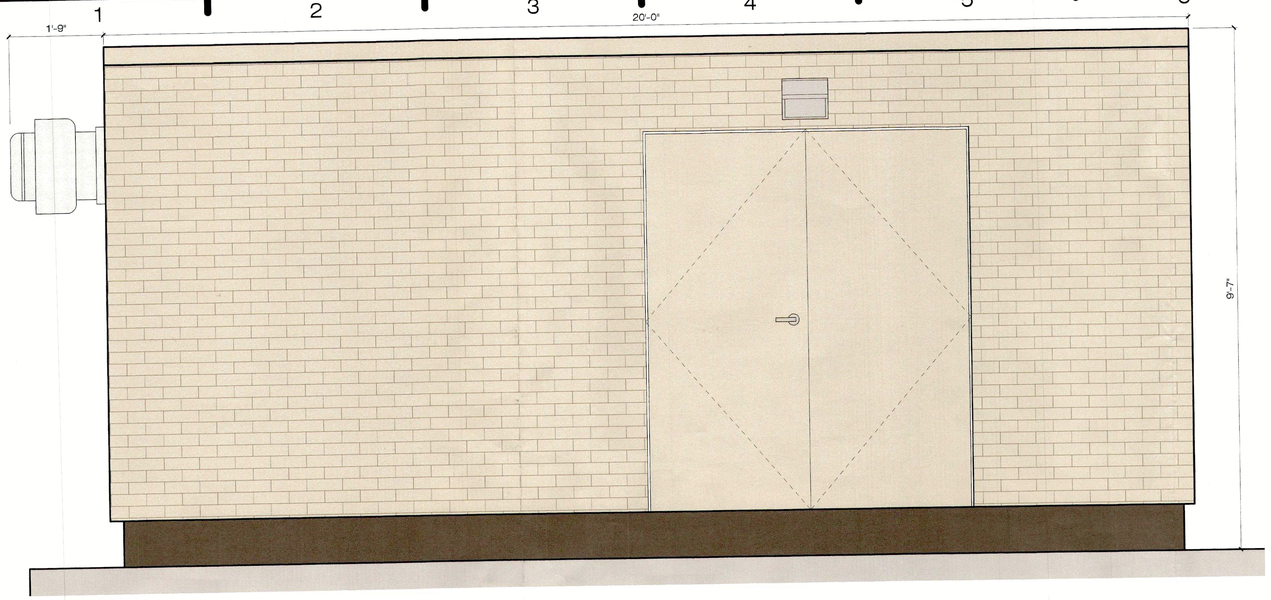
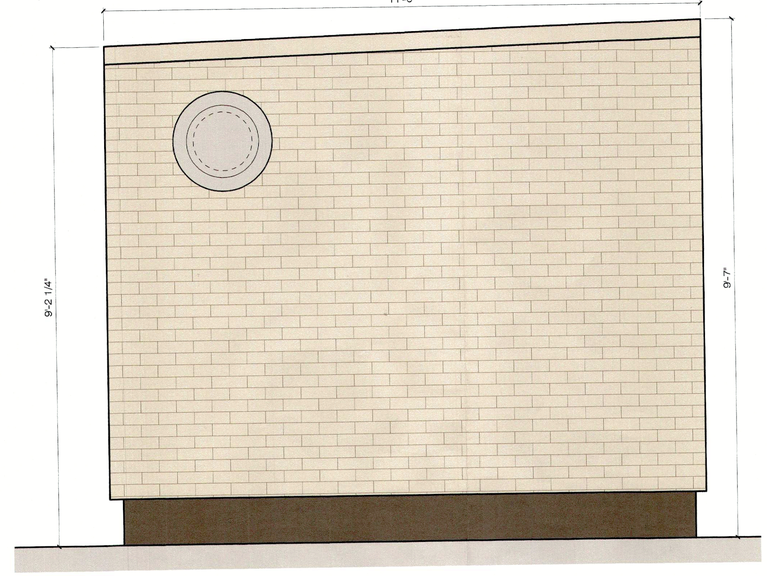
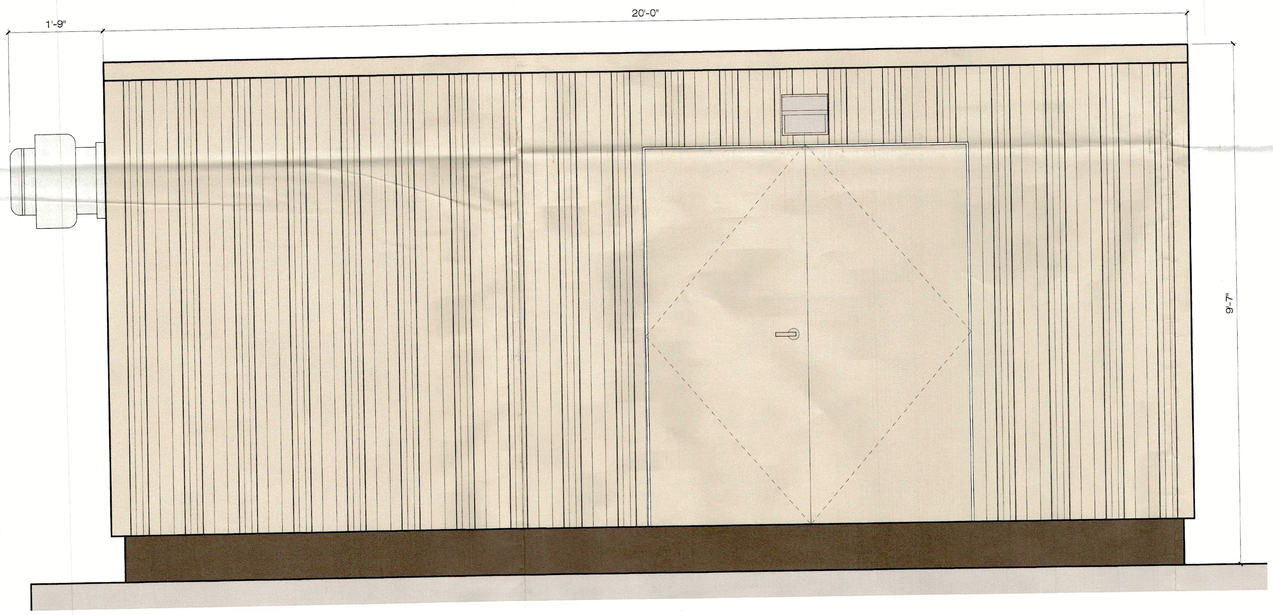


