

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
BUILDING AREA:	188,516 SF
EXISTING BUILDING:	188,516 SF
OFFICE ADDITION:	
FIRST FLOOR:	11,628 SF
SECOND FLOOR:	10,936 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION:	7,046 SF

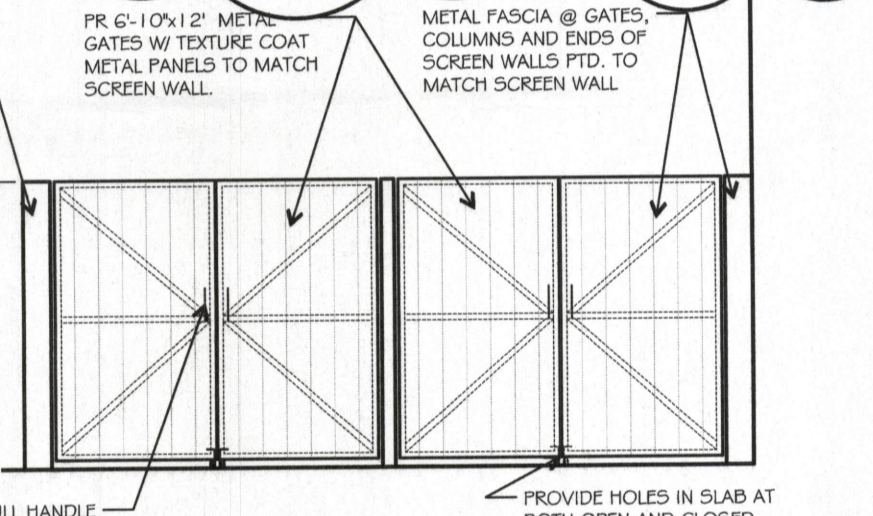
PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7

TOTALS			
- REQUIRED FOR ADDITIONS			82
- PROVIDED WITH ADDITIONS			54
TOTAL PARKING VARIANCE REQUESTED			28
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR OFFICE ADDITION			*4
- PROVIDED FOR OFFICE ADDITION			4

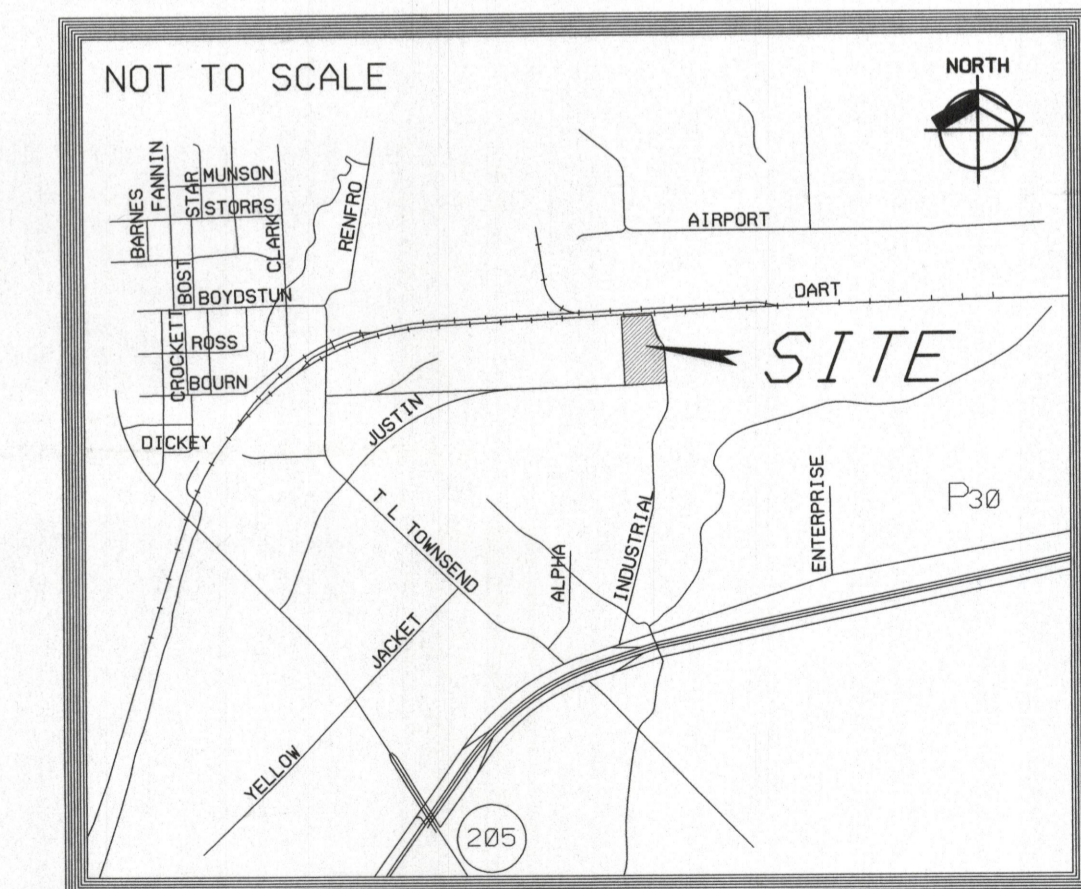
AMENDED SITE PLAN PARKING

TOTAL SITE PARKING FROM APPROVED SITE PLAN DATED 09/06/19	151 SPACES
TOTAL SITE PARKING FOR THIS AMENDED SITE PLAN	*154 SPACES
*ADDITIONAL PARKING ADDED AT MODIFIED WEST DRIVE PARKING AREA.	



