



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-002 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1480 Justin Rd.**

SUBDIVISION **SPR Packaging Addition**

LOT **2** BLOCK **A**

GENERAL LOCATION **1/2 mile north of Highway 30 at the intersection of Justin Rd. and Industrial Blvd.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI**

CURRENT USE **Warehouse, Manufacturing, Office**

PROPOSED ZONING **LI**

PROPOSED USE **Warehouse, Manufacturing, Office**

ACREAGE **10.1893**

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **Alvaplast US Development LLC (SPR Packaging)**

APPLICANT **Pross Design Group**

CONTACT PERSON **Robert Reece**

CONTACT PERSON **David A. Morales**

ADDRESS **1480 Justin Rd.**

ADDRESS **5310 Harvest Hill Rd.**

Suite 180

CITY, STATE & ZIP **Rockwall, TX 75087**

CITY, STATE & ZIP **Dallas, TX 75230**

PHONE **469-402-2159**

PHONE **972-759-1400**

E-MAIL **rreece@sprpackaging.com**

E-MAIL **dmorales@pdgarch.net**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANTIAGO DIAZ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

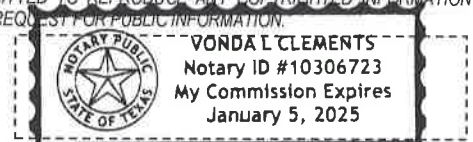
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF JANUARY, 2022

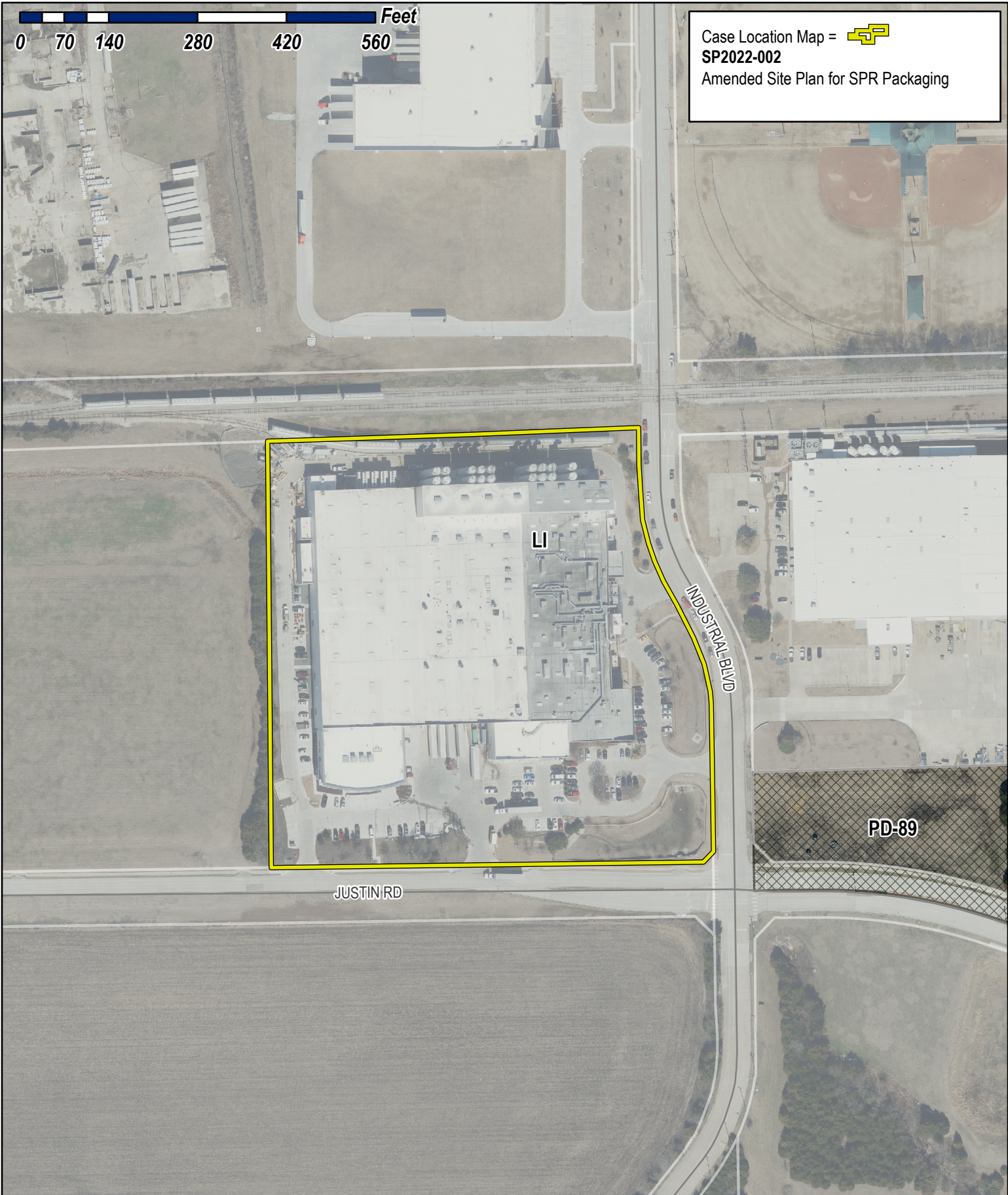
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda L Clements



MY COMMISSION EXPIRES Jan 5, 2025



Case Location Map = 
SP2022-002
 Amended Site Plan for SPR Packaging



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.





pross design group, incorporated

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.

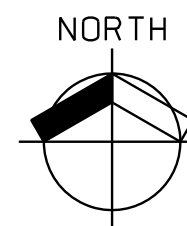
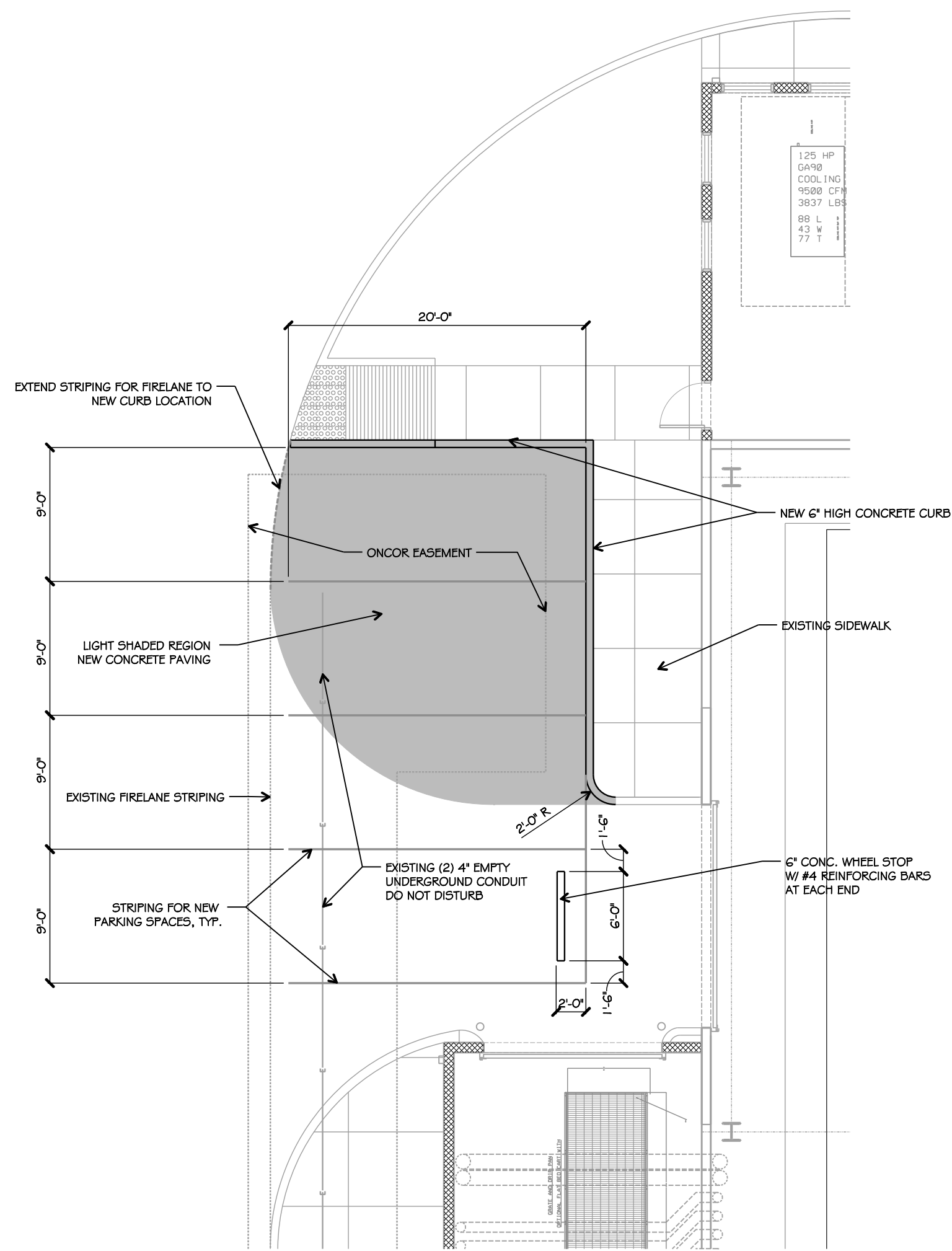
To offset the variances above the Owner proposes the following:

- 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.

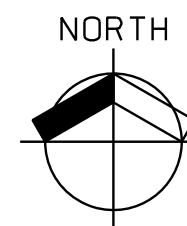
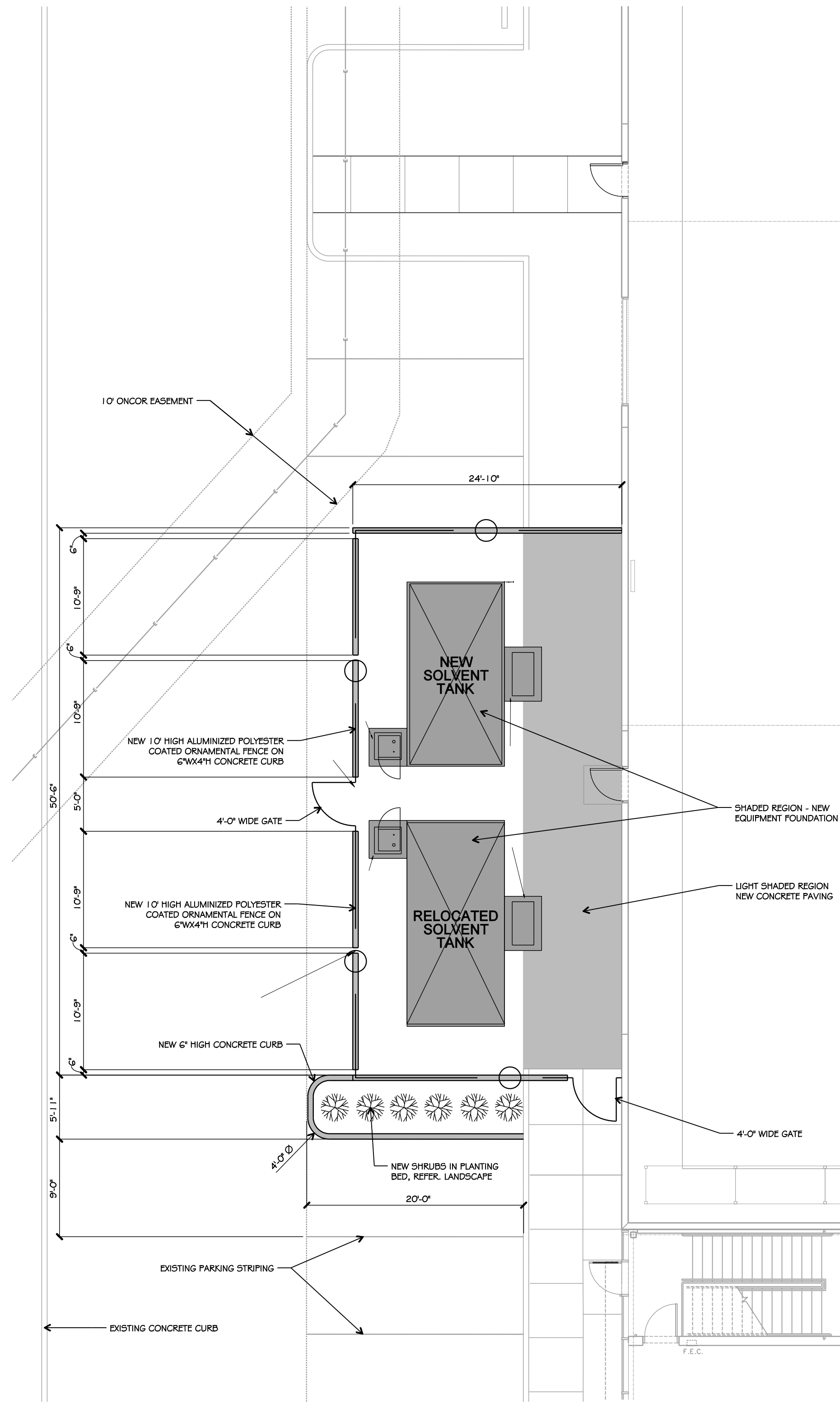
We appreciate your consideration of this matter.