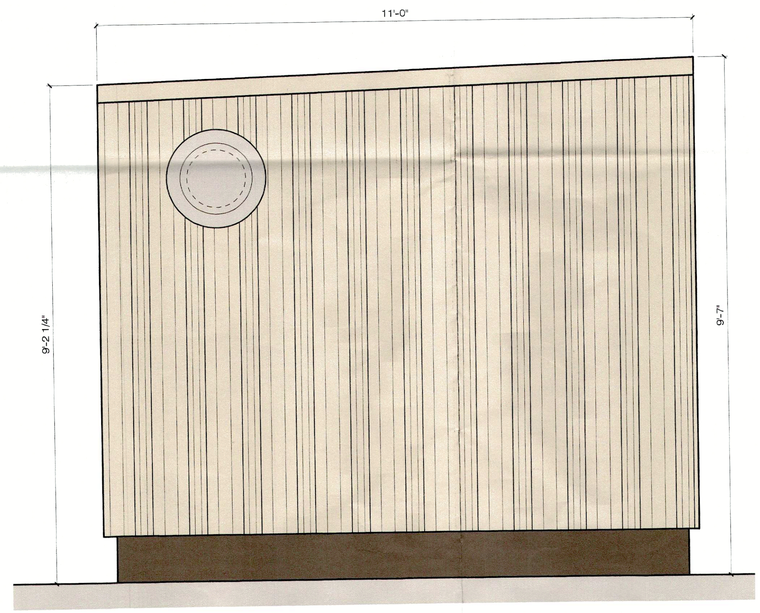
1D PUMP HOUSE - SOUTH ELEVATION - DESERT SAND TAN FIBERGLASS FAUX BRICK EXTERIOR (ABANDONED OPTION)
3/4" = 1'-0"



7D PUMP HOUSE - WEST ELEVATION - DESERT SAND TAN FIBERGLASS FAUX BRICK EXTERIOR (ABANDONED OPTION)
3/4" = 1'-0"



1G PUMP HOUSE - SOUTH ELEVATION - DESERT SAND TAN METAL R-PANEL EXTERIOR (NEW PROPOSED OPTION)
3/4" = 1'-0"



7G PUMP HOUSE - WEST ELEVATION - DESERT SAND TAN METAL R-PANEL EXTERIOR (NEW PROPOSED OPTION)
3/4" = 1'-0"

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 28th DAY OF November, 2023.

