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

☐ TREESCAPE PLAN

P&Z CASE #\$\\\ \@\\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	8/21/19	6.6 6.6	EDATE 9 (10	19	APPROVED	/DENIED
ARCHITECTURAL REVIEW BOARD DATE_	HPAB	DAT	TE	PARK BO	ARD 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  COLOR RENDERING			COPY OF ORE APPLICATION RECEIPT LOCATION M. HOA MAP PON MAP FLU MAP NEWSPAPER 500-FT. BUFF PROJECT REV STAFF REPOR CORRESPOND COPY-ALL PLACOPY-MARK-CITY COUNCIL MINUTES-LAS PLAT FILED D. CABINET # SLIDE #	PUBLIC NOT ER PUBLIC N IEW T DENCE ANS REQUIR UPS L MINUTES- GERFICHE ATE	TICE NOTICE ED LASERFICHE	_)
PLATTING APPLICATION	-	NO	TES:			_
☐ MASTER PLAT ☐ PRELIMINARY PLAT ☐ FINAL PLAT ☐ REPLAT		_				_
☐ ADMINISTRATIVE/MINOR PLAT ☐ VACATION PLAT ☐ LANDSCAPE PLAN		zoi	NING MAP UP	PDATED		



## **DEVELOPMENT APPLICATION**

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

**DEVELOPMENT APPLICATION \* CITY OF ROCKWALL** 

ST	AFF	USE	ONLY	

PLANNING & ZONING CASE NO.

SP2019-030

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

DIRECTOR OF PLANNING:

385 SOUTH GOLFAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7727

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

[ ] Preliminary Pl [ ] Final Plat (\$30 [ ] Replat (\$300.0 [ ] Amending or I	fon Fees: 100.00 + \$15.00 Acre) 1 at (\$200.00 + \$15.00 Acre) 1 100.00 + \$20.00 Acre) 1 100 + \$20.00 Acre) 1 Minor Plat (\$150.00) ment Request (\$100.00)	[ ] Specific U	nange (\$200.00 + \$15.00 Acre) 1 Use Permit (\$200.00 + \$15.00 Acre) 1 Opment Plans (\$200.00 + \$15.00 Acre) 1 Dation Fees:
	tion Fees: 0.00 + \$20.00 Acre) <sup>1</sup> Plan/Elevations/Landscaping Plan (\$100.00)	the per acre ar	ng the fee, please use the exact acreage when multiplying by mount. For requests on less than one acre, only the "base
[ A ] Amended Site	Plan/Elevations/Landscaping Plan (\$100.00)	fee" is required	d
PROPERTY INFO	DRMATION [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	n of Justin Rd. and	d Industrial Blvd.
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEAS	SE PRINT]	
Current Zoning			Warehouse, Manufacturing, Office
Proposed Zoning	u	Proposed Use	Warehouse, Manufacturing, Office
Acreage	10.1893 Lots [Current]		Lots [Proposed]
	lats: By checking the box at the left you agree to waive Local Government Code.	the statutory time	limit for plat approval in accordance with Section
OWNER/APPLIC	CANT/AGENT INFORMATION [PLEASE PRINT/O	CHECK THE PRIMARY	CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
[ ] Owner	Alvaplast US Development LLC (SPR Packaging)	[ ✓ ] Applicant	Pross Design Group
Contact Person	Carolina Molina	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	4697459231	Phone	9727591400
E-Mail	cmolina@sprpackaging.com	E-Mail	dmorales@pdgarch.net
Before me, the undersig	CATION [REQUIRED] gned authority, on this day personally appeared lication to be true and certified the following:	Movales	[Owner/Applicant Name] the undersigned, who stated th
the application fee of \$ , 20 19 . By signing the public. The City is	/to cover the cost of this application, has this application I agree that the City of Rockwall (i.e. "City") i	been paid to the City of s authorized and perm	ication; all information submitted herein is true and correct; and of Rockwall on this the 15th day of AUSUST nitted to provide information contained within this application at the in conjunction with this application of such reproduction.
	nd seal of office on this the 1574 day of 40605	T_, 20_19.	Notary ID #10652028 My Commission Expires August 5, 2021
	and for the State of Texas	DIO	My Commission Expires



# DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications

Jim Friske, Charter Communications

Dinah Wood, Atmos Randy Voight, Oncor Phillip Dickerson, Oncor Brian Duncan, AT&T Javier Fernandez, RISD Brenda Callaway, TXDOT

Stephen Geiger, Farmer's Electric Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering

John Shannon, Building Inspections

Ariana Hargrove, Fire Andy Hesser, Parks Andy Villarreal, Police

From: Planning & Zoning Department

Date: 8/16/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/23/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/27/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2019-030

Project Name: 1480 Justin Road

Project Type: SITE PLAN

Applicant Name: PROSS DESIGN GROUP

Owner Name: FLEXLAND, LP

**Project Description:** 



# **RECEIPT**

Project Number: SP2019-030 Job Address: 1480 JUSTIN RD ROCKWALL, TX 75087

Receipt Number: B86420 Printed: 8/21/2019 2:58 pm

Fee Description Account Number Fee Amount

SITE PLANNING

01-4280 \$ 100.00

Total Fees Paid:

Date Paid: 8/21/2019 12:00:00AM Paid By: PROSS DESIGN GROUP

Pay Method: CHECK 1 Received By: LM \$ 100.00





# 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.



# SPR OFFICE ADDITION SITE PLAN SUBMITTAL REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office for the Site Plan Submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a two-story 22,564 square foot Office Addition to the southwest corner of their current Office / Warehouse facility. In connection with this project, we request the following variances:

#### A. Off-Street Parking Requirements

1. Article VI, section 2.3 indicates that when a building is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. By this calculation, the proposed addition would require 75 spaces. Due to site constraints, only a total of 57 new parking spaces can be provided with this addition. However, a small project that will be completed in advance of this project will add 17 spaces while only requiring 9 spaces. Together, these two projects require 84 spaces and provide 74. The Owner feels that the total parking provided on-site (158 spaces) is adequate for their actual needs.

The Owner wishes to be granted a variance to reduce the required parking amount.

#### B. Construction Materials:

 In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to eliminate requirements for stone and masonry on the building facades and the 10% maximum of secondary materials based on Article V, Section 4.01.A.2 Exception.

## C. Building Articulation:

 In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to the requirements for Horizontal and Vertical Articulation of Facades. SPR Office Addition Requested Variances 08/14/19 Page 2

Although the Owner has requested these variances, it is their intent to provide a unique and aesthetically pleasing architectural design constructed of high-quality materials. Additionally, as a compensatory measure for not having the required parking amount, two (2) additional trees will be added to the landscaping fronting Justin Rd.

Sincerely,

David A. Morales Project Architect

DAM/cs

Attachments:

SCALE: 1"=40'-0"

# PROJECT DATA

WAREHOUSE, MANUF., OFFICE PROPOSED LAND USE: SITE AREA:

10.18 AC 443,480.8 SF

**BUILDING AREA: EXISTING BUILDING:** ADDITION FIRST FLOOR: ADDITION SECOND FLOOR:

188,516 SF 11,628 SF 10,936 SF

LIGHT INDUSTRIAL

PARKING DA	TA SUM	MARY	
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
TOTALS			
- REQUIRED FOR ADDIT	ION		75
- PROVIDED WITH ADDI	TION (NEW ONL	.Y)	57
TOTAL PARKING VARIA	NCE REQUESTE	ĒD	18
ACCESSIBLE PARKING RE	QUIREMENTS		
- REQUIRED FOR ADDIT	ION		*4
- PROVIDED FOR ADDIT	ION		4
*BASED ON NEW PLU THAT WILL BE ASSOC PARKING LOT SERVIN	IATED WITH TH	IE	•

# LEGEND

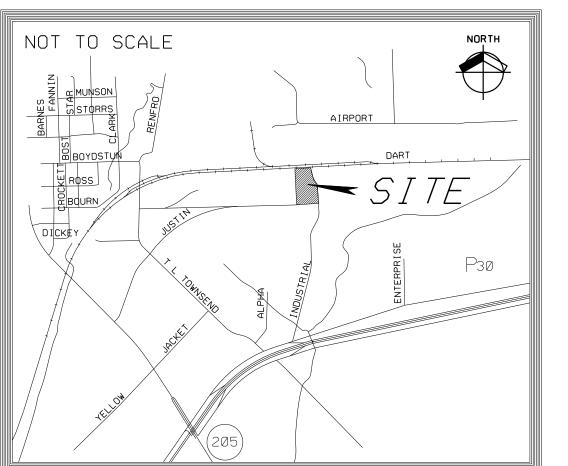


5" THICK, 3600 PSI CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C.E.W. OVER SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS



7" THICK, 3600 PSI CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C.E.W. OVER SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

# **LOCATION MAP**

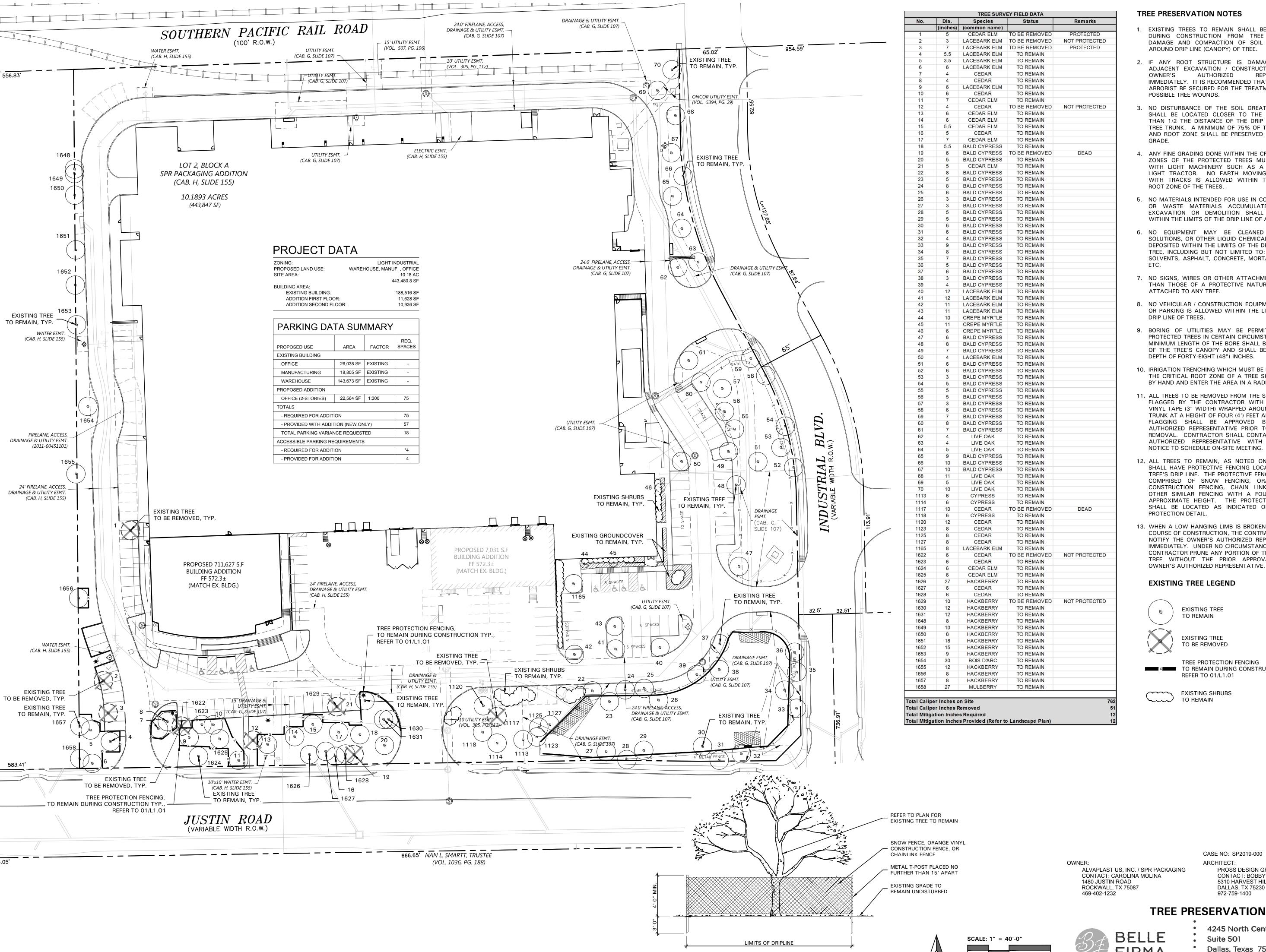


ALVAPLAST US, INC. / SPR PACKAGING CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469-402-1232

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

CASE NO: SP2019-000

job no sheet A1.0



1 TREE PROTECTIVE FENCING NOT TO SCALE

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
- 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

## **EXISTING TREE LEGEND**



TREE PROTECTION FENCING ■ TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

EXISTING SHRUBS TO REMAIN

CASE NO: SP2019-000

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

## TREE PRESERVATION PLAN

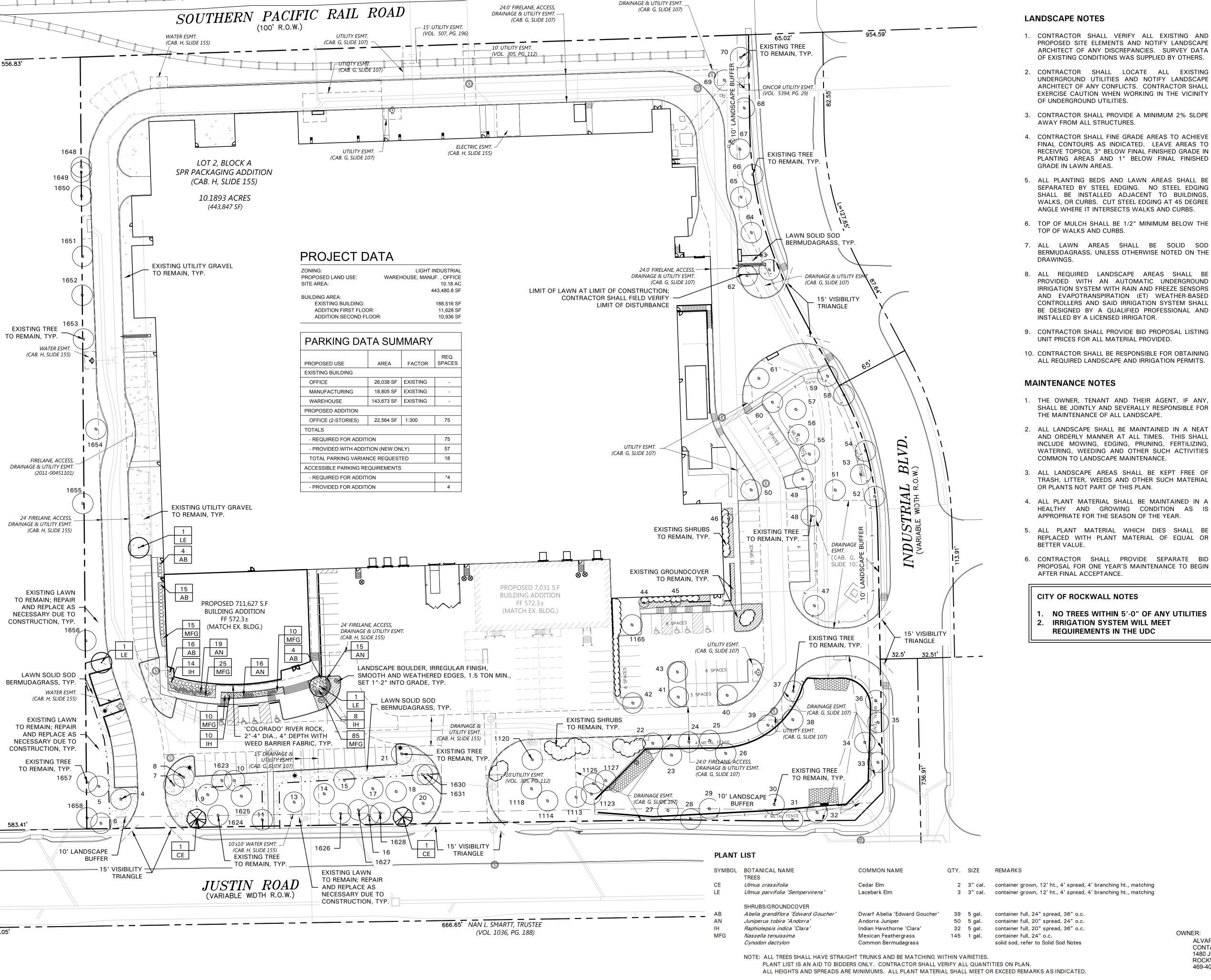


4245 North Central Expy Suite 501 Dallas, Texas 75205 • 214.865.7192 office





job no 1854 sheet



- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE
- 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
- 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

(2) trees, 3" cal. (12) 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: 42,134 s.f.