Respectfully,

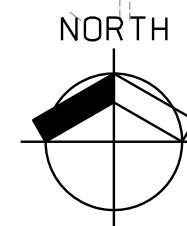
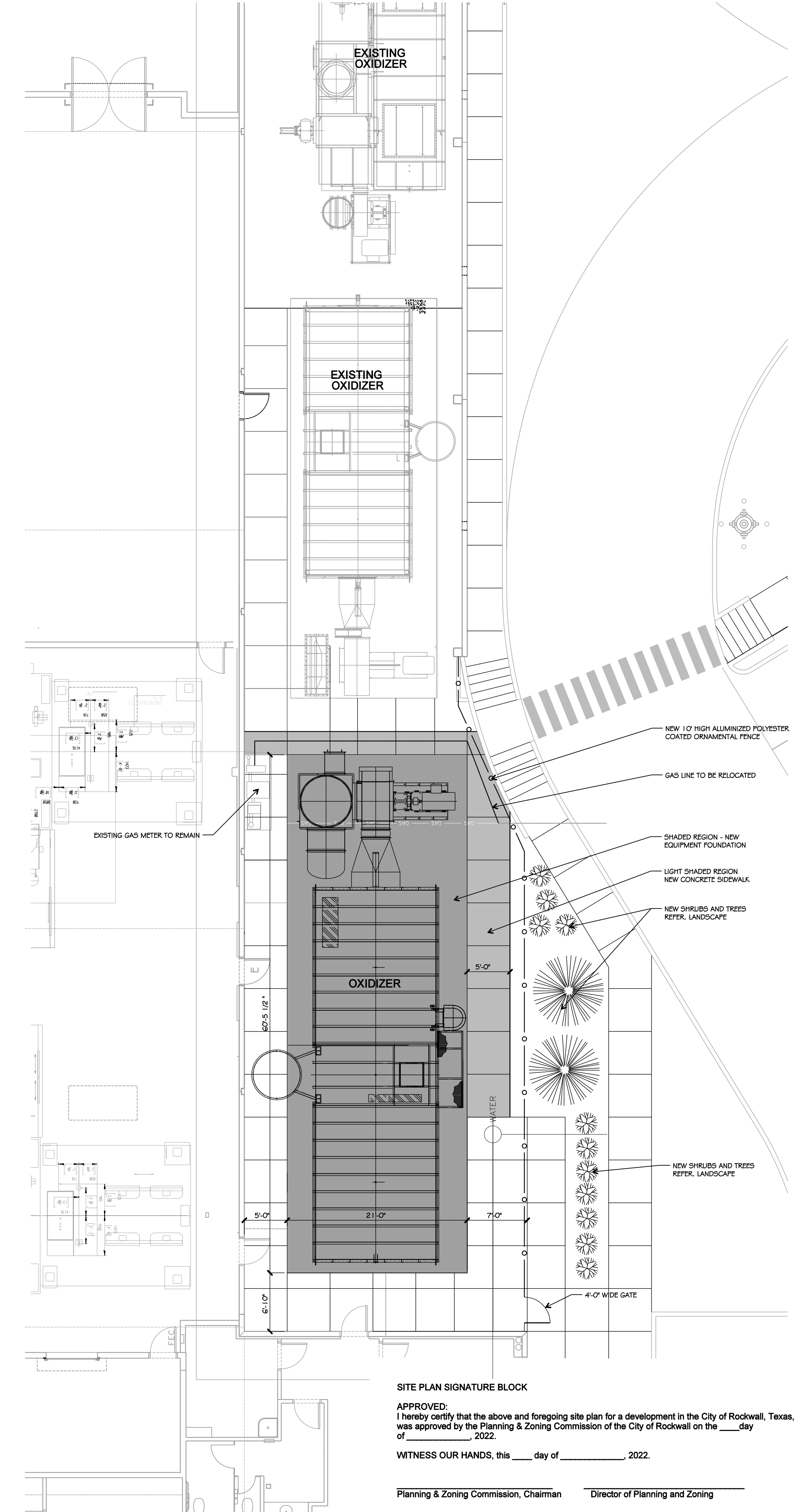
David A. Morales
Project Architect



3 ENLARGED SITE PLAN
SCALE: 1/8"=1'-0"



2 ENLARGED SITE PLAN
SCALE: 1/8"=1'-0"



1 ENLARGED SITE PLAN
SCALE: 1/8"=1'-0"

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.

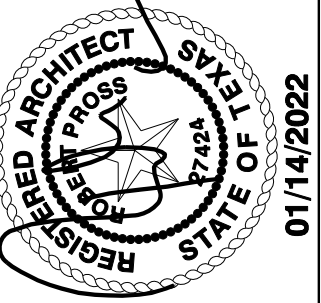
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

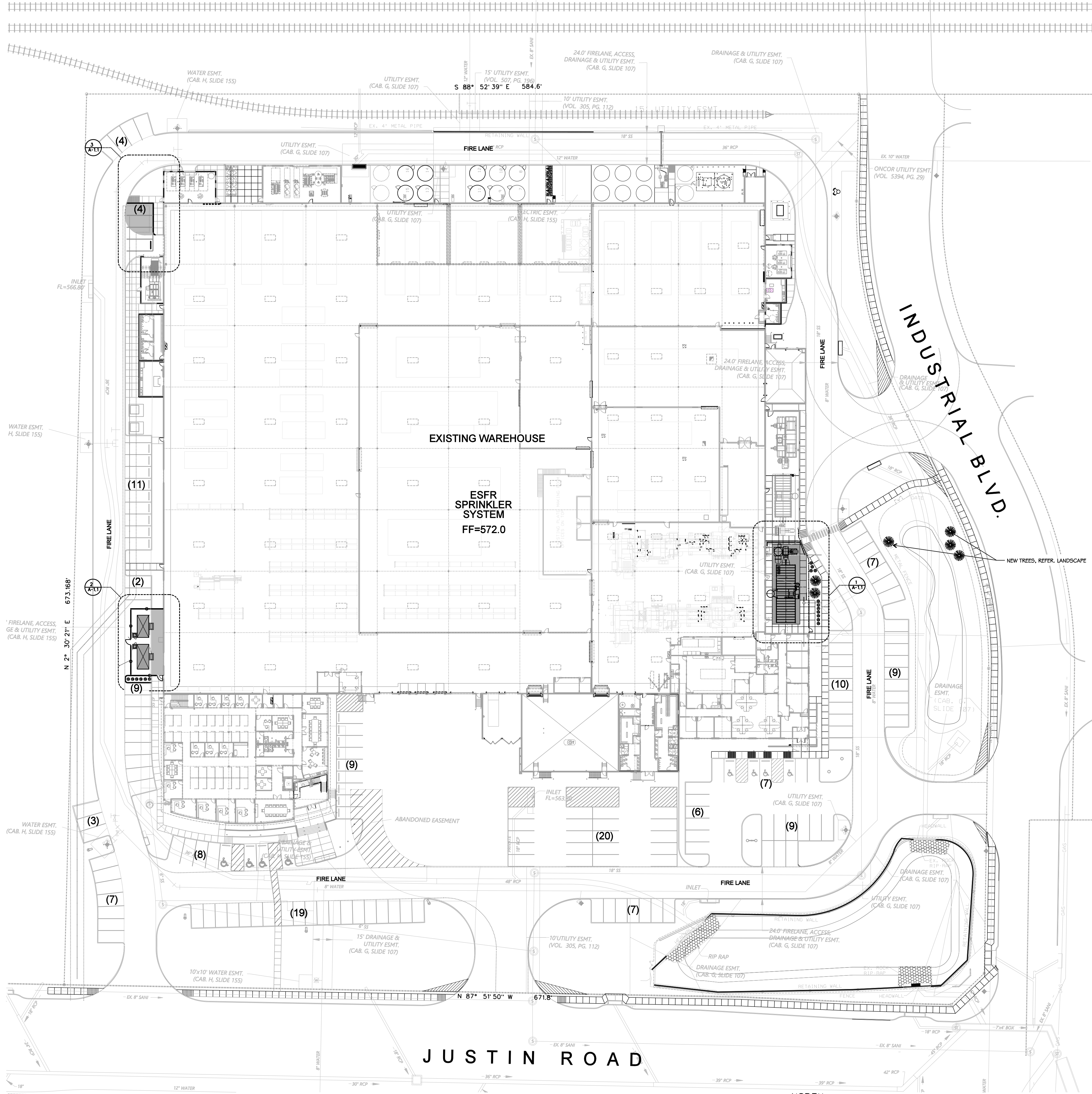
ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: DAVID MORALES
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2022-XXX



