PLANNING AND ZONING CASE CHECKLIST City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

☐ TREESCAPE PLAN

P&Z CASE # <i></i>	CC DATE	APPROVED/DENIE
ARCHITECTURAL REVIEW BOARD DATE	HPAB DATE	PARK BOARD DATE
ZONING APPLICATION SPECIFIC USE PERMIT ZONING CHANGE PD CONCEPT PLAN PD DEVELOPMENT PLAN SITE PLAN LANDSCAPE PLAN TREESCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES	☐ APPLICATI ☐ RECEIPT ☐ LOCATION ☐ HOA MAP ☐ PON MAP ☐ FLU MAP ☐ NEWSPAP ☐ 500-FT. BU ☐ PROJECT F ☐ STAFF REP ☐ CORRESPO ☐ COPY-ALL ☐ COPY-MAI ☐ CITY COUN ☐ MINUTES-	ER PUBLIC NOTICE UFFER PUBLIC NOTICE REVIEW FORT ONDENCE PLANS REQUIRED RK-UPS NCIL MINUTES-LASERFICHE LASERFICHE D DATE
☐ COLOR RENDERING		#
	NOTES:	
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT ADMINISTRATIVE/MINOR PLAT VACATION PLAT	ZONING MAP	UPDATED



DEVELOPMENT APPLICATION

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

|--|

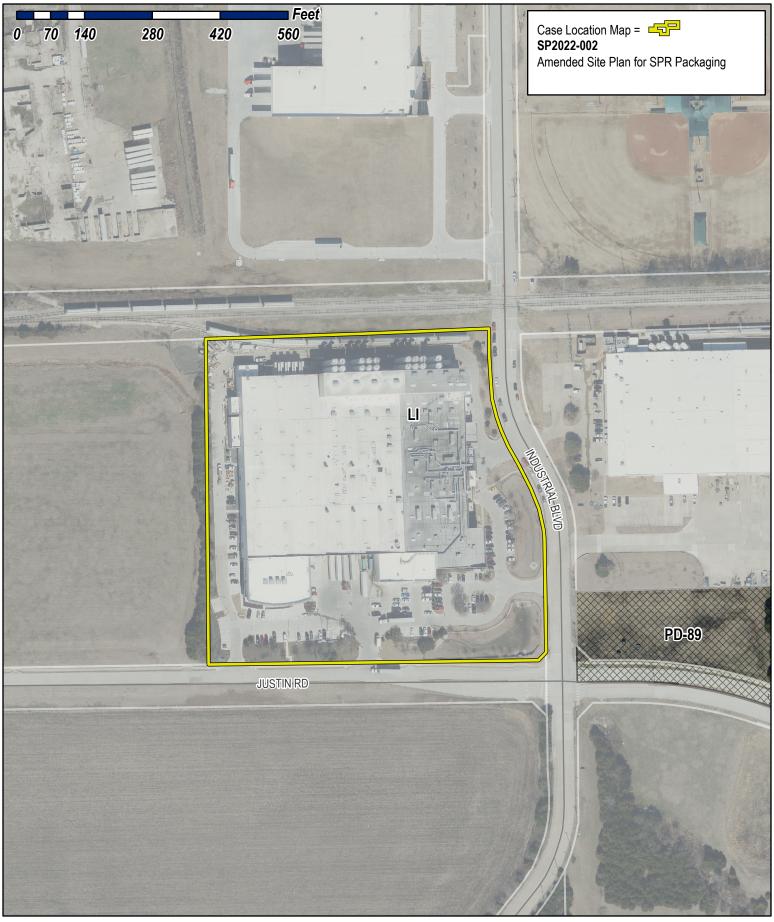
PLANNING & ZONING CASE NO.