WITNESS OUR HANDS, THIS 28th DAY OF November, 2023.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DESIGN BUILDER:
HILL & WILKINSON
2703 TELECOM PARKWAY, SUITE 120
RICHARDSON, TEXAS 75082
214-299-4300

OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN RD.
ROCKWALL, TEXAS 75087
469-314-1600

CASE NO. SP2023-043

COMMERCIAL NEW
CONSTRUCTION PERMIT NO.
COM2023-1987

ARCHITECT:
MJDII ARCHITECTS, INC.
16775 ADDISON ROAD, SUITE 310
ADDISON, TEXAS 75001
972-630-6062

SPR DISTRIBUTION CENTER:
1200 E. WASHINGTON ST.
ROCKWALL, TX 75087
LOT 2, BLOCK 1
INDALLOY ADDITION
ROCKWALL COUNTY, TEXAS

RESUBMITTED 27 NOVEMBER 2023

MJDII ARCHITECTS, INC.
a ZENITH company
16775 Addison Road, Suite 310
Addison, Texas 75001
972.866.8600
www.mjdii.com
TBAE FIRM REGISTRATION # BR 885

HILL & WILKINSON GENERAL CONTRACTORS
DESIGN BUILDER
2703 TELECOM PARKWAY, SUITE 120
RICHARDSON, TEXAS 75082
214-299-4300

JQ shaping the built environment
STRUCTURAL ENGINEERING
100 GLASS STREET
DALLAS, TEXAS 75207
214-752-9098

Westwood
PARKWAY CENTRE 1
2901 DALLAS PARKWAY,
SUITE 400
PLANO, TEXAS 75093
214-473-4640

COOPER DESIGN WORKS
LANDSCAPE ARCHITECTURE . PLANNING . URBAN DESIGN
PO BOX 492 ROCKWALL TEXAS 75087 P 972.412.9519
cooperdesignworks.com

BH ENGINEERS, INC.
511 E. John Carpenter Fwy
Suite 250
Irving, TX 75062
ikorsh@bhengineers.com
Registration No. F1022
P 214.496.1420

PILLAR ELECTRIC GROUP
2703 TELECOM PARKWAY, SUITE 100
RICHARDSON, TEXAS 75082
469-277-4860

VENTURE MECHANICAL, INC.
MECHANICAL ENGINEER
1644 W CROSBY RD.
CARROLLTON, TEXAS 75006
P: 972.871.1300

#	DESCRIPTION	DATE

Seal:

REGISTERED ARCHITECT
BRENT NORTHINGTON
24144
STATE OF TEXAS

11/27/2023

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPLAINTS REGARDING THE PROFESSIONAL PRACTICE OF ARCHITECTURE PERTAINING TO ARCHITECTS IN TEXAS. THE BOARDS CURRENT ADDRESS, PHONE NUMBER AND WEBSITE ARE: www.tbae.state.tx.us PO BOX 12337 AUSTIN, TX 78711-2337 (512) 305-9020

SPR

1200 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087

SPR DISTRIBUTION CENTER

Drawn By:

Project Number: 22-0013-00

Date: 4/24/2023

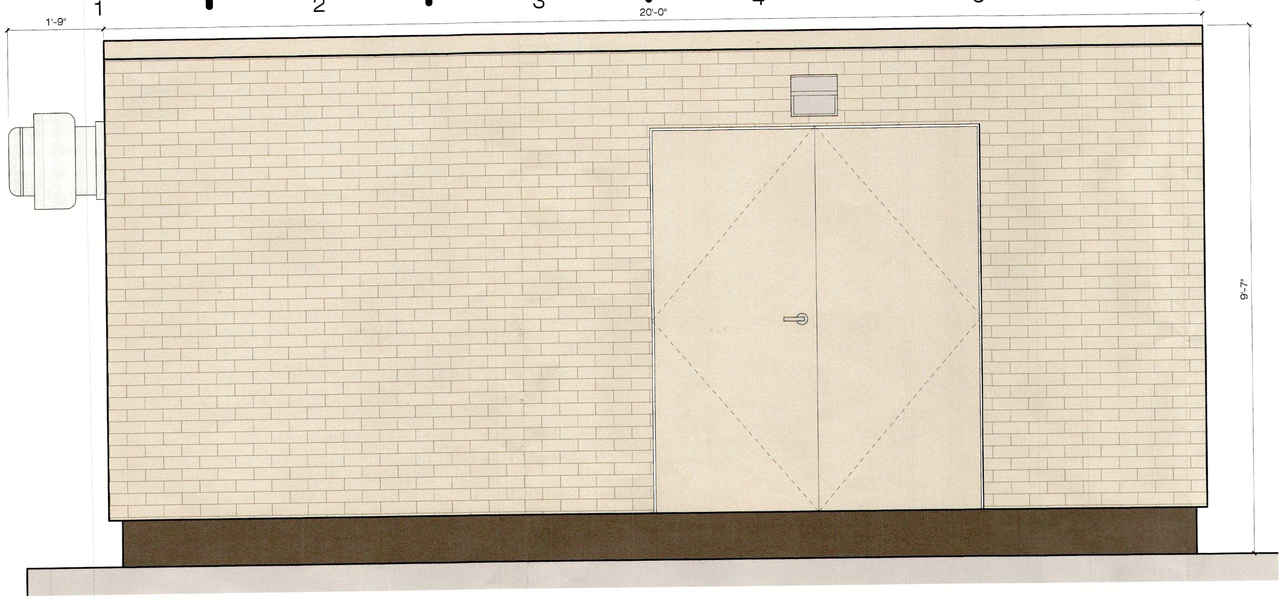
Issue: PERMIT / CONSTRUCTION

Approved By:

Sheet Number:

A1.04

PUMP HOUSE ELEVATIONS



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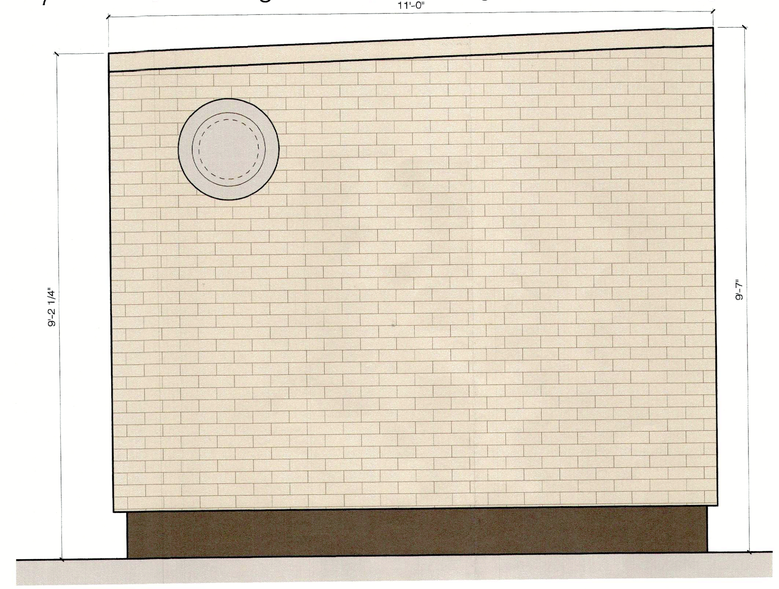
3/4" = 1'-0"



7D PUMP HOUSE - WEST ELEVATION - DESERT SAND TAN FIBERGLASS FAUX BRICK EXTERIOR (ABANDONED OPTION)
3/4" = 1'-0"