2 COMPACTOR ENCLOSURE
SCALE: 1/8"-1'-0"

LOCATION MAP



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 27th day of March, 2020.

WITNESS OUR HANDS, this 6th day of May, 2020.

Planning & Zoning Commission, Chairman

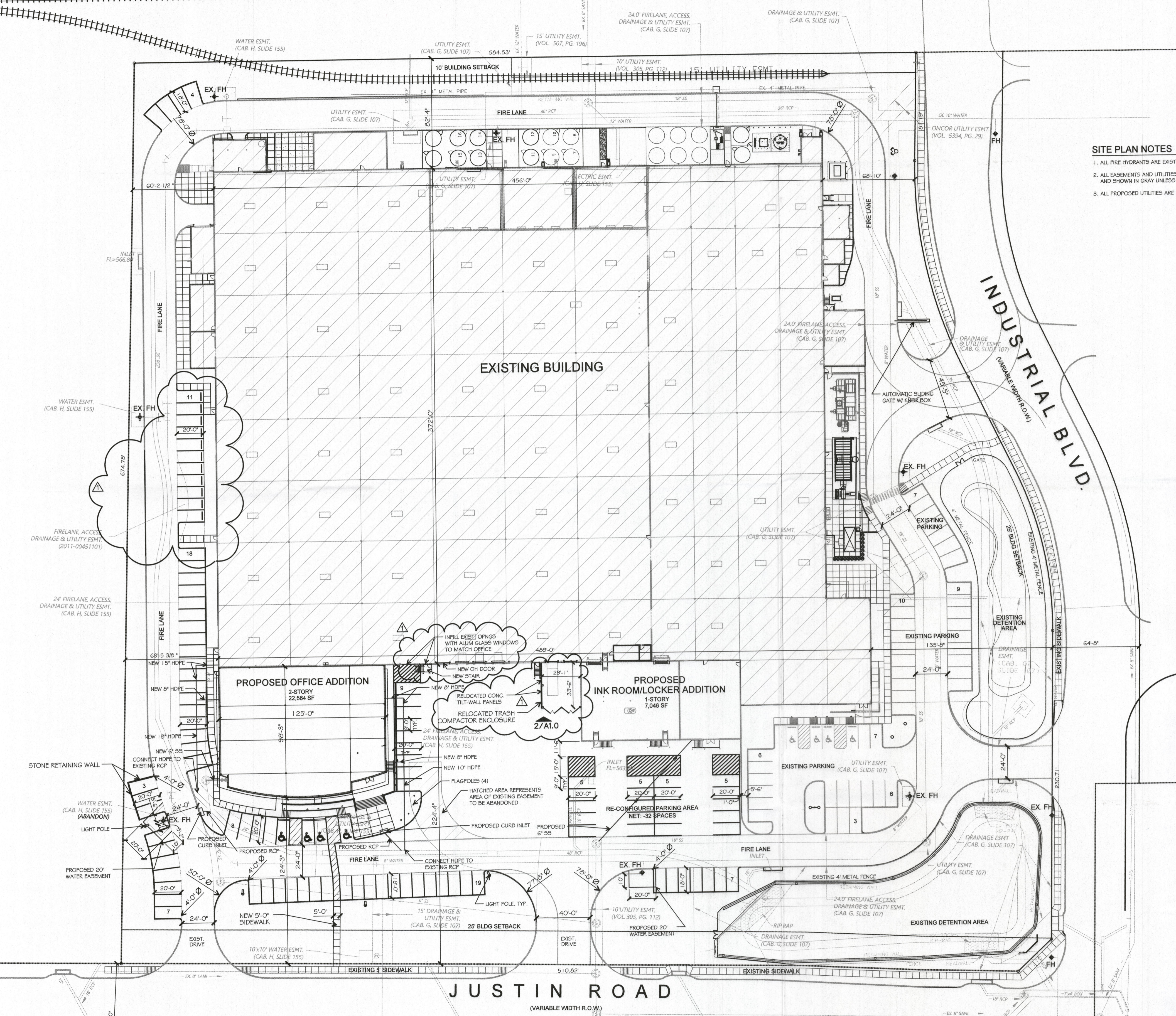
Director of Planning and Zoning

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

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

SITE PLAN NOTES

1. ALL FIRE HYDRANTS ARE EXISTING TO REMAIN.
2. ALL EASEMENTS AND UTILITIES ARE EXISTING AND SHOWN IN GRAY UNLESS NOTED OTHERWISE.
3. ALL PROPOSED UTILITIES ARE PRIVATE.

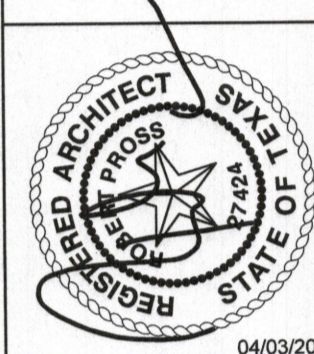


1 SITE PLAN
SCALE: 1"=40'-0"

© 2015 THIS DOCUMENT AND THE DESIGNS CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP.

drawn: DAM
checked: ROBERT PROSS
date: 09/06/19

#	DATE	DESCRIPTION
1	03/20/2020	AMENDED SITE PLAN SUBMITTAL



SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no: 1854
sheet: A1.0