<u>MOTE:</u> 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 REC	UEST [SELECT ONLY	ONE BOX]:			
PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 ☑ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		☐ ZONING CHA ☐ SPECIFIC US ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMON ☐ VARIANCE RE NOTES: 1: IN DETERMINING TH PER ACRE AMOUNT. F 2: A \$1,00.00 FEE W	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/SPECIAL EXCEPTIONS (\$100.00) 2				
DDODEDTY INCO	DRMATION [PLEASE PRINT]	PERMIT					
ADDRESS							
SUBDIVISION			LOT		DI OOK		
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GENERAL LOCATION	illia illa illa illa illa illa illa		of Justin Rd. a	nd Indu	strial Blv	∕d.	
	AN AND PLATTING INFORMATION (PLEA	ASE PRINT]					
CURRENT ZONING		CURRENT USE	Warehouse,	Manufa	cturing,	Office	
PROPOSED ZONING		PROPOSED USE	Warehouse,	Manufa	cturing,	Office	
ACREAGE	10.1893 LOTS [CURREN	итј	LOTS [PRO	OPOSED]			
REGARD TO ITS . RESULT IN THE D	D PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY O ENIAL OF YOUR CASE.	F STAFF'S COMMENTS BY	THE DATE PROVIDED C	N THE DEVE	LOPMENT CA	XIBILITY WITH ALENDAR WILL	
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/O Alvaplast US Development LLC (SPR Packaging)						
CONTACT PERSON		APPLICANT CONTACT PERSON	Pross Desig				
ADDRESS	Robert Reece	CONTACT PERSON ADDRESS	David A. Mo 5310 Harves		× 11 11 11		
ADDITIOO	1480 Justin Rd.	ADDRESS	Suite 180	St HIII KC			
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 7	5230			
PHONE	469-402-2159	PHONE	972-759-140				
E-MAIL	rreece@sprpackaging.com	E-MAIL	dmorales@p		net		
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATI		RED SANTIACO	DIA Z			SIGNED, WHO	
NFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; TO COVER THE COST OF THIS APPLICATION, I 20 BY SIGNING THIS APPLICATION, I AG D WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY ION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS AS:	HAS BEEN PAID TO THE CITY REE THAT THE CITY OF ROC IS ALSO AUTHORIZED AND	OF ROCKWALL ON THIS T CKWALL (I.E. "CITY") IS AU PERMITTED TO REPRO	THE	ND PERMITTE DPYRIGHTED ION.	DAY OF D TO PROVIDE INFORMATION	
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE 12 MAKES AND OWNER'S SIGNATURE	WARY 2022		Notary My Comr	CCLEMENT ID #103067 mission Exp ary 5, 2025	'23 ires	
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	Clements	MY COMMISSIO	vvvv	Jen	5202	





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



January 14, 2022

City of Rockwall 385 South Goliad Street Rockwall, Texas 75087

RE: AMENDED SITE PLAN SUBMITTAL VARIANCE REQUESTS

SPR OXIDIZER AND SOLVENT TANK EXPANSION

SPR PACKAGING | 1480 JUSTIN RD. | ROCKWALL, TEXAS

On behalf of SPR Packaging, we wish to request variances to the City of Rockwall Development Codes in connection with our amended site plan submittal.

SPR Packaging, located at 1480 Justin Rd., proposes to expand their regenerative thermal oxidizers equipment and exterior solvent tanks storage to support new machinery for increased production capacity. This requires relocating the existing solvent tank storage and installing a new oxidizer on the east side of the building in the vicinity of the existing oxidizer equipment. The solvent tank will be relocated to the west side of the building where an additional solvent tank will be installed.

To accomplish this, the Owner requests the following variances:

- Off-Street Parking
 To relocate the solvent tanks, seven (7) parking spaces will be removed; however, four (4) new spaces will be added elsewhere. This leaves a net decrease of three (3) spaces from the approved parking total previously allowed by variance.
- Equipment Screening
 In lieu of solid screen walls, SPR requests using a combination of ornamental fencing and living screening for their equipment.

