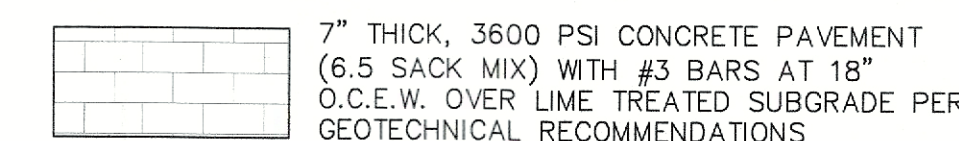
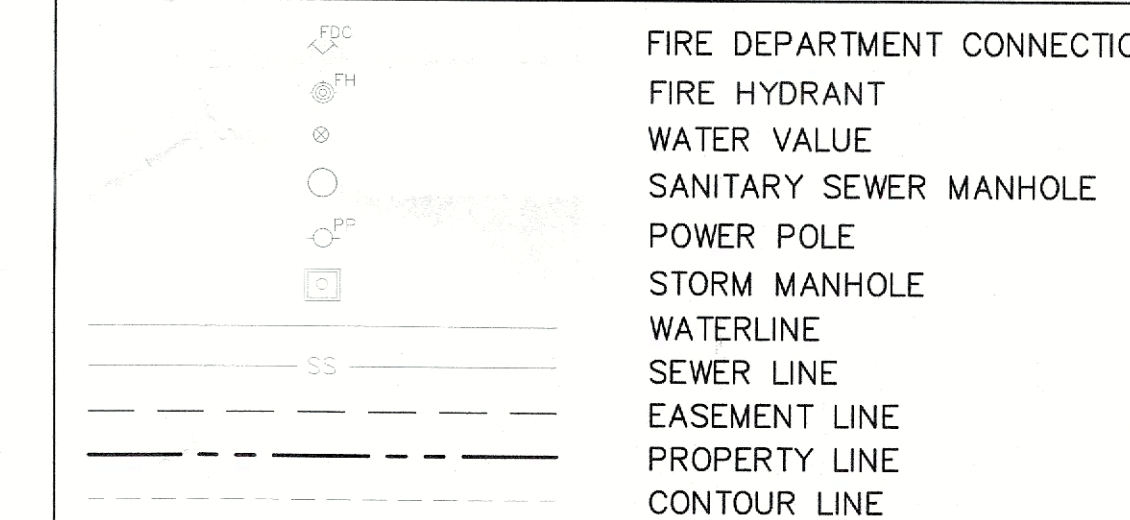


PARKING:

NOTE:  
REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA  
REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN

EMPLOYEE PARKING SPACES REQUIRED = 90 SPACES  
VISITOR PARKING SPACES REQUIRED = 20 SPACES  
TOTAL PARKING SPACES REQUIRED = 110 SPACES  
TOTAL PARKING SPACES PROVIDED = 146 SPACES

ACCESSIBLE SPACES REQUIRED = 5 SPACES  
ACCESSIBLE SPACES PROVIDED = 5 SPACES  
\*SPACES ARE INCLUDED IN TOTAL ABOVE



HALFF ASSOCIATES, INC.  
RICHARDSON, TEXAS 75081  
CONTACT: DREW CHAVCHALOV  
EMAIL: DCHAVCALOV@HALFF.COM  
TEL: (214) 217-6461  
TBPELS FIRM# F-312

ALVAPLAST US DEVELOPMENT LLC  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
CONTACT: CAROLINA MOLINA  
EMAIL: CMOLINA@SPRPACKAGING.COM  
TEL: 469-402-1232

PROSS DESIGN GROUP, INC.  
DALLAS, TEXAS 75230-8640  
CONTACT: DAVID MORALES  
EMAIL: DMORALES@PDGARCH.COM  
TEL: (972) 759-1400

BELLE FIRMA  
4245 NORTH CENTRAL EXPY  
SUITE 501  
DALLAS, TX 75205  
CONTACT: KORI HAUG  
EMAIL: [KHAUG@BELLEFIRMA.COM](mailto:KHAUG@BELLEFIRMA.COM)  
TEL: 214-865-7192

HALFF ASSOCIATES, INC.  
FRISCO, TEXAS 75034-8640  
CONTACT: BRIAN SATAGAJ  
EMAIL: BSATAGAJ@HALFF.COM  
TEL: (214) 217-6463  
TBPELS FIRM# F-312

**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 14 day of March, 2023.

WITNESS OUR HANDS, this 14 day of Mar 03 2003




Planning and Zoning Commission, Chairman
 Director of Planning and Zoning

[illegible]

PRELIMINARY

**FOR INTERIM REVIEW ONLY**  
These documents are for Interim Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:

<u>BRIAN M. SATAGAJ</u>	103708
NAME	P.E. NO.
DATE	10/20/08



3803 PARKWOOD BLVD., SUITE 800  
FRISCO, TX 75034-8641  
(214) 618-4370

**SPR**  **PACKAGING**

SPR NORTH PHASE 2

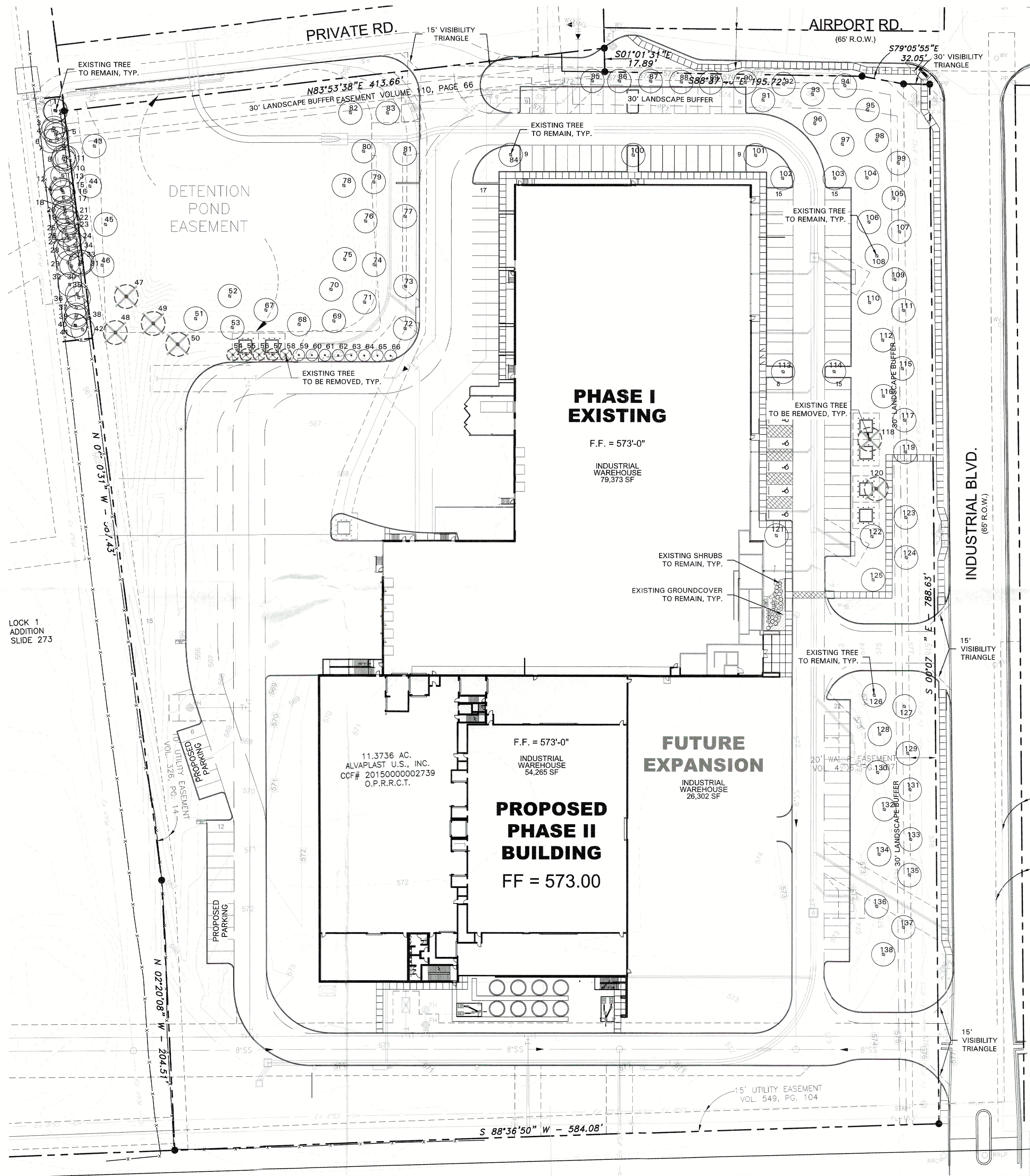
FOR 11.37 AC. OF INDALEY ADDITION, BLOCK 1, LOT 2  
ROCKWALL, TEXAS

job no  
DETAIL SITE PLAN  
sheet

C0.02

CASE NO. SP2023-009





#### EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- EXISTING SHRUBS TO REMAIN

#### TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-FOUR (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

#### CITY OF ROCKWALL NOTES

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

#### OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469.402.1232

#### ARCHITECT:

PROSS DESIGN GROUP, INC.  
CONTACT: ROBERT PROSS  
5310 HARVEST HILL RD., SUITE 180  
DALLAS, TX 75230  
972.759.1400

#### APPROVED:

I hereby certify that the above and foregoing plan for a development in the City of Rockwall, Texas, was approved Commission of the City of Rockwall on the 14 day of March, 2023.

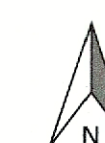
WITNESS OUR HANDS, this 14 day of March, 2023.