Total parking spaces: 105 spaces

Required 2,107 s.f. (5%) 6,346 s.f. (15%) (3) trees, 3" cal. (11) trees

## SITE LANDSCAPING

10% of the total site shall be landscaped for LIGHT INDUSTRIAL

(11) existing trees

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 115,268 s.f. (26%) 44,348 s.f. (10%) 44,348 s.f. (100%) 77,707 s.f.

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.

(35) trees (35) existing trees

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

## CASE NO: SP2019-000

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

## LANDSCAPE PLAN

972-759-1400

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job no 1854 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.
- 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.

a. Plants used for replacement shall be of the same size

- 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.

specified.

- 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
- 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.

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.

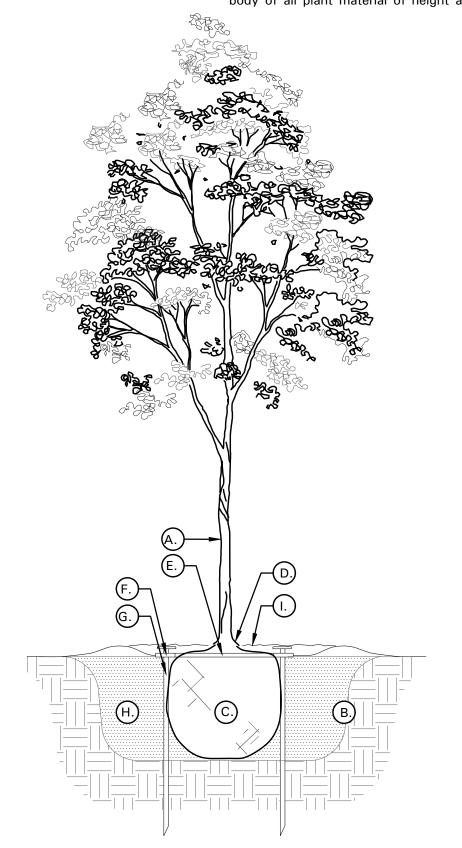
- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. 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
- 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.
- 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 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.
- SHOULD BE IN THE CENTER OF THE F. ROOT ANCHOR BY TREE STAKE

E. ROOTBALL ANCHOR RING: REFER TO

MANUFACTURER'S GUIDELINES FOR

SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK

SOLUTIONS. STAKE: REFER TO 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:

AVAILABLE FROM:

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

IS EXPRESSLY PROHIBITED.

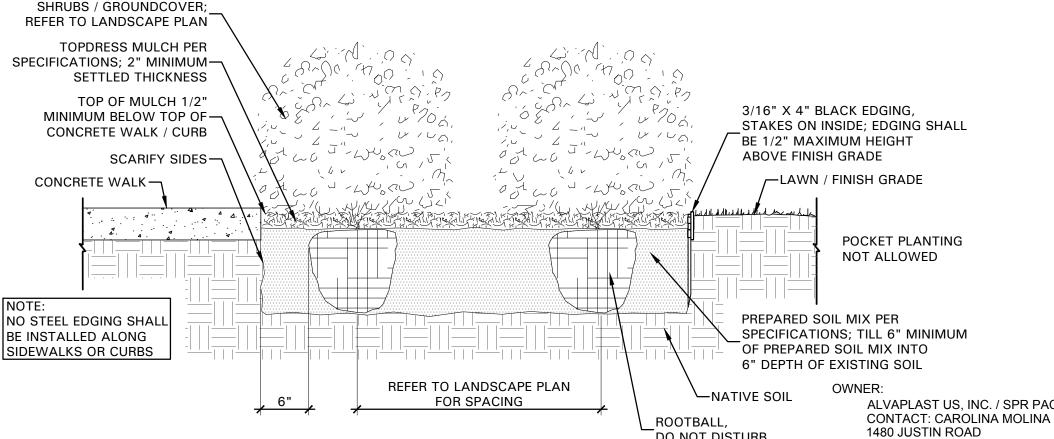
TREE STAKE SOLUTIONS 'SAFETY

STAKE' BELOW GROUND MODEL

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

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.



DO NOT DISTURB ROCKWALL, TX 75087 469-402-1232 O2 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

ALVAPLAST US, INC. / SPR PACKAGING

CASE NO: SP2019-000

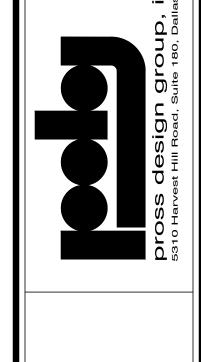
ARCHITECT: PROSS DESIGN GROUP, INC. CONTACT: BOBBY PROSS 5310 HARVEST HILL RD., SUITE 180 DALLAS, TX 75230 972-759-1400

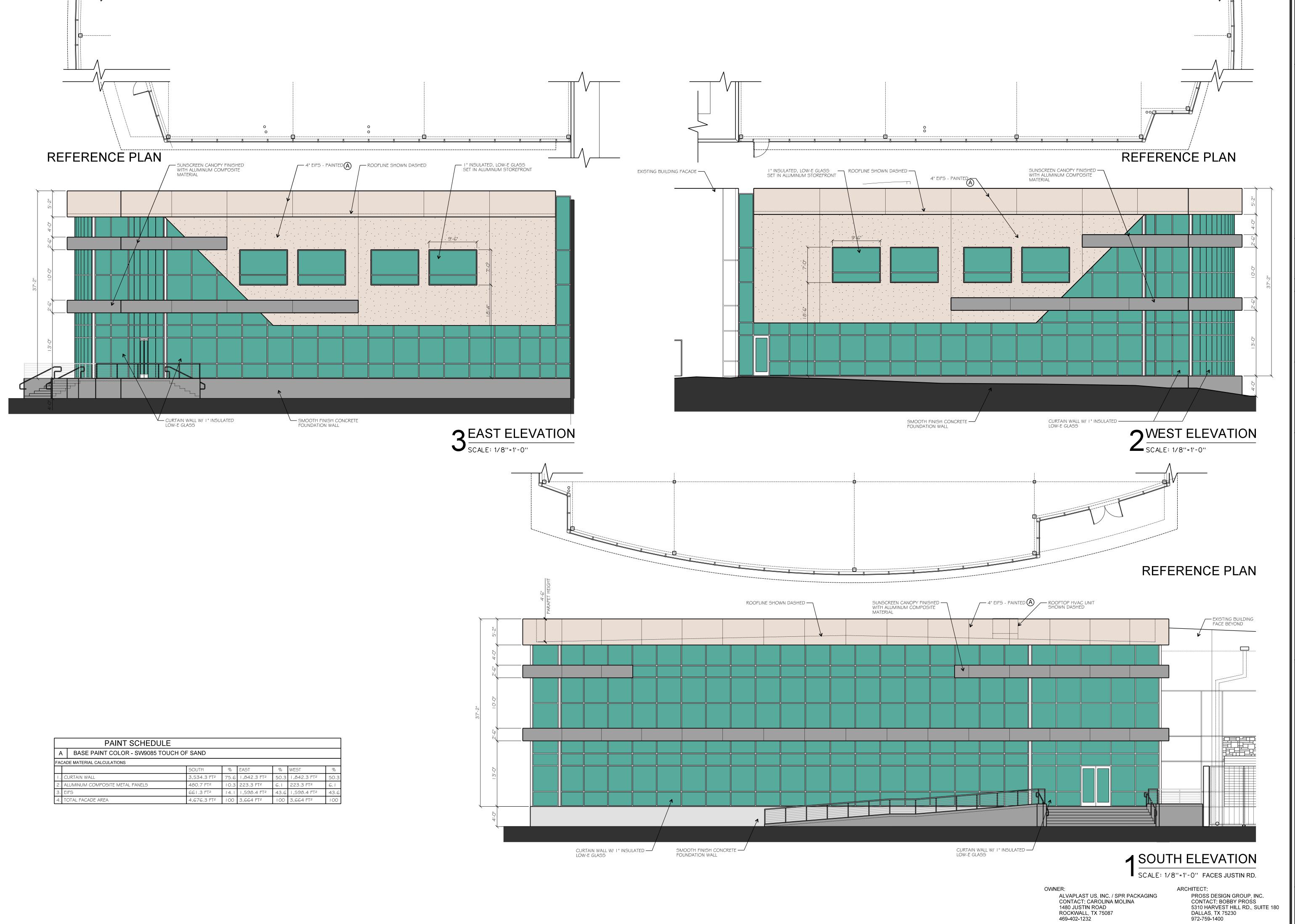
# LANDSCAPE SPECIFICATIONS



Suite 501 Dallas, Texas 75205 job no 1854 sheet

AND DETAILS 4245 North Central Expy • 214.865.7192 office





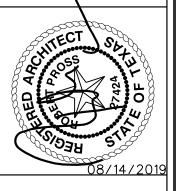
# DATE DESCRIPTION

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job no 1854 sheet **A3.0** 

CASE NO: SP2019-000

## **City of Rockwall**



LM

8/16/2019

#### **Project Plan Review History**

**Project Number** SP2019-030

**Project Name** 1480 Justin Road SITE PLAN

Subtype **AMENDING** Status Staff Review Owner FLEXLAND, LP

**Applicant** PROSS DESIGN GROUP **Applied Approved** 

Closed **Expired** Status

**Site Address** 

Type

City, State Zip

1480 JUSTIN RD ROCKWALL, TX 75087 Zoning

Subdivision

Tract

**Block** 

Lot No

**Parcel No** 

**General Plan** 

SPR PACKAGING 5045-000A-0001-00-0R 1 Α 1

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	8/16/2019	8/23/2019	8/20/2019	4 APPROVED	
ENGINEERING	JEREMY WHITE	8/16/2019	8/23/2019	8/22/2019	6 COMMENTS	See Comments

(8/22/2019 1:32 PM JMW)

- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9'
- Must show all existing and proposed utilities.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- For 3,600 psi concrete to be 6.5 sack/cy hand pour, and 6.0 sack/cy machine pour.
- Trash/Dumpster enclosure area to drain to oil/water separator, then to drain to storm sewer system.
- Must meet all City Standards of Design and Construction.

FIRE	Kevin Clark	8/16/2019	3/23/2019	8/22/2019	6	APPROVED	
GIS	Lance Singleton	8/16/2019	3/23/2019	8/22/2019	6	APPROVED	
PLANNING	David Gonzales	8/16/2019	3/23/2019	8/21/2019	5	COMMENTS	See comments

(8/21/2019 7:46 PM DG)

SP2019-030; Amended Site Plan for SPR Packaging

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road.
- 1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.
- M.3 For reference, include the case number (SP2019-030) in the lower right-hand corner of all pages on future submittals.
- I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC); including the District Development Standards, of Article V, that are applicable to the subject property.
- 1.5 Please note that the property will require a replat prior to the issuance of a building permit

M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

- 1) Please provide a label to the parking count for the ten(10) spaces adjacent to the western portion of the proposed addition
- 2) Please remove the Legend that includes the concrete pavement thickness. This is to be determined by the engineering department during the civil submittal process and is not considered for review during this site plan process.
- 3) The proposed relocated dumpster enclosure is facing Justin Road According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the buildings and shall not front onto a public right-of-way. Please reposition the dumpsterenclosure so that it is not visible from public right-of-way or provide a screening plan showing how the proposed dumpster enclosure can be screened utilizing landscaping.
- 4) Parking for an office use requires a minimum of one (1) parking space per 300-SF (i.e. 1:300 SF) of gross floor area. The proposed 22,564 SF addition requires a minimum of 75 parking spaces. Approval of a variance to Section 5, Off-Street Parking Requirements, of Article VI, Parking and Loading is required by the Planning and Zoning Commission.
- M.7 Dumpster Enclosure. According to Subsection 1.05, District Development Standards, of Article V, District Development Standards, of the UDC, trash/recycling enclosures shall be four (4) sided and 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. Please provide the required detail
- M.8 Building Elevations. According to Subsection 5.02, of the General Industrial District Standards, of Article V, District Development Standards, of the UDC, requires a minimum of 20% stone (i.e. natural or synthetic/cultured) on all building façades. In this case, the construction of the addition does not include stone on any façade. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board(ARB).

M.9 Building Elevations. According to Subsection 5.02, General Industrial District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 90% primary materials and ten (10) percent secondary materials. In this case, the construction of the addition exceeds the maximum 10% secondary materials on all façades by incorporating EIFS and Aluminum Composite Material(ACM) panels. The south facing façade will be composed of 14.1% EIFS & 10.3% ACM, east façade is 43.6% EIFS &6.1% ACM, and the west façade is 43.6% EIFS & 6.1% ACM materials. This will

Project Reviews.rpt Page 2 of 4

require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board(ARB).

- M.10 Building Elevations. Please review the articulation formulas contained in Section 5.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- M.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:
- 1) Indicate all HVAC units on the building elevations so that staff can ensure that they meet the screening requirements dictated by the UDQSubsection. 1.05.C.3; Art. V; UDC). Only one (1) unit appears to be drawn in. Is this the only RTU for the addition?
- 2) Please provide a detail for the EIFS, the plan indicates "4" EFIS". Is this stucco?
- M.12 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:
- 1) Please use a lighter gray scale to distinguish between the existing landscaping and the new landscape materials to be added
- M.13 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, the director of planning and zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this article, or forward any recommendations to the planning and zoning commission. As part of the treescape plan review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees. The planning and zoning commission will review and approve or disapprove the treescape plan. The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted.
- M.14 Photometric Plan. According to Section 3.3, Minimum Requirements, of Article VII, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. In this case, the submitted photometric plan conforms to the requirements of the UDC.
- M.15 Based on the submittal staff has identified the following variances
- 1) Building Materials. The proposed addition exceeds the maximum permitted percentage of secondary materials and does not include a minimum of 20% stone.
- 2) Building Articulation. The proposed addition does not meet the articulation standards established by the UDC
- Dumpster Enclosure. The proposed relocation of the dumpster enclosure faces a public street.

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two(2) compensatory measures that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval

I.16 Please note that failure to address all comments provided by staff by5:00 PM on September 4, 2019 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.

Project Reviews.rpt Page 3 of 4

I.17 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that isrequested Revisions for this case will be due on September 4, 2019; however, it is encouraged for applicants to submit revisions as soor as possible to give staff ample time to review the case prior to the September 10, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on August 27, 2019.

I.18 The Architectural Review Board (ARB) meeting will be held on August 27, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will forward a recommendation to the Planning and Zoning Commission.

I.19 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

Project Reviews.rpt Page 4 of 4

# PROJECT DATA

PROPOSED LAND USE: SITE AREA:

LIGHT INDUSTRIAL WAREHOUSE, MANUF., OFFICE 10.18 AC

**BUILDING AREA: EXISTING BUILDING: ADDITION FIRST FLOOR:** ADDITION SECOND FLOOR:

188,516 SF 11,628 SF 10,936 SF

443,480.8 SF

			REC
PROPOSED USE	AREA	FACTOR	SPAC
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
TOTALS	•		
- REQUIRED FOR ADDIT	TON		75
- PROVIDED WITH ADDI	TION (NEW ONL	.Y)	57
TOTAL PARKING VARIA	NCE REQUESTE	D	18
ACCESSIBLE PARKING RE	QUIREMENTS		•
- REQUIRED FOR ADDIT	TON		*4
- PROVIDED FOR ADDIT	ION		4

- 4% Engineering Fees.
- All parking to be 20'x9'
- Must show all existing and proposed utilities.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- For 3,600 psi concrete to be 6.5 sack/cy hand pour, and 6.0 sack/cy machine pour.
- Trash/Dumpster enclosure area to drain to oil/water separator, then to drain to storm sewer system.
- Must meet all City Standards of Design and Construction.

