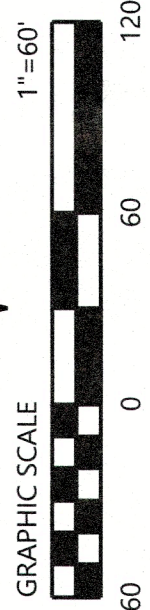
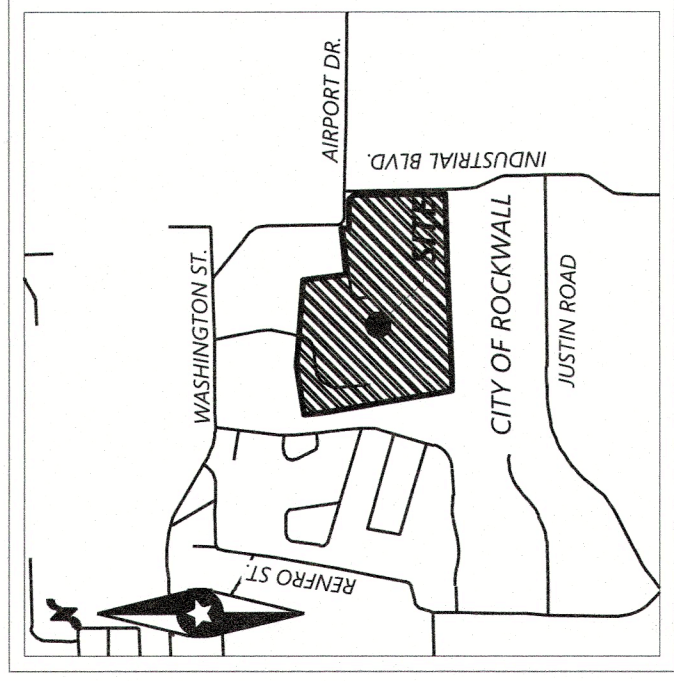


VICINITY MAP

(NOT TO SCALE)



LEGEND

- R RADIUS
- FC FACE OF CURB
- BFR BARRIER FREE RAMP
- TYP TYPICAL
- PROPOSED FIRE LANE

NOTE: ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

| PARKING                                                                                                                                                                                                                                                                                                                                        |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| THE MINIMUM PARKING REQUIRED FOR A WAREHOUSE DISTRIBUTION CENTER IS TO BE "AS DETERMINED BY THE DIRECTOR" OF THE CITY OF ROCKWALL, TEXAS. DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THE FOLLOWING REQUIREMENTS: "PARKING AND LOADING," TABLE 5 "PARKING REQUIREMENT SCHEDULE," UNDER THE CATEGORY "INDUSTRIAL AND MANUFACTURING LAND USES". |                                        |
| PARKING COUNTS                                                                                                                                                                                                                                                                                                                                 |                                        |
| NUMBER OF EMPLOYEES IN 1ST SHIFT: 25                                                                                                                                                                                                                                                                                                           |                                        |
| NUMBER OF EMPLOYEES IN 2ND SHIFT: 20                                                                                                                                                                                                                                                                                                           |                                        |
| NUMBER OF DAILY VISITORS:                                                                                                                                                                                                                                                                                                                      |                                        |
| TOTAL PARKING SPACES NEEDED = 48                                                                                                                                                                                                                                                                                                               |                                        |
| TOTAL PARKING SPACES PROVIDED = 50                                                                                                                                                                                                                                                                                                             | 03                                     |
| ACCESSIBLE PARKING                                                                                                                                                                                                                                                                                                                             |                                        |
| PER CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE, ARTICLE 06 "PARKING AND LOADING," SECTION 05.04 "HANDICAPPED PARKING":                                                                                                                                                                                                                          |                                        |
| TOTAL REQUIRED PARKING IN LOT:                                                                                                                                                                                                                                                                                                                 | REQUIRED NUMBER OF HANDICAPPED SPACES: |
| 51-75                                                                                                                                                                                                                                                                                                                                          | 3                                      |
| 76-100                                                                                                                                                                                                                                                                                                                                         | 4                                      |
| THIS PROJECT PROVIDES 4 ACCESSIBLE PARKING SPACES, WITH A TOTAL OF 50 PARKING SPACES PROVIDED.                                                                                                                                                                                                                                                 |                                        |
| FUTURE PARKING AREA TO PROVIDE ANOTHER 50 SPACES                                                                                                                                                                                                                                                                                               |                                        |

| SITE DATA SUMMARY TABLE                  |                       |
|------------------------------------------|-----------------------|
| GENERAL SITE DATA                        | LOT 1, BLOCK A        |
| ZONING (FROM ZONING MAP)                 | LIGHT INDUSTRIAL (LI) |
| LAND USE                                 | WAREHOUSE/WORKSPACE   |
| LOT AREA (SQUARE FEET)                   | 1,973,085             |
| LOT AREA (ACRES)                         | 45.0108               |
| BUILDING FOOTPRINT AREA (SF) - PROPOSED  | 153,960               |
| BUILDING HEIGHT (FEET) (TALLEST ELEMENT) | 50'-0"                |
| LOT COVERAGE (%)                         | 8.30%                 |
| FLOOR AREA RATIO (X.XX)                  | 0.08                  |
| ARTIFICIAL LOT AREA (SF)                 | 500,279               |
| IMPERVIOUS AREA (SF)                     | 298,415               |
| LANDSCAPE AREA (SF)                      | 211,864               |

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON 27 September, 2022.