#	DATE	DESCRIPTION

SOUTHERN PACIFIC RAIL ROAD



PROJECT DATA

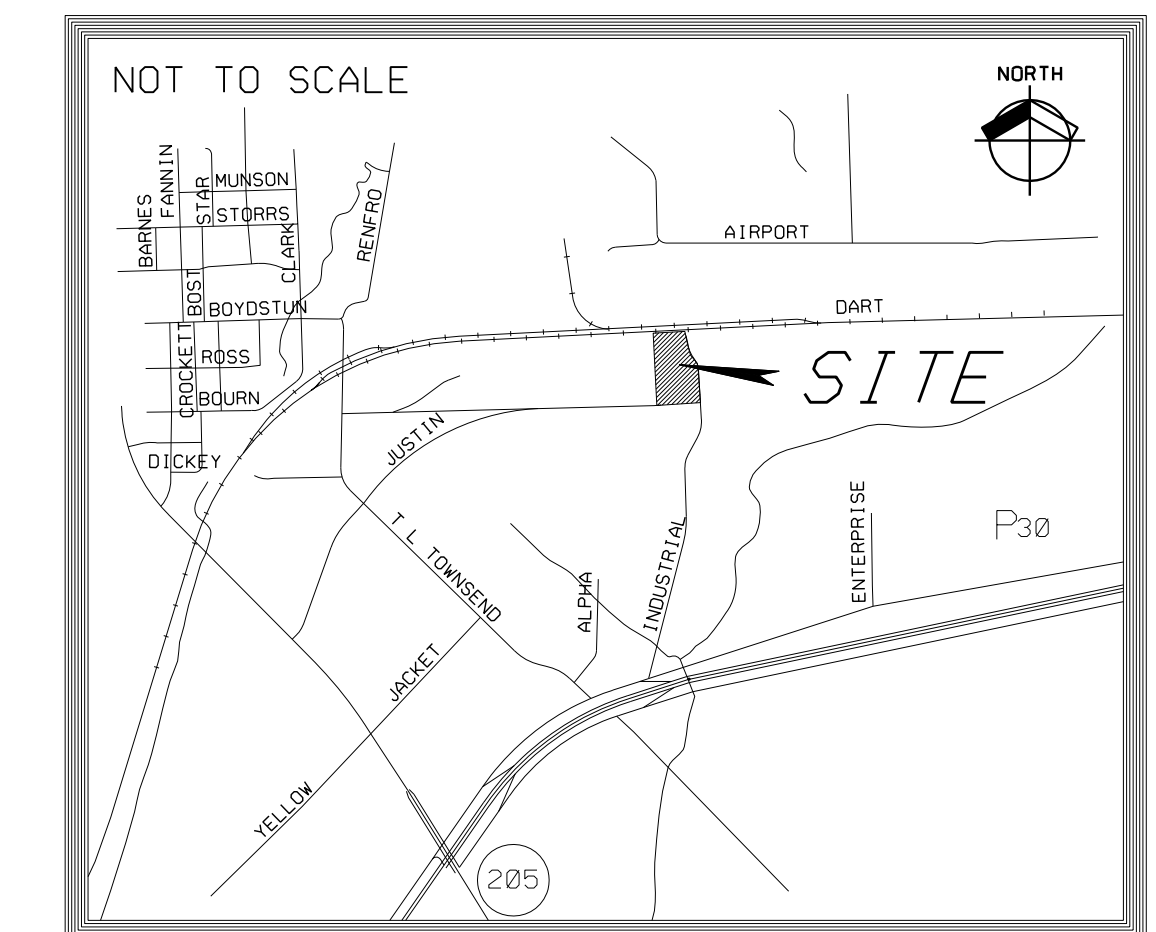
ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
EXISTING PARKING			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154*
PARKING REMOVED			7
PARKING ADDED			4
VARIANCE REQUEST FOR NET PARKING LOSS			
			3

*PREVIOUSLY APPROVED BY VARIANCE

LOCATION MAP



SITE PLAN SIGNATURE BLOCK

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

Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER:
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

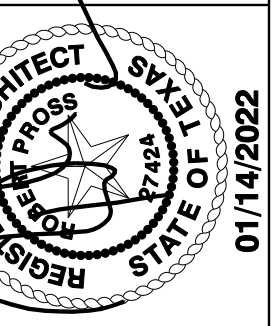
CASE NO: SP2022-XXX



1 SITE PLAN
SCALE: 1"=40'-0"

Drawn by:
DAVID MORALES
ROBERT PROSS
CITC
01/14/2022

#	DATE	DESCRIPTION



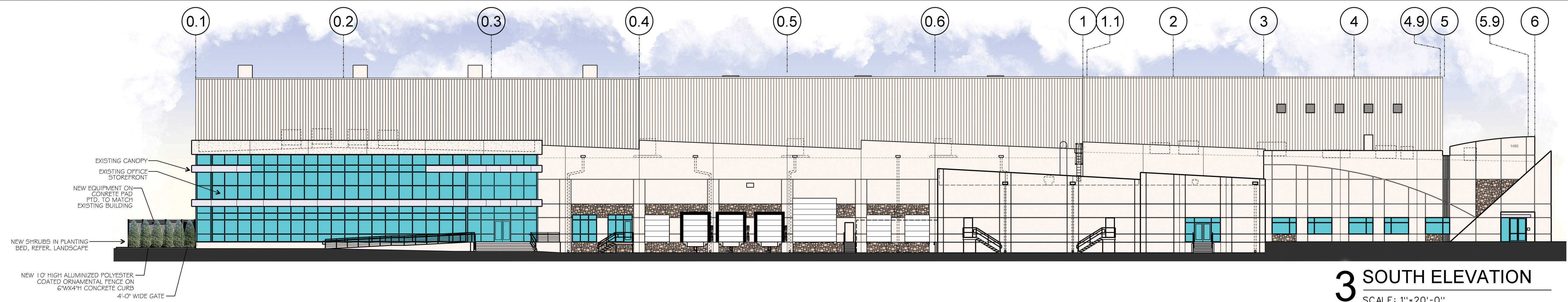
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230
972-759-1400

