WITNESS OUR HANDS , this _____ day of _____ , _____.

TREE PRESERVATION NOTES



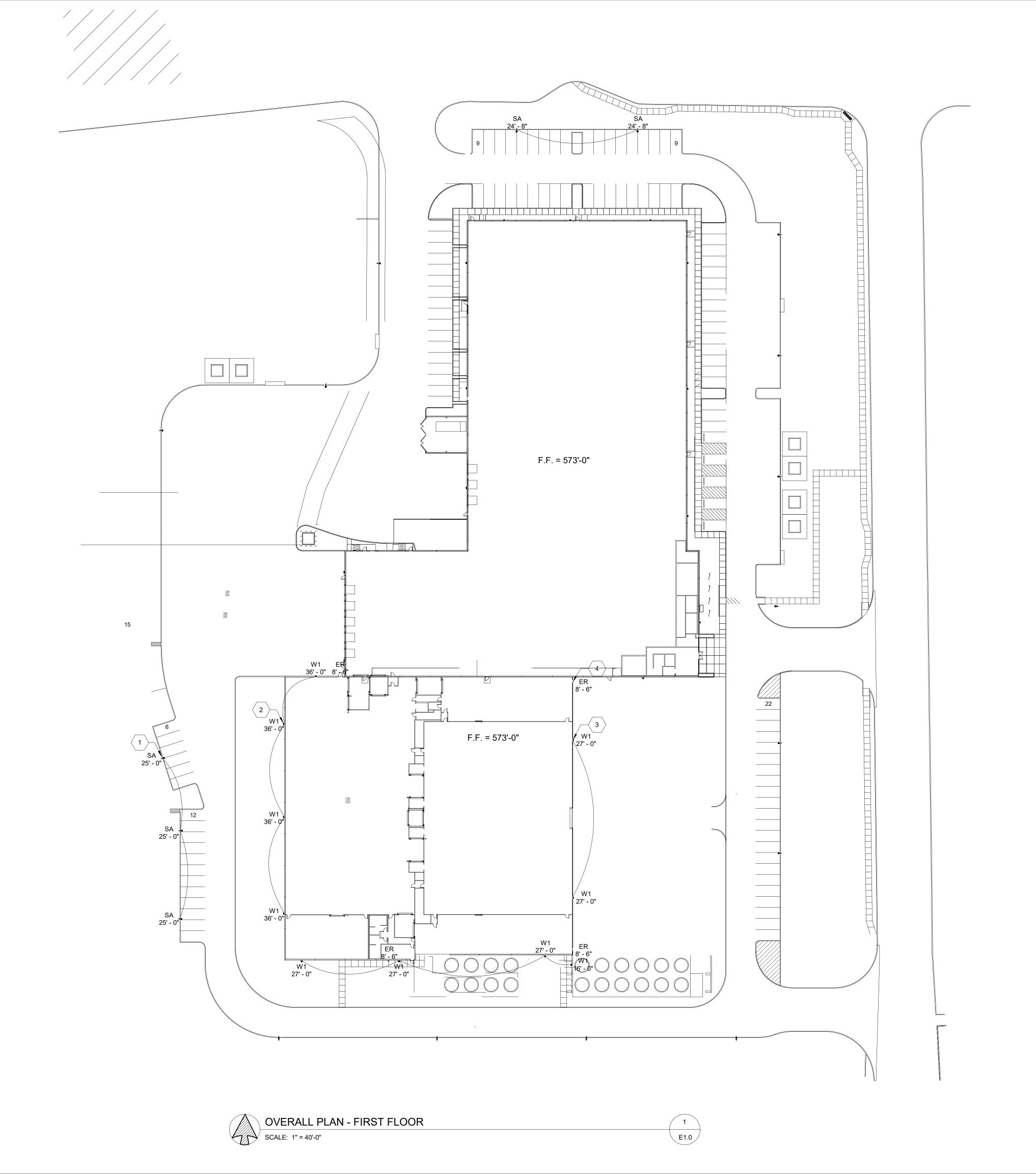
• 4245 North Central Expy Suite 501 Dallas, Texas 75205214.865.7192 office











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
- 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 EO.1.
- B FOR LIGHTING INFORMATION AND LUMINAIRE SCHEDULE SEE DRAWING
- 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 PROSS DESIGN GROUP, INC. CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469.402.1232

ARCHITECT:

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

RO	VED:	

WITNESS OUR HANDS , this _____day of___

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______,____

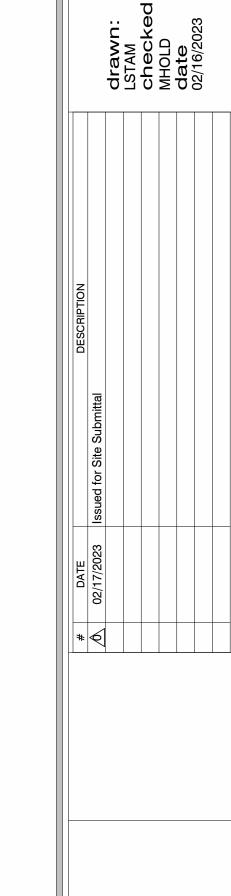
Planning & Zoning Commission, Chairman Director of Planning and Zoning

job no 13597.030 ELECTRICAL

E1.0

6

24x36in BORDER



24x36in BORDER

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

ARCHITECT:

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

APPROVED:

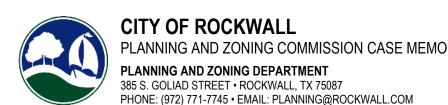
WITNESS OUR HANDS, this __

hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zol
Commission of the City of Rockwall on theday of

Planning & Zoning Commission, Chairman Director of Planning and Zoning



NORT



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 <u>Amended Site Plan</u> for a <u>warehouse/manufacturing facility</u> 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:

<u>North</u>: 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.

<u>East</u>: 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*).

<u>West</u>: 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:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	12,500 SF	X=11.37-Acres; In Conformance
Minimum Lot Frontage	100-Feet	X= 788.63-Feet; In Conformance
Minimum Lot Depth	125-Feet	X=584-Feet; In Conformance
Minimum Front Yard Setback	25-Feet	X>25-Feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-Feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-Feet; In Conformance
Maximum Building Height	60-Feet	X=93.4-Feet; In Conformance
Max Building/Lot Coverage	60%	X=26.8%; In Conformance
Minimum Number of Parking Spaces	1 Parking Space per 300 SF for Office and 1 Parking Space per 1,000 SF for Warehouse/ Manufacturing	X=146; Exception Requested
Minimum Landscaping Percentage	15%	X=25%; In Conformance
Maximum Impervious Coverage	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 *Variances 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) <u>Parking</u>. According to Table 5, <u>Parking Requirement Schedule</u>, of Article 06, <u>Parking and Loading</u>, of the Unified Development Code (UDC), parking for an <u>office building</u> 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 <u>exception</u> from the Planning and Zoning Commission.

(2) Building Materials.

- (a) <u>Stone</u>. 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 <u>exception</u> from the Planning and Zoning Commission.
- (b) <u>Primary Materials</u>. According to Subsection 05.01 (A)(1), <u>Materials and Masonry Composition</u>, of Article 05, <u>District Development Standards</u>, 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 <u>exception</u> from the Planning and Zoning Commission.
- (c) <u>Secondary Materials</u>. According to Subsection 05.01 (A)(1), <u>Materials and Masonry Composition</u>, of Article 05, <u>District Development Standards</u>, 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 <u>exception</u> from the Planning and Zoning Commission.

(d) <u>Tilt Wall</u>. 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 <u>exception</u> from the Planning and Zoning Commission.

(3) <u>Building Articulation</u>.

- (a) <u>Primary Building Facades</u>. According to Subsection 05.01 (C), <u>Building Articulation</u>, of Article 05, <u>District Development Standards</u>, 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 <u>exception</u> from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (b) <u>Secondary Building Facades</u>. According to Subsection 05.01 (C), <u>Building Articulation</u>, of Article 05, <u>District Development Standards</u>, 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 <u>exception</u> 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 <u>Central District</u>. The <u>Central District</u> "...is composed of a wide range of land uses that vary from single-family to industrial." In addition, the <u>Central District</u> "...incorporates a high volume of industrial land uses adjacent to the <u>Union Pacific/Dallas Garland and Northeastern Rail Road</u> line that bisects the district -- and <u>City</u> -- 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 <u>Amended Site Plan</u> 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 <u>Site Plan</u> 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

F USE ONLY -	
ANNING & ZONING	CASE

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 ON	Ξ BΟΧ]:
--	-----------------	---------

☐ PRELIMINARY I ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300.I ☐ AMENDING OR ☐ PLAT REINSTA SITE PLAN APPLI ☑ SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)		☐ SPECIFIC U: ☐ PD DEVELO OTHER APPLIC ☐ TREE REMO ☐ VARIANCE F NOTES: ¹: IN DETERMINI MULTIPLYING BY	ANGE (\$200.00 + \$15.00 ACRE) 1 SE PERMIT (\$200.00 + \$15.00 ACRE) 1 PMENT PLANS (\$200.00 + \$15.00 ACRE) 1 CATION FEES:
PROPERTY INFO	DRMATION [PLEASE PRINT]			
ADDRES	501 INDUSTRIAL BLVD, ROCKWALL TO	(75	087	
SUBDIVISIO	INDALLOY ADDITION			LOT 2 BLOCK 1
GENERAL LOCATION	INTERSECTION OF RAILROAD RD AND	IND	OUSTRIAL BL	/D; NORTH OF I-30
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEAS	SE PRI	NT]	
	LIGHT INDUSTRIAL			OFFICE, WAREHOUSE, MANUFACTURING
PROPOSED ZONING	LIGHT INDUSTRIAL		PROPOSED USE	OFFICE, WAREHOUSE, MANUFACTURING
ACREAG	E 11.37 AC LOTS [CURRENT] 1		LOTS [PROPOSED] 1
REGARD TO ITS RESULT IN THE L	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF DENIAL OF YOUR CASE. ANT/AGENT INFORMATION [PLEASE PRINT/CH	STAF	F'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL TACTIONIGINAL SIGNATURES ARE REQUIRED!
	ALVAPLAST US DEVELOPMENT LLC			HALFF ASSOCIATES
CONTACT PERSON	CAROLINA MOLINA	CON	ITACT PERSON	TJ MCDONALD
ADDRESS	1480 JUSTIN ROAD		ADDRESS	3803 PARKWOOD BLVD, SUITE 800
CITY, STATE & ZIP	ROCKWALL, TX 75087	CIT	Y, STATE & ZIP	FRISCO, TX 75034
PHONE	469-402-1232		PHONE	214-937-3939
E-MAIL	CMolina@sprpackaging.com		E-MAIL	tmcdonald@halff.com
BEFORE ME, THE UNDE STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE 10N ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	FOLL	OWING:	OWNER THE UNDERSIGNED, WHO
FESTUAR NECRMATION CONTAINS	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, HA 20 S BY SIGNING THIS APPLICATION, I AGR WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO	AS BEE EE TH S ALSO	EN PAID TO THE CITY AT THE CITY OF RO D AUTHORIZED AND	OF ROCKWALL ON THIS THE DAY OF CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST PERMITED SECTION.
GIVEN UNDER MY HAND	O AND SEAL OF OFFICE ON THIS THE TOWN DAY OF FOR	rua	ny 20 2	VONDA L CLEMENTS Notary ID #10306723 My Commission Expires January 5, 2025
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	en	rents	MY COMMISSION EXPIRES 1517075



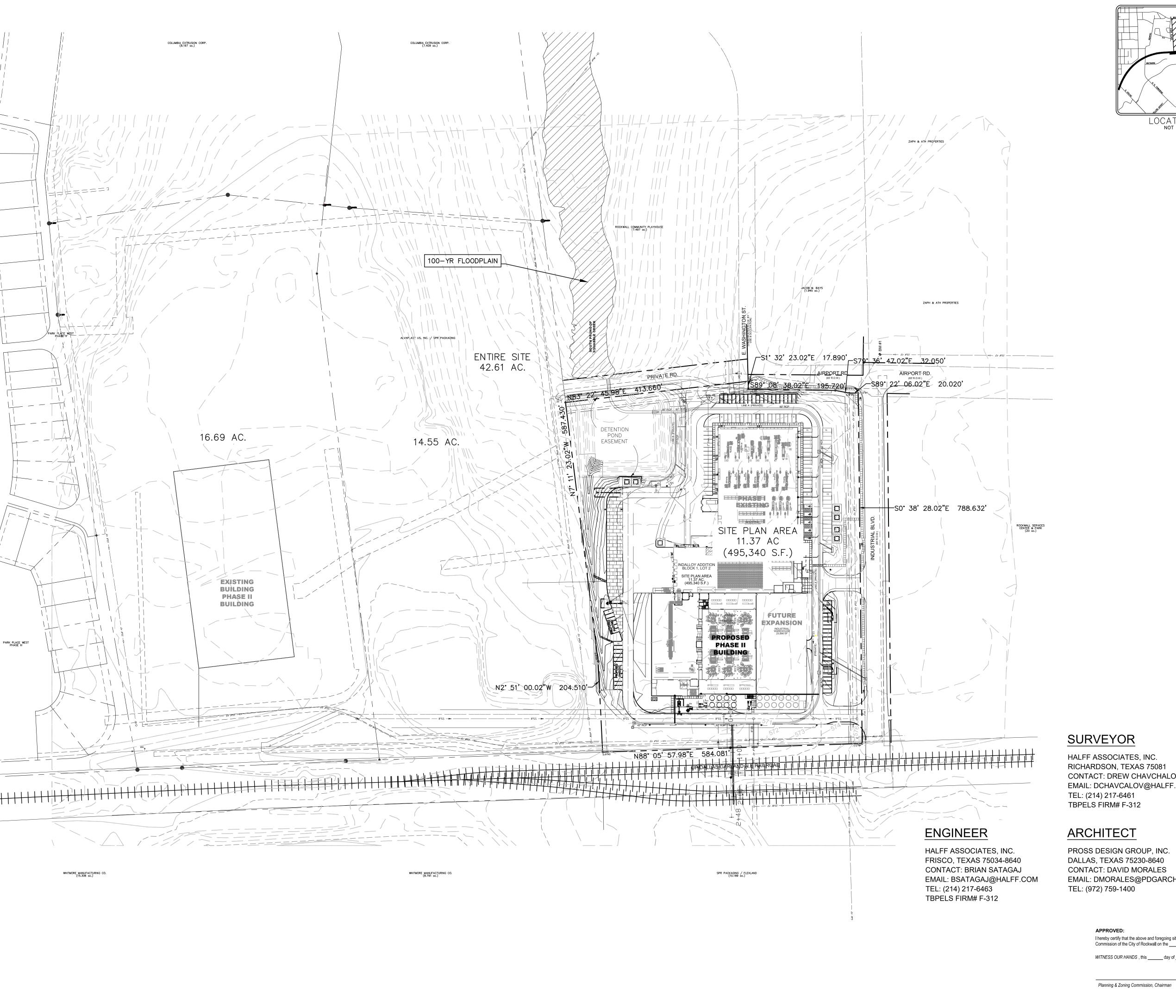


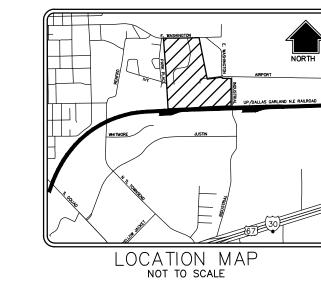
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Poolswall Towns 75007