*[Signature]*  
Planning & Zoning Commission, Chairman

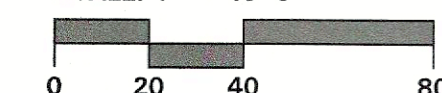
*[Signature]*  
Director of Planning and Zoning

CASE NO: SP2023-009

#### TREE PRESERVATION PLAN



SCALE: 1" = 40'-0"



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

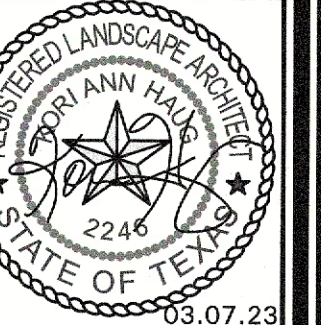
drawn: KAH  
checked: KAH  
date: 03/07/2023

DESCRIPTION

DATE

#

03/07/2023



03/07/23

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

**SPR NORTH - PHASE II**  
ROCKWALL, TEXAS

job no

sheet

L1.01



TREE SURVEY FIELD DATA							
No.	Dia. (Inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
1	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
4	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
5	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
6	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
7	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
8	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
9	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
10	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
11	8.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
12	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
13	8	BOIS D'ARC	TO REMAIN	POOR	OFFSITE	NON-PROTECTED	
14	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
15	6	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
16	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
17	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
18	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
19	14	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
20	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
21	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
22	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
23	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
24	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
25	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
26	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
27	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
28	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
29	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
30	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	GOOD	
31	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
32	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
33	13.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
34	10	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
35	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
36	17.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
37	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
38	9.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
39	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
40	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
41	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
42	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
43	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
44	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
45	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
46	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
47	3	CHINKAPIN OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
48	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
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50	3	BALD CYPRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
51	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
52	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
53	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
54	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
55	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
56	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
57	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
58	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
59	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
60	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
61	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
62	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
63	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
64	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
65	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
66	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
67	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
68	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
69	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
70	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
71	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
72	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
73	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
74	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
75	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
76	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
77	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
78	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
79	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
80	3	BALD CYPRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
81	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
82	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
83	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
84	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
85	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
86	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
87	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
88	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
89	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
90	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
91	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
92	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
93	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
94	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
95	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
96	3	BUR OAK	TO REMAIN	POOR	ON-SITE	NON-PROTECTED	
97	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
98	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
99	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
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106	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
107	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
108	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
109	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
110	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
111	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
112	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
113	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
114	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
115	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
116	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
117	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
118	3	LIVE OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
119	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
120	3	CEDAR ELM	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
121	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
122	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
123	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
124	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
125	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
126	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
127	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
128	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
129	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
130	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
131	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
132	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
133	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
134	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
135	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
136	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
137	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
138	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
Total Caliper Inches on Site							663.00
Total Caliper Inches Removed							33.00
Total Mitigation Inches Required							0.00
Total Mitigation Inches Provided (Refer to Landscape Plans)							0.00
Total Mitigation Inches Remaining							0.00
Tree Preservation Credits Purchased (100% of total mitigation inches paid at \$100/inch)							0.00
							\$0.00

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469.402.1232

ARCHITECT:

PROSS DESIGN GROUP, INC.  
CONTACT: ROBERT PROSS  
5310 HARVEST HILL RD., SUITE 180  
DALLAS, TX 75230  
972.759.1400

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved  
Commission of the City of Rockwall on the 14 day of March, 2023

WITNESS OUR HANDS, this 14 day of March, 2023

SE 2  
Planning & Zoning Commission, Chairman

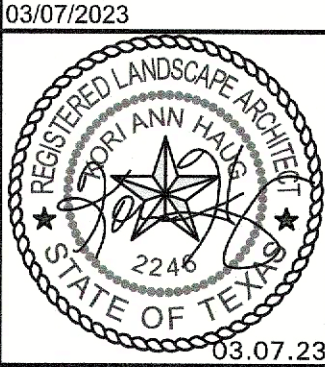
R. Pross  
Director of Planning and Zoning

CASE NO: SP2023-009

TREE PRESERVATION NOTES



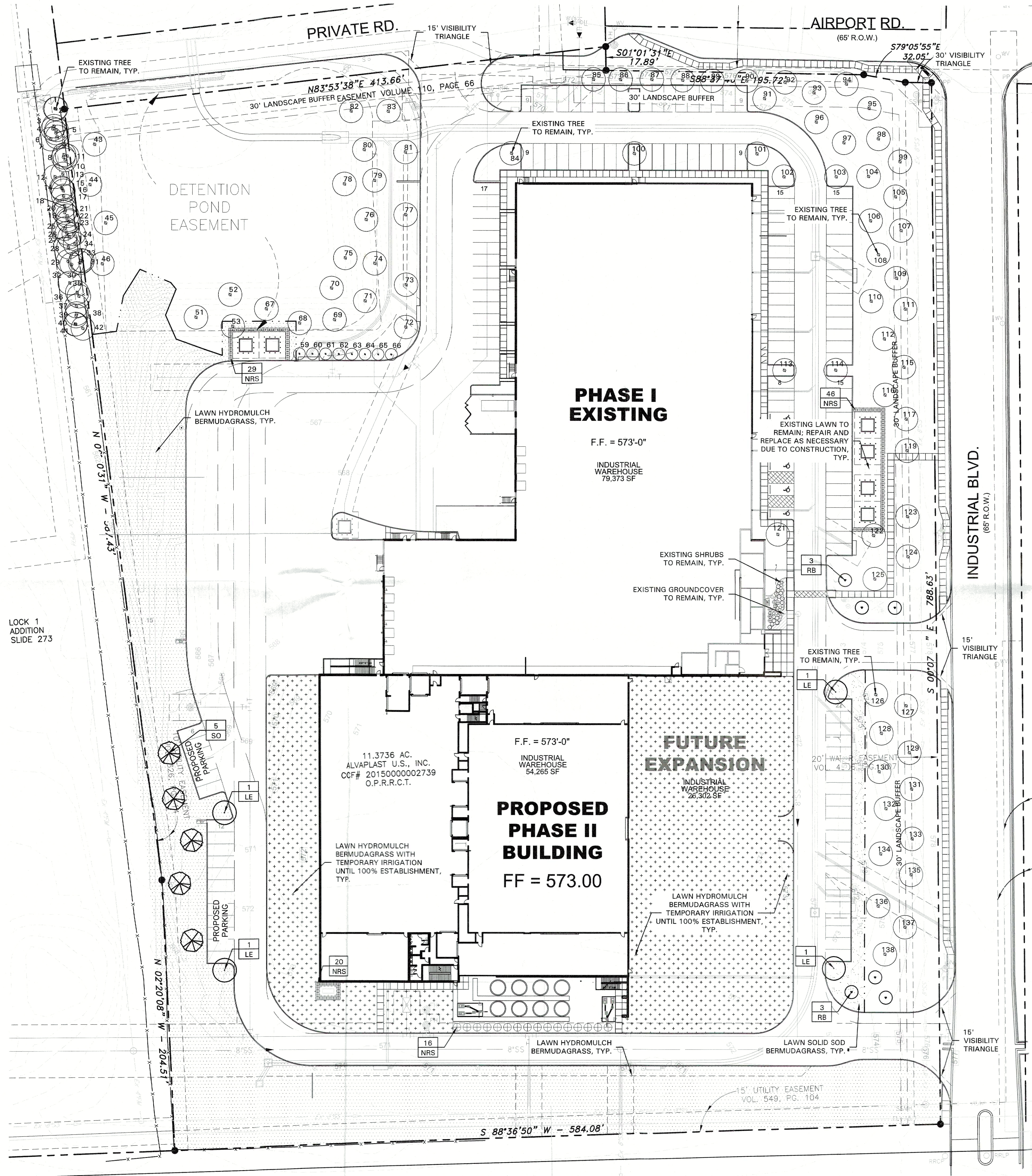
4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office



job no  
sheet  
L1.02

drawn:  
checked:  
date:  
03/07/2023





#### LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3\"

#### SOLID SOD NOTES

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

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

INDUSTRIAL BLVD.: 789 l.f.	AIRPORT RD.: 248 l.f.
Required (16) trees, 3\"	Required (5) trees, 3\"
Provided (16) existing trees, 4\" cal. +	Provided (5) 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: 38,589 s.f.  
Total parking spaces: 88 spaces
- | Required 1,930 s.f. (5%) (9) trees | Provided 3,164 s.f. (16%) (9) 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: 11.37 AC; 495,440 s.f.
- | Required 49,544 s.f. (10%) (9) trees | Provided 263,051 s.f. (25%) 168,924 s.f. |
|--------------------------------------|--|
|--------------------------------------|--|

##### DETENTION BASIN REQUIREMENTS

- A minimum of one (1) tree for every 750 s.f. of dry land area.
- Dry Land Area: 17,143 s.f.  
Required (23) trees  
Provided (23) existing trees

##### INCREASED LANDSCAPING

- Materials and Masonry Composition
- Above Ground Silo Screening
- Parking

Provided:

- (5) Additional trees along west parking row.
- (6) Ornamental trees added at existing entry drives.
- (16) Evergreen screening shrubs provided around silos.

#### CITY OF ROCKWALL NOTES

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

#### OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469.402.1232

#### ARCHITECT:

PROSS DESIGN GROUP, INC.  
CONTACT: ROBERT PROSS  
5310 HARVEST HILL RD., SUITE 180  
DALLAS, TX 75230  
972.759.1400

#### APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved Commission of the City of Rockwall on the 14 day of March, 2023.

WITNESS OUR HANDS, this 14 day of March, 2023.

*[Signature]*  
Planning & Zoning Commission, Chairman

*[Signature]*  
Director of Planning and Zoning

CASE NO: SP2023-009

#### LANDSCAPE PLAN

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



SCALE: 1\"

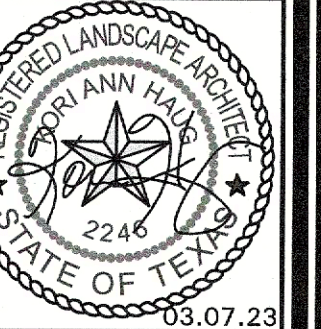


drawn: T. KAH  
checked: KAH  
date: 03/07/2023

DESCRIPTION

DATE

03/07/2023



PACKAGING  
SPR NORTH - PHASE II  
ROCKWALL, TEXAS

job no

sheet

L2.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	4	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matchir
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	6	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	5	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matchir
SHRUBS/GROUND COVER					
NRS	<i>Ilex</i> spp. 'Nellie R. Stevens'	Nellie R. Stevens Holly	111	7 gal.	container full to base, 36" ht., refer to plan for spacing
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SITE DATA:

CURRENT ZONING:

PROPOSED LAND USE:

TOTAL SITE AREA:

(L1) LIGHT INDUSTRIAL

OFFICE, WAREHOUSE, MANUFACTURING

11.37 AC. (495,340 SF)

BUILDING:

PHASE 1

1st FLOOR EXISTING

2nd FLOOR EXISTING

2nd FLOOR NEW

PHASE 2

1st FLOOR

2nd FLOOR

TOTAL

FUTURE EXPANSION (ESTIMATED)

1st FLOOR

78,682 SF

536 SF

1,483 SF

80,701 SF

54,134 SF

34,291 SF

88,425 SF

25,866 SF

PARKING:

NOTE:

REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA

REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN

EMPLOYEES PER SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE

EMPLOYEE PARKING SPACES REQUIRED = 90 SPACES

VISITOR PARKING SPACES REQUIRED = 20 SPACES

TOTAL PARKING SPACES REQUIRED = 110 SPACES

TOTAL PARKING SPACES PROVIDED = 146 SPACES

ACCESSIBLE SPACES REQUIRED = 5 SPACES

ACCESSIBLE SPACES PROVIDED = 5 SPACES

\*SPACES ARE INCLUDED IN TOTAL ABOVE

OWNER:

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ROCKWALL, TX 75087

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Planning & Zoning Commission, Chairman

  
Director of Planning and Zoning

CASE NO: SP2023-009



LANDSCAPE NOTES

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

drawn: TJM  
checked: KAH  
date: 03/07/2023

DESCRIPTION

DATE

#

03/07/2023



03.07.23



SPR NORTH - PHASE II  
ROCKWALL, TEXAS

job no

sheet

L2.02



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

SECTION 32 9300 - LANDSCAPE

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:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- 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 material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1978 - 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 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:
- 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.
  - 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.
  - 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:

- 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.
- Plants used for replacement shall be of the same size 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.
- 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 immediately.
- 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.