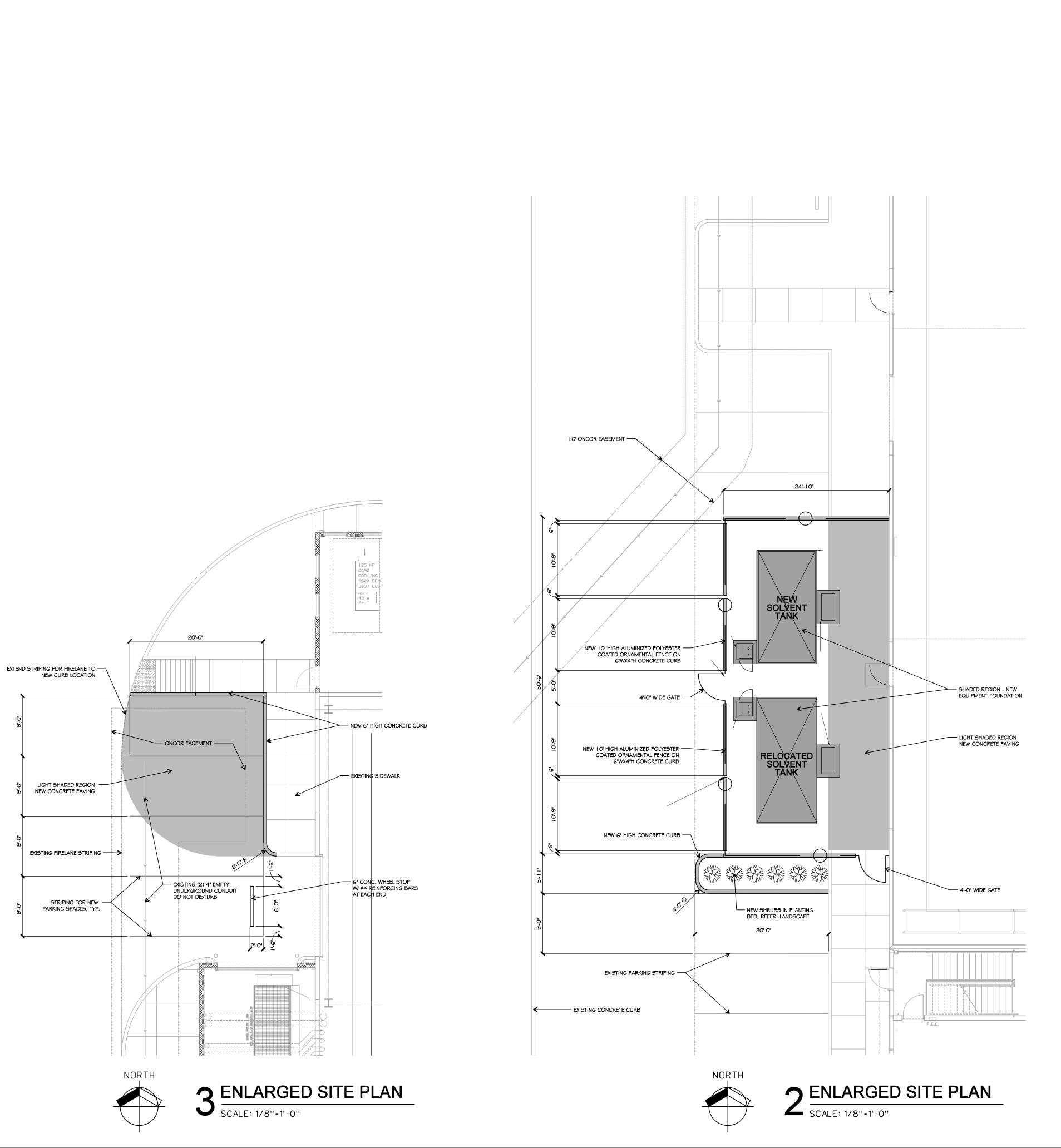
To offset the variances above the Owner proposes the following:

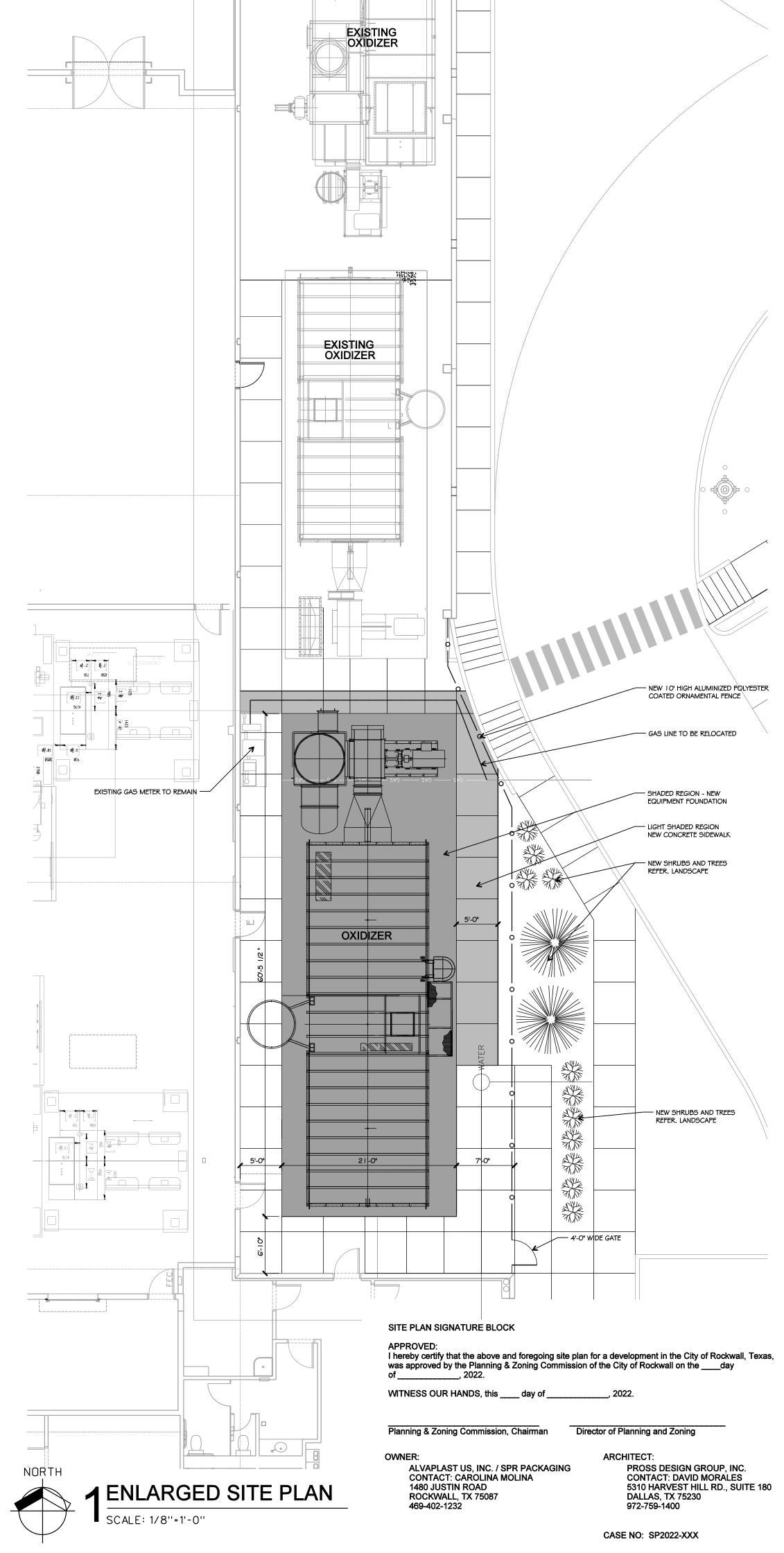
- Upgrading living screening at the Oxidizer in the form of trees in addition to shrubs.
- Trees will be added at the landscape area near the detention pond fronting Industrial Boulevard to serve as additional screening.
- The Oxidizer equipment will be painted to match the building.
- The fencing at both the Oxidizer and Solvent Tanks will be simulated wrought iron ornamental fencing.
- Parking will be added at the northwest corner of the building to help offset removed parking.

We appreciate your consideration of this matter.

Respectfully,

David A. Morales Project Architect





2162 sheet

job no

PROJECT DATA

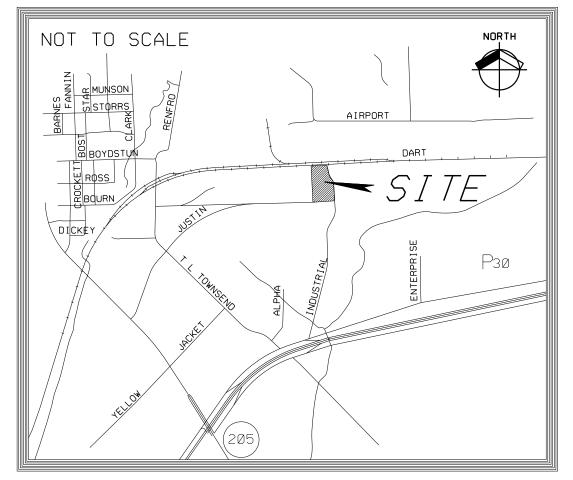
LIGHT INDUSTRIAL PROPOSED LAND USE: WAREHOUSE, MANUF., OFFICE SITE AREA: 10.18 AC 443,480.8 SF