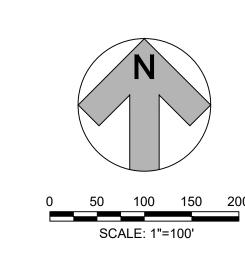
Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

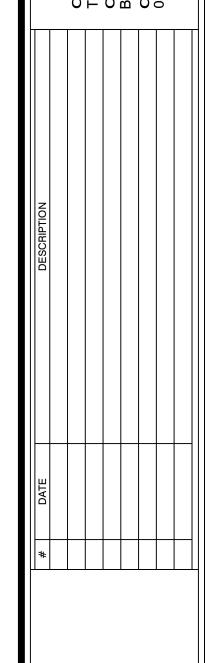
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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











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 3/7/2023 TBPELS Engineering Firm #312

DEVELOPER/OWNER

BENCHMARK 1
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 100
FEET NORTHEAST OF THE
EASTERN-MOST NORTHEAST

BENCHMARK 2
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 18.5
FEET NORTHWEST OF THE SOUTHEAST

PROPERTY CORNER ELEVATION =577.13'

PROPERTY CORNER ELEVATION=580.82'

CONTACT: DREW CHAVCHALOV EMAIL: DCHAVCALOV@HALFF.COM

EMAIL: DMORALES@PDGARCH.COM

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

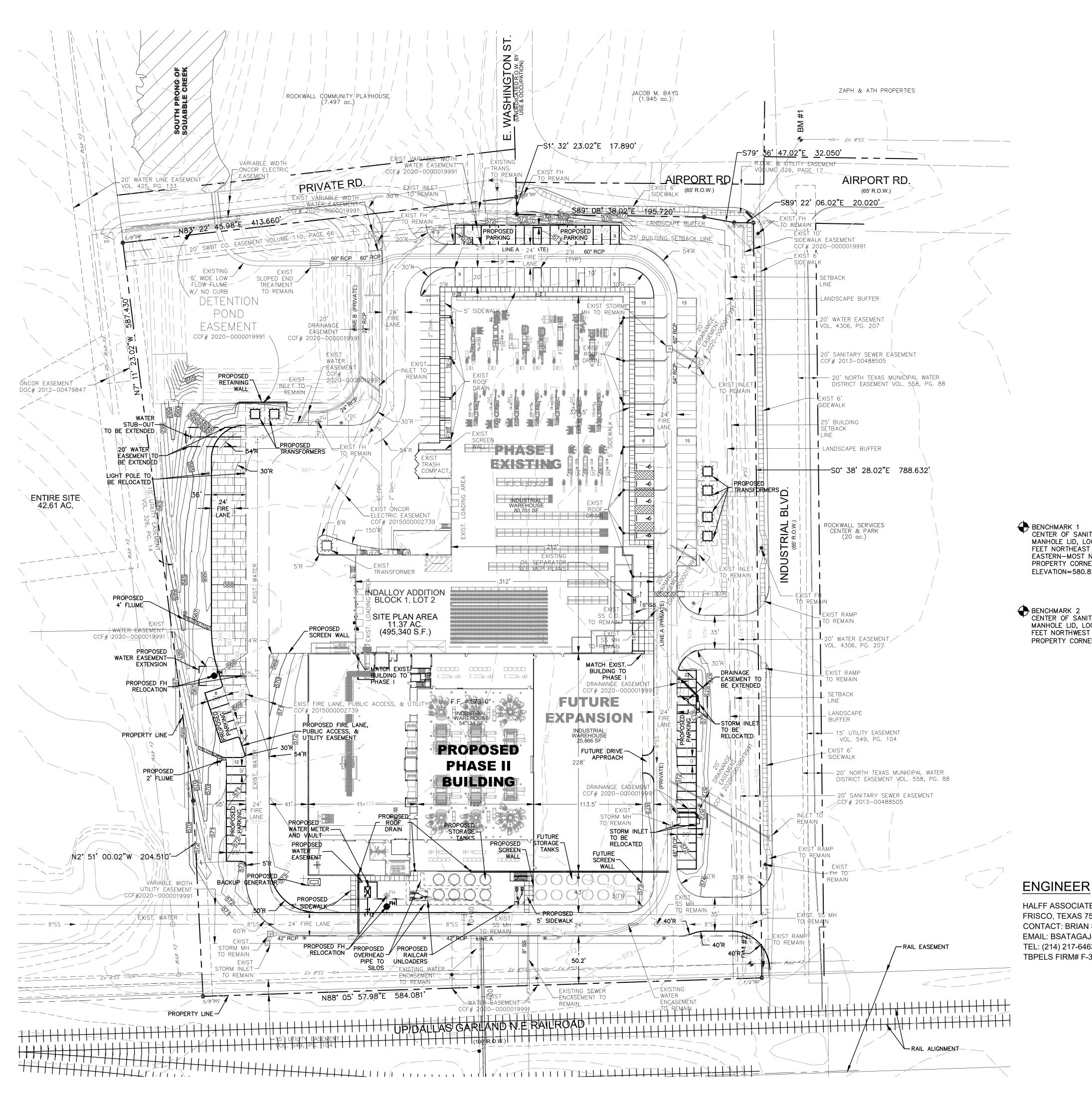
LANDSCAPE ARCHITECT

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

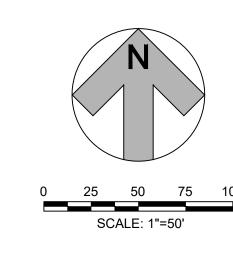
ROVED:
y certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning ission of the City of Rockwall on the day of,
SS OUR HANDS , this day of ,

Director of Planning and Zoning

job no OVERALL SITE PLAN sheet C0.01







URRENT ZONING:	(LI) LIGHT INDUSTRIAL
ROPOSED LAND USE:	OFFICÈ. WAREHOUSE, MANUFACTURIN
OTAL 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:

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

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'

<u>EXISTING</u>	LEGEND
√FDC	FIRE DEPARTMENT CONNECTION FIRE HYDRANT WATER VALUE
SS — — — — — — — — — — — — — — — — — —	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

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

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

DEVELOPER/OWNER

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

ARCHITECT

EMAIL: DMORALES@PDGARCH.COM

Planning & Zoning Commission, Chairman

LANDSCAPE ARCHITECT

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

ROVED:
by certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning dission of the City of Rockwall on the day of,
ESS OUR HANDS , this day of ,

Director of Planning and Zoning

CASE NO. SP2023-009

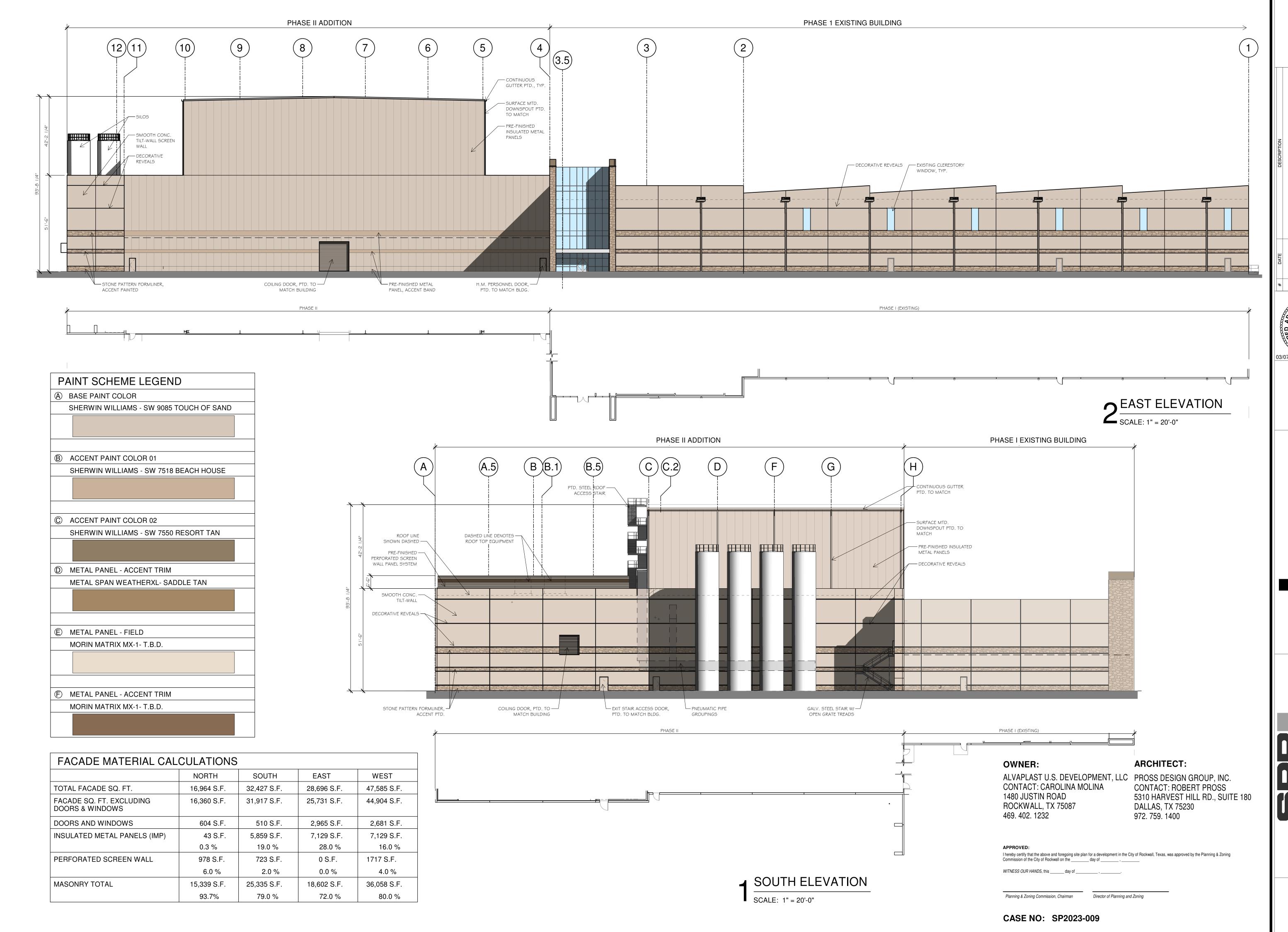
03/07/2023

PRELIMINARY FOR INTERIM REVIEW ONLY These documents are for Interim Revi and not intended for Construction, Biddin or Permit Purposes. They were prepare by, or under the supervision of: BRIAN M. SATAGAJ 107708
NAME P.E. NO

DATE 3/6/2023 TBPELS Engineering Firm #312



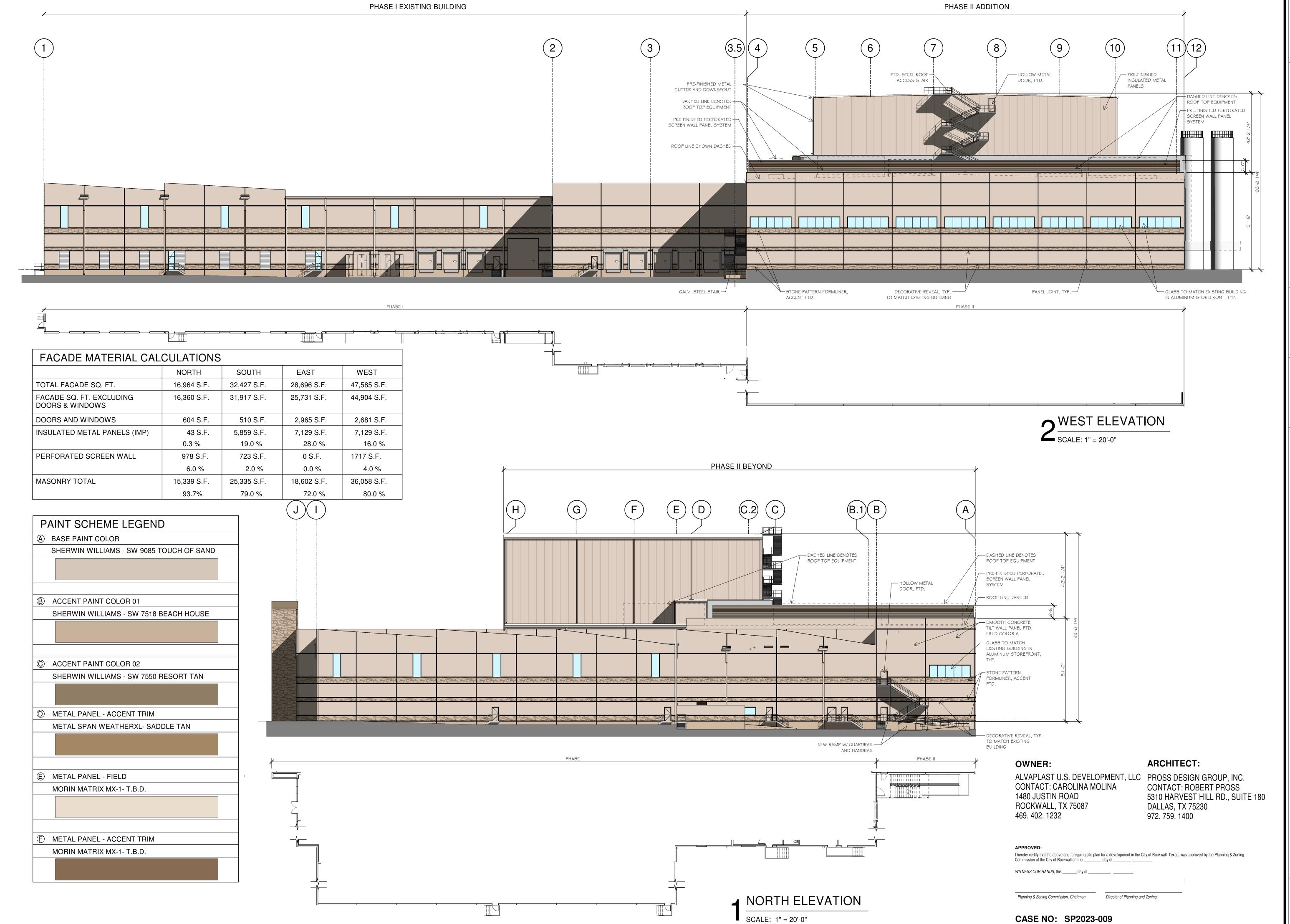
job no DETAIL SITE PLAN sheet C0.02



PACK AGING
SPR NORTH - PHASE II

job no 2033 sheet

sheet A3-C



03/07/2023 03/07/2023 03/07/2023 03/07/2023 03/07/2023 03/07/2023 03/07/2023 03/07/2023 03/07/2023 03/07/2023