SPR
PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

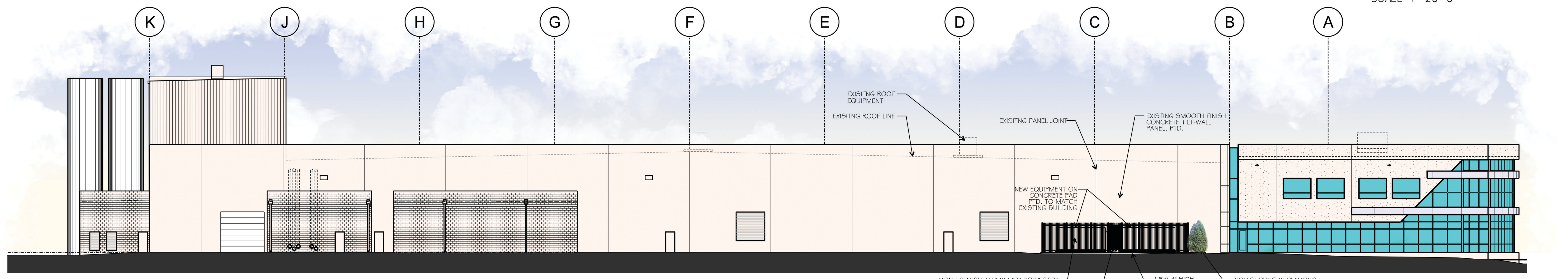
job no
2162
sheet
A1.0

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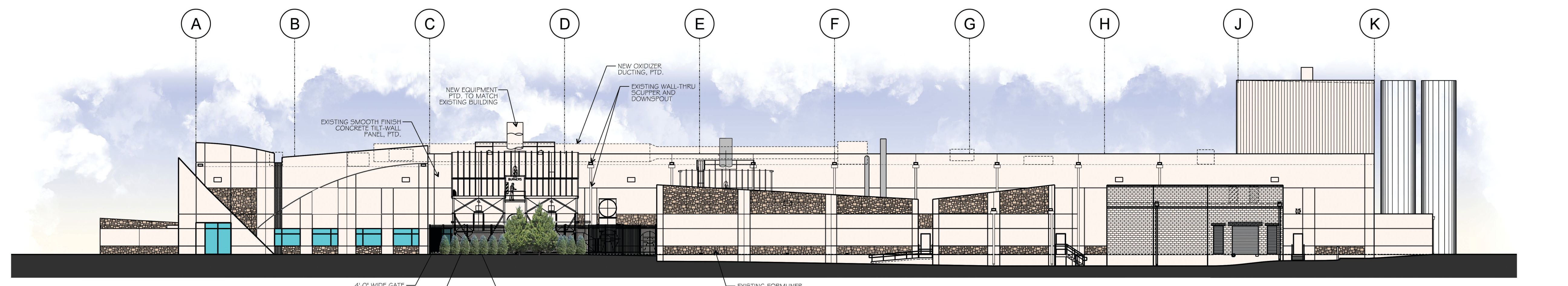
8 TIMES \$
30 STATES \$
5 FEET \$



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



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



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

PAINT SCHEDULE	
	BASE PAINT COLOR - SW 9085 TOUCH OF SAND
	ACCENT PAINT COLOR - SW SW 9087 SMOKY BEIGE

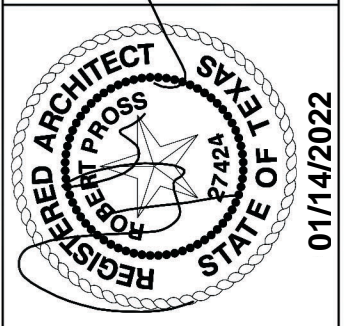
SITE PLAN SIGNATURE BLOCK
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WITNESS OUR HANDS, this ___ day of ___, 2022.

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____
OWNER: 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

drawn:
checked:
ROBERT PROSS
DATE:
01/14/2022

DESCRIPTION	DATE	#

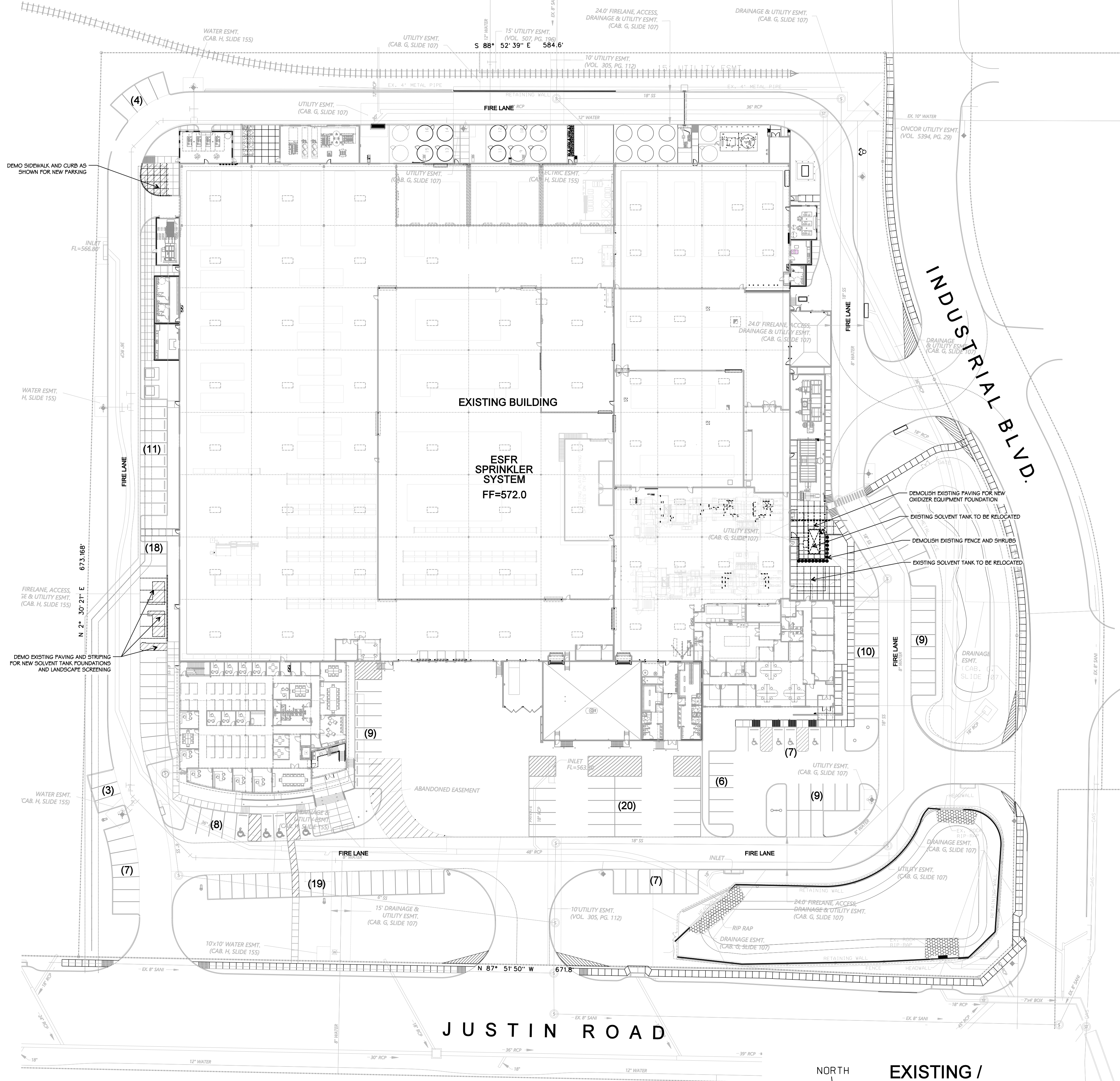


pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972.759.1400

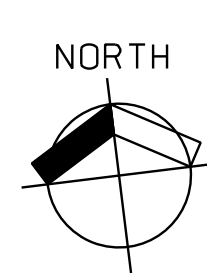
SPR PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
2162
sheet
A3.0

SOUTHERN PACIFIC RAIL ROAD



JUSTIN ROAD



**EXISTING /
DEMOLITION SITE PLAN**
SCALE: 1"=40'-0"

SITE PLAN SIGNATURE BLOCK

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Planning & Zoning Commission, Chairman Director of Planning and Zoning

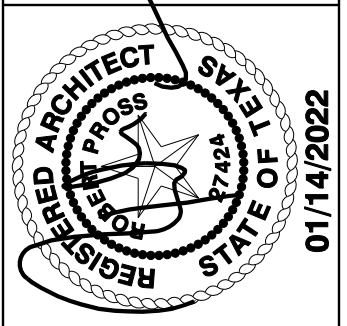
OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
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5310 HARVEST HILL RD., SUITE 180
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972-759-1400

