



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial

LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Large Format Retail

ACREAGE 18.663

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER ROCKWALL 549/I-30 PARTNERS LP / CONVEYOR I-30 PARTNERS LP

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON JAMES J. MELINO

CONTACT PERSON Will Winkelmann

ADDRESS 8750 N. CENTRAL EXPRESSWAY
SUITE 1735

ADDRESS 6750 Hillcrest Plaza Dr.

Suite 215

CITY, STATE & ZIP DALLAS, TX 75231

CITY, STATE & ZIP Dallas, TX 75230

PHONE 214-532-3924

PHONE 214-549-7296

E-MAIL jim@CAMBRIDGECOS.COM

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

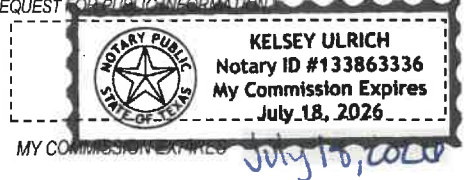
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James J. Melino, Authorized Representative of [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Rockwall 549/I-30 Partners, L.P. and Conveyor/I-30 Partners, L.P.

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF September, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF September, 2024.

OWNER'S SIGNATURE *James J. Melino*


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Kelsey Ulrich*



CC #2021000008470

LEGEND

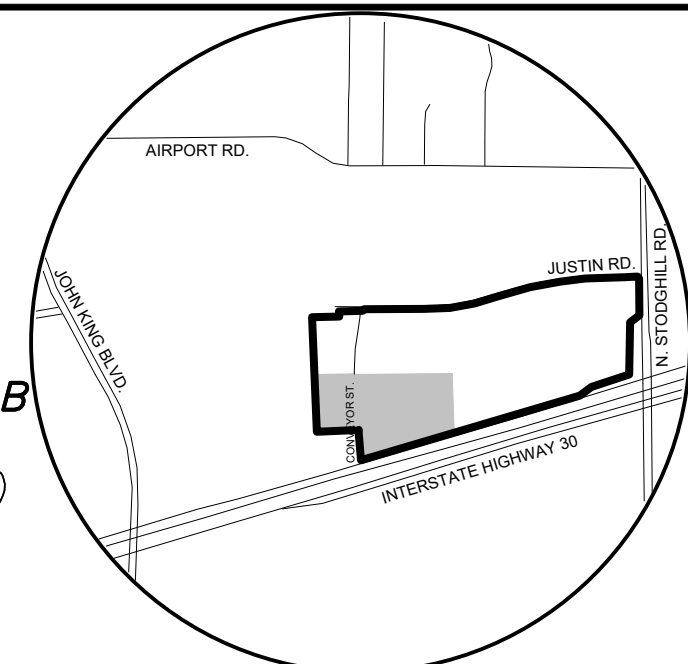
--- PROPERTY BOUNDARY/R.O.W.

 FIRE LANE CONCRETE PAVEMENT

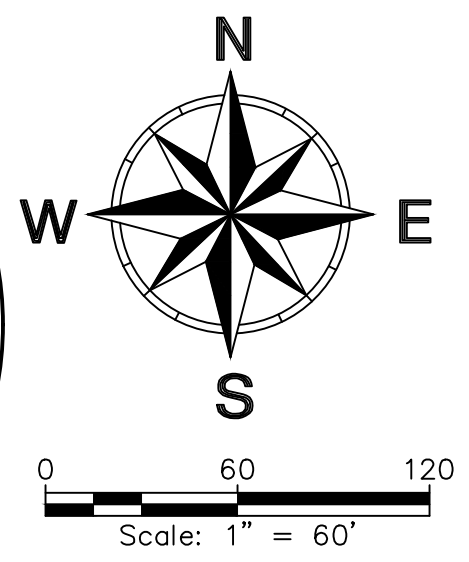
LOT 1R-A, BLOCK B
4.639 AC.
(202,072 S.F.)

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB OTHERWISE NOTED.
 - ALL NEW PAVEMENT IS CONCRETE.
 - TYPICAL PARKING STALL DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
-TYPICAL PARKING SPACES: 9'x20'
-CUSTOMER LOADING PARKING SPACES: 10'x20'
-FAMILY SPACES: 12'x20'
-ADA VAN SPACE: 8'x20' & 8' AISLE
-ADA STANDARD SPACE: 9'x20' & 5' AISLE
-EV PARKING SPACE: 9'x20' & 3' AISLE
 - FRONT LANDSCAPE BUFFER: 20'
 - FRONT BUILDING SETBACK: 25'
 - MINIMUM SIDE & REAR SETBACKS: 10'

LOT 2, BLOCK B
10.924 AC.
(475,849 S.F.)



VICINITY MAP
NOT TO SCALE



General Site Data	LOT 11A, BLOCK C
Zoning	PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]
Land Use(s)	LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION
Lot Area (square feet & acres)	812,984 SF 18.664 AC
Building Footprint Area (square feet)	108,517 SF
Building Height (# stories)	3 STORIES
Building Height (feet - distance to tallest building element)	43'-6"
Building Lot Coverage (percent - x.xx%)	13.35%
Floor Area Ratio (ratio x.xx:1)	1.01
Parking	
Parking Ratio (Proposed)	1 SPACE / 250 SF
Required Parking (# spaces)	435 SPACES
Provided Parking (# spaces)	468 SPACES
Accessible Parking Required (# spaces)	9 SPACES
Accessible Parking Provided (# spaces)	9 SPACES

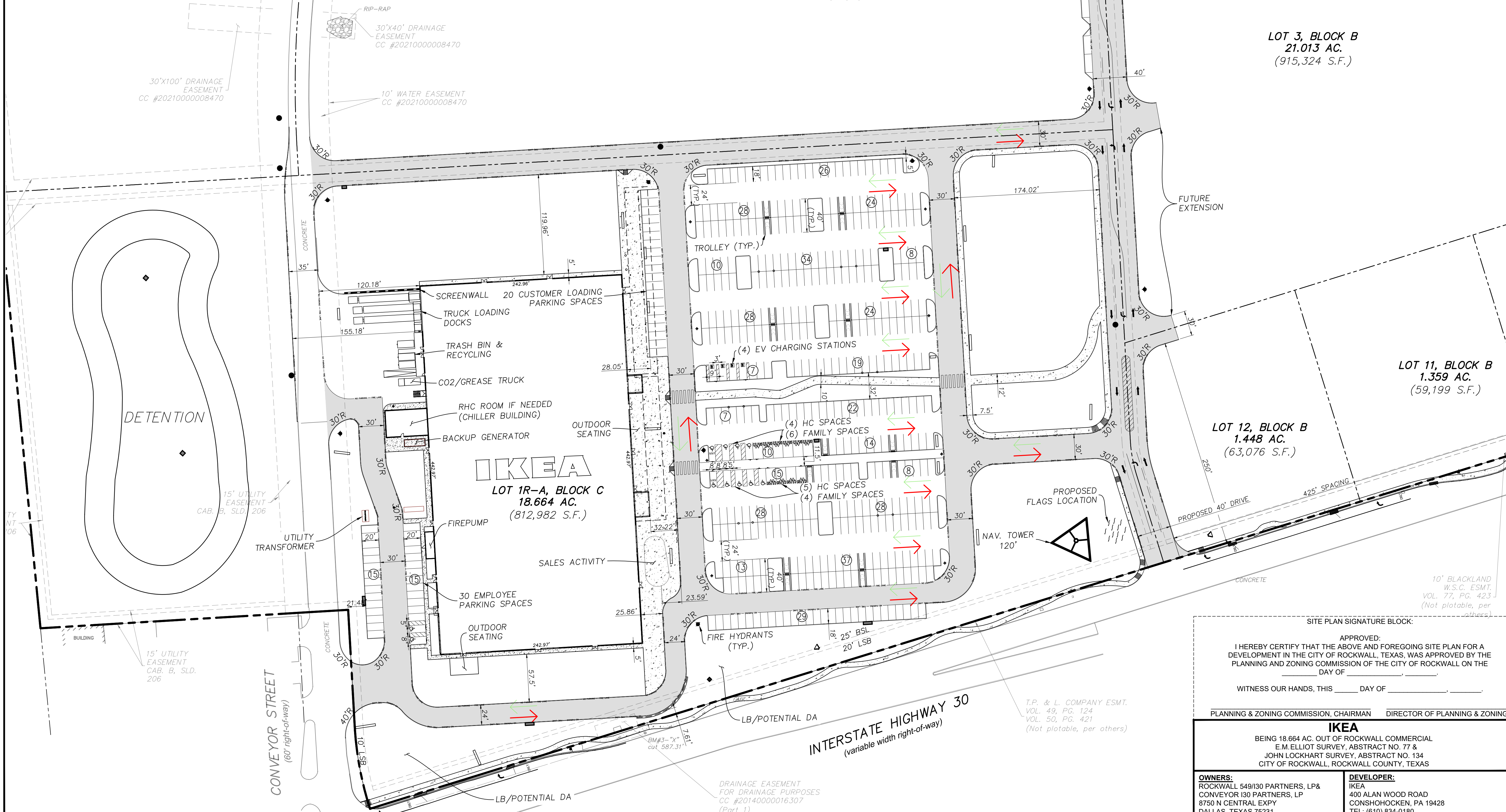
LOT 3, BLOCK B
21.013 AC.
(915,324 S.F.)

LOT 11, BLOCK B
1.359 AC.
(59,199 S.F.)

LOT 12, BLOCK B
1.448 AC.
(63,076 S.F.)

IKEA
LOT 1R-A, BLOCK C
18.664 AC.
(812,982 S.F.)

SITE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087



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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

IKEA

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:

ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

DEVELOPER:

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

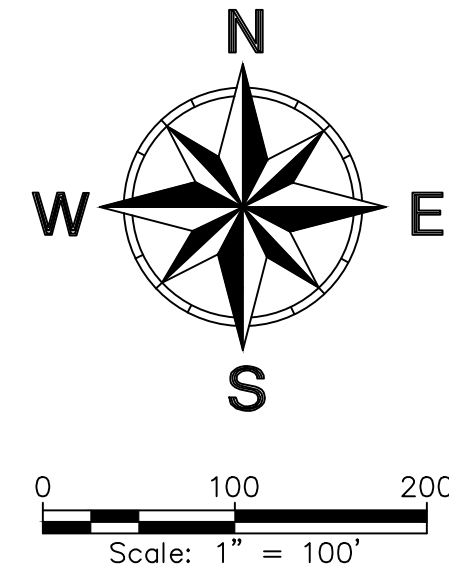
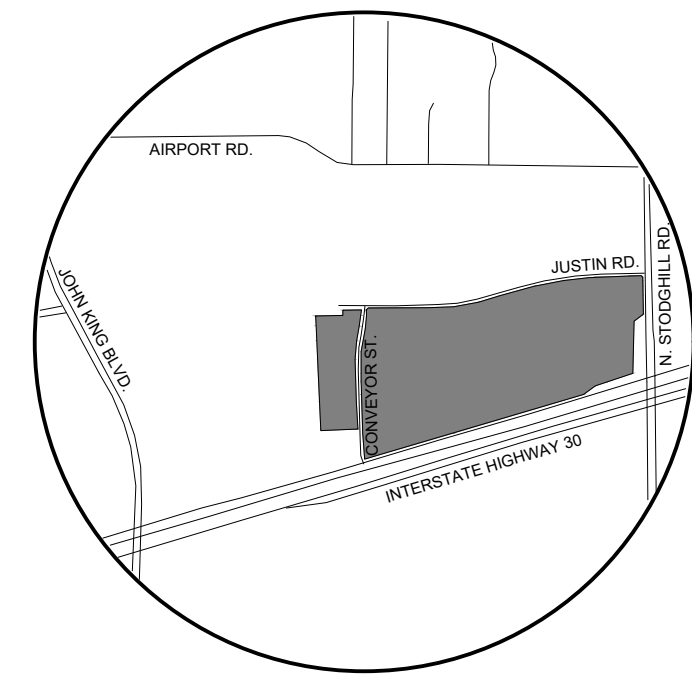
CASE NUMBER:

NO.	REVISION	DATE	APPROVAL
6.			
5.			
4.			
3.			
2.			
1.			

CIVIL ENGINEER: **Winkelmann & Associates, Inc.**
CONSULTING CIVIL ENGINEERS & SURVEYORS
6700 HILGREET PLAZA DR. SUITE 215
PLANO, TEXAS 75075
Phone: 972-940-7090
Fax: 972-940-7098

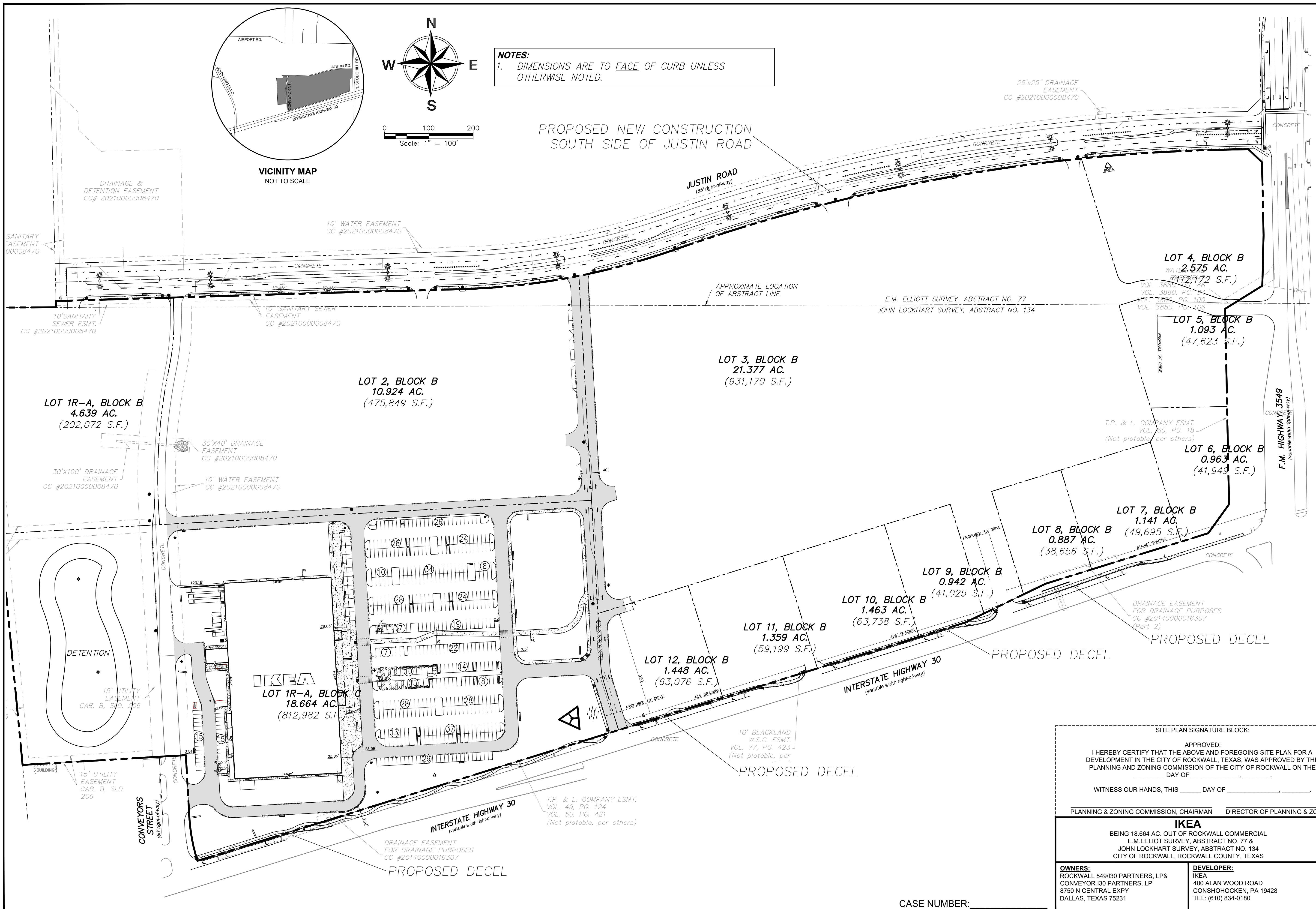
10-08-2024

1



NOTES:
 1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PROPOSED NEW CONSTRUCTION SOUTH SIDE OF JUSTIN ROAD



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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____
 WITNESS OUR HANDS, THIS _____ DAY OF _____
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

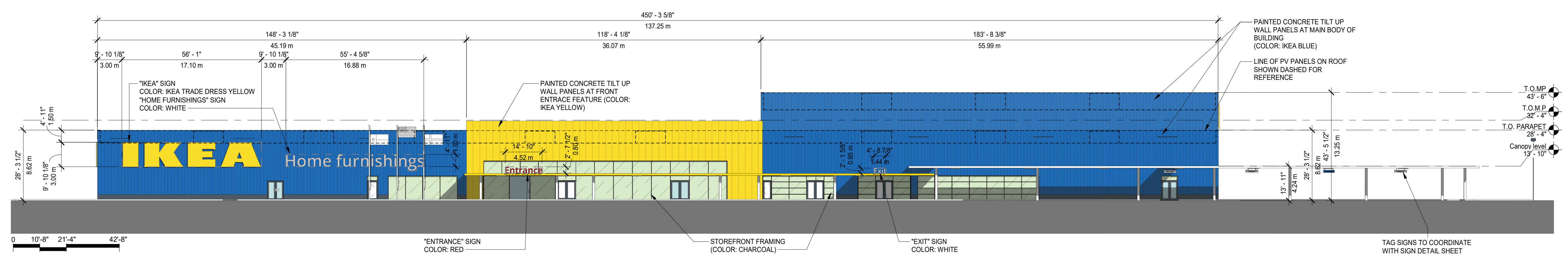
IKEA
 BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

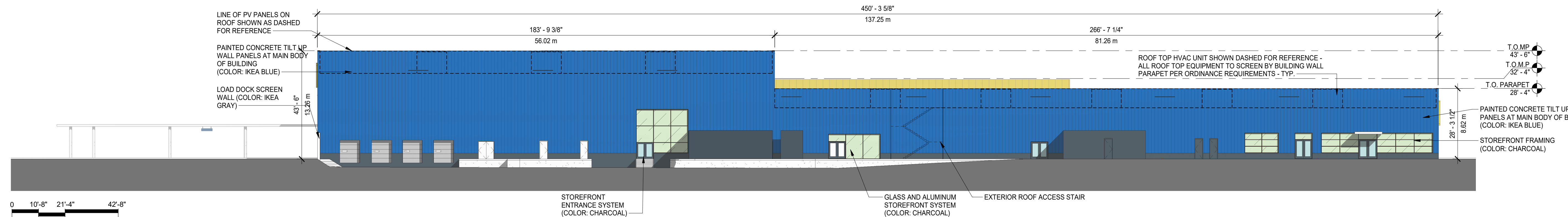
DEVELOPER:
 IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

CASE NUMBER:

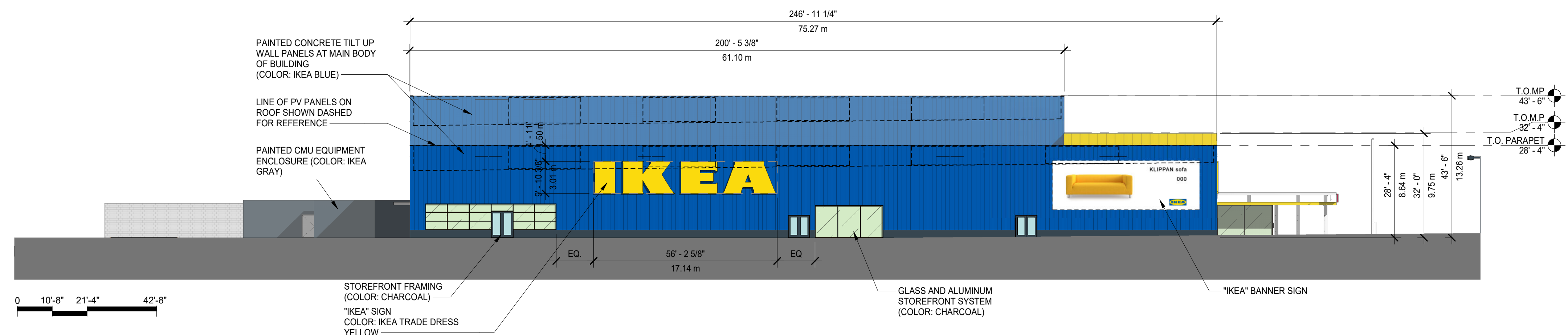
CIVIL ENGINEER Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILGREET PLAZA DRIVE, SUITE 215 (972) 490-7090 Texas Engineer Registration No. 89 (972) 490-7090 Texas Surveyor Registration No. 107866-00 Contractor # 2226, Measurement & Associates, Inc.</small>	6.						
	5.						
	4.						
	3.						
	2.						
	1.						
	No.	DATE	REVISION				APPROVAL
OVERALL CITY SITE PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087							
1							



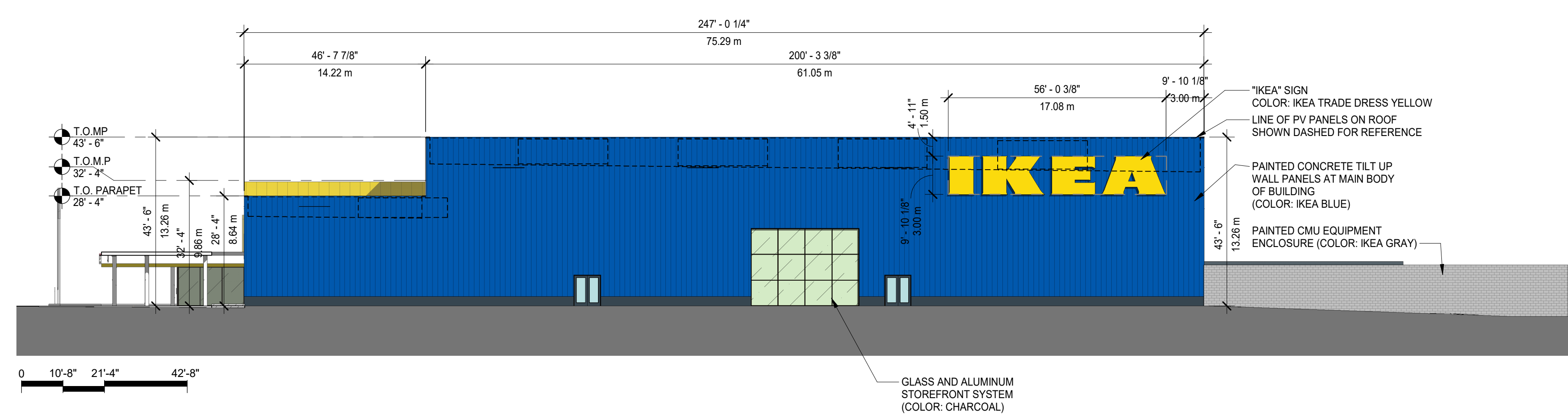
1 EXTERIOR ELEVATION - EAST SCALE: 3/64" = 1'-0"



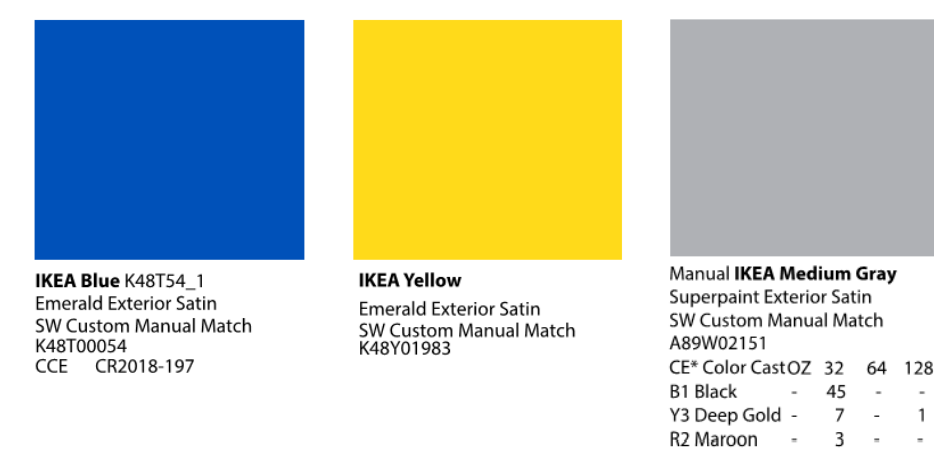
2 EXTERIOR ELEVATION - WEST SCALE: 3/64" = 1'-0"



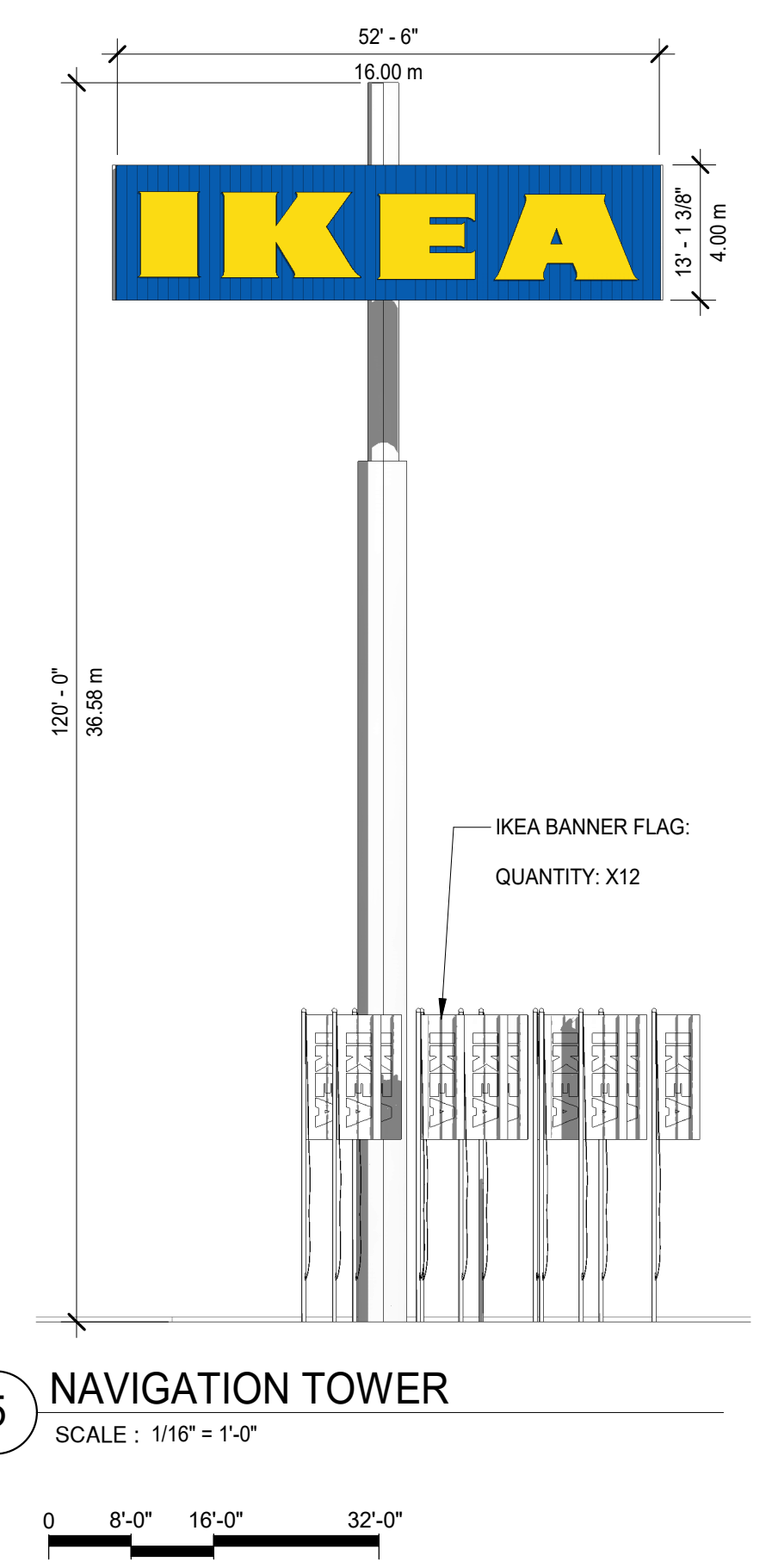
3 EXTERIOR ELEVATION - SOUTH SCALE: 3/64" = 1'-0"



4 EXTERIOR ELEVATION - NORTH SCALE: 3/64" = 1'-0"



6 IKEA BUILDING COLOR SCHEDULE



5 NAVIGATION TOWER SCALE: 1/16" = 1'-0"

Table with columns: REV, DATE, DRAWN BY, DESCRIPTION

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed...

IKEA FOR Ingka Procurement, LLC

NEC of Conveyor Street and Frontage Road (IH-30) Rockwall, Texas

Colliers Engineering & Design 7050 West Saginaw Hwy Suite 200 Lansing, MI 48917 Phone: 517.272.9835

Table with columns: SCALE, DATE, DRAWN BY, CHECKED BY, AS SHOWN, DATE, AUTHOR, CHECKER, NUMBER, DRAWING NAME, REVIEWED BY, APPROVER

ELEVATIONS

A- 201



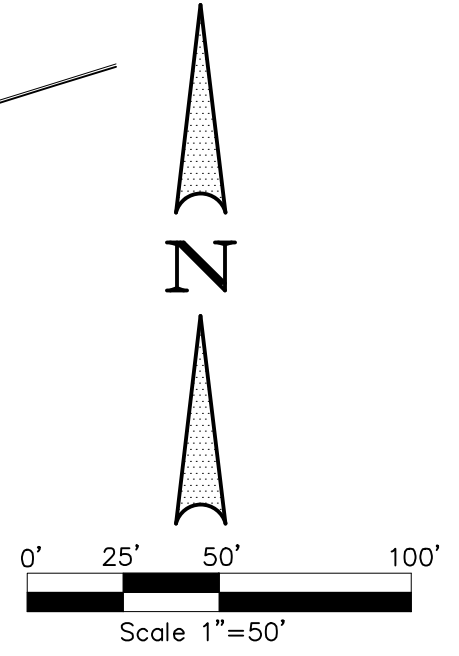
REF SHEET L-5 FOR PLANT LEGEND

DRAINAGE EASEMENT FOR DRAINAGE PURPOSES
CC #20140000016307
(Part 1)

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd., Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 11/01/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

T.P. & L. COMPANY ESMT.
VOL. 49, PG. 124
VOL. 50, PG. 421
(Not plotable, per others)



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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL
E.M. ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER:
WINKELMANN & ASSOCIATES INC.
6750 HILL CREST PLAZA DRIVE, SITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090x203
CONTACT: WILL WINKELMANN

DEVELOPER:
IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180
CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

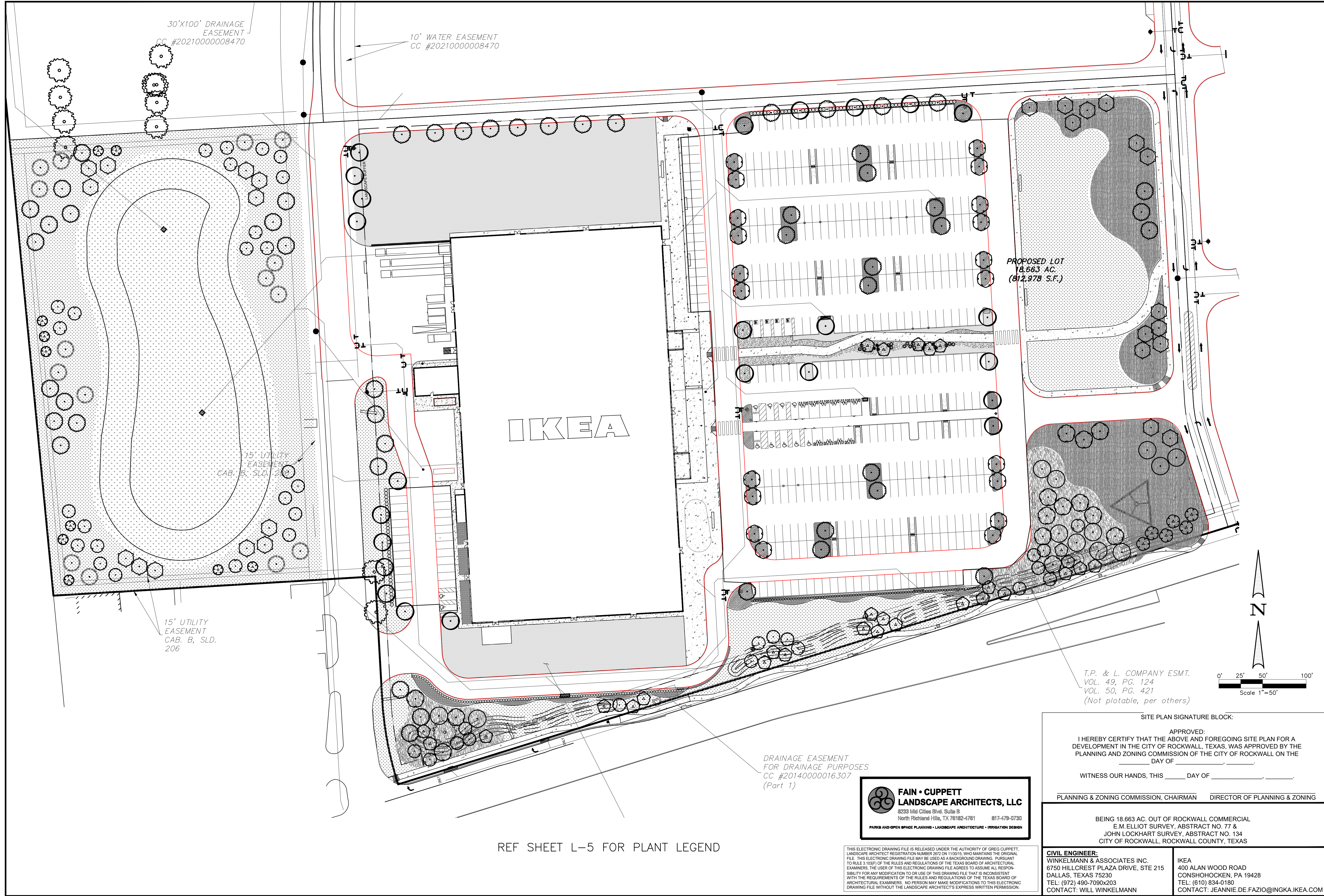
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILL CREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230
(972) 490-7090 FAX (972) 490-7099
CIVIL ENGINEER REGISTRATION NO. 89866-03
SURVEYOR REGISTRATION NO. 10000-03
COPYRIGHT © 2023, Winkelmann & Associates, Inc.

6. _____
5. _____
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No. _____ DATE _____ REVISION _____ APPROV. _____

09/04/24

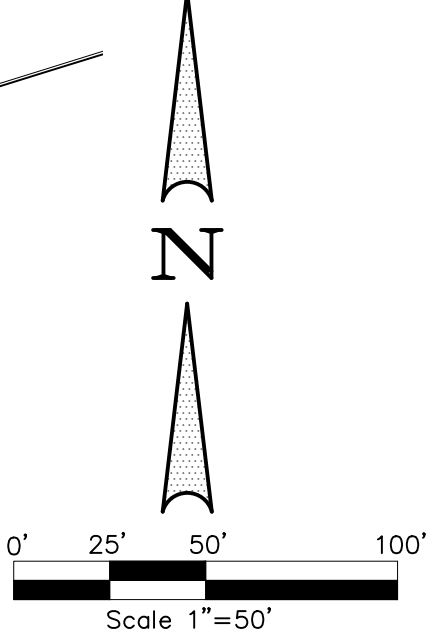
L-1



PROPOSED LOT
18.663 AC.
(812,978 S.F.)

IKEA

T.P. & L. COMPANY ESMT.
VOL. 49, PG. 124
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DRAINAGE EASEMENT
FOR DRAINAGE PURPOSES
CC #20140000016307
(Part 1)

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8233 Mid Cities Blvd., Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

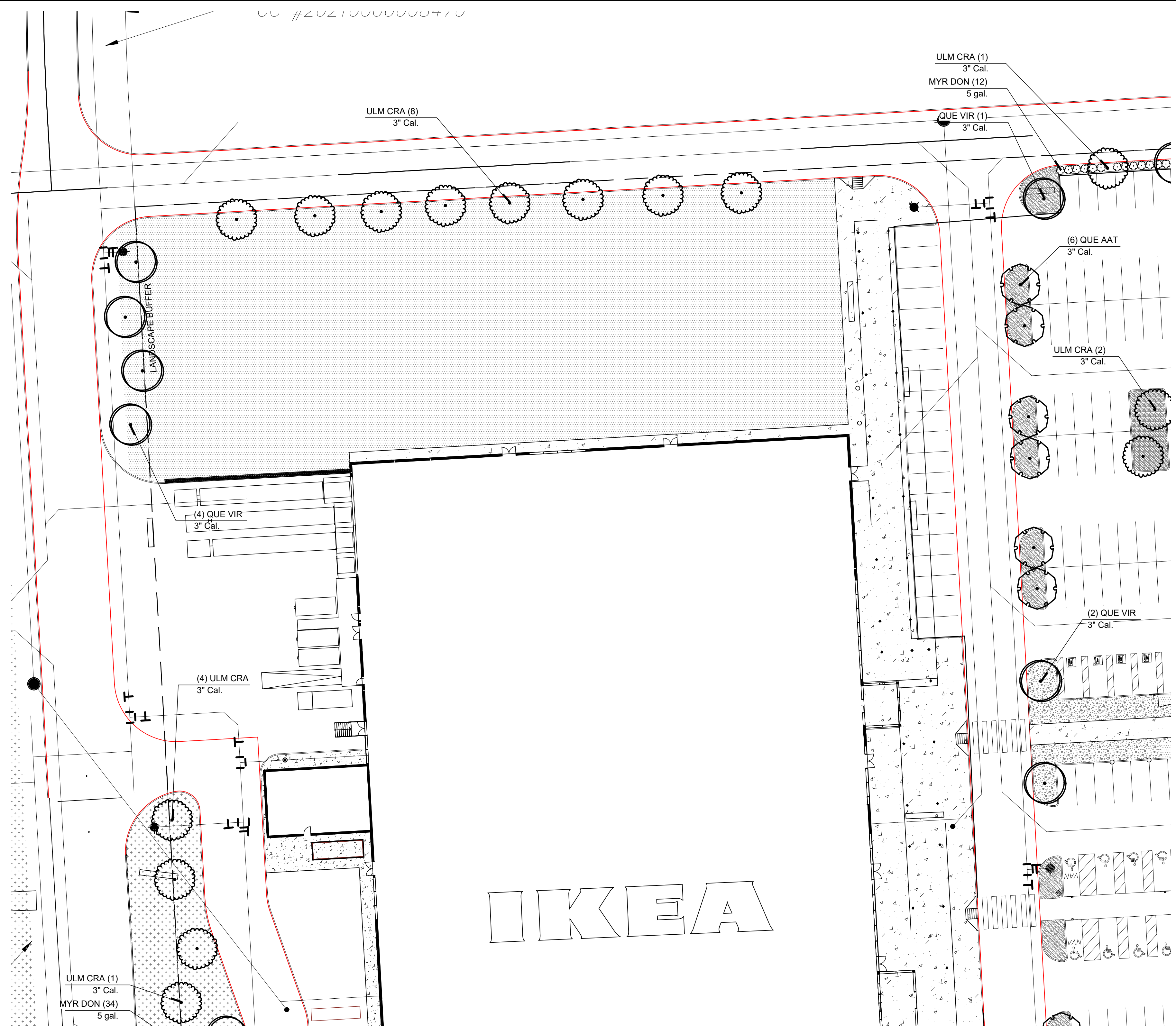
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DALLAS, TEXAS 75230
TEL: (972) 490-7090x203
CONTACT: WILL WINKELMANN

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180
CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

REF SHEET L-5 FOR PLANT LEGEND

LANDSCAPE PLAN	
NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087	
L-1	
No.	DATE
6.	
5.	
4.	
3.	
2.	
1.	
 Winkelman & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILL CREST PLAZA DRIVE, SUITE 215 (972) 490-7090 DALLAS, TEXAS 75230 (972) 490-7090 FAX COPYRIGHT © 2024, Winkelman & Associates, Inc.	
 Greg Cuppett PROFESSIONAL LANDSCAPE ARCHITECT STATE OF TEXAS 100124	
LANDSCAPE PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087	

00 #2021000000710



IKEA

REF SHEET L-5 FOR PLANT LEGEND

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-344-8377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-669-8344 EXT. 5



NOTE:
 NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER	10' LANDSCAPE BUFFER STRIP REQUIRED ALONG PERIMETER	
	REQUIRED	PROVIDED
	10'	10'

STREET LANDSCAPING	1 CANOPY TREE FOR EACH 50' OF STREET FRONTAGE	
	REQUIRED (NORTH)	PROVIDED
	1115'/50 = 22 TREES	XX TREES
	REQUIRED (SOUTH)	PROVIDED
	1156'/50 = 23 TREES	23 TREES
	REQUIRED (EAST)	PROVIDED
522'/50 = 10 TREES	10 TREES	
REQUIRED (WEST)	PROVIDED	
762'/50 = 15 TREES	15 TREES	

PARKING LOT LANDSCAPING	5% OR 200 SF (WHICHEVER IS GREATER) IN INTERIOR LANDSCAPING	
	REQUIRED	PROVIDED
204,189 X 5% = 10,210 SF	16,529 SF	

PARKING LOT TREES	IF PARKING EXCEEDS 20,000 SF THEN 1 TREE PER 10 SPACES	
	REQUIRED	PROVIDED
448 SPACES/10 = 45 TREES	45 NEW TREES	

PARKING LOT TREES	ALL PARKING SPACES SHALL BE WITHIN 80' OF A TREE	
	REQUIRED	PROVIDED
ALL SPACES WITHIN 80'	ALL SPACES WITHIN 80'	

LANDSCAPE AREA	REQUIRED 15% OF TOTAL SITE IN LANDSCAPE AREA	
	REQUIRED	PROVIDED
812,982 X 15% = 121,947 SF	205,947 SF	

LANDSCAPE AREA	50% OF REQUIRED LANDSCAPE AREA IN FRONT YARD	
	REQUIRED	PROVIDED
92,163 X 50% = 46,082 SF	172,587 SF	

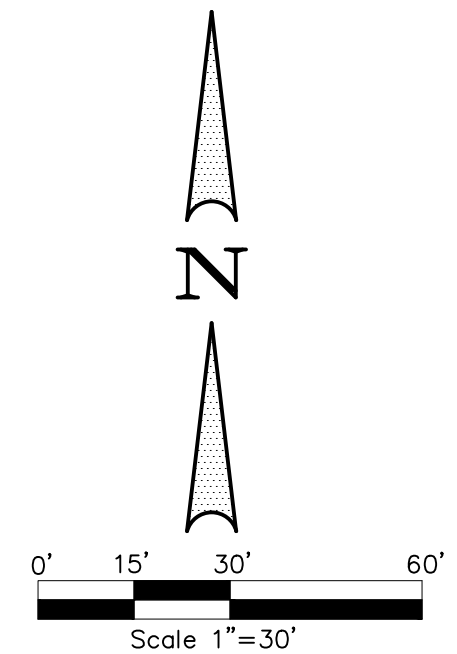
DETENTION AREA REQUIRED TREES	ONE (1) TREE PER 750 SQ FT OF DETENTION AREA	
	REQUIRED	PROVIDED
56,250 SF / 750 = 75 TREES	75 TREES	

OVERLAY DISTRICT LANDSCAPE REQUIREMENTS

STREET LANDSCAPING	(2) 4" CANOPY TREES AND (4) ACCENT TREES FOR EACH 100' OF STREET FRONTAGE	
	REQUIRED	PROVIDED
	1156'/100 X 2 = 23 TREES	23 TREES
	REQUIRED	PROVIDED
1156'/100 X 4 = 46 ACCENT TREES	46 TREES	
20' LANDSCAPE BUFFER		
BUILT UP BERM AND/OR SHRUBS 30" - 48" MAX.		

- NOTE:**
- NO TREES SHALL BE PLANTED WITHIN 5' (HORIZONTALLY) FROM ANY PUBLIC UTILITY
 - FOR ALL PLANTING ALONG 18' (LENGTH PARKING SPACES): ALL PLANTS MUST BE PLANTED A MINIMUM OF 4' FROM BACK OF CURB>

- PLANTING NOTES:**
- PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO APPROVE NEW TREES ON SITE. LANDSCAPE ARCHITECT SHALL MAKE ONE TRIP TO SITE TO INSPECT TREES. ALL TREES SHALL BE STORED AND HEELED IF REQUIRED PRIOR TO CONTACTING LANDSCAPE ARCHITECT FOR INSPECTION.
 - ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 - CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 - ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 - ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 - CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWN.
 - MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
 - PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
 - SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
 - CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 - EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 - QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 - INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
 - INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
 - AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
 - BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
 - PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.