pross design group, incorp

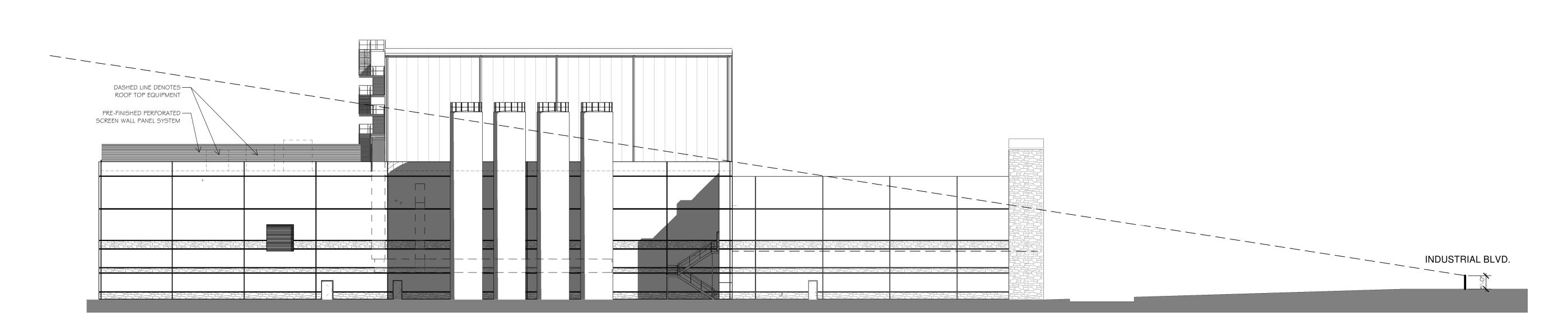
PACK AGING
SPR NORTH - PHASE II

job no 2033 sheet

sheet A3-1



3:26:46 PM	:\Users\pdg23\Documents\2033 R23 SPR North - Phase 2_Central M	© 2020 THIS DOCUMENT AND THE DESIGNS CONTAINED T		
6/2023 3:26:46 PM	:\Users\pdg2			



▲ LINE-OF-SIGHT STUDY SCALE: 1" = 20'-0"

OWNER:

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

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 P Commission of the City of Rockwall on the day of,	lanning & Zoning
WITNESS OUR HANDS, this day of ,	

CASE NO: SP2023-009

Planning & Zoning Commission, Chairman Director of Planning and Zoning

job no 2033 sheet A3-2

AGING I - PHASE II

SPR NORTH - ROCKWALL, T

LANDSCAPE NOTES

- 1. 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.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. 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.
- 5. 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.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. 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.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

SOLID SOD NOTES

- 1. 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.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 4. 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.

LANDSCAPE TABULATIONS THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING 1. 30' wide landscape buffer with one tree per 50 l.f.

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

AIRPORT RD.: 248 l.f. Required (5) trees, 3" cal. (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 3,164 s.f. (16%) 1,930 s.f. (5%) (9) trees (9) existing trees

SITE LANDSCAPING

1. 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. (10%) 263,051 s.f. (25%) 49,544 s.f. (100%) 168,924 s.f.

DETENTION BASIN REQUIREMENTS 1. A minimum of one (1) tree for every 750 s.f. of dry land

Dry Land Area: 17,143 s.f.

(23) trees (23) existing trees

Materials and Masonry Composition

Above Ground Silo Screening 3. Parking

INCREASED LANDSCAPING

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

CITY OF ROCKWALL NOTES

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

OWNER:

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

ARCHITECT:

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

APPROVED:	
, ,	g site plan for a development in the City of Rockwall, Texas, was approved the control of the co
WITNESS OUR HANDS , this day of _	,,
Planning & Zoning Commission, Chairman	Director of Planning and Zoning

CASE NO: SP2023-009

LANDSCAPE PLAN



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

R NO

job no

sheet

PLANT LIST

SYMBOL	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS
LE	Ulmus parvifolia 'Sempervirens'	Lacebark Elm	4	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matchir
RB	Cercis canadensis 'Oklahoma'	Oklahoma Redbud	6	30 gal.	container grown, 8' ht., 4' spread min.
SO	Quercus shumardii	Shumard Red Oak	5	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matchir
	SHRUBS/GROUNDCOVER Ilex spp. 'Nellie R. Stevens' Cynodon dactylon	Nellie R. Stevens Holly Common Bermudagrass	111	7 gal.	container full to base, 36" ht., refer to plan for spacing refer to notes

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

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.

CURRENT ZONING: PROPOSED LAND USE: FOTAL SITE AREA:	(LI) LIGHT INDUSTRIAL OFFICE. WAREHOUSE, MANUFACTURING 11.37 AC. (495,340 SF)
BUILDING:	
PHASE 1 1st FLOOR EXISTING 2nd FLOOR EXISTING 2nd FLOOR NEW	78,682 SF 536 SF 1,483 SF 80,701 SF
PHASE 2 1st FLOOR 2nd FLOOR TOTAL	54,134 SF 34,291 SF 88,425 SF
FUTURE EXPANSION (ESTIMATED) 1st FLOOR	25,866 SF
PARKING:	
NOTE: REQUIRED PARKING CALCULATED PER OWN REFERENCE VARIANCE REQUEST SUBMITTE	
EMPLOYEES PER SHIFT = 60 ON 50% STAGG	ERED/OVERLAPPING SCHEDULE
EMPLOYEE PARKING SPACES REQUIRED = 9 VISITOR PARKING SPACES REQUIRED = 20 S TOTAL PARKING SPACES REQUIRED = 110 SI	PACES

ARCHITECT: OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
CONTACT: ROBERT PROSS
1480 JUSTIN ROAD
ROCKWALL, TX 75087
A69. 402. 1232
PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972. 759. 1400

	ing site plan for a development in the City of Rockwall, Texas, was a
Commission of the City of Rockwall on the	e day of ,
WITNESS OUR HANDS , this day of	,,
Diamina & Zanina Commission Obsimus	Division of Diamina and Zanina
Planning & Zoning Commission, Chairman	Director of Planning and Zoning

CASE NO: SP2023-009

LANDSCAPE NOTES



• 4245 North Central Expy Suite 501 Dallas, Texas 75205214.865.7192 office

job no sheet

R NORTH

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
- 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
- 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

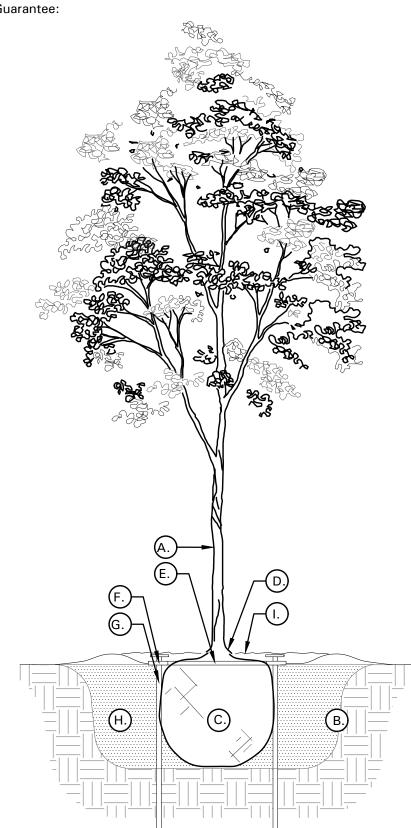
- A. General Contractor to complete the following punch list: Prior to 1.7 QUALITY ASSURANCE Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the 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:



TREE PLANTING DETAIL NOT TO SCALE

- 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 or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING
- 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.

- 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
- 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. 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.

- 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 iob 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. 2.3 MISCELLANEOUS MATERIALS 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 PART 3 - EXECUTION 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, 3.1 BED PREPARATION & FERTILIZATION measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- 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 Dallasgrass 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 3.2 INSTALLATION course 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
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and
- 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.

- 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 DURAEDGE 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

- 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.

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.

- 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.
- . Position the trees and shrubs in their intended location as per
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- 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. . 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 ($\frac{3}{4}$ ") inch in diameter. Plants should be thoroughly moist before removing 3.3 CLEANUP AND ACCEPTANCE
- 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
- 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 END OF SECTION 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 $\frac{1}{3}$ 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.
- 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:

- 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 $\frac{1}{2}$ " 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.

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.

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
- C. ROOT BALL: REMOVE TOP 1/3 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
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

RING.

G. NAIL STAKE: REFER 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.

TREE STAKE SOLUTIONS 'SAFETY

STAKE' BELOW GROUND MODEL

- 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.
- AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com

TREE STAKES:

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

www.treestakesolutions.com

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY MANUFACTURER'S SPECIFICATIONS PRIOR INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

SHRUBS / GROUNDCOVER REFER TO LANDSCAPE PLAN **TOPDRESS MULCH PER** SPECIFICATIONS; 2" MINIMUM-SETTLED THICKNESS TOP OF MULCH 1/2" 3/16" X 4" BLACK EDGING, MINIMUM BELOW TOP OF-STAKES ON INSIDE; EDGING SHALL CONCRETE WALK / CURB BE 1/2" MAXIMUM HEIGHT 15 46 J-WOOD ABOVE FINISH GRADE SCARIFY SIDES--LAWN / FINISH GRADE CONCRETE WALK — POCKET PLANTING NOT ALLOWED NO STEEL EDGING SHALL PREPARED SOIL MIX PER SPECIFICATIONS; TILL 6" MINIMUM BE INSTALLED ALONG OF PREPARED SOIL MIX INTO SIDEWALKS OR CURBS 6" DEPTH OF EXISTING SOIL REFER TO LANDSCAPE PLAN -NATIVE SOIL FOR SPACING ROOTBALL, DO NOT DISTURB 2 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

OWNER:

CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469. 402. 1232

ARCHITECT:

ALVAPLAST U.S. DEVELOPMENT, LLC PROSS DESIGN GROUP, INC CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 DALLAS, TX 75230 972, 759, 1400

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 _____, ____

Planning & Zoning Commission, Chairman

WITNESS OUR HANDS . this

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

4 M

S

job no

sheet

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
- 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,
- 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

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

OWNER:

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

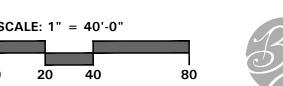
ARCHITECT:

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

APPROVED: I hereby certify that the above and foregoing a Commission of the City of Rockwall on the	
Planning & Zoning Commission, Chairman	Director of Planning and Zoning