- 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.
- 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.
- 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.
- 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.

- 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.

1.7 QUALITY ASSURANCE

- 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:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book orders. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
  - 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.
  - 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 to site.
  - 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.
- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
  - 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.
  - 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.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
- Balled and Burlapped (B&B) Plants: Dig and prepare in a manner that will not damage roots, branches, shape and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
  - Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
  - Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
  - 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.
  - Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
  - Remove rejected plant material immediately from job site.
  - 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. 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 buyers 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.
- 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 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, 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:
- 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.
  - Physical properties as follows:
    - Clay - between 7-27 percent
    - Silt - between 15-25 percent
    - Sand - less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - 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 coarse 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 equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- 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.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 18" 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: "Mirafri Mirascape" by Mirafri 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 earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- 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.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - 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.
- C. Grass Areas:
- 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.

3.2 INSTALLATION

- 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.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. 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.
- F. 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 (¾") inch in diameter. Plants should be thoroughly moist before removing containers.
- 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 glazed.
- 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 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.

- 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 ½ 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".
- Do not wrap trees.
- 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.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- 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.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- 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.

- 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.
- 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.

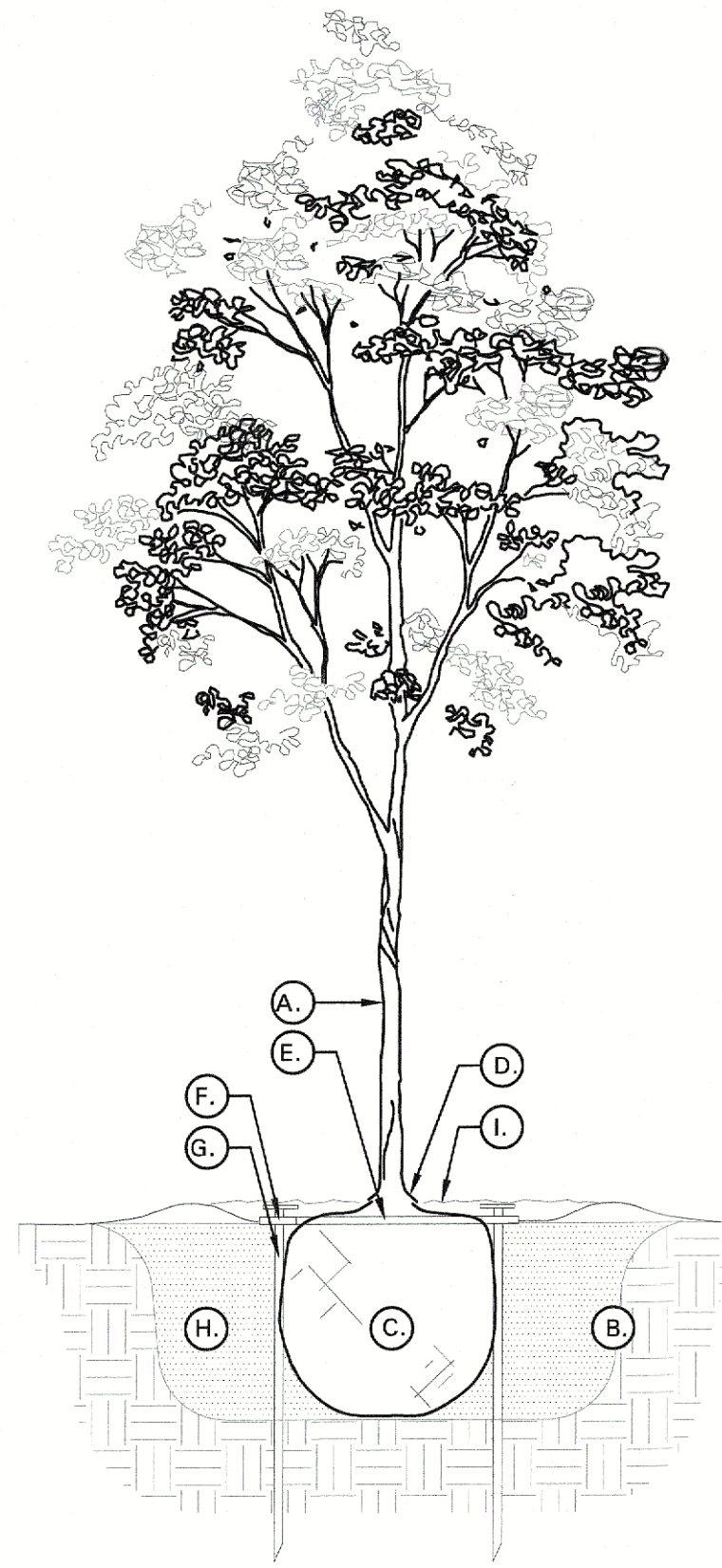
Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be ½" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

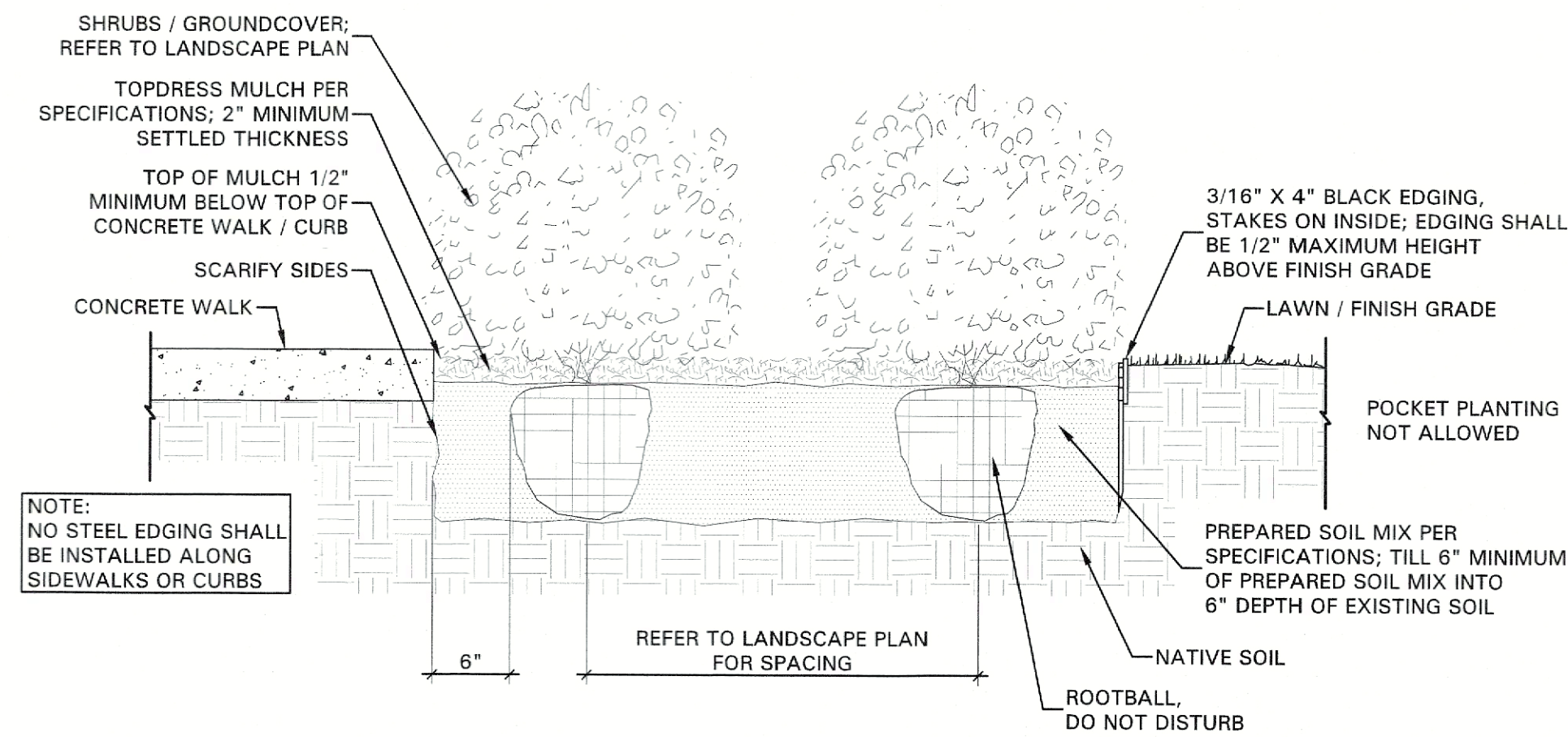
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



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 SOIL.
- C. ROOT BALL: REMOVE TOP ½ 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.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL 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.
- I. 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.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



OWNER:

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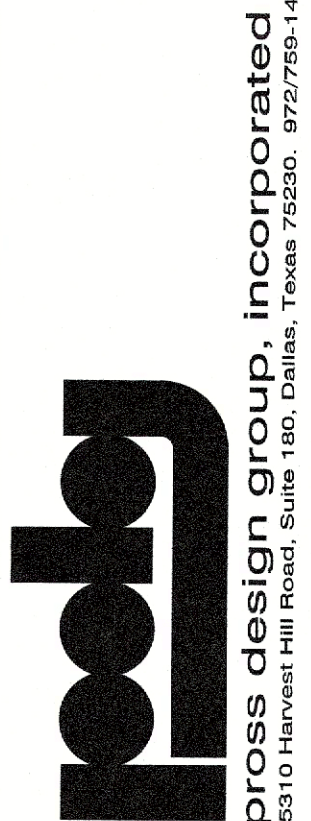
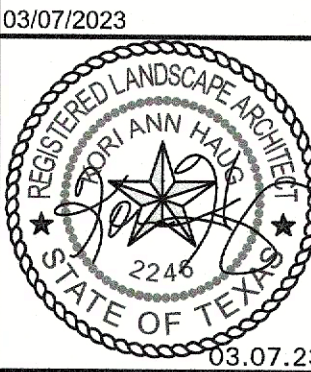
Planning & Zoning Commission, Chairman  
Director of Planning and Zoning

CASE NO: SP2023-009

LANDSCAPE SPECIFICATIONS AND DETAILS



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- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



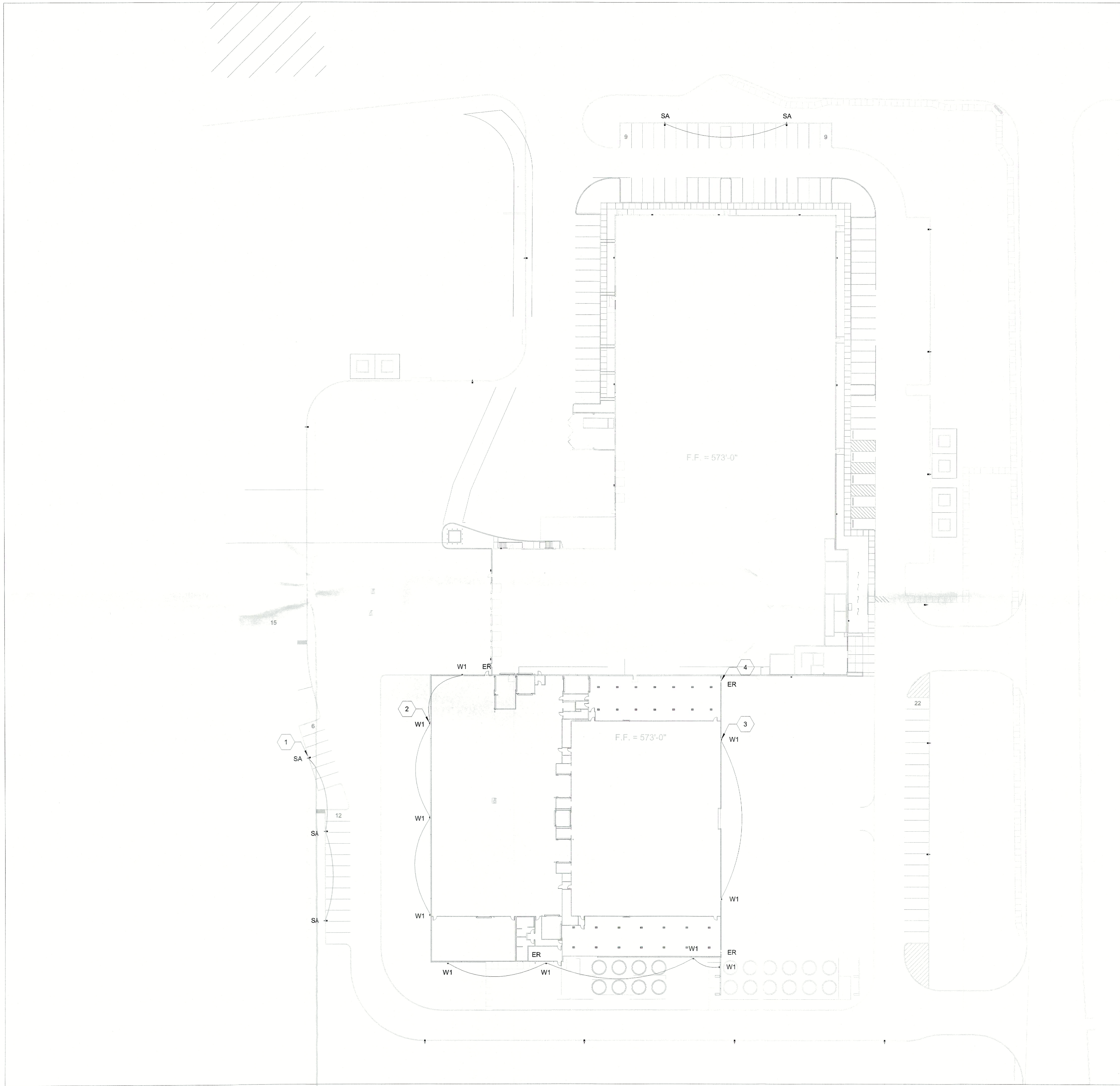
PACKAGING  
SPR NORTH - PHASE II  
ROCKWALL, TEXAS

job no

sheet

L2.03





## DRAWING NOTES

DRAWING E1.0

- MOUNT TOP OF LIGHTING FIXTURE AT 25'-0" TO MATCH EXISTING SITE LIGHTING. MATCH EXISTING SQUARE STRAIGHT STEEL LIGHT POLE. CATALOG NUMBER SSS-25-4C-DM19AS-DDBXD.
- MOUNT FIXTURE ABOVE SECOND FLOOR WINDOWS. COORDINATE WITH OWNER TO VERIFY EXACT MOUNTING HEIGHT.
- MOUNT FIXTURE AT 27'-0" AFF TO MATCH EXISTING SITE LIGHTING HEIGHT.
- MOUNT OVERHEAD FIXTURES +1'-0" ABOVE DOORWAY.

## GENERAL NOTES

APPLIES TO ALL DRAWINGS OF THIS TRADE

- FOR GENERAL NOTES, LEGEND AND SYMBOLS SEE DRAWING E0.1.
- FOR LIGHTING INFORMATION AND LUMINAIRE SCHEDULE SEE DRAWING E7.1.
- EXIT SIGNS AND EMERGENCY FIXTURES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO THE FIXTURE EVEN WHEN OFF.
- PROVIDE ALL MOUNTING HARDWARE FOR LIGHTING FIXTURES INCLUDING CABLING, MOUNTING BRACKETS, ETC. AS REQUIRED.

## SITE DATA:

CURRENT ZONING: (L) LIGHT INDUSTRIAL  
PROPOSED LAND USE: OFFICE, WAREHOUSE, MANUFACTURING  
TOTAL SITE AREA: 11.37 AC. (495,340 SF)

### BUILDING:

PHASE 1		
1st FLOOR EXISTING	78,882	SF
2nd FLOOR EXISTING	536	SF
2nd FLOOR NEW	1,483	SF
	80,701	SF

PHASE 2		
1st FLOOR	54,134	SF
2nd FLOOR	34,291	SF
TOTAL	88,425	SF

FUTURE EXPANSION (ESTIMATED)	25,866	SF
1st FLOOR		

### PARKING:

NOTE:  
REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA  
REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN

EMPLOYEES PER SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE

EMPLOYEE PARKING SPACES REQUIRED = 90 SPACES  
VISITOR PARKING SPACES REQUIRED = 20 SPACES  
TOTAL PARKING SPACES REQUIRED = 110 SPACES  
TOTAL PARKING SPACES PROVIDED = 146 SPACES

ACCESSIBLE SPACES REQUIRED = 6 SPACES  
ACCESSIBLE SPACES PROVIDED = 5 SPACES  
\*SPACES ARE INCLUDED IN TOTAL ABOVE

### OWNER:


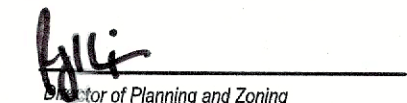
ALVAPLAST U.S. DEVELOPMENT, LLC  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469.402.1232

### ARCHITECT:

PROSS DESIGN GROUP, INC.  
CONTACT: ROBERT PROSS  
5310 HARVEST HILL RD., SUITE 180  
DALLAS, TX 75230  
972.759.1400

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 14 day of March 2023.

WITNESS OUR HANDS, this 14 day of March 2023.

 Planning & Zoning Commission, Chairman  
 Director of Planning and Zoning

CASE NO: SP2023-009

OVERALL PLAN - FIRST FLOOR  
SCALE: 1" = 40'-0"