FAIN • CUPPET
LANDSCAPE ARCHITECTS, LLC
 8233 Mid Cities Blvd., Suite B
 North Richland Hills, TX 76182-4761 817-479-0730
 PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 11/01/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL E.M.ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER:
WINKELMANN & ASSOCIATES, INC.
 6750 HILL CREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7090/203
 CONTACT: WILL WINKELMANN

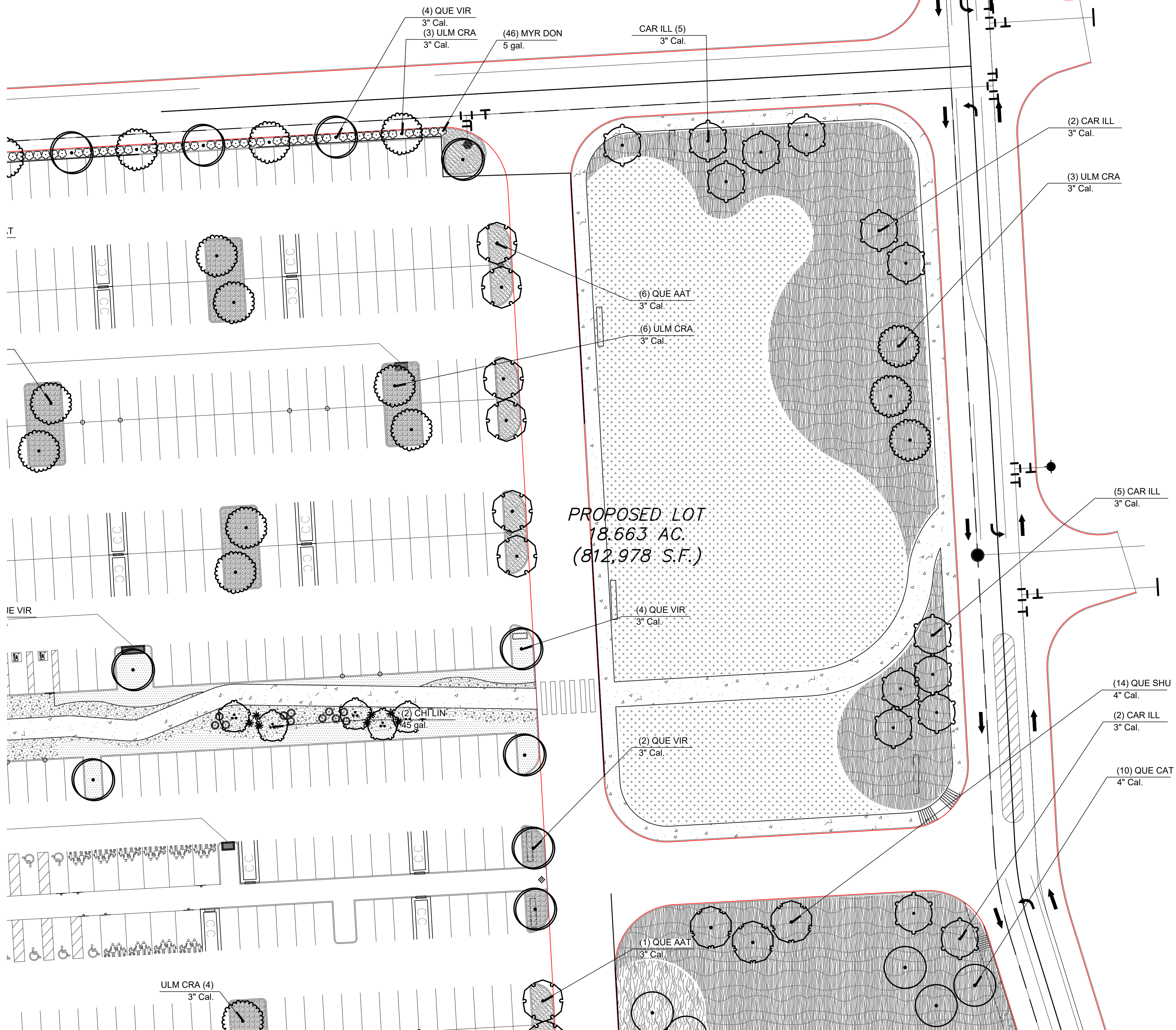
IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180
 CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

NO.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILL CREST PLAZA DRIVE, SUITE 215 (972) 490-7090 FAX (972) 490-7099 FAX
 Texas Engineers Registration No. 89766-03
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LANDSCAPE PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

L-2



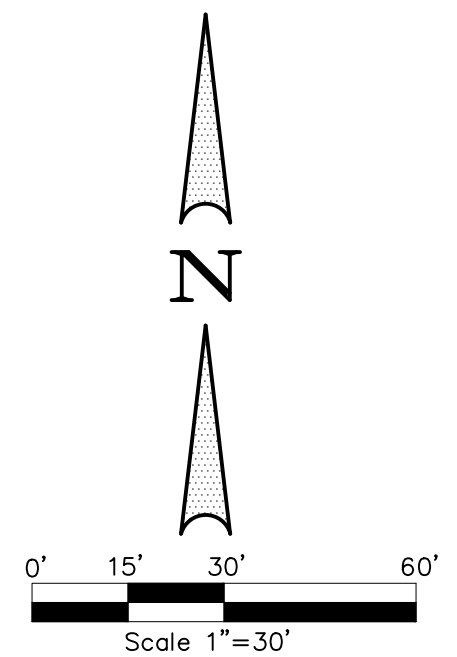
PROPOSED LOT
18.663 AC.
(812,978 S.F.)

REF SHEET L-5 FOR PLANT LEGEND

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



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PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

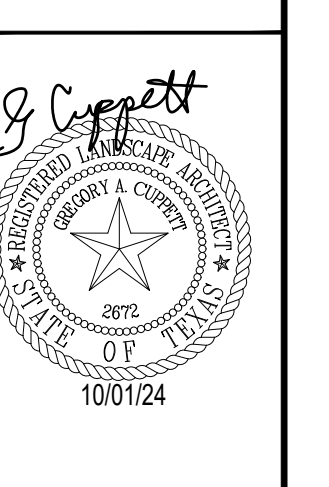
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E.M.ELLIOTT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER:
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DALLAS, TEXAS 75230
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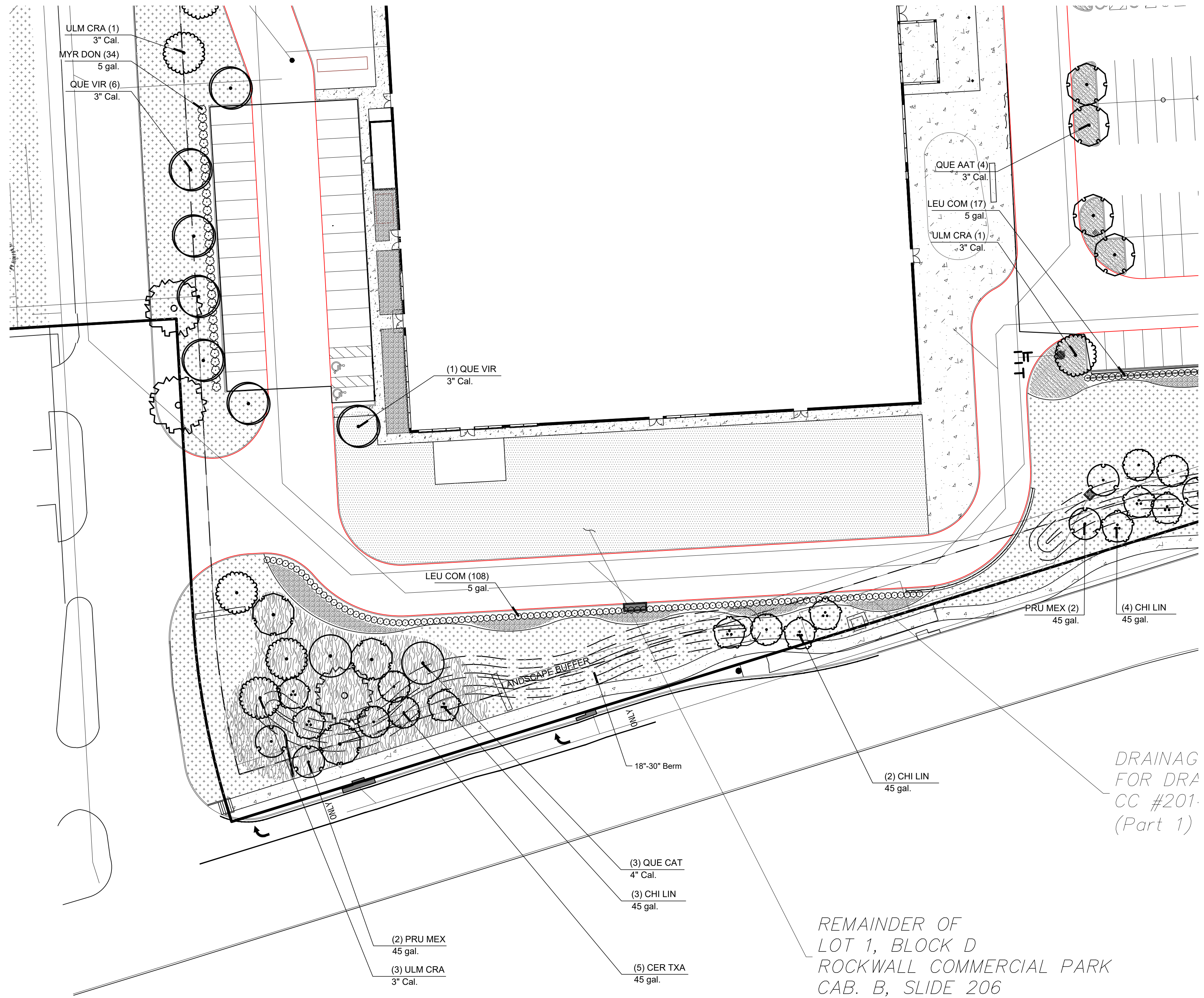
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FAX: (972) 490-7099
WWW.WINKELMANN.COM



LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

L-3

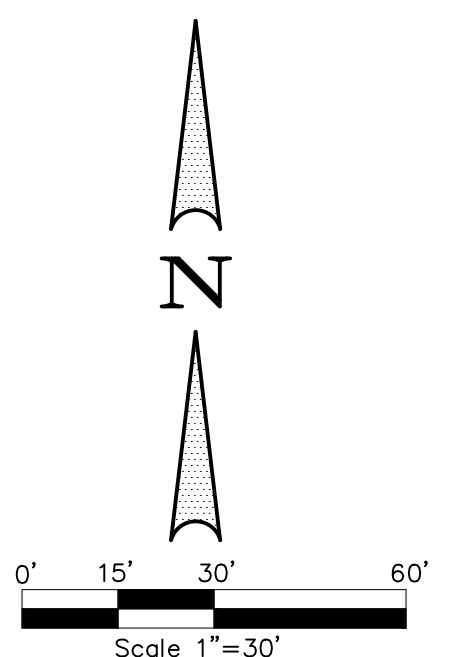


REF SHEET L-5 FOR PLANT LEGEND

REMAINDER OF LOT 1, BLOCK D
ROCKWALL COMMERCIAL PARK
CAB. B, SLIDE 206

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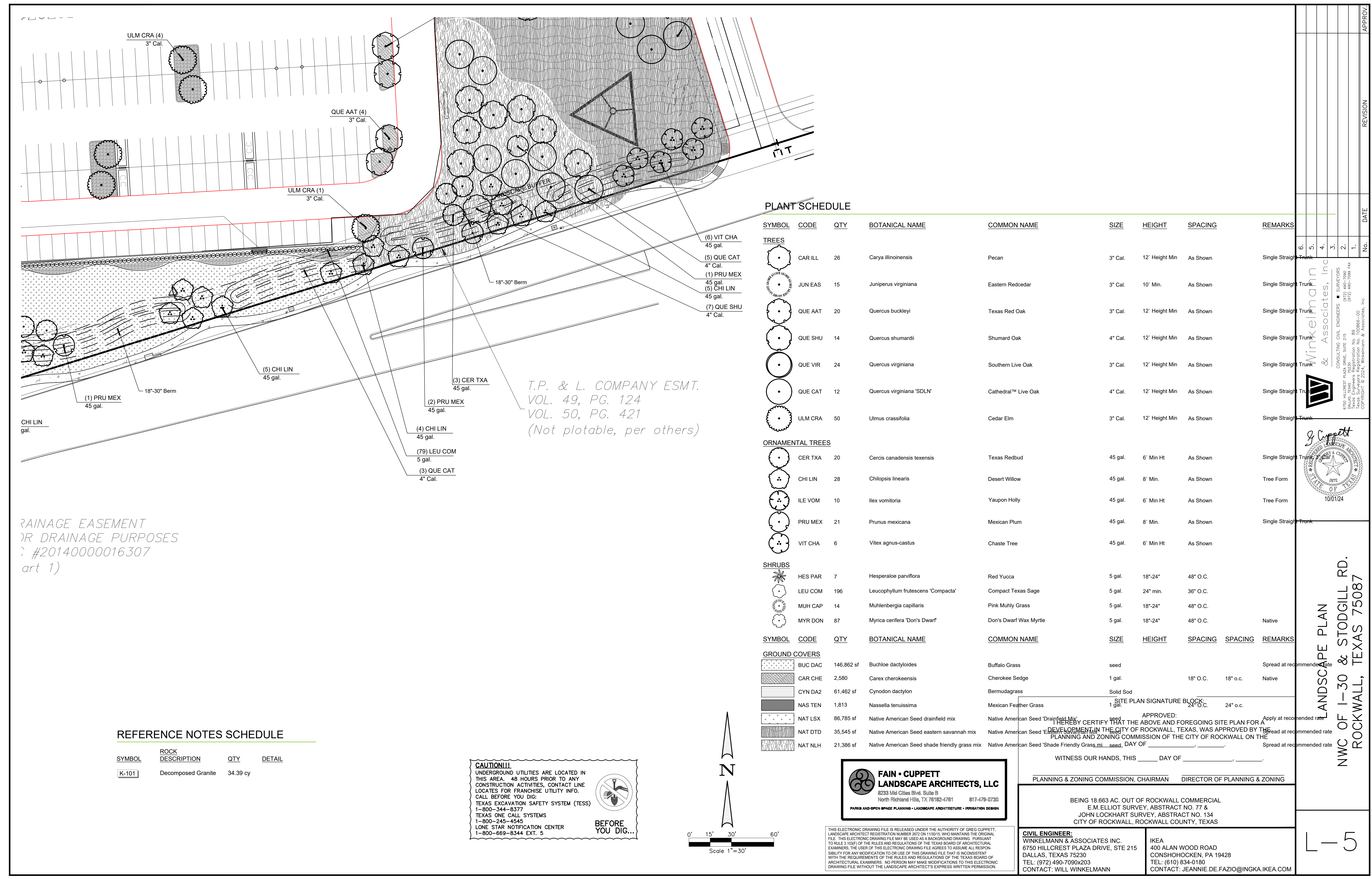
LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

L-4

No.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
CUPPETT, GREGG, WINKELMANN & ASSOCIATES, INC.

G. Cuppett
REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
100124



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
TREES									
(Symbol)	CAR ILL	26	Carya illinoensis	Pecan	3" Cal.	12' Height Min	As Shown		Single Straight Trunk
(Symbol)	JUN EAS	15	Juniperus virginiana	Eastern Redcedar	3" Cal.	10' Min.	As Shown		Single Straight Trunk
(Symbol)	QUE AAT	20	Quercus buckleyi	Texas Red Oak	3" Cal.	12' Height Min	As Shown		Single Straight Trunk
(Symbol)	QUE SHU	14	Quercus shumardii	Shumard Oak	4" Cal.	12' Height Min	As Shown		Single Straight Trunk
(Symbol)	QUE VIR	24	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min	As Shown		Single Straight Trunk
(Symbol)	QUE CAT	12	Quercus virginiana 'SDLN'	Cathedral™ Live Oak	4" Cal.	12' Height Min	As Shown		Single Straight Trunk
(Symbol)	ULM CRA	50	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown		Single Straight Trunk
ORNAMENTAL TREES									
(Symbol)	CER TXA	20	Cercis canadensis texensis	Texas Redbud	45 gal.	6' Min Ht	As Shown		Single Straight Trunk
(Symbol)	CHI LIN	28	Chilopsis linearis	Desert Willow	45 gal.	8' Min.	As Shown		Tree Form
(Symbol)	ILE VOM	10	Ilex vomitoria	Yaupon Holly	45 gal.	6' Min Ht	As Shown		Tree Form
(Symbol)	PRU MEX	21	Prunus mexicana	Mexican Plum	45 gal.	8' Min.	As Shown		Single Straight Trunk
(Symbol)	VIT CHA	6	Vitex agnus-castus	Chaste Tree	45 gal.	6' Min Ht	As Shown		Single Straight Trunk
SHRUBS									
(Symbol)	HES PAR	7	Hesperaloe parviflora	Red Yucca	5 gal.	18"-24"	48" O.C.		Apply at recommended rate
(Symbol)	LEU COM	196	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	5 gal.	24" min.	36" O.C.		Apply at recommended rate
(Symbol)	MUH CAP	14	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.	18"-24"	48" O.C.		Apply at recommended rate
(Symbol)	MYR DON	87	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	18"-24"	48" O.C.		Native
GROUND COVERS									
(Symbol)	BUC DAC	146,862 sf	Buchloe dactyloides	Buffalo Grass	seed				Spread at recommended rate
(Symbol)	CAR CHE	2,580	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C.	18" o.c.	Native
(Symbol)	CYN DA2	61,462 sf	Cynodon dactylon	Bermudagrass	Solid Sod				Apply at recommended rate
(Symbol)	NAS TEN	1,813	Nassella tenuissima	Mexican Feather Grass	1 gal.		24" O.C.	24" o.c.	Apply at recommended rate
(Symbol)	NAT LSX	86,785 sf	Native American Seed drainfield mix	Native American Seed 'Drainfield Mix'	seed				Apply at recommended rate
(Symbol)	NAT DTD	35,545 sf	Native American Seed eastern savannah mix	Native American Seed 'Eastern Savannah'	seed				Apply at recommended rate
(Symbol)	NAT NLH	21,386 sf	Native American Seed shade friendly grass mix	Native American Seed 'Shade Friendly Grass'	seed				Apply at recommended rate

T.P. & L. COMPANY ESMT.
VOL. 49, PG. 124
VOL. 50, PG. 421
(Not plotable, per others)

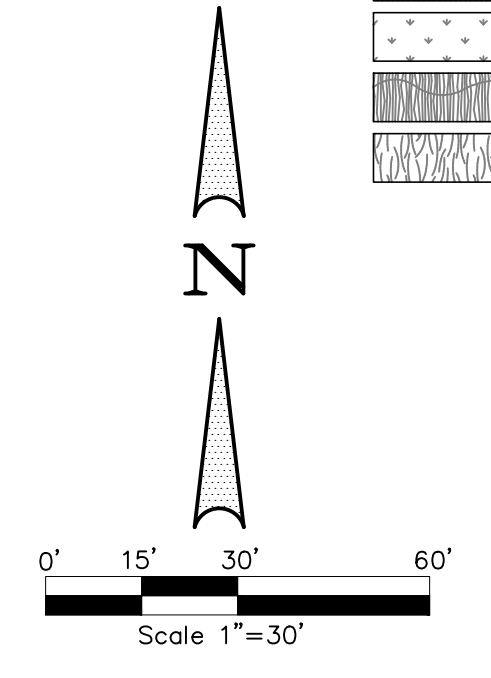
RAINAGE EASEMENT
OR DRAINAGE PURPOSES
#20140000016307
(art 1)

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
K-101	Decomposed Granite	34.39 cy	

CAUTION!!!
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North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL E.M.ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER:
WINKELMANN & ASSOCIATES INC.
6750 HILL CREST PLAZA DRIVE, SITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090x203
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LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. 00888-01
Professional Seal of Greg Cuppett, No. 2672
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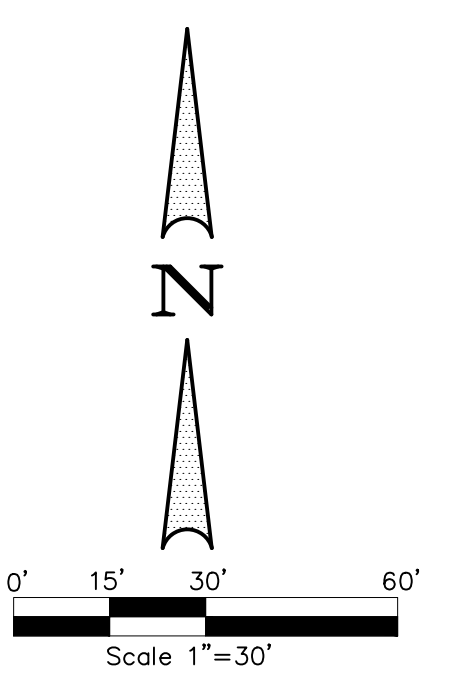
No.	DATE	REVISION	APPROV.
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L-5



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES								
	CAR ILL	26	Carya illinoensis	Pecan	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
	JUN EAS	15	Juniperus virginiana	Eastern Redcedar	3" Cal.	10' Min.	As Shown	Single Straight Trunk
	QUE AAT	20	Quercus buckleyi	Texas Red Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE SHU	14	Quercus shumardii	Shumard Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE VIR	24	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE CAT	12	Quercus virginiana 'SDLN'	Cathedral™ Live Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	ULM CRA	50	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
ORNAMENTAL TREES								
	CER TXA	20	Cercis canadensis texensis	Texas Redbud	45 gal.	6' Min Ht	As Shown	Single Straight Trunk, 3" Cal'
	CHI LIN	28	Chilopsis linearis	Desert Willow	45 gal.	8' Min.	As Shown	Tree Form
	ILE VOM	10	Ilex vomitoria	Yaupon Holly	45 gal.	6' Min Ht	As Shown	Tree Form
	PRU MEX	21	Prunus mexicana	Mexican Plum	45 gal.	8' Min.	As Shown	Single Straight Trunk
	VIT CHA	6	Vitex agnus-castus	Chaste Tree	45 gal.	6' Min Ht	As Shown	
SHRUBS								
	HES PAR	7	Hesperaloe parviflora	Red Yucca	5 gal.	18"-24"	48" O.C.	
	LEU COM	196	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	5 gal.	24" min.	36" O.C.	
	MUH CAP	14	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.	18"-24"	48" O.C.	
	MYR DON	87	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	18"-24"	48" O.C.	Native
GROUND COVERS								
	BUC DAC	146,862 sf	Buchloe dactyloides	Buffalo Grass	seed			Spread at recommended rate
	CAR CHE	2,580	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C. 18" o.c.	Native
	CYN DA2	61,462 sf	Cynodon dactylon	Bermudagrass	Solid Sod			
	NAS TEN	1,813	Nassella tenuissima	Mexican Feather Grass	1 gal.		24" O.C. 24" o.c.	
	NAT LSX	86,785 sf	Native American Seed drainfield mix	Native American Seed 'Drainfield Mix'	seed			Apply at recommended rate
	NAT DTD	35,545 sf	Native American Seed eastern savannah mix	Native American Seed 'Eastern Savannah Mix'	seed			Spread at recommended rate
	NAT NLH	21,386 sf	Native American Seed shade friendly grass mix	Native American Seed 'Shade Friendly Grass mi'	seed			Spread at recommended rate



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PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

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 E.M. ELLIOT SURVEY, ABSTRACT NO. 77 &
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 CONTACT: WILL WINKELMANN

IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180
 CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

6.		5.		4.		3.		2.		1.	
No.		DATE		REVISION		APPROV.					

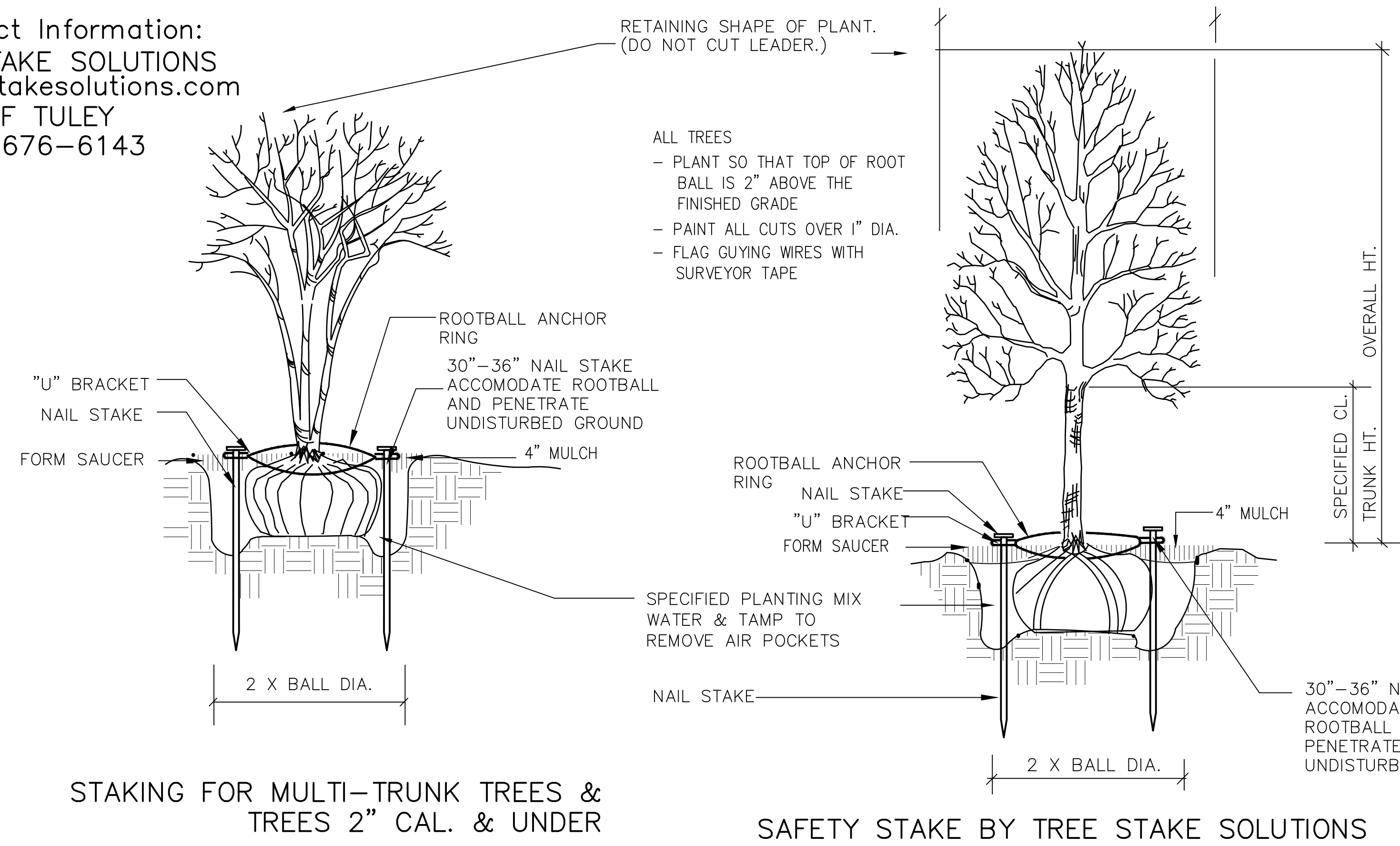
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILL CREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7090
 FAX: (972) 490-7099
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Greg Cuppett
 LANDSCAPE ARCHITECT
 STATE OF TEXAS
 REGISTRATION NO. 2672
 10/01/24

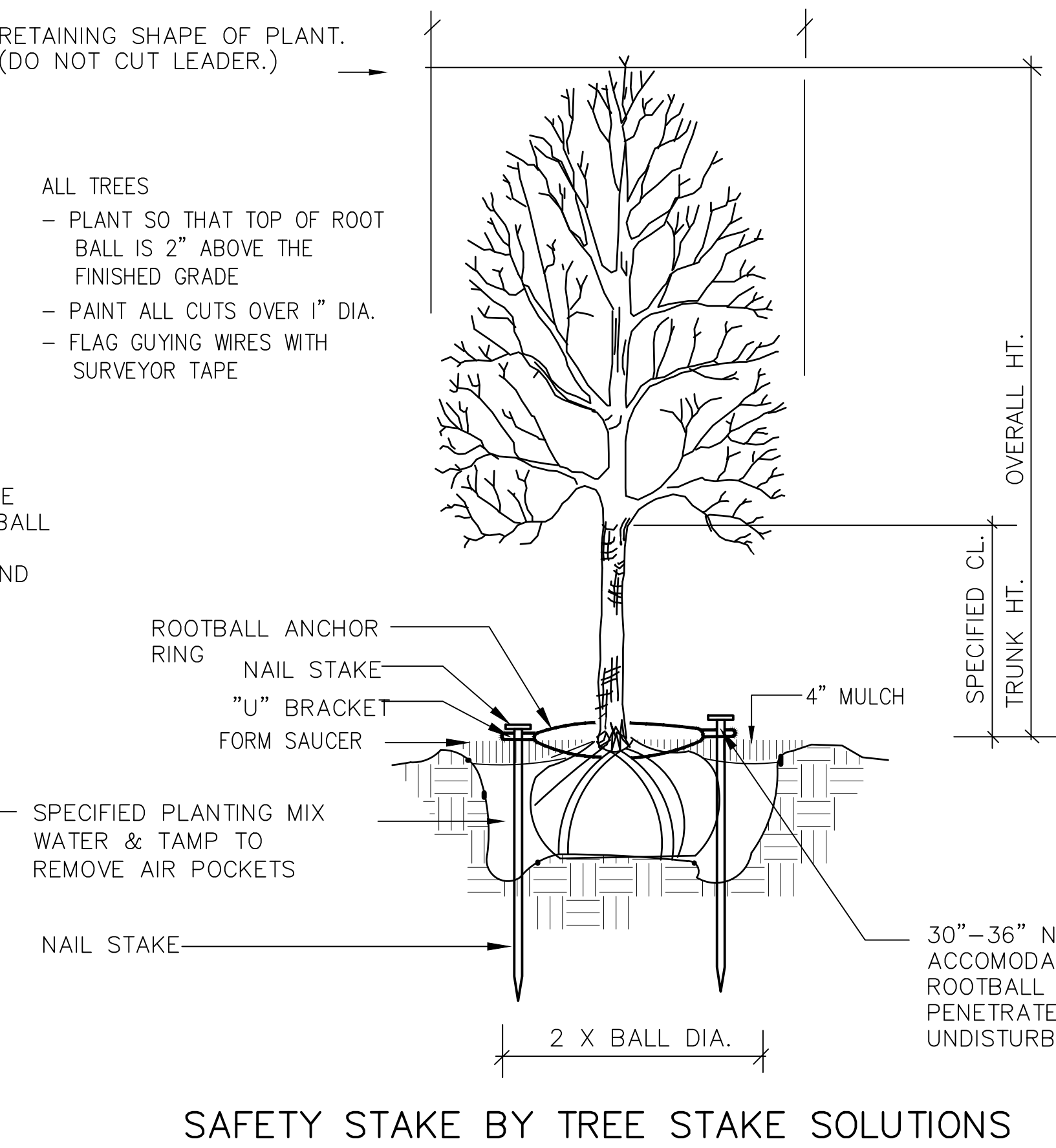
LANDSCAPE PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

L-6

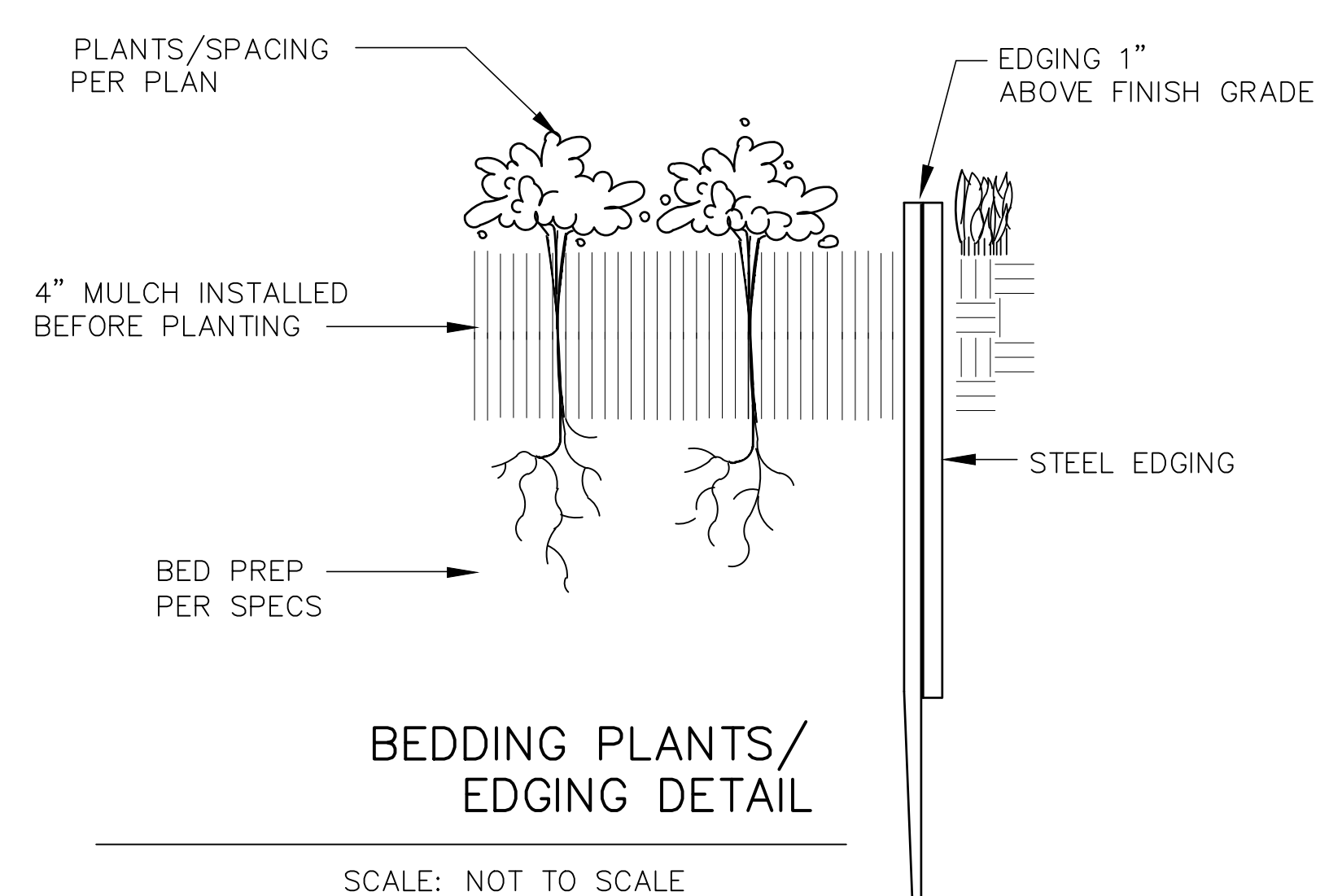
Contact Information:
TREE STAKE SOLUTIONS
 www.treestakesolutions.com
JEFF TULEY
 903-676-6143



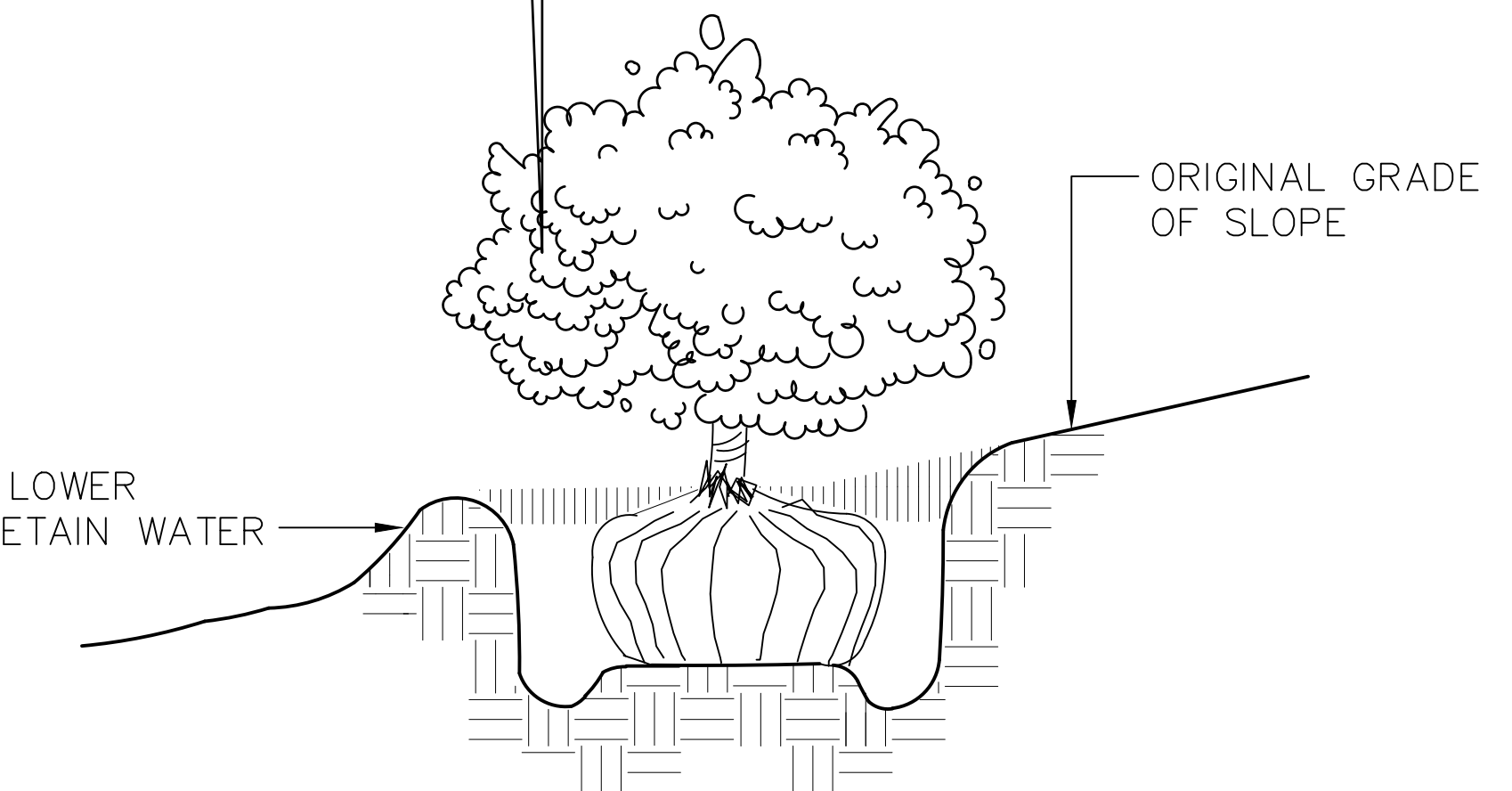
STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER
 SCALE: NOT TO SCALE



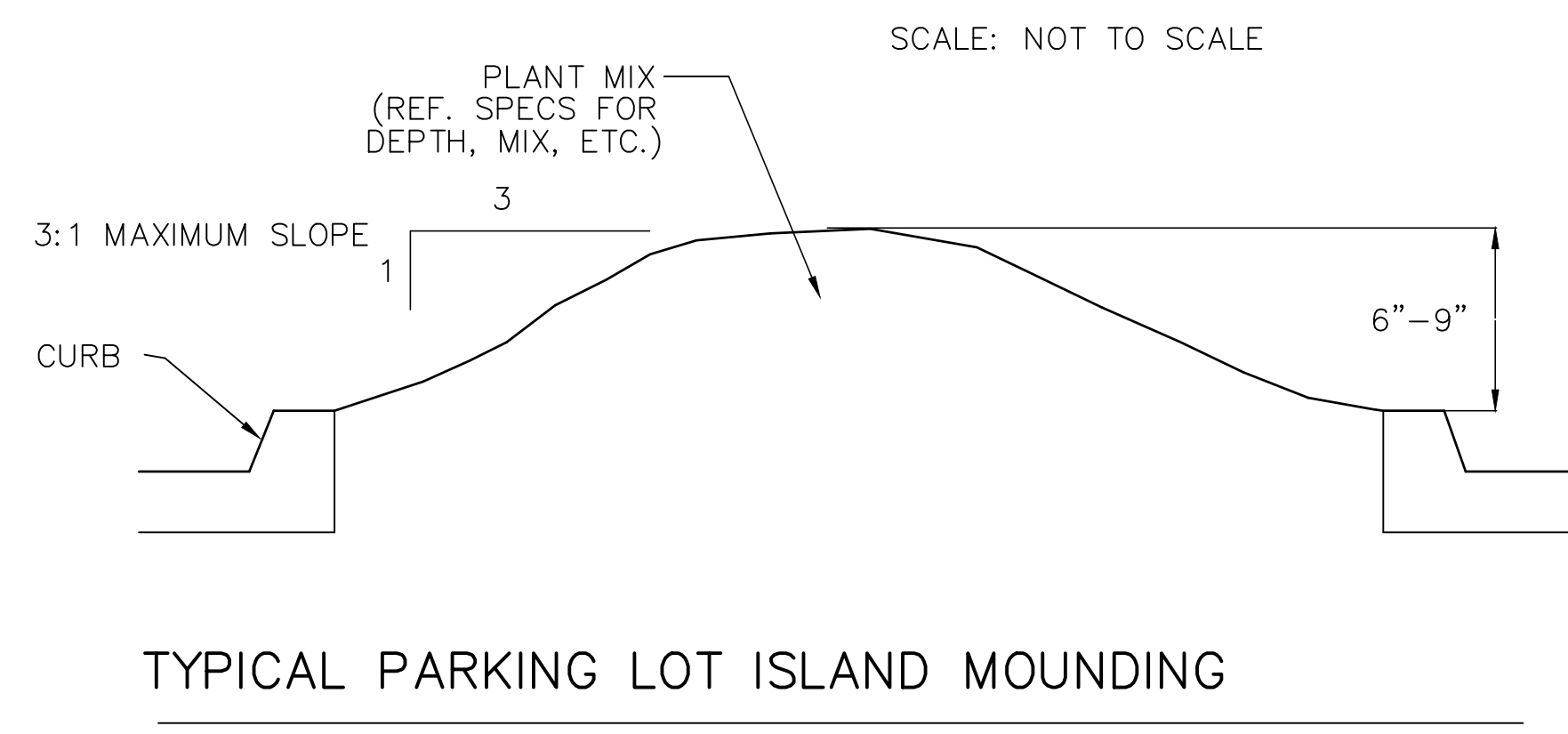
SAFETY STAKE BY TREE STAKE SOLUTIONS
 SCALE: NOT TO SCALE



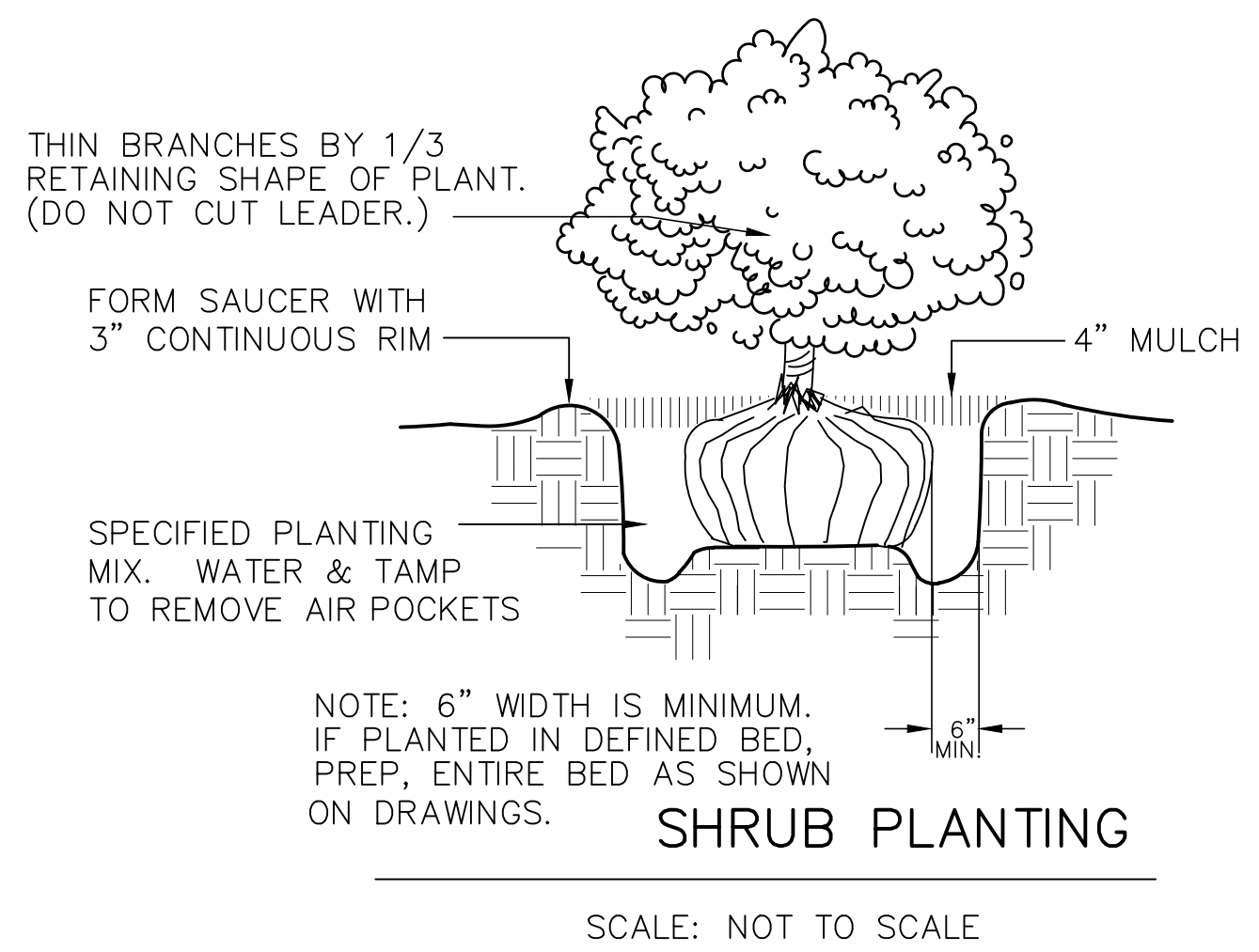
BEDDING PLANTS/ EDGING DETAIL
 SCALE: NOT TO SCALE