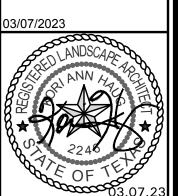
CASE NO: SP2023-009

TREE PRESERVATION PLAN





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



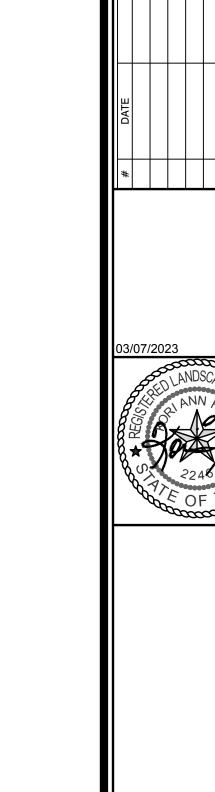
R NO

job no sheet

Species Status Condition Remarks Protection Status Mitigation Required (inches) (common name) **HACKBERRY** TO REMAIN NON-PROTECTE **HACKBERRY** TO REMAIN GOOD **OFFSITE** NON-PROTECTED **HACKBERRY** TO REMAIN **OFFSITE** NON-PROTECTED TO REMAIN GOOD NON-PROTECTED HACKBERRY **OFFSITE HACKBERRY** TO REMAIN GOOD **OFFSITE** SECONDARY PROTECTED **HACKBERRY** TO REMAIN GOOD OFFSITE NON-PROTECTED **HACKBERRY** TO REMAIN GOOD **OFFSITE** NON-PROTECTED **BOIS D'ARC** TO REMAIN **OFFSITE** NON-PROTECTED HACKBERRY TO REMAIN GOOD **OFFSITE** SECONDARY PROTECTED TO REMAIN **HACKBERRY** GOOD **OFFSITE** SECONDARY PROTECTED **HACKBERRY** TO REMAIN GOOD **OFFSITE** NON-PROTECTED TO REMAIN **OFFSITE** NON-PROTECTED BOIS D'ARC GOOD **BOIS D'ARC** TO REMAIN **OFFSITE** NON-PROTECTED TO REMAIN GOOD **OFFSITE** NON-PROTECTED HACKBERRY EASTERN RED CEDAR TO REMAIN GOOD **OFFSITE** NON-PROTECTED HACKBERRY TO REMAIN GOOD OFFSITE NON-PROTECTED **OFFSITE** NON-PROTECTED **HACKBERRY** TO REMAIN GOOD **HACKBERRY** TO REMAIN **OFFSITE** NON-PROTECTED TO REMAIN GOOD **OFFSITE** NON-PROTECTED BOIS D'ARC TO REMAIN GOOD **OFFSITE HACKBERRY** NON-PROTECTED **BOIS D'ARC** TO REMAIN GOOD **OFFSITE** NON-PROTECTED TO REMAIN **OFFSITE** SECONDARY PROTECTED GOOD EASTERN RED CEDAR TO REMAIN **OFFSITE** NON-PROTECTED **HACKBERRY** GOOD HACKBERRY TO REMAIN GOOD OFFSITE NON-PROTECTED HACKBERRY TO REMAIN GOOD **OFFSITE** NON-PROTECTED **HACKBERRY** TO REMAIN GOOD **OFFSITE** SECONDARY PROTECTED TO REMAIN **HACKBERRY** GOOD **OFFSITE** NON-PROTECTED TO REMAIN SECONDARY PROTECTED **HACKBERRY** GOOD OFFSITE HACKBERRY TO REMAIN GOOD OFFSITE NON-PROTECTED **HACKBERRY** TO REMAIN GOOD **OFFSITE** NON-PROTECTED **HACKBERRY** TO REMAIN GOOD **OFFSITE** NON-PROTECTED TO REMAIN OFFSITE GOOD NON-PROTECTED HACKBERRY **BOIS D'ARC** TO REMAIN GOOD OFFSITE NON-PROTECTED BOIS D'ARC TO REMAIN GOOD OFFSITE NON-PROTECTED TO REMAIN GOOD **OFFSITE** NON-PROTECTED HACKBERRY **BOIS D'ARC** TO REMAIN GOOD **OFFSITE** NON-PROTECTED TO REMAIN OFFSITE NON-PROTECTED **HACKBERRY** GOOD **BOIS D'ARC** TO REMAIN **OFFSITE** NON-PROTECTED GOOD **HACKBERRY** TO REMAIN GOOD **OFFSITE** NON-PROTECTED NON-PROTECTED TO REMAIN GOOD HACKBERRY OFFSITE **HACKBERRY** TO REMAIN GOOD **OFFSITE** NON-PROTECTED TO REMAIN **OFFSITE BOIS D'ARC** GOOD NON-PROTECTED CHINKAPIN OAK TO REMAIN GOOD ON-SITE NON-PROTECTED CHINKAPIN OAK TO REMAIN ON-SITE NON-PROTECTED TO REMAIN GOOD ON-SITE NON-PROTECTED CHINKAPIN OAK CHINKAPIN OAK TO REMAIN GOOD ON-SITE NON-PROTECTED TO BE REMOVED GOOD NON-PROTECTED CHINKAPIN OAK ON-SITE BALD CYPRESS TO BE REMOVED GOOD NON-PROTECTED ON-SITE BALD CYPRESS TO BE REMOVED GOOD ON-SITE NON-PROTECTED NON-PROTECTED BALD CYPRESS TO BE REMOVED GOOD ON-SITE BALD CYPRESS TO REMAIN GOOD ON-SITE NON-PROTECTED BALD CYPRESS TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN GOOD NON-PROTECTED BALD CYPRESS ON-SITE EASTERN RED CEDAR TO BE REMOVED GOOD ON-SITE NON-PROTECTED EASTERN RED CEDAR TO BE REMOVED GOOD ON-SITE NON-PROTECTED EASTERN RED CEDAR TO BE REMOVED GOOD NON-PROTECTED ON-SITE EASTERN RED CEDAR TO BE REMOVED GOOD ON-SITE NON-PROTECTED EASTERN RED CEDAR TO BE REMOVED GOOD NON-PROTECTED ON-SITE EASTERN RED CEDAR TO REMAIN GOOD ON-SITE NON-PROTECTED ON-SITE NON-PROTECTED EASTERN RED CEDAR TO REMAIN GOOD ON-SITE EASTERN RED CEDAR TO REMAIN GOOD NON-PROTECTED EASTERN RED CEDAR TO REMAIN ON-SITE NON-PROTECTED EASTERN RED CEDAR TO REMAIN NON-PROTECTED ON-SITE GOOD EASTERN RED CEDAR TO REMAIN ON-SITE NON-PROTECTED EASTERN RED CEDAR TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN ON-SITE NON-PROTECTED EASTERN RED CEDAR GOOD CHINKAPIN OAK TO REMAIN GOOD ON-SITE NON-PROTECTED NON-PROTECTED CHINKAPIN OAK TO REMAIN GOOD ON-SITE CHINKAPIN OAK TO REMAIN ON-SITE NON-PROTECTED BALD CYPRESS TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN GOOD ON-SITE NON-PROTECTED CHINKAPIN OAK CHINKAPIN OAK TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN NON-PROTECTED CHINKAPIN OAK GOOD ON-SITE BALD CYPRESS TO REMAIN NON-PROTECTED ON-SITE BALD CYPRESS TO REMAIN GOOD ON-SITE NON-PROTECTED BALD CYPRESS TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN GOOD ON-SITE GOOD BALD CYPRESS TO REMAIN ON-SITE NON-PROTECTED **BUR OAK** TO REMAIN ON-SITE NON-PROTECTED TO REMAIN GOOD ON-SITE NON-PROTECTED BALD CYPRESS TO REMAIN GOOD ON-SITE NON-PROTECTED BUR OAK **BUR OAK** TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN GOOD ON-SITE NON-PROTECTED **BUR OAK** NON-PROTECTED LACEBARK ELM TO REMAIN GOOD ON-SITE CEDAR ELM TO REMAIN ON-SITE NON-PROTECTED NON-PROTECTED CEDAR ELM TO REMAIN GOOD ON-SITE **CEDAR ELM** TO REMAIN GOOD ON-SITE NON-PROTECTED ON-SITE SHUMARD OAK TO REMAIN GOOD NON-PROTECTED NON-PROTECTED SHUMARD OAK TO REMAIN ON-SITE SHUMARD OAK TO REMAIN ON-SITE NON-PROTECTED TO REMAIN GOOD ON-SITE NON-PROTECTED **BUR OAK** SHUMARD OAK TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN GOOD ON-SITE NON-PROTECTED LIVE OAK LIVE OAK TO REMAIN GOOD ON-SITE NON-PROTECTED LIVE OAK TO REMAIN GOOD ON-SITE NON-PROTECTED POOR ON-SITE **BUR OAK** TO REMAIN NON-PROTECTED TO REMAIN GOOD ON-SITE NON-PROTECTED **BUR OAK** LIVE OAK TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN ON-SITE NON-PROTECTED LIVE OAK GOOD LACEBARK ELM TO REMAIN ON-SITE NON-PROTECTED GOOD ON-SITE LACEBARK ELM TO REMAIN NON-PROTECTED 102 TO REMAIN GOOD ON-SITE NON-PROTECTED LACEBARK ELM ON-SITE 103 LACEBARK ELM TO REMAIN GOOD NON-PROTECTED LIVE OAK TO REMAIN GOOD ON-SITE NON-PROTECTED LIVE OAK TO REMAIN ON-SITE NON-PROTECTED GOOD ON-SITE **BUR OAK** TO REMAIN NON-PROTECTED NON-PROTECTED SHUMARD OAK TO REMAIN GOOD ON-SITE ON-SITE 108 SHUMARD OAK TO REMAIN GOOD NON-PROTECTED SHUMARD OAK TO REMAIN ON-SITE NON-PROTECTED GOOD SHUMARD OAK TO REMAIN ON-SITE NON-PROTECTED GOOD ON-SITE NON-PROTECTED SHUMARD OAK TO REMAIN 112 TO REMAIN GOOD ON-SITE NON-PROTECTED LIVE OAK 113 LACEBARK ELM TO REMAIN GOOD ON-SITE NON-PROTECTED LACEBARK ELM TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN ON-SITE NON-PROTECTED LIVE OAK NON-PROTECTED TO REMAIN GOOD ON-SITE LIVE OAK TO REMAIN GOOD ON-SITE LIVE OAK NON-PROTECTED 118 LIVE OAK TO BE REMOVED GOOD ON-SITE NON-PROTECTED TO REMAIN GOOD ON-SITE NON-PROTECTED LIVE OAK 119 CEDAR ELM TO BE REMOVED GOOD ON-SITE NON-PROTECTED LACEBARK ELM ON-SITE TO REMAIN GOOD NON-PROTECTED TO REMAIN ON-SITE 122 **CEDAR ELM** GOOD NON-PROTECTED 123 CEDAR ELM TO REMAIN GOOD ON-SITE NON-PROTECTED ON-SITE TO REMAIN GOOD NON-PROTECTED CEDAR ELM CEDAR ELM TO REMAIN GOOD ON-SITE NON-PROTECTED ON-SITE **BUR OAK** TO REMAIN GOOD NON-PROTECTED NON-PROTECTED **CEDAR ELM** TO REMAIN GOOD ON-SITE 128 **BUR OAK** TO REMAIN GOOD ON-SITE NON-PROTECTED GOOD ON-SITE **CEDAR ELM** TO REMAIN NON-PROTECTED 129 **CEDAR ELM** TO REMAIN ON-SITE NON-PROTECTED LIVE OAK TO REMAIN GOOD ON-SITE NON-PROTECTED TO REMAIN GOOD ON-SITE LIVE OAK NON-PROTECTED LIVE OAK TO REMAIN GOOD ON-SITE NON-PROTECTED ON-SITE TO REMAIN GOOD NON-PROTECTED LIVE OAK ON-SITE NON-PROTECTED LIVE OAK TO REMAIN ON-SITE CEDAR ELM TO REMAIN GOOD NON-PROTECTED CEDAR ELM TO REMAIN GOOD ON-SITE NON-PROTECTED CEDAR ELM TO REMAIN GOOD ON-SITE NON-PROTECTED

TREE SURVEY FIELD DATA

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



OWNER:

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

ARCHITECT:

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

APPROVED:	
hereby certify that the above and foregoing Commission of the City of Rockwall on the _	site plan for a development in the City of Rockwall, Texas, was approved day of,
WITNESS OUR HANDS , this day of	·,
Planning & Zoning Commission, Chairman	Director of Planning and Zoning

CASE NO: SP2023-009

TREE PRESERVATION NOTES

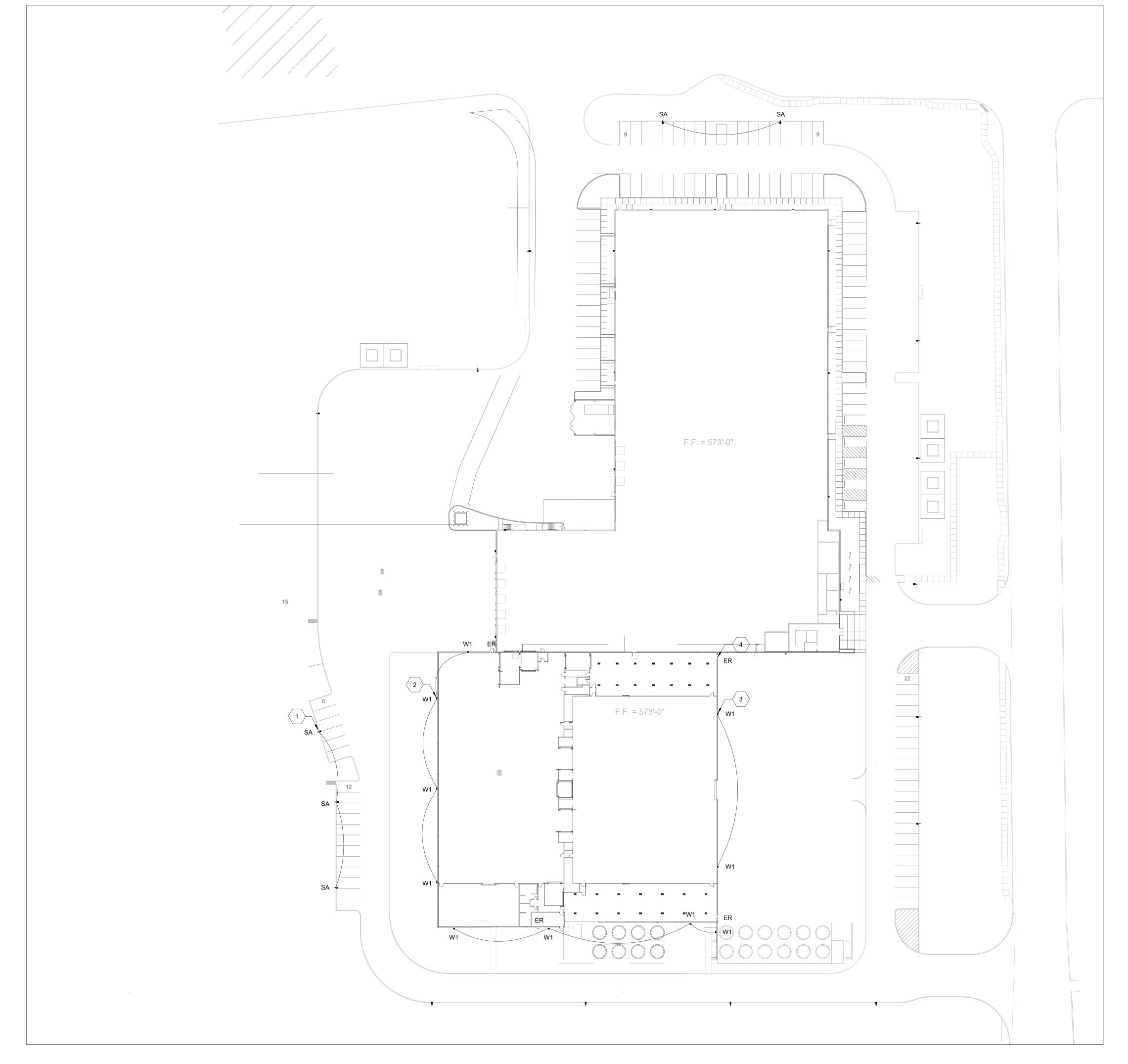


 4245 North Central Expy Suite 501 Dallas, Texas 75205 214.865.7192 office

job no sheet

PHASI

R NO







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
- 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 EO.1.
- B FOR LIGHTING INFORMATION AND LUMINAIRE SCHEDULE SEE DRAWING
- C EXIT SIGNS AND EMERGENCY FIXTURES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO THE FIXTURE
- D PROVIDE ALL MOUNTING HARDWARE FOR LIGHTING FIXTURES INCLUDING CABLING, MOUNTING BRACKETS, ETC. AS REQUIRED.

RRENT ZONING: OPOSED LAND USE: OFFICE. WAREHOUSE, MANU	(LI) LIGHT INDUSTRIAL FACTURING	
TAL SITE AREA:	11.37 AC. (495,340 SF)	
BUILDING:		
PHASE 1		
Ist FLOOR EXISTING	78,682	SF
2nd FLOOR EXISTING	536 S	SF.
2nd FLOOR NEW	1,483 SF	
	80,701	SF
PHASE 2	54,134	SF
st FLOOR	34,291	SF
nd FLOOR	88,425	SF
OTAL		
FUTURE EXPANSION (ESTIMATED)	25,866	SF

PARKING:

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 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 PROSS DESIGN GROUP, INC. CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469.402.1232

ARCHITECT:

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

ΔΡΙ	PRO	VEC	٠.	