1  
E1.0

drawn: LSTAM  
checked: MHOLO  
date: 03/07/2023

#	DATE	DESCRIPTION
1	02/17/2023	ISSUED FOR SITE SUBMITTAL
2	03/07/2023	ISSUED FOR SITE SUBMITTAL

03/07/2023

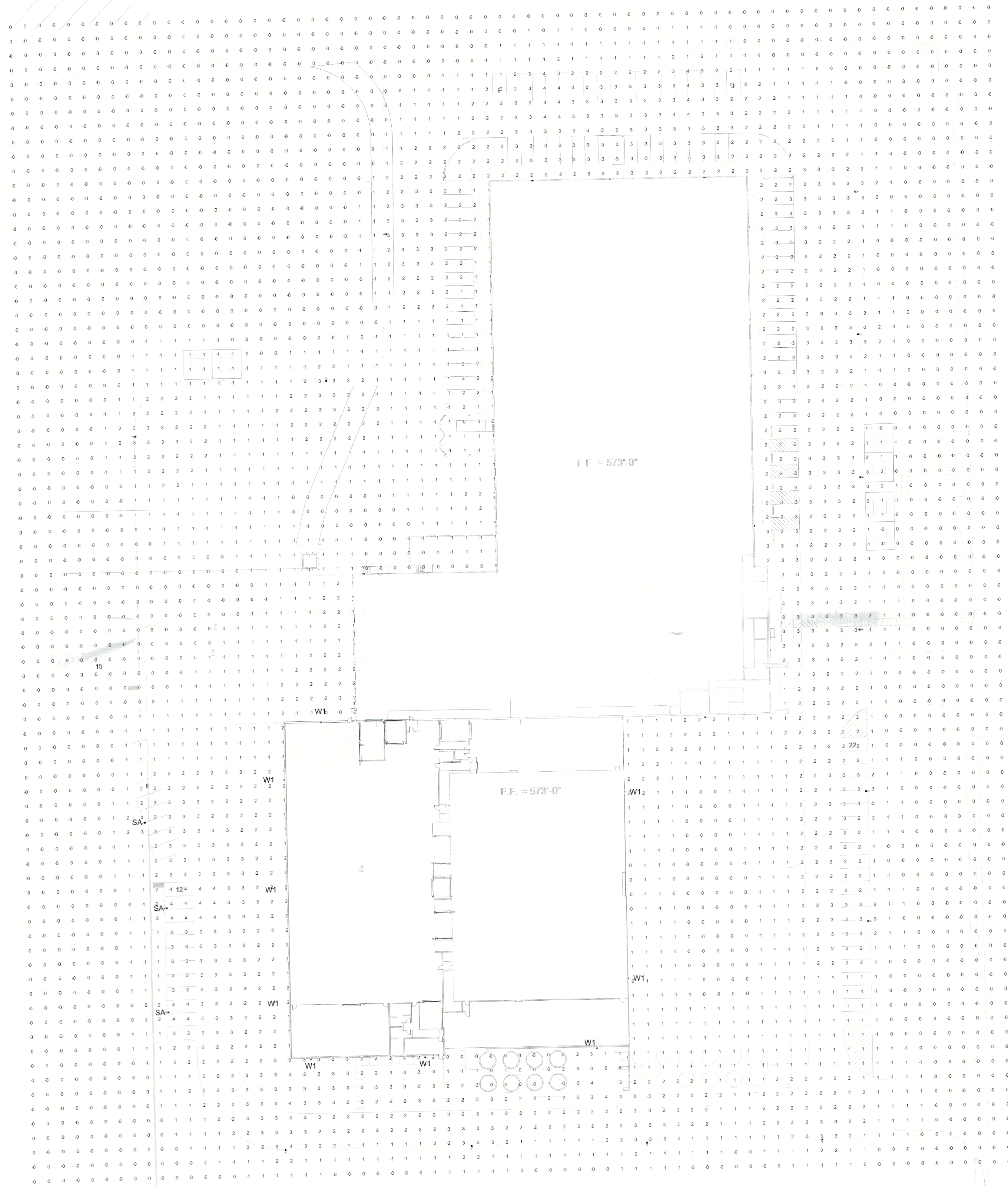
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RICHLAND, MI • GRAND RAPIDS, MI • MEMPHIS, TN

**SPR**  
**PACKAGING**  
SPR NORTH - PHASE II  
ROCKWALL, TEXAS

job no  
13597.030  
ELECTRICAL

E1.0





OVERALL PLAN - FIRST FLOOR  
SCALE: 1" = 40'-0"

1  
E1.1

# SITE DATA:

CURRENT ZONING: (U) LIGHT INDUSTRIAL	
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TOTAL SITE AREA: 11.37 AC. (495,340 SF)	
BUILDING:	
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2nd FLOOR EXISTING	536 SF
2nd FLOOR NEW	1,483 SF
PHASE 2	
1st FLOOR	54,134 SF
2nd FLOOR	34,291 SF
TOTAL	88,425 SF
FUTURE EXPANSION (ESTIMATED)	
1st FLOOR	25,866 SF

## PARKING:

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## OWNER:

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CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469.402.1232


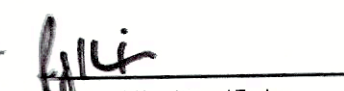
## ARCHITECT:

PROSS DESIGN GROUP, INC.  
CONTACT: ROBERT PROSS  
5310 HARVEST HILL RD., SUITE 180  
DALLAS, TX 75230  
972.759.1400

## APPROVED:

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WITNESS OUR HANDS, this 14 day of March, 2023

 Planning & Zoning Commission, Chairman  
 Director of Planning and Zoning

CASE NO: SP2023-009

DESCRIPTION

ISSUED FOR SITE SUBMITTAL  
ISSUED FOR SITE SUBMITTAL

DATE  
02/17/2023  
03/07/2023

#  
A  
A

03/07/2023

**THERMALTECH  
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ROCKLAND, MI • GRAND RAPIDS, MI • MEMPHIS, TN

**SPR**  
PACKAGING  
SPR NORTH - PHASE II  
ROCKWALL, TEXAS

job no  
13597.030  
ELECTRICAL

E1.1

drawn:  
LSTAM  
checked  
MHOLD  
date  
03/07/2023







[illegible][illegible]

# AFF Affinity Premium Die-Cast Emergency Light

## SELF-POWERED MODELS

For the current load time, configure power using **boxed system**.

DESIGNER INFORMATION									
AFF FEL DUNGEON UNIVERSE VOLT 100V 50/60Hz									
Series	Dist. Type	Mounting Code	Recharge	Battery Type	Emergency Testing	Options	Notes		
AFF FEL Recessed	Flush*	DN0003	Recharge 120V AC/120V 10/100W	Lithium-Ion Prismatic	D001 Self-discharge recharge test	AFF First configurable LED	D001 D002 D003 D004 D005 D006 D007 D008 D009 D010 D011 D012 D013 D014 D015 D016 D017 D018 D019 D020 D021 D022 D023 D024 D025 D026 D027 D028 D029 D030 D031 D032 D033 D034 D035 D036 D037 D038 D039 D040 D041 D042 D043 D044 D045 D046 D047 D048 D049 D050 D051 D052 D053 D054 D055 D056 D057 D058 D059 D060 D061 D062 D063 D064 D065 D066 D067 D068 D069 D070 D071 D072 D073 D074 D075 D076 D077 D078 D079 D080 D081 D082 D083 D084 D085 D086 D087 D088 D089 D090 D091 D092 D093 D094 D095 D096 D097 D098 D099 D100 D101 D102 D103 D104 D105 D106 D107 D108 D109 D110 D111 D112 D113 D114 D115 D116 D117 D118 D119 D120 D121 D122 D123 D124 D125 D126 D127 D128 D129 D130 D131 D132 D133 D134 D135 D136 D137 D138 D139 D140 D141 D142 D143 D144 D145 D146 D147 D148 D149 D150 D151 D152 D153 D154 D155 D156 D157 D158 D159 D160 D161 D162 D163 D164 D165 D166 D167 D168 D169 D170 D171 D172 D173 D174 D175 D176 D177 D178 D179 D180 D181 D182 D183 D184 D185 D186 D187 D188 D189 D190 D191 D192 D193 D194 D195 D196 D197 D198 D199 D200 D201 D202 D203 D204 D205 D206 D207 D208 D209 D210 D211 D212 D213 D214 D215 D216 D217 D218 D219 D220 D221 D222 D223 D224 D225 D226 D227 D228 D229 D230 D231 D232 D233 D234 D235 D236 D237 D238 D239 D240 D241 D242 D243 D244 D245 D246 D247 D248 D249 D250 D251 D252 D253 D254 D255 D256 D257 D258 D259 D260 D261 D262 D263 D264 D265 D266 D267 D268 D269 D270 D271 D272 D273 D274 D275 D276 D277 D278 D279 D280 D281 D282 D283 D284 D285 D286 D287 D288 D289 D290 D291 D292 D293 D294 D295 D296 D297 D298 D299 D300 D301 D302 D303 D304 D305 D306 D307 D308 D309 D310 D311 D312 D313 D314 D315 D316 D317 D318 D319 D320 D321 D322 D323 D324 D325 D326 D327 D328 D329 D330 D331 D332 D333 D334 D335 D336 D337 D338 D339 D340 D341 D342 D343 D344 D345 D346 D347 D348 D349 D350 D351 D352 D353 D354 D355 D356 D357 D358 D359 D360 D361 D362 D363 D364 D365 D366 D367 D368 D369 D370 D371 D372 D373 D374 D375 D376 D377 D378 D379 D380 D381 D382 D383 D384 D385 D386 D387 D388 D389 D390 D391 D392 D393 D394 D395 D396 D397 D398 D399 D400 D401 D402 D403 D404 D405 D406 D407 D408 D409 D410 D411 D412 D413 D414 D415 D416 D417 D418 D419 D420 D421 D422 D423 D424 D425 D426 D427 D428 D429 D430 D431 D432 D433 D434 D435 D436 D437 D438 D439 D440 D441 D442 D443 D444 D445 D446 D447 D448 D449 D450 D451 D452 D453 D454 D455 D456 D457 D458 D459 D460 D461 D462 D463 D464 D465 D466 D467 D468 D469 D470 D471 D472 D473 D474 D475 D476 D477 D478 D479 D480 D481 D482 D483 D484 D485 D486 D487 D488 D489 D490 D491 D492 D493 D494 D495 D496 D497 D498 D499 D500 D501 D502 D503 D504 D505 D506 D507 D508 D509 D510 D511 D512 D513 D514 D515 D516 D517 D518 D519 D520 D521 D522 D523 D524 D525 D526 D527 D528 D529 D530 D531 D532 D533 D534 D535 D536 D537 D538 D539 D540 D541 D542 D543 D544 D545 D546 D547 D548 D549 D550 D551 D552 D553 D554 D555 D556 D557 D558 D559 D560 D561 D562 D563 D564 D565 D566 D567 D568 D569 D570 D571 D572 D573 D574 D575 D576 D577 D578 D579		

## AFF Affinity™ Premium Tri-Cast Architectural Emergency Light

### SPECIFICATIONS

#### Electrical Primary Circuit

End Use	Auton. Type	Input (Watts/ft)	Input (Current)	Watts/ft
PLT LT	CP	120-340	0.60-1.20A	17.28
	UP/CP	120-340	0.60-1.20 A	23.04
PLT CT	CP	120-340	0.60-1.20A	17.28
	UP/CP	120-340	0.60-1.20 A	23.04
US LT	CP	120-340	0.60-1.20A	17.28
	UP/CP	120-340	0.60-1.20 A	23.04
US LT CT	CP	120-340	0.60-1.20A	17.28
	UP/CP	120-340	0.60-1.20 A	23.04
DLT LT	CP	120-340	0.60-1.20A	17.28
	UP/CP	120-340	0.60-1.20 A	23.04
DLT LT CT	CP	120-340	0.60-1.20A	17.28
	UP/CP	120-340	0.60-1.20 A	23.04
DLT WT	N/A	8-30	0.180 - 1.00 A	8.12*
	DLT WT	N/A	8-30	0.254 - 1.00 A

\*Watts per foot calculated on 100 foot length of the product

#### NOTES

##### Lithonia Term Products

Type	Voltage	Typical Shelf Life	Typical Life <sup>1</sup>	Maintenence	Temperature range <sup>2</sup>
CP	120V	year	5-6 years	none	40 - 122°F (4 - 50°C)
CT	120V	year	5-6 years	none	40 - 122°F (4 - 50°C)

#### Notes:

1. 50% L70.
2. Affinity LT is designed to operate in any ambient conditions ranging from freezing cold to extreme heat, including shockproof, flame retardant and explosion proof. Affinity LT is designed to operate in any ambient conditions ranging from freezing cold to extreme heat, including shockproof, flame retardant and explosion proof. Affinity LT is designed to operate in any ambient conditions ranging from freezing cold to extreme heat, including shockproof, flame retardant and explosion proof.
3. Temperature range shown and will provide up to 50% life reduction. Affinity LT is designed to operate at 40 and 122 degrees, but will provide up to 50% life reduction.