1G PUMP HOUSE - SOUTH ELEVATION - DESERT SAND TAN METAL R-PANEL EXTERIOR (NEW PROPOSED OPTION)
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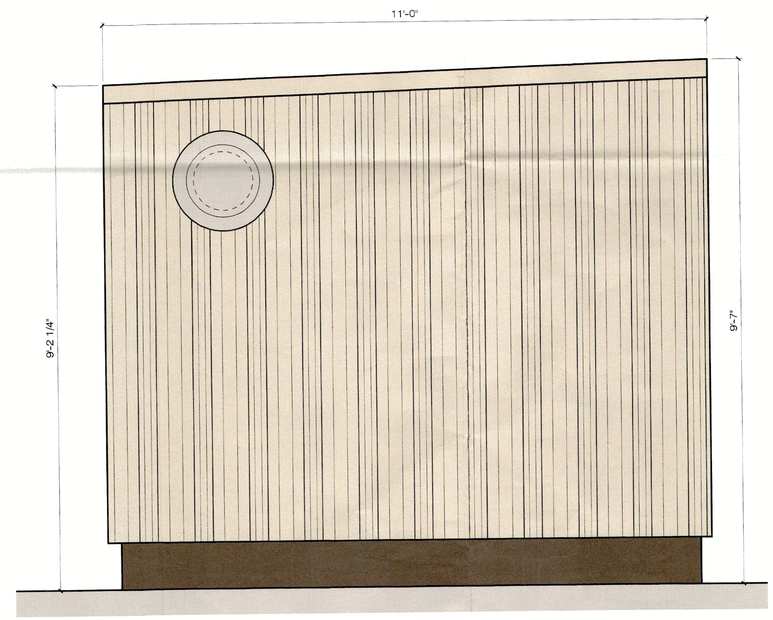

7G PUMP HOUSE - WEST ELEVATION - DESERT SAND TAN METAL R-PANEL EXTERIOR (NEW PROPOSED OPTION)
3/4" = 1'-0"

SIGNATURE BLOCK

APPROVED:

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WITNESS OUR HANDS, THIS 28th DAY OF November, 2023.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DESIGN BUILDER:
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2703 TELECOM PARKWAY, SUITE 120
RICHARDSON, TEXAS 75082
214-299-4300

OWNER:
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1480 JUSTIN RD.
ROCKWALL, TEXAS 75087
469-314-1600

CASE NO. SP2023-043

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RESUBMITTED 27 NOVEMBER 2023

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1644 W CROSBY RD.
CARROLLTON, TEXAS 75006
P: 972.871.1300

#	DESCRIPTION	DATE

Seal:

REGISTERED ARCHITECT
BRENT T. NORTHINGTON
24164
STATE OF TEXAS

11/27/2023

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SPR

1200 E. WASHINGTON ST.
ROCKWALL, TEXAS 75087

SPR DISTRIBUTION CENTER

Drawn By:	
Project Number:	22-0013-00
Date:	4/24/2023
Issue:	PERMIT / CONSTRUCTION
Approved By:	

Sheet Number:

A1.04

PUMP HOUSE
ELEVATIONS

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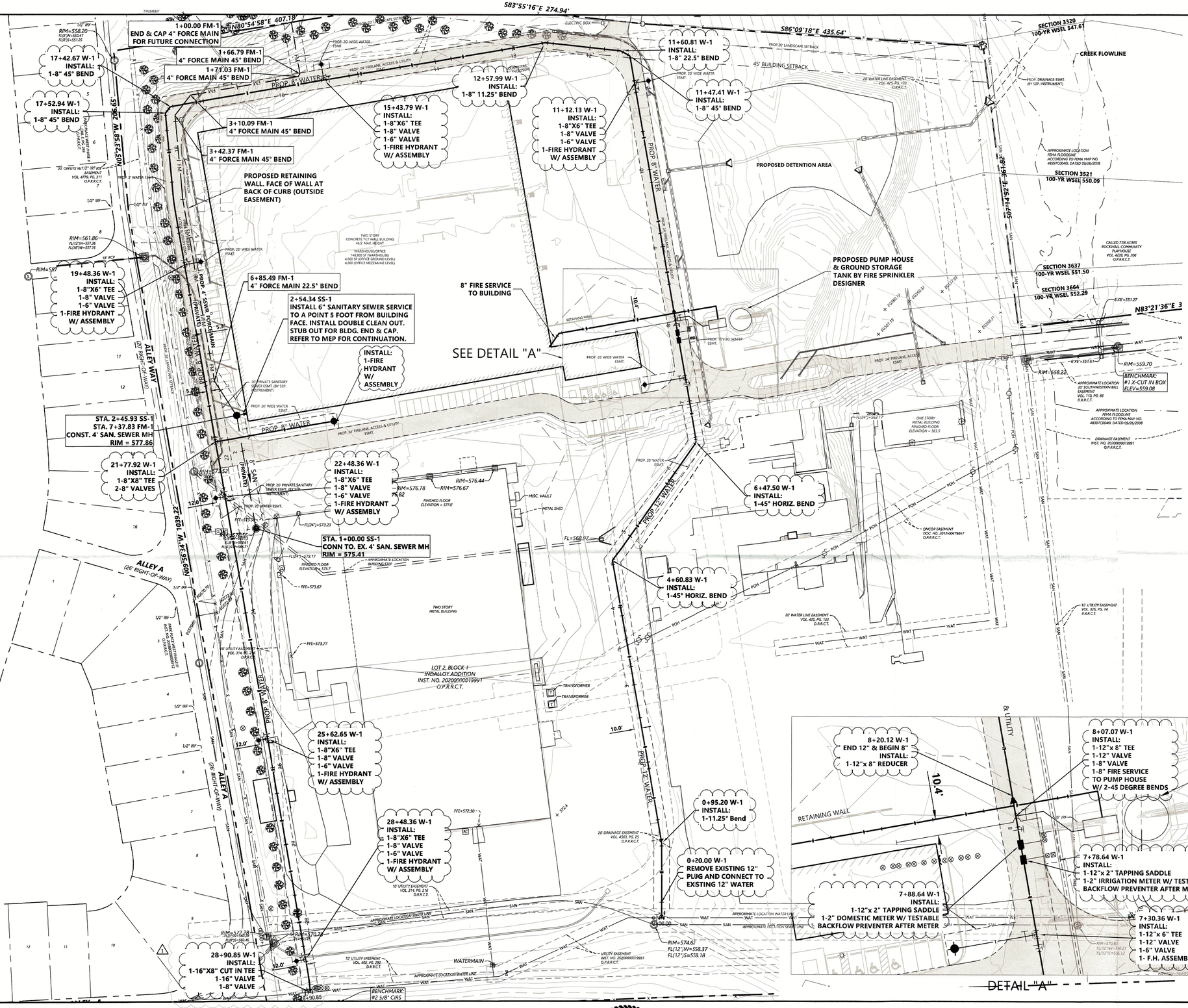
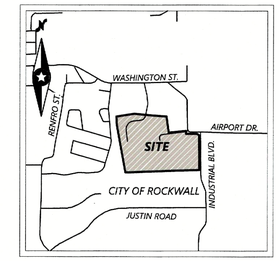


VICINITY MAP

(NOT TO SCALE)



GRAPHIC SCALE 1"=60'

60 0 60 120

LEGEND

- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER LINE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPT. CONNECTION
- PROPOSED WASTEWATER MAIN
- PROPOSED WASTEWATER MH
- PROPOSED CLEAN OUT
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

NEW WATER CROSSING OVER A NEW WASTEWATER LINE
ONE SEGMENT OF WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER LINE. THE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER LINE. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI @ 5.0% DEFLECTION. ALSO, THE WASTEWATER PIPE SHALL HAVE A PRESSURE RATING FOR BOTH PIPE AND JOINTS OF 150 PSI. IF THE PRESSURE RATING IS NOT MET, THE WASTEWATER LINE SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME - A MINIMUM OF 2.5 BAGS OF CEMENT/CY OF MIXTURE; THE CEMENT STABILIZED BEDDING SHALL BE A MINIMUM OF 6 INCHES ABOVE AND ONE QUARTER OF THE PIPE DIAMETER ON EITHER SIDE AND BELOW THE WASTEWATER PIPE, MINIMUM 4 INCHES) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

PROJECT CASE NUMBER: SP2023-043

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 28th DAY OF November, 2023.

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PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

N:\0036677.00\1 PROJECT DATA\DWG\CIVIL\0036677.00-UT.DWG

SPR DISTRIBUTION CENTER

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE:
VERTICAL SCALE:

INITIAL ISSUE:
REVISIONS:
1 08-31-2023 CITY COMMENTS

PREPARED FOR:

SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087

STATE OF TEXAS
ARLYN W. SAMUELSON
95877
LICENSED
PROFESSIONAL ENGINEER
08-18-2023

SPR DISTRIBUTION CENTER
ROCKWALL, TEXAS

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

UTILITY PLAN

PROJECT NUMBER: 0036677.00

SHEET NUMBER: 6.01

DATE: 08/19/22