# **LEGEND**

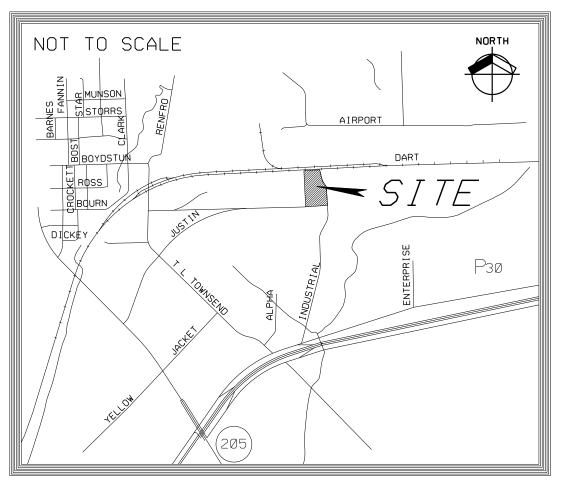


5" THICK, 3600 PSI CONCRETE PAVEMENT W/#3 BARS AT 18" O.C.E.W. OVER SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS



7" THICK, 3600 PSI CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C.E.W. OVER SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

# **LOCATION MAP**



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

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

CASE NO: SP2019-000

job no sheet

A1.0







# 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.



SCALE: 1"=40'-0"

# PROJECT DATA

WAREHOUSE, MANUF., OFFICE PROPOSED LAND USE: SITE AREA:

10.18 AC 443,480.8 SF

**BUILDING AREA: EXISTING BUILDING:** ADDITION FIRST FLOOR: ADDITION SECOND FLOOR:

188,516 SF 11,628 SF 10,936 SF

LIGHT INDUSTRIAL

PARKING DA	TA SUM	MARY	
PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
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PROPOSED ADDITION			
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ACCESSIBLE PARKING RE	QUIREMENTS		
- REQUIRED FOR ADDIT	ION		*4
- PROVIDED FOR ADDIT	ION		4
*BASED ON NEW PLU THAT WILL BE ASSOC PARKING LOT SERVIN	IATED WITH TH	IE	•

# LEGEND

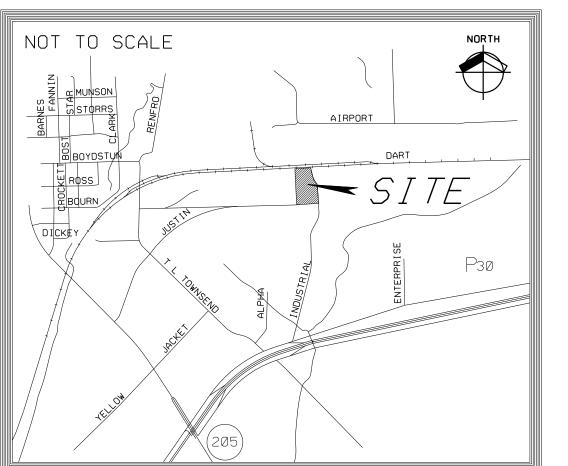


5" THICK, 3600 PSI CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C.E.W. OVER SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS



7" THICK, 3600 PSI CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C.E.W. OVER SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

# **LOCATION MAP**

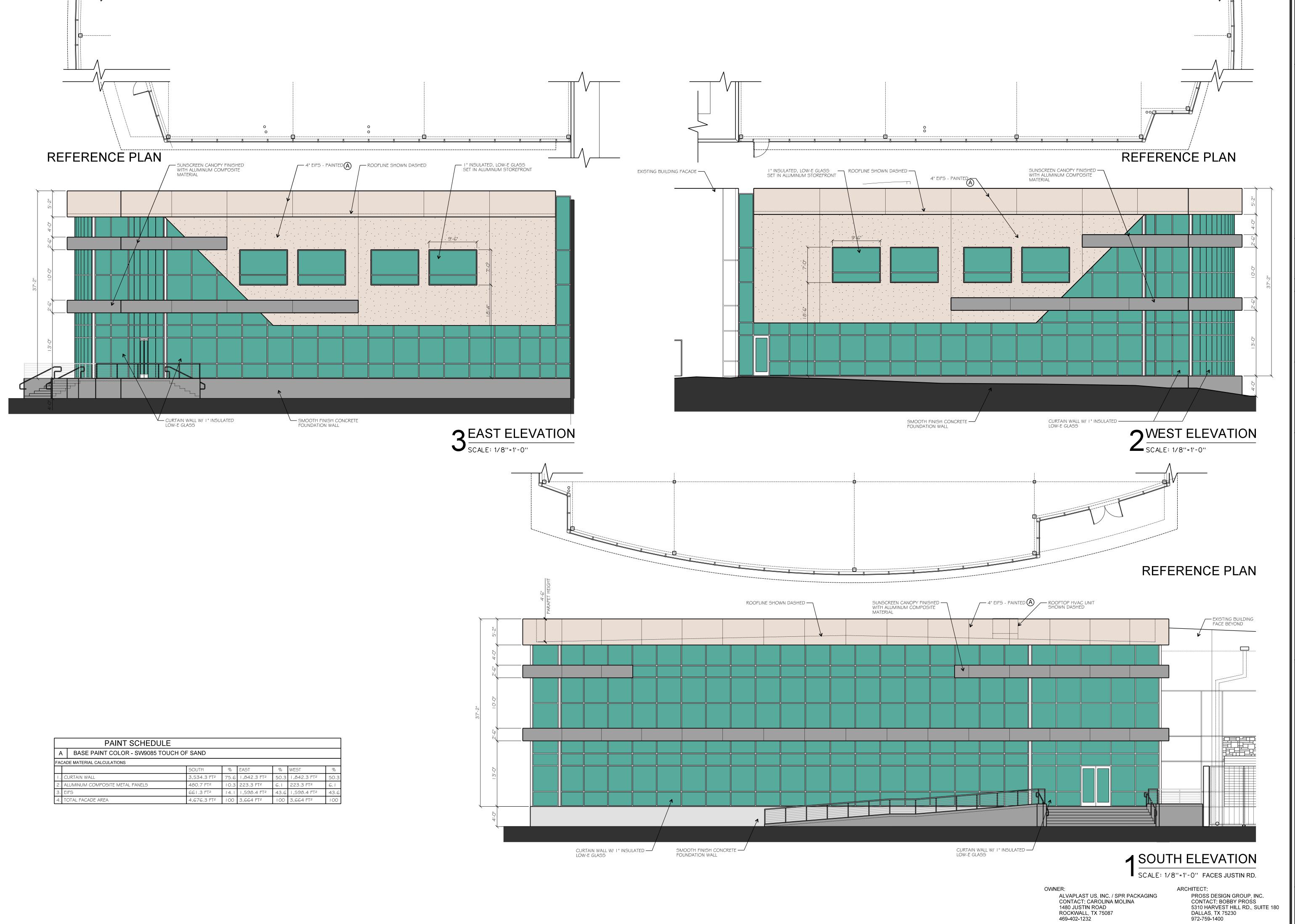


ALVAPLAST US, INC. / SPR PACKAGING CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD ROCKWALL, TX 75087 469-402-1232

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

CASE NO: SP2019-000

job no sheet A1.0



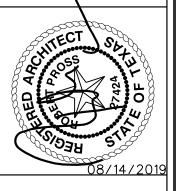
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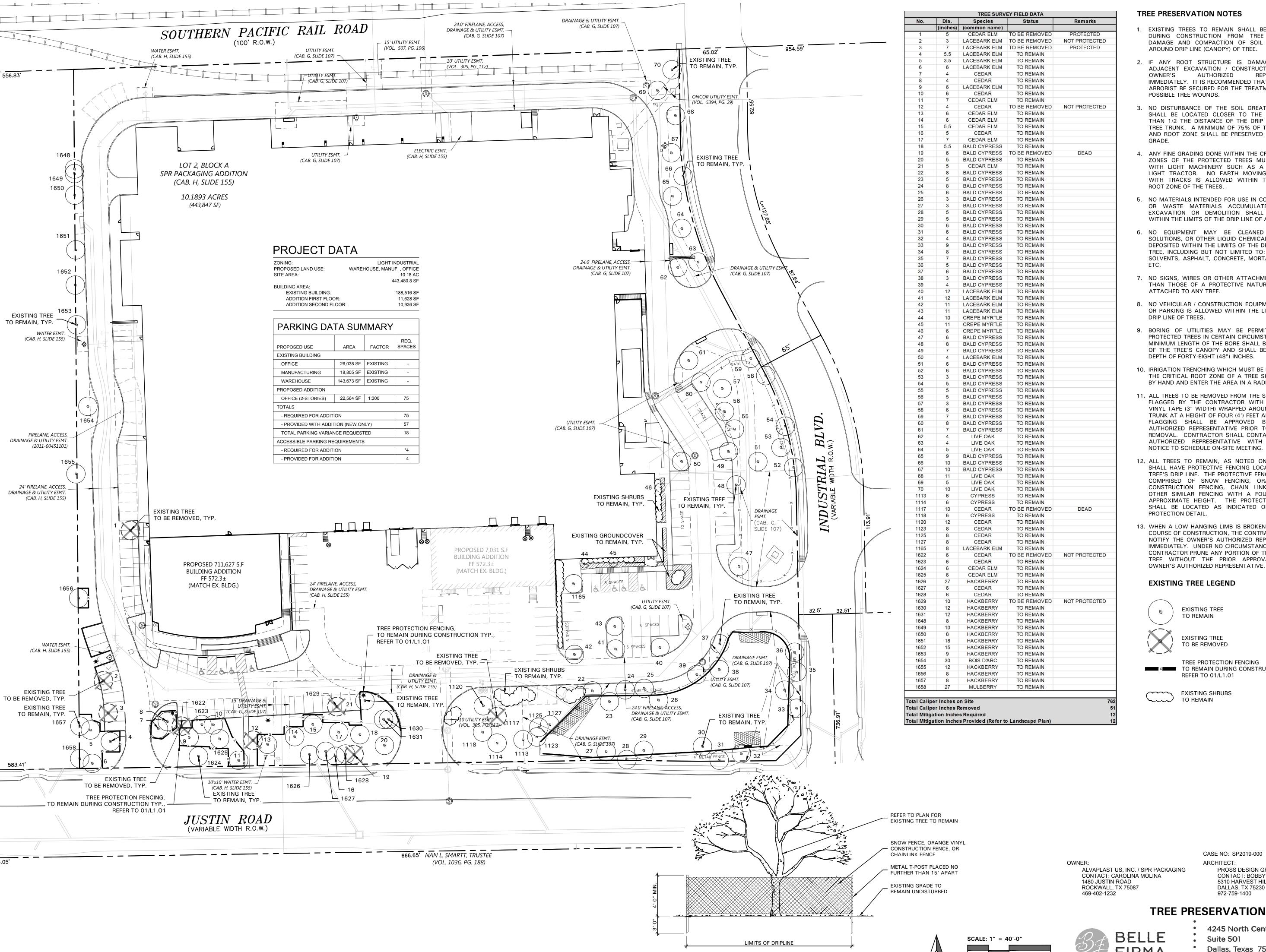


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CASE NO: SP2019-000



1 TREE PROTECTIVE FENCING NOT TO SCALE

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
- 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

## **EXISTING TREE LEGEND**



TREE PROTECTION FENCING ■ TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

EXISTING SHRUBS TO REMAIN

CASE NO: SP2019-000

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

## TREE PRESERVATION PLAN

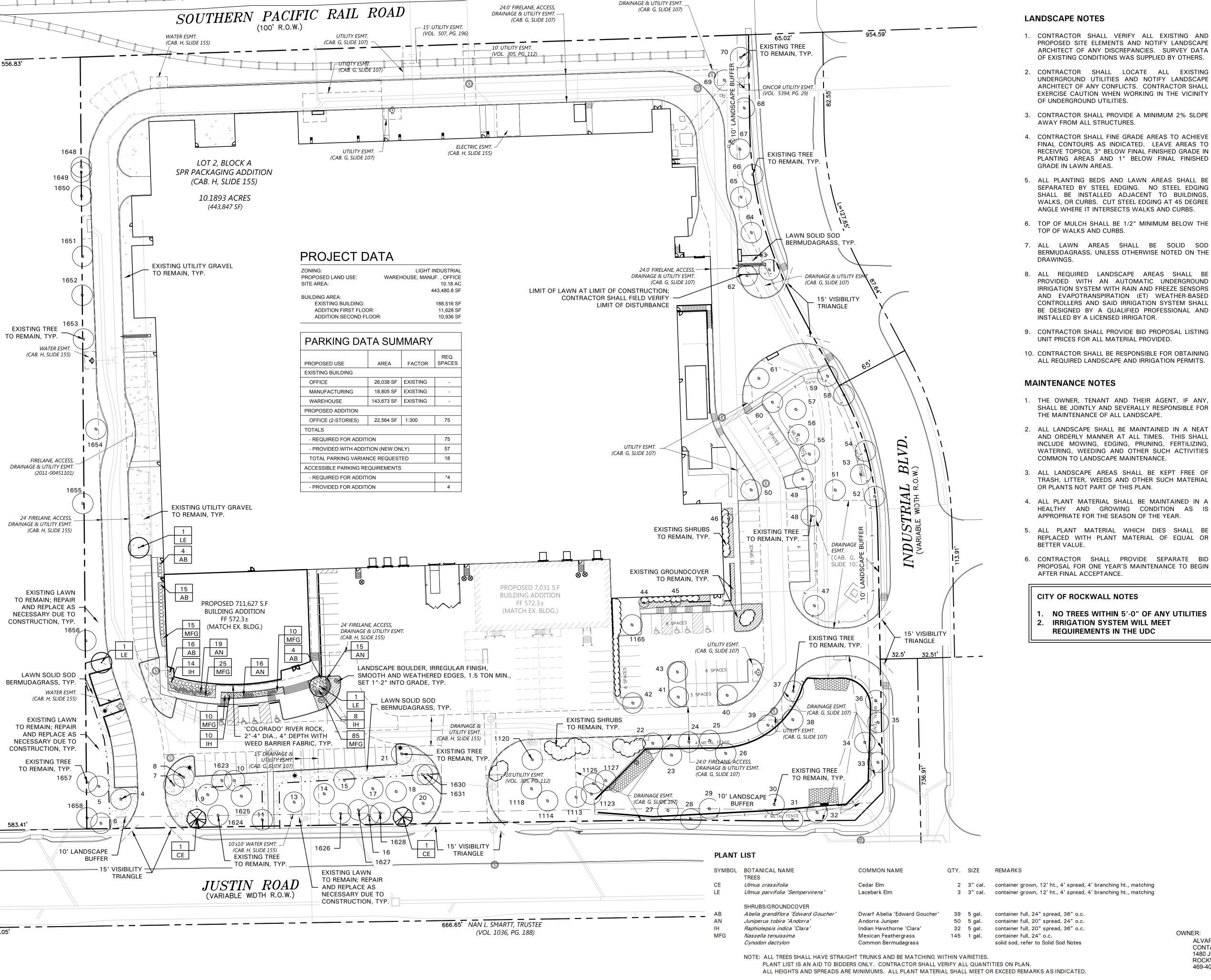


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job no 1854 sheet



- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE
- 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
- 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

(2) trees, 3" cal. (12) 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: 42,134 s.f.

Total parking spaces: 105 spaces

Required

2,107 s.f. (5%) 6,346 s.f. (15%) (3) trees, 3" cal. (11) trees (11) 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

115,268 s.f. (26%) 44,348 s.f. (10%) 44,348 s.f. (100%) 77,707 s.f.

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.

(35) trees (35) existing trees

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

## CASE NO: SP2019-000

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

## LANDSCAPE PLAN

4245 North Central Expy Dallas, Texas 75205



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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.
- 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.

a. Plants used for replacement shall be of the same size

- 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.

specified.

- 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
- 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.

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

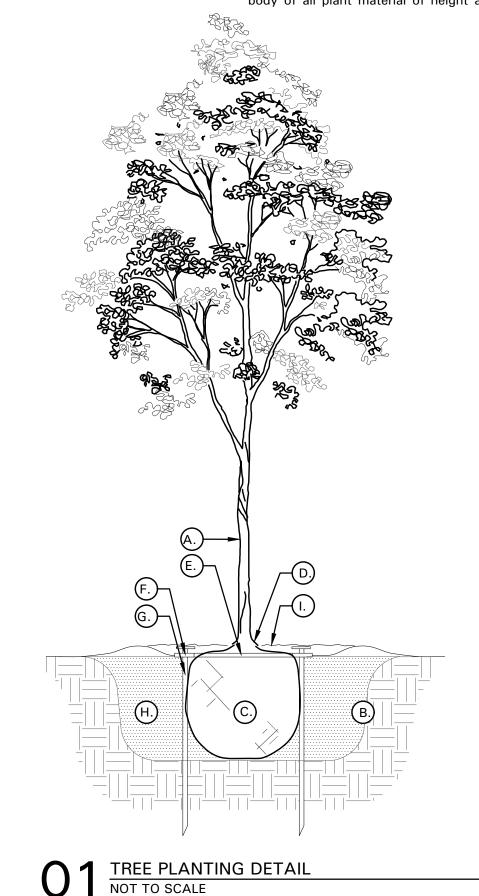
- pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth. . Shrub 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
- 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.
- 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.
- SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE

F. ROOT ANCHOR BY TREE STAKE

E. ROOTBALL ANCHOR RING: REFER TO

MANUFACTURER'S GUIDELINES FOR

SOLUTIONS. STAKE: REFER TO 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

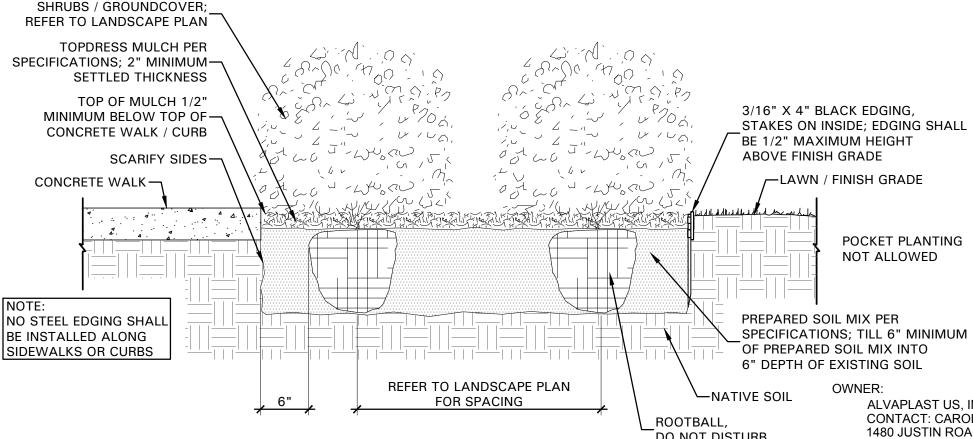
(903) 676-6143

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.