WITNESS OUR HANDS, 27 September, 2022

PLANNING & ZONING COMMISSION CHAIRMAN

SITE PLAN

SPR DISTRIBUTION CENTER  
LOCATED IN THE CITY OF ROCKWALL, TEXAS  
LOT 2, BLOCK 1

INDALLOY ADDITION  
ROCKWALL COUNTY, TEXAS  
CASE # SP2022-047

RESUBMITTED SEPTEMBER 7, 2022

DESIGNED: XX/XX/XX

CHECKED:

DRAWN:

HORIZONTAL SCALE

VERTICAL SCALE

PREPARED FOR:

SPR PACKAGING

1480 JUSTIN ROAD

ROCKWALL, TEXAS 75087

PRELIMINARY

NOT FOR CONSTRUCTION OR BIDDING PURPOSES

Engineer: MR. RYAN SAMUELSON

P.E. No. 495811

Date: 09/27/2022

Westwood

SPR DISTRIBUTION CENTER

ROCKWALL, TEXAS

Westwood

Professional Services, Inc.

Phone (214) 473-6640

Tel/Fax (888) 837-6150

2501 Dallas Parkway, Suite 400  
Plano, TX 75093  
westwoodps.com

SHEET NUMBER:

1.00

SITE PLAN

PROJECT NUMBER: 0036677.00

DATE: 08/19/22







**MJDII** Architects, Inc.  
Architecture • Planning • Consulting  
16775 Addison Road, Suite 310  
Addison, Texas 75001  
Tel: (972) 866-8600  
Fax: (972) 866-8601



**HILL & WILKINSON**  
GENERAL CONTRACTORS

**shaping the built environment**

Westwood

PARKWAY CENTRE 1  
2301 DALLAS PARKWAY, SUITE 400  
PLANO, TEXAS 75093  
214-473-4640



PILLAR  
ELECTRIC  
GROUP

[illegible]

Seal:  
These documents are for municipal review  
and not for construction.  
James A Cooper RLA 1287  
07 September 2022