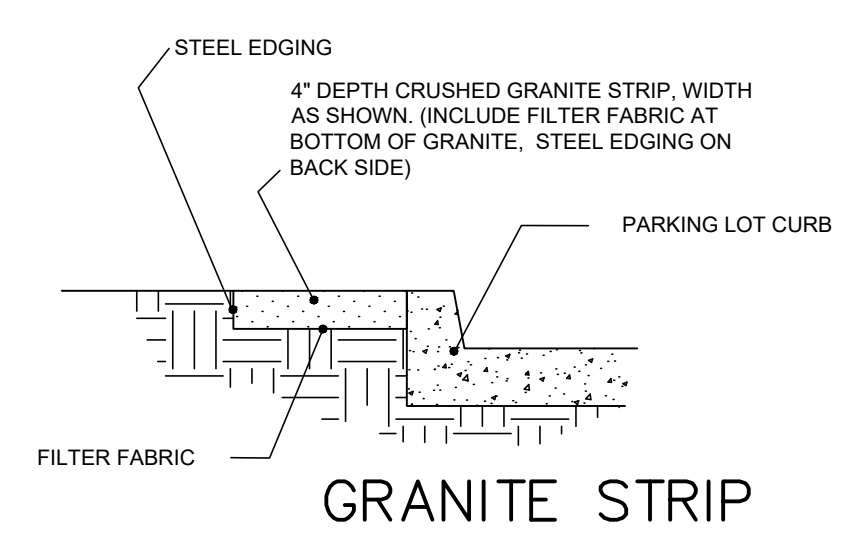
TREE/SHRUB PLANTING ON SLOPES
 SCALE: NOT TO SCALE



TYPICAL PARKING LOT ISLAND MOUNDING
 SCALE: NOT TO SCALE



SHRUB PLANTING
 SCALE: NOT TO SCALE



GRANITE STRIP
 NTS



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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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.
 WITNESS OUR HANDS, THIS _____ DAY OF _____.
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING
 BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL
 E.M. ELLIOT SURVEY, ABSTRACT NO. 77 &
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

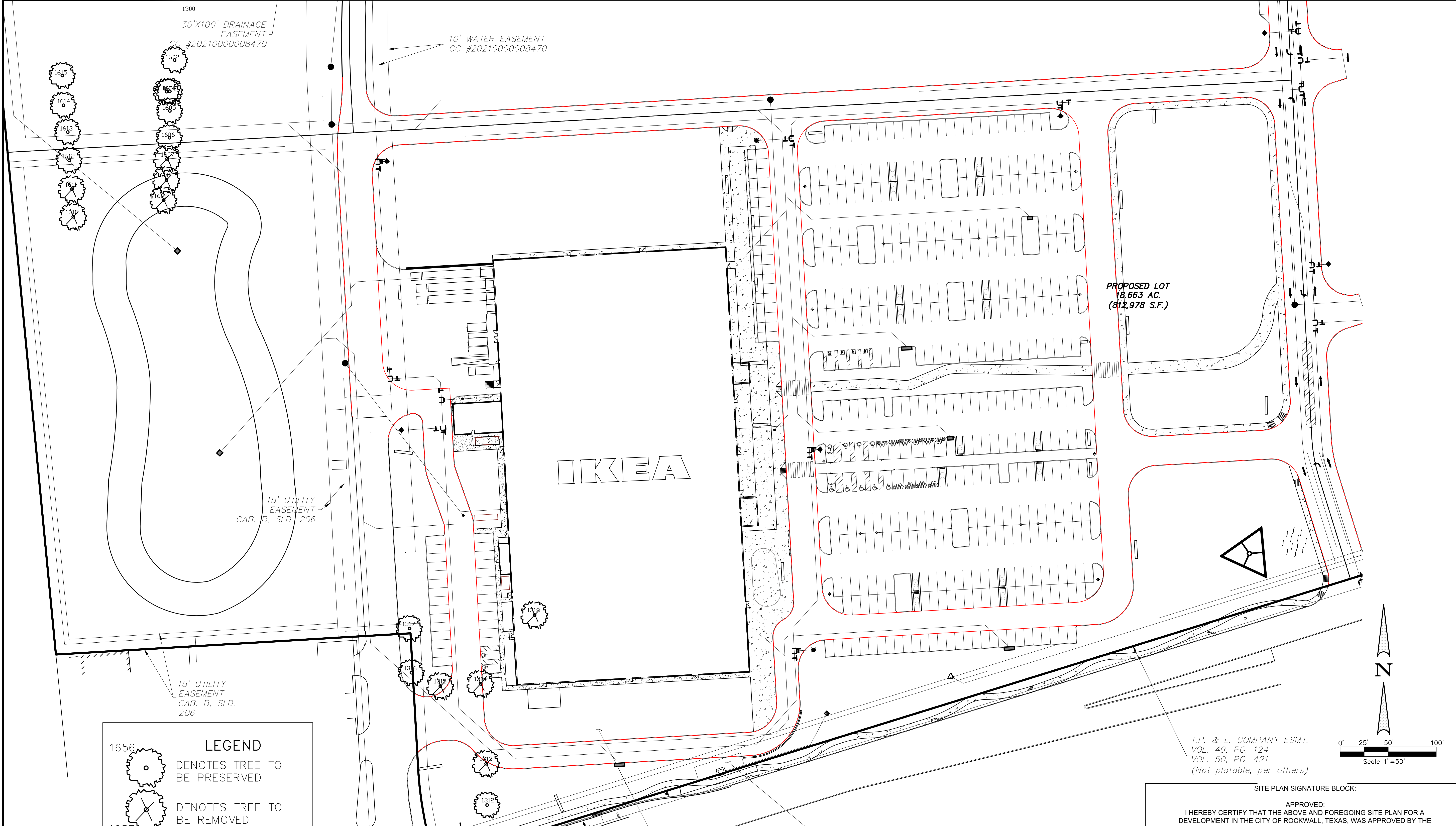
CIVIL ENGINEER:
WINKELMANN & ASSOCIATES INC.
 6750 HILL CREST PLAZA DRIVE, SITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7090x203
 CONTACT: WILL WINKELMANN
 IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180
 CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

No.	DATE	REVISION	APPROV.
6.			
5.			
4.			
3.			
2.			
1.			

Winkelman & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILL CREST PLAZA DRIVE, SUITE 215 (972) 490-7090
 DALLAS, TEXAS 75230 (972) 490-7090 FAX
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PLANNING DETAILS
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

L-7



LEGEND

1656 DENOTES TREE TO BE PRESERVED

1657 DENOTES TREE TO BE REMOVED

LOCATION OF PROTECTIVE FENCE

TOTAL

TOTAL CALIPER INCHES	221"
TOTAL CALIPER INCHES PRESERVED	78" (35%)
TOTAL CALIPER INCHES REMOVED	143" (65%)
TOTAL TREES TO BE REMOVED: 143" CALIPER INCHES	
TOTAL MITIGATION REQUIRED: 143"	
137' 3" = 411"	
26' 4" = 104"	
411+104 = 515" PLANTED	

Tag #	Botanical/Common Name	DBH	Canopy	Condition	Status	Reason for Removal	Mitigation
1312	Oak/Quercus spp.	26	2123	Good	Preserve		
1313	Oak/Quercus spp.	23	1661	Good	Remove	Grading	23
1314	Oak/Quercus spp.	16	804	Good	Remove	Grading	16
1315	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1316	Oak/Quercus spp.	20	1256	Good	Preserve		
1317	Oak/Quercus spp.	20	1256	Good	Preserve		
1318	Oak/Quercus spp.	18	1017	Good	Remove	Building Pad	18
1607	Oak/Quercus spp.	16	804	Good	Remove	Grading	16
1608	Oak/Quercus spp.	11	380	Good	Remove	Grading	11
1609	Oak/Quercus spp.	12	452	Good	Remove	Grading	12
1610	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1611	Oak/Quercus spp.	19	1134	Good	Remove	Grading	19
1612	Oak/Quercus spp.	12	452	Good	Preserve		

DRAINAGE EASEMENT
PURPOSES
0016307

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd., Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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T.P. & L. COMPANY ESMT.
VOL. 49, PG. 124
VOL. 50, PG. 421
(Not plotable, per others)

Scale 1"=50'

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 &
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IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180
CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

TREESCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

T-1

WinkelmANN & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILL CREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090 FAX: (972) 490-7099
WWW.WINKELMANNANDASSOCIATES.COM

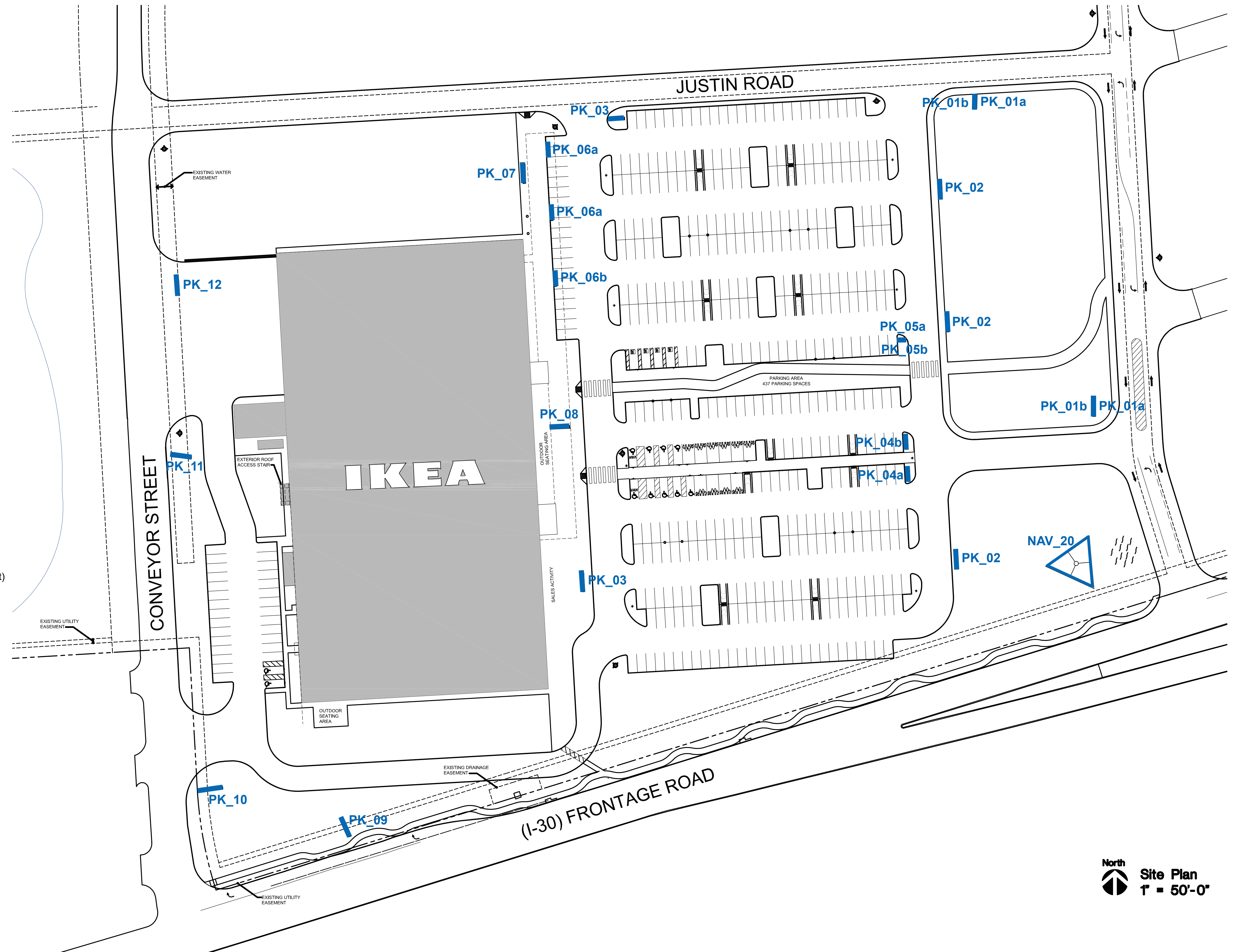
Greg Cuppett
REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
100124

No.	DATE	REVISION	APPROV.
6.			
5.			
4.			
3.			
2.			
1.			

Site Directional Signage Plan Overview

DIRECTIONAL SIGNS

- PK_01a Direction Sign - Welcome (Side 1)
- PK_01b Direction Sign - Thank you (Side 2)
- PK_02 Direction Sign - Exit (Left)
- PK_03 Direction Sign - Exit (Right)
- PK_04a Direction Sign - Family and Disabled
- PK_04b Direction Sign - EC
- PK_05a Direction Sign - EC (Double Sided)
- PK_05b Direction Sign - EC (Double Sided)
- PK_06a Canopy Sign - Loading Zone Sign
- PK_06b Canopy Sign - Click and collect sign
- PK_07 Canopy Sign - Entrance and Click and collect sign (Left)
- PK_08 Canopy Sign - Entrance and Click and collect sign (Up)
- PK_09 Direction Sign - Deliveries and co-worker entrance (Right)
- PK_10 Direction Sign - Deliveries and co-worker entrance (Multiple)
- PK_11 Deliveries Sign
- PK_12 Deliveries Instructions
- NAV_20 Navigation Tower Sign



North

Site Plan
1" = 50'-0"



FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SCALE:	JOB NUMBER:
AS SHOWN	24003427B

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

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SITE NAME:

IKEA
ROCKWALL HEIGHTS
CITY OF ROCKWALL
TEXAS

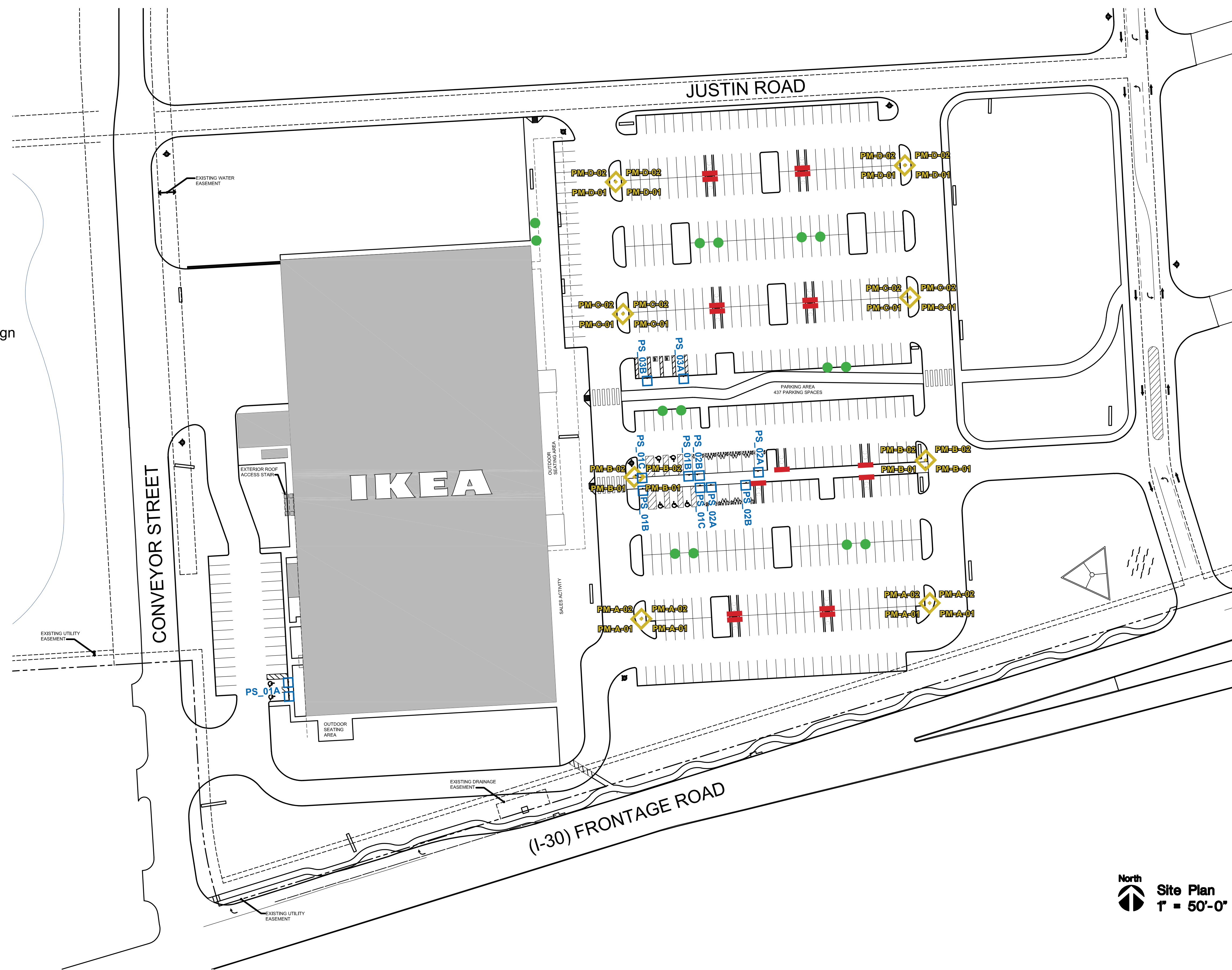
Colliers Engineering & Design
 LANSING (BA)
 7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 Phone: 517.272.9835
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, P.C.

SHEET TITLE:
ARCHITECTURAL SIGNAGE SITE PLAN

SHEET NUMBER:
AS-101

Site Signage Plan Overview

- SP** - Special Parking Signs
 - PS_01 Disabled Sign
 - PS_02 Family Sign
 - PS_03 Electric Car Charging Station Sign
- **PKD_00** - Branding Monument Sign
- **TR_01** - Trolley Sign
- PM** - Parking Memorizer Sign
 - PK_PM_A_01 - Row 1
 - PK_PM_A_02 - Row 2
 - PK_PM_B_01 - Row 1
 - PK_PM_B_02 - Row 2
 - PK_PM_C_01 - Row 1
 - PK_PM_C_02 - Row 2
 - PK_PM_D_01 - Row 1
 - PK_PM_D_02 - Row 2



North

Site Plan
 1" = 50'-0"

811
 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF
 EXCAVATORS, DESIGNERS, OR ANY PERSON
 PREPARING TO DISTURB THE EARTH'S
 SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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SITE NAME:

**IKEA
 ROCKWALL HEIGHTS
 CITY OF ROCKWALL
 TEXAS**

LANSING (BA)
 7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 Phone: 517.272.9835
COLLIERS ENGINEERING & DESIGN
 ARCHITECTURE, LANDSCAPE ARCHITECTURE,
 SURVEYING CT, P.C.

SHEET TITLE:
**ARCHITECTURAL
 SIGNAGE SITE PLAN**

SHEET NUMBER:
AS-102

Parking Bay Overview

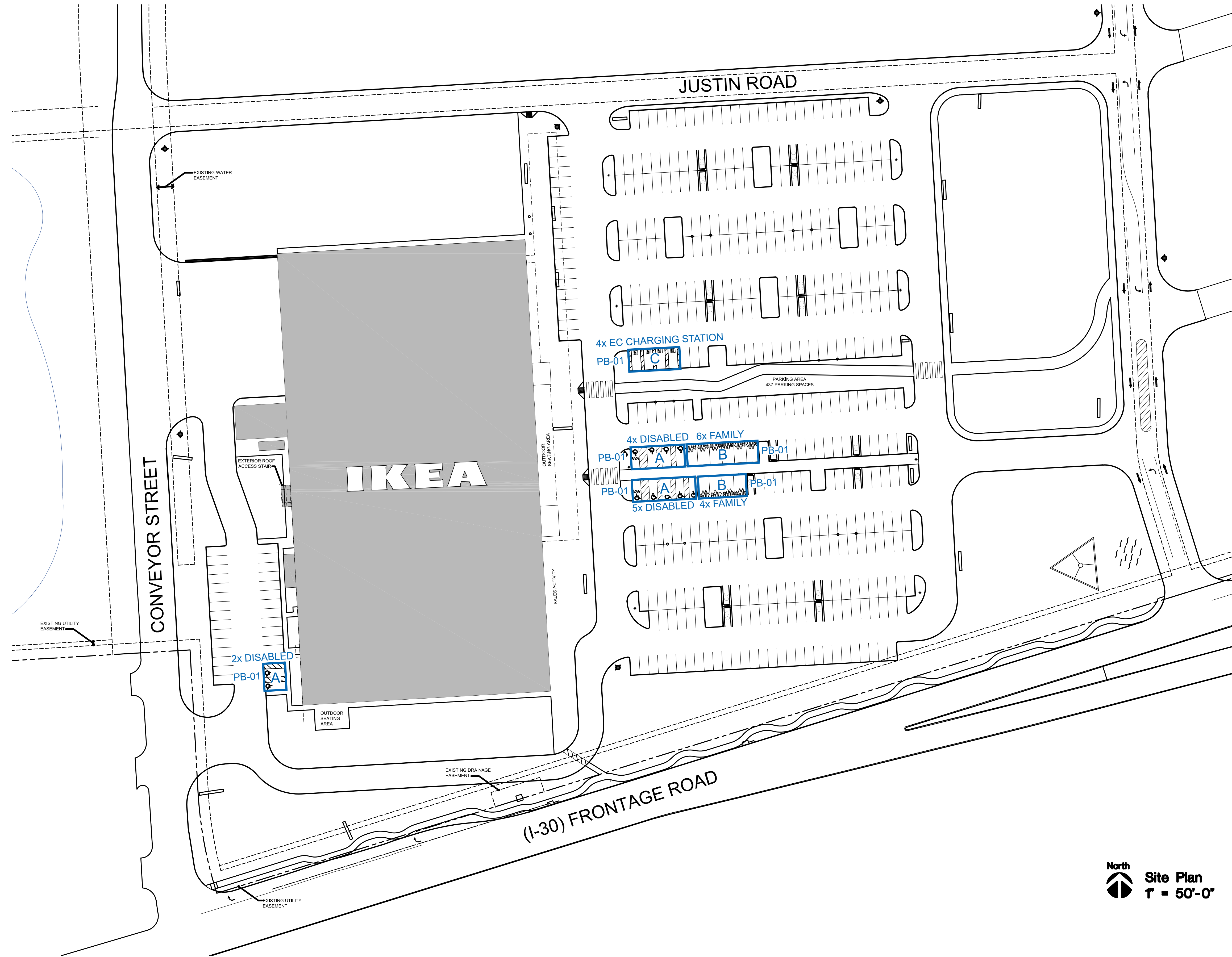
PB_01 - Parking Bay

A Disabled Sign x11

(x9 customer and x2x co-worker)

B Family Sign x10

C Electric Car Charging Station x4



North
 Site Plan
 1" = 50'-0"

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SCALE: AS SHOWN JOB NUMBER: 24003427B

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

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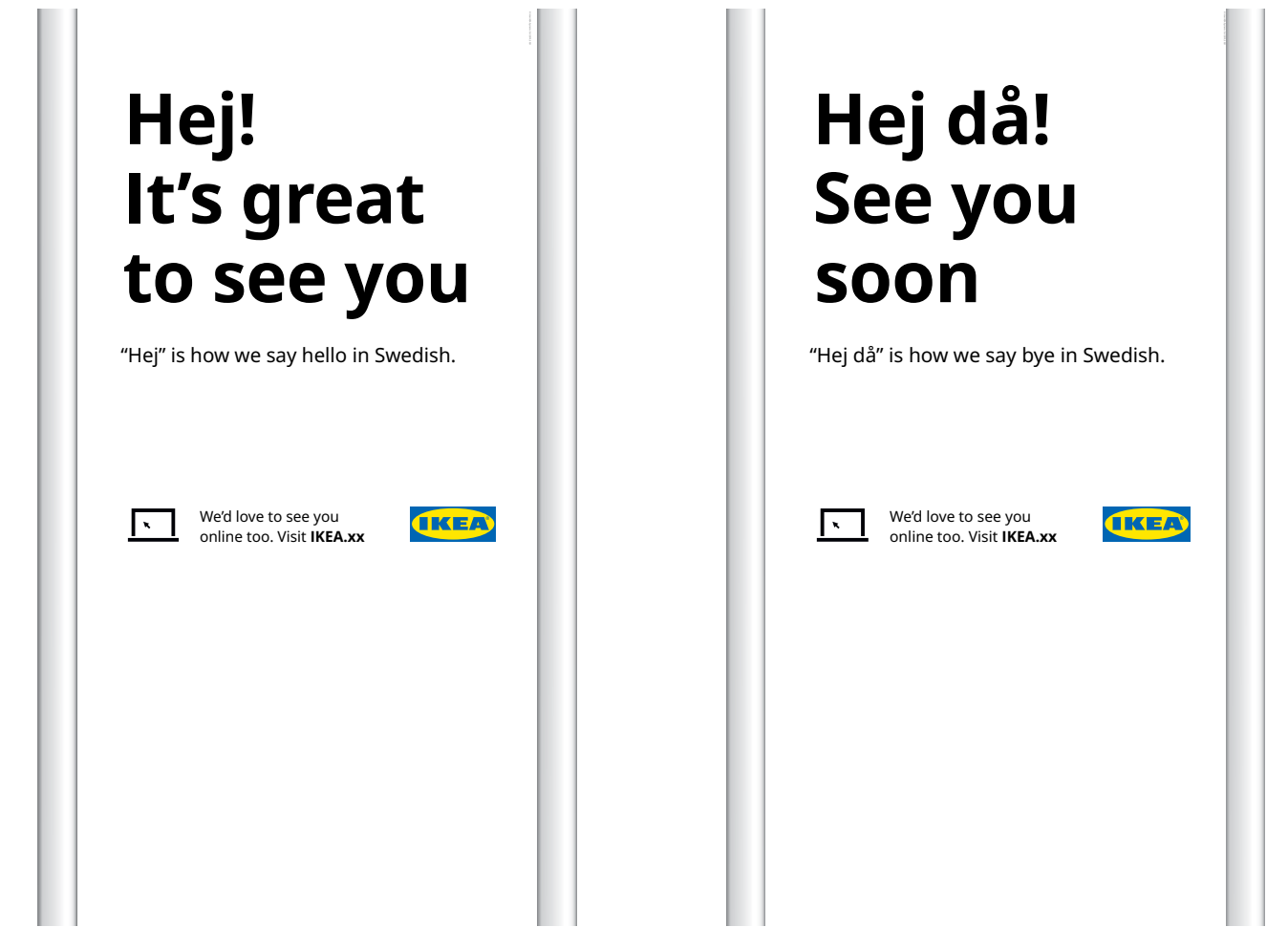
SITE NAME:
 IKEA
 ROCKWALL HEIGHTS
 CITY OF ROCKWALL
 TEXAS

Colliers Engineering & Design
 LANSING (BA)
 7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 Phone: 517.272.9835
 COLLIER'S ENGINEERING & DESIGN ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SHEET TITLE: ARCHITECTURAL SIGNAGE SITE PLAN

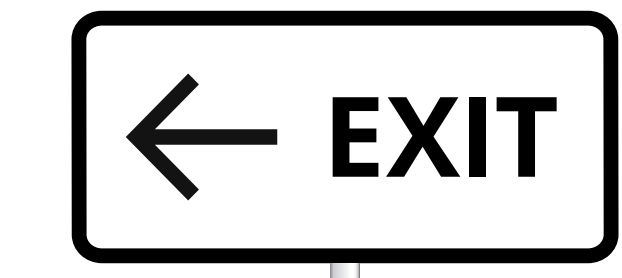
SHEET NUMBER: **AS-103**

Procurement: I:\24003427B\3.0 Design\3.1 Design\Site Plans\24003427B_Site Plan_Signage_V03.dwg, Full Scale, By: NATIE.CEGLARZ



PK_01a Direction Sign - Welcome/ Thank you
 Size: 6'-6" x 8'-2" (2000 mm x 2500 mm)
 Qty: x2 Double Sided [side 01]
 Lighting: Required

PK_01b Direction Sign - Welcome/ Thank you
 Size: 6'-6" x 8'-2" (2000 mm x 2500 mm)
 Qty: x2 Double Sided [side 02]
 Lighting: Required



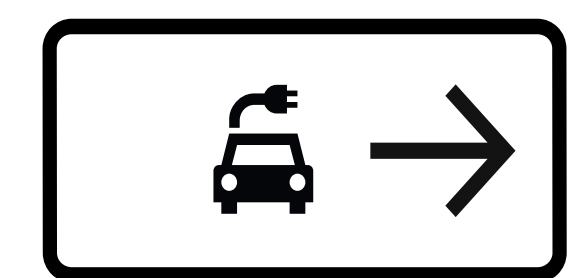
PK_02 Direction Sign - Exit Left
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x3 Single Sided
 Lighting: Required



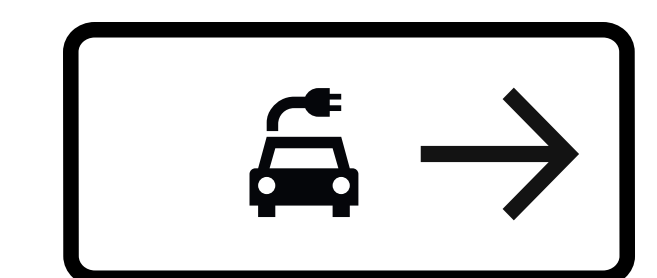
PK_03 Direction Sign - Exit Right
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x2 Single Sided
 Lighting: Required



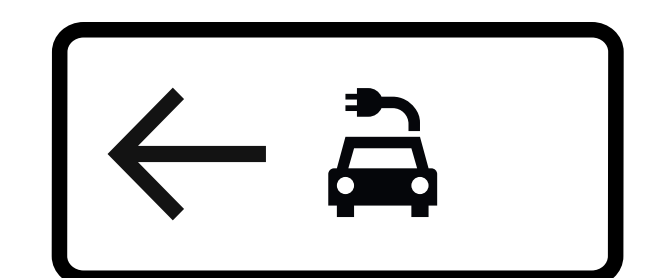
PK_04a Direction Sign - Disabled and Family Straight
 Size: 4'-11 1/16" x 1' (600 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Required



PK_04b Direction Sign - Electric Car Station Right
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Required

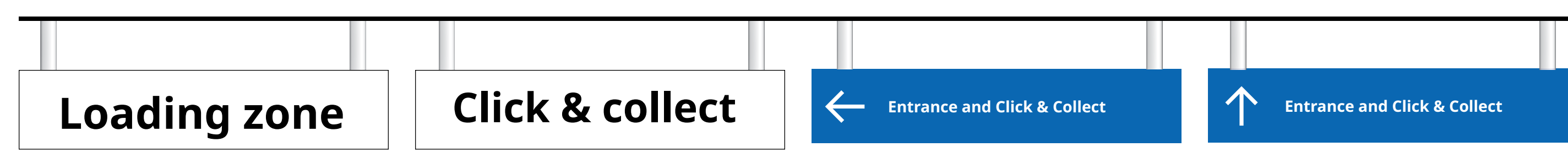


PK_05a Direction Sign - Exit
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Required



PK_05b Direction Sign - Exit
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Required

Directional Signs

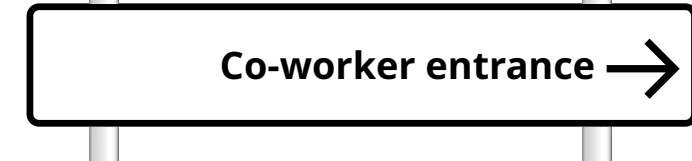


PK_06a Canopy Sign - Loading Zone Sign
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Double Sided
 Lighting: Required

PK_06b Canopy Sign - Click and Collect Sign
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Internal

PK_07 Canopy Sign - Entrance + Click and Collect Left
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Internal

PK_08 Canopy Sign - Entrance + Click and Collect Straight
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Internal



PK_09 Directional Sign - Coworker and Deliveries Right
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x2 Single Sided
 Lighting: Required

PK_10 Directional Sign - Coworker and Deliveries Multiple
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x2 Single Sided
 Lighting: Required



PK_11 Deliveries Sign
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Double Sided
 Lighting: Required



PK_12 Delivery Instructions
 Size: 2'-7 1/2" x 3'-3 3/8" (800 mm x 1000 mm)
 Qty: x1 Double Sided
 Lighting: Not Required
 Wall Mounted

Canopy Signs



PS_01A Disabled Sign
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x2 Single Sided
 Lighting: Not Required



PS_01B Disabled Sign Right
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x2 Single Sided
 Lighting: Not Required



PS_01C Disabled Sign Left
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: Single Sided
 Lighting: Not Required



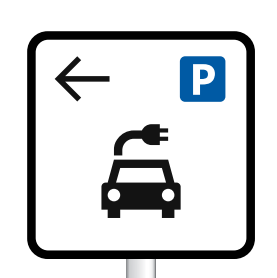
PS_02A Family Sign Right
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x2 Single Sided
 Lighting: Not Required



PS_02B Family Sign Left
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x2 Single Sided
 Lighting: Not Required



PS_03A Electric Car Charge Station (right)
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x1 Single Sided
 Lighting: Not Required



PS_03B Electric Car Charge Station (left)
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x1 Single Sided
 Lighting: Not Required

Special Parking Signs

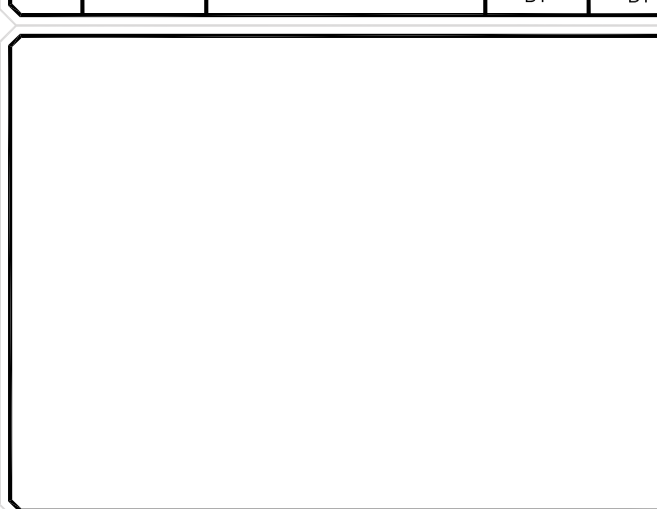
Directional Signs

811
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SCALE: AS SHOWN | JOB NUMBER: 24003427B

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY



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SITE NAME:

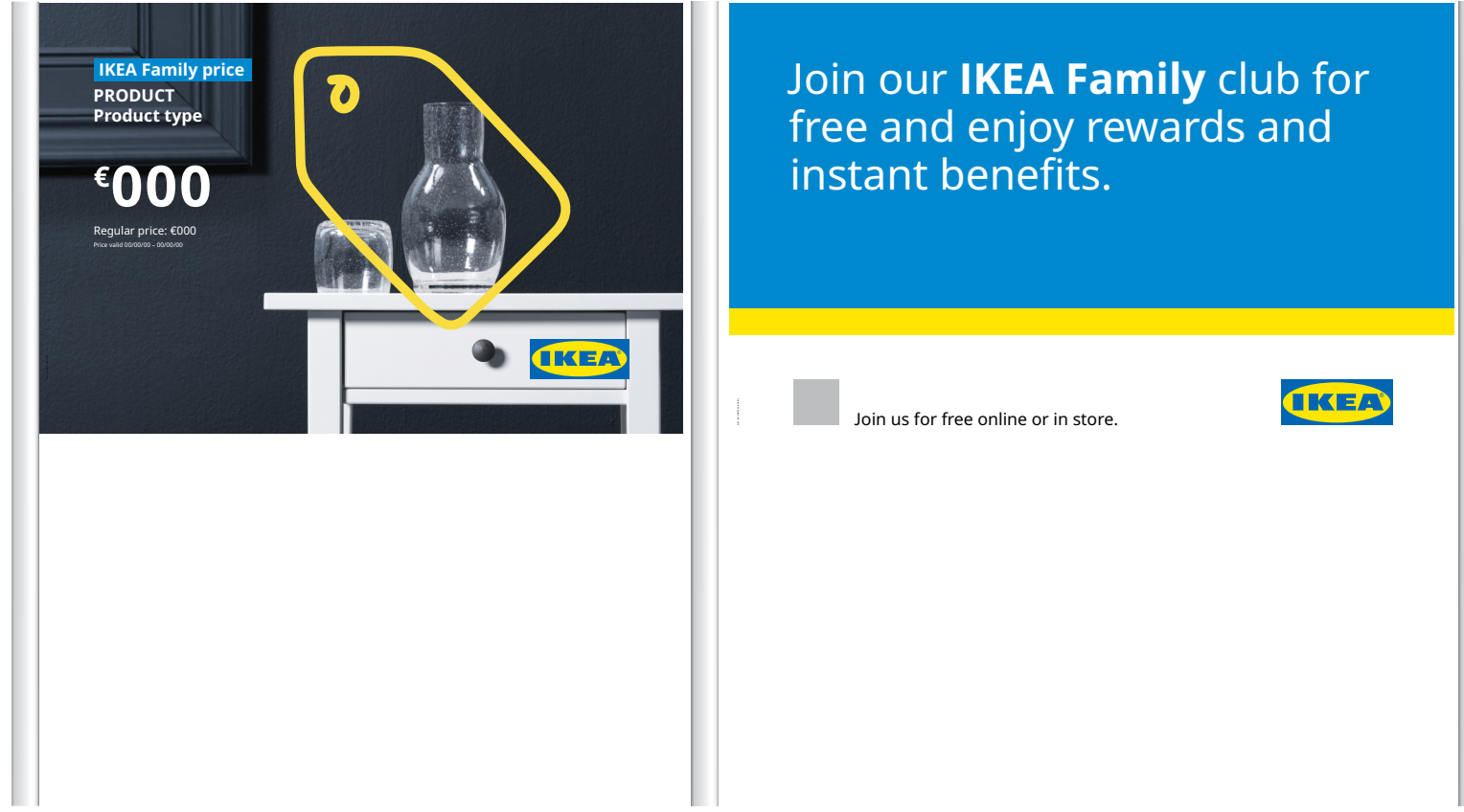
IKEA
 ROCKWALL HEIGHTS
 CITY OF ROCKWALL
 TEXAS

Colliers Engineering & Design
 LANSING (BA)
 7050 West Saginaw Hwy,
 Suite 200
 Lansing, MI 48917
 Phone: 517.272.9835
 COLLIER ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, ETC.

SHEET TITLE: ARCHITECTURAL SIGNAGE DETAILS

SHEET NUMBER: AS-401

Procurement: LLC0240924783.03 Design: S3 Design/Creation: SVA Package: MESA_SPA_Site_Plan_240209.dwg Plot Scale: 1/8"=1'-0" DATE: 11/14/24



PKD_00 Branding Monument Sign
 Size: 5'-3" x 7'-10 1/2" (1600 mm x 2400 mm)
 Qty: x 14
 Lighting: Required

Branding Monument Sign



TR_01 Trolley Signs
 Size: 6'-5" x 3'-1" (1960 mm x 960 mm)
 Qty: x16

Trolley Signs



Article information

- Flagpole made of aluminum with integrated halvard system.
- Rotating pole top with pulley.
- Lockable access door securing the halvard.
- Set of flag retainer rings (6 pcs.) and flag hooks (6 pcs.).
- Flag counterweights.
- Reinforcement tube of pole welded-on to foot flange, fitted with hinge for tilting device.

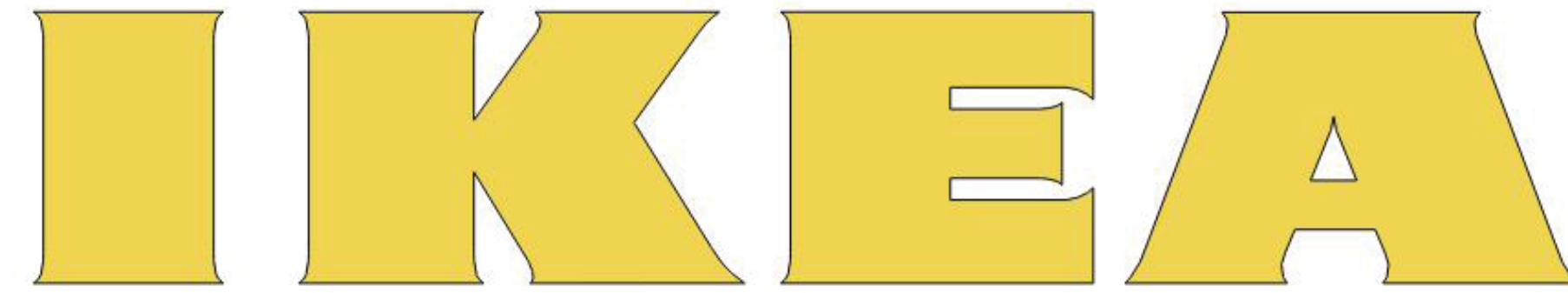
Materials

- Pole made of cylindrical tube of EN AW 6082T6 alloy, silver anodized (6061).
- Pole top made of cast aluminium, powder coated RAL 9006.
- Reinforcement tube, foot flange and ground set unit made of grade S355 steel, hot galvanized.

Product features

IKEA Flag and Flagpole
 Flag Size: 6'-6 3/4" x 18'-1/2" (2 m x 5.5 m)
 Flag Pole Height: 39'-4" (12m)
 Qty: x 12
 Lighting: Required

Flag and Flagpole



IKEA Building Sign (Wordmark)
 Size: 9'-10 1/8" x 56'-1" (3 m x 17.1 m)
 Qty: x 3
 Lighting: Required



Building Sign Banner
 Size: 45'-0" x 15'-0" (13.7 m x 4.5 m)
 Qty: x 1

Building Signs



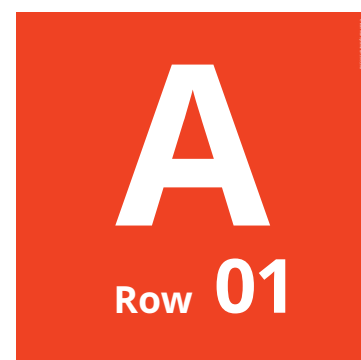
IKEA Home Furnishings Building Sign (Wordmark)
 Size: 4'-11" x 55'-4 5/8" (1 688 m x 1.5 m)
 Qty: x 1
 Lighting: Required

Entrance

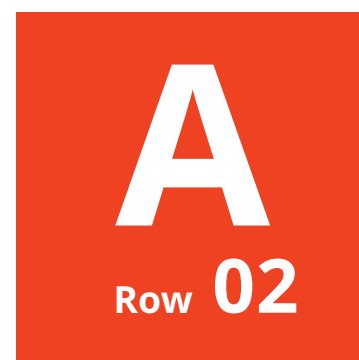
Building Entrance Sign
 Size: 2'-8 1/8" x 14'-10" (4.52 m x 820 mm)
 Qty: x 1
 Lighting: Required

Exit

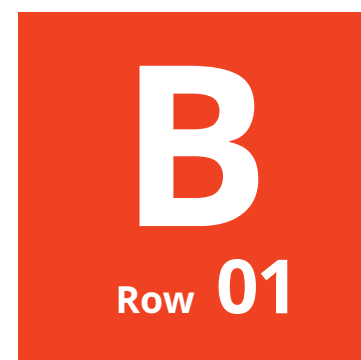
Building Exit Sign
 Size: 2'-1 5/8" x 4'-8 7/8" (1.44 m x 650 mm)
 Qty: x 1
 Lighting: Required



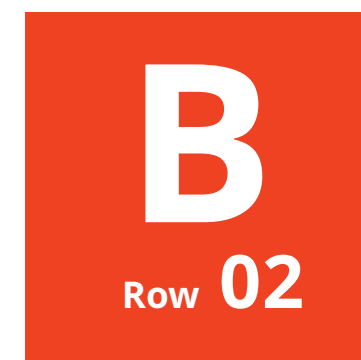
PK_PM_A_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



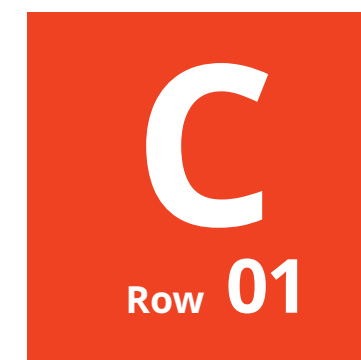
PK_PM_A_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_B_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_B_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_C_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_C_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

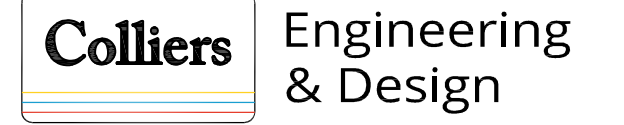


PK_PM_D_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_D_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

Parking Memorizer Signs



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Formerly Known as BERGMANN

PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
 WWW.CALL811.COM

SCALE:	JOB NUMBER:			
AS SHOWN	24003427B			
REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:

**IKEA
 ROCKWALL HEIGHTS
 CITY OF ROCKWALL
 TEXAS**

Colliers Engineering & Design

LANSING (IA)
 7050 West Saginaw Hwy,
 Suite 200
 Lansing, MI 48917
 Phone: 517.272.9835
 COLLIER'S ENGINEERING & DESIGN,
 ARCHITECTURE, LANDSCAPE ARCHITECTURE,
 SURVEYING, P.C.