O2 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

ALVAPLAST US, INC. / SPR PACKAGING CONTACT: CAROLINA MOLINA 1480 JUSTIN ROAD DO NOT DISTURB ROCKWALL, TX 75087 469-402-1232

CASE NO: SP2019-000 ARCHITECT:

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

# LANDSCAPE SPECIFICATIONS

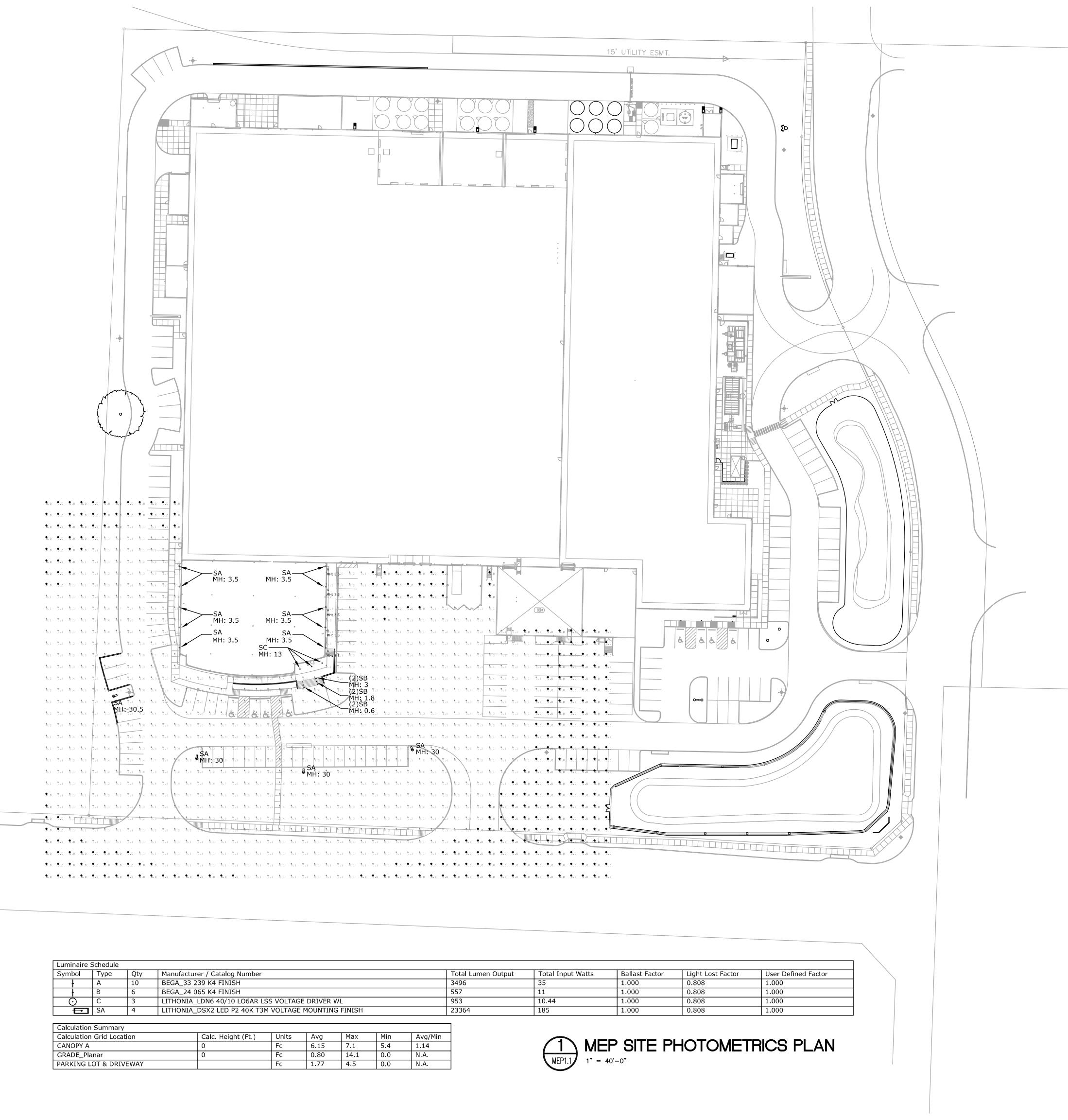


AND DETAILS 4245 North Central Expy Suite 501 Dallas, Texas 75205 • 214.865.7192 office

job no 1854 sheet







# PROJECT DATA

PROPOSED LAND USE: SITE AREA:

LIGHT INDUSTRIAL WAREHOUSE, MANUF., OFFICE 10.18 AC

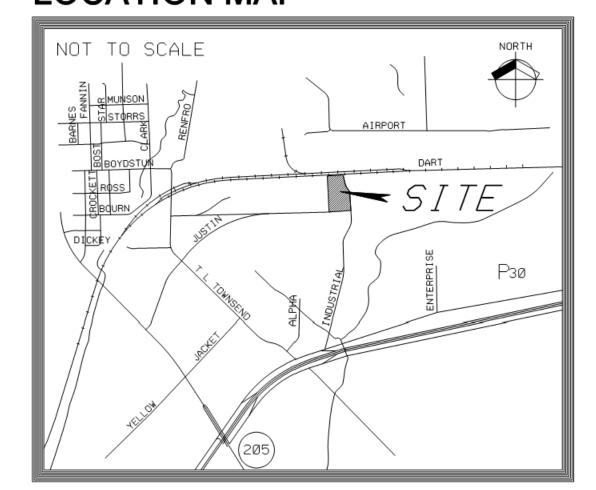
BUILDING AREA: EXISTING BUILDING: ADDITION FIRST FLOOR:

ADDITION SECOND FLOOR:

188,516 SF 11,628 SF 10,936 SF

443,480.8 SF

# **LOCATION MAP**



ALVAPLAST US, INC. / SPR PACKAGING CONTACT: CAROLINA MOLINA

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

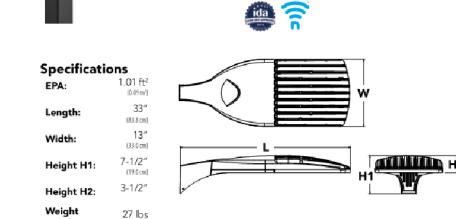


Addison, Texas 75001 214.217.9500 v 214.217.9505 f TBPE Firm Registration No. 2234 193029.000 DBR Project Number KR DY/HP DS NB -

job no 1854 sheet

1480 JUSTIN ROAD ROCKWALL, TX 75087 469-402-1232

CASE NO: SP2019-000

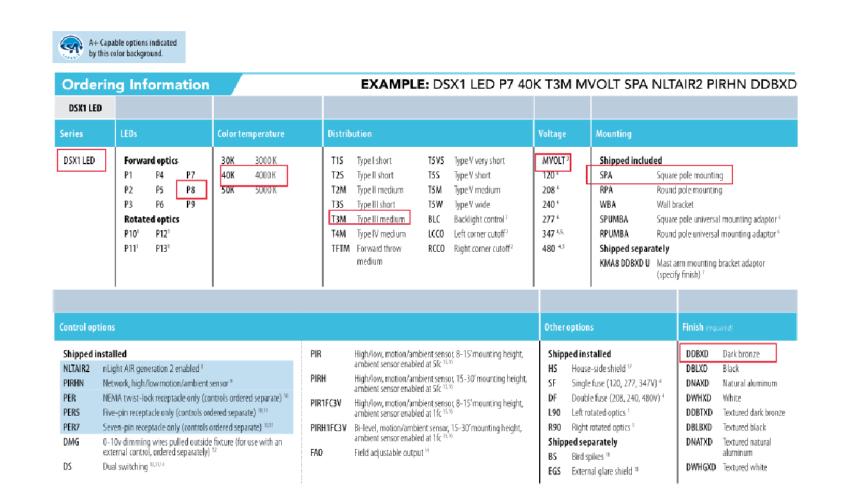


# MTD ON 28' POLE w 30" BASE

## Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.





Performance Data

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Elect	rical Load						
	Performance Package	LED Count	Drive Current	Wattage	120	208	2

	Lumen Multiplier
'F	1.04
F	1.04
F	1.03
F	1.02
F	1.01
F	1.00
F	0.99
F	0.98
°F	0.97

rojected LED Lumen Maintenance
ta references the extrapolated performance projections for the platforms noted in a 25°C anbient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0.40°C (32-104°F).

		Hours	PU	men Ma	intenance F	acto
	0			decide being and or only	1.00	
	25,000	)			0.96	
50,000		0.92				
100,000		0			0.85	

	25,000	)			0.96	
		0.92 0.85				
	100,000					
		Motion Ser	isor Default Se	ettings		
Option	Dimmed State	High Level (when triggered)	Phototæll Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10\ (100%) Cutput	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Cutput	Enabled @ 1FC	5 min	3 sec	5 min

	Package	LED Count	Current	Wattage	120	208	240	277	347	48
	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.1
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.1
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.2
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.2
Forward Optics (Non-Rotated)	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.2
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.3
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.4
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.5
	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.2
Rotated Optics	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.:
(Requires L90 or R90)	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.4
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.4

Controls Options								
Nomenclature	Descripton	Functionality	Primary control device	Notes				
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows thelumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads				
DS	Drivers wired irdependantly for 50/50 luminsire operation	The luminare is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.				
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire				
PIR or PIRH	Motion sensors with integral photocell. PIRfor 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.				
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and amtient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissions from the ground using the CIAIRity Pro app.				

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DSX1-LED Rev. 12/18/18 Page 4 of 8



DSHORT SBK U Shorting cap 19

DSX1HS 30C U House-side shield for P1, P2, P3, P4 and P5<sup>17</sup>

DSX1HS 60C U House-side shield for P8, P9, P10, P11 and P12<sup>17</sup> PUMBA DDBXD U\* Square and round pole universal mounting bracket (specify finish)<sup>20</sup>

KMA8 DDBXD U Mait arm mounting bracket adaptor (specify finish) 6

**HANDHOLE ORIENTATION** 

DSX1HS 40C U House-side shield for P6 and P717

NOTES
1 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
2 Not available with HS. Accessories Ordered and shipped separately. DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) 19 DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) 15 DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) 19

3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
5 Not available in P1 or P10.

1 Universal mounts of both

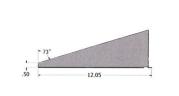
Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.

Must order fixture with SPA option. Must be ordered as a separate accessory, see Accessories information. For use with 2-3/8" mast arm (not included).

Must be ordered with PIRHM. Sensor cover available only in dark bionze, black, white and natural aluminum colors. 9 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link. 10 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included. 11 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. 12 Provides 50/50/future operation via (2) independent drivers. Not available with FER, PERS, PER7, PIR or PRH. Not available P1, P2, P3, P4 or P5. 13 Requires (2) separately switched circuits with isolated neutrol. See Outdoor Control Technical Guide for details. 14 Reference Motion Sensor table on page 4.

15 Reference controls options table on page 4 to see functionality. 16 Not available with other dimming controls options
17 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory, see Accessories information. 19 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
20 For retrofit use only. For more control options, visit DTL and ROAM online.

EGS - External Glare Shield





		-		<b>L</b>	-1-	Y	-1-
Mounting Option	Drilling Template	Single	2 @ 180	2@90	3@90	3 @ 120	4@90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8 Drilling Template	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
	Drilling Template		M	inimum Accep	table Outside Po	ole Dimension	
Drill Nomenclature		2-7/8"					DM49AS 3.5"
	Drilling Template		M	inimum Accep	table Outside Po	ole Dimension	
SPA	Drilling Template #8	2-7/8"	M 2-7/8"	inimum Accep	stable Outside Po	ole Dimension 3"	3.5"



Performance Data

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DSX1-LED

Page 1 of 8

Rev. 12/18/18

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Lumen values are from photomic tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for

4 0 2 109 21,527 5 0 3 108 21,386

LCCO 13,735 2 0 3 66 14,795 2 0 4 71 14,983 2 0 4 72

RCCO 13,735 2 0 3 66 14,795 2 0 4 71 14,983 2 0 4 72

RCCO 13,735 2 0 3 66 14,795 2 0 4 71 14,983 2 0 4 72

143 22,575 3 1 0 3 106 27,551 3 1 0 3 106 27,551 3 1 0 3 11,00 27,551

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DSX1-LED Rev. 12/18/18 Page 2 of 8

DSX1-LED

Rev. 12/18/18

Page 6 of 8

19,290

15,806 11,761

0 3 118 21,799 0 3 117 21,656

3 0 4 106 27,522 3 0 4 114 27,871 3 0 4 116

3 0 4 104 26,997 3 0 4 112 27,339 3 0 4 113 3 0 4 106 27,580 3 0 4 114 27,929 3 0 4 116

0 1 110 28,684 5 0 1 119 29,047 5 0 1 121 0 2 111 28,707 5 0 2 119 29,070 5 0 2 121

3 0 4 106 27,597 3 0 4 115 27,946

0 4 110 28,447 5 0 4 118 28,807 0 3 87 22,612 2 0 3 94 22,898 0 4 65 16,825 2 0 4 70 17,038 0 4 65 16,825 2 0 4 70 17,038

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To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

4 3 2 1 0 1 2 3 4 🝵

4 3 2 1 0 1 2 3 4

4 3 2 1 0 1 2 3 4

Rev. 12/18/18 Page 3 of 8

## **4** Capable Luminaire

A LITHONIA

hotometric Diagrams

4 3 2 1 0 1 2 3 4

4 3 2 1 0 1 2 3 4 🖺

0.1 fc

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

4 3 2 1 0 1 2 3 4

4 3 2 1 0 1 2 3 4

4 3 2 1 0 1 2 3 4

4 3 2 1 0 1 2 3 4

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the Aspecification for uminaire to photocontrol
- interoperability1 • This luminaire is part of an A+ Certified so ution for ROAM® or XFoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup>
- To learn more about A+, visit <u>www.acuitybrands.com/aplus</u>. 1. See ordering tree for details.
- 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

## **FEATURES & SPECIFICATIONS**

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme cl mate changes without cracking or peeling. Available in both textured and non-textured finishes.

Precision-molded proprietary acrylic lenses are engineered for super or area

lighting distribution, uniformity, and pole spacing. Light engines are available in

#### standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful

**ELECTRICAL** Light angine configurations consist of high-efficacy LEDs mounted to metalcore circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 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).

#### STANDARD CONTROLS The DSX1 LED area luminaire has a number of control options. Dusk to dawn

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controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells eature field-adjustable programing and are suitable for mounting heights up to 30 feet.

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## nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending. DesignLights Consortium® (DLC) Premium qualified product and DLC

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights. org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

5-year limited warranty. Complete warranty terms located at:

**Note:** Actual performance may differ as a result of end-user environment

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



DSX1-LED

Rev. 12/18/18

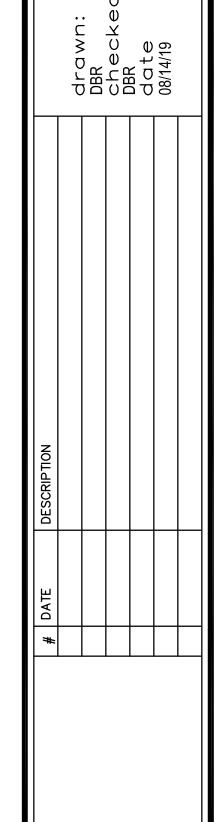
Page 8 of 8



job no 1854 sheet 193029.000 KR DY/HP DS NB -

MEP LIGHTING CUT SHEETS

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116001 CESSIONAL ENGINE



## Wall luminaires with directed light

Housing: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 31/2" or 4" octagonal wiring box. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece die-cast aluminum cover frame secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Semi-specular, anodized aluminum internal reflector. Safety glass with optical texture. Fully gasketed for weather tight operation using a molded silicone rubber O-ring gasket.

Electrical: 29.8W LED luminaire, 35 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order. Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is

subject to change at the discretion of BEGA-US. For the most

current technical data, please refer to www.bega-us.com. Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

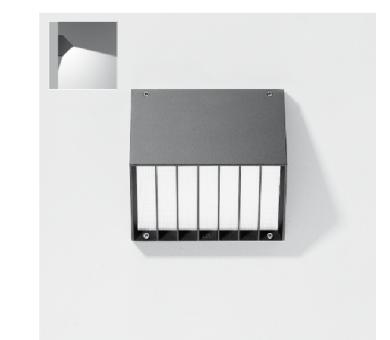
Luminaire Lumens: 3496

33 239 29.8W LED

CKR

Weight: 8.8 lbs.