Performance Data											
Lumen Output											
Lumen output is for beamwidth 30°/60°/90°/120°/180°/270°/360° according to IESNA E-27-76. Color factor for performance data on any configuration not shown here.											
Type	Beam	Beam diameter (mm)									
		30°	60°	90°	120°	180°	270°	360°	30°	60°	90°
MR (SMD)	15W	135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
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		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
	30W	135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
MR (COB)	15W	135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
		135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8
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MR (COB)	15W	135	1187	2.2	1.98	1.228	0.7	0.712	135	296	8

[illegible]

Site Lighting Fixture Schedule						
Type Mark	Description	Manufacturer	Model	Voltage	Wattage	Count
ER	EXTERIOR - LED EMERGENCY LIGHT	LITHONIA LIGHTING	AFF PEL DDBTXD UVOLT LTP SDRT FCT CW	UVOLT	20 W	4
SA	EXTERIOR - LED POLE LIGHT	LITHONIA LIGHTING	DSX1 LED P6 50K 70CRI T4M MVOLT SPA PIR BSDB DDBXD	MVOLT	163 W	17
W1	EXTERIOR - LED WALL PACK	LITHONIA LIGHTING	DSXW1 20C 700 50K T2S MVOLT PIRH SF BSW DDBXD	MVOLT	46 W	17

[illegible]

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RICHLAND, MO • GRAND RAPIDS, MI • MEMPHIS, TN

**SPR**  
PACKAGING  
SPR NORTH - PHASE II  
ROCKWALL, TEXAS

<b>OWNER:</b>	<b>ARCHITECT:</b>
ALVAPLAST U.S. DEVELOPMENT, LLC	PROSS DESIGN GROUP, INC.
CONTACT: CAROLINA MOLINA	CONTACT: ROBERT PROSS
1480 JUSTIN ROAD	5310 HARVEST HILL RD., SUITE 180
ROCKWALL, TX 75087	DALLAS, TX 75230
469.402.1232	972.759.1400

APPROVED: \_\_\_\_\_  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 19 day of March 2023

WITNESS OUR HANDS, this 14 day of March 2023

[Signature] Planning & Zoning Commission, Chairman

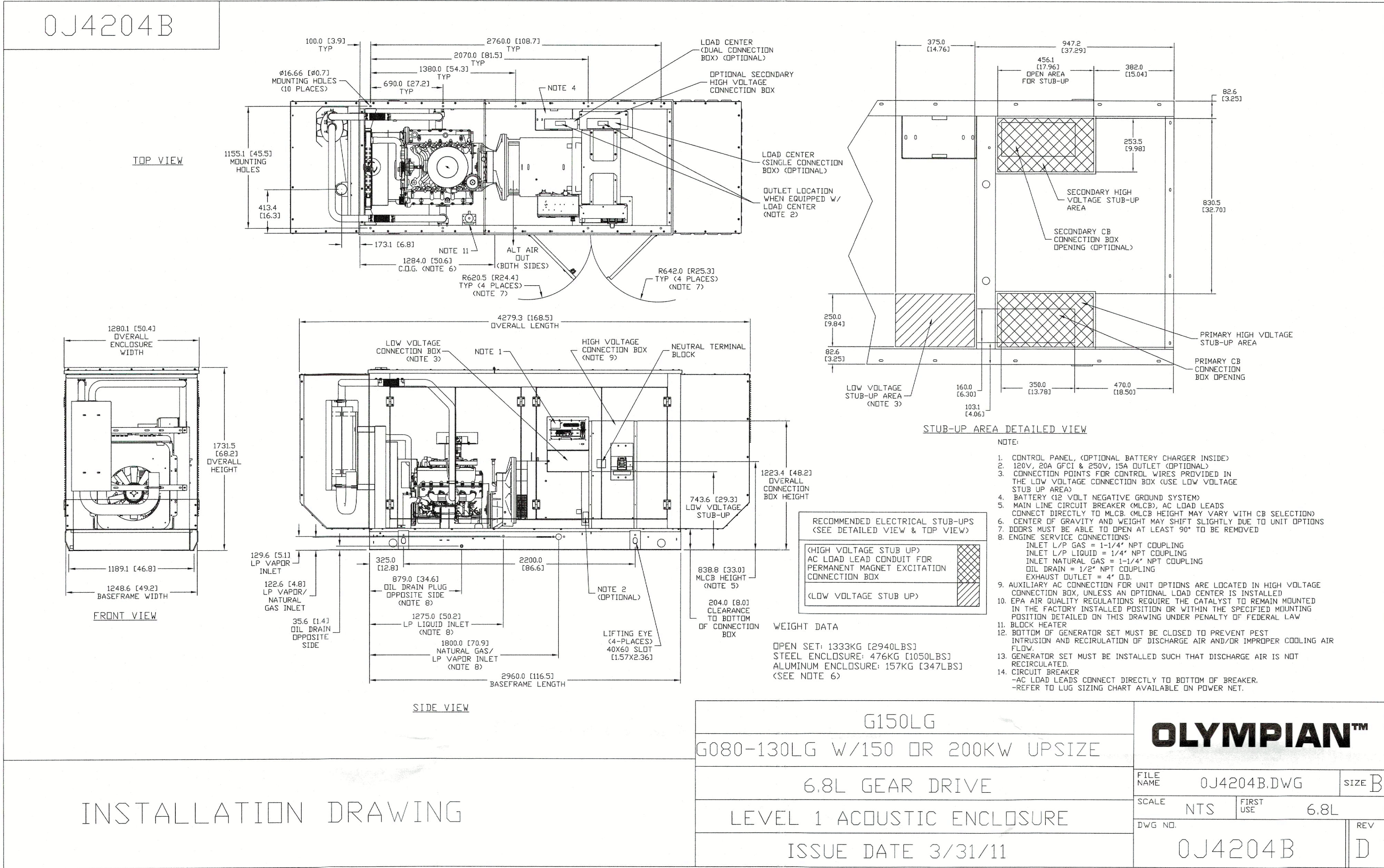
[Signature] Director of Planning

**CASE NO: SP2023-009**

job no  
13597.030  
ELECTRICAL  
E1.3

**SPR NORTH - PHASE II**  
ROCKWALL, TEXAS





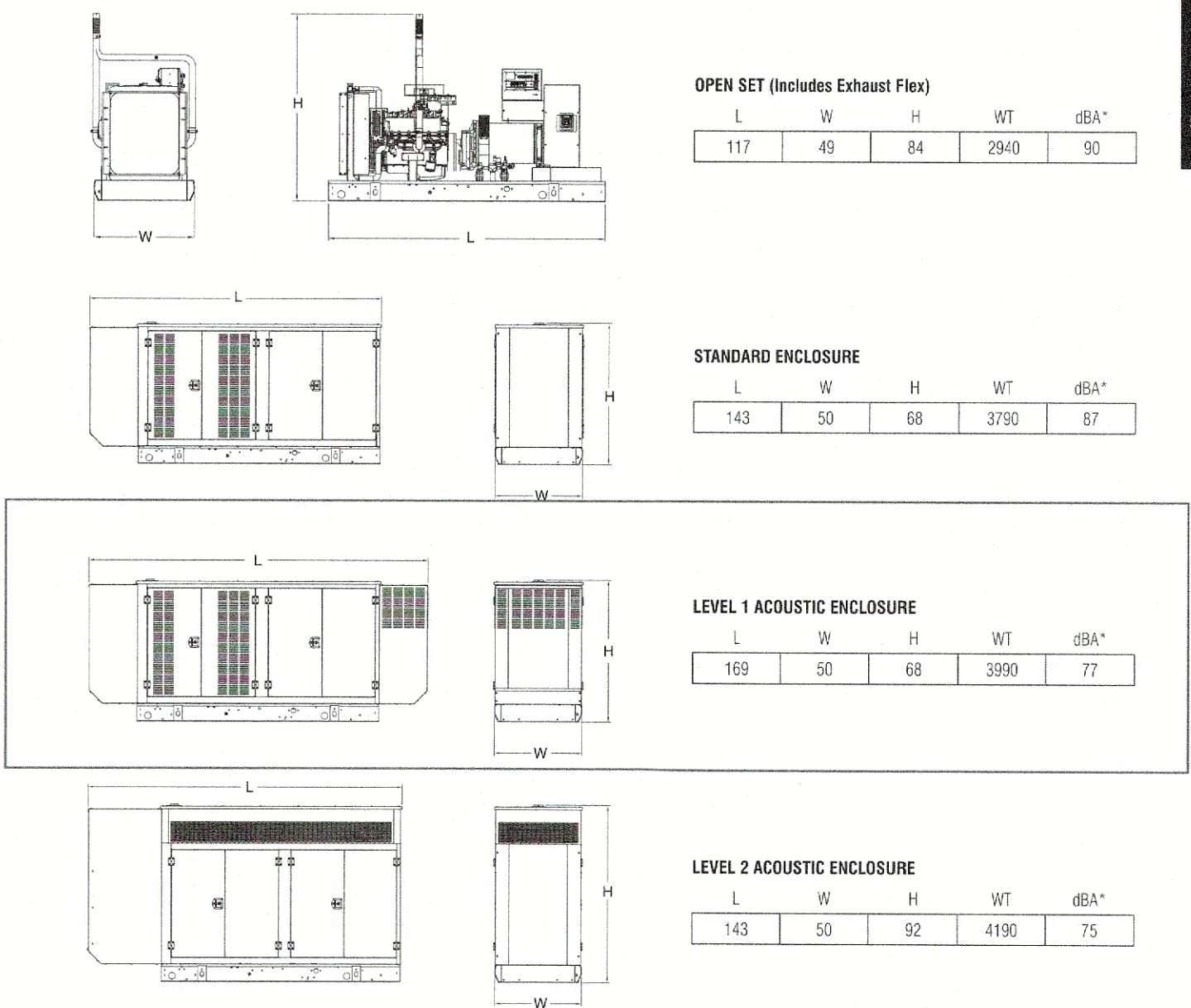
G150LG

dimensions, weights and sound levels

OLYMPIAN™

G150LG 150KW

9 of 5



Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Cat® Dealer for detailed installation drawings.