SHEET TITLE:
ARCHITECTURAL SIGNAGE DETAILS

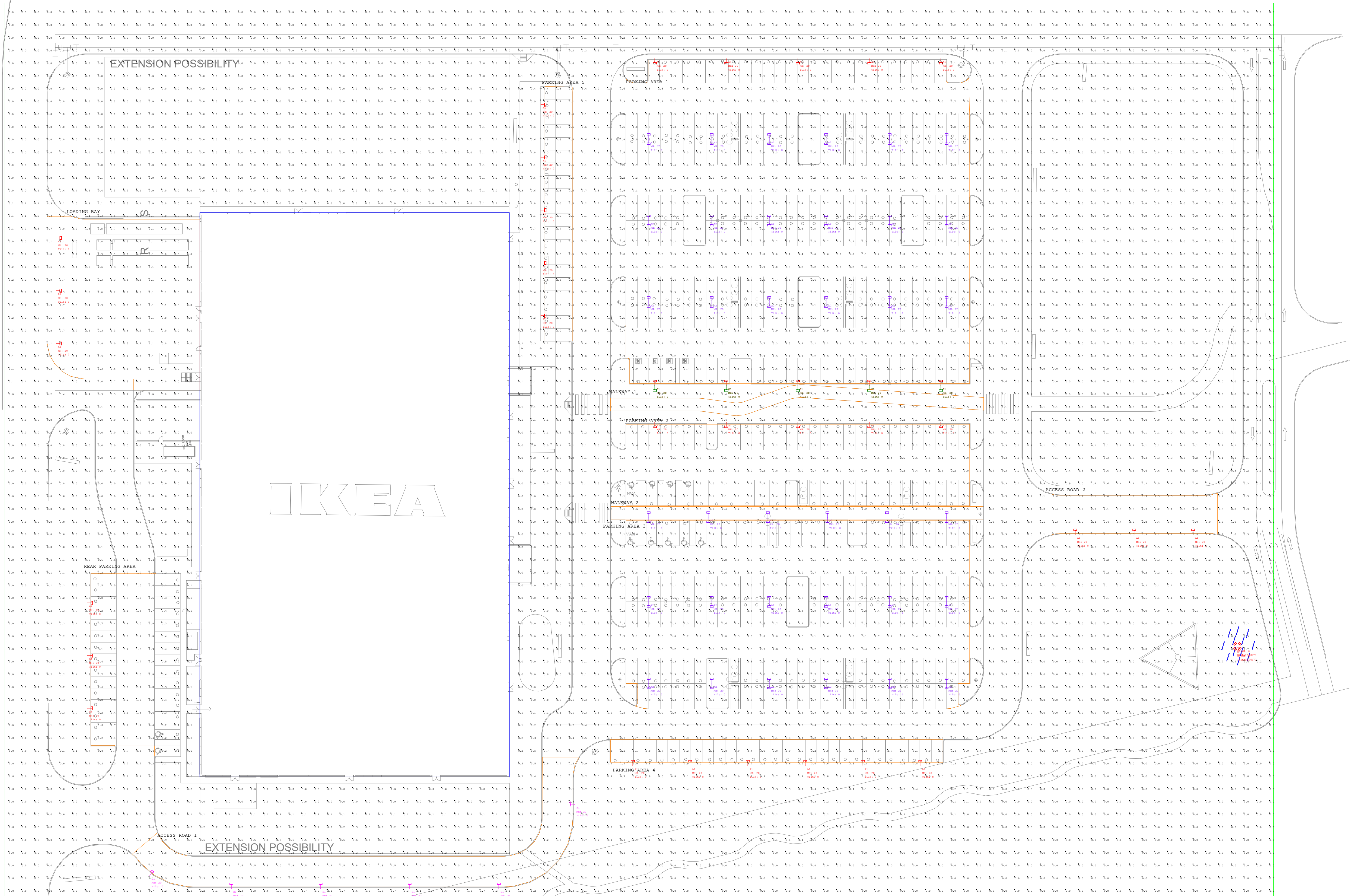
SHEET NUMBER:
AS-402

- GENERAL NOTES:
1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
 3. CALCULATION POINT SPACING IS 10' x 10'
 4. ALL CALCULATIONS ARE IN FOOTCANDLE MEASUREMENTS
 5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: SURFACE = .2, WALLS = .5, CEILING = .8



Bell & McCoy
Lighting and Controls
4630 Nall Road
Farmers Branch, TX 75244

IKEA ROCKWALL



Revisions:
X XX/XX/XXXX

Drawn By:
J. FENTON
Date:
9/11/2024
Scale:
N.T.S
Sheet Title:
Site Photometrics
Sheet No.

- GENERAL NOTES:
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Bell & McCoy
 Lighting and Controls
 4630 Nall Road
 Farmers Branch, TX 75244

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	35	A1	Single	VP-1-160L-50-3K7-4F		0.900	6757	52	1820	20
	36	A2	Back-Back	VP-1-160L-35-3K7-4F		0.900	4709	35	2520	20
	6	B1	Single	VP-1-160L-50-3K7-3		0.900	6814	52	312	20
	5	C1	Single	VP-1-160L-75-3K7-2		0.900	9584	72	360	20
	4	D	Single	PFMXW43LED		0.900	5191	40.34	161.36	8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	0.99	6.5	0.0	N.A.	N.A.
ACCESS ROAD 1	Illuminance	Fc	1.85	2.9	0.8	2.31	3.63
ACCESS ROAD 2	Illuminance	Fc	2.20	3.0	1.2	1.83	2.50
LOADING BAY	Illuminance	Fc	0.97	3.3	0.0	N.A.	N.A.
PARKING AREA 1	Illuminance	Fc	2.78	4.9	1.6	1.74	3.06
PARKING AREA 2	Illuminance	Fc	2.44	3.6	1.5	1.63	2.40
PARKING AREA 3	Illuminance	Fc	2.63	3.7	1.5	1.75	2.47
PARKING AREA 4	Illuminance	Fc	2.78	3.4	1.6	1.74	2.13
PARKING AREA 5	Illuminance	Fc	2.56	3.3	1.6	1.60	2.06
REAR PARKING AREA	Illuminance	Fc	1.36	3.4	0.1	13.60	34.00
WALKWAY 1	Illuminance	Fc	5.14	6.5	3.1	1.66	2.10
WALKWAY 2	Illuminance	Fc	2.35	3.1	1.1	2.14	2.82

IKEA ROCKWALL

Revisions:
 X XX/XX/XXXX

Drawn By:
 J. FENTON
 Date:
 9/11/2024
 Scale:
 N.T.S.
 Sheet Title:
 Site Photometrics
 Sheet No.



Flood Lights

Optic | Extra-Wide | Extreme

PROJECT INFORMATION

JOB NAME	
FIXTURE TYPE	Flood Light
CATALOG NUMBER	
APPROVED BY	

SPECIFICATIONS

Construction:

Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. Apertures for field or factory installed photocontrol. Heavy duty knuckle with 90° adjustment standard. Heavy duty trunnion mount also available.

Optics:

Atlas optic flood lights utilize individual lenses for maximum light intensity. These lenses are made of optical grade acrylic. This guarantees more footcandles, less glare and less wasted light.

Extra Wide Distribution Pattern:

Designed to provide maximum light spread for short set backs when lighting signs and washing walls.

Reduced Glare:

Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

Thermal Management:

Atlas Flood Lights are designed as a complete system to optimize LED life and light output. The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs¹) and component life and also allows for higher light output.

Listings:

Luminaire is certified to UL/cUL Standards for Wet Locations DesignLights Consortium qualified luminaire, eligible for rebates from DLC member utilities. ²See chart on other last page for qualifying products.

AC Input: 120/208/240/277V

Driver:

Constant current, Class 2, 120-277 VAC, 50-60 Hz
High Efficiency – min. 84%
Off-State Power: 0 Watts
0-10 V Dimming

LEDs:

3000K | 4000K | 4500K | 5000K CCT

Testing:

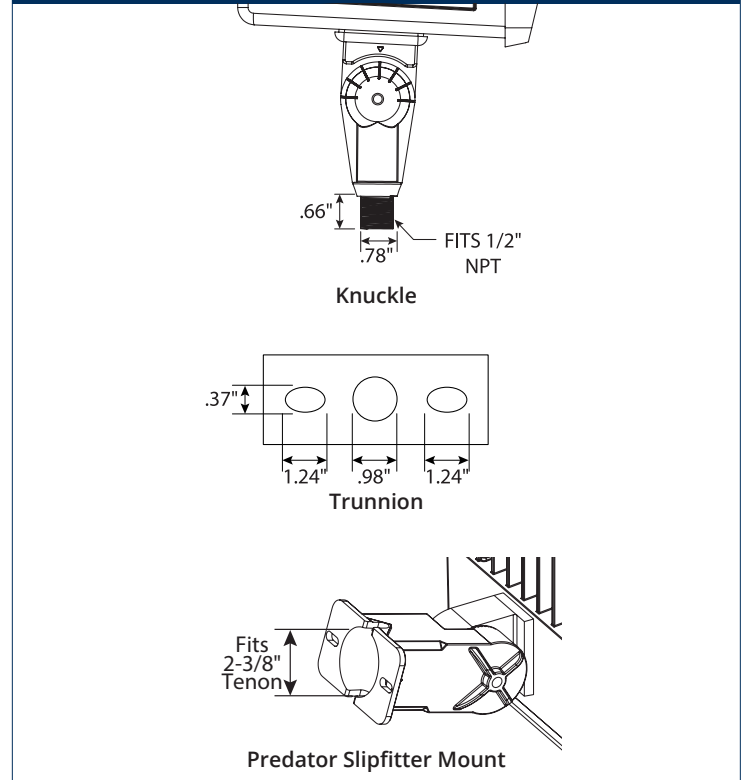
Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

Warranty: Five-year limited warranty

Photo Control: For factory installed 120V button photo control add suffix PC to part number.



MOUNTING DETAIL



MOUNTING



Rebates and Incentives are available in many areas. Contact an Atlas Representative for more information.

¹LED Life Span Based Upon LM-70 Test Results



Flood Lights

Optic | Extra-Wide | Extreme

ORDERING INFORMATION

PFS			22LED						
PRODUCT SERIES	DISTRIBUTION	SELECTABLE	OUTPUT	COLOR TEMP.	CONTROLS	VOLTAGE	FIXTURE COLOR	MOUNTING	OPTIONS
PFS - Small	Blank - Wide (with Optics)	blank = Fixed	22LED = 22 System Watts ¹ 27LED = 27 System Watts ²	Blank = 4500K 3K = 3000K 4K = 4000K 5K = 5000K	Blank = Dimming (0-10V) PC = 120V Photocontrol PM = 120-277V Photocontrol	Blank = 120-277 4 = 347-480V* <i>*Not available on PFS</i>	Blank = Bronze WT = White* BK = Black* <i>*optional with adder</i>	Blank = Knuckle ⁵ T = Trunnion ⁵ <i>⁵PFS, PFM only</i>	SP = Surge Protection* <i>*Not available on PFS</i>
PFM - Medium	XW - Extra Wide		43LED = 43 System Watts 64LED = 64 System Watts ¹						
PFL2G - Large (2nd Generation)	H = Extreme High Wattage (with Optics)	blank = Fixed	20L = 20,000 Lumens 25L = 25,000 Lumens	3K = 3000K 4K = 4000K 45K = 4500K 5K = 5000K	PH = 480V Button Photocontrol*			Blank = Trunnion ⁶ S = Predator Mount - Slipfitter/Trunnion ⁶ <i>⁶PFL2G, PFXL2G only</i>	
PFXL2G - Extra Large (2nd Generation)	XW - Extra Wide	blank = Fixed S = Selectable ³	26-50L = 26,000 - 50,000 Lumens Selectable 33L = 33,000 Lumens 40L = 40,000 Lumens 50L = 50,000 Lumens	blank = Selectable ⁴ 4000K, 4500K, 5000K	PR = Photo Receptacle* <i>*Not available on PFS, PFM</i>				

¹Wide/H only | ²Extra-wide only | ³PFXL2GH is Lumen Selectable only | ⁴PFXL2GXW only

PERFORMANCE DATA

FULLY SELECTABLE

UNIT	CRI	4000K CCT		4500K CCT		5000K CCT		WATTAGE	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
Extra Wide									
PFXL2GXWS26-50L	70	28,506	160	29,756	167	27,941	157	178	1000W MH
		42,003	151	43,845	158	41,170	148	278	
		52,133	143	54,419	156	51,099	140	365	

LUMEN SELECTABLE

UNIT	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTAGE	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
Optic											
PFXL2GHS26-50L	70	24,332	144	25,582	152	25,437	151	25,353	150	169	1000W MH
		36,518	141	38,394	148	38,176	148	38,051	147	259	
		47,818	133	50,275	139	49,989	138	49,825	138	361	

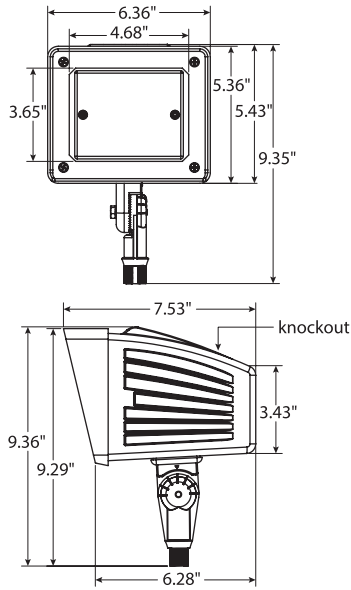
FIXED

UNIT	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTAGE	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
Optic											
PFS22	70	1,978	93	1,978	93	1,978	93	2,194	103	21	100W MH
PFM43	70	4,010	97	4,010	97	4,010	97	4,343	105	41	175W MH
PFL2GH20L	70	20,200	142	21,338	150	21,338	150	21,534	152	142	400W MH
PFL2GH25L	70	24,840	138	26,240	147	26,240	147	26,480	148	181	1000W MH
PFXL2GH33L	70	31,190	143	32,849	150	32,849	150	33,408	153	219	1000W MH
PFXL2GH40L	70	37,020	139	38,989	147	38,989	147	39,653	149	266	1000W MH
PFXL2GH50L	70	47,390	132	49,910	141	49,910	141	50,760	142	359	1000W MH
Extra Wide											
PFSXW27	80	3,132	114	3,132	114	3,132	114	3,261	118	28	100W MH
PFMXW43	80	5,025	116	5,025	116	5,025	116	5,229	121	43	175W MH
PFMXW64	80	6,983	114	6,983	114	6,983	114	7,237	118	64	250W MH
PFL2GXW20L	70	20,540	144	20,540	144	20,540	144	21,750	153	142	400W MH
PFL2GXW25L	70	25,040	139	25,040	139	25,040	139	25,040	139	180	1000W MH
PFXL2GXW33L	70	33,210	151	33,210	151	33,210	151	33,210	151	220	1000W MH
PFXL2GXW40L	70	39,430	148	39,430	148	39,430	148	39,430	148	267	1000W MH
PFXL2GXW50L	70	50,130	141	50,130	141	50,130	141	50,130	141	357	1000W MH

DIMENSIONS

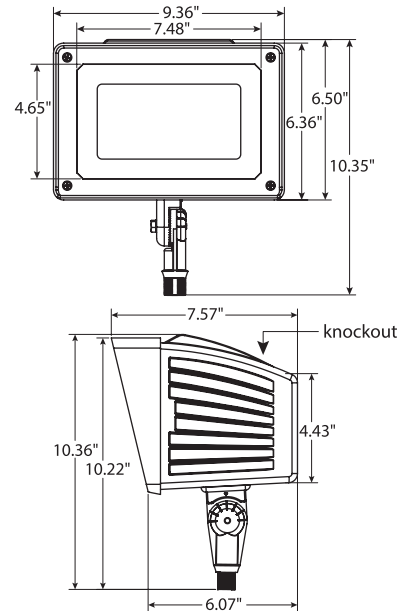
PFS

Weight: 7 lbs.
EPA: 0.33



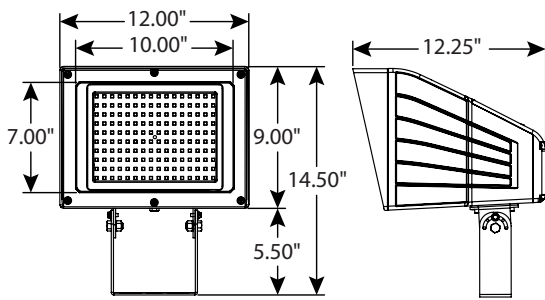
PFM

Weight: 10 lbs.
EPA: 0.47

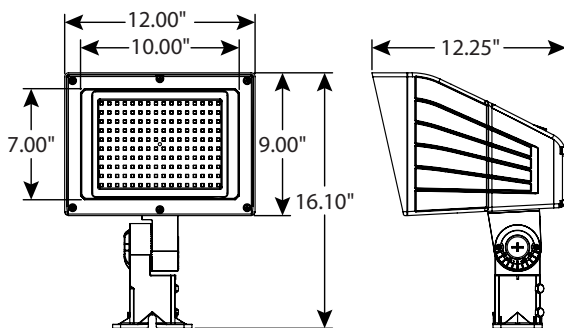


PFL2G

Weight: 26 lbs.
EPA: 1.00



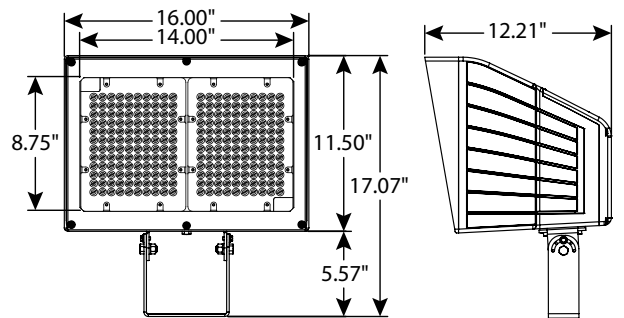
Weight: 27 lbs.



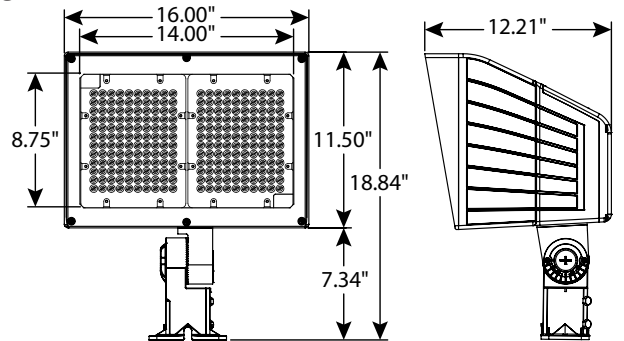
Predator Slipfitter Mount

PFXL2G

Weight: 44 lbs.
EPA: 1.29



Weight: 46 lbs.



Predator Slipfitter Mount



Flood Lights
Optic | Extra-Wide | Extreme

DLC PRODUCT INFORMATION

FIXED

UNIT	3000K CCT		4000K CCT		4500K CCT		5000K CCT	
	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION
Optic								
PFS22	n/a	n/a	PU6VKAK3	Standard	P0000053U	Standard	P550R0NT	Standard
PFM43	n/a	n/a	PU8IIKR4	Standard	P0000053V	Standard	PBE0VYUZ	Standard
PFL2GH20L	P9DPY9A8	Premium	PXYAN2V	Premium	PXVX6GOY	Premium	PPMF1TG3	Premium
PFL2GH25L	PAOZ3UX6	Standard	P9D3MG0T	Standard	P7DB3PMC	Standard	P45HS3BQ	Standard
PFXL2GH33L	P21MYCMQ	Standard	PPHKNRV6	Standard	PHA1Z49A	Standard	P53FHFVBV	Standard
PFXL2GH40L	P5FNN10Y	Standard	PL90OHII	Standard	PZ73ACRC	Standard	PEEKL7ES	Standard
PFXL2GH50L	PI5RM3HT	Standard	PTK83KDD	Standard	PJA8IFTB	Standard	PK9GAGSY	Standard
Extra Wide								
PFSXW27	PAYQD7J8	Standard	P94MDVWZ	Standard	P87AHLDJ	Standard	PT6Z0U5F	Premium
PFMXW43	P825UL5Y	Standard	PPGDGX1Y	Standard	P22PSA1E	Standard	PR4TUEWL	Premium
PFL2GXW20L	PJDFFSCH	Premium	PQ27J8OP	Premium	P8Y4OK29	Premium	PM79G31X	Premium
PFL2GXW25L	PWQYIBGY	Standard	P8L3DDB0	Standard	PKRX0DR9	Standard	PMARR9HA	Standard
PFXL2GXW33L	PUZUQSMG	Standard	PNOFAYZX	Standard	P72CGKXB	Standard	PYE73KJF	Standard
PFXL2GXW40L	PDRO14D5	Standard	PTQDRWWT	Standard	P00OBNMM	Standard	PPYNOR9N	Standard
PFXL2GXW50L	PWQYIBGY	Standard	P8L3DDB0	Standard	PKRX0DR9	Standard	PMARR9HA	Standard

LUMEN SELECTABLE

UNIT	3000K CCT		4000K CCT		4500K CCT		5000K CCT	
	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION
Optic								
PFXL2GXW50L	<i>coming soon</i>		<i>coming soon</i>		<i>coming soon</i>		<i>coming soon</i>	

FULLY SELECTABLE

UNIT	DLC Product ID	Classification
Extra Wide		
PFXL2GXWS26-50L	S-N289T1	Premium

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

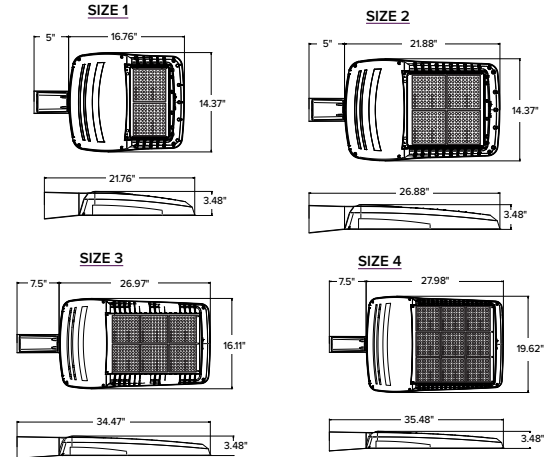
CONTROLS







- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICRO STRIKE | STRIKE OPTICS



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

WARRANTY

- 5 year warranty

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

 Gray Shading = Service Program
 Limit of 15 luminaires

QS10

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	Micro Strike	1 Size 1	160L-35 ⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens 320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens 480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens 720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) A_ Arm mount for round pole ² ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern A_U Universal arm mount for round pole ² AAU Adjustable arm for pole mounting (universal drill pattern) AA_U Adjustable arm mount for round pole ² ADU Decorative upswept Arm (universal drill pattern) AD_U Decorative upswept arm mount for round pole ² MAF Mast arm fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket, horizontal tenon with MAF WM Wall mount bracket with decorative upswept arm WA Wall mount bracket with adjustable arm	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Gloss Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	F Fusing 2PF Dual Power Feed 2DR Dual Driver TE Toolless Entry BC Backlight Control ⁸ TB Terminal Block	NXWS16F NX Networked Wireless Enabled Integral NX SMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} NXWS40F NX Networked Wireless Enabled Integral NX SMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4} WIR LightGRID+ In-Fixture Module ^{3,4} WIRSC LightGRID+ Module and Occupancy Sensor ^{3,4} Stand Alone Sensors BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens 7PR 7-Pin Receptacle ⁴ 7PR-SC 7-Pin Receptacle with shorting cap ⁴ 3PR 3-Pin twist lock ⁴ 3PR-SC 3-Pin receptacle with shorting cap ⁴ 3PR-TL 3-Pin PCR with photocontrol ⁴ Programmed Controls SCP-_F Sensor Control Programmable, 8F or 40F ⁹ ADD AutoDim Timer Based Dimming ⁴ ADT AutoDim Time of Day Dimming ⁴ Photocontrols PC Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
 3 – Networked Controls cannot be combined with other control options
 4 – Not available with 2PF option
 5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls
 7 – Not available with 480V
 8 – BC not available on 4F and type 5 distributions
 9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	ST Strike	1 Size 1	36L-39 ⁸ 5500 lumens 36L-55 ⁸ 7500 lumens 36L-85 10000 lumens 36L-105 12500 lumens 36L-120 14000 lumens	AM monochromatic amber, 595nm 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	FR Auto Front Row 2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QN Type 5 Square Narrow 5QW Type 5 Square Wide 5QM Type 5 Square Medium 5W Type 5 Wide (Round) 5RW Type 5 Rectangular C Corner Optic TC Tennis Court Optic	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	72L-115 15000 lumens 72L-145 18000 lumens 72L-180 21000 lumens 72L-210 24000 lumens 72L-240 27000 lumens				
		3 Size 3	108L-215 ⁸ 27000 lumens 108L-250 30000 lumens 108L-280 33000 lumens 108L-325 36000 lumens 108L-365 40000 lumens				
		4 Size 4	162L-320 40000 lumens 162L-365 ¹⁰ 44000 lumens 162L-405 48000 lumens 162L-445 52000 lumens 162L-485 55000 lumens 162L-545 ⁸ 60000 lumens CLO Custom Lumen Output ¹				

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole ³
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole ³
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole ³
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole ³
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
E	Battery Backup ^{1,2,7,8,9}
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
NXWS40F	NX Networked Wireless Enabled Integral NXSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{4,5}
WIR	LightGRID+ In-Fixture Module ^{4,5}
WIRSC	LightGRID+ Module and Occupancy Sensor ^{4,5}
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle ⁴
7PR-SC	7-Pin Receptacle with shorting cap ⁴
3PR	3-Pin twist lock ⁴
3PR-SC	3-Pin receptacle with shorting cap ⁴
3PR-TL	3-Pin PCR with photocontrol ⁴
Programmed Controls	
SCP_F	Sensor Control Programmable, 8F or 40F ¹¹
ADD	AutoDim Timer Based Dimming ⁴
ADT	AutoDim Time of Day Dimming ⁴
Photocontrols	
PC	Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Battery temperature rating -20C to 55C
 3 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
 4 – Networked Controls cannot be combined with other control options
 5 – Not available with 2PF option
 6 – Not available with 480V
 7 – Not available with 347 or 480V
 8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts
 10 – Some voltage restrictions may apply when combined with controls
 11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

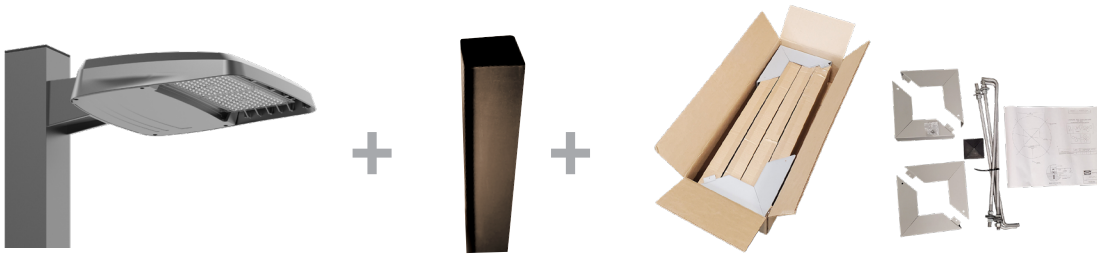
CATALOG # _____

Accessory Type	Size	Option	Color	Current Control Solutions — Accessories (Sold Separately)			
SHD Shield	1 Size 1	HSS-90-B House Side Shield 90° Back	BLS Black Gloss Smooth BLT Black Matte Textured DBS Dark Bronze Gloss Smooth DBT Dark Bronze Matte Textured GTT Graphite Matte Textured LGS Light Gray Gloss Smooth PSS Platinum Silver Smooth WHS White Gloss Smooth WHT White Matte Textured VGT Green Landscape Decorative LEG Legacy Colors Color Option CC Custom Color	NX Lighting Controls <input type="checkbox"/> NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC LightGRID+ Lighting Control <input type="checkbox"/> WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC <input type="checkbox"/> SCP-REMOTE Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor For additional information related to these accessories please visit currentlighting.com/beacon . Options provided for use with integrated sensor, please view specification sheet ordering information table for details.			
	2 Size 2	HSS-90-F House Side Shield 90° Front					
	3 Size 3	HSS-90-S House Side Shield 90° Side					
	4 Size 4	HSS-270-BSS House Side Shield 270° Back/Side/Side					
		HSS-270-FSS House Side Shield 270° Front/Side/Side					
		HSS-270-FSB House Side Shield 270° Front/Side/Back					
		HSS-360 House Side Shield 360°					
	MTG Mounting	BC Back Light Control			A Arm Mount for square pole/flat surface ASQU Universal Arm Mount for square pole AAU Adjustable Arm for pole mounting ADU Decorative upswept Arm RPA Round Pole Adapter MAF Mast Arm Fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket (compatible with universal arm mounts)		
		A Arm Mount for square pole/flat surface					
		ASQU Universal Arm Mount for square pole					
AAU Adjustable Arm for pole mounting							
ADU Decorative upswept Arm							
RPA Round Pole Adapter							
MAF Mast Arm Fitter for 2-3/8" OD horizontal arm							
K Knuckle							
T Trunnion							
WB Wall Bracket (compatible with universal arm mounts)							
Accessory Type	Option						
MSC Miscellaneous	BIRD SPK Bird Spike						

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES











Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY

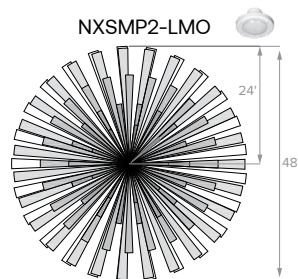
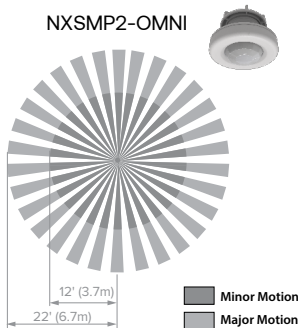
Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless NXOFMIRID-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-		NXOFM-IRID-UV
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	✓	-		NXRM2-H
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+ WIR LightGRID+ In-Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
WIR-RME-L LightGRID+ On Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
WIRSC LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

DEFAULT SETTINGS

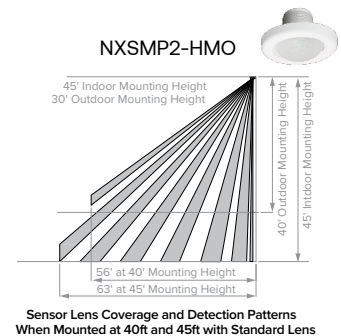
NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	*Passcode Factory Passcode: HubbN3T!	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens



VIPER Area/Site

VIPER LUMINAIRE

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US



Apple App

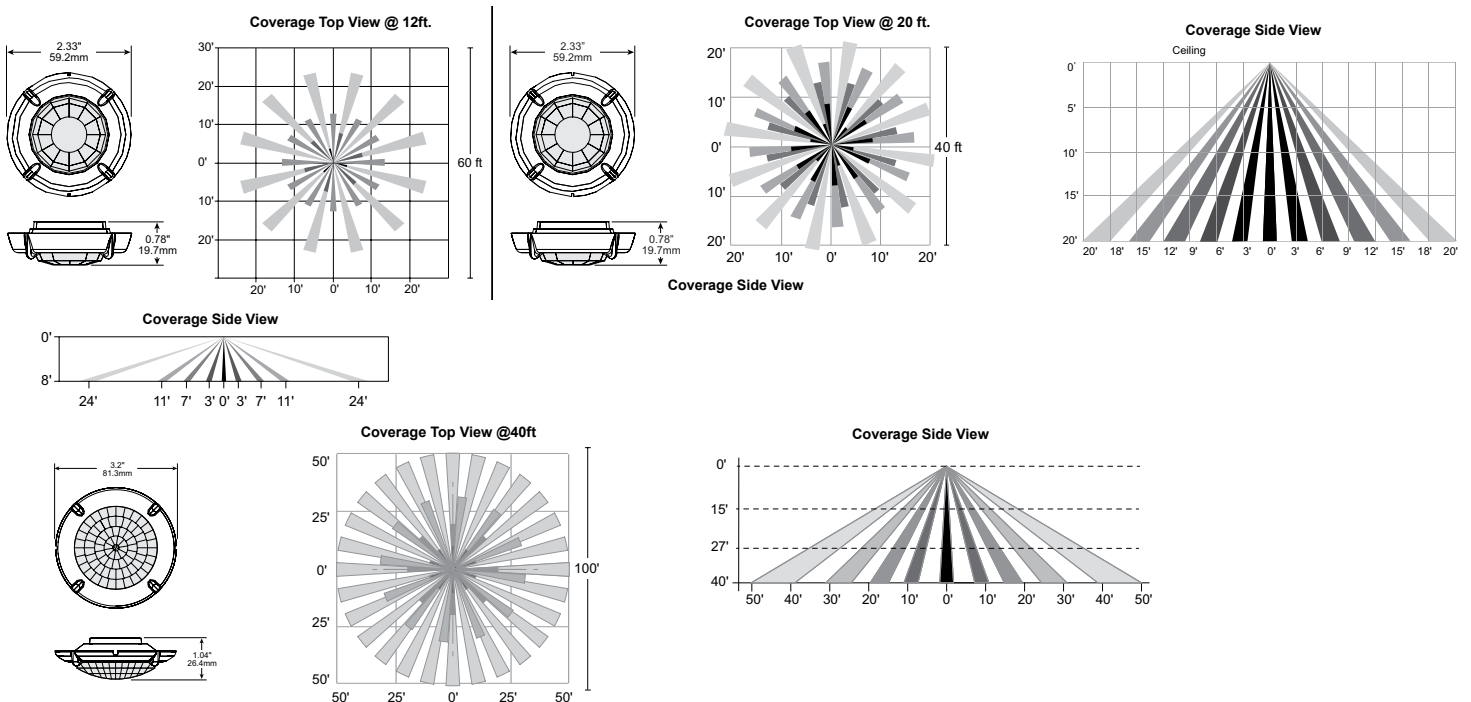


Google Play

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
SCP_F Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft		SCP_F
ADD AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-		ADD
ADT AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-		ADT
7PR 7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-		7PR
7PR-SC 7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-		7PR-SC
3PR 3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-		3PR
3PR-SC 3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-		3PR-SC
3PR-TL 3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-		3PR-TL

COVERAGE PATTERNS FOR SCP_F



VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier	Micro Strike Lumen Multiplier				Strike Lumen Multiplier			
CCT	Temp		CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
0°C	32°F	1.03	2700K	-	0.841	-	2700K	0.9	0.81	0.62
10°C	50°F	1.01	3000K	0.977	0.861	0.647	3000K	0.933	0.853	0.659
20°C	68°F	1.00	3500K	-	0.900	-	3500K	0.959	0.894	0.711
25°C	77°F	1.00	4000K	1	0.926	0.699	4000K	1	0.9	0.732
30°C	86°F	0.99	5000K	1	0.937	0.791	5000K	1	0.9	0.732
40°C	104°F	0.98	AP-Amber Phosphor Converted Multiplier				Monochromatic Amber Multiplier			
			Amber	0.710			Amber	See Amber Spec Sheet		

VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

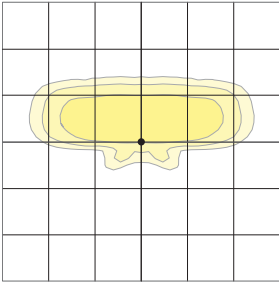
VIPER Area/Site

VIPER LUMINAIRE

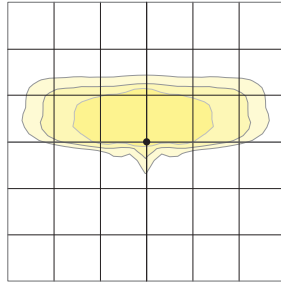
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

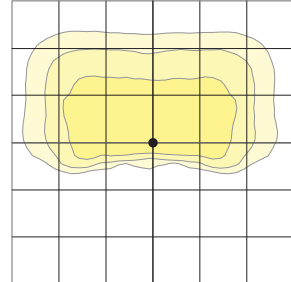
Type 2



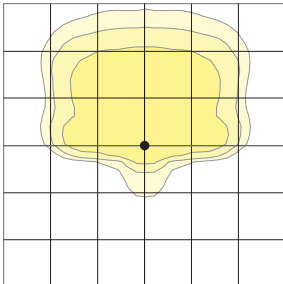
Type 3



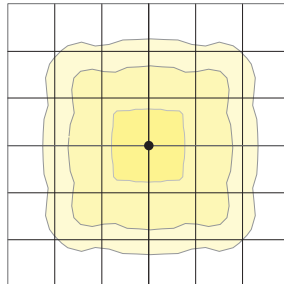
Type 4 Wide



Type 4F



Type 5QW



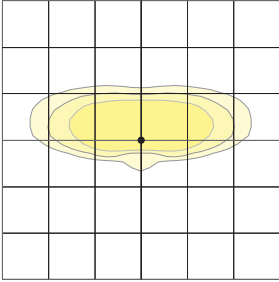
VIPER Area/Site

VIPER LUMINAIRE

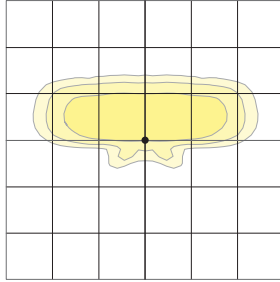
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

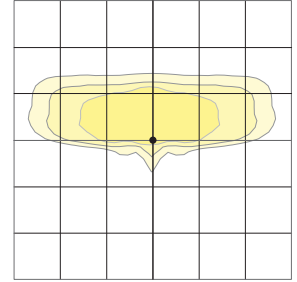
Type FR – Front Row/Auto Optic



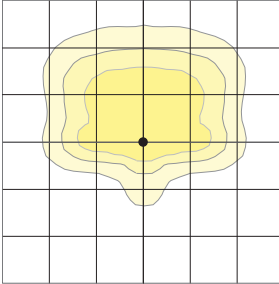
Type 2



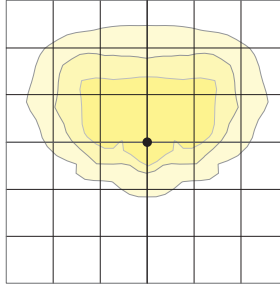
Type 3



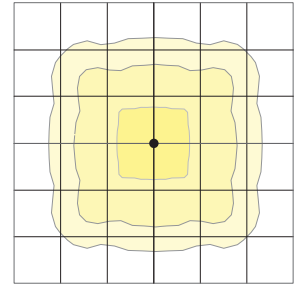
Type 4 Forward



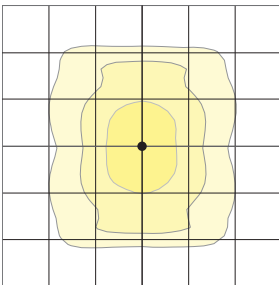
Type 4 Wide



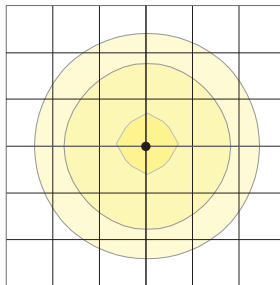
Type 5QM



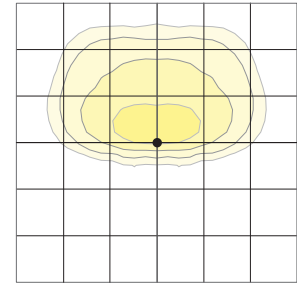
Type 5RW (rectangular)



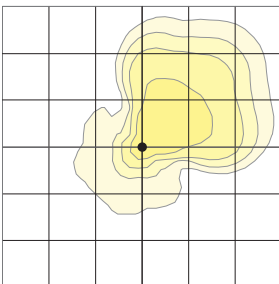
Type 5W (round wide)



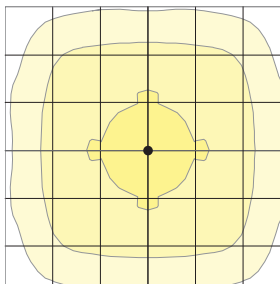
Type TC



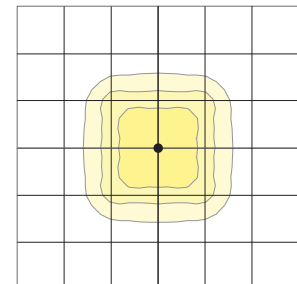
Type Corner



Type 5QW



Type 5QN

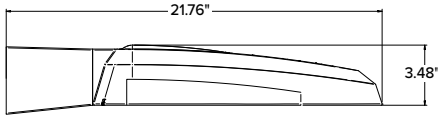
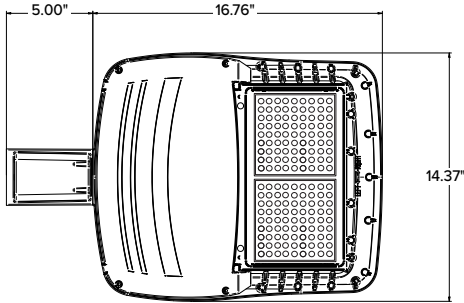


VIPER Area/Site

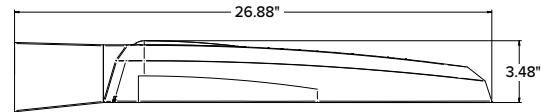
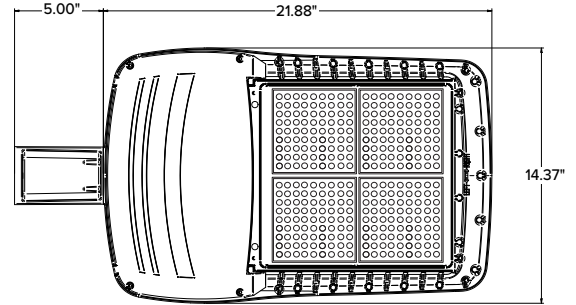
VIPER LUMINAIRE

DIMENSIONS

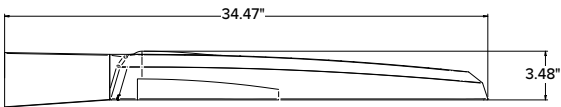
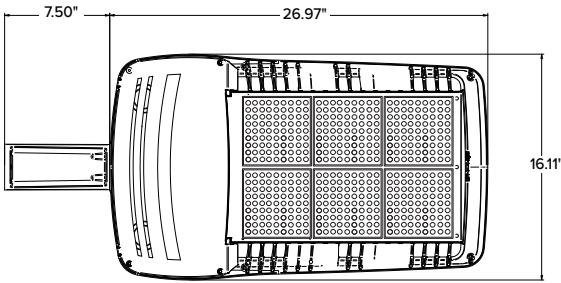
SIZE 1



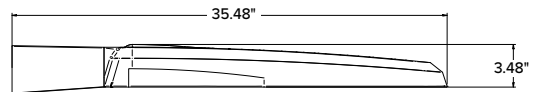
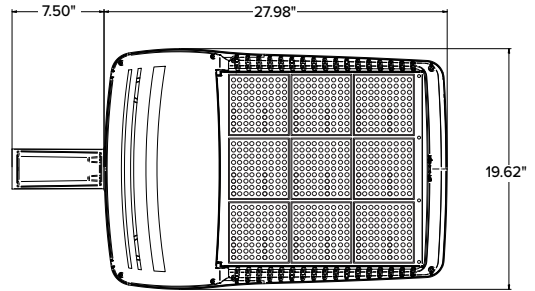
SIZE 2









SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

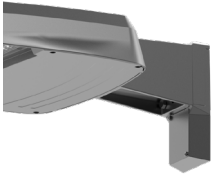
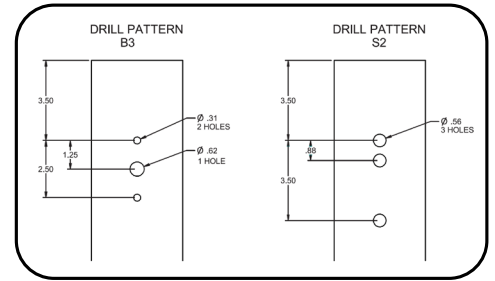
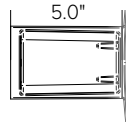
VIPER LUMINAIRE

MOUNTING



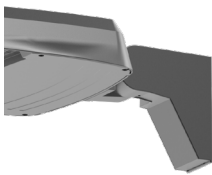
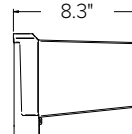
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



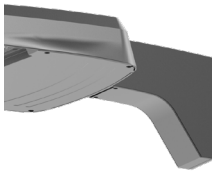
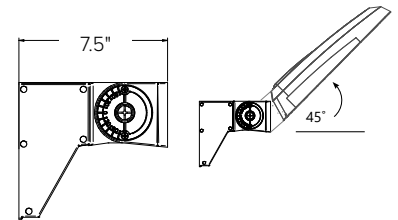
ASQU-UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



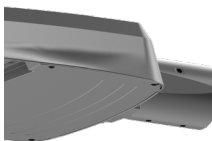
AAU-ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



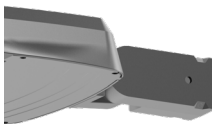
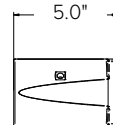
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



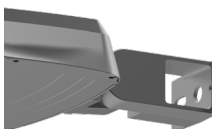
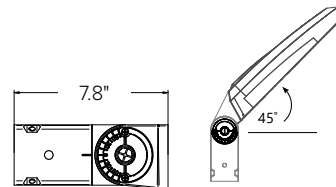
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



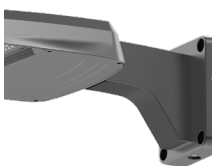
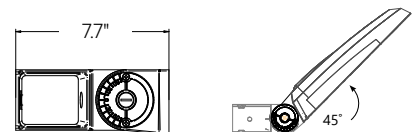
K-KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



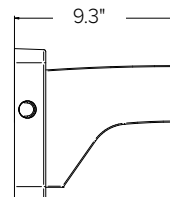
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

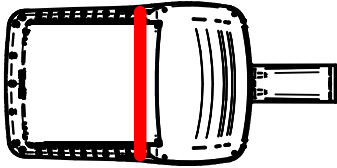
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

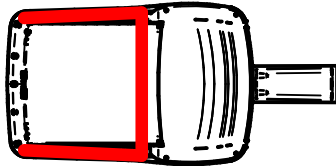
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

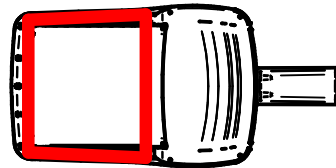
VPR2x HSS-90-B-xx



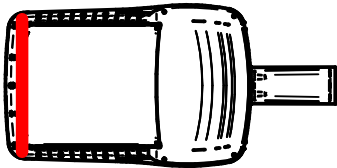
VPR2x HSS-270-BSS-xx



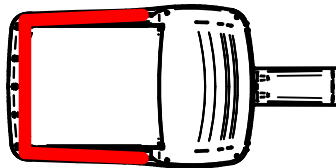
VPR2x HSS-360-xx



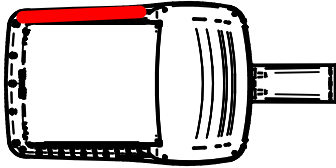
VPR2x HSS-90-F-xx



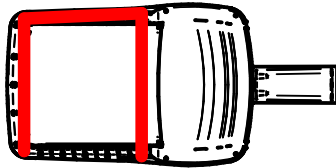
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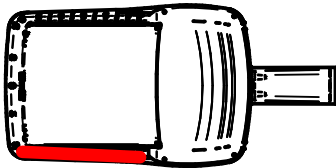
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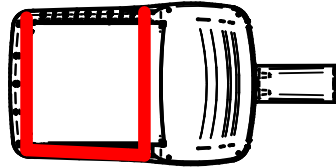
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial

LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Large Format Retail

ACREAGE 18.663

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER ROCKWALL 549/I-30 PARTNERS LP / CONVEYOR I-30 PARTNERS LP

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON JAMES J. MELINO

CONTACT PERSON Will Winkelmann

ADDRESS 8750 N. CENTRAL EXPRESSWAY
SUITE 1735

ADDRESS 6750 Hillcrest Plaza Dr.