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

CASE NO: SP2023-009

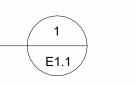
WITNESS OUR HANDS , this _____day of__

FOR SITE (

||*||

03/07/2023

job no 13597.030 ELECTRICAL E1.0



2 2 2 3 3 3 3 3 2 1 0 0 0 0 0 2 2 3 3 3 3 3 3 2 0 0 0 0 0 0 2 3 3 3 3 3 2 1 1 0 0 0 0 0 2 3 3 3 2 2 1 1 1 0 0 0 0 0 0 2_3_3_3 2 2 2 1 0 0 0 0 0 0 0 0 2 -3 -3 2 2 2 2 1 0 0 0 0 0 0 0 0 2 2 3 2 2 2 1 0 0 0 0 0 0 0 0 2 2 2 2 2 2 1 0 0 0 0 0 0 0 0 2 2 2 3 3 2 2 1 1 1 0 0 0 0 0 0 2 2 2 3 3 3 3 2 1 1 0 0 0 0 0 0 2 2 2 3 3 3 3 3 2 0 0 0 0 0 0 0 2 2 3 3 3 3 3 3 2 1 0 0 0 0 0 2 3 3 3 3 3 3 2 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 1 1 1 1 1 1 1 1 1 1 2 3 4 3 2 2 1 1 1 1 1 1 2 2 3 3 3 2 2 2 1 1 1 0 0 0 0 0 0 3 3 3 2 2 2 2 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 1 2/2 2 2 2 1 1 1 1 1 2 2 2 3 3/2 2/2 1 1 1 1 1 2 1 2 3 3 2 2 2 1 0 0 0 0 0 0 0 0 2 2 3 2 2 2 2 1 0 0 0 0 0 0 0 0 2 2 2 2 2 2 1 0 0 0 0 0 0 0 0 2 2 2 3 3 2 2 1 1 1 0 0 0 0 0 0 0000001122222111111111111111111111111 F.F. = 573'-0"2 2 2 3 3 3 3 2 1 1 0 0 0 0 0 0 0000001112222111111111/11/11111111111 2 2 2 3 3 3 3 3 2 0 0 0 0 0 0 0 0 •••••••••••• 2 2 3 3 3 3 3 3 2 1 0 0 0 0 0 0 2 3 3 3 3 2 2 1 1 0 0 0 0 0 0 2 3 3 2 2 2 2 1 1 1 0 0 0 0 0 0 0 3 3 3 2 2 2 2 1 0 0 0 0 0 0 0 0 3 3 3 2 2 2 2 1 0 0 0 0 0 0 0 0 2 3 3 2 2 2 2 1 0 1 1 1 1 1 2 3 3 3 2 2 2 1 0 0 0 0 0 0 0 0 3 3 3 3 2 2 1 1 0 0 0 0 0 0 0 3 3 3 3 3 2 1 1 1 0 0 0 0 0 0 0 3 3 3 3 3 2 1 1 0 0 0 0 0 0 3 3 3 3 3 3 0 1 1 1 0 0 0 0 0 0 0 3 3 3 3 3 2 1 1 0 0 0 0 0 0 0 3 3 3 3 2 2 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 1 1 1 1 1 1 1 1 1 1 0 0 0 0 0 0 0 1 1 2 2 2 2 2 2 2 2 2 2 2 0 0 0 0 0 0 1 262 2 2 2 2 2 2 2 2 F.F. = 573'-0"0 0 0 0 0 0 1 1 2 3 3 3 3 2 2 2 2 2 2 0 0 0 0 0 1 2 3 3 3 3 2 2 2 2 2 2 SA 0 0 0 0 0 1 2 3 3 3 3 3 2 2 2 0 0 0 0 0 0 1 1 1 2 3 3 3 3 3 2 2 0 0 0 0 0 0 1 1 1 2 3 3 3 3 3 2 2 0 0 0 0 0 0 1 1 1 2 3 3 3 3 3 2 2 .0 .0 .0 .0 .0 .0 .0 .1 .1 2 4 12.4 4 4 .3 .3 .2 W₂1 0 0 0 0 0 0 0 0 1 2 4 4 4 4 3 3 3 2 SA... 0 0 0 0 0 0 1 1 2 4 4 4 3 3 3 2 0 0 0 0 0 0 0 1 1 1 <u>3 3</u> 3 3 3 2 2 0 0 0 0 0 0 1 1 1 3 3 3 3 3 2 2 0 0 0 0 0 0 0 1 1 1 3 3 3 3 2 2 2

SITI	E DATA:
CURRENT ZONING:	(LI) LIGHT INDUSTRIAL
PROPOSED LAND USE: OFFICE. WAREHOUSE, MAN	IUFACTURING
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	54,134 SF
1st FLOOR	34,291 SF
2nd FLOOR	88,425 SF
TOTAL	
FUTURE EXPANSION (ESTIMATED)	25,866 SF
1st FLOOR	
PARKING:	
NOTE:	
REQUIRED PARKING CALCULATED PER OWNE REFERENCE VARIANCE REQUEST SUBMITTED	
EMPLOYEES PER SHIFT = 60 ON 50% STAGGE	RED/OVERLAPPING SCHEDULE
EMPLOYEE PARKING SPACES REQUIRED = 90	SPACES
VISITOR PARKING SPACES REQUIRED = 20 SP	ACES
TOTAL PARKING SPACES REQUIRED = 110 SPA	ACES
TOTAL PARKING SPACES PROVIDED = 146 SPA	ACES

ACCESSIBLE SPACES REQUIRED = 5 SPACES

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

OWNER:

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

ARCHITECT:

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

ΝPP	RO	VΕ	D:	

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

SUBMIT

SITE

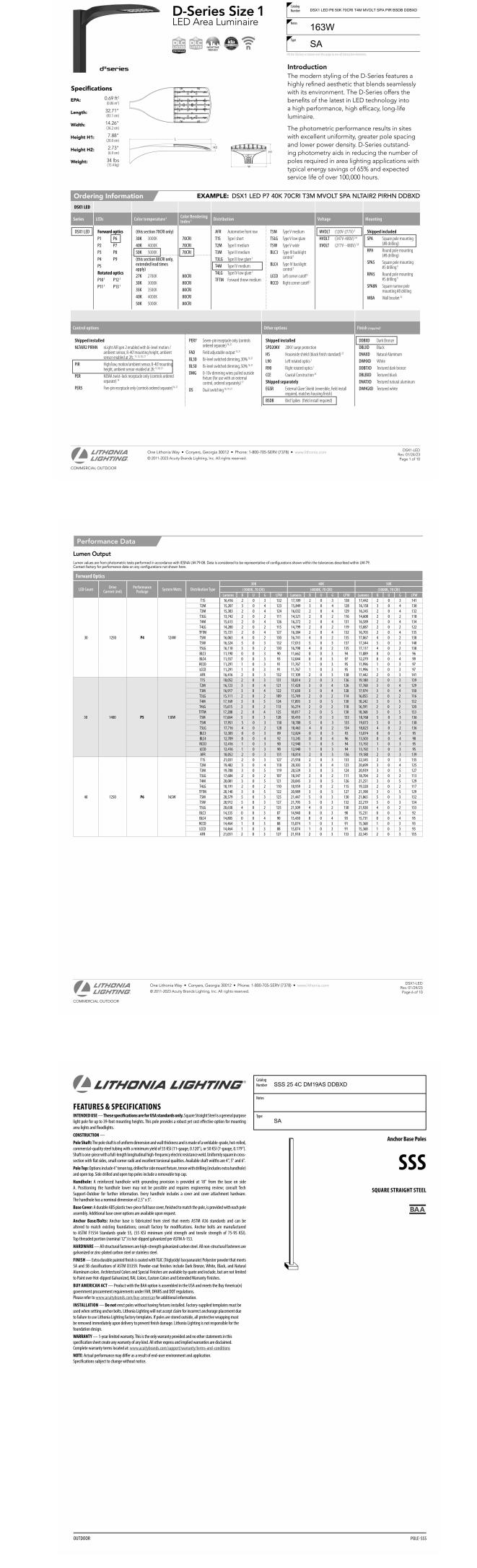
원 문 문

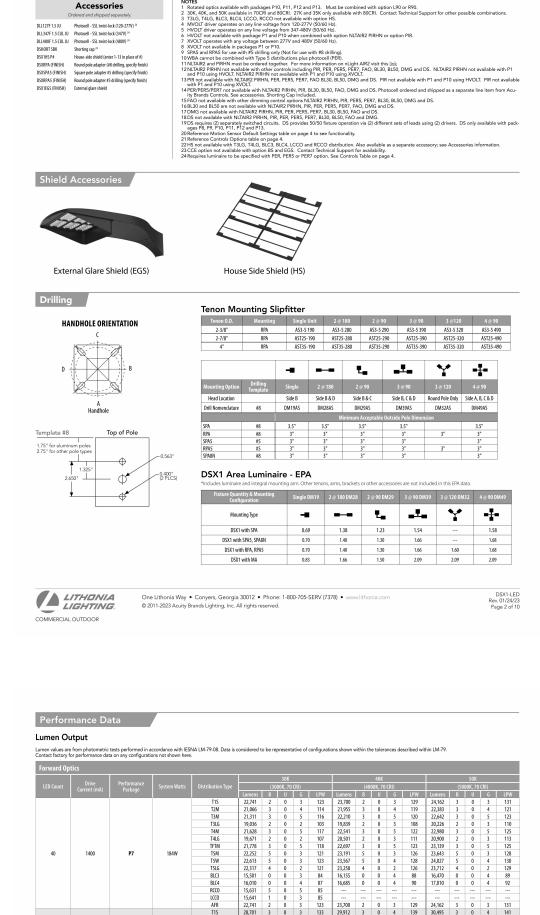
*

03/07/2023

job no 13597.030 **ELECTRICAL**

E1.1





RCCO 23,948 1 0 4 86 24,958 1 0 4 90 25,445 1 0 4 92 LCCO 23,948 1 0 4 86 24,958 1 0 4 90 25,445 1 0 4 92 AFR 34,819 3 0 4 126 36,288 3 0 4 131 36,996 3 0 4 134

NOTES:

1. Handhole covers (FBC), full base covers (FBC) and top caps (TC) shipped separately, No need to call out in normendature. For additional parts please order as replacements.

2. Wall thickness will be signified with a "C" (T) Gauge) in nomendature. "C" -0.120" | "G" -0.179".

3. P! open top poles inducted top caps (TC) shipped separately, No need to call out in normendature. "C" -0.120" | "G" -0.179".

3. P! open top poles inducted top caps (Man ordering in normendature) and drill mounting and drill mounting for the same pole, follow this example: DMA29/T20. The combination includes a required extra handhole.

4. Refer to the future spec-sheet for the current drilling template pattern and orientation compatibility.

5. All RAD drillings require a minimum top 0.0. of 4".

6. Insert "" or "2" to designate fixture size; e.g. DM19AST2.

8. Specify location and orientation when ordering option.

For "X": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "". Example: \$1 = 20.3 \text{ Exam

Example: SSS 20 5C DM19 DDBXD

Super durable paint colors

DNAXD Natural aluminum
DWHXD White
DSSXD Sandstone
DGCXD Charcoal gray
DTGXD Tennis green
DBRXD Bright red
DSBXD Steel blue
DDBTXD Textured dark bronze

DBLBXD Textured black

DNATXD Textured natural aluminum
DWHGXD Textured white
Other finishes
GALV Galvanized finish

POLE-SSS

FBCSTL2PC 2 Piece steel base cover (standard is plastic)

IC Interior coating¹²

L/AB Less anchor bolts (Include when anchor bolts are not needed)

Architectural colors and special finishes
Paint over Galvanized RAI Colors

Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled)

UL listed with label (Includes NEC compliant cover)

11. Commission of renorming and unit multimouse exact nationals. Erri includes cives.
12. Provides enhanced corrosion resistance.
13. Use when mill certifications are required.
14. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. 794.3).

©1994-2023 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/31/23

Lead times may be extended up to 2 weeks due to paint procurement.

BAA Buy America(n) Act Compliant¹³

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.

DM49 4 at 90°

CSX/DSX/RSX/AERIS**/OMERO**/
HLA/KAX Drill mounting*

DM19AS 1 at 90°

DM28AS 2 at 180°

DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting ^{6,5} DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90°

DM39RAD 3 at 90° DM49RAD 4 at 90°

ESX Drill mounting⁴ DM19ESX 1 at 90° DM28ESX 2 at 180°

DM29ESX 2 at 90° DM39ESX 3 at 90°

On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

total height. Example: Pole height is 25ft, A provision cannot be placed above 16ft.

Accessories: Order as separate catalog number.

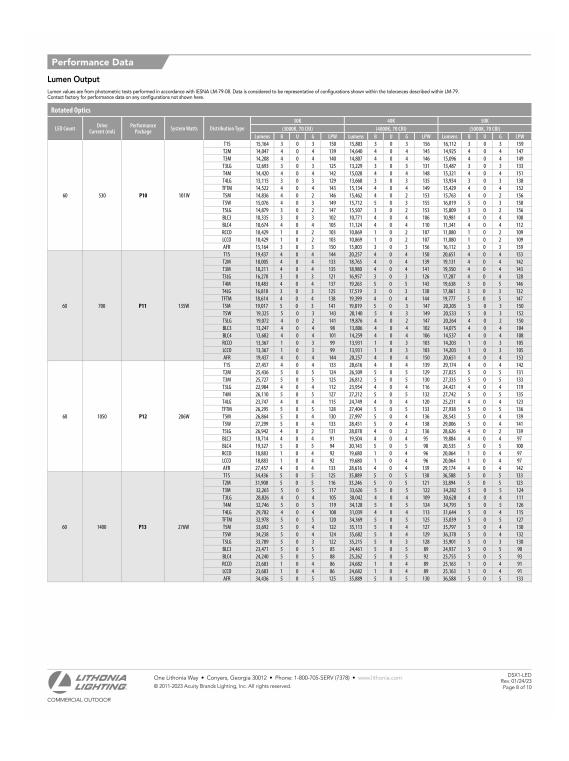
PL DT20 Plugs for ESX drillings

PL DT8 Plugs for DMxxAS drillings

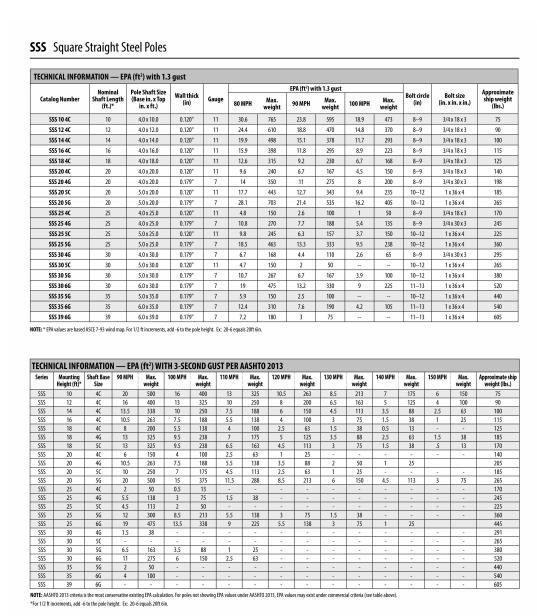
60 1100 **P8** 216W

60 1400 **P9** 277W

SSS Square Straight Steel Poles



LITHONIA
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.