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*[Signature]*  
Planning & Zoning Commission, Chairman  
Director of Planning & Zoning

drawn: LSW  
checked: MHO  
date: 03/07/2023

DESCRIPTION

50% PROGRESS SET

DATE 02/17/2023

#

FOR PRELIMINARY REVIEW ONLY

NOT FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION

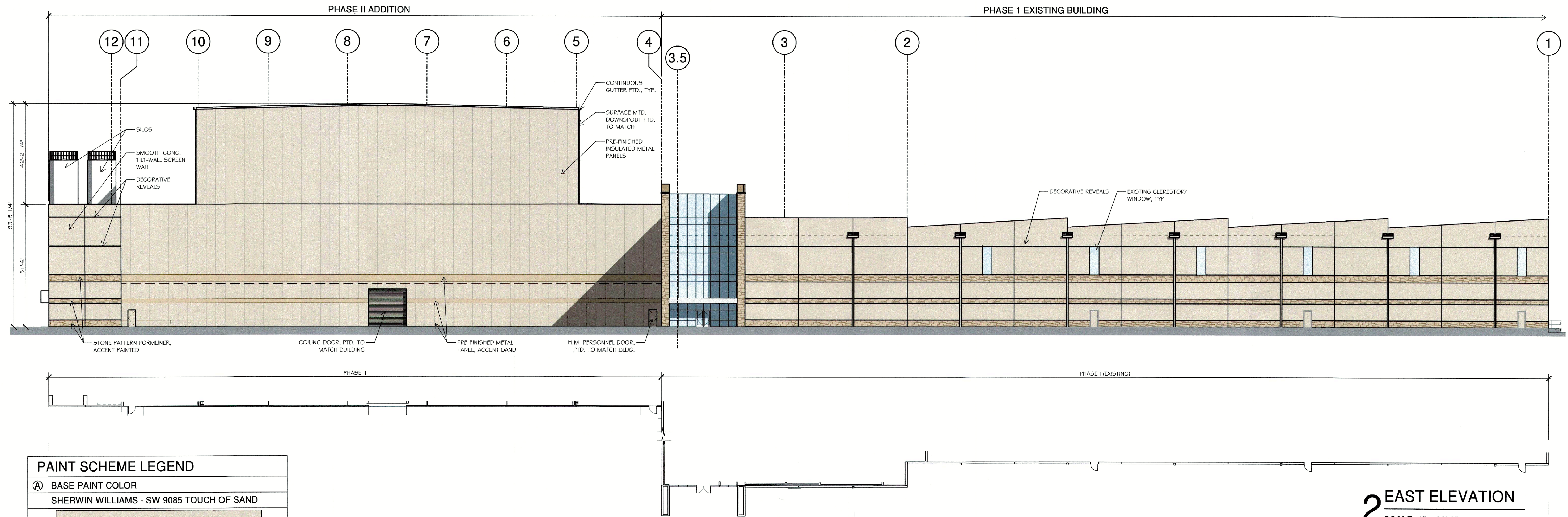
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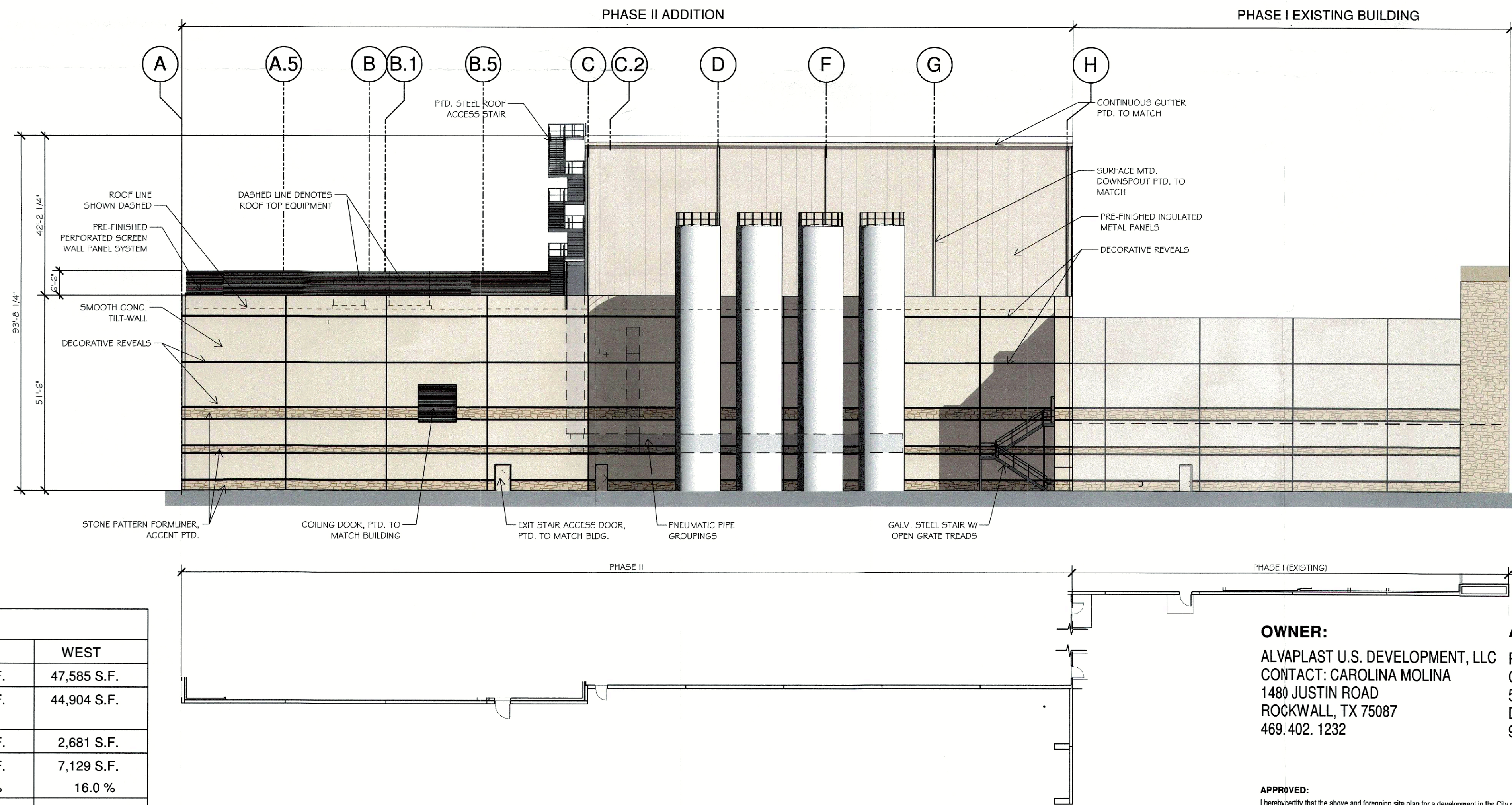
E5.1





PAINT SCHEME LEGEND	
A	BASE PAINT COLOR SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
B	ACCENT PAINT COLOR 01 SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C	ACCENT PAINT COLOR 02 SHERWIN WILLIAMS - SW 7550 RESORT TAN
D	METAL PANEL - ACCENT TRIM METAL SPAN WEATHERXL- SADDLE TAN
E	METAL PANEL - FIELD MORIN MATRIX MX-1- T.B.D.
F	METAL PANEL - ACCENT TRIM MORIN MATRIX MX-1- T.B.D.

FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	16,964 S.F.	32,427 S.F.	28,696 S.F.	47,585 S.F.
FACADE SQ. FT. EXCLUDING DOORS & WINDOWS	16,360 S.F.	31,917 S.F.	25,731 S.F.	44,904 S.F.
DOORS AND WINDOWS	604 S.F.	510 S.F.	2,965 S.F.	2,681 S.F.
INSULATED METAL PANELS (IMP)	43 S.F. 0.3 %	5,859 S.F. 19.0 %	7,129 S.F. 28.0 %	7,129 S.F. 16.0 %
PERFORATED SCREEN WALL	978 S.F. 6.0 %	723 S.F. 2.0 %	0 S.F. 0.0 %	1717 S.F. 4.0 %
MASONRY TOTAL	15,339 S.F. 93.7%	25,335 S.F. 79.0 %	18,602 S.F. 72.0 %	36,058 S.F. 80.0 %



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

**OWNER:**  
ALVAPLAST U.S. DEVELOPMENT, LLC  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469.402.1232

**ARCHITECT:**  
PROSS DESIGN GROUP, INC.  
CONTACT: ROBERT PROSS  
5310 HARVEST HILL RD., SUITE 180  
DALLAS, TX 75230  
972.759.1400

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WITNESS OUR HANDS, this 14 day of March, 2023.