218,126 SF **EXISTING BUILDING AREA:**

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING		l	1
OFFICE	48,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
EXISTING PARKING			
EXISTING PARKING ON SITE			
EXISTING ACCESSIBLE PARKING ON SITE			
TOTAL EXISTING PARKING			
PARKING REMOVED			7
PARKING ADDED			4
VARIANCE REQUEST FOR N	ET PARKING L	OSS	3

^{*}PREVIOUSLY APPROVED BY VARIANCE

LOCATION MAP



SITE PLAN SIGNATURE BLOCK

ROCKWALL, TX 75087

469-402-1232

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

WITNESS OUR HANDS, this ____ day of _____, 2022.

Director of Planning and Zoning

ARCHITECT: PROSS DESIGN GROUP, INC. CONTACT: DAVID MORALES 5310 HARVEST HILL RD., SUITE 180 ALVAPLAST US, INC. / SPR PACKAGING CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD

sheet A1.0

job no

2162

CASE NO: SP2022-XXX

DALLAS, TX 75230

972-759-1400



PAINT SCHEDULE

BASE PAINT COLOR - SW 9085 TOUCH OF SAND

ACCENT PAINT COLOR - SW SW 9087 SMOKY BEIGE

SITE PLAN SIGNATURE BLOCK

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

of ______, 2022.
WITNESS OUR HANDS, this ____ day of _____, 2022.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER:

NER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

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

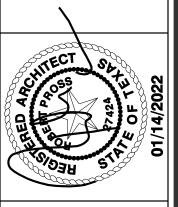
CASE NO: SP2022-XXX

ross design group, inc

drawn: DI Checked ROBERT PROS! date 01/14/2022

PACK AGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2162 sheet **A3.0**





job no 2162 sheet A1.2

CASE NO: SP2022-XXX

SITE PLAN SIGNATURE BLOCK

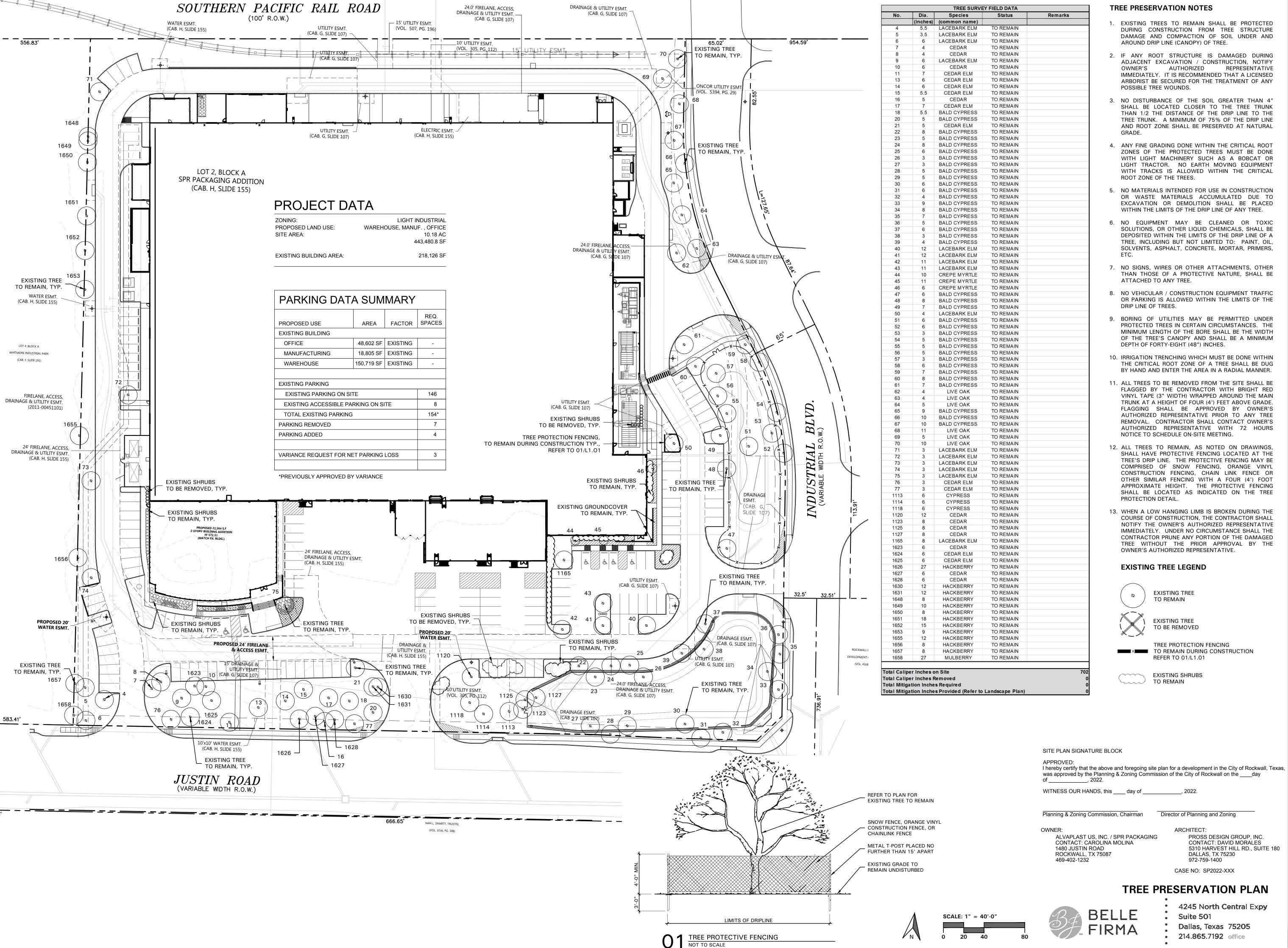
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WITNESS OUR HANDS, this ____ day of _____, 2022.