Type: sc BEGA Product: 33 239-K4-FINISH Project: spr office add'n - east/west raised base Voltage: Color: Options: Modified: FIXTURES MTD AT 3'-6" AFG



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com ©copyright BEGA 2018 Updated 03/2018

## LED recessed wall luminaires - asymmetrical forward throw

LED recessed wall luminaire with asymmetrical forward throw distribution for superior illumination of ground surfaces from an extremely low mounting height. The optimal mounting height between 1' and 1.5' above finished

Luminaire housing and faceplate constructed of die-cast aluminum marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy Clear safety glass

Reflector made of pure anodized aluminum Silicone applied robotically to casting, plasma treated for increased

High temperature silicone gasket Mechanically captive stainless steel fasteners Stainless steel screw clamps

2700K - Product number + K27

Composite installation housing NRTL listed to North American Standards, suitable for wet locations Protection class IP65

Weight: 2.0 lbs Electrical 120-277VAC Operating voltage Minimum start temperature -40° C LED module wattage 8.7 W System wattage 0-10V, TRIAC, and ELV dimmable Controlability Color rendering index Ra>80 585 lumens (3000K) Luminaire lumens 70,000 h (L70) 64,000 h (L70) Lifetime at Ta=15°C Lifetime at Ta=25°C LED color temperature

© 3000K - Product number + **K3** © 3500K - Product number + **K35** 4000K - Product number + K4 **BEGA** can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

All BEGA standard finishes are matte, textured polyester powder coat with

minimum 3 mil thickness. Available colors 

Black (BLK) 

White (WHT) 

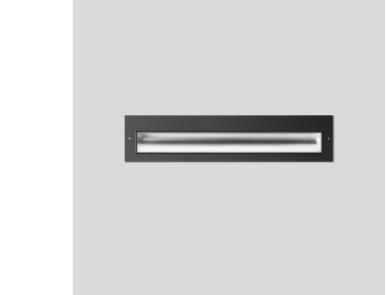
RAL: Bronze (BRZ)
 Silver (SLV)
 CUS:

LED recessed wall luminaires · asym. forward throw

BEGA Product: 24 065-K4-FINISH

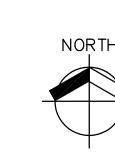
Project: SPR OFFICE ADD'N - STEPS AT ENTRY

Modified:



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com © copyright BEGA 2018

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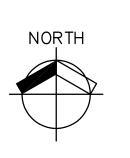


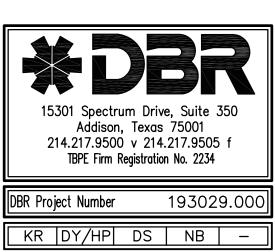
116001 ., CENSE OF THE STREET

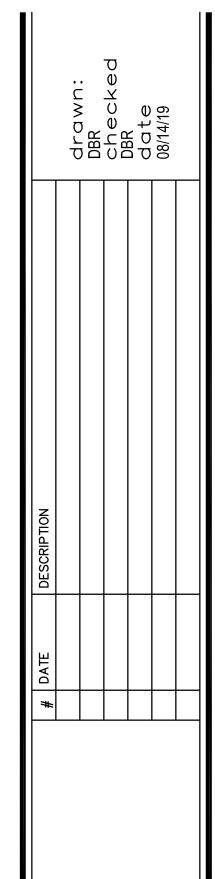


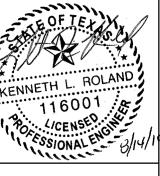
sheet















job no
1854
sheet

MEP1.4

# SPR OFFICE ADDITION SITE PLAN SUBMITTAL REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office for the Site Plan Submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a two-story 22,564 square foot Office Addition to the southwest corner of their current Office / Warehouse facility. In connection with this project, we request the following variances:

#### A. Off-Street Parking Requirements

1. Article VI, section 2.3 indicates that when a building is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. By this calculation, the proposed addition would require 75 spaces. Due to site constraints, only a total of 57 new parking spaces can be provided with this addition. However, a small project that will be completed in advance of this project will add 17 spaces while only requiring 9 spaces. Together, these two projects require 84 spaces and provide 74. The Owner feels that the total parking provided on-site (158 spaces) is adequate for their actual needs.

The Owner wishes to be granted a variance to reduce the required parking amount.

#### B. Construction Materials:

 In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to eliminate requirements for stone and masonry on the building facades and the 10% maximum of secondary materials based on Article V, Section 4.01.A.2 Exception.

## C. Building Articulation:

 In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to the requirements for Horizontal and Vertical Articulation of Facades. SPR Office Addition Requested Variances 08/14/19 Page 2

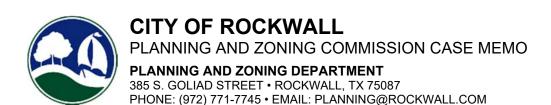
Although the Owner has requested these variances, it is their intent to provide a unique and aesthetically pleasing architectural design constructed of high-quality materials. Additionally, as a compensatory measure for not having the required parking amount, two (2) additional trees will be added to the landscaping fronting Justin Rd.

Sincerely,

David A. Morales Project Architect

DAM/cs

Attachments:



**TO:** Planning and Zoning Commission

**DATE:** 09/10/2019

**APPLICANT:** David Morales; *Pross Design Group, Inc.* **CASE NUMBER:** SP2019-030; *Amended Site Plan for SPR* 

#### **SUMMARY**

Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

#### **BACKGROUND**

The subject property is a 10.1893-acre tract of land located at the northwest corner of the intersection of Justin Road and Industrial Boulevard, and is addressed as 1480 Justin Road. The property was annexed on December 3, 1985 by *Ordinance No. 85-69*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983.

#### **PURPOSE**

On August 15, 2019, the applicant -- David Morales of Pross Design Group -- submitted an application requesting approval of an amended site plan for the purpose of constructing an approximately 22,564 SF two (2)-story, office addition to their existing office/warehouse/manufacturing facility [i.e. SPR Packing]. Additionally, the site will incorporate a 7,046 SF one (1)-story ink room/locker addition that is located on the south facing façade.

#### **CHARACTERISTICS**

The office addition will be composed of a curtain wall system, canopies finished with aluminum composite materials (ACM) paneling, and EIFS. The applicant is requesting variances to allow for the ACM paneling and EIFS as indicated in staff's report. The ink room/locker addition will be composed of tilt-up wall construction, matching their existing building and is located on the southern portion of the existing facility. The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

#### ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of the intersection of Justin Road and Industrial Boulevard, and is addressed as 1480 Justin Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the right-of-way for the Union Pacific Dallas/Garland Northeast Railroad. Beyond the railroad tracks is an 11.3736-acre tract of land that is currently being developed as an expansion to the existing SPR Packaging business operations. This property is zoned Light Industrial (LI) District.

<u>South</u>: Directly south of subject property is a 71.022-acre vacant tract of land zoned Light Industrial (LI) District.

<u>East</u>: Directly east of the subject property is an 11.344-acre parcel of land identified as Graham Packaging Pet Technologies, and is zoned Light Industrial (LI) District

<u>West</u>: Directly west of the subject property is an 8.197-acre vacant parcel of land (*i.e.* Lot 3, Block A, Whitmore Manufacturing Addition) and a 15.306-acre parcel of land (*i.e.* Lot 2, Block A, Whitmore Manufacturing Addition) that contains the Whitmore Manufacturing operations. Both of these properties are zoned Light Industrial (LI) District.

#### **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 1, Land Use Schedule, of Article IV, Permissible Uses, of the Unified Development Code (UDC), a warehouse facility is a permitted by-right land use in a Light Industrial (LI) District. Other than the variances being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. 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>10-acres; In Conformance
Minimum Lot frontage	100-Feet	x> 510-feet; In Conformance
Minimum Lot Depth	125-Feet	x>674-feet; In Conformance
Minimum Front Yard Setback	25-Feet	x>124-feet; In Conformance
Minimum Rear Yard Setback	0-Feet + ½ H	N/A
Minimum Side Yard Setback	0-Feet + ½ H	x>69-feet; In Conformance
Maximum Building Height	60-Feet	x=37'2"-feet; In Conformance
Max Building/Lot Coverage	60%	x<47%; In Conformance
Minimum Masonry Requirement	90%	x<90%; Variance Requested
Minimum Number of Parking Spaces	82	x=74; Variance Requested
Minimum Stone Requirement	20% each facade	x<20%; Variance Requested
Minimum Landscaping Percentage	10%	x=25%; In Conformance
Maximum Impervious Coverage	85-90%	x>85%; In Conformance

#### TREESCAPE PLAN

The treescape plan provided by the applicant indicates there are existing trees totaling 762-caliper inches on site, with six (6) trees totaling 51-caliper inches being removed due to the proposed expansion. Of the caliper inches being removed, 12-inches will require mitigation. The applicant is providing a total of 24-caliper inches on site. According to Section 3.4, *Treescape Plan Review Process*, of Article IX, of the UDC, the Planning and Zoning commission will review and approve or disapprove the treescape plan. The approval of the treescape plan is discretionary for the Planning and Zoning Commission.

#### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the <u>Central District</u> which is... "composed of a wide range of uses that vary from single-family to industrial...(t)he <u>Central District</u> also incorporates a high volume of industrial land uses adjacent to the <u>Union Pacific/Dallas Garland and Northeastern Rail Road line that bisect the district..." Additionally, with the subject property's adjacency to the railroad tracks,</u>

makes it suitable for an industrial user. (*Ch. 1; Land Use Plan*) The Comprehensive Plan also states that "(a)ll non-residential buildings should be designed so that negative visual impacts of the development are minimized." (*Ch. 9; #3*) When reviewing these policies, the applicant's proposed office and ink room/locker additions will be visually screened by the existing and proposed landscaping materials. The proposed site plan demonstrates that the proposed development will have a minimal visual impact on adjacent properties.

#### **CONFORMANCE WITH THE CITY'S CODES**

Subsection 5.02, Light Industrial (LI) District, of Article V, District Development Standards, of the Unified Development Code (UDC), states that the "Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed office/warehouse use meets the intent of the Light Industrial (LI) Districts land uses and is not a hazardous materials manufacturer. Additionally, all operations will be indoors with no outside storage for this site.

#### **VARIANCES REQUESTED BY THE APPLICANT**

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the Unified Development Code (UDC):

#### (1) Building Materials.

- a) Stone. According to Section 5.01.A.1, General Industrial District Standards, of Article V, District Development Standards, of the UDC, a minimum of 20% stone is required on all building façades. In this case, the applicant is not providing stone on the additions. This requires approval of a variance to allow the structure to not meet the minimum 20% stone requirement on all building facades for the new additions.
- b) Secondary Materials. According to Section 5.01.A.1, General Industrial District Standards, of Article V, District Development Standards, of the UDC, a building's façade shall not exceed a maximum of 10% secondary materials. Secondary materials includes aluminum composite materials, metal panels, and acrylic products (i.e. EIFS products). In this case, the construction of the office addition exceeds the maximum 10% secondary materials on all façades by incorporating EIFS and Aluminum Composite Material (ACM) panels. The south facing façade will be composed of 14.1% EIFS & 10.3% ACM, east façade is 43.6% EIFS & 6.1% ACM, and the west façade is 43.6% EIFS & 6.1% ACM materials. This requires approval of a variance to allow the building to exceed the maximum 10% secondary materials on all building facades.

Section 5.01.A.2, General Industrial District Standards, of Article V, District Development Standards, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve variances to the material requirements pending the applicant provide building elevations, a material sample board, and justification for the variances(s) being requested. In this case, the applicant has provided staff with color building elevations, and has stated that the purpose of the request is to provide a desired architectural aesthetic for the subject property.

#### (2) Articulation.

a) Primary Building Façades. According to Section 5.01.C.1, General Industrial District Standards, of Article V, District Development Standards, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without an architectural/entryway element. In this case, the

proposed building does not incorporate any vertical projections and has a minimal arched horizontal projection on primary façade.

Section 5.01.C.3, General Industrial District Standards, of Article V, District Development Standards, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve variances to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. In this case, since the existing structure was approved under articulation requirements that have been superseded, the approval of these variances will not weaken the City's ability to enforce the general purpose of the current articulation requirements. In addition, the applicant has stated that the purpose of the request is to provide a desired architectural aesthetic for the subject property.

#### (3) Parking

a) Off-Street Parking Requirement. According to Section 5, Off-Street Parking Requirements, of Article VI, Parking and Loading, of the UDC, parking for an office use requires a minimum of one (1) parking space per 300-SF (i.e. 1:300 SF) of gross floor area. Parking for a warehouse use requires a minimum of one (1) parking space per 1000-SF (i.e. 1:1000 SF). The proposed 22,564 SF addition requires a minimum of 75 parking spaces for the office use and seven (7) parking spaces for the warehouse use. Total minimum required parking spaces for the additions = 82 parking spaces. In this case the applicant is requesting a variance to allow for a total of 74 parking spaces. The applicant has provided a letter indicating the total number of employees per shift will not exceed the total number of parking spaces provided for the site.

#### (4) Dumpster Enclosure

a) Dumpster Enclosure. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the buildings and shall not front onto a public right-of-way. In this case, the applicant's dumpster is currently facing Justin Road. The applicant has indicated that based on site constraints, the only possible location for the dumpster enclosure will be east of the exiting location. It should be noted that the existing landscaping along Justin Road will provide limited screening of the enclosure.

These variances are discretionary decisions for the Planning and Zoning Commission and will require approval by a ¾ majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

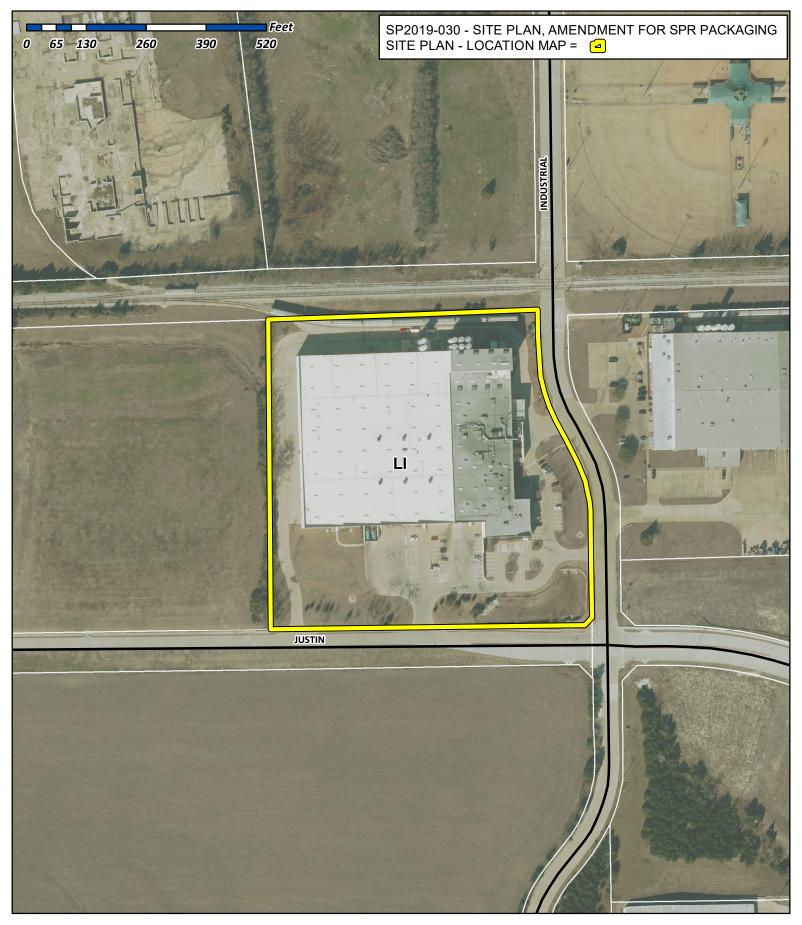
### **ARCHITECTURAL REVIEW BOARD (ARB):**

On August 27, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and variances to the stone, secondary material, and articulation requirements, and approved a motion to recommend approval of the building elevations and variances being requested by a vote of 5-0, with Board Members Wacker and Johnson absent.

#### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's request, 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 a building permit;
- (2) Approval by the Planning and Zoning Commission of all variances requested as outlined in staff's report;
- (3) Any construction resulting from the approval of this site plan 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.





# 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.



# SPR OFFICE ADDITION SITE PLAN SUBMITTAL REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office for the Site Plan Submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a two-phase expansion which will include a two-story 22,564 square foot Office addition and a 7,046 SF Ink Storage Room and future Employee Locker Room addition. In connection with this project, we request the following variances:

#### A. Off-Street Parking Requirements

1. Article VI, section 2.3 indicates that when a building is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. By this calculation, the proposed additions would require 82 spaces. Due to site constraints, only a total of 79 new parking spaces can be provided with this addition. The Owner feels that the total parking provided on-site after the completion of the two additions (156 spaces) is adequate for their actual needs. The Owner wishes to be granted a variance to reduce the required parking amount.

#### B. Construction Materials:

 In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to eliminate requirements for stone and masonry on the building facades and the 10% maximum of secondary materials based on Article V, Section 4.01.A.2 Exception.