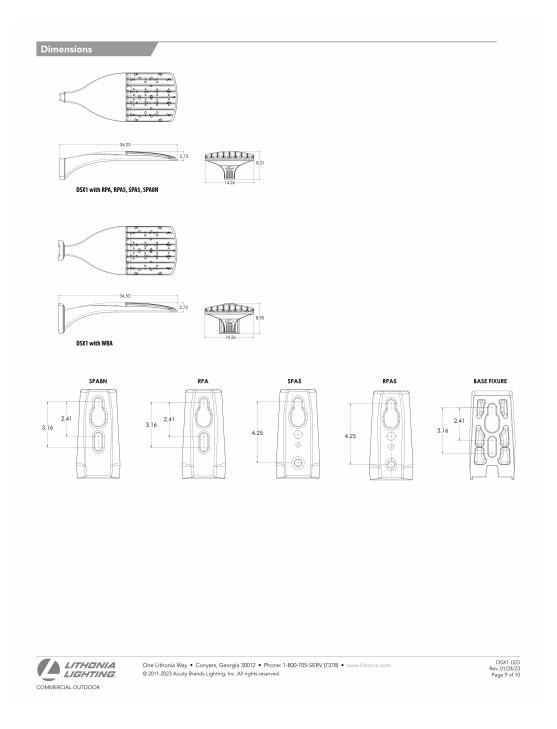
OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

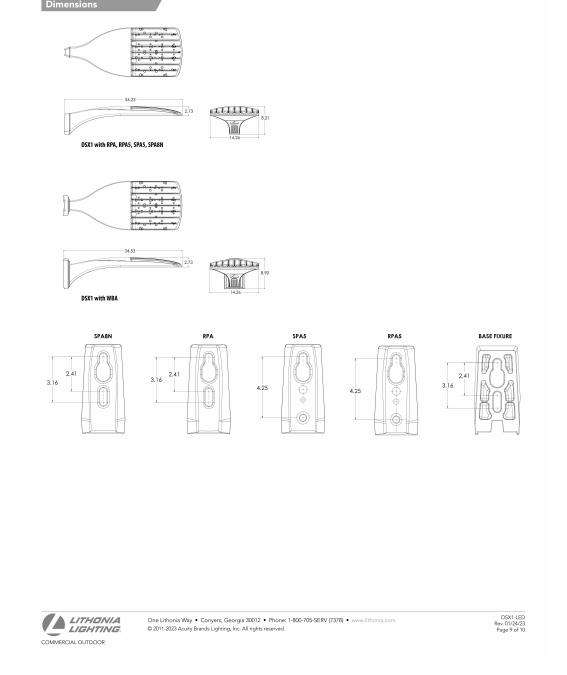
POLE-SSS

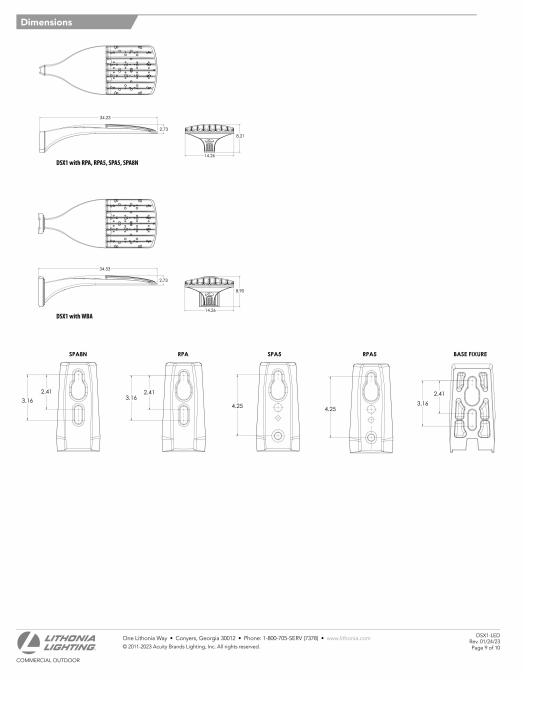
©1994-2023 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/31/23

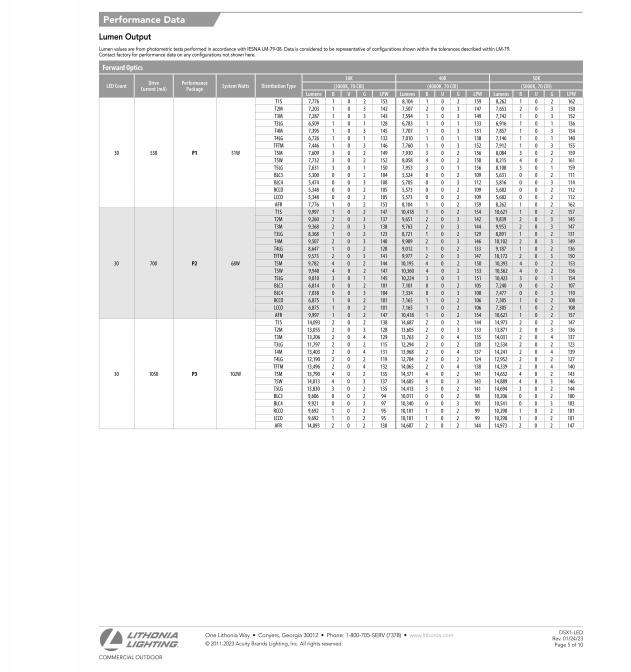
	Ambient	output for average a	Lumen Mu			Performance Package	LED	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V
0°C		32°F	1.0-				Count							
5℃		41°F	1.0-			P1	30	530	51	0.42	0.24	0.21	0.18	0.15
10°C 15°C		50°F 50°F	1.0			P2	30	700	68	0.56	0.33	0.28	0.24	0.20
20°C		68°F	1.0			P3	30	1050	104	0.85	0.49	0.43	0.37	0.29
25℃		77°C	1.0			P4	30	1250	125	1.03	0.60	0.52	0.45	0.36
30°C		86°F	0.9	,	Forward Optics (Non-Rotated)	P5	30	1400	142	1.15	0.66	0.58	0.50	0.40
35°C 40°C		95°F 104°F	0.9		(ton notation)	P6	40	1250	167	1.38	0.79	0.69	0.60	0.48
Projected LED Data references the extrapor ambient, based on 10,000	lated performan	e projections for the p	latforms noted i	in a 25°C		P7 P8 P9	40 60 60	1400 1100 1400	188 216 279	1.54 1.80 2.31	0.89 1.04 1.33	0.77 0.90 1.15	0.67 0.78 1.00	0.53 0.62 0.80
IESNA TM-21-11).						P10	60	530	101	0.84	0.49	0.42	0.37	0.29
To calculate LLF, use the lur operating hours below. For	nen maintenance other lumen mair	factor that correspond tenance values, conta	s to the desired ct factory.	number of	Rotated Optics	P11	60	700	135	1.12	0.65	0.56	0.49	0.39
Operating H			Maintenance Fact		(Requires L90 or R90)	P12	60	1050	206	1.72	0.99	0.86	0.74	0.59
Operating n	ouis.	Lamen	1.00	.01	oi noo)	P13	60	1400	279	2.30	1.33	1.15	1.00	0.79
25,000			0.95			ris	00	1400	2/9	2.30	1.33	1.13	1.00	0.79
50,000 100,000			0.90 0.81											
100,000			0.01		LED Colo	<u> </u>		e / Color			Mult	iplier		
FAO Dimming	Settings					70 CR	1		80CF	1			90	CRI
		% Lumen Output			l I	Lumen Multiplier	Availab	ility Lumen Mu	ltiplier	Availat	oility	Lume	n Multiplie	er Ava
		100%			5000K	102%	Standa	ard 929	5	Extended le	ad-time		71%	(se
FAO Position 8	100%													
8 7	93%	95%				100%	Stand:	ard 979		Evtended le	and_time			
8 7 6	93% 80%	95% 85%			4000K	100%	Standa			Extended le		_	67%	(se
8 7	93%	95%			4000K 3500K	100%	(see no	ite) 90%	5	Extended le	ad-time		67% 63%	(se
8 7 6 5 4 4 3	93% 80% 66% 54% 41%	95% 85% 73% 61% 49%			4000K		_	ite) 90%	5		ad-time		67%	
8 7 6 5 4 3 3 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	93% 80% 66% 54% 41% 29% 15% re based on originating new values uses by package li	95% 85% 73% 61% 49% 36% 20%			4000K 3500K	100% 96% 94%	(see no	ote) 909 ard 879 ote) 859	5 I	Extended le Extended le Extended le	ead-time ead-time		67% 63% 61% 57%	(se
8 7 6 5 4 3 2 2	93% 80% 66% 54% 41% 29% 15% re based on originating new values uses by package it ns by optic type).	95% 85% 73% 61% 49% 36% 20% tal performance for given FAQ position sted on specification			4000K 3500K 3000K 2700K Note: Some LEC	100% 96% 94% O types are availa	(see no	ote) 909 ard 879 ote) 859	5 I	Extended le Extended le Extended le	ead-time ead-time		67% 63% 61% 57% ormation.	(se
8 7 6 5 4 3 2 1 *Note: Calculated values a package data. When calcul use maximum published values and the calcul use maximum published values are calculated to the calculated values are calculated values and the calculated values are calculated values and values are calculated values a	93% 80% 66% 54% 41% 29% 15% re based on originating new values uses by package it ns by optic type).	95% 85% 85% 61% 49% 36% 20% 1al performance for given FAO position		n Level occupied)	4000K 3500K 3000K 2700K	100% 96% 94% O types are availa	(see no	ete) 909 and 879 tte) 859 special request.	i i i i i i i i i i	Extended le Extended le Extended le	ead-time ead-time ead-time opport for		67% 63% 61% 57% ormation.	(se
8 7 6 5 4 3 2 1 Note: Calculated values a package data. When calculuse washed (input watts and lume	93% 80% 66% 54% 41% 29% 15% re based on originating new values uses by package it ns by optic type).	95% 85% 73% 61% 49% 36% 20% tal performance for given FAQ position sted on specification	High (when c	n Level occupied) 000%	4000K 3500K 3000K 2700K Note: Some LEC	100% 96% 94% O types are availa	(see no Standa (see no	ete) 909 and 879 ate) 859 special request.	i i i i i i i i i i	Extended le Extended le Extended le Extended Sup	ead-time ead-time ead-time opport for		67% 63% 61% 57% ormation.	(si (si (si
8 7 6 5 4 3 2 1 *Note: Calculated values a package data. When calculated values a sheet (input watts and lume Motion Senso Option	93% 80% 66% 54% 41% 29% 15% re based on originating new values uses by package it ns by optic type).	95% 85% 85% 61% 61% 49% 36% 20% sel performance for given FAO position sted on specification Settings	High (when o	occupied)	4000K 3500K 3000K 2700K Note: Some LEC	100% 96% 94% O types are availa	(see no Standa (see no bble as per	ate) 90% ard 879 ate) 859 a special request.	i i i i i i i i i i	Extended le Extended le Extended le Extended Sup Extended le Extended le	ead-time ead-time ead-time opport for		67% 63% 61% 57% ormation.	(se (se (se
8 7 6 5 4 3 2 2 1 *Note: Calculated values a package data. When calculated values a package data with the calculated values and formed to	93% 80% 66% 54% 41% 29% 15% re based on originary revolues use by package in s by optic type).	95% 85% 85% 173% 61% 49% 36% 20% tal performance for given FAO position sted on specification Settings gied Dimmed Level 30% 30%	High (when o	occupied) 00%	4000K 3500K 3000K 2700K Note: Some LED Phototcell Operate Enabled @ 2FC	100% 96% 94% O types are availa	(see no Standa (see no Dwell 7.5	ste) 900 rd 879 tte) 859 special request.	Contact Tec	Extended le Extended le Extended le Extended Sup Innical Sup Innical Sup Innical Sup Innical Sup	ead-time ead-time ead-time opport for	more info	67% 63% 61% 57% Dimmin 5	(se (se (se (se finin
8 7 6 5 4 3 2 1 *Note: Calculated values a package data. When calcul use maximum published values and package data. The calculated values and formed the control of the calculated values and formed t	93% 80% 80% 66% 54% 41% 29% 15% re based on originating new values use by package in set by optic type).	95% 85% 85% 73% 61% 61% 61% 61% 61% 61% 61% 61% 61% 61	High (when o 10 10	occupied) 00% 00%	4000K 3500K 3000K 2700K 2700K Note: Some LEE Photocell Operate Enabled @ 2FC Functionality	100% 96% 94% types are availa	(see no Standa (see no ble as per Dwell 7.5 7.5	ate) 90% ard 879 ate) 859 a special request.	Contact Tec	Extended Id Extended Id Human Supplies of the	ead-time cad-time opport for	Mot	67% 63% 61% 57% Dimmin 5 5	(see (see (see (see (see (see (see (see
8 7 6 5 4 3 2 1 **Note: Calculated values a package data. When calculated values a package data. When calculated values as package data. When calculated values as maximum published values as heet (input watts and lume **Motion Senso** **Motion Senso** **Option PIR NITAIR2 PIRHN **Controls Option PIRM2 PIRM3 PIRM	93% 80% 80% 66% 54% 41% 29% 15% re based on originating new values see by package if years under the processor of the process	95% 85% 73% 61% 61% 49% 36% 20% val performance for given FAO position sted on specification Settings pied Dimmed Level 30% 30%	High (when n 10 110 110 110 110 110 110 110 110 1	occupied) 00% 00% Allows the lum effectively trim	4000K 3500K 3000K 2700K Note: Some LEC Phototell Operate Enabled @ 2FC Enabled @ 2FC Functionality Inaire to be manually dimme	100% 96% 94% Vtypes are availa	Standa (see no Standa) (see no	teb 909 Ind 879 Ind 879 Ind 879 Ind 879 Ind 979 Ind 97	i i i i i i i i i i i i i i i i i i i	Extended Id Extended Id Extended Id Improve Til 3 sec 3 sec	ead-time ead-time cad-time poport for used with the	Not other con	67% 63% 61% 57% Dimmin 5 5 trois optio	(see (see (see (see (see (see (see (see
8 7 6 5 4 3 2 1 1 Note: Calculated values a package data. When calculused making making the package data. When calculuse maximum published values and form of the package data. When calculuse maximum published values a package data. When calculuse maximum published values of the package of t	93% 80% 80% 60% 54% 41% 15% r baad or originating environment r befault Unocco	95% 85% 73% 61% 49% 36% 20% 49% 36% 20% sted on specification Settings pied Dimmed Level 30% 30% Description e output device installed to the driver dimming dependently for 50/50 li	High (when n 10 110 110 110 110 110 110 110 110 1	Allows the lum effectively trim The luminaire is allowing for 50	4000K 3500K 3000K 2700K Note: Some LEE Phototoel Operati Enabled @ 2FC Enabled @ 2FC Enabled gift output. wired to be manually dimmening the light output. Wired to two separate circuit/50 operation.	100% 96% 94% 9 types are availa ion d, FAC ts, Ind	see no Standa (see no	tele 90% and 879 bete 859 special request.	is in the second	Extended Id Extended Id Extended Id Extended Id Impeup Tif 3 sec 3 sec Cannot be Cannot be Requires tr Requires tr	ead-time ead-time ead-time opport for used with s wo separata	Not other con tely switch fective alth	67% 63% 61% 57% Dimmin 5 5 trols optio	(see (see (see (see (see (see (see (see
8 7 6 5 4 3 2 1 **Note: Calculated values a package data. When calculated values a package data. When calculated values as package data. When calculated values as maximum published values as heet (input watts and lume **Motion Senso** **Motion Senso** **Option PIR NITAIR2 PIRHN **Controls Option PIRM2 PIRM3 PIRM	93% 80% 80% 60% 54% 41% 15% r baad or originating environment r befault Unocco	95% 85% 73% 61% 61% 49% 36% 20% val performance for given FAO position sted on specification Settings pied Dimmed Level 30% 30%	High (when n 10 110 110 110 110 110 110 110 110 1	Allows the lum effectively trim The luminaire is allowing for SO Compatible wit dusk to dawn o	4000K 3500K 3000K 2700K Note: Some LEE Phototcell Operati Enabled @ 2FC Functionality Inaire to be manually dimmening the light output.	100% 96% 94% 0 types are availa d, FAC ts, Ind	Standad (see no Standad (see n	teb 909 Ind 879 Ind 879 Ind 879 Ind 879 Ind 979 Ind 97	S I I I I I I I I I I I I I I I I I I I	Extended Id Extended Id Extended Id	ead-time ead-time opport for used with s wo separate ore cost eff	Not other con sely switch feetive all pleads or girls.	67% 63% 61% 57% Dimmin 55	(see (see (see (see (see (see (see (see
8 7 6 5 4 3 2 1 1 Note: Calculated values a package data. When calculused making making the package data. When calculuse maximum published values and form of the package data. When calculuse maximum published values a package data. When calculuse maximum published values of the package of t	93% 80% 80% 60% 54% 41% 29% 15% re based on originating new volues aring new volues re Default Unoccu Unoccu Field adjustabl luminaire; wire Drives wired ir	95% 85% 73% 61% 61% 49% 36% 20% 1al performance for given FAC positions sted on specification Settings pied Dimmed Level 30% 30% Description output device installed d to the driver dimming deependently for 50/50 li occell receptade with integral photocell. 5	High (when a 10 to	Allows the lum effectively trim The luminaire is allowing for SO Compating dusk to dawn on that provide 0-	4000K 3500K 3000K 2700K Note: Some LEC Photoccil Operati Enabled @ 2FC Enabled @ 2FC Enabled 2FC Enabled processes wire to be manually dimmening the light output. So wired to two separate circuit 590 operation.	100% 96% 94% Vtypes are availa d, FAC tts, India for advisor and advisor advi	Standad (see no Standad (see n	tele 909 urd 879 urd 879 special request. Time min min viried drivers viried drivers	5 5 Contact Tee	Extended la Exte	used with is	Not other con grade the control of t	67% 63% 63% 63% 61% 57% Dimminion 55 5 5 differentiative.	(see (see (see (see (see (see (see (see
8 7 7 6 5 4 3 2 1 1 **Notes: Calculated values a package data. When calculated values a package data. When calculated values as package data. When calculated values as maximum published values as had to be a package data. When calculated the package data. **Motion Senso Option PIR NITAIR2 PIRHN **Controls Option Option Controls Option Do (not available on DSX0) **PERS or PER7	93% 80% 80% 66% 54% 41% 29% 15% re based on originating new values see by peeking it may be a see by a	95% 85% 73% 61% 61% 49% 36% 20% 1al performance for given FAC position sted on specification Settings pied Dimmed Level 30% 30% Description output device installed d to the driver dimming deependently for 50/50 li occell receptade with integral photocell. S	High (when n 10 11 11 11 11 11 11 11 11 11 11 11 11	Allows the lum effectively trim The luminaire is allowing for 50 Compatible wit dusk to dawn or that provide O- Luminaires dim Motion and am	4000K 3500K 3000K 2700K Note: Some LEC Phototell Operati Enabled @ JFC Enabled @ JFC Enabled with coupt. Functionality Inaire to be manually dimmening the light output. 50 operation. 15 sandard trist-flock photoeption. 16 sandard trist-flock photoeption. 16 sandard trist-flock photoeption. 17 sandard control of the dimming signals.	100% 96% 94% 0 types are availa d, FAC ts, Ind adv ted. Acu	Standa (see no Standa	tele 90% and 879 and 8	5 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Extended ld Exte	used with is.	Not other con gleads or ineed the cother con in be progged to the CIAI	67% 63% 63% 61% 57% Dimmin 5 5 trols optio	(sse (sse (sse (sse (sse (sse (sse (sse