**SPR DISTRIBUTION CENTER**  
1480 JUSTIN ROAD  
ROCKWALL, TEXAS 75087

Drawn By: CDW

Project Number: 22-0013-00

Date: 07 SEPTEMBER 2022

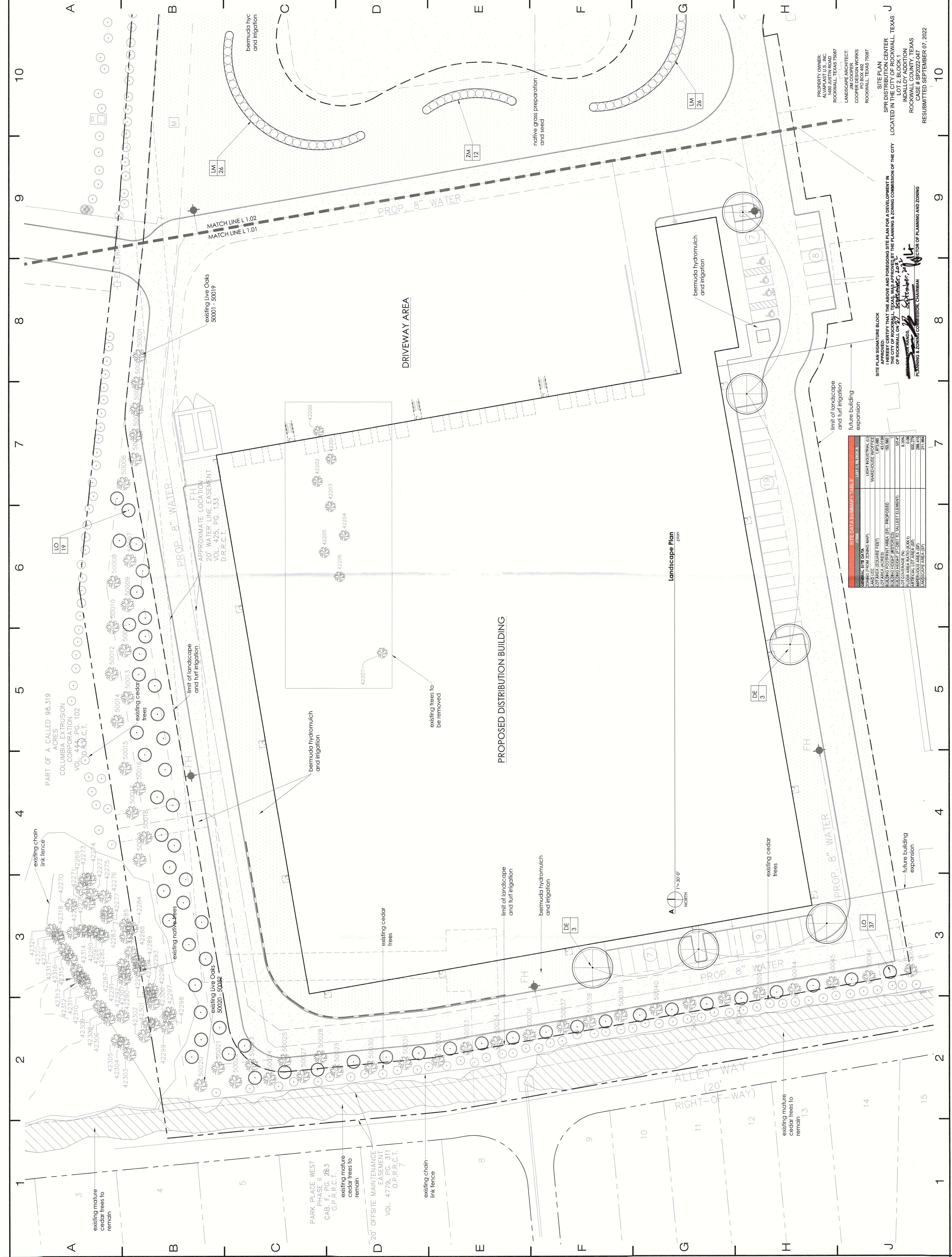
Issue: CITY SITE PLAN RESUBMITTAL

Approved By: CDW

Sheet Number:

L1.01

Landscape P





















PART OF A CALLED 98.39 ACRES  
COLUMBIA EXTRUSION  
CORPORATION  
VOL. 444 PG. 102  
D.R.A.C.T.  
PART OF LOT 1, BLOCK 1  
INDALLOY ADDITION  
CAB. D. SLIDE 273  
PARCET.



CALLED 7.56 ACRES  
ROCKWALL COMM  
PLAYHOUSE  
VOL. 4239 PG. 206  
(

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN  
THE CITY OF ROCKWELL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROCKWALL ON THE 27 DAY OF September, 2022.

WITNESS OUR HANDS, THIS 27 DAY OF September, 2022.

DIRECTOR OF PLANNING AND ZONING

PROPERTY OWNER:  
ALVAPLAST U.S., INC.  
1480 JUSTIN ROAD  
ROCKWALL, TEXAS 75087

SITE PLAN  
SPR DISTRIBUTION CENTER  
LOCATED IN THE CITY OF ROCKWALL, TEXAS  
LOT 2, BLOCK 1  
INDALLOY ADDITION  
ROCKWALL COUNTY, TEXAS  
CASE # SP2022-047  
RESUBMITTED SEPTEMBER 7, 2022

Project Name: SPR Warehouse Site  
Client:  
Drawn By: Dwg. LC

Project # :  
Date: 9/6/2022  
Version: REV 4

CIVIL ENGINEER:  
MR. ARLYN SAMUELSON  
WESTWOOD PROFESSIONAL SERVICES  
2901 DALLAS PARKWAY, SUITE 400  
PLANO, TEXAS 75093

| SITE DATA SUMMARY TABLE                      |                       |
|----------------------------------------------|-----------------------|
| ITEM                                         | LOT 1, BLOCK A        |
| GENERAL SITE DATA                            |                       |
| ZONING (FROM ZONING MAP)                     | LIGHT INDUSTRIAL (LI) |
| LAND USE                                     | WAREHOUSE W/OFFICE    |
| LOT AREA (SQUARE FEET)                       | 1,873,885             |
| LOT AREA (ACRES)                             | 43.0139               |
| BUILDING FOOTPRINT AREA (SF) - PROPOSED      | 153,560               |
| BUILDING HEIGHT (#STORIES)                   | 1                     |
| BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT) | 50'-4"                |
| LOT COVERAGE (%)                             | 8.20%                 |
| FLOOR AREA RATIO (X.XX:1)                    | 0.08                  |

Scale: 1 inch = 40 Ft.



THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT  
TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION  
LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN  
ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL  
PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL  
VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING  
LEVELS ARE BASED ON THE ASSUMPTION OF AVERAGE MAINTENANCE FACTOR (M.F.) OF 0.70.  
SYSTEMS SUITABILITY AND SAFETY: THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE FOR REVIEW  
FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.