#### B. Building Articulation:

 In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to the requirements for Horizontal and Vertical Articulation of Facades.

#### D. Dumpster Enclosure:

 To accommodate the new office addition, the existing dumpster enclosure must be relocated. The only possible location is directly to the east of the existing location on the side that fronts Justin Rd. Based on the fact that the existing dumpster enclosure faced Justin Rd., we request a variance to locate the dumpster as proposed facing Justin Rd. SPR Office Addition Requested Variances 09/03/19 Page 2

Although the Owner has requested these variances, it is their intent to provide a unique and aesthetically pleasing architectural design constructed of high-quality materials. Additionally, as a compensatory measure for the requested site-related variances additional landscaping and trees will be added to the landscaping fronting Justin Rd.

Sincerely,

David A. Morales Project Architect

DAM/cs

Attachments:



September 5, 2019

Ryan Miller Director of Planning and Zoning City of Rockwall 385 S. Goliad Street Rockwall, TX 75087

Mr. Miller,

Please accept this letter as an indication of the sincere interest in ensuring that, the addition of the Headquarter Office, is not to exceed the number of 125 people working per shift at the same time. The office addition is forethought will relocate the administrative office to the new addition and the production office to the actual main area. The intention is to improve the available workspace for the office and production employees as well.

This number covers the entire staff that will use the parking space for 24 hours, seven days a week. Considering that the currently designed parking spaces are more than the minimum requirement for that number of people; we assume it will not be any inconvenience in the future. Therefore, we would appreciate your approval on this subject. Thank you for your time and consideration.

Sincerely,

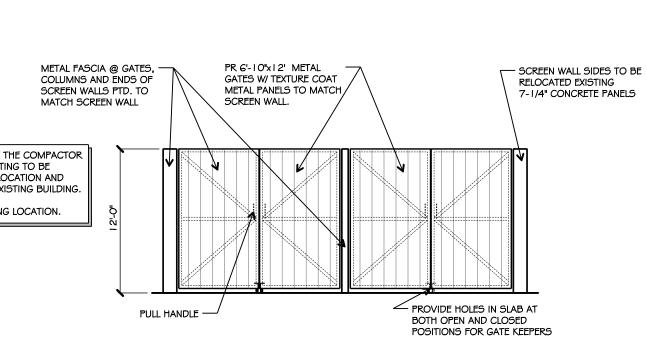
Ignacio Echávarri President SPR Packaging



# PROJECT DATA

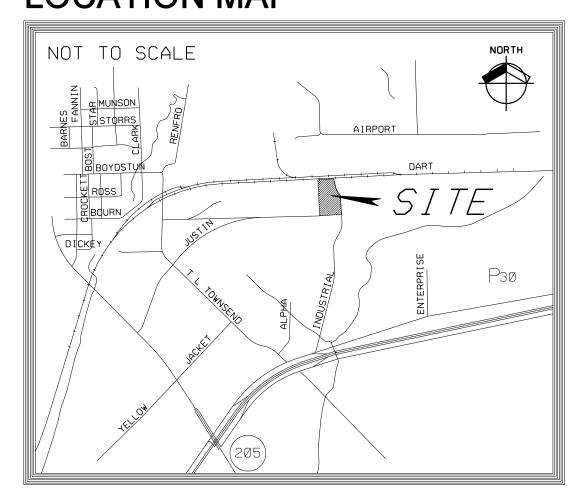
LIGHT INDUSTRIAL PROPOSED LAND USE: WAREHOUSE, MANUF., OFFICE SITE AREA: 10.18 AC 443,480.8 SF **BUILDING AREA: EXISTING BUILDING:** 188,516 SF OFFICE ADDITION 11,628 SF FIRST FLOOR: SECOND FLOOR: 10,936 SF 22,564 SF INK ROOM / LOCKER ROOM ADDITION 7,046 SF

PARKING DATA	A SUMI	MARY	
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 ADDITION	NS		74
TOTAL PARKING VARIANCE REQUESTED			8
ACCESSIBLE PARKING REQU	IREMENTS		
- REQUIRED FOR OFFICE ADDITION			*4
- PROVIDED FOR OFFICE AI	DDITION		4
*BASED ON NEW PLUS EX THAT WILL BE ASSOCIATI PARKING LOT SERVING T	ED WITH THE		



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

# **LOCATION MAP**



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

CASE NO: SP2019-030

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DAM

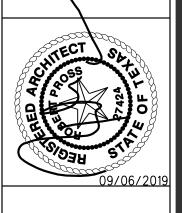
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09/06/19

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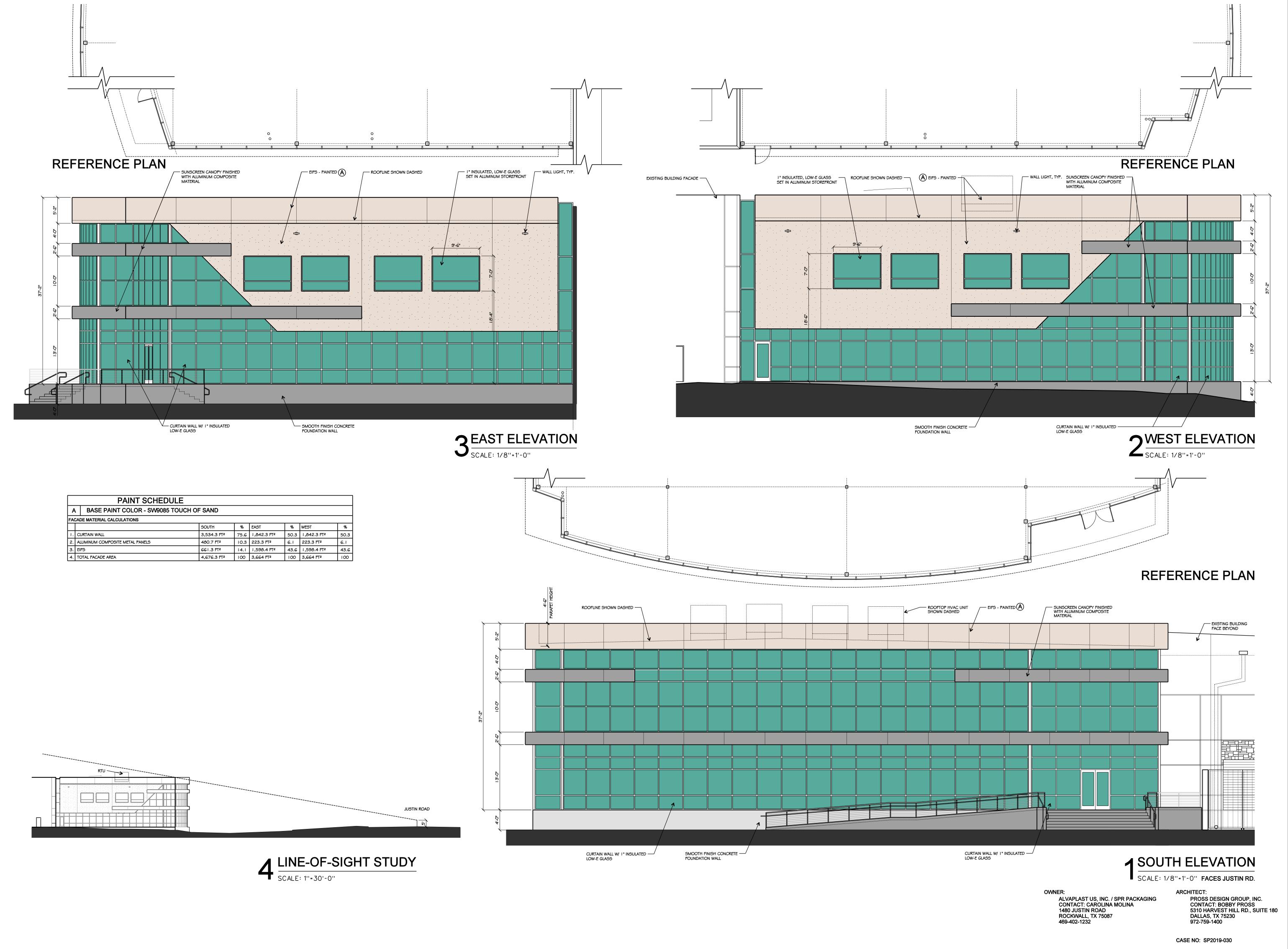


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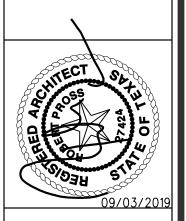
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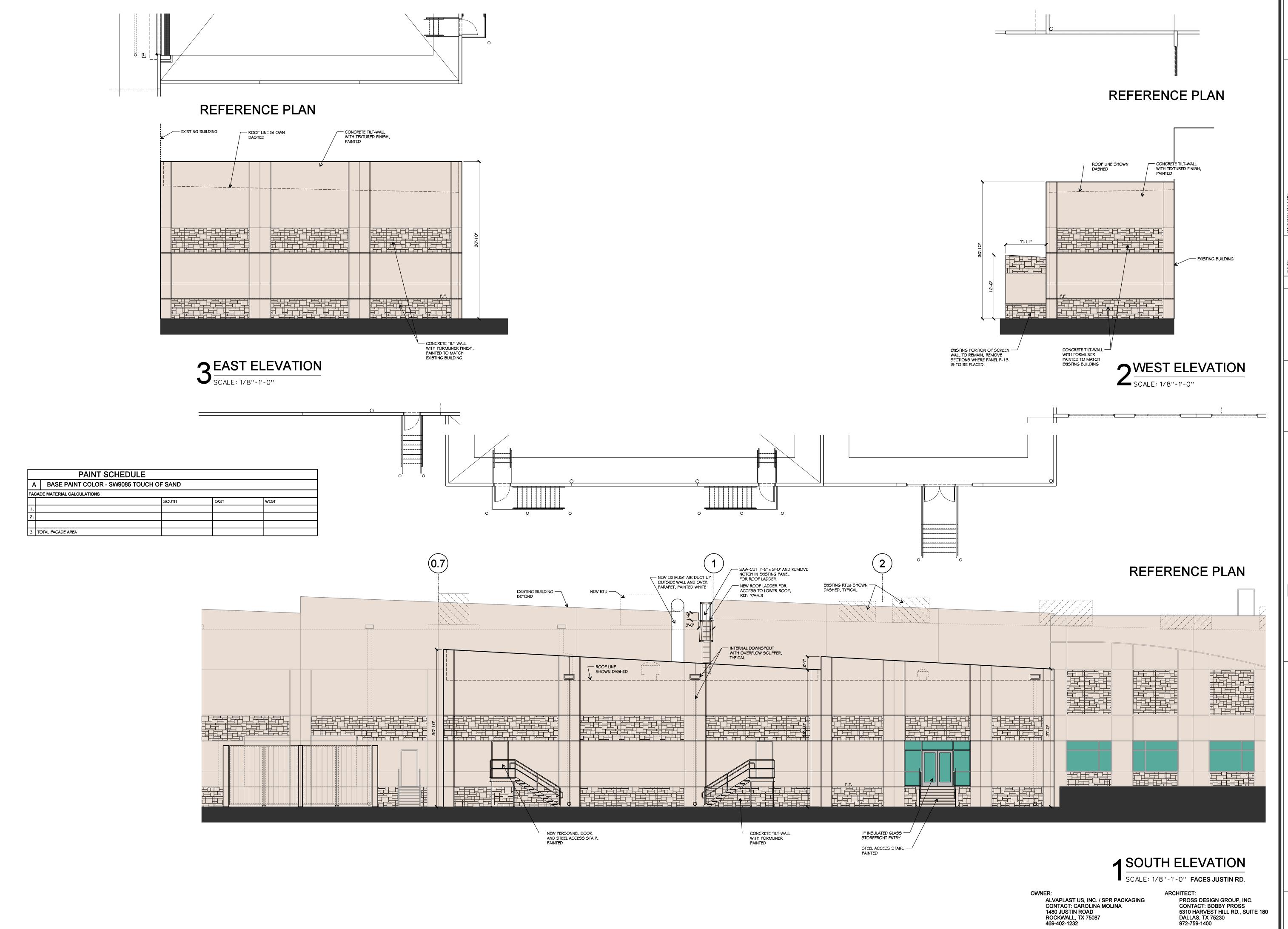
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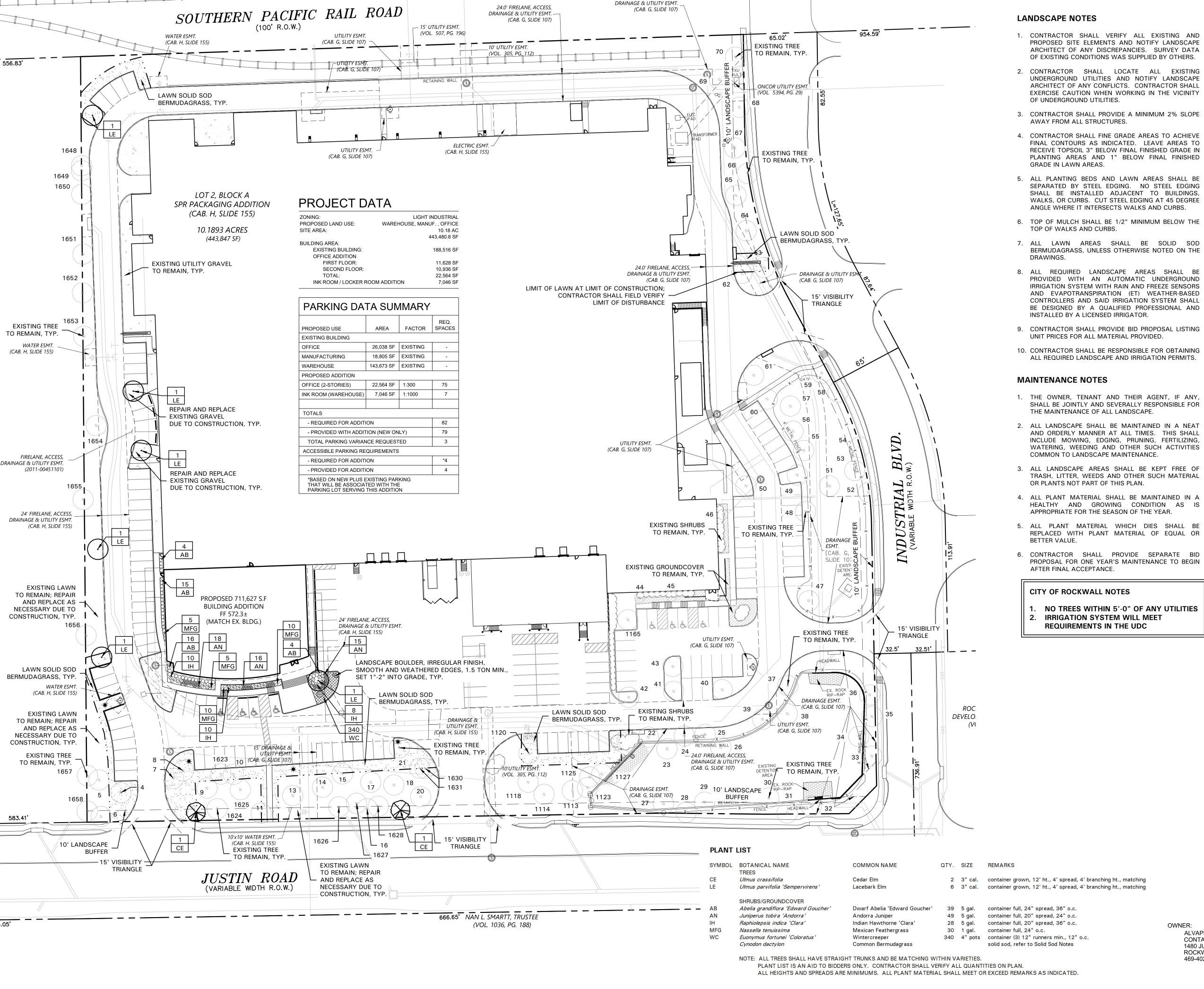
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JACK AGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
1854
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CASE NO: SP2019-030

\$TIME\$ \$DATE\$



# **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

(14) trees, 3" cal.

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

INDUSTRIAL BLVD.: 684 I.f. Required

JUSTIN RD.: 671 I.f. Required

(14) existing trees, 4" cal. +

(2) trees, 3" cal. (12) 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: 47,210 s.f.