Suite 215

CITY, STATE & ZIP DALLAS, TX 75231

CITY, STATE & ZIP Dallas, TX 75230

PHONE 214-532-3924

PHONE 214-549-7296

E-MAIL jim@CAMBRIDGECOS.COM

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

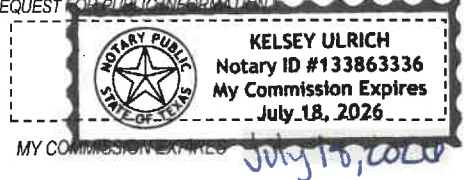
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James J. Melino, Authorized Representative of [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Rockwall 549/I-30 Partners, L.P. and Conveyor/I-30 Partners, L.P.

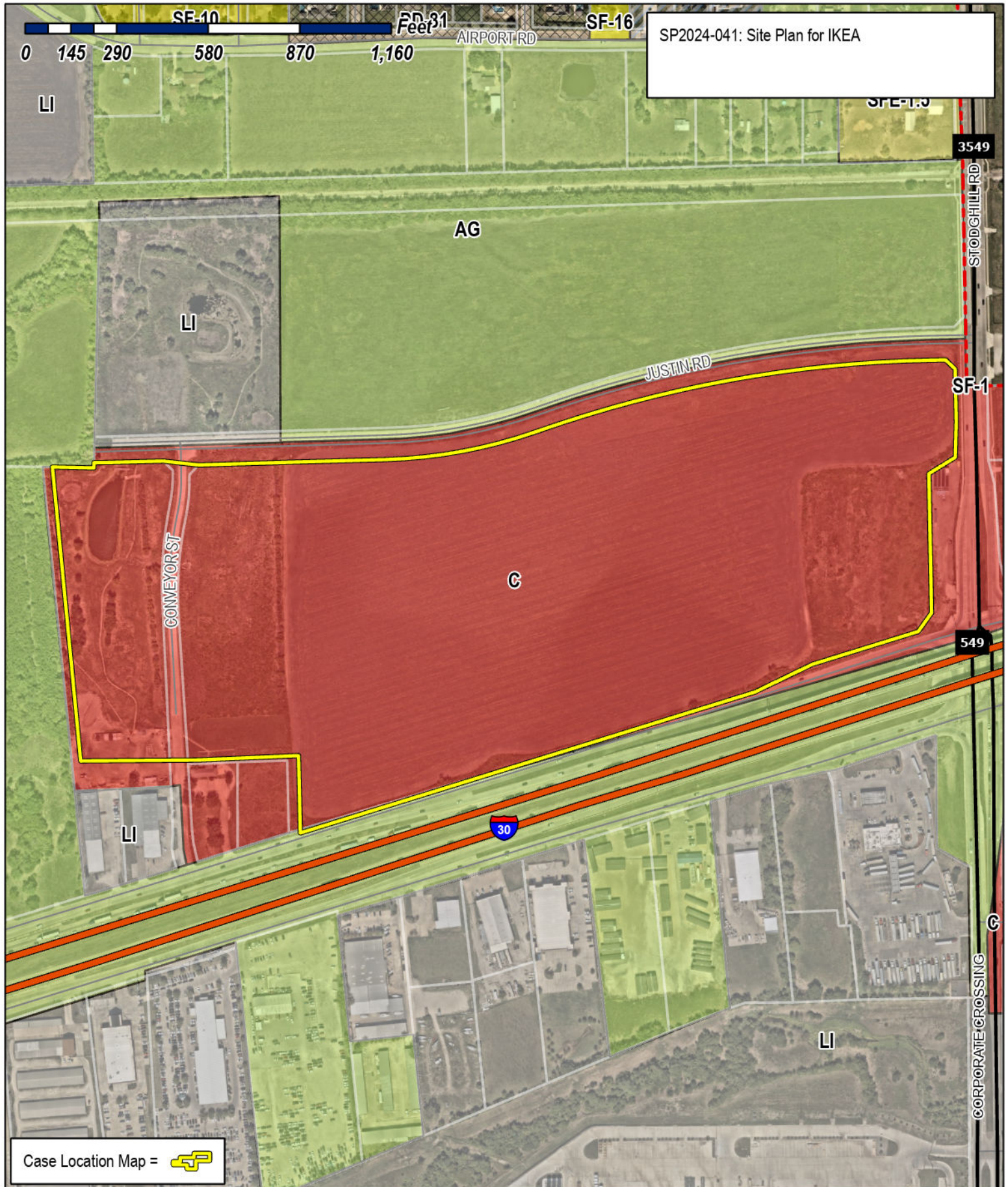
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF September, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF September, 2024.


OWNER'S SIGNATURE *James J. Melino*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Kelsey Ulrich*





SP2024-041: Site Plan for IKEA

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.



CC #2021000008470

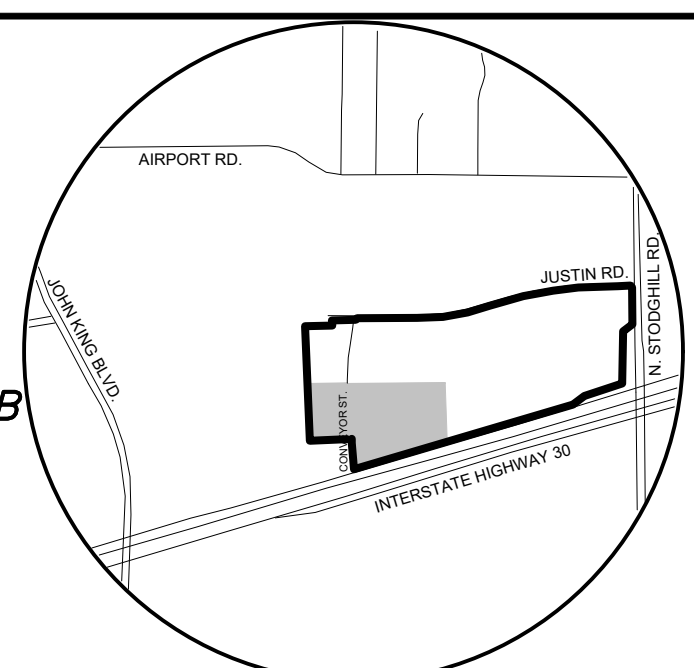
LEGEND	
	PROPERTY BOUNDARY/R.O.W.
	FIRE LANE CONCRETE PAVEMENT

LOT 1R-A, BLOCK B
4.639 AC.
(202,072 S.F.)

SITE PLAN NOTES:

- DIMENSIONS ARE TO FACE OF CURB OTHERWISE NOTED.
- ALL NEW PAVEMENT IS CONCRETE.
- TYPICAL PARKING STALL DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
-TYPICAL PARKING SPACES: 9'x20'
-CUSTOMER LOADING PARKING SPACES: 10'x20'
-FAMILY SPACES: 12'x20'
-ADA VAN SPACE: 8'x20' & 8' AISLE
-ADA STANDARD SPACE: 9'x20' & 5' AISLE
-EV PARKING SPACE: 9'x20' & 3' AISLE
-FRONT LANDSCAPE BUFFER: 20'
- FRONT BUILDING SETBACK: 25'
- MINIMUM SIDE & REAR SETBACKS: 10'

LOT 2, BLOCK B
10.924 AC.
(475,849 S.F.)



VICINITY MAP
NOT TO SCALE

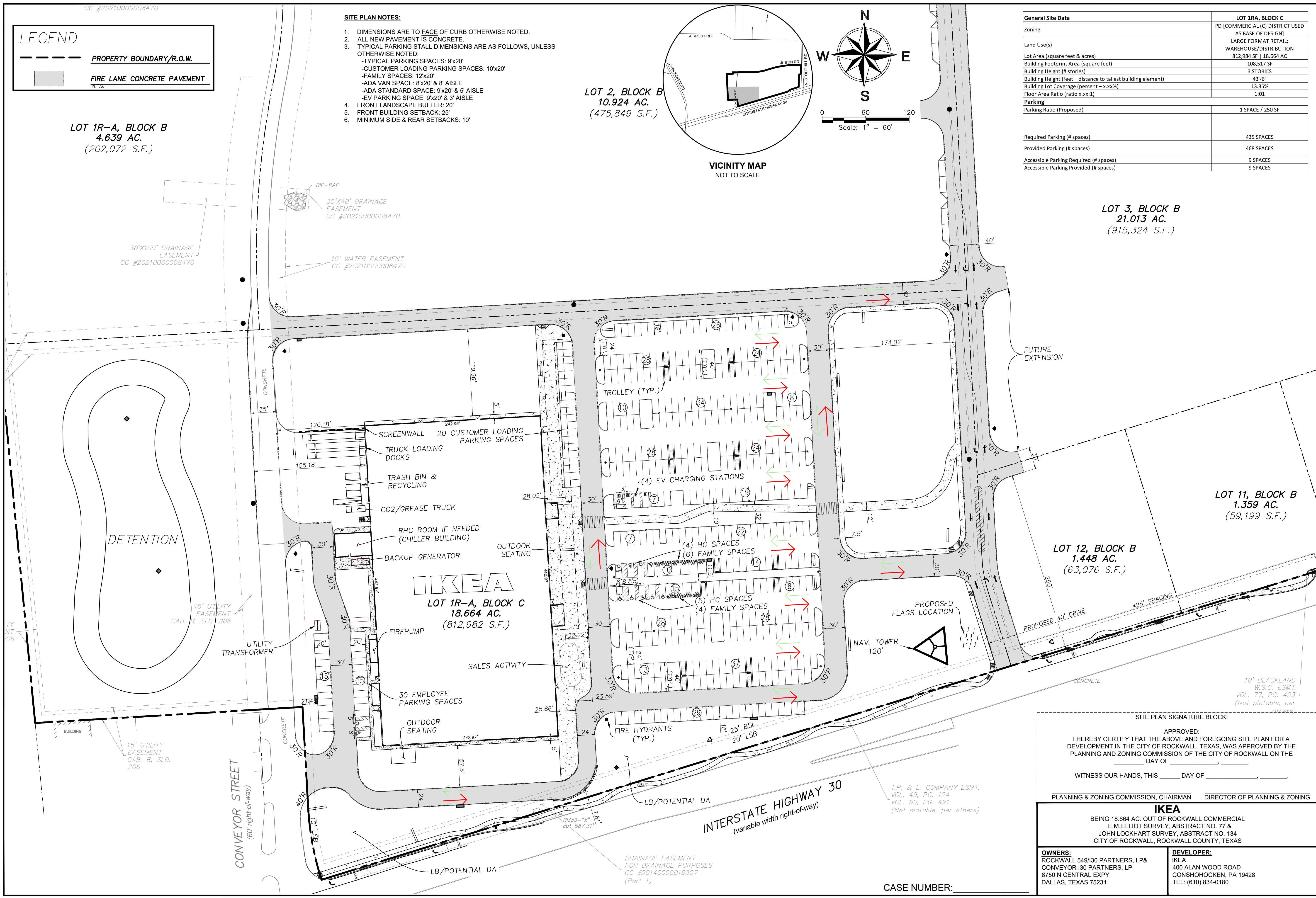
General Site Data	LOT 11A, BLOCK C
Zoning	PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]
Land Use(s)	LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION
Lot Area (square feet & acres)	812,984 SF 18.664 AC
Building Footprint Area (square feet)	108,517 SF
Building Height (# stories)	3 STORIES
Building Height (feet - distance to tallest building element)	43'-6"
Building Lot Coverage (percent - x.xx%)	13.35%
Floor Area Ratio (ratio x.xx:1)	1:01
Parking	
Parking Ratio (Proposed)	1 SPACE / 250 SF
Required Parking (# spaces)	435 SPACES
Provided Parking (# spaces)	468 SPACES
Accessible Parking Required (# spaces)	9 SPACES
Accessible Parking Provided (# spaces)	9 SPACES

LOT 3, BLOCK B
21.013 AC.
(915,324 S.F.)

LOT 11, BLOCK B
1.359 AC.
(59,199 S.F.)

LOT 12, BLOCK B
1.448 AC.
(63,076 S.F.)

IKEA
LOT 1R-A, BLOCK C
18.664 AC.
(812,982 S.F.)



No.	DATE	REVISION	APPROV
6.			
5.			
4.			
3.			
2.			
1.			

CIVIL ENGINEER
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILGREET PLAZA DRIVE, SUITE 215
 ROCKWALL, TEXAS 75087
 (972) 490-7090
 (972) 490-7099 FAX
 Texas Surveyors Registration No. 89
 Texas Professional Engineer Registration No. 107866-00
 Contractor # 2526, Mechanical & Electrical, Inc.

10-08-2024

SITE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

1

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

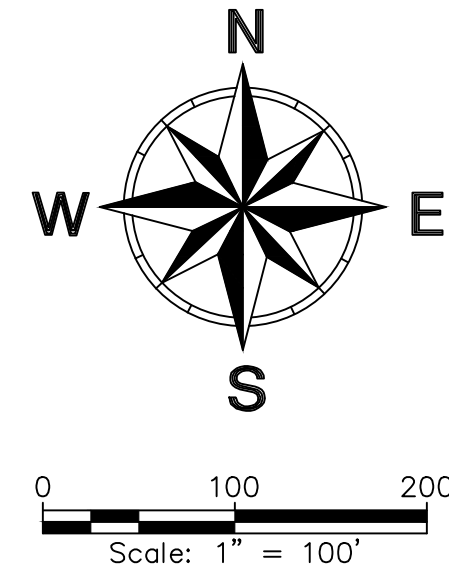
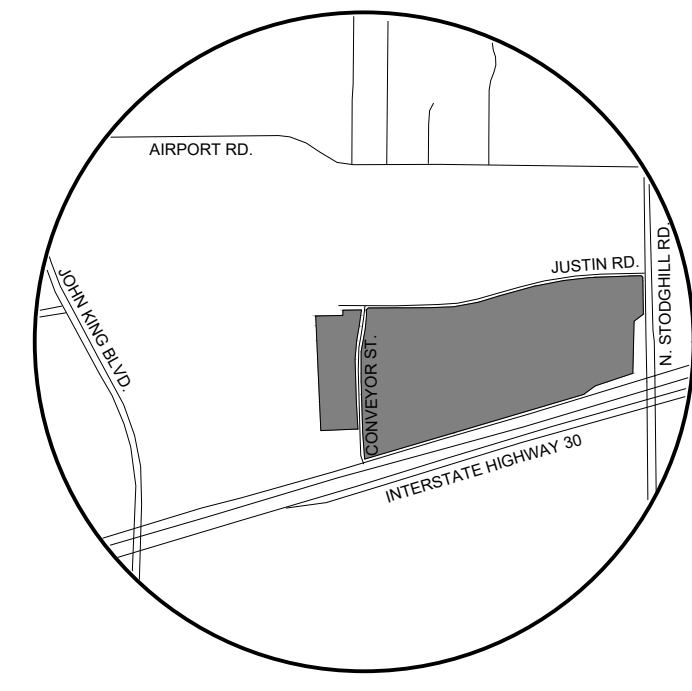
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

IKEA
BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

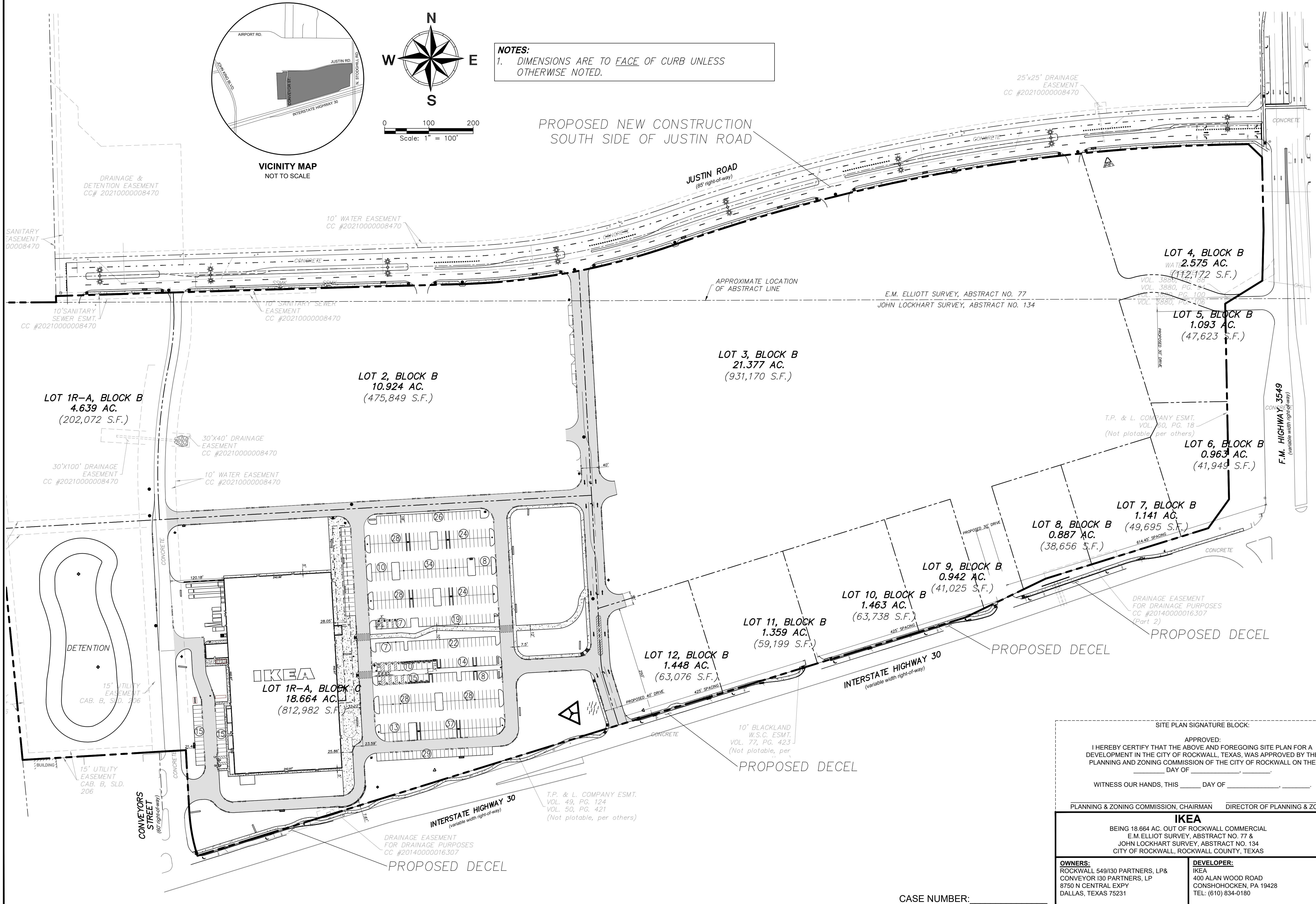
DEVELOPER:
IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

CASE NUMBER:



NOTES:
 1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PROPOSED NEW CONSTRUCTION
 SOUTH SIDE OF JUSTIN ROAD



SITE PLAN SIGNATURE BLOCK:
 APPROVED:
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PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING
IKEA
 BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 &
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
 ROCKWALL 549/130 PARTNERS, LP &
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 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

DEVELOPER:
 IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

CASE NUMBER:

CIVIL ENGINEER: Winkelmann & Associates, Inc. <small>CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILGREET PLAZA DRIVE, SUITE 215 (972) 490-7090 Texas Engineer Registration No. 89 (972) 490-7090 Texas Surveyor Registration No. 107866-00 Contract # 2024, Measurement & Associates, Inc.</small>	6.					
	5.					
	4.					
	3.					
	2.					
	1.					
	No.	DATE	REVISION			
OVERALL CITY SITE PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087			10-08-2024			
1			<small>© 2024 W&A ENGINEERING, Preliminary Plans 24-0406 - Site Plan.dwg LAST SAVED BY: CDJ0524, October 6, 2024</small>			



30'X100' DRAINAGE EASEMENT
CC #2021000008470

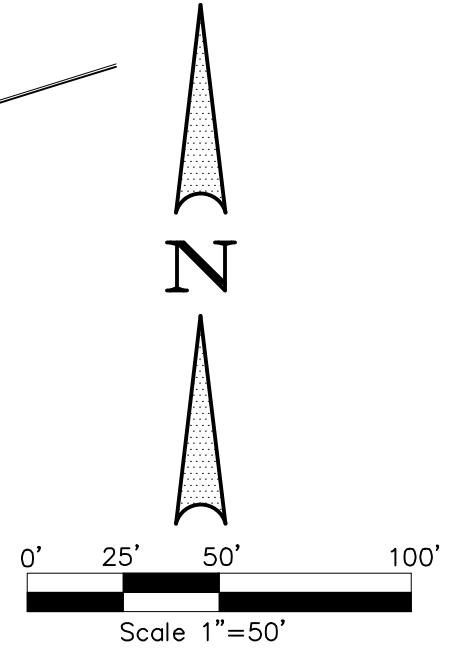
10' WATER EASEMENT
CC #2021000008470

15' UTILITY EASEMENT
CAB. B, SLD. 206

IKEA

PRO
18
(812

T.P. & L. COMPANY ESMT.
VOL. 49, PG. 124
VOL. 50, PG. 421
(Not plotable, per others)



DRAINAGE EASEMENT
FOR DRAINAGE PURPOSES
CC #20140000016307
(Part 1)

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd., Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL
E.M. ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER:
WINKELMANN & ASSOCIATES INC.
6750 HILL CREST PLAZA DRIVE, SITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090x203
CONTACT: WILL WINKELMANN

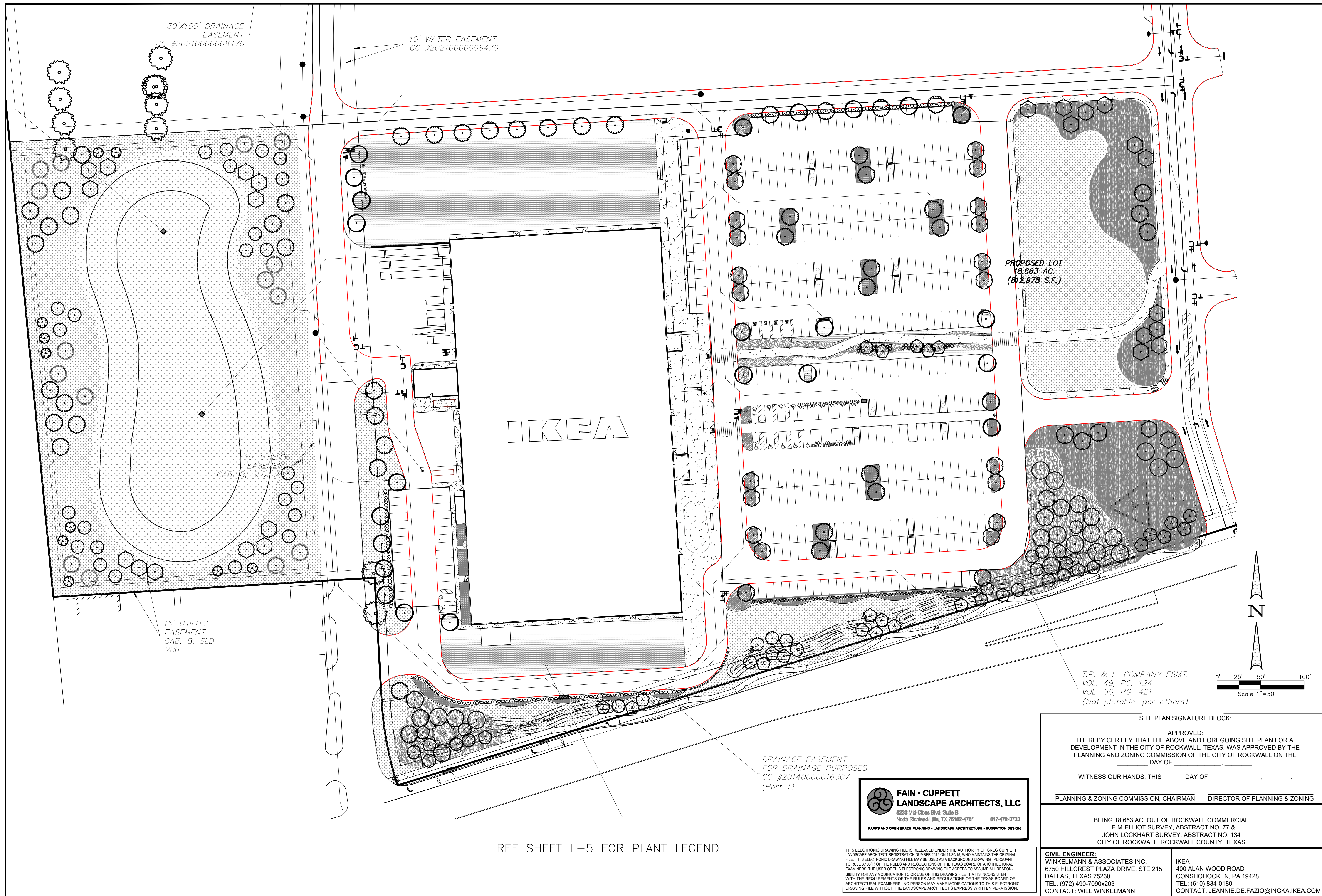
DEVELOPER:
IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180
CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

REF SHEET L-5 FOR PLANT LEGEND

 Winkelmänn & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILL CREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 TEL: (972) 490-7090 FAX: (972) 490-7099 WWW.WINKELMANN-AND-ASSOCIATES.COM COPYRIGHT © 2023, Winkelmänn & Associates, Inc.	6.						
	5.						
	4.						
	3.						
	2.						
	1.						
	No.	DATE	REVISION				APPROV.

LANDSCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

L-1



30'X100' DRAINAGE EASEMENT
CC #2021000008470

10' WATER EASEMENT
CC #2021000008470

15' UTILITY EASEMENT
CAB. B, SLD. 206

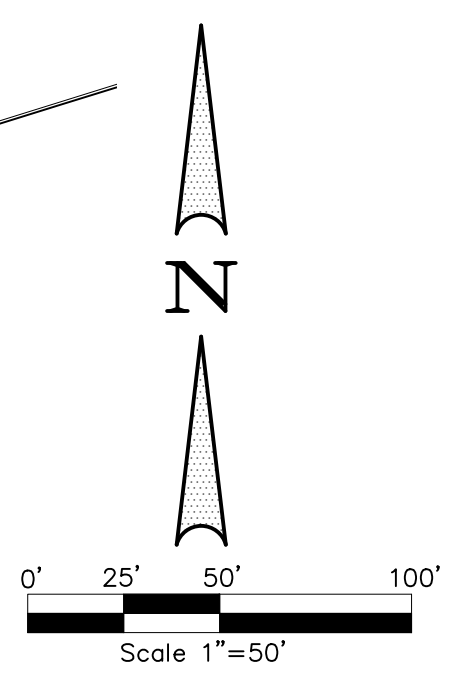
15' UTILITY EASEMENT
CAB. B, SLD. 206

IKEA

PROPOSED LOT
18.663 AC.
(812,978 S.F.)

DRAINAGE EASEMENT
FOR DRAINAGE PURPOSES
CC #20140000016307
(Part 1)

T.P. & L. COMPANY ESMT.
VOL. 49, PG. 124
VOL. 50, PG. 421
(Not plotable, per others)



SITE PLAN SIGNATURE BLOCK:

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WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd., Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 1/20/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

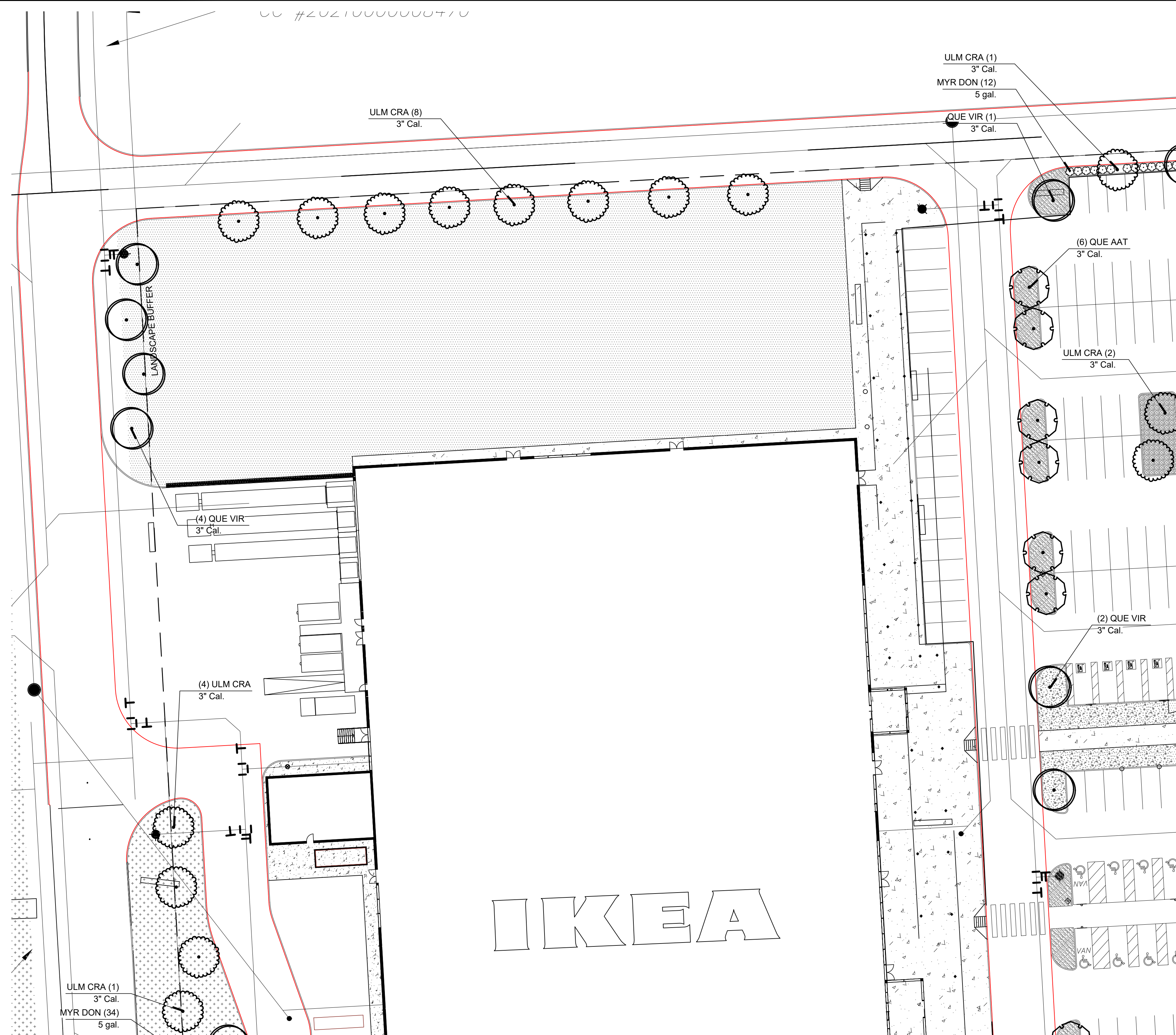
CIVIL ENGINEER:
WINKELMANN & ASSOCIATES INC.
6750 HILL CREST PLAZA DRIVE, SITE 215
DALLAS, TEXAS 75230
TEL: (972) 490-7090x203
CONTACT: WILL WINKELMANN

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180
CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

REF SHEET L-5 FOR PLANT LEGEND

<p>LANDSCAPE PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087</p>	6.				
	5.				
	4.				
	3.				
	2.				
	1.				
	No.	DATE	REVISION	APPROV.	
<p>Winkelman & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILL CREST PLAZA DRIVE, SUITE 215 (972) 490-7090 DALLAS, TEXAS 75230 (972) 490-7090 FAX REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS STATE OF TEXAS, LICENSE NO. 2672</p>					
<p>LANDSCAPE PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087</p>					
<p>L-1</p>					

CC #2021000000710



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER	10' LANDSCAPE BUFFER STRIP REQUIRED ALONG PERIMETER	
	REQUIRED	PROVIDED
	10'	10'

STREET LANDSCAPING	1 CANOPY TREE FOR EACH 50' OF STREET FRONTAGE	
	REQUIRED (NORTH)	PROVIDED
	1115'/50 = 22 TREES	XX TREES
	REQUIRED (SOUTH)	PROVIDED
	1156'/50 = 23 TREES	23 TREES
	REQUIRED (EAST)	PROVIDED
	522'/50 = 10 TREES	10 TREES
	REQUIRED (WEST)	PROVIDED
	762'/50 = 15 TREES	15 TREES

PARKING LOT LANDSCAPING	5% OR 200 SF (WHICHEVER IS GREATER) IN INTERIOR LANDSCAPING	
	REQUIRED	PROVIDED
	204,189 X 5% = 10,210 SF	16,529 SF

PARKING LOT TREES	IF PARKING EXCEEDS 20,000 SF THEN 1 TREE PER 10 SPACES	
	REQUIRED	PROVIDED
	448 SPACES/10 = 45 TREES	45 NEW TREES

PARKING LOT TREES	ALL PARKING SPACES SHALL BE WITHIN 80' OF A TREE	
	REQUIRED	PROVIDED
	ALL SPACES WITHIN 80'	ALL SPACES WITHIN 80'

LANDSCAPE AREA	REQUIRED 15% OF TOTAL SITE IN LANDSCAPE AREA	
	REQUIRED	PROVIDED
	812,982 X 15% = 121,947 SF	205,947 SF

LANDSCAPE AREA	50% OF REQUIRED LANDSCAPE AREA IN FRONT YARD	
	REQUIRED	PROVIDED
	92,163 X 50% = 46,082 SF	172,587 SF

DETENTION AREA REQUIRED TREES	ONE (1) TREE PER 750 SQ FT OF DETENTION AREA	
	REQUIRED	PROVIDED
	56,250 SF / 750 = 75 TREES	75 TREES

OVERLAY DISTRICT LANDSCAPE REQUIREMENTS

STREET LANDSCAPING	(2) 4" CANOPY TREES AND (4) ACCENT TREES FOR EACH 100' OF STREET FRONTAGE	
	REQUIRED	PROVIDED
	1156'/100 X 2 = 23 TREES	23 TREES
	1156'/100 X 4 = 46 ACCENT TREES	46 TREES

20' LANDSCAPE BUFFER	BUILT UP BERM AND/OR SHRUBS 30" - 48" MAX.	
----------------------	--	--

- PLANTING NOTES:**
1. PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO APPROVE NEW TREES ON SITE. LANDSCAPE ARCHITECT SHALL MAKE ONE TRIP TO SITE TO INSPECT TREES. ALL TREES SHALL BE STORED AND HEELED IF REQUIRED PRIOR TO CONTACTING LANDSCAPE ARCHITECT FOR INSPECTION.
 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
 7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
 9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
 16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
 17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

IKEA

REF SHEET L-5 FOR PLANT LEGEND

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-344-6377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-669-8344 EXT. 5

BEFORE YOU DIG...

NOTE:
 NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.



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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

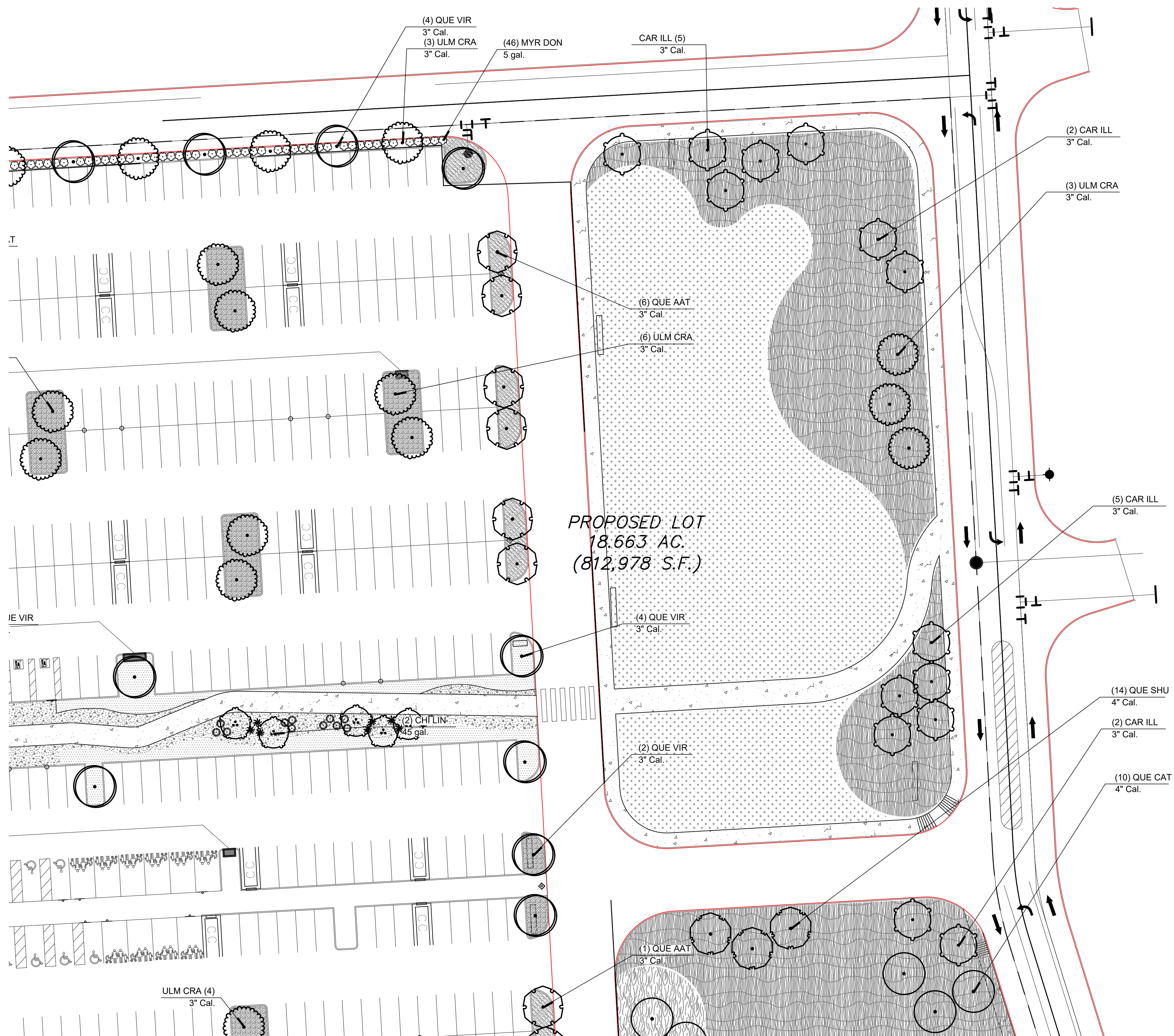
WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL
 E.M. ELLIOT SURVEY, ABSTRACT NO. 77 &
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER: WINKELMANN & ASSOCIATES, INC. 6750 HILL CREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 TEL: (972) 490-7090/203 CONTACT: WILL WINKELMANN	IKEA 400 ALAN WOOD ROAD CONSHOHOCKEN, PA 19428 TEL: (610) 834-0180 CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM
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 CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 Texas Engineers Registration No. 89,966-03 Texas Surveyors Registration No. 8103-01 Copyright © 2020, Winkelmann & Associates, Inc.	 100124	LANDSCAPE PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087	L-2
No. _____ DATE _____	1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____	REVISION	APPROV



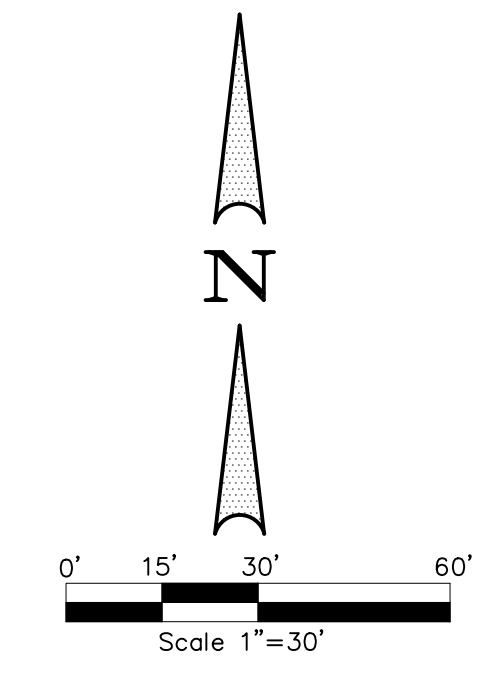
PROPOSED LOT
 18.663 AC.
 (812,978 S.F.)

REF SHEET L-5 FOR PLANT LEGEND

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 TEXAS ONE CALL SYSTEMS 1-800-245-4545
 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



BEFORE YOU DIG...