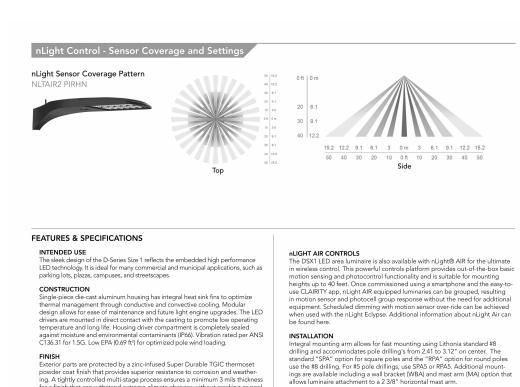
COMMERCIAL OUTDOOR











Coastal Construction (CCE) coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply. qualified. Please check the DLC Qualified Products List at www.d QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is recision-molecul proprietary since tenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 1 has zero uplight and qualifies as a Night-time Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight. available for all products on this page utilizing 3000K color temperature only. ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metalcore circuit boards to maximize heat dissipation and promote long life (up to
L81/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a
power factor >90%, THD < 20%, and an expected life of 100,000 hours with <1%
failure rate. Easily serviceable 10KV surge protection device meets a minimum
Category C Low operation (per ANSI/IEEE C62.41.2). Note: Actual performance may differ as a result of end-user environment and application All values are design or typical values, measured under laboratory conditions at $25\,^\circ\text{C}$. Specifications subject to change without notice. STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensor with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-leve device that allows a second control circuit to switch all light engines to either 30% or 50% light output.



	POLE DATA							
	Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template description
	4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
	4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
18"	5"	10" – 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
	6"	11" – 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A
	В		D	C A	B Default DM15 is on side B.	factory templates. • If poles are stored	without having fix emplates must be u nting will not accept ent due to failure to outside, all protectiv tely upon delivery to	sed when setting an claim for incorrect use Lithonia Lightir ve wrapping must bo p prevent finish dam

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

WNER:
LVAPLAST U.S. DEVELOPMENT
ONTACT: CAROLINA MOLINA
480 JUSTIN ROAD

ARCHITECT:

T, LLC 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 theday of
WITNESS OUR HANDS , thisday of

ROCKWALL, TX 75087

469.402.1232

©1994-2023 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/31/23

S PHA ORT Z \Box

SUBMIT

SITE

. 문 문 문

|*||

03/07/2023

job no 13597.030 **ELECTRICAL**

Planning & Zoning Commission, Chairman Director of Planning and Zoning

CASE NO: SP2023-009

INTENDED USE — Ideal for applications requiring low-profile, attractive emergency lighting with Optional normally-off or normally-on with photocell control. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic-Polycarbonate Compatibility table for suitable uses. CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Finishes are texturized powder coat paint for dark bronze, white, black and non-texturized for natural aluminum. Test witch indicated hight and remote enabled are located on the bottom of the housing and are easily accessible and visible from the floor. OPTICS — LEDs with L70 of 55,000 hours. Delivers 635 lumens in Normal-On and Emergency operation.
Optional field configurable for wide and forward throw distribution (US Patent Pending). Outdoor wide throw distribution: 70' (3' path of egress) at a 7.5' mounting height with 1 FC Average.

TELECTRICAL — UVOLT (120 thru 347V, 50/60hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery chargers Certified in the CA Title 20 Appliance Efficiency Database

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and reduces capacity. Filtered charger input minimizes charge voltage ripple and extends battery life. Photocell option (PEL) for normally on product in order to discontinue illumination during periods when ambient light is present. Photocell option (PEL) for normally on products allow the user to force lamp illumination by user control (external switch). When power is not connected to switched line, illumination will respond to internal daylight sensor. For switched line applications, no other types of products shall be connected on the switched leg.

Remote units (OELR) are normally off. Emergency only functionality with DC power from an external SELF-DIAGNOSTICS AND REMOTE TEST (SDRT OPTION): Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period for non-CW batteries. (For cold weather and cold temperature applications, the light many distributions and the provided provided provided in the provided provided to the provided providy minimum urusyan urusyangie yuga, prownout protection is automatically switched to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 220, 277 or 347. Other input voltages may vary. AC/IVDre-set allows battery connection before AC power is applied and prevents battery damage from deep discharge. Self-Diagnostics: Continuously monitors AC functionality. Standard derangement monitoring will indicate disconnected battery, charger failure and displays green flashing indicator light while in emergency mode. Single multi-chromatic LED indicator to display two-state charging, test activation and three-state self-diagnostics.

INSTALLATION — Wall mount: typically meets 7.5' to 14' mounting height from ground or floor. Power supplied by either mounting directly to a 4" square or 4" octagon J-box (wall mount) and accepts rigid or flex conduit.

MI dimensions are inches (centimeters). Shipping weight: 3.5 lbs, (1.59 kgs.) INSTINGS — UL wet location listed standard at 32-122°F (0-50°C). Unit with CW battery(cold weather) listed for -22°F to 122°F (-30° to 50°C). Remote listed for -40°F to 122°F (-40° to 50°C). Meets or exceeds all applicable requirements for UI 924, HPRA 101 (current Life Safety code), NFRA 70 (NCC), MOM (Norma Oficial Mexicana), California Ferrey Commission Title 20 section 16053, (W)(4), FCC III de 47, Part 13, Subpart 8 and OSHA. List and labeled to comply with Canadian Standards C22.2 No. 141-10. Meets City of Chicano, Canadian Standards C22.2 No. 141-10. Meets City of Chicano, Canadian Standards C22.2 No. 141-10. Meets City of Chicano, Canadian Standards C22.2 No. 141-10. Meets City of Chicano, Canadian Standards C22.2 No. 141-10. WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements Note: Actual performance may differ as a result of end-user environment and application.

† Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.

Specifications subject to change without notice.

MOUNTING

without photocell (white)

D-Series Size 1 LED Wall Luminaire

Specifications Back Box (BBW, E20WC) 12 lbs (5.4 kg) Width: 13-3/4" BBW (34.9 cm) Weight: Depth: THE RESERVE TO THE PARTY OF THE

Catalog Number DSXW1 20C 700 50K T2S MVOLT PIRH SF BSW DDBXD

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD | DSXW1LED | 10C | OLEDs (one engines) | 20C | 20LEDs (two engines) | 20C | 20 PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ¹⁷ E20WC Emergency battery backup functudes external component enclosure), CA Title 20 compliant to

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2013-2023 Acuity Brands Lighting, Inc. All rights reserved.

AFF Affinity® Premium Die-Cast Architectural Emergency Light 20.39W

AFFINITY®

Premium Die-Cast Architectural Emergency Light

without photocell (natural aluminum

with photocell (dark bronze)

Depth: 3 27/100 (8.30) Height: 10 (25.45)

SELF-POWERED MODELS Example: AFF PEL DWHGXD UVOLT LTP SDRT WT Series Unit Type Housing Color Voltage Battery Type Automatic Testing Optics Options AFF AFFINITY Premium

PEL Photocelt: Normally-ob youth internal battery

OEL Normally-OFF with internal battery

OEL Normally-

Notes1 AFF with internal battery is not remote capable. REMOTE MODELS listed for -40°F to 122°F (-40° to 50°C) ORDERING INFORMATION For the shortest lead times, configure product using **bolded options**. Series Unit Type Housing Color Voltage Optics AFF AFFINITY
Premium

OELR Remote fixture,
Normally OFF
(requires external battery source)

Normally OFF
(requires external battery source)

DOBTXD

Dark bronze textured

DOBTXD

OELR Remote fixture,
Normally OFF
(requires external battery source)

DOBTXD

Dark bronze textured

DOBTXD

OELR Remote fixture,
Normally OFF
(requires external battery source)

DOBTXD

Dark bronze textured

WI Wide Throw
FCT Field configurable throw '
FCT Field configurable throw '
Compliant

Ompliant

Accessories: Order as separate catalog number. RTKIT Remote test kit, up to 40' away (includes goggles, laser and battery)

AFF SPACING GUIDELINES

Maximum Spacing Guidelines - AFF (FCT)

FCT optics ships standard in the WT (wide throw) mode. Upon installation, configuration can be changed to the FCT mode.

Maximum Spacing Guidelines - AFF (WT) Mounting Height Unimation Level Single Luminaire Multiple Luminaire Multiple Luminaire Multiple Luminaire Egress 1 6 Path of Egress Egress Egress Figures Figures 1 2 Path of Egress Egress Egress Figures Figure 1 2 Path of Egress Egress Egress Figure 1 2 Path of Egress Egress Egress Figure 2 Path of Egres Mounting Height Single Luminaire Single Singl 62' 46' 69' 53' 24' 23' 10' 1FC Avg 48' 34' 55' 46' 200' Open Space 80/50/20 reflectances 14' 6' N/A 38' 36' * Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1. * Also meets the additional illumination requirements of NFPA 101: 1FC minimum and max/min ratio of 40:1.

LITHONIA LIGHTING EMERGENCY: One Lithonia Way, Conyers, GA 30012 Phone: 800-705-SERV (7378) techsupport-emergency@acuitybrands.com www.lithonia.com

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2013-2023 Acuity Brands Lighting, Inc. All rights reserved.