*[Signature]*  
Planning & Zoning Commission, Chairman

*[Signature]*  
Director of Planning and Zoning

CASE NO: SP2023-009

drawn: AA  
checked: ROBERT PROSS  
date: 03/07/2023

DESCRIPTION

DATE

#



03/07/2023

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

**SPR**  
PACKAGING  
SPR NORTH - PHASE II  
ROCKWALL, TEXAS

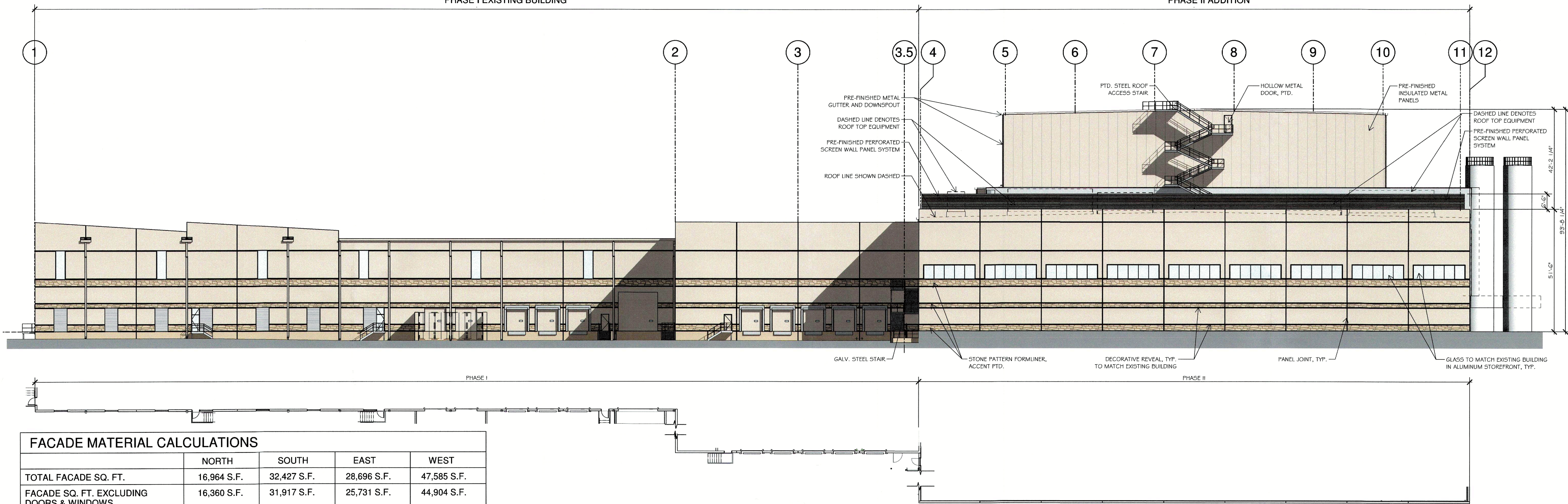
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PHASE I EXISTING BUILDING

PHASE II ADDITION



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

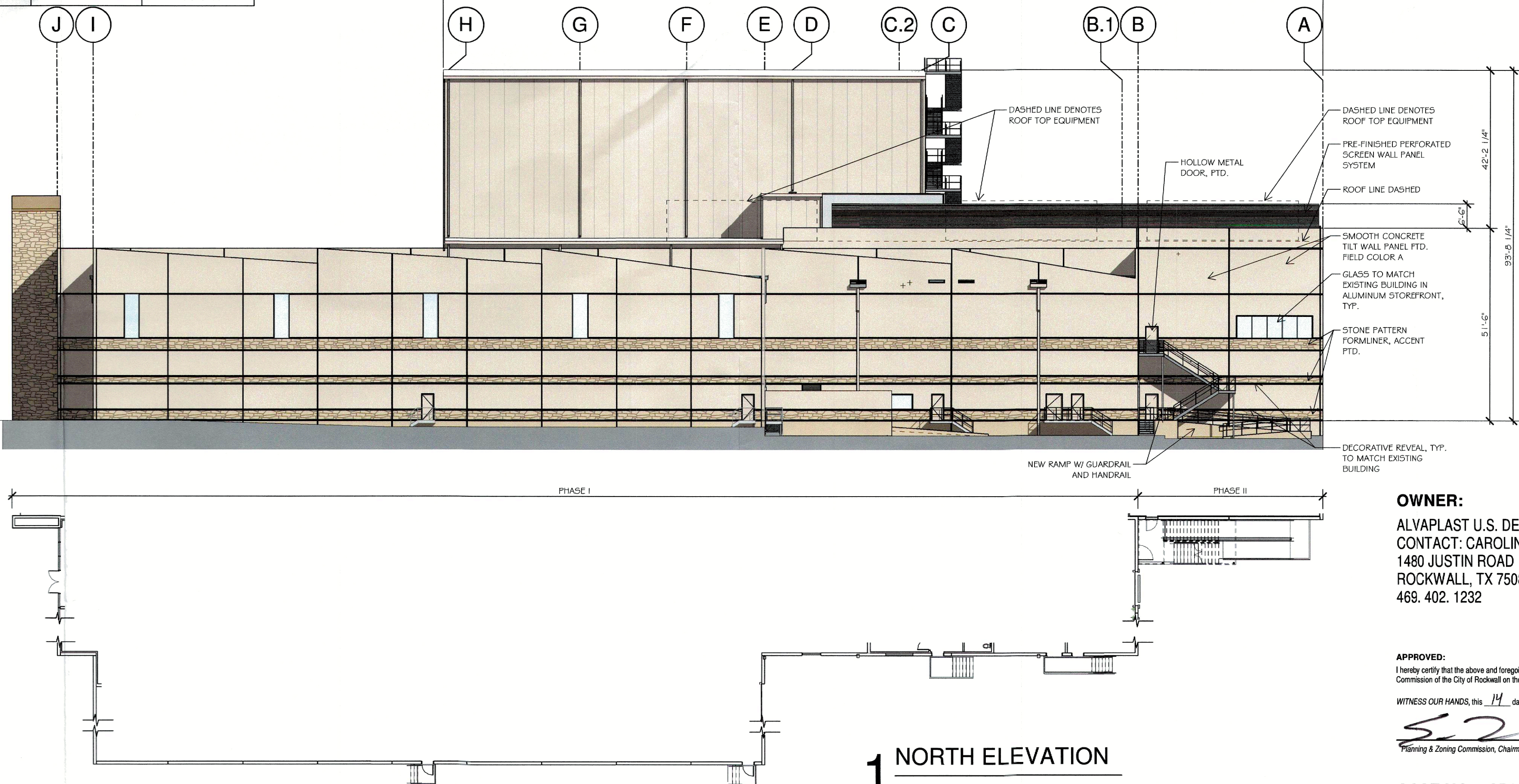
### FACADE MATERIAL CALCULATIONS

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	16,964 S.F.	32,427 S.F.	28,696 S.F.	47,585 S.F.
FACADE SQ. FT. EXCLUDING DOORS & WINDOWS	16,360 S.F.	31,917 S.F.	25,731 S.F.	44,904 S.F.
DOORS AND WINDOWS	604 S.F.	510 S.F.	2,965 S.F.	2,681 S.F.
INSULATED METAL PANELS (IMP)	43 S.F.	5,859 S.F.	7,129 S.F.	7,129 S.F.
	0.3 %	19.0 %	28.0 %	16.0 %
PERFORATED SCREEN WALL	978 S.F.	723 S.F.	0 S.F.	1717 S.F.
	6.0 %	2.0 %	0.0 %	4.0 %
MASONRY TOTAL	15,339 S.F.	25,335 S.F.	18,602 S.F.	36,058 S.F.
	93.7 %	79.0 %	72.0 %	80.0 %

### PAINT SCHEME LEGEND

A	BASE PAINT COLOR
	SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
B	ACCENT PAINT COLOR 01
	SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C	ACCENT PAINT COLOR 02
	SHERWIN WILLIAMS - SW 7550 RESORT TAN
D	METAL PANEL - ACCENT TRIM
	METAL SPAN WEATHERXL- SADDLE TAN
E	METAL PANEL - FIELD
	MORIN MATRIX MX-1- T.B.D.
F	METAL PANEL - ACCENT TRIM
	MORIN MATRIX MX-1- T.B.D.

PHASE II BEYOND



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

#### OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469. 402. 1232

#### ARCHITECT:

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

#### APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 14 day of April, 2023.

WITNESS OUR HANDS, this 14 day of April, 2023.

*[Signature]*  
Planning & Zoning Commission, Chairman

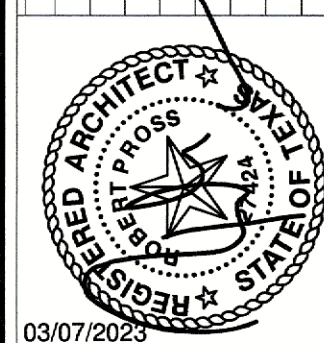
*[Signature]*  
Director of Planning and Zoning

CASE NO: SP2023-009

DESCRIPTION

DATE

#



03/07/2023

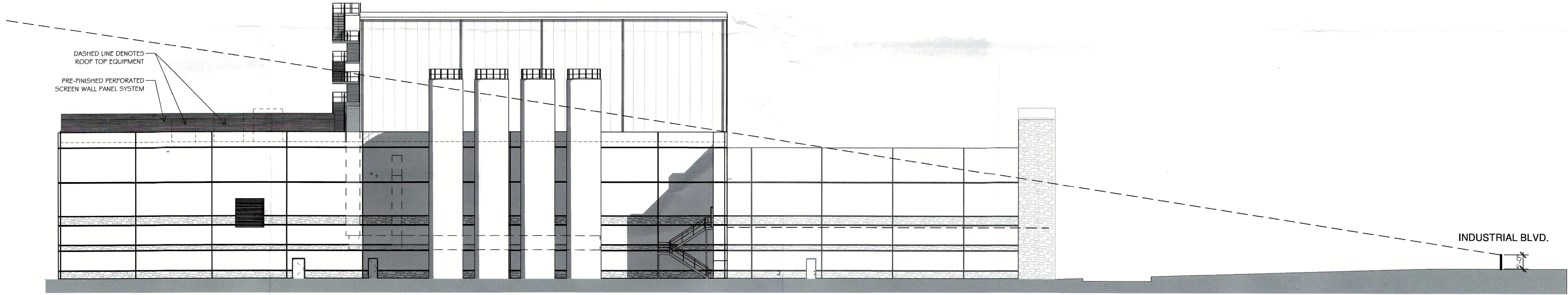
**pross design group, incorporated**  
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972/759-1400

**SPR PACKAGING**  
SPR NORTH - PHASE II  
ROCKWALL, TEXAS

job no  
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1 LINE-OF-SIGHT STUDY  
SCALE: 1" = 20'-0"

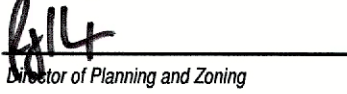
**OWNER:**  
ALVAPLAST U.S. DEVELOPMENT, LLC  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469. 402. 1232

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

**APPROVED:**  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 14 day of March, 2023.

WITNESS OUR HANDS, this 14 day of March, 2023.

 Planning & Zoning Commission, Chairman

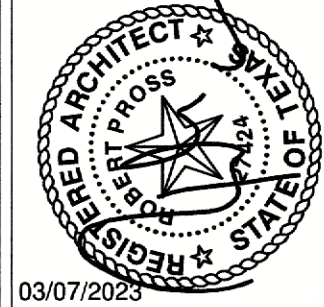
 Mayor of Planning and Zoning

CASE NO: SP2023-009

**SPR**  
PACKAGING  
SPR NORTH - PHASE II  
ROCKWALL, TEXAS

job no  
2033  
sheet  
A3-2

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



DESCRIPTION

DATE

#

drawn:  
AA  
checked  
ROBERT PROSS  
date  
03/07/2023