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 11/01/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

SITE PLAN SIGNATURE BLOCK:

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WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL E.M.ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER: WINKELMANN & ASSOCIATES INC. 6750 HILLCREST PLAZA DRIVE, SITE 215 DALLAS, TEXAS 75230 TEL: (972) 490-7090x203 CONTACT: WILL WINKELMANN	IKEA 400 ALAN WOOD ROAD CONSHOHOCKEN, PA 19428 TEL: (610) 834-0180 CONTACT: JEANNIE.DEFAZIO@INGKA.IKEA.COM
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LANDSCAPE PLAN

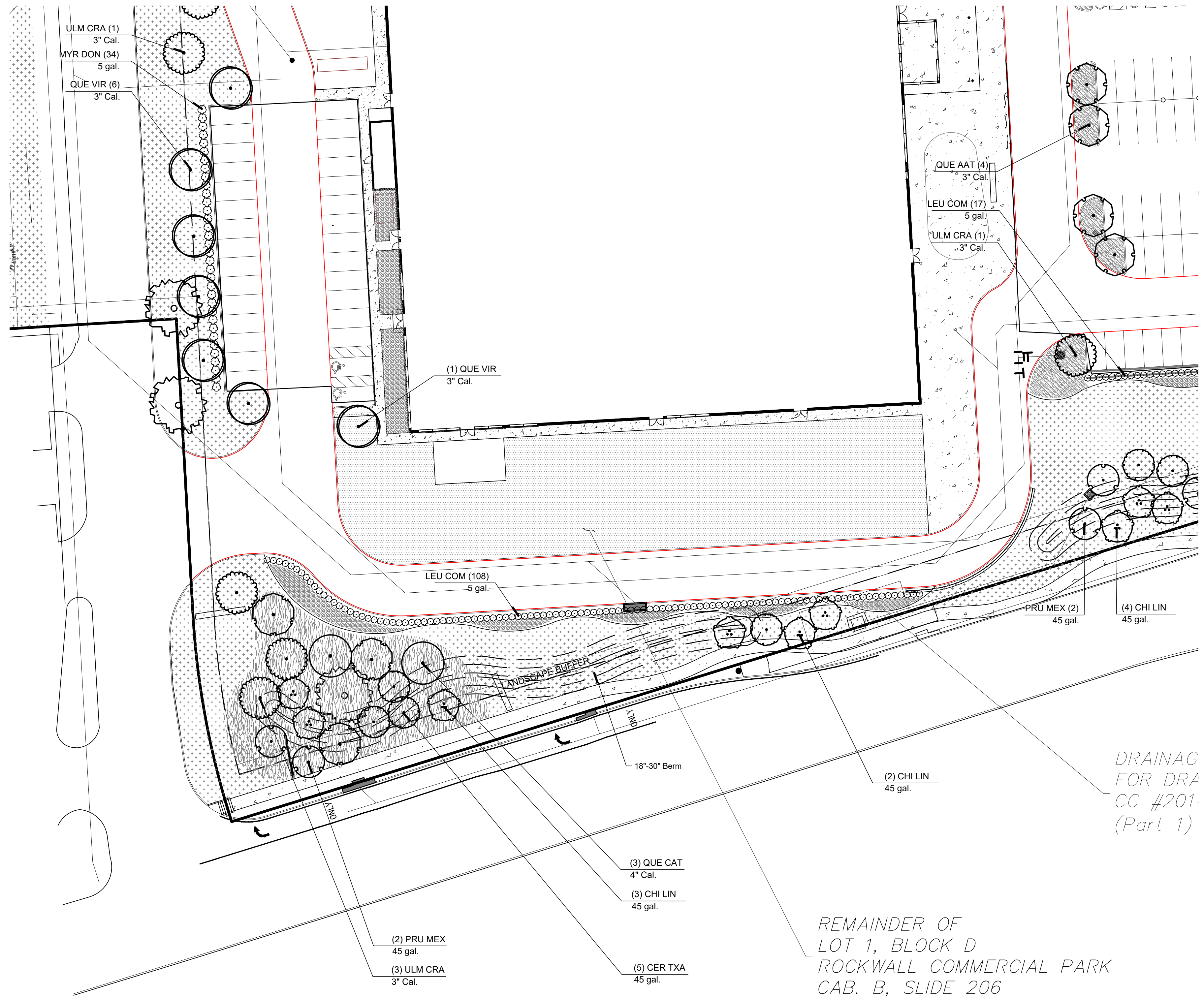
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

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Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 (972) 490-7090
 (972) 490-7091 FAX
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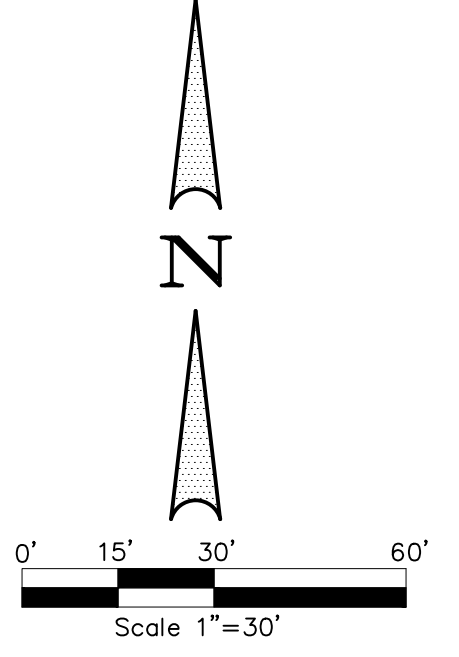
REMAINDER OF LOT 1, BLOCK D
 ROCKWALL COMMERCIAL PARK
 CAB. B, SLIDE 206

REF SHEET L-5 FOR PLANT LEGEND

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
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WITNESS OUR HANDS, THIS _____ DAY OF _____.

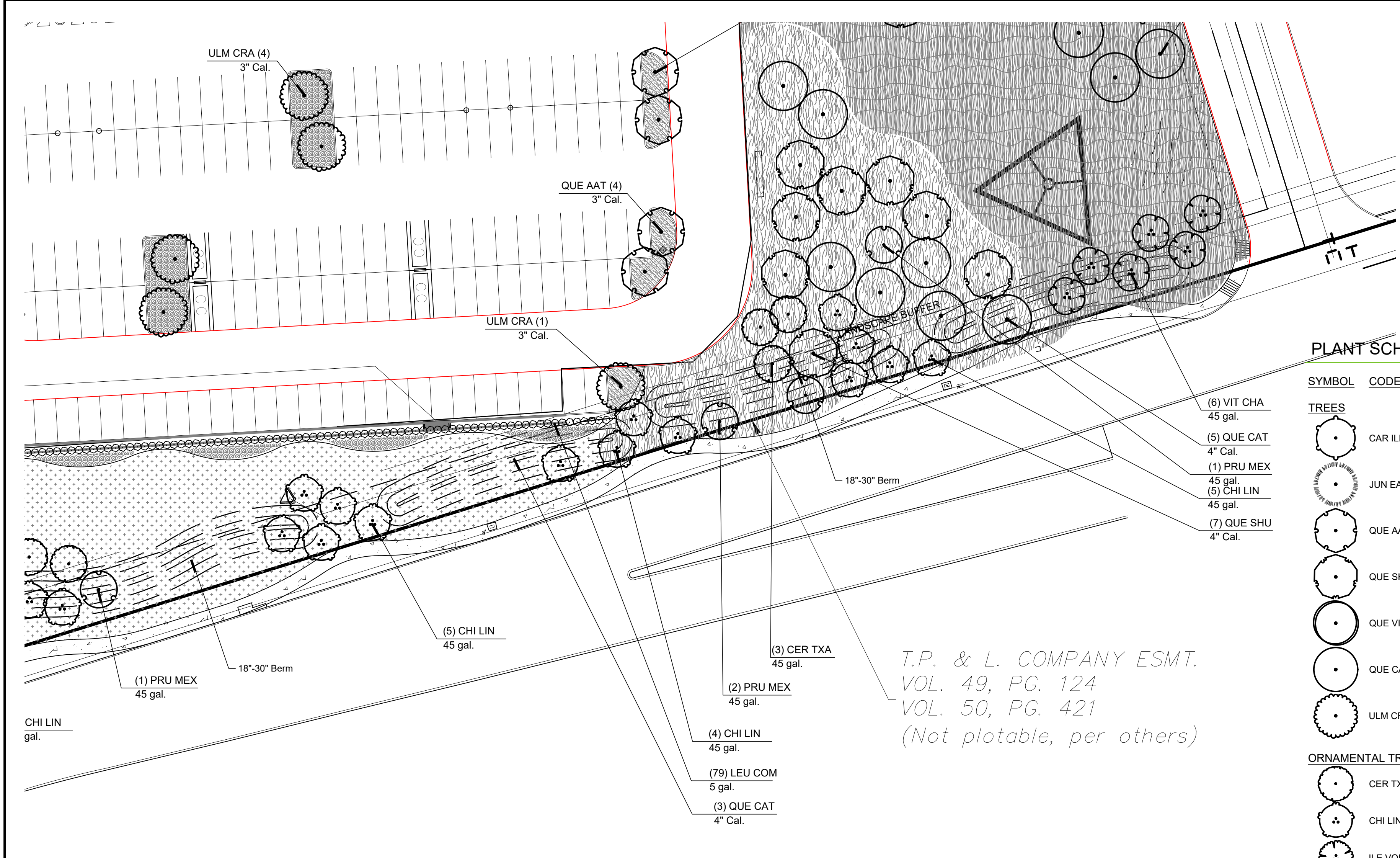
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<p>LANDSCAPE PLAN</p> <p>NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087</p> <p>L-4</p>	 <p>Winkelman & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILL CREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 TEL: (972) 490-7090 FAX: (972) 490-7099 Copyright © 2020 Winkelman & Associates, Inc.</p>	 <p>100124</p>	<p>6.</p>	<p>No.</p>	<p>DATE</p>	<p>REVISION</p>	<p>APPROV.</p>	
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T.P. & L. COMPANY ESMT.
VOL. 49, PG. 124
VOL. 50, PG. 421
(Not plotable, per others)

RAINAGE EASEMENT
OR DRAINAGE PURPOSES
#20140000016307
art 1)

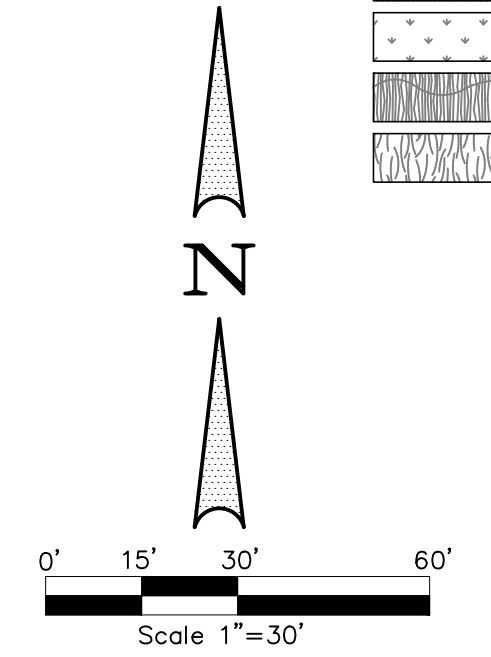
REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
K-101	Decomposed Granite	34.39 cy	

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TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS	
TREES									
	CAR ILL	26	Carya illinoensis	Pecan	3" Cal.	12' Height Min	As Shown	Single Straight Trunk	
	JUN EAS	15	Juniperus virginiana	Eastern Redcedar	3" Cal.	10' Min.	As Shown	Single Straight Trunk	
	QUE AAT	20	Quercus buckleyi	Texas Red Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk	
	QUE SHU	14	Quercus shumardii	Shumard Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk	
	QUE VIR	24	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk	
	QUE CAT	12	Quercus virginiana 'SDLN'	Cathedral™ Live Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk	
	ULM CRA	50	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	Single Straight Trunk	
ORNAMENTAL TREES									
	CER TXA	20	Cercis canadensis texensis	Texas Redbud	45 gal.	6' Min Ht	As Shown	Single Straight Trunk	
	CHI LIN	28	Chilopsis linearis	Desert Willow	45 gal.	8' Min.	As Shown	Tree Form	
	ILE VOM	10	Ilex vomitoria	Yaupon Holly	45 gal.	6' Min Ht	As Shown	Tree Form	
	PRU MEX	21	Prunus mexicana	Mexican Plum	45 gal.	8' Min.	As Shown	Single Straight Trunk	
	VIT CHA	6	Vitex agnus-castus	Chaste Tree	45 gal.	6' Min Ht	As Shown		
SHRUBS									
	HES PAR	7	Hesperaloe parviflora	Red Yucca	5 gal.	18"-24"	48" O.C.	Apply at recommended rate	
	LEU COM	196	Leucophyllum frutescens 'Compact'	Compact Texas Sage	5 gal.	24" min.	36" O.C.	Apply at recommended rate	
	MUH CAP	14	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.	18"-24"	48" O.C.	Apply at recommended rate	
	MYR DON	87	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	18"-24"	48" O.C.	Native	
GROUND COVERS									
	BUC DAC	146,862 sf	Buchloe dactyloides	Buffalo Grass	seed			Spread at recommended rate	
	CAR CHE	2,580	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C.	18" o.c. Native	
	CYN DA2	61,462 sf	Cynodon dactylon	Bermudagrass	Solid Sod			Apply at recommended rate	
	NAS TEN	1,813	Nassella tenuissima	Mexican Feather Grass	1 gal.		24" O.C.	24" o.c. Spread at recommended rate	
	NAT LSX	86,785 sf	Native American Seed drainfield mix	Native American Seed 'Drainfield Mix'	seed			Apply at recommended rate	
	NAT DTD	35,545 sf	Native American Seed eastern savannah mix	Native American Seed 'Eastern Savannah Mix'	seed			Apply at recommended rate	
	NAT NLH	21,386 sf	Native American Seed shade friendly grass mix	Native American Seed 'Shade Friendly Grass Mix'	seed			Apply at recommended rate	

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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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2015.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2015.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER:
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ROCKWALL, TEXAS 75087

L-5

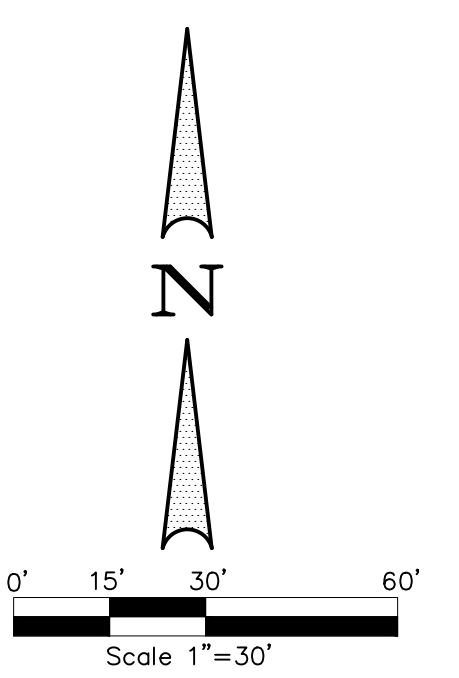
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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
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DALLAS, TEXAS 75230
Texas Engineers Registration No. 00888-01
Professional Seal of Greg Cuppett, No. 2672
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
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WITNESS OUR HANDS, THIS _____ DAY OF _____.

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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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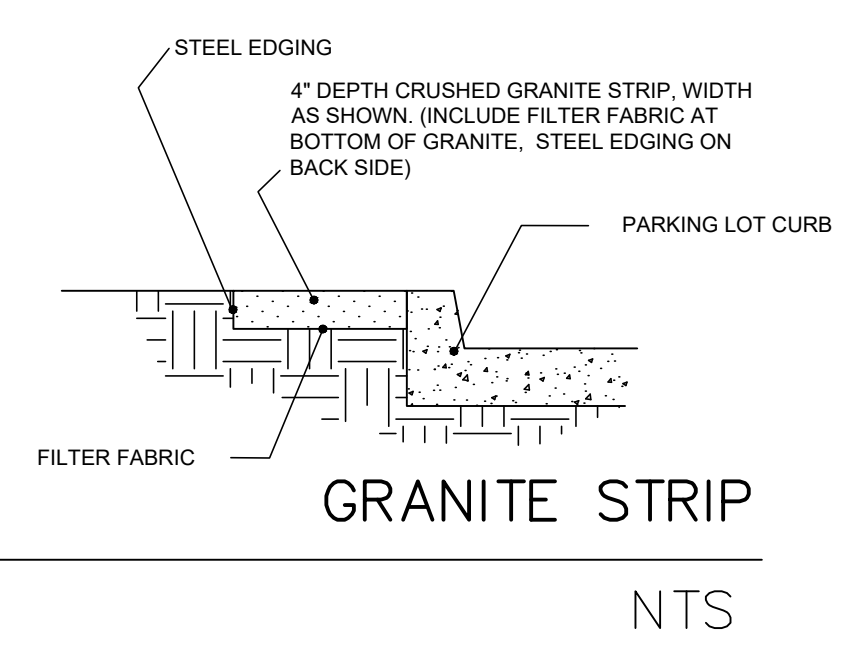
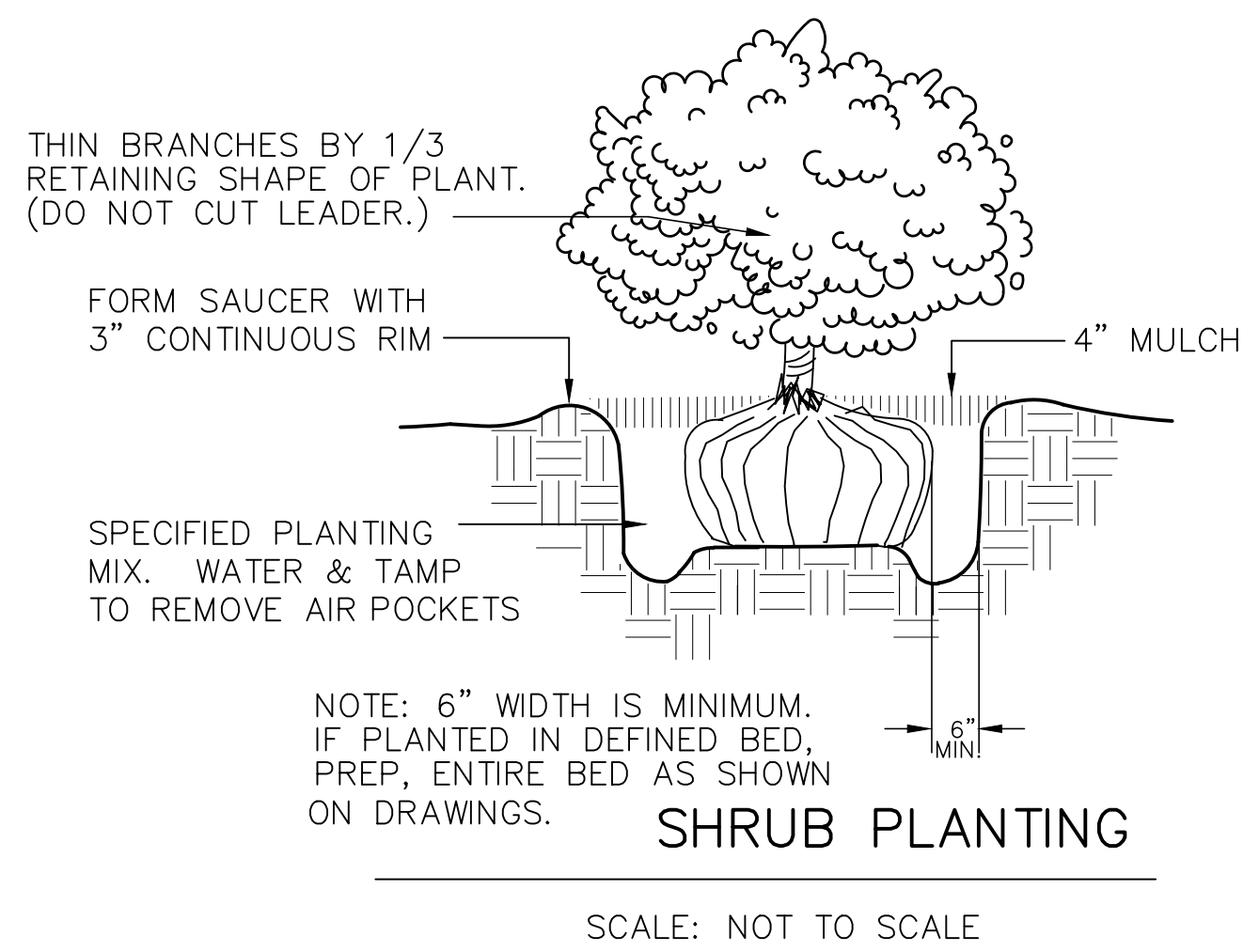
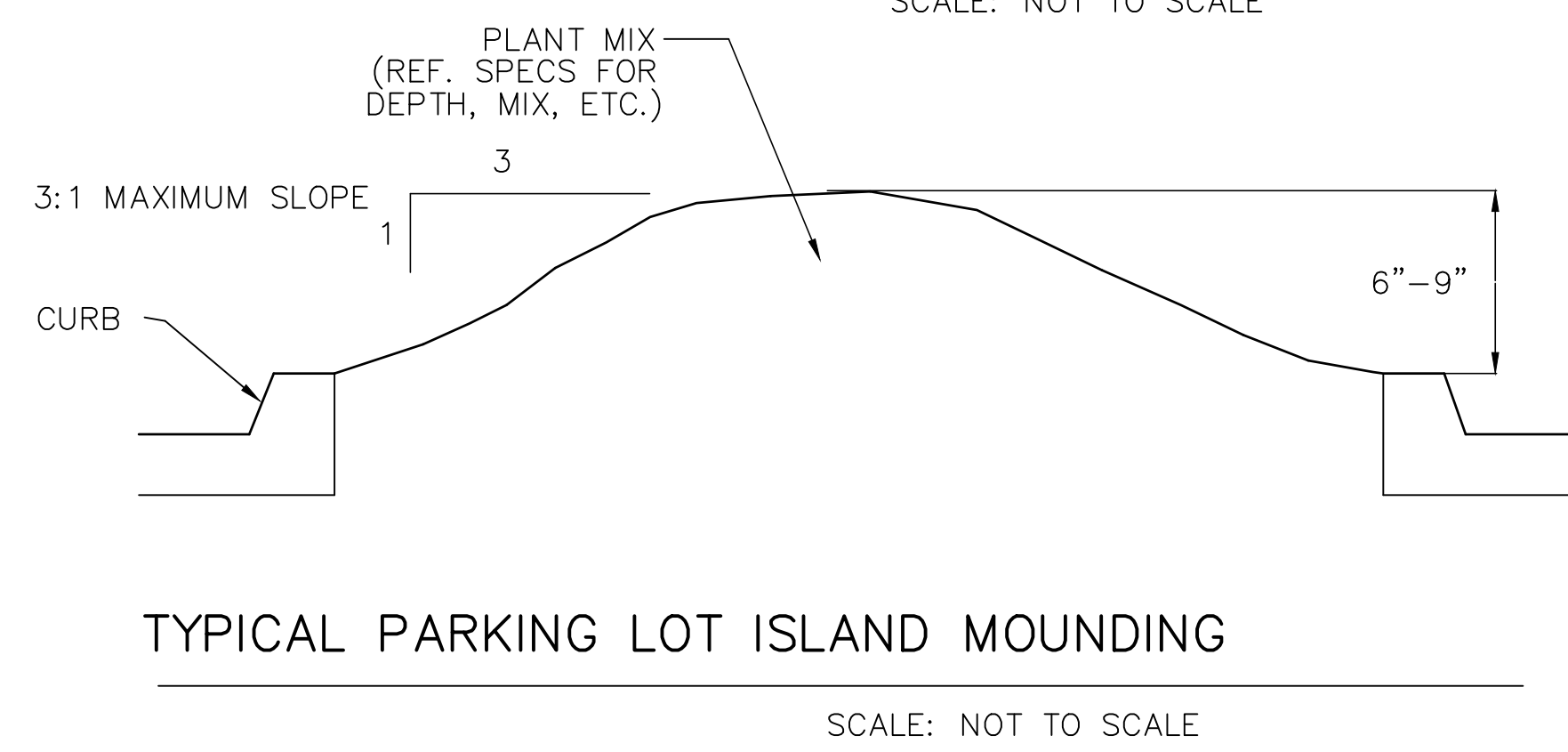
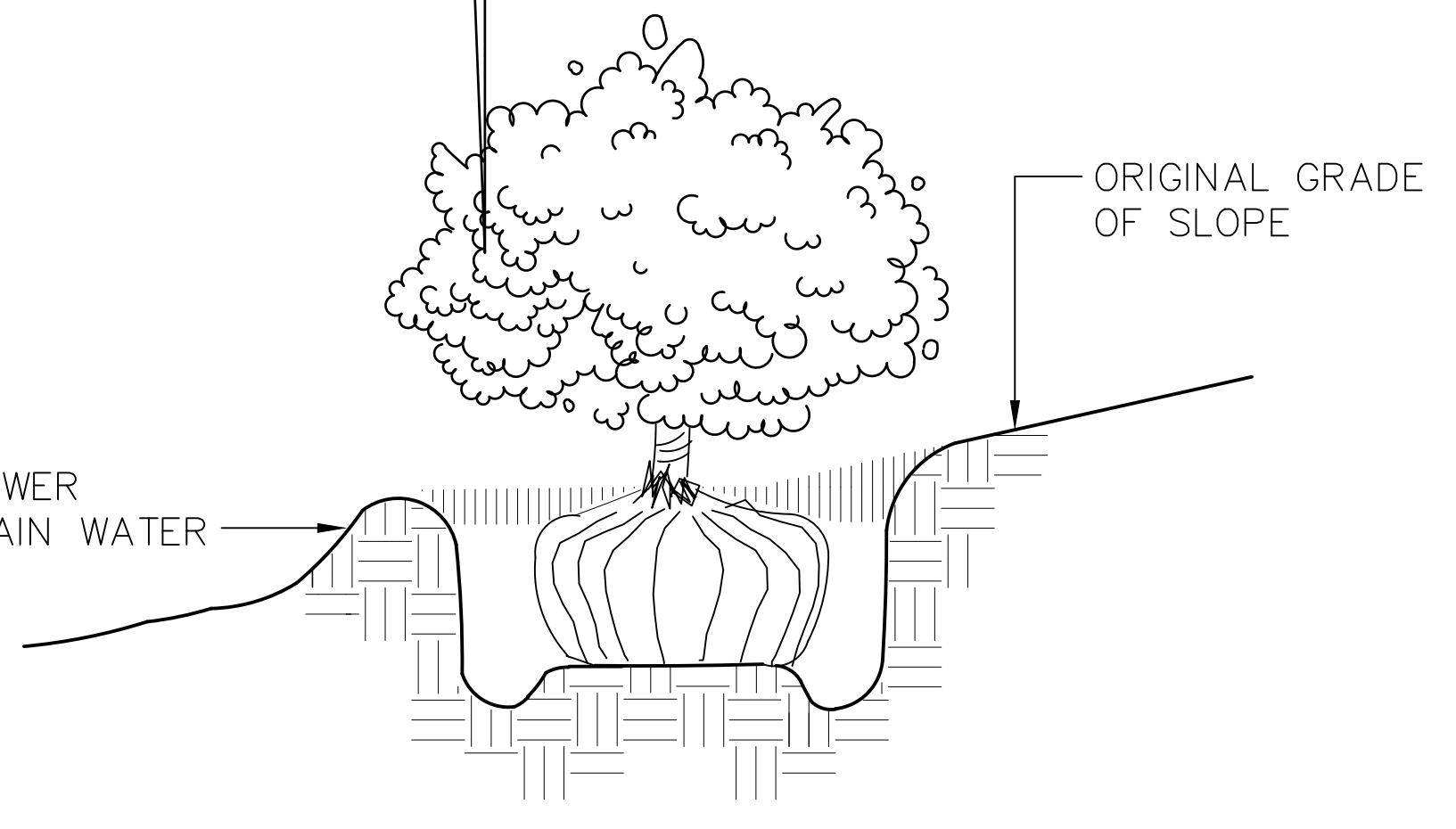
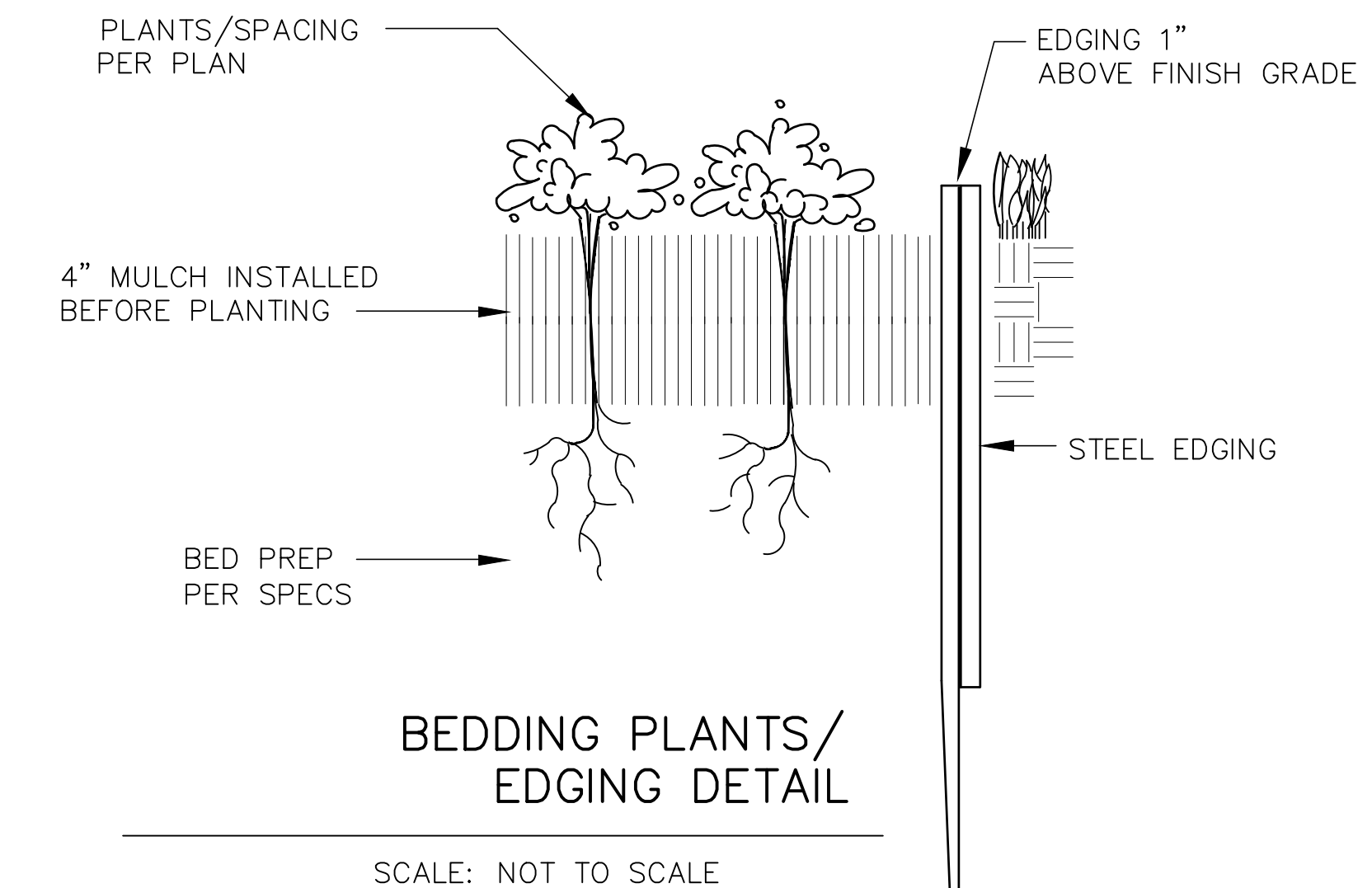
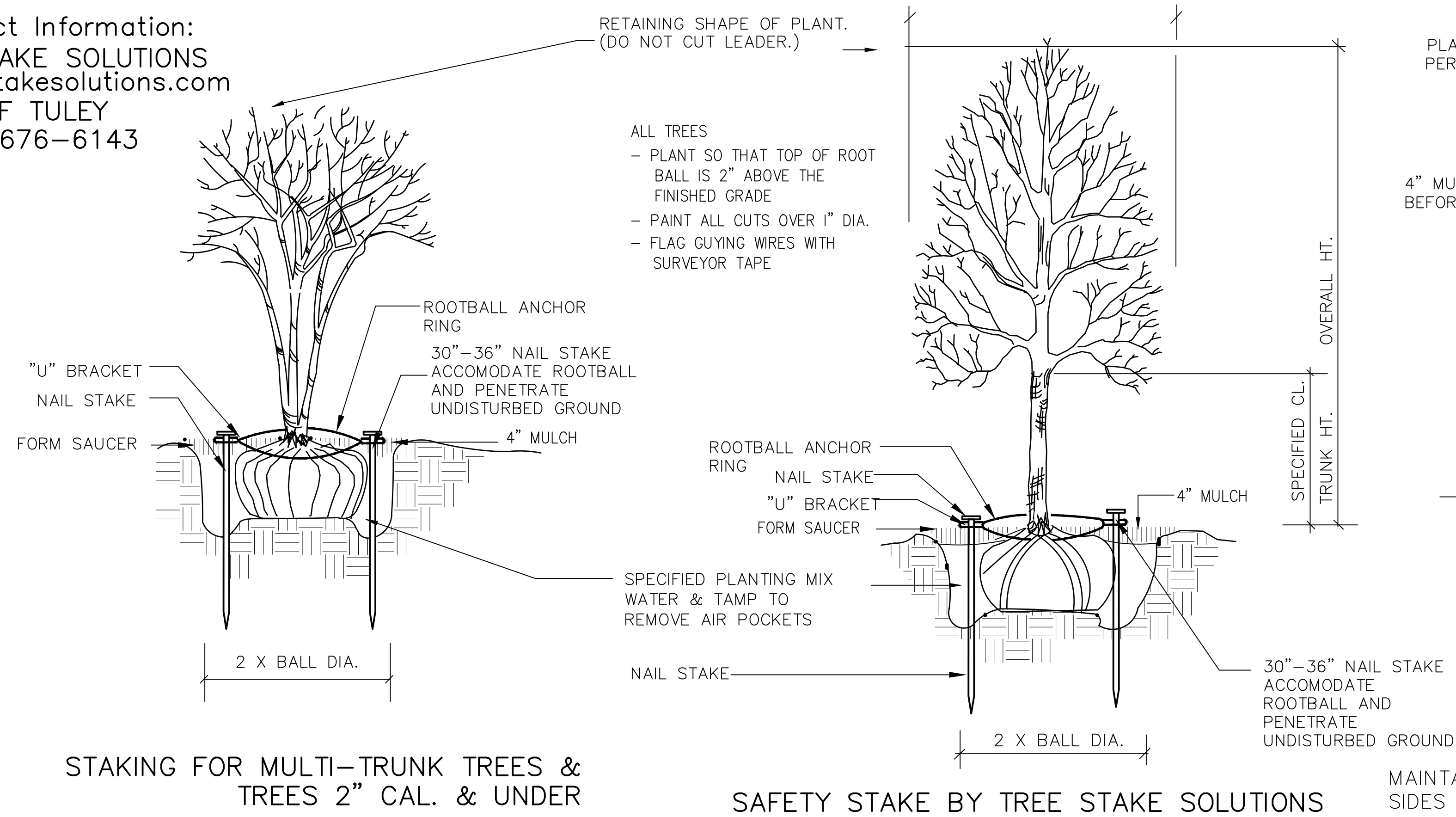
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Contact Information:
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 www.treestakesolutions.com
 JEFF TULEY
 903-676-6143



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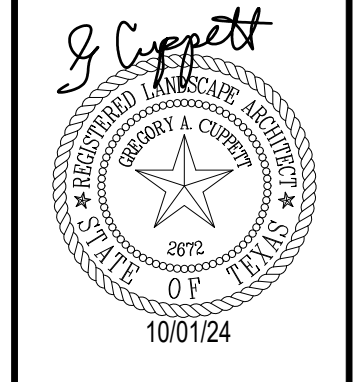
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PLANTING DETAILS
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

L-7

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.

B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.

C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.

D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After siting out all plant growth, rubbish, and stones, use for grass designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.

B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or mucky condition.

2.02 FERTILIZER

A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.

B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.

C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.

B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre; or,

B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,

C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,

D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.

E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas that are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.

B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into 02800-3

C. ground, then roll ground with suitable roller; water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.

D. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative):

1. Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.

2. Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.

3. Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

A. Areas indicated on plans to receive wild flower coverage shall be fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.

B. Area to be hydromulched with seed mix as follows:

- Tickseed 10 pounds/acre
- Cosmos 15 pounds/acre
- Ox-Eyed Daisy 5 pounds/acre
- Side Oats Grama 4 pounds/acre
- Showy Primrose 0.5 pounds/acre
- Plains Coreopsis 2 pounds/acre
- Black Eyed Susan 2 pounds/acre
- Indian Blanket 10 pounds/acre
- Texas Bluebonnet 4 pounds/acre
- Little Bluestem 4 pounds/acre

3.04 MULCH

A. All areas to be seeded shall be mulched. B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre.

B. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.

B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

SECTION 02922 SODDING

PART I - GENERAL

1.01 DESCRIPTION

A. Work included

- 1. Sod bed preparation
- 2. Fertilizing
- 3. Sodding
- 4. Miscellaneous management practices
- B. Related Work Specified Elsewhere

- 1. Finish Grading, Section 02800
- 2. Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

A. Standardized Plant Names

American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.

B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

A. Vendors Certification That Sod Meets Texas State Sod Law

- 1. Include labeling requirements.
- 2. Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Sod:

- 1. Previous season's crop with date of analysis on each bag.
- 2. Furnish and deliver each variety in separate bags or containers.
- 3. Sod to be cut no more than three days before delivery.

B. Fertilizer:

- 1. Unopened bags labeled with the analysis.
- 2. Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

A. Planting Season:

- 1. Only during suitable weather and soil conditions.
- 2. As specifically authorized by the Owner's Representative.

B. Schedule - Only after all other construction is complete.

C. Protect and Maintain Sodded Areas

- 1. From traffic and all other use.
- 2. Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

A. Sod:

- 1. Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
- 2. The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
- 3. All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.

B. Fertilizer:

- 1. Uniform in composition, free flowing.
- 2. Suitable for application in approved equipment.
- 3. Analysis of 16-20-0, 16-8-8 or as directed.

C. Water:

- 1. Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.



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- B. Clear surfaces of all materials:
- 1. Stumps, stones, and other objects larger than one inch (1").
- 2. Roots, brush, wire, stakes, etc.
- 3. Any objects that may interfere with sodding or maintenance.

C. Prepare sod bed:

- 1. Remove soil clods larger than one inch (1").
- 2. Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

A. Sodding:

- 1. Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
- 2. Water and fertilize at 5 lbs. per 1,000 sq. ft.
- 3. Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
- 4. The contractor shall keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.

B. Rolling:

- 1. After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
- 2. Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.

B. Resodding:

- 1. Resod damaged or unacceptable areas.
- 2. Ruts, ridges, and other surface irregularities shall be corrected.

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL E.M.ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER: WINKELMANN & ASSOCIATES, INC. 6750 HILL CREST PLAZA DRIVE, STE 215 DALLAS, TEXAS 75230 TEL: (972) 490-7090x203 CONTACT: WILL WINKELMANN

IKEA 400 ALAN WOOD ROAD CONSHOHOCKEN, PA 19428 TEL: (610) 834-0180 CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

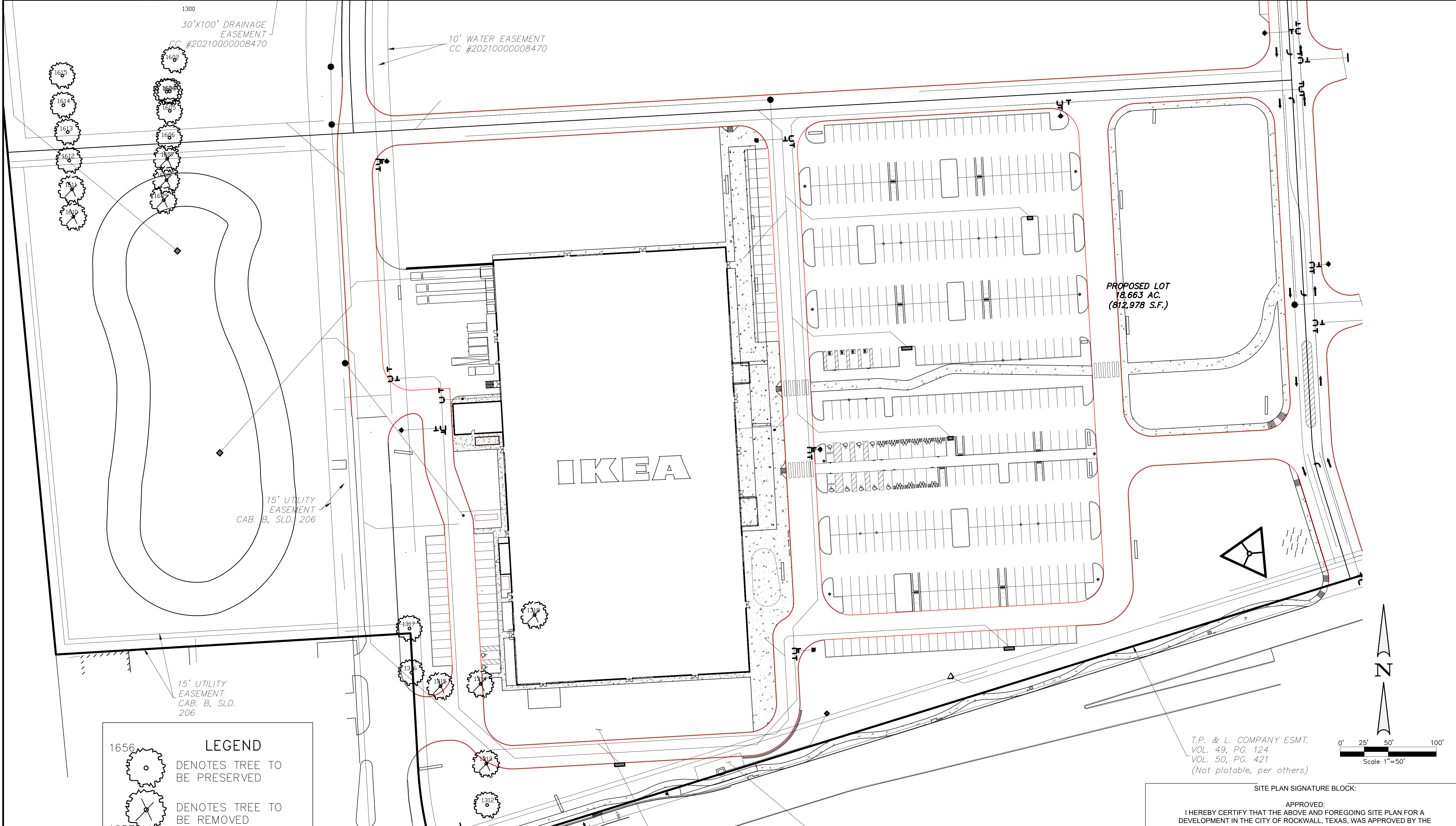
TURF SPECIFICATIONS NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087

L-9

NO.	DATE	REVISION
1.		
2.		
3.		
4.		
5.		
6.		