Total parking spaces: 125 spaces

Required

2,361 s.f. (5%) 7,625 s.f. (16%) (13) trees (6) trees, 3" cal. (11) 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 109,949 s.f. (25%) 44,348 s.f. (10%)

## 44,348 s.f. (100%) 76,484 s.f. **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.

(35) trees (35) existing trees

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

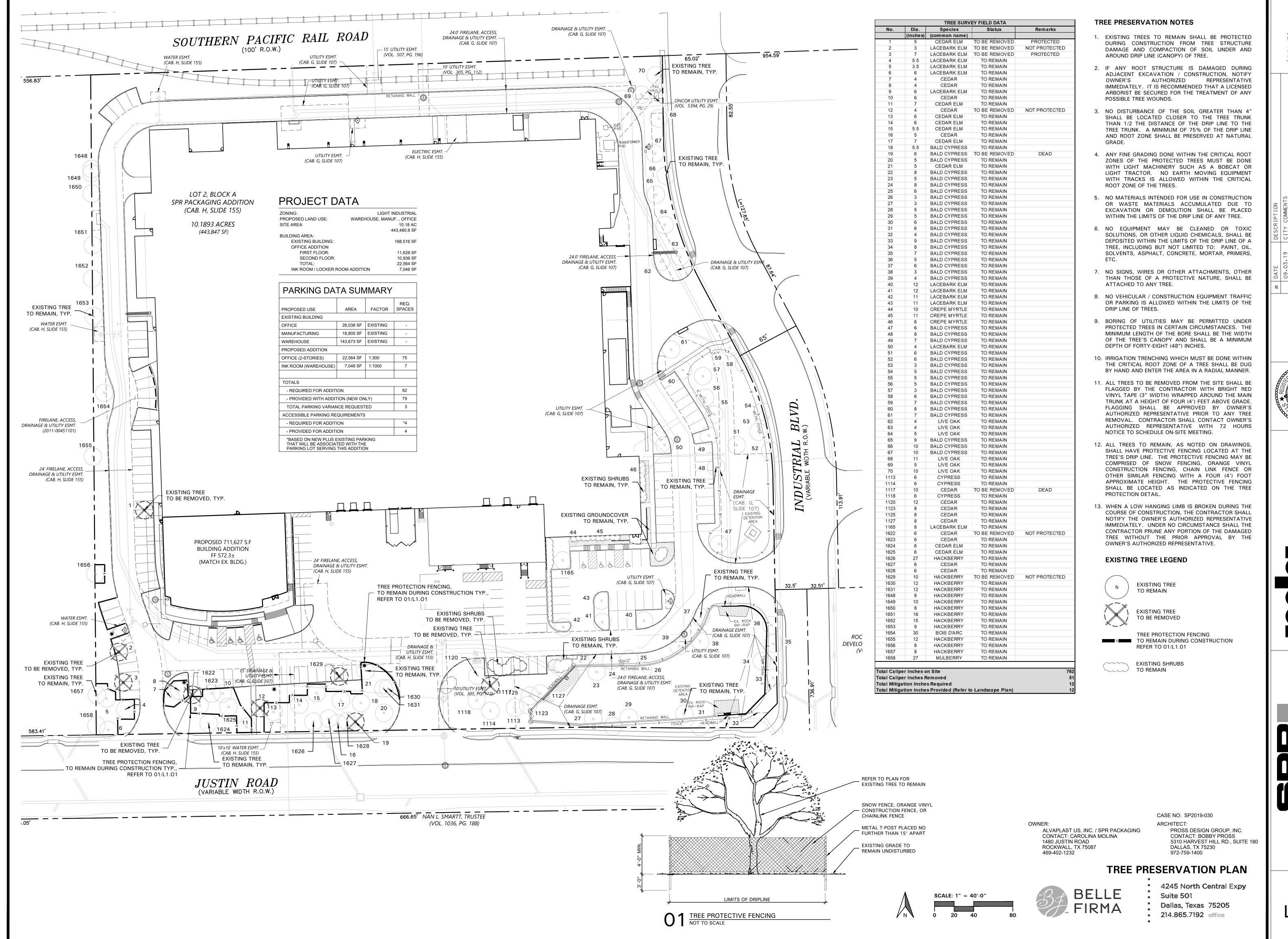
# CASE NO: SP2019-030

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

# LANDSCAPE PLAN

4245 North Central Expy Dallas, Texas 75205

• Suite 501 • 214.865.7192 office job no 1854 sheet



job no 1854 sheet L1.01

# PART 1 - GENERAL

# 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.
- 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.

a. Plants used for replacement shall be of the same size

- 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.

O2 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

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
- 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

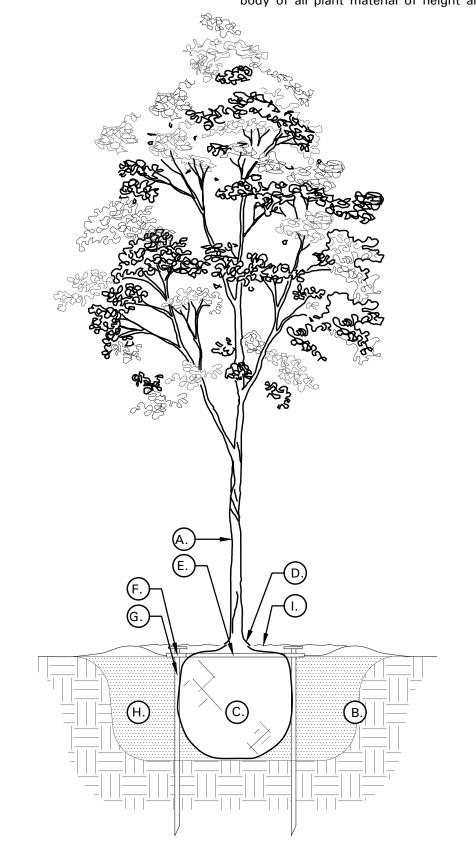
- tree planting detail as approved by the Landscape Architect if the percolation test fails.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent 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 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.
- SHOULD BE IN THE CENTER OF THE F. ROOT ANCHOR BY TREE STAKE

E. ROOTBALL ANCHOR RING: REFER TO

MANUFACTURER'S GUIDELINES FOR

SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK

SOLUTIONS. STAKE: REFER TO 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.
- STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143

IS EXPRESSLY PROHIBITED.

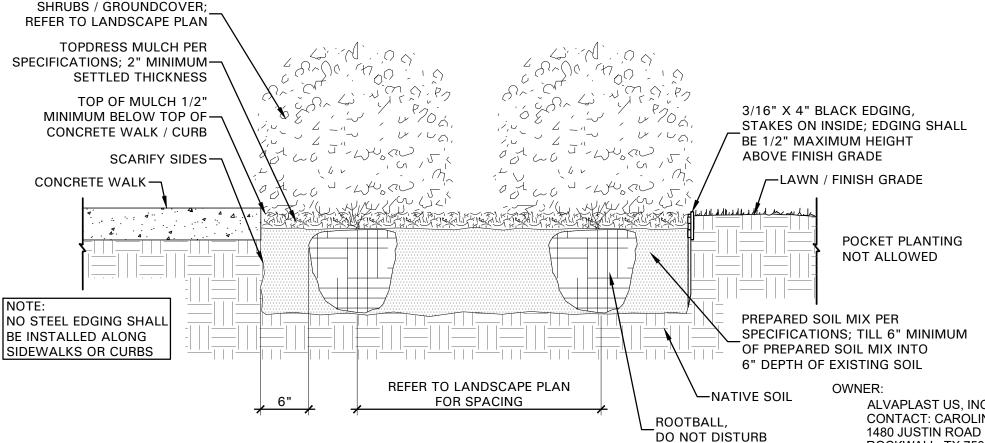
TREE STAKE SOLUTIONS 'SAFETY

TREE STAKES:

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.



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

CASE NO: SP2019-030 ARCHITECT:

PROSS DESIGN GROUP, INC. CONTACT: BOBBY PROSS 5310 HARVEST HILL RD., SUITE 180 DALLAS, TX 75230

LANDSCAPE SPECIFICATIONS AND DETAILS



972-759-1400 job no 1854 sheet

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





# PROJECT DATA

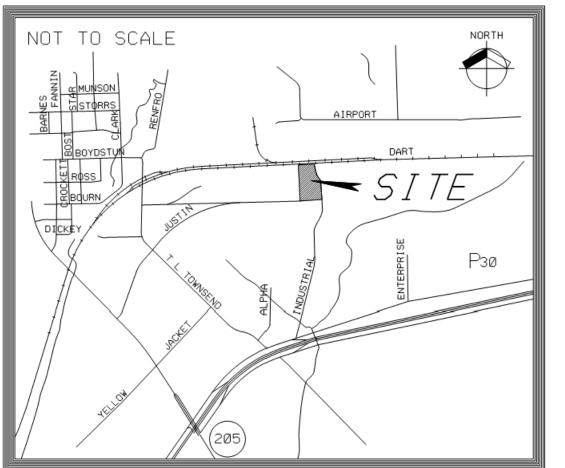
ZONING: PROPOSED LAND USE: SITE AREA: LIGHT INDUSTRIAL WAREHOUSE, MANUF. , OFFICE 10.18 AC

SITE AREA: 10.18 AC 443,480.8 SF BUILDING AREA:

EXISTING BUILDING: ADDITION FIRST FLOOR: ADDITION SECOND FLOOR:

188,516 SF 11,628 SF 10,936 SF

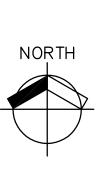
# LOCATION MAP



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

CASE NO: SP2019-000





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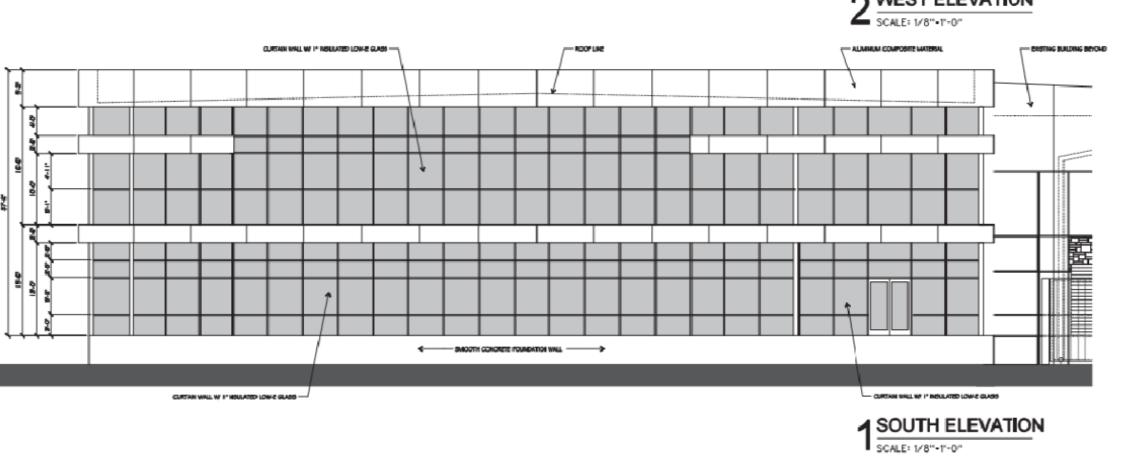
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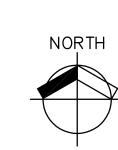
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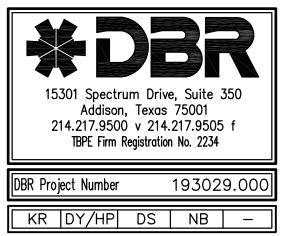




MEP LIGHTING WALL ELEVATIONS
NOT TO SCALE



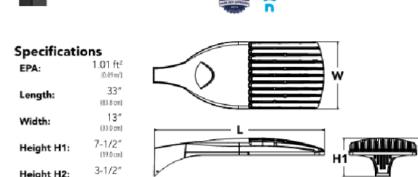




job no 1854 sheet



LED Area Luminaire



/ LITHONIA

LIGHTING.