AFF Affinity® Premium Die-Cast Architectural Emergency Light SPECIFICATIONS Electrical: Primary Circuit
 OEL WT
 LIP CW
 120-347
 0.075-0.097
 11.60

 OEL FCT
 LIP
 120-347
 0.025-0.032
 2.50

 UEP CW
 120-347
 0.075-0.097
 11.60

 OEL RWI
 N/A
 8-30
 0.248-1.225
 8.57*

 OELR FCT
 N/A
 8-30
 0.248-1.225
 8.52*

 Type
 Voltage
 Typical Shelf Life¹
 Typical Life¹
 Maintenance²
 Temperature range ¾x

 STD
 12.8V
 1 year
 6-8 years
 none
 32 - 122°F (0 - 50°C)

 CW
 12.8V
 1 year
 6-8 years
 none
 -22 - 122°F (-30 - 50°C)
 3. All life safety equipment, including emergency lighting for path of egress must be maintained, serviced, and tested in accordance with all National Fire Protection Association (NFPA) and local codes, Fallure to perform the required maintenance, service, or testing could jeopardize the safety of occupants and will void all warranties.

4. Temperature range where unit will provide capacity for 90 minutes. Higher and lower temperatures affect life and capacity. See option packages for expanded temperature ranges.

■ LITHONIA LIGHTING

EMERGENCY: One Lithonia Way, Conyers, GA 30012 Phone: 800-705-SERV (7378) techsupport-emergency@acuitybrands.com www.lithonia.com © 2019-2022 Acuity Brands Lighting, Inc. All rights reserved. Rev. 11/08/22

			(T) Multip	liers		Electi	rical Load	a .		_					
Use these factors to o ambient temperature	determine relative s from 0-40°C (32-	lumen output for a 104°F).	average								Curre	nt (A)			
Ambi		Lumen Mult	iplier			LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V	
0°C 10°C	32°F 50°F	1.02					350	14 W	0.13	0.07	0.06	0.06	-	-	
20°C	68°F	1.00				100	530	20 W 27 W	0.19	0.11	0.09	0.08	-	-	
25°C	77°F	1.00					700 1000	40 W	0.25	0.14	0.13	0.11 0.16	-	-	
30°C 40°C	86°F 104°F	1.00					350	24 W	0.23	0.13	0.12	0.10	-	-	
40 C	104 1	0.98				20C	530 700	36 W 47 W	0.33	0.19	0.17	0.14	0.15	0.11	
Projected LE Data references the e platform in a 25°C ar 80-08 and projected	ED Lumen I extrapolated perfo	Maintenano rmance projection 10.000 hours of LE	CE s for the DSXW1 D testing (tested	1 LED 20C 1000 d per IESNA LM-			1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17	
80-08 and projected	per IESNA TM-21-	11).	9 (Motio	n Sensor	Defau	It Settin	ngs			
To calculate LLF, use of operating hours be					Option	High Level (when			when d)	Photocell Dwell Operation Time		Dwell Time	Ramp-up Time	Ramp-o Tim	
Operating Hours	0	25,000	50,000	100,000	PIR or PIR	H	3V (37%) Outp	out 10	OV (100%) O	lutput	Enabled (@ SFC	5 min	3 sec	5 mi
					*PIR1FC3V or PII	RH1FC3V	3V (37%) Outp	out 10	OV (100%) O	lutput	Enabled (@ 1FC	5 min	3 sec	5 mi
Lumen Maintenance Factor	1.0	0.95	0.93	0.88	*For use when mot	ion sensor is I	used as dusk to d	awn control							
0.5 fc 2 1.0 fc 1			3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		sested in accordance				ested in accordance	10' W :	DSXW1, 0.5 fc TWF2, 0.5 fc Sidewalk	(<i>)</i>)
_ 7	and Acce	tzm	Test No. 2260/P22 tested in accordant [ESNA LM-79-08]	1	W Then No. 2000222 tented in accordance	1	25	т	Test No. 2259/P22 tested in accordance iESNA LM.79-08.		0.5 fc TWF2, 0.5 fc Sidewalk = 0.72 I = 0.95			DK 1000 T3M, 15' Mounting H	DSXW1: 74W
1.0 fc 1 1 2 3 3 4 4 Options	and Acce		HS - House-si	dide shields	ZZ602PZZ .		spikes			10' W ! LLDs: TWF2 : DSXW*	0.5 fc TWF2, 0.5 fc Sidewalk = 0.72 I = 0.95	291W DSXW1 I	iom Pulse,		74W
1.0 fc 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	SPECIFICAT E ggs, long life and ng-mounted doo but st aluminum hous site and convective and convective and to the door to the theory of the	TIONS easy-to-install de enway and pathwa sing has integral he cooling. Module	HS - House-si sign of the D-Sc yillumination for east sink firs to o ar design allows from the light.	ide shields ide s	BSW - Bird- anagement anance. The LED atting temperature	deterrent INST Incluquick brace LISTI CSA BUY This requir	ALLATION ded universal c and easy ins ket via corrosi INGS certified to U AMERICAN product is ass irements undi	mounting tallation. I on-resista	VG - Vano	10' W. LLDs: TWF2 - DSXW** attache has a s and mm DOT re	0.5 fc TWF2, 0.5 fc TWF2, 0.5 fc 0.5 fc 0.72 0.72 0.95 0.95	291W DSXW117 TWF2 25	DDL - Di 4" round eway and	15' Mounting F	74W It
TI 1.0 fc 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SPECIFICATI E gg, long life and ng-mounted doo staluminum hou tive and convective to the door to the saing is complete to great the saing is a minimum at great	TIONS easy-to-install de www and pathwa sing has integral he cooling. Moduli ermally loater it it is cooled to be cooling. Moduli ermally loater it it is to corrosion an and it is thickness for its it is thickness for its it is thickness for its it is thickness for a list it is thickness for its it is thickness for its it is thickness for a list it is the list in th	HS - House-si sign of the D-Sc Sign of the D-Sc Sign of the D-Sc Sign of the D-Sc Sign of the Sign of	eries Wall Size 1 ma or nearly any facility optimize thermal m for ease of mainter ngines for low oper	BSW - Bird- BSW -	INST Including the control of the co	ALLATION ded universal c and easy ins ket via corrosi INGS certified to U AMERICAN product is ass	mounting tallation. on-resista ACT aer FAR, Dil rican for	WGZ CW Was 33 S 35	10'W: UDs: TWF2 DSXW' DSXW' attache has a s and me DOT re inform inform inform only was	0.5 fc 10.5 fc 10.5 fc 10.5 fc 10.5 fc 10.5 fc 10.7 fc	DSXW11 TWF2 25 If to any you have to any sket wire or -40°C august American Sauy American Sau	DDL - Di 4" round c minimun c meriana no ot	If Mounting F	74W It

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2013-2023 Acuity Brands Lighting, Inc. All rights reserved.

	Site Lighting Fixture Schedule												
Type Mark	Description	Manufacturer	Model	Voltage	Wattage	Count							
ER	EXTERIOR - LED EMERGENCY LIGHT	LITHONIA LIGHTING	AFF PEL DDBTXD UVOLT LTP SDRT FCT CW	UVOLT	20 W	4							
SA	EXTERIOR - LED POLE LIGHT	LITHONIA LIGHTING	DSX1 LED P6 50K 70CRI T4M MVOLT SPA PIR BSDB DDBXD	MVOLT	163 W	17							
W1	EXTERIOR - LED WALL PACK	LITHONIA LIGHTING	DSXW1 20C 700 50K T2S MVOLT PIRH SF BSW DDBXD	MVOLT	46 W	17							

|#|

03/07/2023

- PHASE NORTH ROCKWALL, T \Box

job no 13597.030 **ELECTRICAL**

E1.3

OWNER:

CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469.402.1232

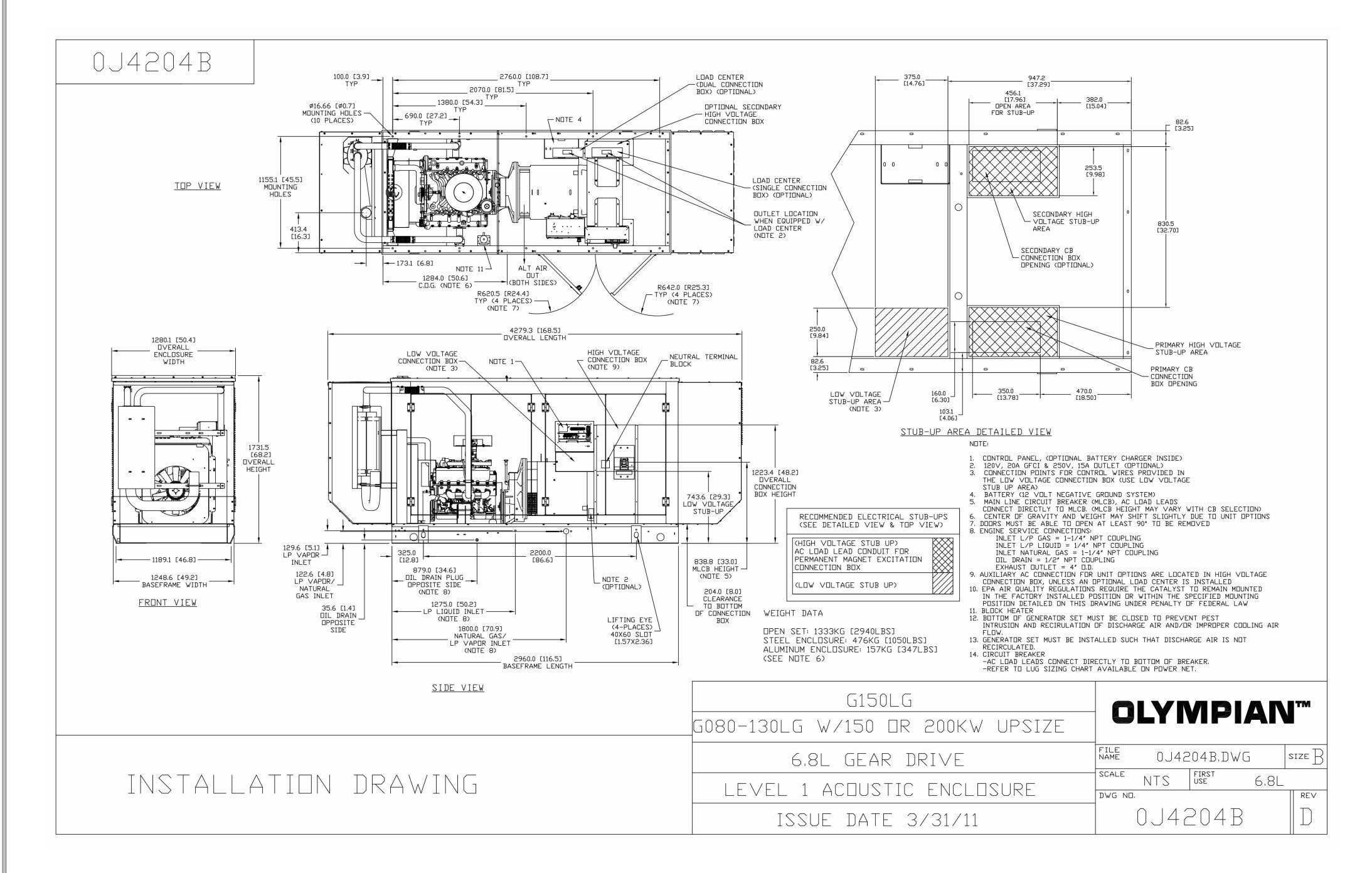
ALVAPLAST U.S. DEVELOPMENT, LLC PROSS DESIGN GROUP, INC. CONTACT: ROBERT PROSS 5310 HARVEST HILL RD., SUITE 180 DALLAS, TX 75230 972.759.1400

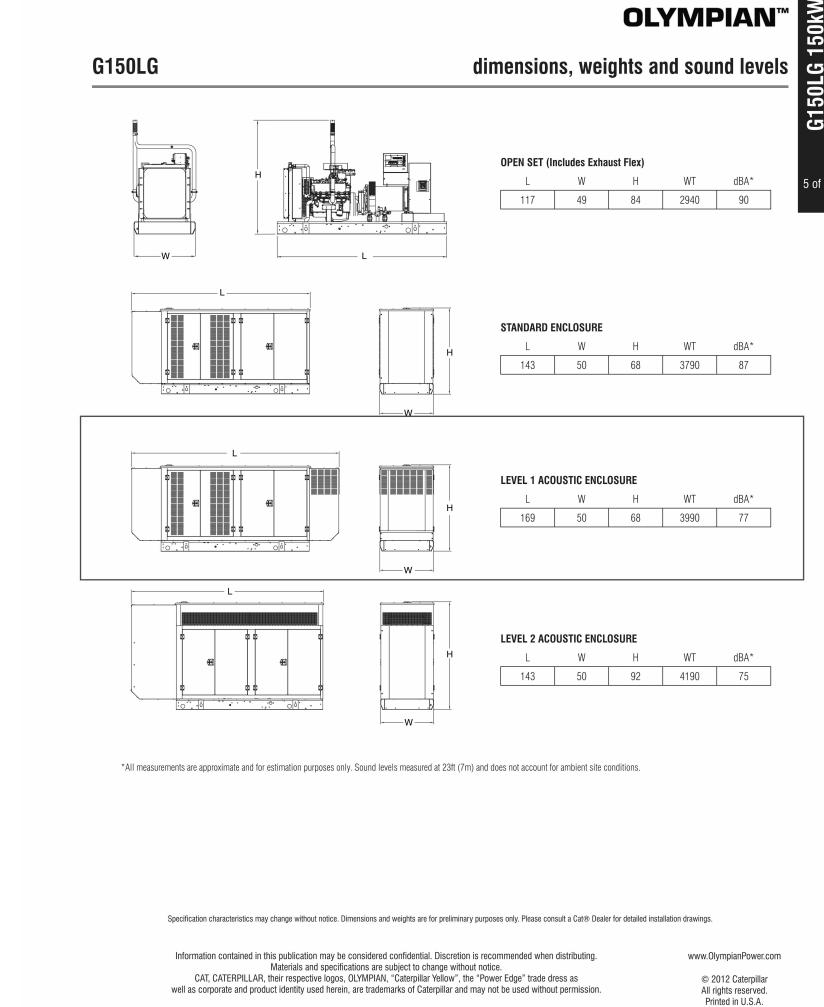
ARCHITECT:

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







PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no 13597.030 ELECTRICAL



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 <u>Site Plan</u> 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

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:

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:

Cc:
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

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



We improve lives and communities by turning ideas into reality.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.