CASE NO: SP2022-XXX

SPR
PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
2162
sheet
A1.2



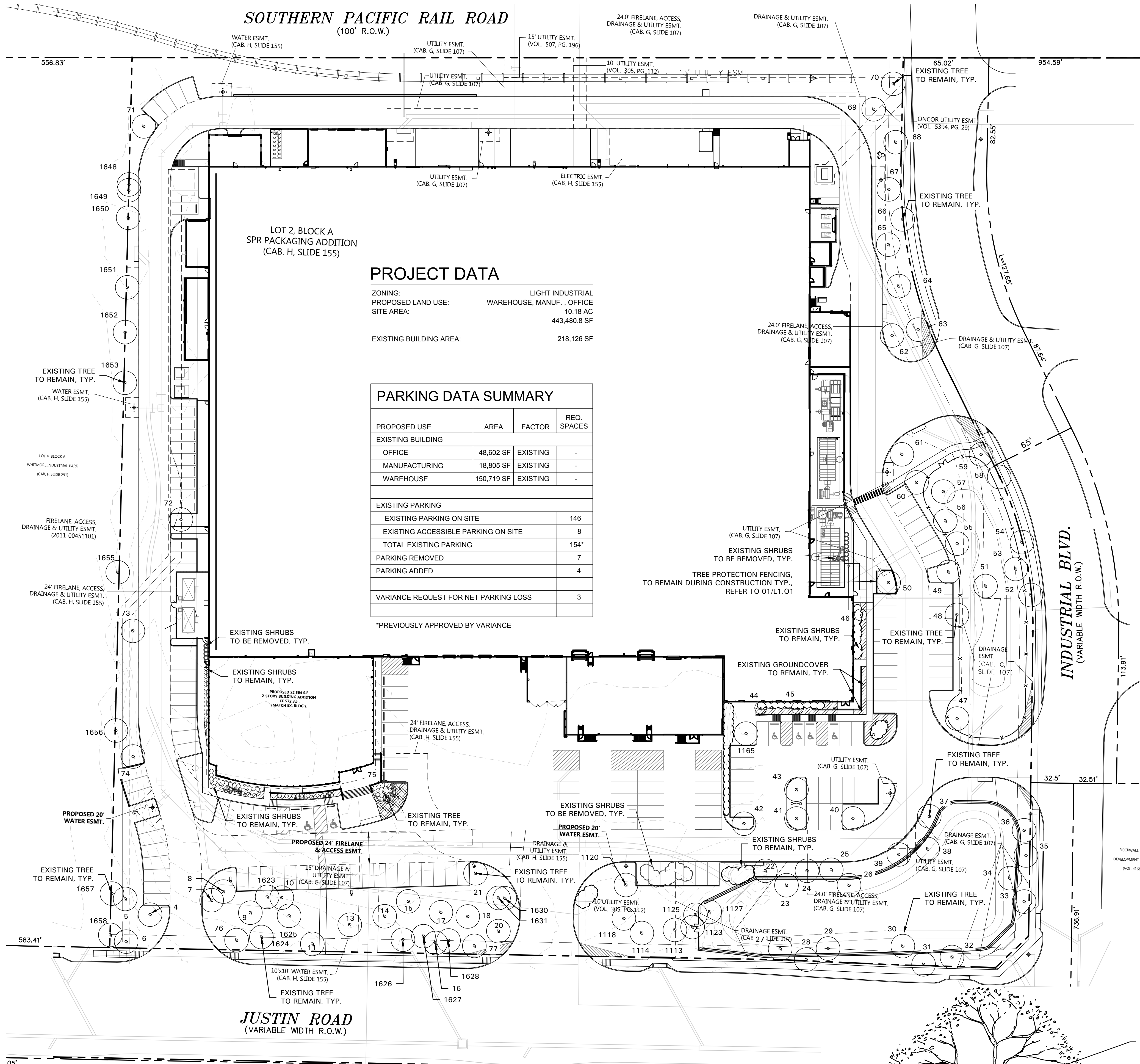
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230-1400

Drawn:
DAVID MORALES
Checked:
ROBERT PROSS
C114
01/14/2022

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8 TIMES
DATE'S
SCALE'S

SOUTHERN PACIFIC RAIL ROAD
(100' R.O.W.)



PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

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PARKING REMOVED			7
PARKING ADDED			4
VARIANCE REQUEST FOR NET PARKING LOSS			3

*PREVIOUSLY APPROVED BY VARIANCE

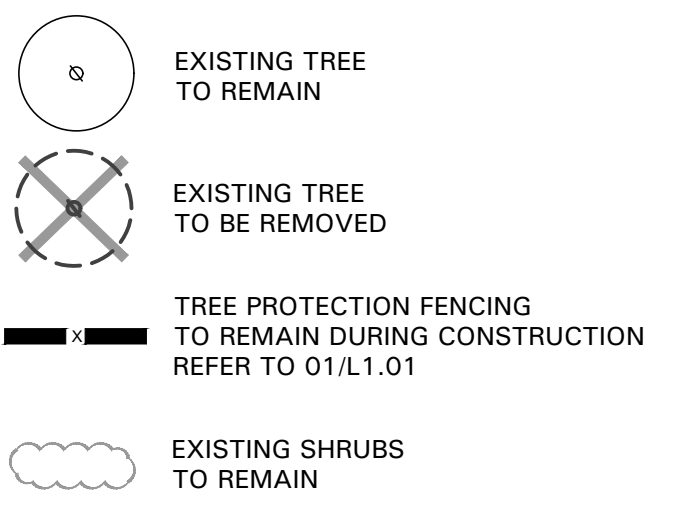
TREE SURVEY FIELD DATA				
No.	Di. (inches)	Species (common name)	Status	Remarks
4	5.5	LACEBARK ELM	TO REMAIN	
5	3.5	LACEBARK ELM	TO REMAIN	
6	6	LACEBARK ELM	TO REMAIN	
7	4	CEDAR	TO REMAIN	
8	4	CEDAR	TO REMAIN	
9	6	LACEBARK ELM	TO REMAIN	
10	6	CEDAR	TO REMAIN	
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13	6	CEDAR ELM	TO REMAIN	
14	6	CEDAR ELM	TO REMAIN	
15	5.5	CEDAR ELM	TO REMAIN	
16	5	CEDAR	TO REMAIN	
17	7	CEDAR ELM	TO REMAIN	
18	5.5	BALD CYPRESS	TO REMAIN	
20	5	BALD CYPRESS	TO REMAIN	
21	5	CEDAR ELM	TO REMAIN	
22	8	BALD CYPRESS	TO REMAIN	
23	5	BALD CYPRESS	TO REMAIN	
24	8	BALD CYPRESS	TO REMAIN	
25	6	BALD CYPRESS	TO REMAIN	
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29	5	BALD CYPRESS	TO REMAIN	
30	6	BALD CYPRESS	TO REMAIN	
31	6	BALD CYPRESS	TO REMAIN	
32	4	BALD CYPRESS	TO REMAIN	
33	9	BALD CYPRESS	TO REMAIN	
34	8	BALD CYPRESS	TO REMAIN	
35	7	BALD CYPRESS	TO REMAIN	
36	5	BALD CYPRESS	TO REMAIN	
37	6	BALD CYPRESS	TO REMAIN	
38	3	BALD CYPRESS	TO REMAIN	
39	4	BALD CYPRESS	TO REMAIN	
40	12	LACEBARK ELM	TO REMAIN	
41	12	LACEBARK ELM	TO REMAIN	
42	11	LACEBARK ELM	TO REMAIN	
43	11	LACEBARK ELM	TO REMAIN	
44	10	CREPE MYRTLE	TO REMAIN	
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47	6	BALD CYPRESS	TO REMAIN	
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60	8	BALD CYPRESS	TO REMAIN	
61	7	BALD CYPRESS	TO REMAIN	
62	4	LIVE OAK	TO REMAIN	
63	4	LIVE OAK	TO REMAIN	
64	5	LIVE OAK	TO REMAIN	
65	9	BALD CYPRESS	TO REMAIN	
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68	11	LIVE OAK	TO REMAIN	
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72	3	LACEBARK ELM	TO REMAIN	
73	3	LACEBARK ELM	TO REMAIN	
74	3	LACEBARK ELM	TO REMAIN	
75	3	LACEBARK ELM	TO REMAIN	
76	3	CEDAR ELM	TO REMAIN	
77	3	CEDAR ELM	TO REMAIN	
1113	6	CYPRESS	TO REMAIN	
1114	6	CYPRESS	TO REMAIN	
1118	6	CYPRESS	TO REMAIN	
1120	12	CEDAR	TO REMAIN	
1123	8	CEDAR	TO REMAIN	
1125	8	CEDAR	TO REMAIN	
1127	8	CEDAR	TO REMAIN	
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1625	6	CEDAR ELM	TO REMAIN	
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1627	6	CEDAR	TO REMAIN	
1628	6	CEDAR	TO REMAIN	
1630	12	HACKBERRY	TO REMAIN	
1631	12	HACKBERRY	TO REMAIN	
1648	8	HACKBERRY	TO REMAIN	
1649	10	HACKBERRY	TO REMAIN	
1650	8	HACKBERRY	TO REMAIN	
1651	18	HACKBERRY	TO REMAIN	
1652	15	HACKBERRY	TO REMAIN	
1653	9	HACKBERRY	TO REMAIN	
1655	12	HACKBERRY	TO REMAIN	
1656	8	HACKBERRY	TO REMAIN	
1657	8	HACKBERRY	TO REMAIN	
1658	27	MULBERRY	TO REMAIN	