# MTD ON 28' POLE w 30" BASE

Ordering Information

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

DSX1-LED

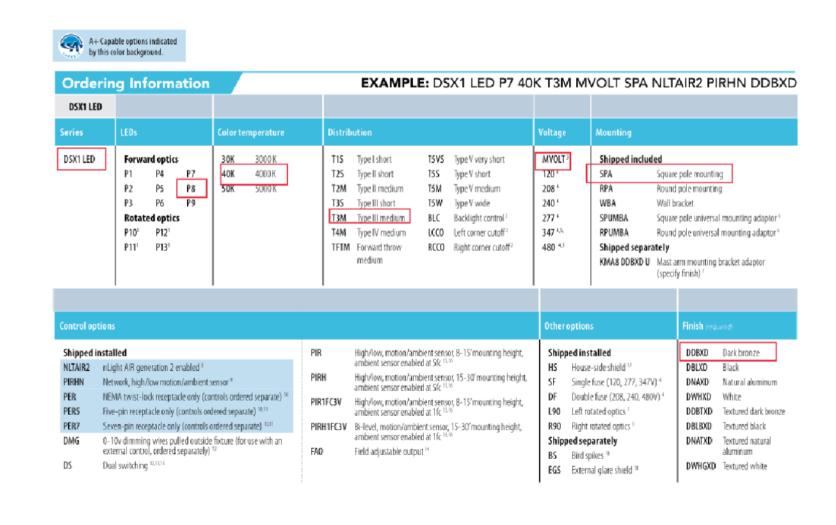
Page 1 of 8

DSX1-LED

Page 4 of 8

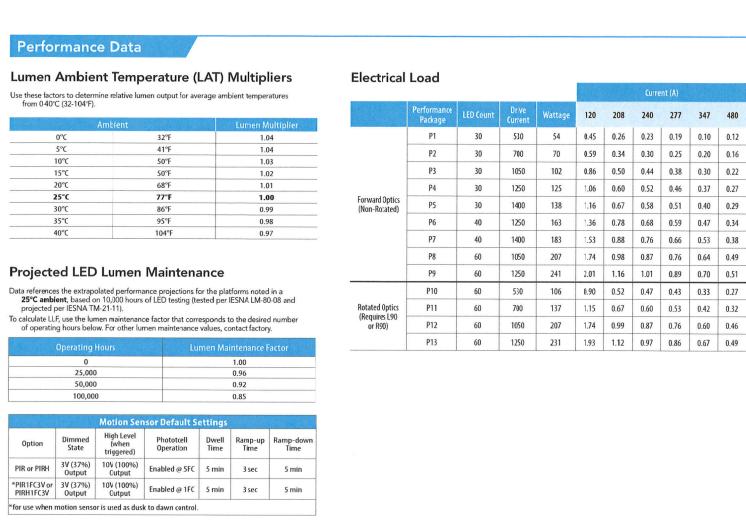
Rev. 12/18/18

Rev. 12/18/18



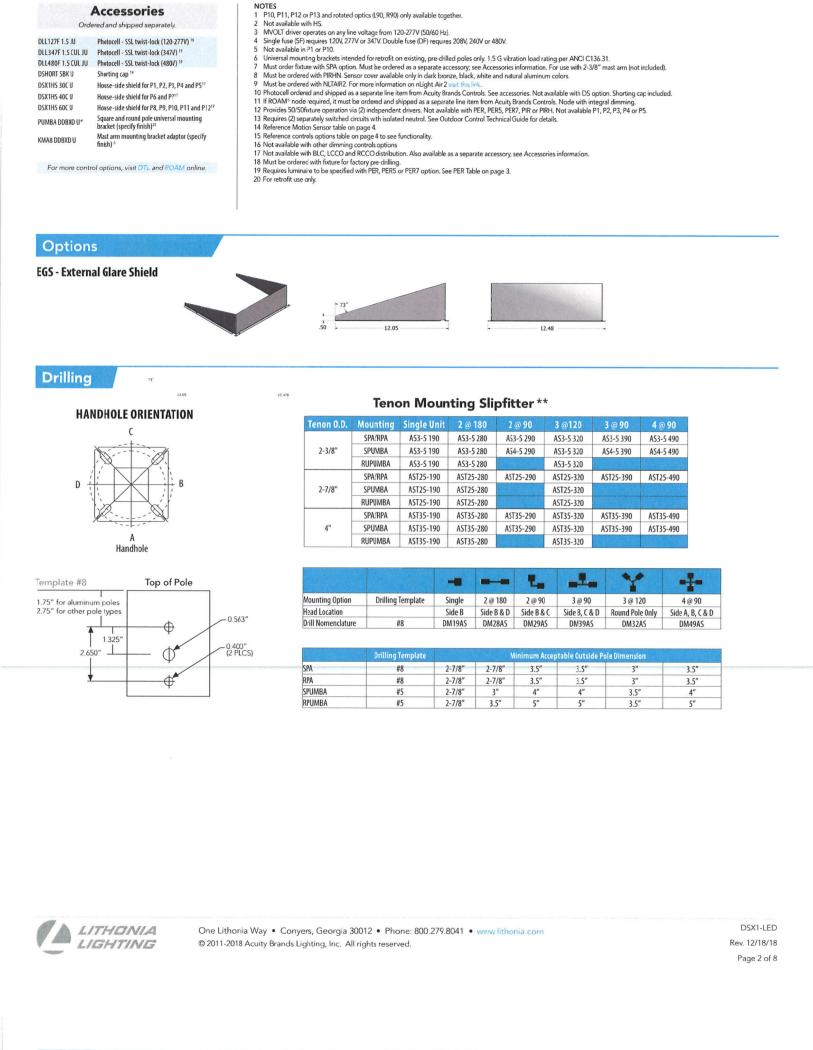
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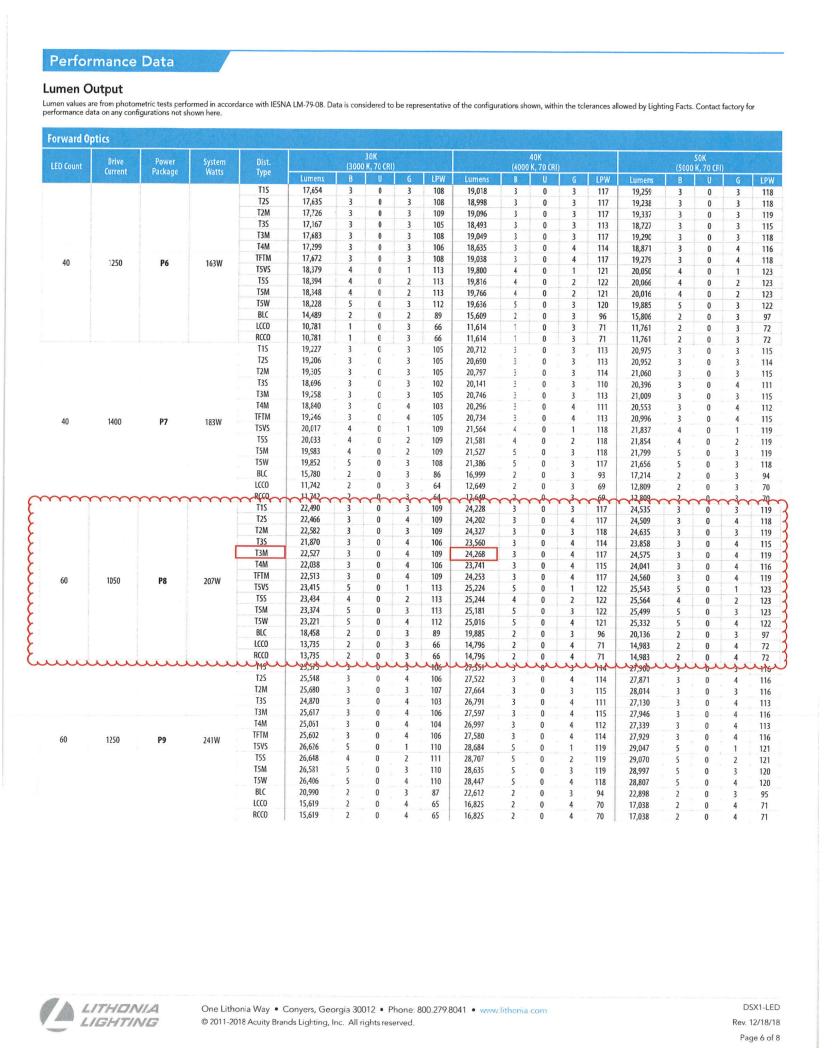
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Controls Options						
Nomenclature	Descripton	Functionality	Primary control device	Notes		
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads		
DS	Drivers wired independantly for 50/50 luminaire operation	The luminare is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.		
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire		
PIR or PIRH	Motion sensors with integral photocell. PIR for 8–15' mounting; PIRH for 15–30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.		
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commission from the ground using the CIAIRity Pro app.		

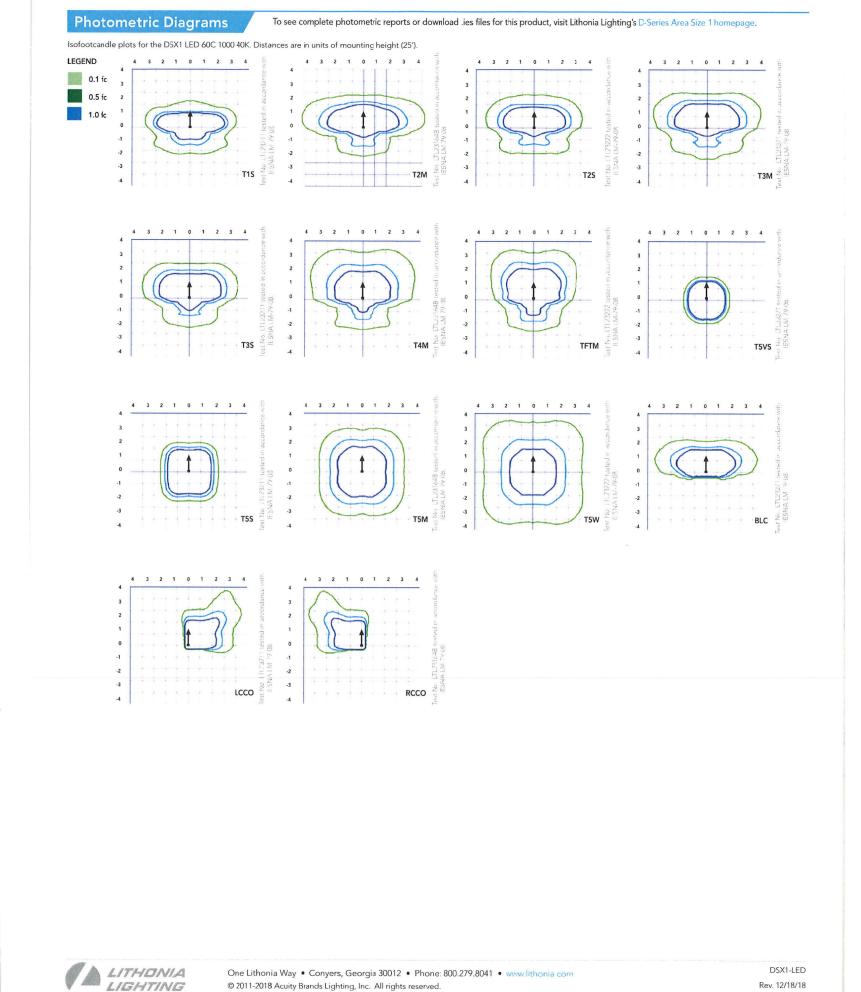
10	LITHONIA LIGHTING	One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com © 2011-2018 Acuity Brands Lighting, Inc. All rights reserved.





MEP LIGHTING CUT SHEETS

NOT TO SCALE



**4** Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

 All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+

specification for luminaire to photocontrol interoperability1 This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks. providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded

To learn more about A+, visit <u>www.acuitybrands.com/aplus</u>.

background<sup>1</sup>

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

# **FEATURES & SPECIFICATIONS**

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme cl mate changes without cracking or peeling. Available in both textured and non-textured finishes.

Precision-molded proprietary acrylic lenses 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. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful

**ELECTRICAL** Light engine configurations consist of high-efficacy LEDs mounted to metalcore circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 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

STANDARD CONTROLS The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles.

Category C Low operation (per ANSI/IEEE C62.41.2).

Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet. Specifications subject to change without notice.

nLIGHT AIR CONTROLS The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

Page 3 of 8

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA ohotocontrol receptacle are also

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending. DesignLights Consortium® (DLC) Premium qualified product and DLC

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights. org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is

available for all products on this page utilizing 3000K color temperature only.

5-year limited warranty. Complete warranty terms located at:

**Note:** Actual performance may differ as a result of end-user environment All values are design or typical values, measured under laboratory conditions at 25 °C.



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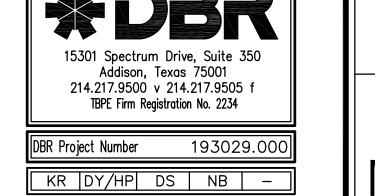
DSX1-LED

Rev. 12/18/18

Page 8 of 8



3R Project Number

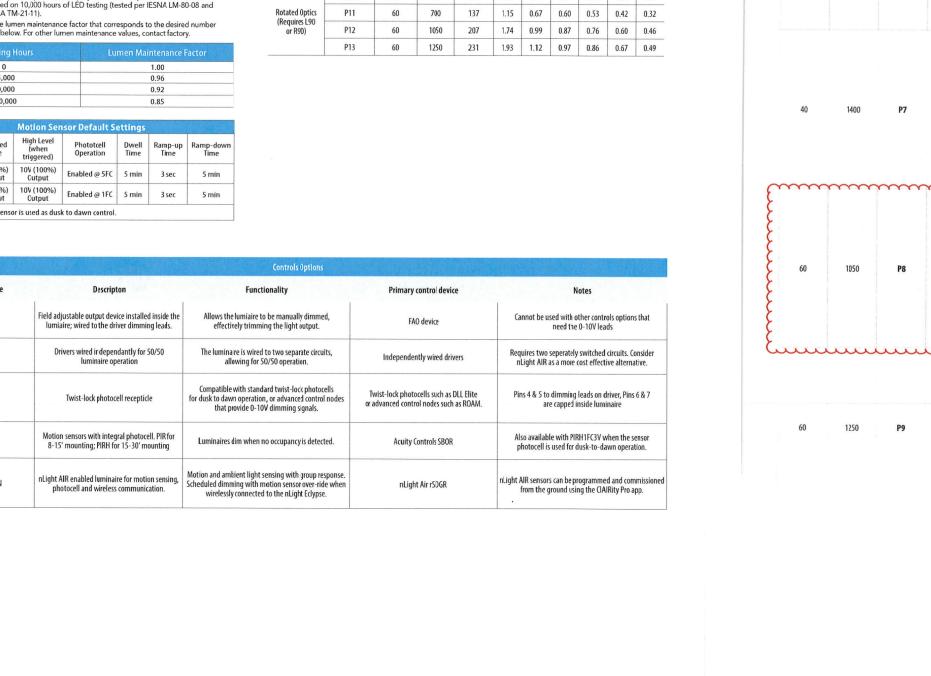


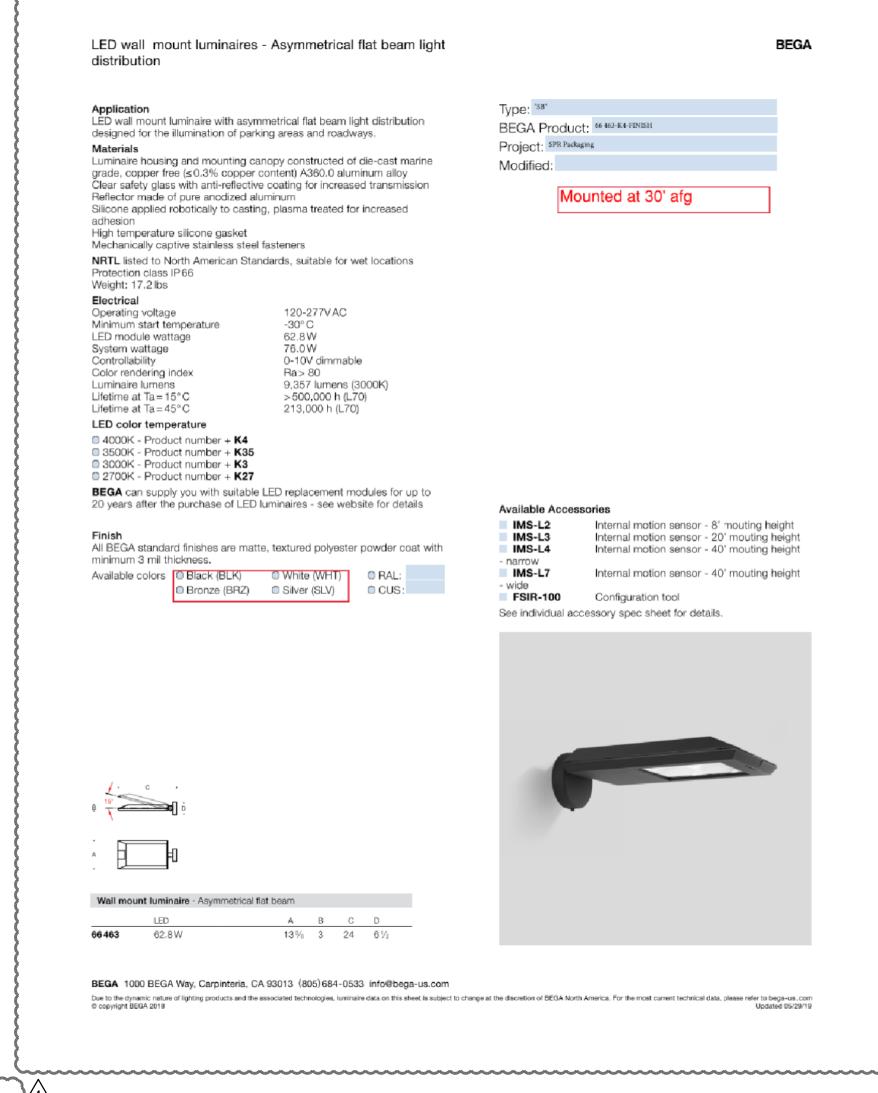
KENNETH L. ROLAND

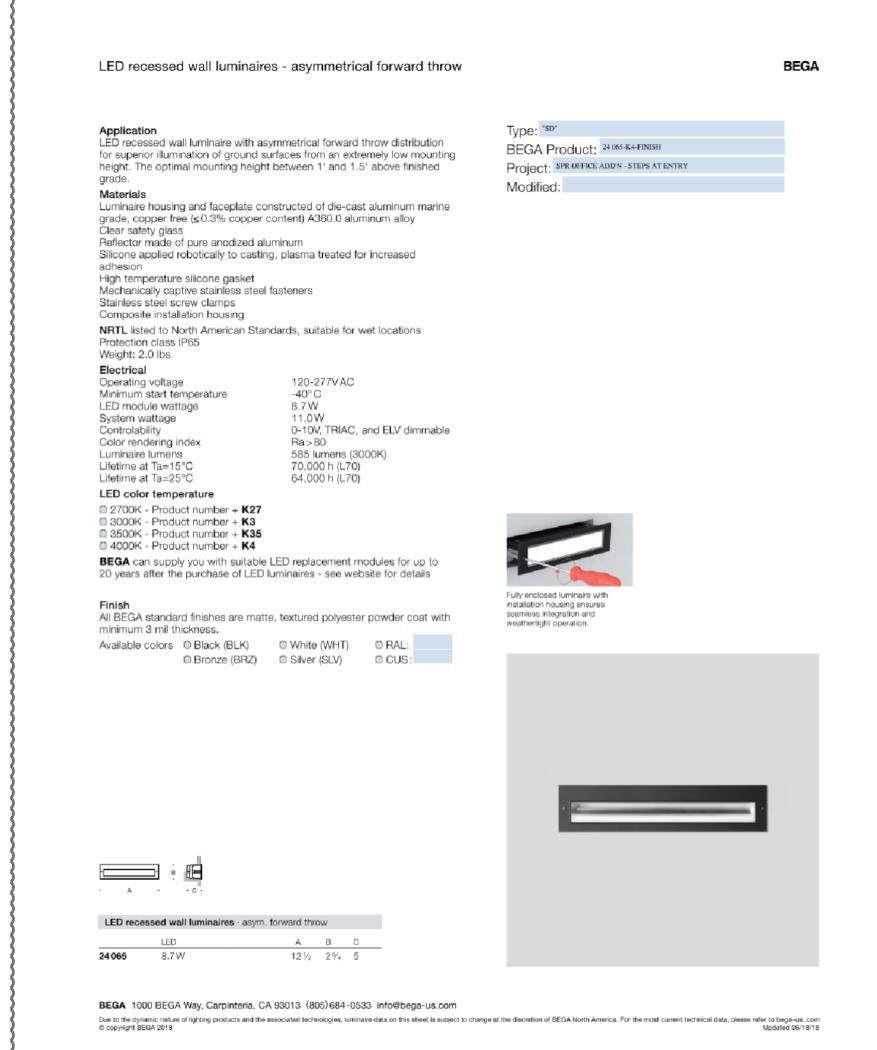
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1854 sheet

CENSED . NOVAL ENG

















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CENSED .:

NOVAL ENG



October 16, 2019

ATTN: DAVID MORALES PROSS DESIGN GROUP 5310 HARVEST HILL ROAD, Dallas, TX 75230

RE: AMENDING SITE PLAN (SP2019-030), 1480 Justin Road

## Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 09/10/2019. The following is a record of all recommendations, voting records and conditions of approval:

### ARCHITECTURAL REVIEW BOARD (ARB):

On August 27, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and variances to the stone, secondary material, and articulation requirements, and approved a motion to recommend approval of the building elevations and variances being requested by a vote of 5-0, with Board Members Wacker and Johnson absent.

### CONDITIONS OF APPROVAL:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 70 (PD-70), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;
- (2) Any construction resulting from the approval of this zoning amendment 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 September 10, 2019, the Planning and Zoning Commission's motion to approve the site plan with staff conditions passed by a vote of 6-0, with Commission Moeller absent. Additionally, motions to approve the variances requested by the applicant per staff's report were approved by votes of 6-0 for 1) building materials a) not meeting the minimum 20%, 2) building materials b) allow for more than 10% secondary materials, 3) articulation standards, 4) parking requirements, and 5) dumpster enclosure location.



For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

David Gonzales, AICP

Planning Manager

Planning & Zoning Department

City of Rockwall, TX