Director of Planning and Zoning

ALVAPLAST US, INC. / SPR PACKAGING CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469-402-1232

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



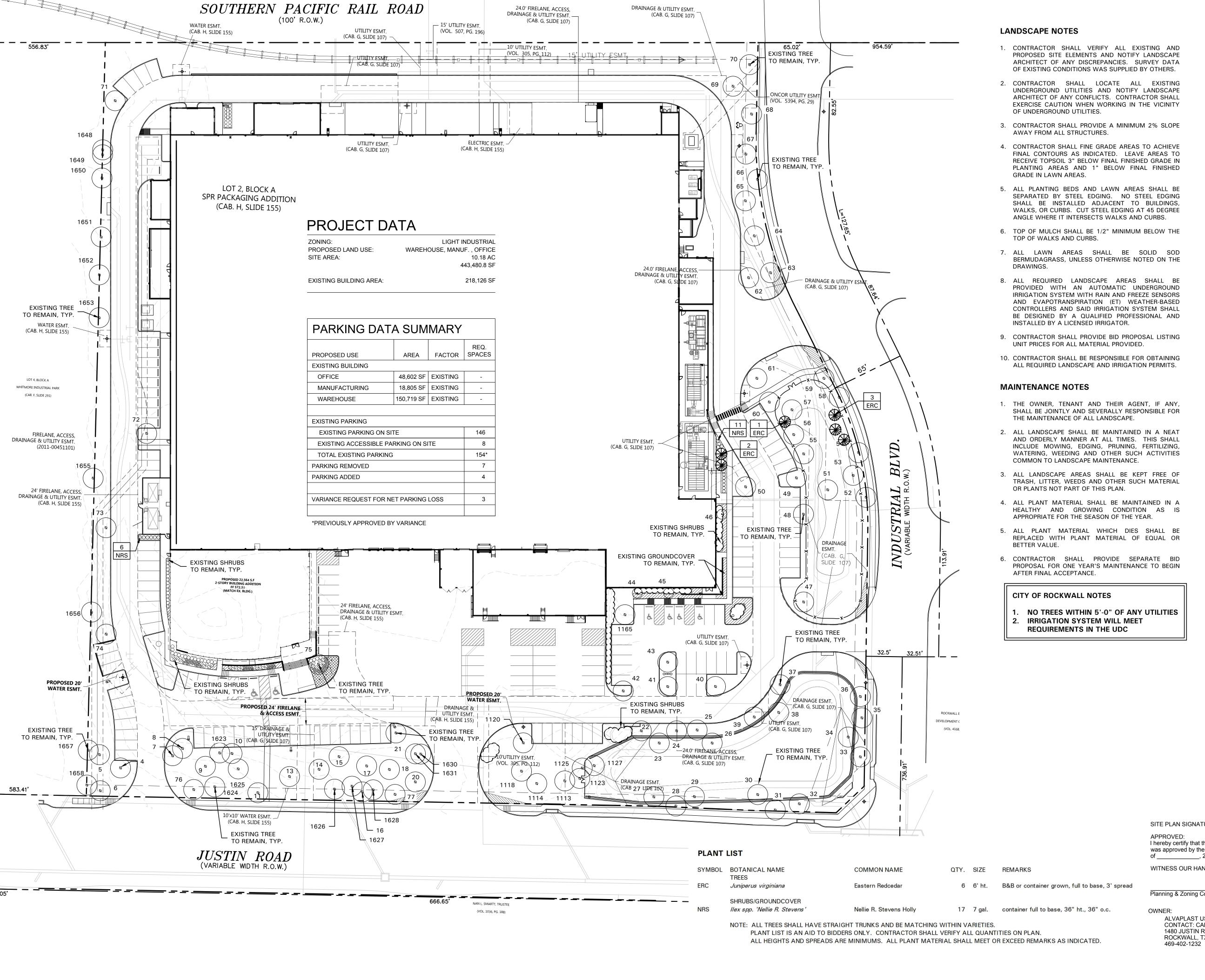
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01/13/22