Total Calliper Inches on Site	702
Total Calliper Inches Removed	0
Total Mitigation Inches Required	0
Total Mitigation Inches Provided (Refer to Landscape Plan)	0

TREE PRESERVATION NOTES

- 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.
- 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.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- 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.
- 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.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- 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.
- 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.
- 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.
- 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.
- 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.

EXISTING TREE LEGEND

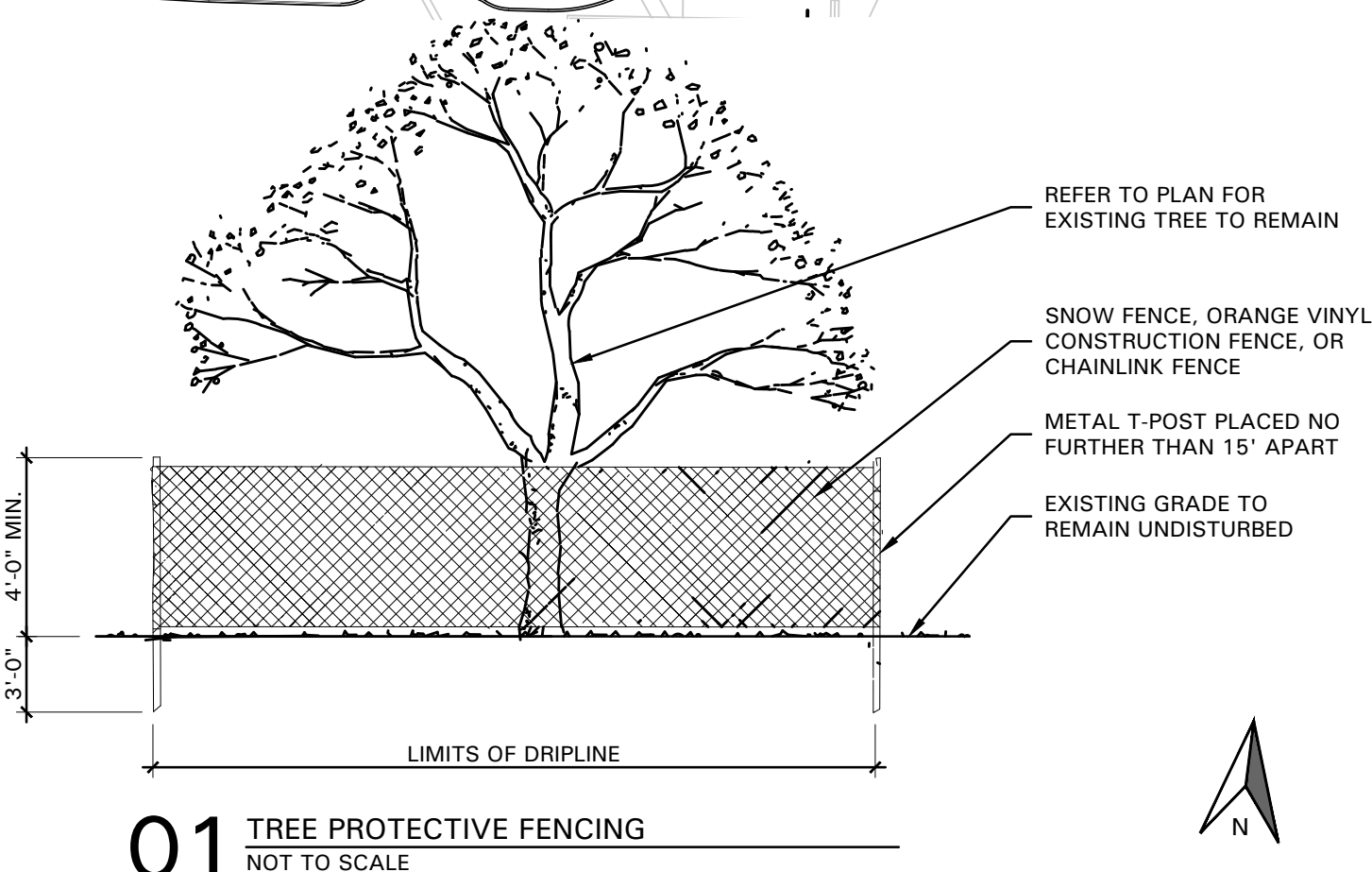


SITE PLAN SIGNATURE BLOCK
 APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, 2022.
 WITNESS OUR HANDS, this ___ day of _____, 2022.

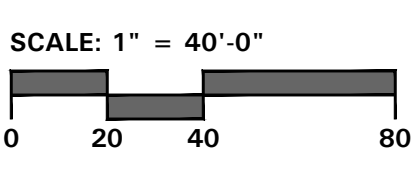
Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____
 OWNER: ALVAPLAST US, INC. / SPR PACKAGING CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469-402-1232
 ARCHITECT: PROSS DESIGN GROUP, INC. CONTACT: DAVID MORALES 5310 HARVEST HILL RD., SUITE 180 DALLAS, TX 75230 972-789-1400
 CASE NO: SP2022-XXX