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILL CREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7090 FAX
CORPORATE OFFICE: 6750 HILL CREST PLAZA DRIVE, SUITE 215, DALLAS, TEXAS 75230





LEGEND

1656 DENOTES TREE TO BE PRESERVED

1657 DENOTES TREE TO BE REMOVED

LOCATION OF PROTECTIVE FENCE

TOTAL

TOTAL CALIPER INCHES	221"
TOTAL CALIPER INCHES PRESERVED	78" (35%)
TOTAL CALIPER INCHES REMOVED	143" (65%)

TOTAL TREES TO BE REMOVED: 143" CALIPER INCHES

TOTAL MITIGATION REQUIRED: 143"
 137' 3" = 411"
 26' 4" = 104"
 411+104 = 515" PLANTED

Tag #	Botanical/Common Name	DBH	Canopy	Condition	Status	Reason for Removal	Mitigation
1312	Oak/Quercus spp.	26	2123	Good	Preserve		
1313	Oak/Quercus spp.	23	1661	Good	Remove	Grading	23
1314	Oak/Quercus spp.	16	804	Good	Remove	Grading	16
1315	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1316	Oak/Quercus spp.	20	1256	Good	Preserve		
1317	Oak/Quercus spp.	20	1256	Good	Preserve		
1318	Oak/Quercus spp.	18	1017	Good	Remove	Building Pad	18
1607	Oak/Quercus spp.	16	804	Good	Remove	Grading	16
1608	Oak/Quercus spp.	11	380	Good	Remove	Grading	11
1609	Oak/Quercus spp.	12	452	Good	Remove	Grading	12
1610	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1611	Oak/Quercus spp.	19	1134	Good	Remove	Grading	19
1612	Oak/Quercus spp.	12	452	Good	Preserve		

DRAINAGE EASEMENT PURPOSES 0016307

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
 8233 Mid Cities Blvd., Suite B
 North Richland Hills, TX 76182-4761 817-479-0730
 PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 10/01/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

T.P. & L. COMPANY ESMT.
 VOL. 49, PG. 124
 VOL. 50, PG. 421
 (Not plotable, per others)

Scale 1"=50'

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER:
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 CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

TREESCAPE PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

Winkelman & Associates, Inc.
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 WWW.WINKELMAN.COM

J. Cuppett
 LANDSCAPE ARCHITECT
 100124

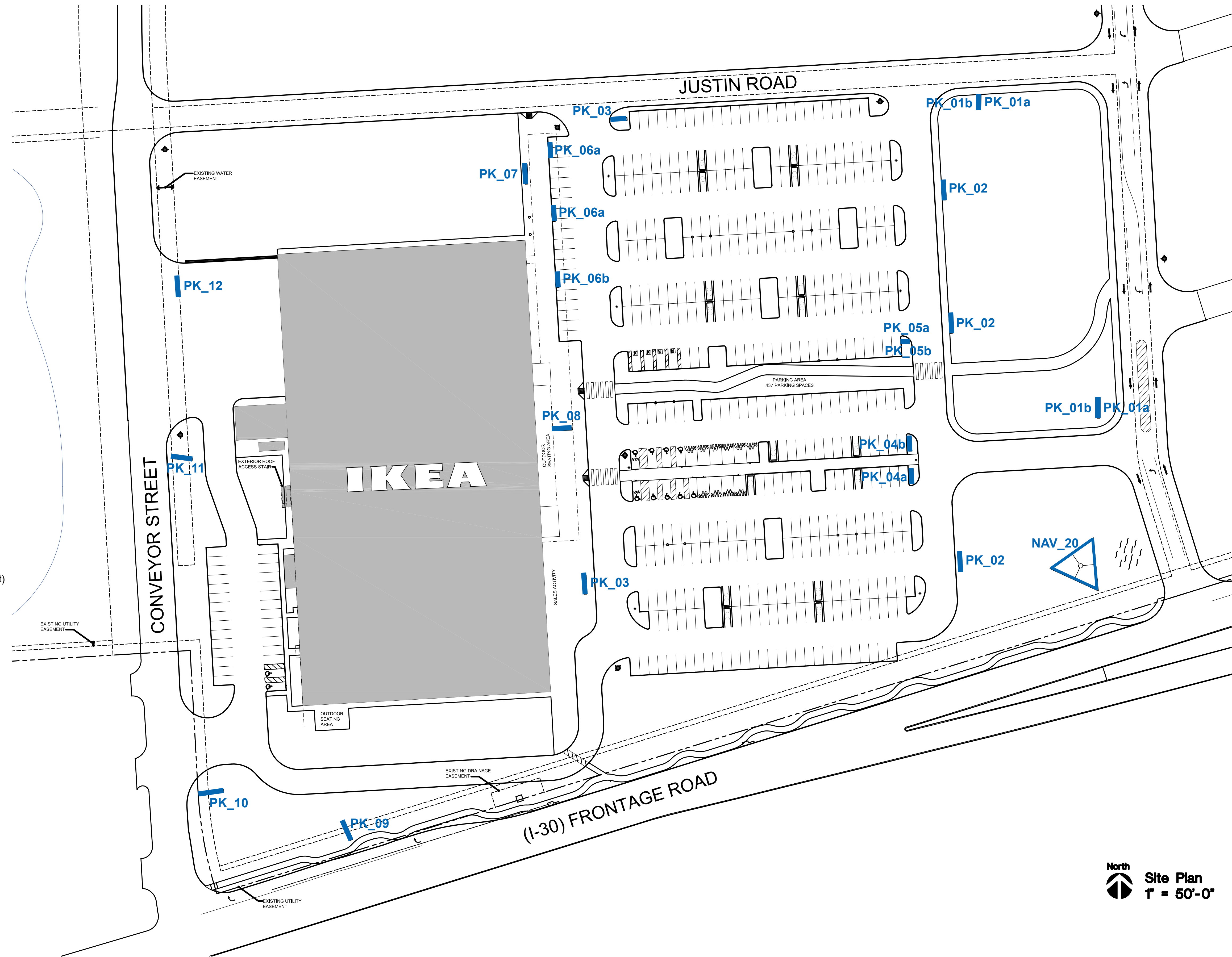
No.	DATE	REVISION	APPROV.
6.			
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T-1

Site Directional Signage Plan Overview

DIRECTIONAL SIGNS

- PK_01a Direction Sign - Welcome (Side 1)
- PK_01b Direction Sign - Thank you (Side 2)
- PK_02 Direction Sign - Exit (Left)
- PK_03 Direction Sign - Exit (Right)
- PK_04a Direction Sign - Family and Disabled
- PK_04b Direction Sign - EC
- PK_05a Direction Sign - EC (Double Sided)
- PK_05b Direction Sign - EC (Double Sided)
- PK_06a Canopy Sign - Loading Zone Sign
- PK_06b Canopy Sign - Click and collect sign
- PK_07 Canopy Sign - Entrance and Click and collect sign (Left)
- PK_08 Canopy Sign - Entrance and Click and collect sign (Up)
- PK_09 Direction Sign - Deliveries and co-worker entrance (Right)
- PK_10 Direction Sign - Deliveries and co-worker entrance (Multiple)
- PK_11 Deliveries Sign
- PK_12 Deliveries Instructions
- NAV_20 Navigation Tower Sign



North
Site Plan
 1" = 50'-0"



ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SCALE:	JOB NUMBER:
AS SHOWN	24003427B

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:
 IKEA
 ROCKWALL HEIGHTS
 CITY OF ROCKWALL
 TEXAS

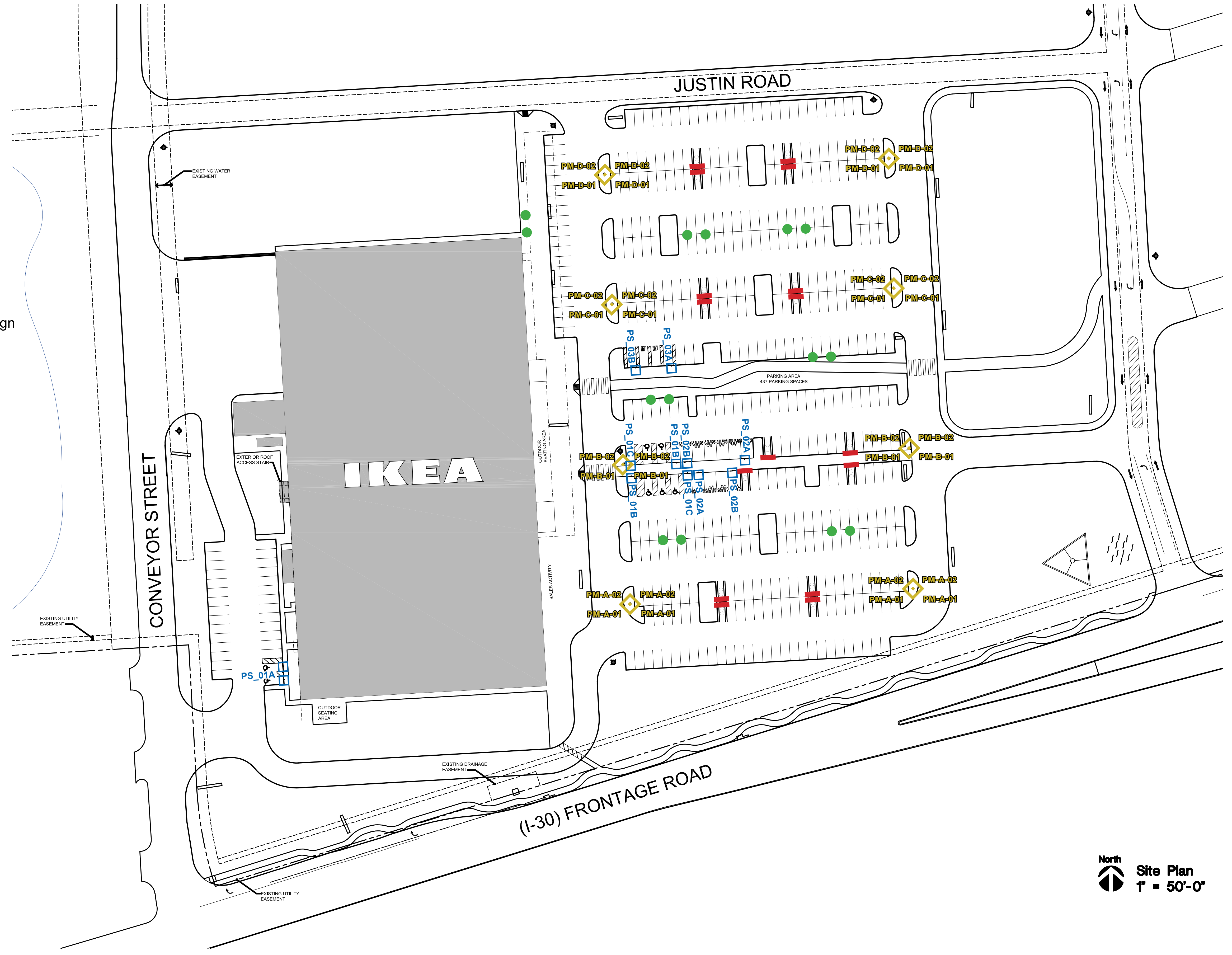
Colliers Engineering & Design
 LANSING (BA)
 7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 Phone: 517.272.9835
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, P.C.

SHEET TITLE:
ARCHITECTURAL SIGNAGE SITE PLAN

SHEET NUMBER:
AS-101

Site Signage Plan Overview

- SP** - Special Parking Signs
 - PS_01** Disabled Sign
 - PS_02** Family Sign
 - PS_03** Electric Car Charging Station Sign
- **PKD_00** - Branding Monument Sign
- **TR_01** - Trolley Sign
- PM** - Parking Memorizer Sign
 - PK_PM_A_01** - Row 1
 - PK_PM_A_02** - Row 2
 - PK_PM_B_01** - Row 1
 - PK_PM_B_02** - Row 2
 - PK_PM_C_01** - Row 1
 - PK_PM_C_02** - Row 2
 - PK_PM_D_01** - Row 1
 - PK_PM_D_02** - Row 2



North

 Site Plan
 1" = 50'-0"

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Formerly Known as **B BERGMANN**

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 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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AS SHOWN	24003427B

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SITE NAME:
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 Lansing, MI 48917
 Phone: 517.272.9835
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C.

SHEET TITLE:
ARCHITECTURAL SIGNAGE SITE PLAN

SHEET NUMBER:
AS-102

Parking Bay Overview

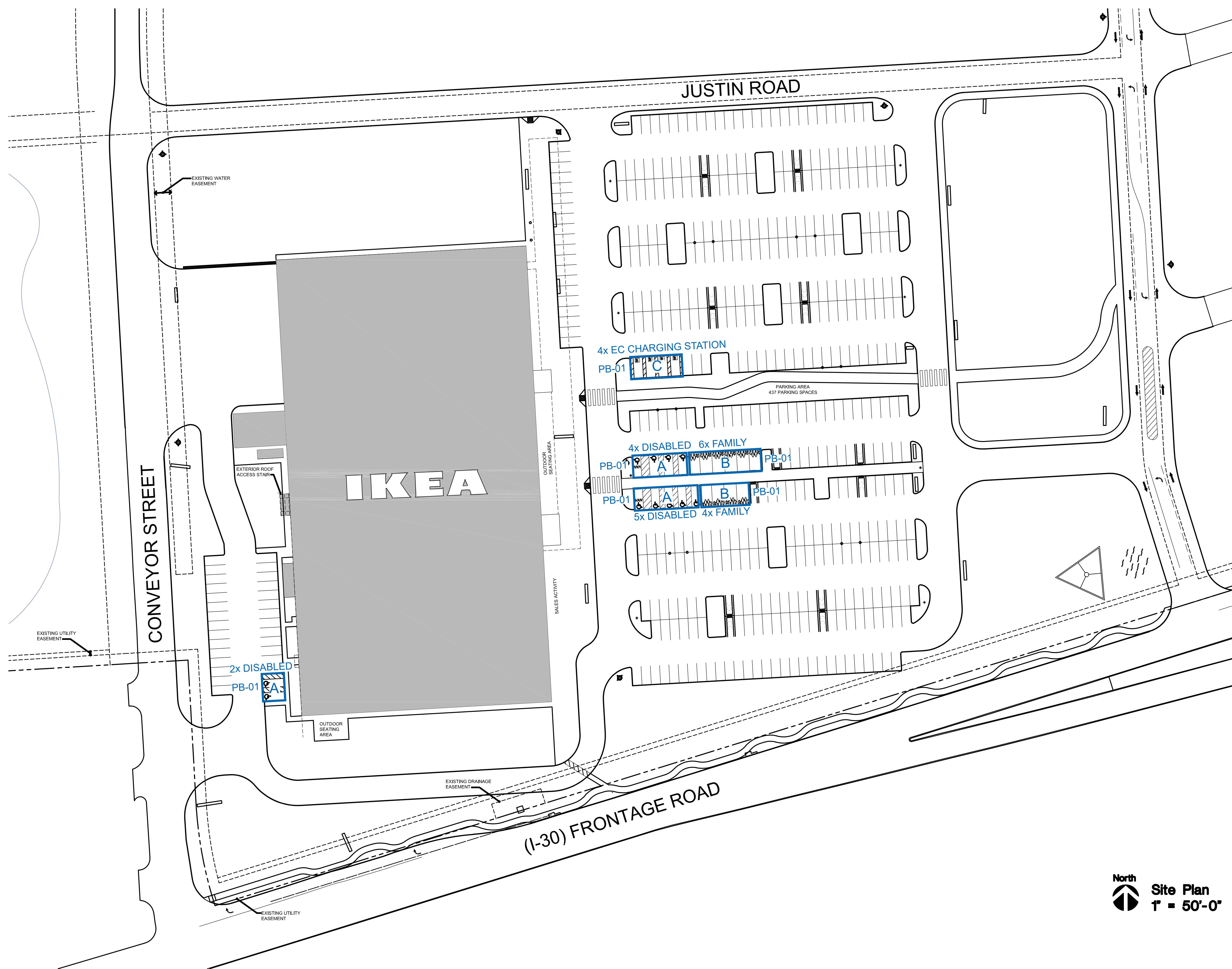
PB_01 - Parking Bay

A Disabled Sign x11

(x9 customer and x2x co-worker)

B Family Sign x10

C Electric Car Charging Station x4



North

 Site Plan
 1" = 50'-0"

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

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SITE NAME:
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 CITY OF ROCKWALL
 TEXAS

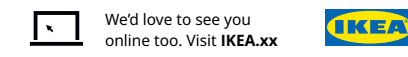
LANSING (BA)
 7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 Phone: 517.272.9835
 COLLIER ENGINEERING & DESIGN
 ARCHITECTURE, LANDSCAPE ARCHITECTURE,
 SURVEYING CT, P.C.

SHEET TITLE:
 ARCHITECTURAL
 SIGNAGE SITE PLAN

SHEET NUMBER:
AS-103

Hej!
It's great
to see you

"Hej" is how we say hello in Swedish.



PK_01a Direction Sign - Welcome/ Thank you

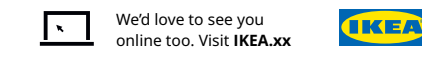
Size: 6'-6" x 8'-2" (2000 mm x 2500 mm)

Qty: x2 Double Sided [side 01]

Lighting: Required

Hej då!
See you
soon

"Hej då" is how we say bye in Swedish.

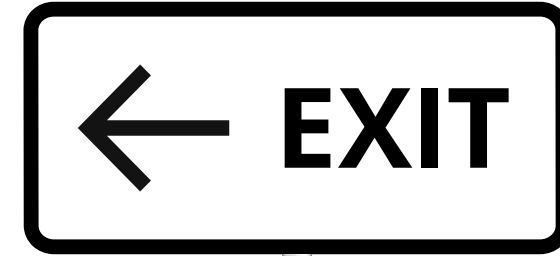


PK_01b Direction Sign - Welcome/ Thank you

Size: 6'-6" x 8'-2" (2000 mm x 2500 mm)

Qty: x2 Double Sided [side 02]

Lighting: Required

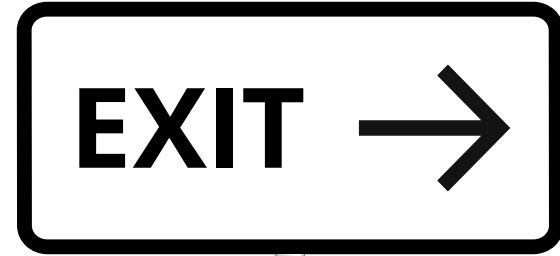


PK_02 Direction Sign - Exit Left

Size: 1'-11 5/8" x 1' (600 mm x 300 mm)

Qty: x3 Single Sided

Lighting: Required



PK_03 Direction Sign - Exit Right

Size: 1'-11 5/8" x 1' (600 mm x 300 mm)

Qty: x2 Single Sided

Lighting: Required

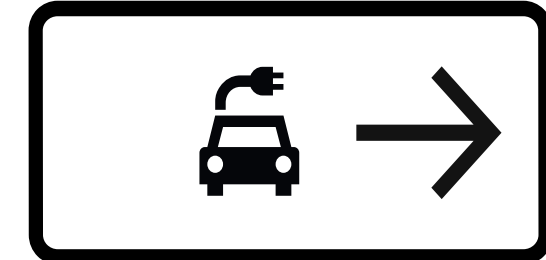


PK_04a Direction Sign - Disabled and Family Straight

Size: 4'-11 1/16" x 1' (600 mm x 300 mm)

Qty: x1 Single Sided

Lighting: Required

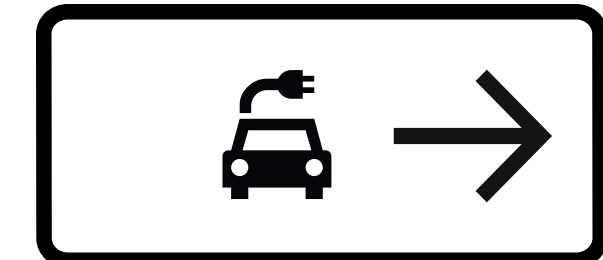


PK_04b Direction Sign - Electric Car Station Right

Size: 1'-11 5/8" x 1' (600 mm x 300 mm)

Qty: x1 Single Sided

Lighting: Required

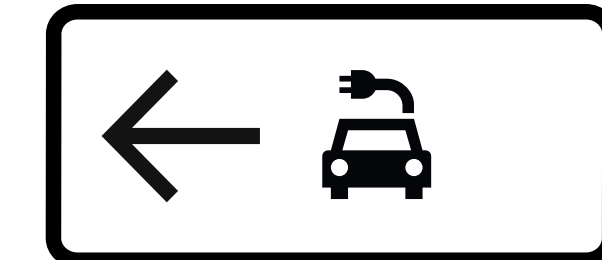


PK_05a Direction Sign - Exit

Size: 1'-11 5/8" x 1' (600 mm x 300 mm)

Qty: x1 Single Sided

Lighting: Required



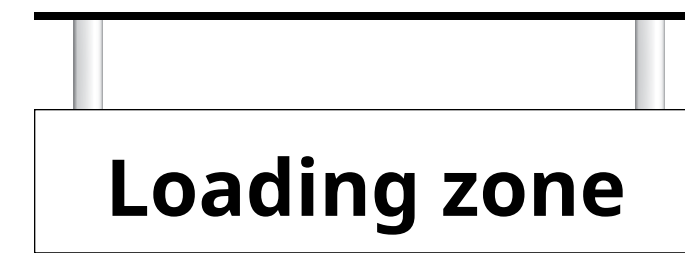
PK_05b Direction Sign - Exit

Size: 1'-11 5/8" x 1' (600 mm x 300 mm)

Qty: x1 Single Sided

Lighting: Required

Directional Signs



PK_06a Canopy Sign - Loading Zone Sign

Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)

Qty: x1 Double Sided

Lighting: Required

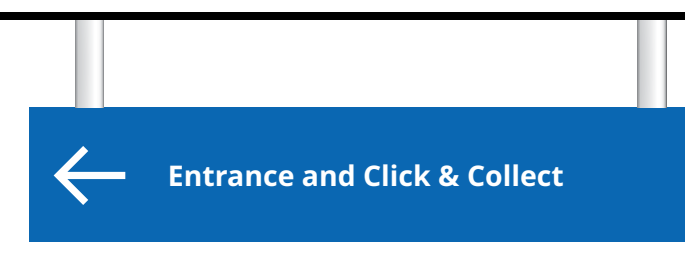


PK_06b Canopy Sign - Click and Collect Sign

Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)

Qty: x1 Single Sided

Lighting: Internal

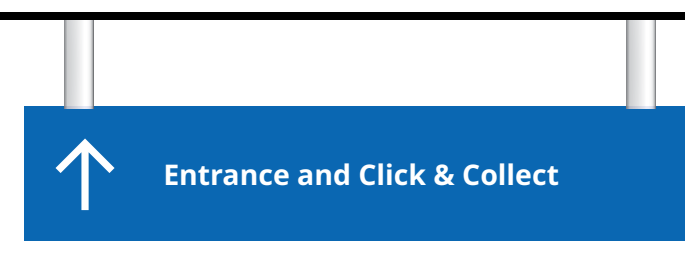


PK_07 Canopy Sign - Entrance + Click and Collect Left

Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)

Qty: x1 Single Sided

Lighting: Internal

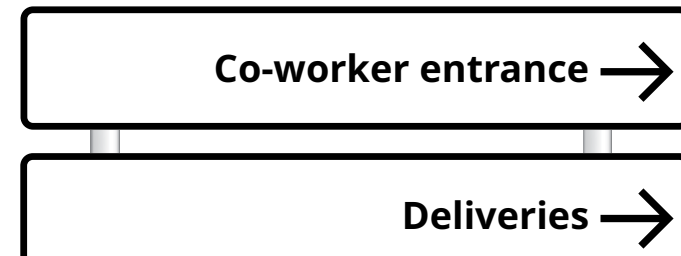


PK_08 Canopy Sign - Entrance + Click and Collect Straight

Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)

Qty: x1 Single Sided

Lighting: Internal

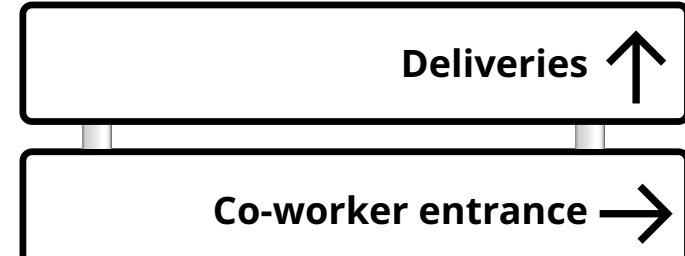


PK_09 Directional Sign - Coworker and Deliveries Right

Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)

Qty: x2 Single Sided

Lighting: Required



PK_10 Directional Sign - Coworker and Deliveries Multiple

Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)

Qty: x2 Single Sided

Lighting: Required



PK_11 Deliveries Sign

Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)

Qty: x1 Double Sided

Lighting: Required



PK_12 Delivery Instructions

Size: 2'-7 1/2" x 3'-3 3/8" (800 mm x 1000 mm)

Qty: x1 Double Sided

Lighting: Not Required

Wall Mounted

Canopy Signs



PS_01A Disabled Sign

Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)

Qty: x2 Single Sided

Lighting: Not Required



PS_01B Disabled Sign Right

Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)

Qty: x2 Single Sided

Lighting: Not Required



PS_01C Disabled Sign Left

Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)

Qty: Single Sided

Lighting: Not Required



PS_02A Family Sign Right

Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)

Qty: x2 Single Sided

Lighting: Not Required

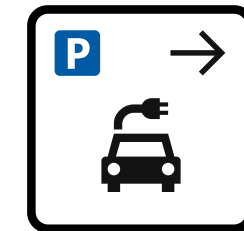


PS_02B Family Sign Left

Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)

Qty: x2 Single Sided

Lighting: Not Required

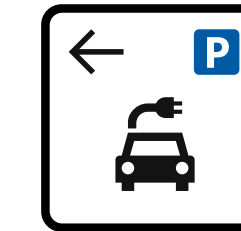


PS_03A Electric Car Charge Station (right)

Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)

Qty: x1 Single Sided

Lighting: Not Required



PS_03B Electric Car Charge Station (left)

Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)

Qty: x1 Single Sided

Lighting: Not Required

Special Parking Signs

Directional Signs

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

SCALE: AS SHOWN JOB NUMBER: 24003427B

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:
IKEA
ROCKWALL HEIGHTS
CITY OF ROCKWALL
TEXAS

LANSING (BA)
7050 West Saginaw Hwy.
Suite 200
Lansing, MI 48917
Phone: 517.272.9835
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, LANDSCAPE ARCHITECTURE,
SURVEYING, E.T.C.

SHEET TITLE:
ARCHITECTURAL
SIGNAGE DETAILS

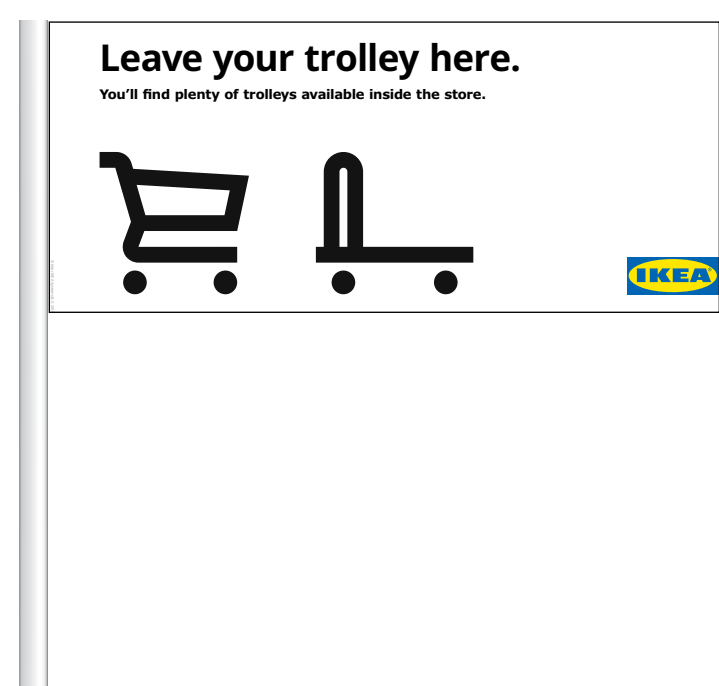
SHEET NUMBER:
AS-401



Join our **IKEA Family** club for free and enjoy rewards and instant benefits.

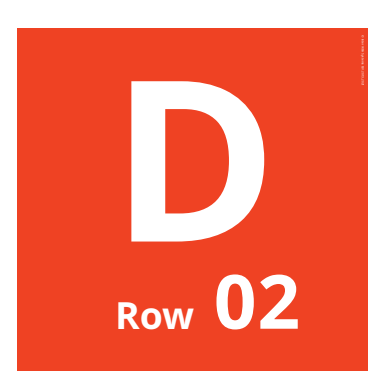
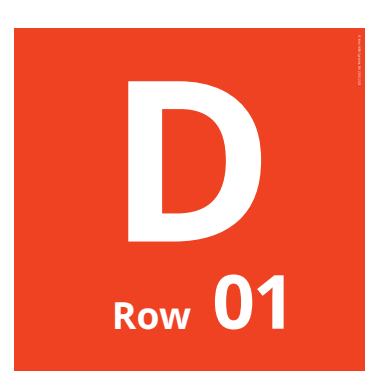
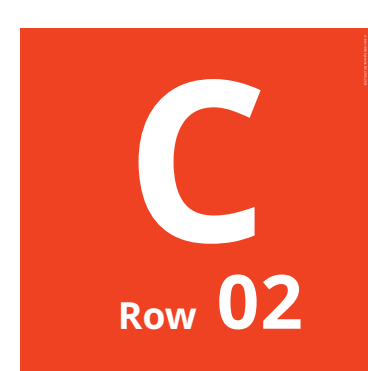
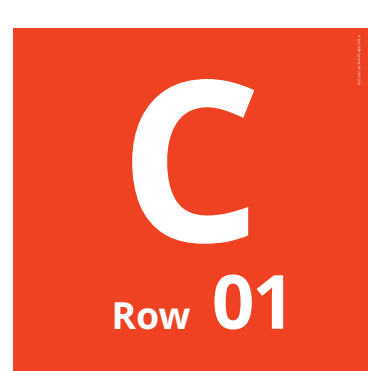
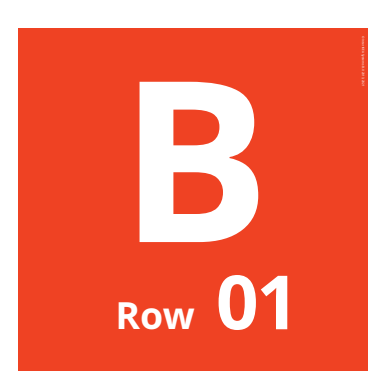
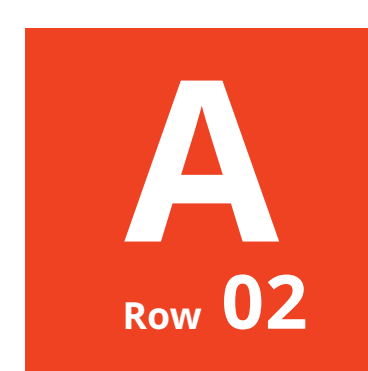
PKD_00 Branding Monument Sign
 Size: 5'-3" x 7'-10 1/2" (1600 mm x 2400 mm)
 Qty: x 14
 Lighting: Required

Branding Monument Sign



TR_01_Trolley Signs
 Size: 6'-5" x 3'-1" (1960 mm x 960 mm)
 Qty: x16

Trolley Signs



PK_PM_A_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

PK_PM_A_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

PK_PM_B_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

PK_PM_B_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

PK_PM_C_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

PK_PM_C_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

PK_PM_D_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

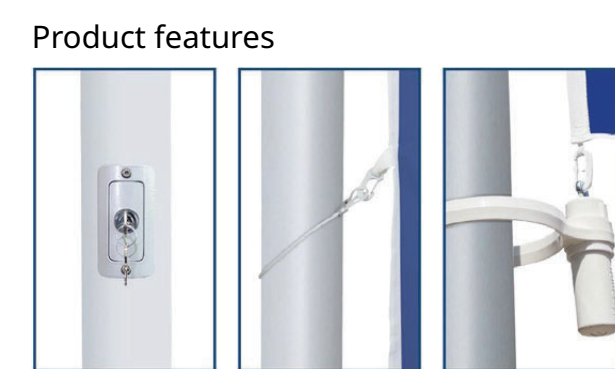
PK_PM_D_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

Parking Memorizer Signs



Article information
 • Flagpole made of aluminum with integrated halycord system.
 • Rotating pole top with pulley.
 • Lockable access door securing the halycord.
 • Set of flag retainer rings (6 pcs.) and flag hooks (6 pcs.).
 • Flag counterweights.
 • Reinforcement tube of pole welded-on to foot flange, fitted with hinge for tilting device.

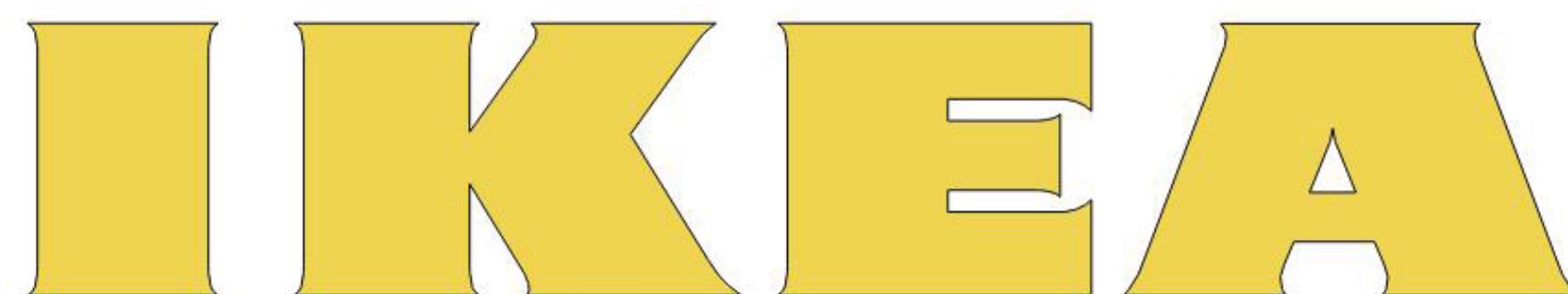
Materials
 • Pole made of cylindrical tube of EN AW 6082T6 alloy, silver anodized (6082V).
 • Pole top made of cast aluminium, powder coated RAL 9006.
 • Reinforcement tube, foot flange and ground set unit made of grade S355 steel, hot galvanized.



Product features
 Access door to halycord system with lock. Flag retainer ring, with flag hook. Flag counterweight.

IKEA Flag and Flagpole
 Flag Size: 6'-6 3/4" x 18'-1/2" (2 m x 5.5 m)
 Flag Pole Height: 39'-4" (12m)
 Qty: x 12
 Lighting: Required

Flag and Flagpole



IKEA Building Sign (Wordmark)
 Size: 9'-10 1/8" x 56'-1" (3 m x 17.1 m)
 Qty: x 3
 Lighting: Required



Building Sign Banner
 Size: 45'-0" x 15'-0" (13.7 m x 4.5 m)
 Qty: x 1

Building Signs



IKEA Home Furnishings Building Sign (Wordmark)
 Size: 4'-11" x 55'-4 5/8" (1 688 m x 1.5 m)
 Qty: x 1
 Lighting: Required

Entrance

Exit

Building Entrance Sign
 Size: 2'-8 1/8" x 14'-10" (4.52 m x 820 mm)
 Qty: x 1
 Lighting: Required

Building Exit Sign
 Size: 2'-1 5/8" x 4'-8 7/8" (1.44 m x 650 mm)
 Qty: x 1
 Lighting: Required



www.colliersengineering.com

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Formerly Known as BERGMANN

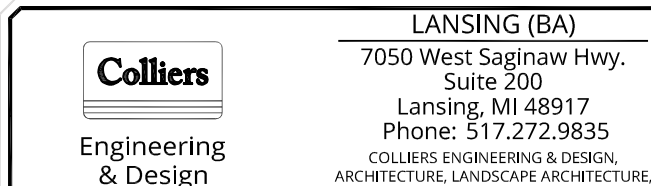
PROTECT YOURSELF
 811
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SCALE: AS SHOWN JOB NUMBER: 24003427B

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

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SITE NAME:
 IKEA
 ROCKWALL HEIGHTS
 CITY OF ROCKWALL
 TEXAS



SHEET TITLE: ARCHITECTURAL SIGNAGE DETAILS

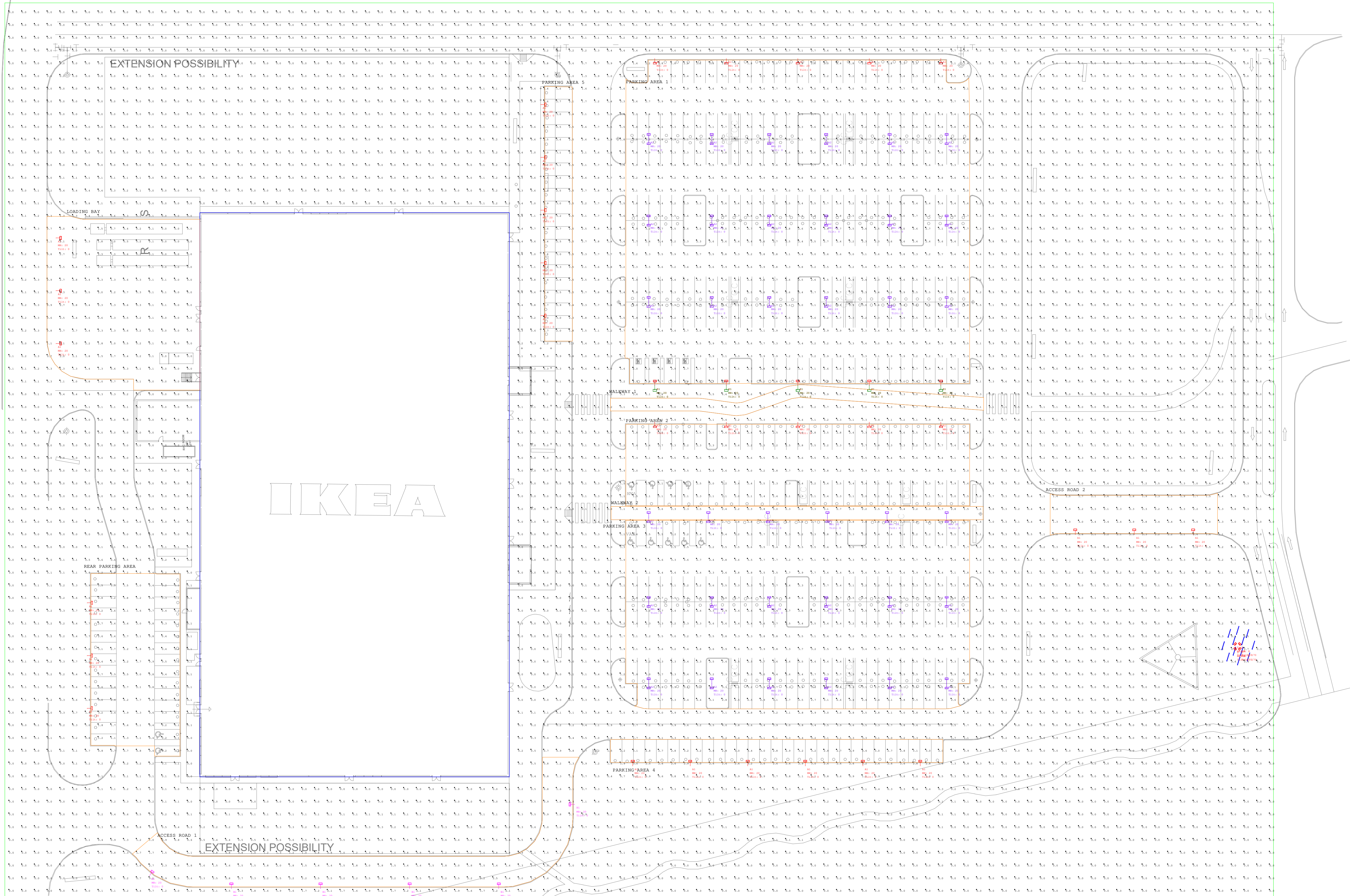
SHEET NUMBER: AS-402

- GENERAL NOTES:
1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
 3. CALCULATION POINT SPACING IS 10' x 10'
 4. ALL CALCULATIONS ARE IN FOOTCANDLE MEASUREMENTS
 5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: SURFACE = .2, WALLS = .5, CEILING = .8



Bell & McCoy
Lighting and Controls
4630 Nall Road
Farmers Branch, TX 75244

IKEA ROCKWALL



Revisions:
X XX/XX/XXXX

Drawn By:
J. FENTON
Date:
9/11/2024
Scale:
N.T.S
Sheet Title:
Site Photometrics
Sheet No.

- GENERAL NOTES:
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Bell & McCoy
 Lighting and Controls
 4630 Nall Road
 Farmers Branch, TX 75244

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	35	A1	Single	VP-1-160L-50-3K7-4F		0.900	6757	52	1820	20
	36	A2	Back-Back	VP-1-160L-35-3K7-4F		0.900	4709	35	2520	20
	6	B1	Single	VP-1-160L-50-3K7-3		0.900	6814	52	312	20
	5	C1	Single	VP-1-160L-75-3K7-2		0.900	9584	72	360	20
	4	D	Single	PFMXW43LED		0.900	5191	40.34	161.36	8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	0.99	6.5	0.0	N.A.	N.A.
ACCESS ROAD 1	Illuminance	Fc	1.85	2.9	0.8	2.31	3.63
ACCESS ROAD 2	Illuminance	Fc	2.20	3.0	1.2	1.83	2.50
LOADING BAY	Illuminance	Fc	0.97	3.3	0.0	N.A.	N.A.
PARKING AREA 1	Illuminance	Fc	2.78	4.9	1.6	1.74	3.06
PARKING AREA 2	Illuminance	Fc	2.44	3.6	1.5	1.63	2.40
PARKING AREA 3	Illuminance	Fc	2.63	3.7	1.5	1.75	2.47
PARKING AREA 4	Illuminance	Fc	2.78	3.4	1.6	1.74	2.13
PARKING AREA 5	Illuminance	Fc	2.56	3.3	1.6	1.60	2.06
REAR PARKING AREA	Illuminance	Fc	1.36	3.4	0.1	13.60	34.00
WALKWAY 1	Illuminance	Fc	5.14	6.5	3.1	1.66	2.10
WALKWAY 2	Illuminance	Fc	2.35	3.1	1.1	2.14	2.82

IKEA ROCKWALL

Revisions:
 X XX/XX/XXXX

Drawn By:
 J. FENTON
 Date:
 9/11/2024
 Scale:
 N.T.S.
 Sheet Title:
 Site Photometrics
 Sheet No.



Flood Lights

Optic | Extra-Wide | Extreme

PROJECT INFORMATION

JOB NAME	
FIXTURE TYPE	Flood Light
CATALOG NUMBER	
APPROVED BY	

SPECIFICATIONS

Construction:

Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. Apertures for field or factory installed photocontrol. Heavy duty knuckle with 90° adjustment standard. Heavy duty trunnion mount also available.

Optics:

Atlas optic flood lights utilize individual lenses for maximum light intensity. These lenses are made of optical grade acrylic. This guarantees more footcandles, less glare and less wasted light.

Extra Wide Distribution Pattern:

Designed to provide maximum light spread for short set backs when lighting signs and washing walls.

Reduced Glare:

Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

Thermal Management:

Atlas Flood Lights are designed as a complete system to optimize LED life and light output. The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs¹) and component life and also allows for higher light output.

Listings:

Luminaire is certified to UL/cUL Standards for Wet Locations DesignLights Consortium qualified luminaire, eligible for rebates from DLC member utilities. ²See chart on other last page for qualifying products.

AC Input: 120/208/240/277V

Driver:

Constant current, Class 2, 120-277 VAC, 50-60 Hz
High Efficiency – min. 84%
Off-State Power: 0 Watts
0-10 V Dimming

LEDs:

3000K | 4000K | 4500K | 5000K CCT

Testing:

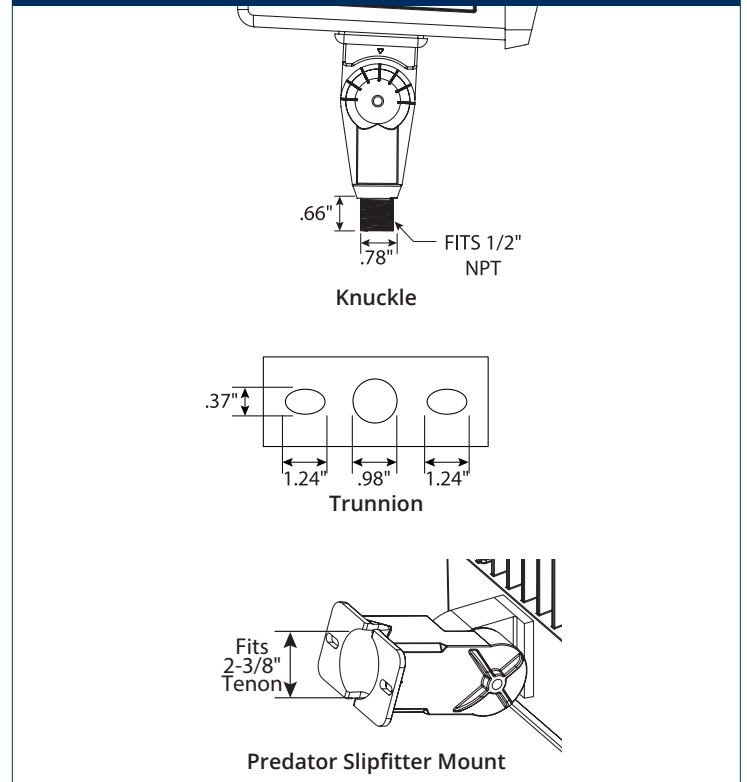
Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

Warranty: Five-year limited warranty

Photo Control: For factory installed 120V button photo control add suffix PC to part number.



MOUNTING DETAIL



MOUNTING



Rebates and Incentives are available in many areas. Contact an Atlas Representative for more information.

¹LED Life Span Based Upon LM-70 Test Results

*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.