01/13/22

design group, incorpor

CKAGING ER AND SOLVENT TANKS

job no
2162
sheet



- FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED
- SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE
- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE
- 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
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR
- AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES
- TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR
- PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN

1. NO TREES WITHIN 5'-0" OF ANY UTILITIES

GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

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
- 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 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.: 684 I.f.

Required (14) existing trees, 4" cal. + (14) trees, 3" cal.

JUSTIN RD.: 671 I.f. Required (14) 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

Total interior parking lot area: 47,761 s.f.

Total parking spaces: 127 spaces Required

2,388 s.f. (5%) 7,580 s.f. (16%) (13) trees (16) existing trees

SITE LANDSCAPING

10% of the total site shall be landscaped for LIGHT

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

76,646 s.f.

Total site: 10.18 AC; 443,480 s.f.

44,348 s.f. (100%)

44,348 s.f. (10%) 109,997 s.f. (25%)

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

Dry Land Area: 26,232 s.f.

Required (35) existing trees (35) trees

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this ____ day of ___

Director of Planning and Zoning Planning & Zoning Commission, Chairman

ALVAPLAST US, INC. / SPR PACKAGING

CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087

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

CASE NO: SP2022-XXX

• Suite 501

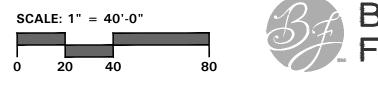
LANDSCAPE PLAN

Dallas, Texas 75205

• 214.865.7192 office

4245 North Central Expy

job no 2162 sheet



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:

- 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.

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

- 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
- 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

location or have drainage added. Install a PVC stand pipe per

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

- 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
- 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.

not percolate within 24 hours, the tree needs to move to another END OF SECTION

TREE PLANTING DETAIL NOT TO SCALE

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.
- MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

E. ROOTBALL ANCHOR RING: REFER TO

- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- 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
- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

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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 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

O2 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this ____ day of _

Director of Planning and Zoning Planning & Zoning Commission, Chairman

ALVAPLAST US, INC. / SPR PACKAGING CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469-402-1232

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

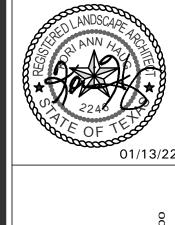
CASE NO: SP2022-XXX LANDSCAPE SPECIFICATIONS

AND DETAILS 4245 North Central Expy

ARCHITECT:



Suite 501 Dallas, Texas 75205 • 214.865.7192 office



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