TREE PRESERVATION PLAN

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

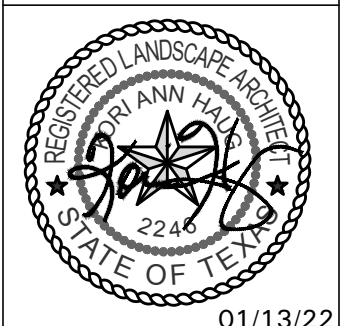


01 TREE PROTECTIVE FENCING
NOT TO SCALE



Drawn: TMM
 Checked: CMC
 Date: 01/13/22

#	DATE	DESCRIPTION



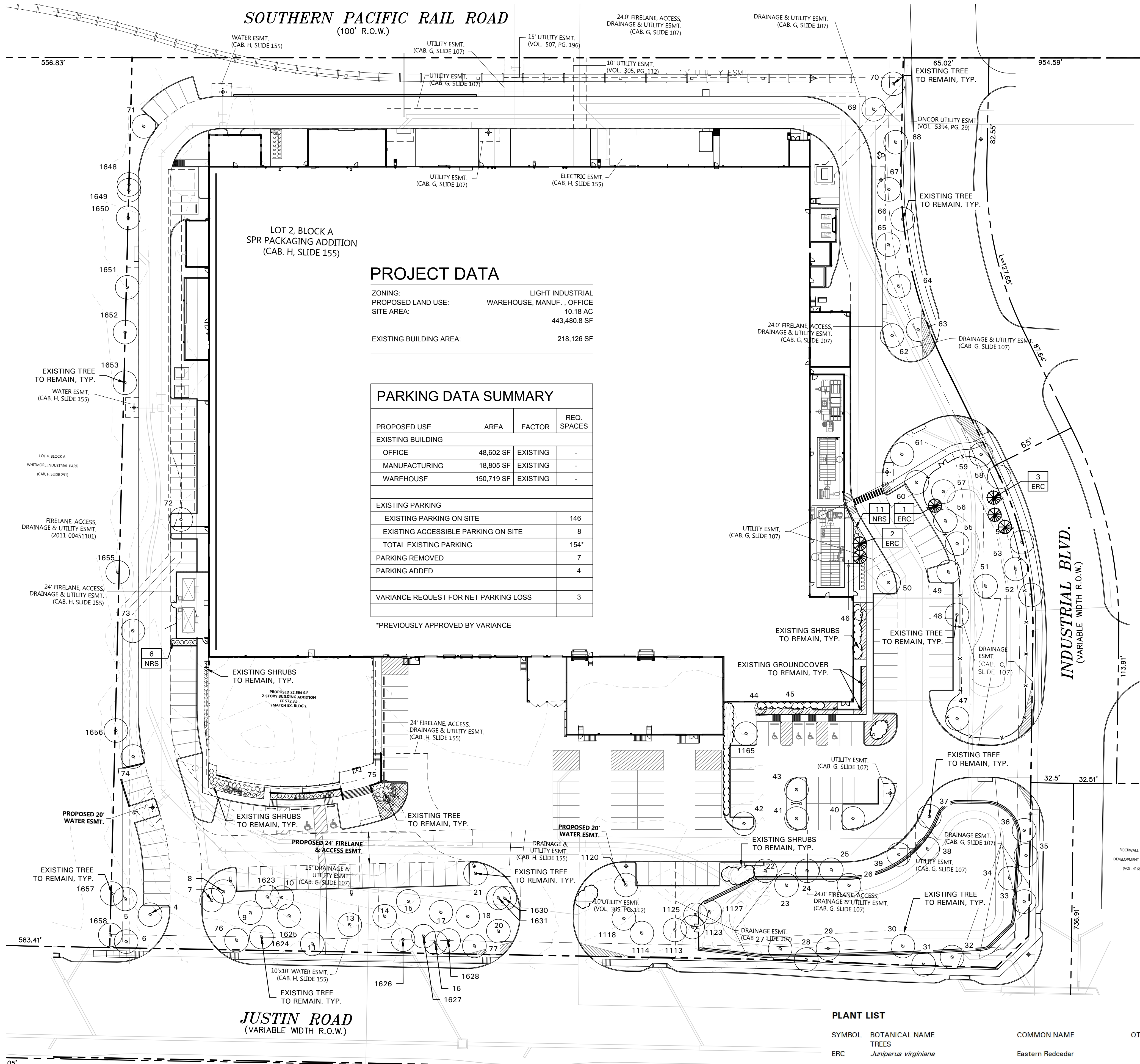
01/13/22

Pross design group, incorporated
 5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 • 972/789-1400

SPR PACKAGING
 OXIDIZER AND SOLVENT TANKS
 1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2162
 sheet
L1.01

SOUTHERN PACIFIC RAIL ROAD
(100' R.O.W.)



PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
EXISTING PARKING			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154*
PARKING REMOVED			7
PARKING ADDED			4
VARIANCE REQUEST FOR NET PARKING LOSS			3

*PREVIOUSLY APPROVED BY VARIANCE

LANDSCAPE NOTES

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

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

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

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 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.
- 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.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOOLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 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.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED 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

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

INDUSTRIAL BLVD.: 684 l.f.
Required (14) trees, 3" cal. Provided (14) existing trees, 4" cal. +

JUSTIN RD.: 671 l.f.
Required (14) trees, 3" cal. Provided (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 from a tree.

Total interior parking lot area: 47,761 s.f.
Total parking spaces: 127 spaces

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

SITE LANDSCAPING

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

Total site: 10.18 AC; 443,480 s.f.
Required 44,348 s.f. (10%) (44,348 s.f. (100%))
Provided 109,997 s.f. (25%) (76,646 s.f.)

DETENTION BASIN REQUIREMENTS

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

Dry Land Area: 26,232 s.f.
Required (35) trees
Provided (35) existing trees

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	6	6' ht.	B&B or container grown, full to base, 3' spread
NRS	SHRUBS/GROUND COVER <i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	17	7 gal.	container full to base, 36" ht., 36" o.c.

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.

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

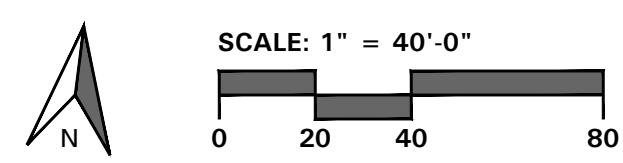
OWNER: ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

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

CASE NO: SP2022-XXX

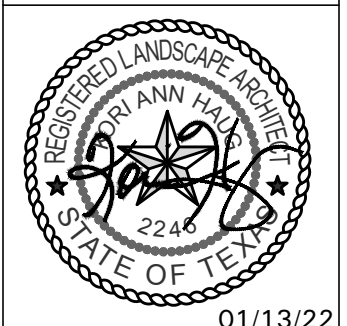
LANDSCAPE PLAN

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

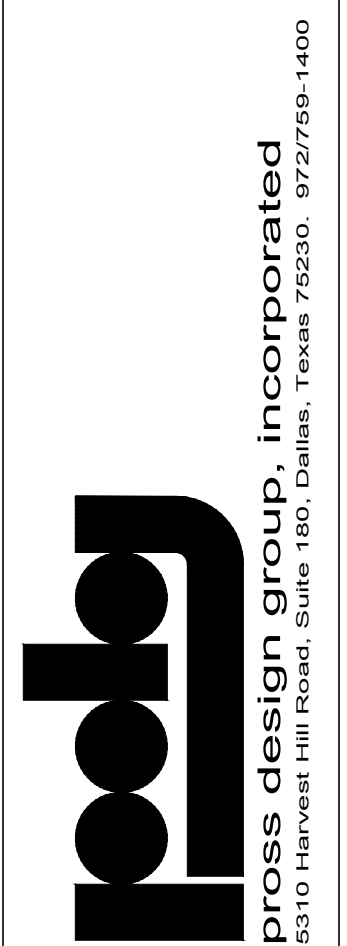


Drawn: TJM
Checked: CMC
Date: 01/13/22

#	DATE	DESCRIPTION



01/13/22



SPR PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2162
sheet
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