Flood Lights

Optic | Extra-Wide | Extreme

ORDERING INFORMATION

PFS			22LED						
PRODUCT SERIES	DISTRIBUTION	SELECTABLE	OUTPUT	COLOR TEMP.	CONTROLS	VOLTAGE	FIXTURE COLOR	MOUNTING	OPTIONS
PFS - Small	Blank - Wide (with Optics)	blank = Fixed	22LED = 22 System Watts ¹ 27LED = 27 System Watts ²	Blank = 4500K 3K = 3000K 4K = 4000K 5K = 5000K	Blank = Dimming (0-10V) PC = 120V Photocontrol PM = 120-277V Photocontrol	Blank = 120-277 4 = 347-480V* <i>*Not available on PFS</i>	Blank = Bronze WT = White* BK = Black* <i>*optional with adder</i>	Blank = Knuckle ⁵ T = Trunnion ⁵ <i>⁵PFS, PFM only</i>	SP = Surge Protection* <i>*Not available on PFS</i>
PFM - Medium	XW - Extra Wide		43LED = 43 System Watts 64LED = 64 System Watts ¹						
PFL2G - Large (2nd Generation)	H = Extreme High Wattage (with Optics)	blank = Fixed	20L = 20,000 Lumens 25L = 25,000 Lumens	3K = 3000K 4K = 4000K 45K = 4500K 5K = 5000K	PH = 480V Button Photocontrol*			Blank = Trunnion ⁶ S = Predator Mount - Slipfitter/Trunnion ⁶ <i>⁶PFL2G, PFXL2G only</i>	
PFXL2G - Extra Large (2nd Generation)	XW - Extra Wide	blank = Fixed S = Selectable ³	26-50L = 26,000 - 50,000 Lumens Selectable 33L = 33,000 Lumens 40L = 40,000 Lumens 50L = 50,000 Lumens	blank = Selectable ⁴ 4000K, 4500K, 5000K	PR = Photo Receptacle* <i>*Not available on PFS, PFM</i>				

¹Wide/H only | ²Extra-wide only | ³PFXL2GH is Lumen Selectable only | ⁴PFXL2GXW only

PERFORMANCE DATA

FULLY SELECTABLE

UNIT	CRI	4000K CCT		4500K CCT		5000K CCT		WATTAGE	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
Extra Wide									
PFXL2GXWS26-50L	70	28,506	160	29,756	167	27,941	157	178	1000W MH
		42,003	151	43,845	158	41,170	148	278	
		52,133	143	54,419	156	51,099	140	365	

LUMEN SELECTABLE

UNIT	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTAGE	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
Optic											
PFXL2GHS26-50L	70	24,332	144	25,582	152	25,437	151	25,353	150	169	1000W MH
		36,518	141	38,394	148	38,176	148	38,051	147	259	
		47,818	133	50,275	139	49,989	138	49,825	138	361	

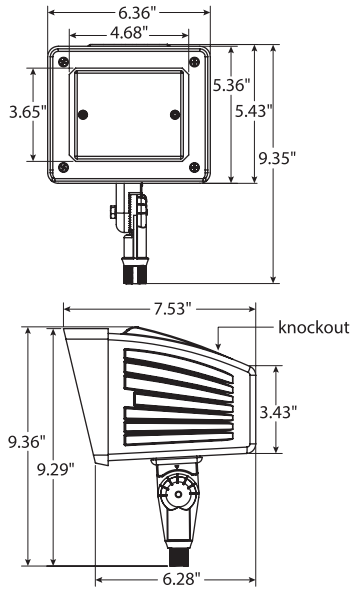
FIXED

UNIT	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTAGE	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
Optic											
PFS22	70	1,978	93	1,978	93	1,978	93	2,194	103	21	100W MH
PFM43	70	4,010	97	4,010	97	4,010	97	4,343	105	41	175W MH
PFL2GH20L	70	20,200	142	21,338	150	21,338	150	21,534	152	142	400W MH
PFL2GH25L	70	24,840	138	26,240	147	26,240	147	26,480	148	181	1000W MH
PFXL2GH33L	70	31,190	143	32,849	150	32,849	150	33,408	153	219	1000W MH
PFXL2GH40L	70	37,020	139	38,989	147	38,989	147	39,653	149	266	1000W MH
PFXL2GH50L	70	47,390	132	49,910	141	49,910	141	50,760	142	359	1000W MH
Extra Wide											
PFSXW27	80	3,132	114	3,132	114	3,132	114	3,261	118	28	100W MH
PFMXW43	80	5,025	116	5,025	116	5,025	116	5,229	121	43	175W MH
PFMXW64	80	6,983	114	6,983	114	6,983	114	7,237	118	64	250W MH
PFL2GXW20L	70	20,540	144	20,540	144	20,540	144	21,750	153	142	400W MH
PFL2GXW25L	70	25,040	139	25,040	139	25,040	139	25,040	139	180	1000W MH
PFXL2GXW33L	70	33,210	151	33,210	151	33,210	151	33,210	151	220	1000W MH
PFXL2GXW40L	70	39,430	148	39,430	148	39,430	148	39,430	148	267	1000W MH
PFXL2GXW50L	70	50,130	141	50,130	141	50,130	141	50,130	141	357	1000W MH

DIMENSIONS

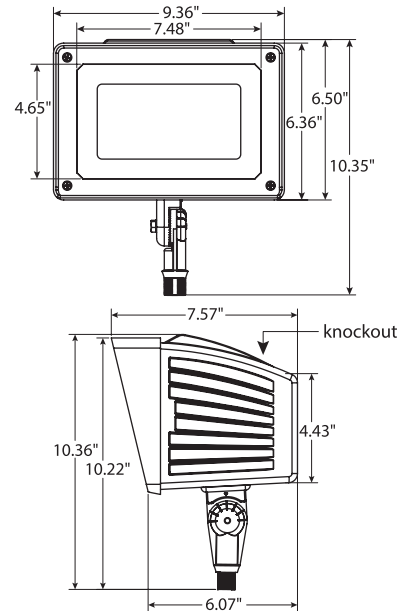
PFS

Weight: 7 lbs.
EPA: 0.33



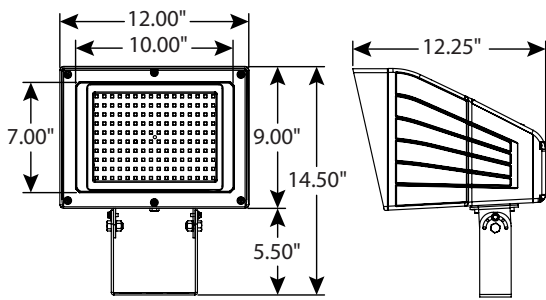
PFM

Weight: 10 lbs.
EPA: 0.47

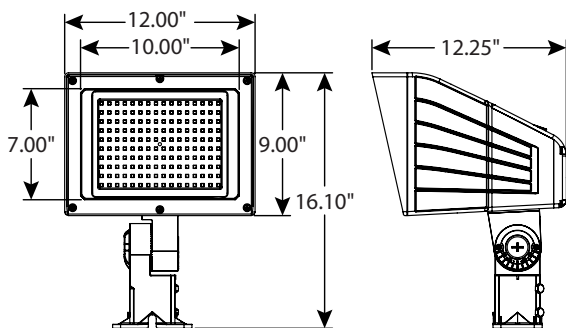


PFL2G

Weight: 26 lbs.
EPA: 1.00



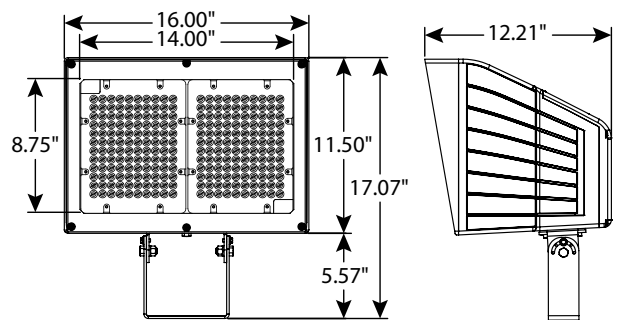
Weight: 27 lbs.



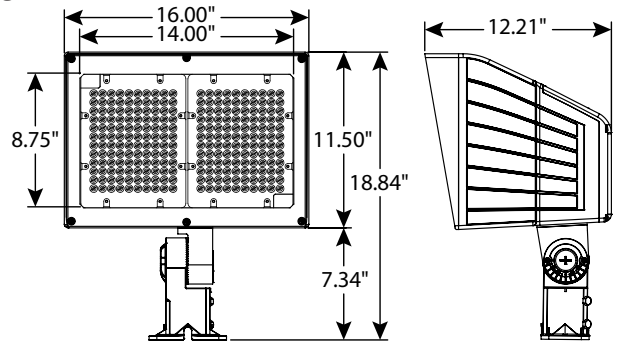
Predator Slipfitter Mount

PFXL2G

Weight: 44 lbs.
EPA: 1.29



Weight: 46 lbs.



Predator Slipfitter Mount



Flood Lights
Optic | Extra-Wide | Extreme

DLC PRODUCT INFORMATION

FIXED

UNIT	3000K CCT		4000K CCT		4500K CCT		5000K CCT	
	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION
Optic								
PFS22	n/a	n/a	PU6VKAK3	Standard	P0000053U	Standard	P550R0NT	Standard
PFM43	n/a	n/a	PU8IIKR4	Standard	P0000053V	Standard	PBE0VYUZ	Standard
PFL2GH20L	P9DPY9A8	Premium	PXYAN2V	Premium	PXVX6GOY	Premium	PPMF1TG3	Premium
PFL2GH25L	PAOZ3UX6	Standard	P9D3MG0T	Standard	P7DB3PMC	Standard	P45HS3BQ	Standard
PFXL2GH33L	P21MYCMQ	Standard	PPHKNRV6	Standard	PHA1Z49A	Standard	P53FHFVBV	Standard
PFXL2GH40L	P5FNN10Y	Standard	PL90OHII	Standard	PZ73ACRC	Standard	PEEKL7ES	Standard
PFXL2GH50L	PI5RM3HT	Standard	PTK83KDD	Standard	PJA8IFTB	Standard	PK9GAGSY	Standard
Extra Wide								
PFSXW27	PAYQD7J8	Standard	P94MDVWZ	Standard	P87AHLDJ	Standard	PT6Z0U5F	Premium
PFMXW43	P825UL5Y	Standard	PPGDGX1Y	Standard	P22PSA1E	Standard	PR4TUEWL	Premium
PFL2GXW20L	PJDFFSCH	Premium	PQ27J8OP	Premium	P8Y4OK29	Premium	PM79G31X	Premium
PFL2GXW25L	PWQYIBGY	Standard	P8L3DDB0	Standard	PKRX0DR9	Standard	PMARR9HA	Standard
PFXL2GXW33L	PUZUQSMG	Standard	PNOFAYZX	Standard	P72CGKXB	Standard	PYE73KJF	Standard
PFXL2GXW40L	PDRO14D5	Standard	PTQDRWWT	Standard	P0OBNMM	Standard	PPYNOR9N	Standard
PFXL2GXW50L	PWQYIBGY	Standard	P8L3DDB0	Standard	PKRX0DR9	Standard	PMARR9HA	Standard

LUMEN SELECTABLE

UNIT	3000K CCT		4000K CCT		4500K CCT		5000K CCT	
	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION
Optic								
PFXL2GXW50L	<i>coming soon</i>		<i>coming soon</i>		<i>coming soon</i>		<i>coming soon</i>	

FULLY SELECTABLE

UNIT	DLC Product ID	Classification
Extra Wide		
PFXL2GXWS26-50L	S-N289T1	Premium

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

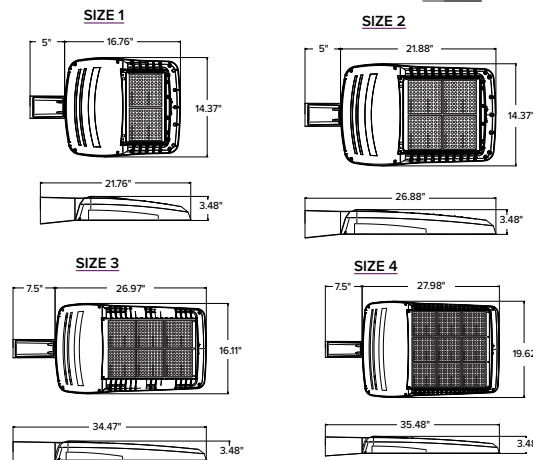
CONTROLS







- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICRO STRIKE | STRIKE OPTICS



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

WARRANTY

- 5 year warranty

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10
Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	Micro Strike	1 Size 1	160L-35 ⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens 320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens 480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens 720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) A_ Arm mount for round pole ² ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern A_U Universal arm mount for round pole ² AAU Adjustable arm for pole mounting (universal drill pattern) AA_U Adjustable arm mount for round pole ² ADU Decorative upswept Arm (universal drill pattern) AD_U Decorative upswept arm mount for round pole ² MAF Mast arm fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket, horizontal tenon with MAF WM Wall mount bracket with decorative upswept arm WA Wall mount bracket with adjustable arm	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Gloss Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	F Fusing 2PF Dual Power Feed 2DR Dual Driver TE Toolless Entry BC Backlight Control ⁸ TB Terminal Block	NXWS16F NX Networked Wireless Enabled Integral NX SMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} NXWS40F NX Networked Wireless Enabled Integral NX SMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4} WIR LightGRID+ In-Fixture Module ^{3,4} WIRSC LightGRID+ Module and Occupancy Sensor ^{3,4} Stand Alone Sensors BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens 7PR 7-Pin Receptacle ⁴ 7PR-SC 7-Pin Receptacle with shorting cap ⁴ 3PR 3-Pin twist lock ⁴ 3PR-SC 3-Pin receptacle with shorting cap ⁴ 3PR-TL 3-Pin PCR with photocontrol ⁴ Programmed Controls SCP-_F Sensor Control Programmable, 8F or 40F ⁹ ADD AutoDim Timer Based Dimming ⁴ ADT AutoDim Time of Day Dimming ⁴ Photocontrols PC Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
 3 – Networked Controls cannot be combined with other control options
 4 – Not available with 2PF option
 5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls
 7 – Not available with 480V
 8 – BC not available on 4F and type 5 distributions
 9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	ST Strike	1 Size 1	36L-39 ⁸ 5500 lumens 36L-55 ⁸ 7500 lumens 36L-85 10000 lumens 36L-105 12500 lumens 36L-120 14000 lumens	AM monochromatic amber, 595nm 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	FR Auto Front Row 2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QN Type 5 Square Narrow 5QW Type 5 Square Wide 5QM Type 5 Square Medium 5W Type 5 Wide (Round) 5RW Type 5 Rectangular C Corner Optic TC Tennis Court Optic	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	72L-115 15000 lumens 72L-145 18000 lumens 72L-180 21000 lumens 72L-210 24000 lumens 72L-240 27000 lumens				
		3 Size 3	108L-215 ⁸ 27000 lumens 108L-250 30000 lumens 108L-280 33000 lumens 108L-325 36000 lumens 108L-365 40000 lumens				
		4 Size 4	162L-320 40000 lumens 162L-365 ¹⁰ 44000 lumens 162L-405 48000 lumens 162L-445 52000 lumens 162L-485 55000 lumens 162L-545 ⁸ 60000 lumens CLO Custom Lumen Output ¹				

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole ³
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole ³
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole ³
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole ³
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
E	Battery Backup ^{1,2,7,8,9}
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
NXWS40F	NX Networked Wireless Enabled Integral NXSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{4,5}
WIR	LightGRID+ In-Fixture Module ^{4,5}
WIRSC	LightGRID+ Module and Occupancy Sensor ^{4,5}
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle ⁴
7PR-SC	7-Pin Receptacle with shorting cap ⁴
3PR	3-Pin twist lock ⁴
3PR-SC	3-Pin receptacle with shorting cap ⁴
3PR-TL	3-Pin PCR with photocontrol ⁴
Programmed Controls	
SCP_F	Sensor Control Programmable, 8F or 40F ¹¹
ADD	AutoDim Timer Based Dimming ⁴
ADT	AutoDim Time of Day Dimming ⁴
Photocontrols	
PC	Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Battery temperature rating -20C to 55C
 3 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
 4 – Networked Controls cannot be combined with other control options
 5 – Not available with 2PF option
 6 – Not available with 480V
 7 – Not available with 347 or 480V
 8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts
 10 – Some voltage restrictions may apply when combined with controls
 11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.



DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

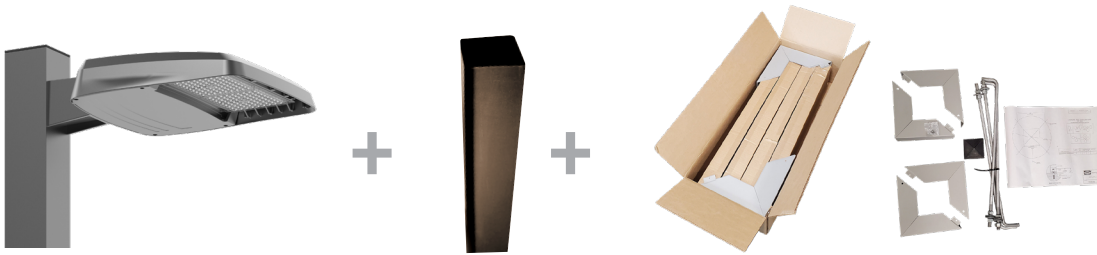
CATALOG # _____

Accessory Type	Size	Option	Color	Current Control Solutions — Accessories (Sold Separately)		
SHD Shield	1 Size 1	HSS-90-B House Side Shield 90° Back	BLS Black Gloss Smooth BLT Black Matte Textured DBS Dark Bronze Gloss Smooth DBT Dark Bronze Matte Textured GTT Graphite Matte Textured LGS Light Gray Gloss Smooth PSS Platinum Silver Smooth WHS White Gloss Smooth WHT White Matte Textured VGT Green Landscape Decorative LEG Legacy Colors Color Option CC Custom Color	NX Lighting Controls <input type="checkbox"/> NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC LightGRID+ Lighting Control <input type="checkbox"/> WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC <input type="checkbox"/> SCP-REMOTE Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor <small>For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.</small>		
	2 Size 2	HSS-90-F House Side Shield 90° Front				
	3 Size 3	HSS-90-S House Side Shield 90° Side				
	4 Size 4	HSS-270-BSS House Side Shield 270° Back/Side/Side				
		HSS-270-FSS House Side Shield 270° Front/Side/Side				
		HSS-270-FSB House Side Shield 270° Front/Side/Back				
		HSS-360 House Side Shield 360°				
	MTG Mounting	BC Back Light Control		A Arm Mount for square pole/flat surface ASQU Universal Arm Mount for square pole AAU Adjustable Arm for pole mounting ADU Decorative upswept Arm RPA Round Pole Adapter MAF Mast Arm Fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket (compatible with universal arm mounts)		
		A				
		ASQU				
		AAU				
		ADU				
		RPA				
MAF						
K						
T						
WB						
Accessory Type MSC Miscellaneous		Option BIRD SPK Bird Spike				

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES











Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY

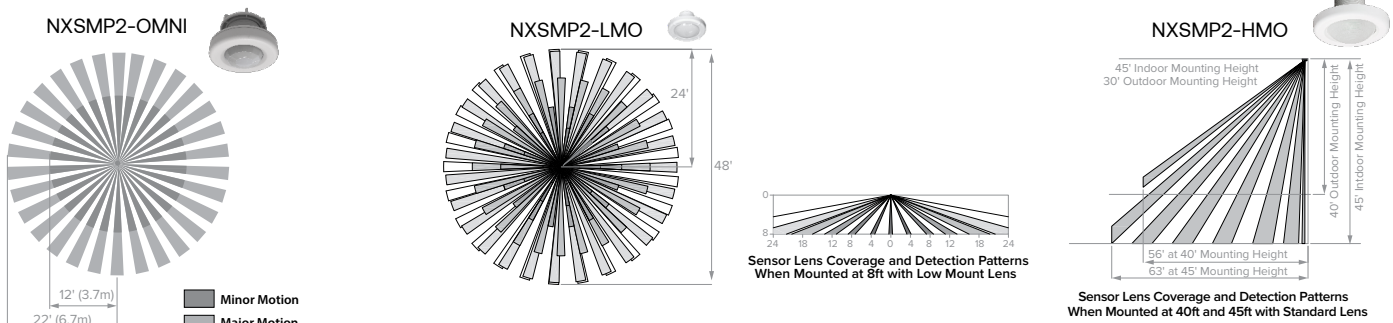
Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless NXOFMIRID-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-		NXOFM-IRID-UV
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	✓	-		NXRM2-H
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+ WIR LightGRID+ In-Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
WIR-RME-L LightGRID+ On Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
WIRSC LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

DEFAULT SETTINGS

NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	Passcode Factory Passcode: HubbN3T!	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



VIPER Area/Site

VIPER LUMINAIRE

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US



Apple App

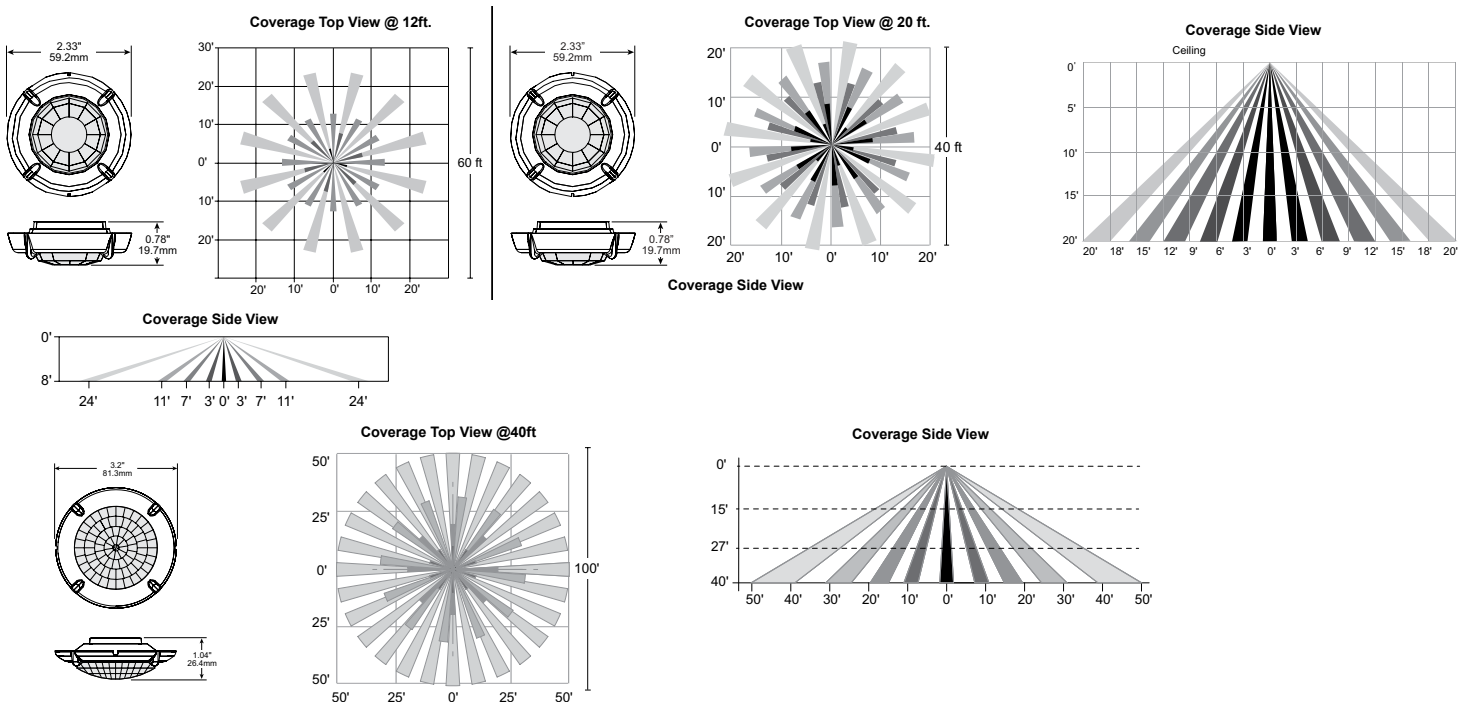


Google Play

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
SCP_F Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F	
ADD AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-	ADD	
ADT AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-	ADT	
7PR 7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR	
7PR-SC 7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	7PR-SC	
3PR 3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-	3PR	
3PR-SC 3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	3PR-SC	
3PR-TL 3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-	3PR-TL	

COVERAGE PATTERNS FOR SCP_F



VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier	Micro Strike Lumen Multiplier				Strike Lumen Multiplier			
°C	°F		CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
0°C	32°F	1.03	2700K	-	0.841	-	2700K	0.9	0.81	0.62
10°C	50°F	1.01	3000K	0.977	0.861	0.647	3000K	0.933	0.853	0.659
20°C	68°F	1.00	3500K	-	0.900	-	3500K	0.959	0.894	0.711
25°C	77°F	1.00	4000K	1	0.926	0.699	4000K	1	0.9	0.732
30°C	86°F	0.99	5000K	1	0.937	0.791	5000K	1	0.9	0.732
40°C	104°F	0.98	AP-Amber Phosphor Converted Multiplier				Monochromatic Amber Multiplier			
			Amber	0.710			Amber	See Amber Spec Sheet		

VIPER Area/Site

VIPER LUMINAIRE

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

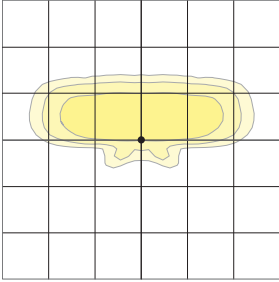
VIPER Area/Site

VIPER LUMINAIRE

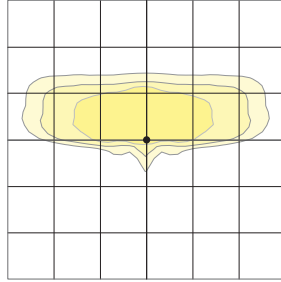
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

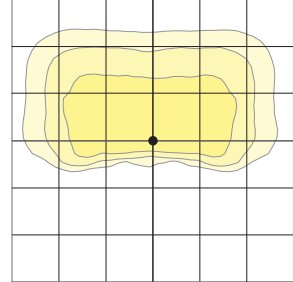
Type 2



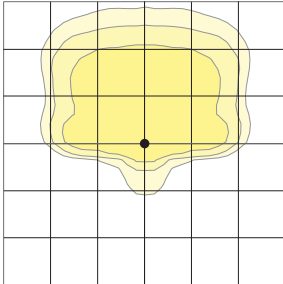
Type 3



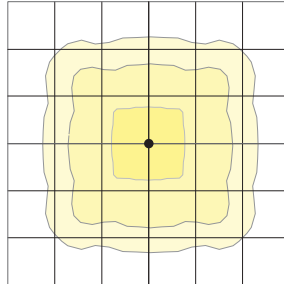
Type 4 Wide



Type 4F



Type 5QW



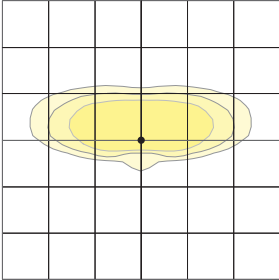
VIPER Area/Site

VIPER LUMINAIRE

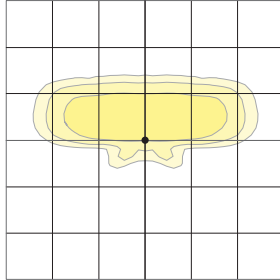
OPTIC STRIKE PHOTOMETRY

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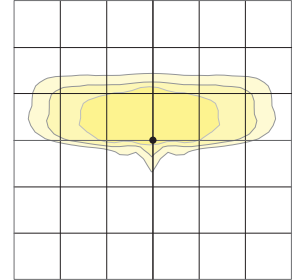
Type FR – Front Row/Auto Optic



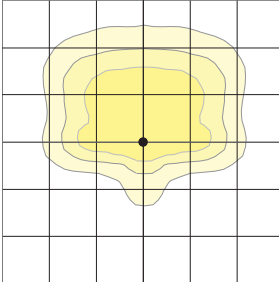
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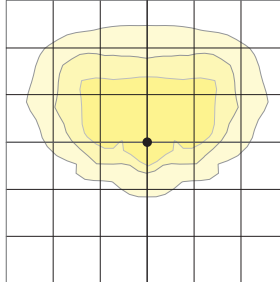
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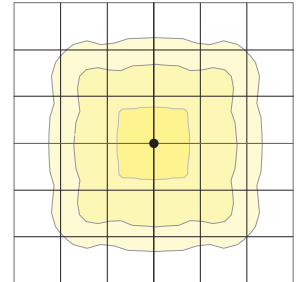
Type 4 Forward



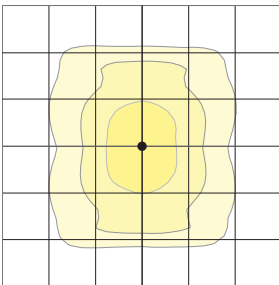
Type 4 Wide



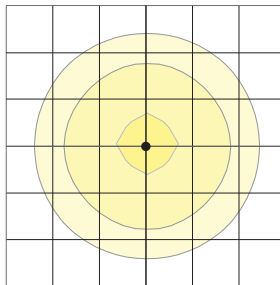
Type 5QM



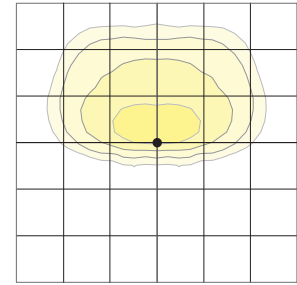
Type 5RW (rectangular)



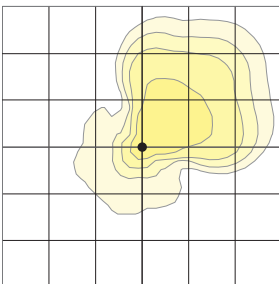
Type 5W (round wide)



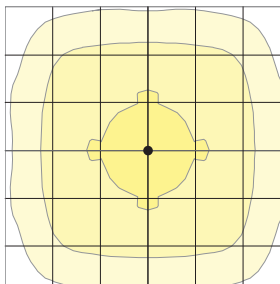
Type TC



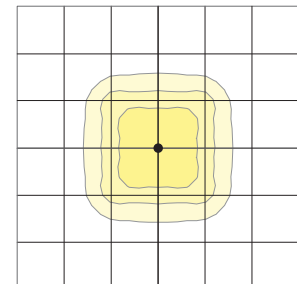
Type Corner



Type 5QW



Type 5QN

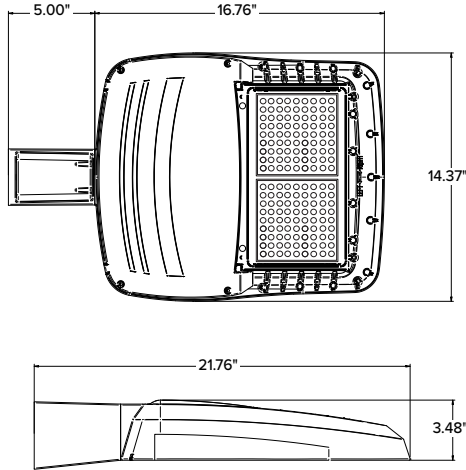


VIPER Area/Site

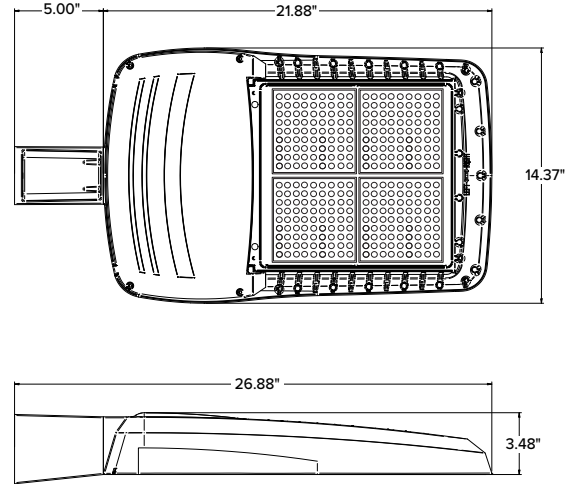
VIPER LUMINAIRE

DIMENSIONS

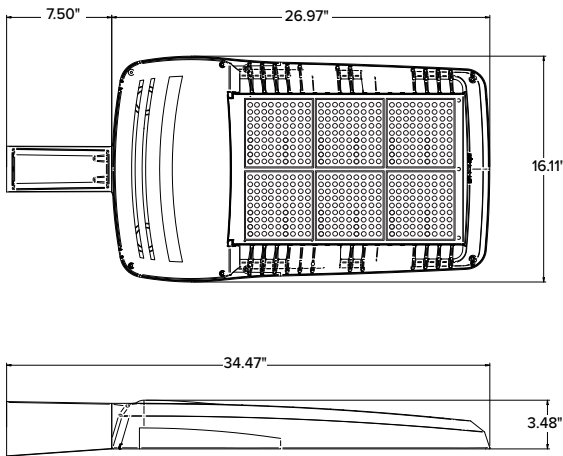
SIZE 1



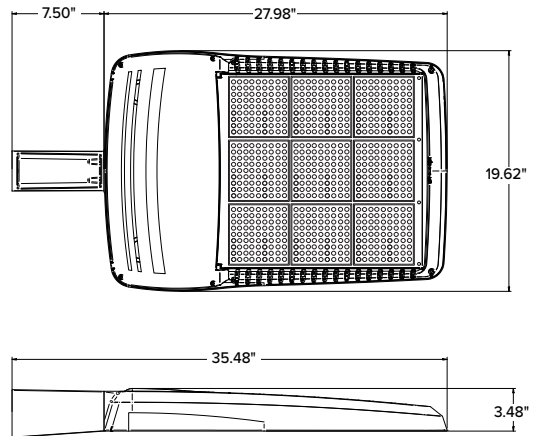
SIZE 2









SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

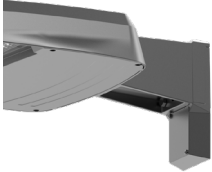
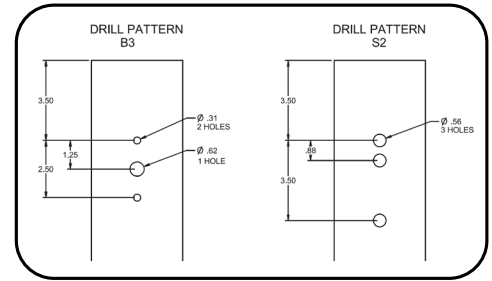
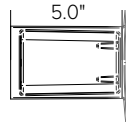
VIPER LUMINAIRE

MOUNTING



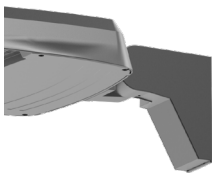
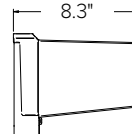
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



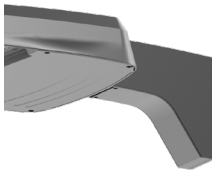
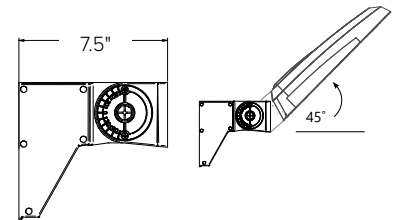
ASQU-UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



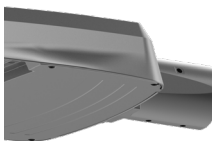
AAU-ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



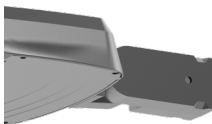
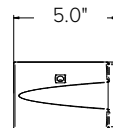
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



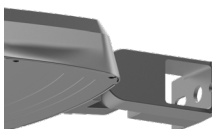
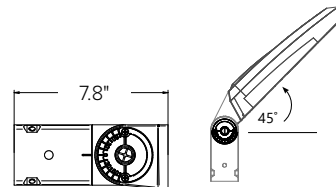
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



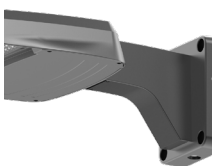
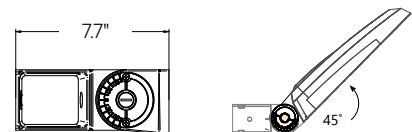
K-KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



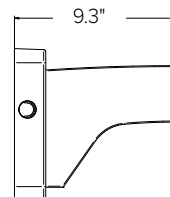
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

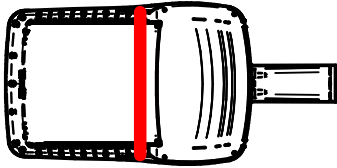
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

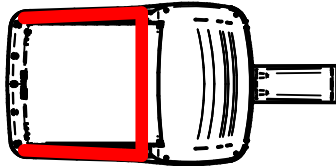
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

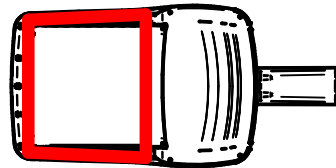
VPR2x HSS-90-B-xx



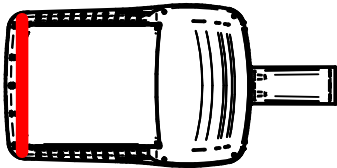
VPR2x HSS-270-BSS-xx



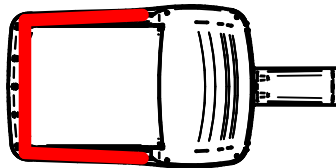
VPR2x HSS-360-xx



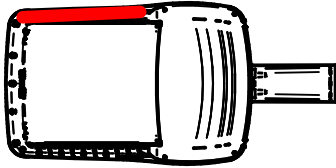
VPR2x HSS-90-F-xx



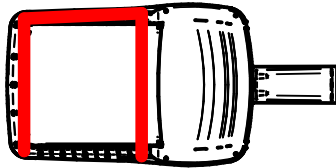
VPR2x HSS-270-FSS-xx



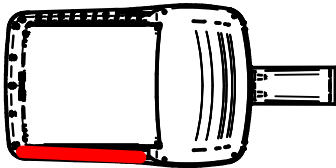
VPR2x HSS-90-S-xx



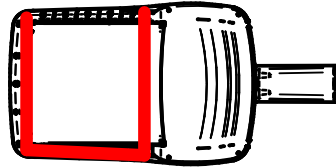
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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: October 29, 2024
APPLICANT: Will Winkelmann; *Winkelmann & Associates, Inc.*
CASE NUMBER: SP2024-041; *Site Plan for Large Format Retailer (IKEA)*

SUMMARY

Discuss and consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Site Plan for *General Retail Store and Restaurant (i.e. IKEA)* on a 18.663-acre tract of land identified as a portion of Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 *Zoning Map*, a portion of the subject property was zoned Highway Commercial (HC) District at some point between annexation and December 6, 1993. This designation was later changed to a Light Industrial (LI) District between December 8, 1993 and April 5, 2005 according to the City's *Historic Zoning Maps*. On January 6, 2020, the City Council approved *Case No. P2019-048 (filed on April 9, 2021)* establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. On October 2, 2023, the City Council adopted *Ordinance No. 23-56 [Case No. Z2023-041]* changing the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District. On October 21, 2024, the City Council approved a zoning change [*Case No. Z2024-035; Ordinance No. 24-42*] that entitled the subject property for a *Large Format Retailer*. The subject property has remained vacant since annexation.

PURPOSE

On October 18, 2024, the applicant -- *Will Winkelmann of Winkelmann & Associates, Inc.* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing an ~108,517 SF *General Retail Store and Restaurant (i.e. IKEA)* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of Stodghill Road (*i.e. FM-3549*) and the IH-30 Westbound Frontage Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Justin Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 36.56-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) zoned Agricultural (AG) District. North of this parcel is a 120-foot railroad right-of-way, which is owned by the *M. K. & T. Railroad*. Beyond this are 11 tracts of land (*i.e. Tracts 1, 11, 13, 15, 22, 24, 25, 25-01, 25-2, 30, & 31 of the E. M. Elliott Survey, Abstract No. 77*) that are zoned Agricultural (AG) District and Single-Family Estate 1.5 (SFE-1.5) District. Eight (8) of these properties have existing single-family homes situated on them. Beyond this is Airport Road, which is designated as a M4U (*i.e. major collector, four [4] Lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are two (2) tracts of land (i.e. a portion of Lot 1, Block C, Rockwall Commercial Park Addition and Tract 5-1 of the J. Lockhart Survey, Abstract No. 134) that are zoned Light Industrial (LI) District. Both of these properties have existing industrial buildings situated on them. Beyond this is the westbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the eastbound lanes of the IH-30 Frontage Road.

East: Directly east of the subject property is Stodghill Road, which is identified as an A4D (i.e. major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (i.e. Tracts 10 & 10-3 of the R. Irvine Survey, Abstract No. 120) zoned Commercial (C) District. East of this are the City limits between the City of Rockwall and the City of Fate and the City of Mobile City.

West: Directly west of the subject property are multiple vacant parcels of land zoned Agricultural (AG) District, Light Industrial (LI) District, and Commercial (C) District. Beyond this is John King Boulevard, which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), and Exhibit 'G', *Development Standards*, of Planned Development District 102 (PD-102; Ordinance No. 24-42), a *General Retail Store*, a *Restaurant*, and *Warehouse/Distribution* are permitted *by-right* land uses on the subject property. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 102 (PD-102) and the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=18.664-Acres; In Conformance</i>
<i>Minimum Lot Width</i>	<i>60-Feet</i>	<i>X= 1,156-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=522-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X>25-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=43.5-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=13.35%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>361 Parking Spaces Required</i>	<i>X=467; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=25.33%; In Conformance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that the development will result in the removal of 143 caliper inches of trees. Based on the landscape plan provided by the applicant, the development is proposing to plant 644 caliper inches of trees on-site, which will satisfy the tree mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

Based on the site plan provided by the applicant, the proposed *Large Format Retailer* (i.e. *IKEA*) will incorporate three (3) land uses. These land uses will be a *General Retail Store*, a *Restaurant*, and a *Warehouse/Distribution Center*. According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *General Retail Store* is defined as "(a) facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies or sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationery; pets; drugs; hardware; and similar

consumer goods.” In addition, a *Restaurant* is defined as “(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on premise or off-premise and does not provide facilities that allow the serving and consumption of food in personal vehicles on or near the restaurant premises.” In this case, the *Large Format Retailer* (i.e. *IKEA*) primarily engages in the sale of home furnishings and goods, and incorporates an interior restaurant for customers. The proposed *Large Format Retailer* (i.e. *IKEA*) also includes a *Warehouse/Distribution Center* component, and according to Article 13, *Definitions*, of the Unified Development Code (UDC), *Warehouse/Distribution* is defined as “(a) building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment...” In this case, the *Warehouse/Distribution Center* is used as fulfillment center for customer that make purchases in the store and for online orders.

In reviewing Planned Development District 102 (PD-102) [*Ordinance No. 24-42*], the subject property is located within *Subdistrict A*, and is subject to specific requirements for landscaping, building location and setbacks, parking layout, and building material and articulation standards. The proposed site plan and landscape plans show conformance to the landscaping, parking, density and dimensional requirements. According to *Ordinance No. 24-42*, the building elevations “...shall generally conform to the *Building Elevations* depicted in the *Conceptual Building Elevations | Subdistrict A* contained in *Exhibit ‘F’*...” of the ordinance. In this case, the proposed building elevations do generally conform to the building elevations depicted in *Exhibit ‘F’* of Planned Development District 102 (PD-102). In addition, the proposed site plan, landscape plans, and building elevations generally conform to all applicable requirements of the *General Commercial District Standards* and the *General Overlay District Standards* stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant’s request generally conforms to the majority of the City’s codes and the requirements of Planned Development District 102 (PD-102) [*Ordinance No. 24-42*]; however, staff has identified the following variance(s) and exception(s):

- (1) *Construction Standards*. According to Subsection 04.01(A)(1), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.” In lieu of painting the TPO membrane to match the exterior wall -- *which is a typical request for commercial buildings* --, the applicant is proposing to cover the TPO with a black EPDM. EPDM is a black synthetic rubber membrane that adds additional water proofing around the parapet. Since this is a synthetic rubber membrane it is not conducive to painting; however, the proposed product should have a better aesthetic for any visible areas of the parapet compared to the stark white TPO membrane. With this being said, this request will require an *exception* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (2) *Sidewalks*. According to Section 2.14, *Parkways, Grades, and Sidewalks*, of the *Engineering Standards of Design and Construction Manual*, “(s)idewalks shall be provided for all streets.” In this case, the applicant is requesting to not install the sidewalk along the portion of Conveyor Street that was not abandoned as part of the establishment of Planned Development District 102 (PD-102). This portion is approximately 240-feet. This will require an *exception* from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship.” In addition, the code requires that the applicant provide two (2) compensatory measures that directly offset each requested variance and/or exception. In this case -- *and in lieu of providing the required sidewalk* --, the applicant is proposing to construct a five (5) foot sidewalk along the east side of the detention pond. This represents a 523-foot sidewalk that will connect the future *Urban Residential Style Condominiums* to the IH-30 Frontage Road. This request is compensatory to the requested exception in that it will [1] increase connectivity, and [2] will provide twice as much sidewalk as required. When considering this exception, staff should also point out that this request appears to be a good substitute to the ordinance requirements, which -- *if followed* -- would leave a 236-foot sidewalk that would terminate at the property line of the *Large*

Format Retailer. In addition, the applicant has indicated they prefer to install the sidewalk along the detention pond to reduce pedestrian interaction with the loading areas and truck dock at the rear of the *Large Format Retailer*. Taking into account the applicant's proposed compensatory requests and justifications, these requests appear to be justified; however, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) will review the proposed building elevations at the October 29, 2024 meeting, and will provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of an ~108,517 SF *General Retail Store, Restaurant, and Warehouse/Distribution Center (i.e. IKEA)* on the *subject property*, 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 engineering plans; and,
- (2) 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.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 10/18/2024

PROJECT NUMBER: SP2024-041
PROJECT NAME: Site Plan for IKEA
SITE ADDRESS/LOCATIONS: Northwest Corner of FM 3549 & I-30
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	10/18/2024	Needs Review

10/18/2024: 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 a Large Format Retailer on an 18.663-acre tract of land identified as Lot 1, Block B, Lot 1R, Block C, Rockwall Commercial Addition, and Lot 1, Block D, Rockwall Commercial Park Addition, zoned Planned Development District 102 (PD-102) for limited Commercial (C) District land uses, generally located north of the intersection of the IH-30 Frontage Road and Conveyor Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2024-041) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish lot lines, and establish or abandoned easements.

M.5 Is the building being constructed in phases? Based on the Planned Development District 102 (PD-102) ordinance, it appears the north portion of the building (north of the loading docks) is not being constructed at this time. If there are future phases, please delineate these areas and indicate them as Future Phase.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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 ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.7 Site Plan.

- (1) Please provide the perimeter dimensions for the subject property. (Subsection 03.04.B, of Article 11, UDC)
- (2) Please indicate the distance between the building and the property lines. (Subsection 03.04.B, of Article 11, UDC)
- (3) Based on the changes to the Lot and Block designations identified with the Preliminary Plat, please update the site plan callouts in order to maintain consistency. (Subsection 03.04.B, of Article 11, UDC)
- (4) Please label the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04.B, of Article 11, UDC)
- (5) Please indicate the 5-foot sidewalk along Conveyor Street as detailed within the Planned Development District Ordinance. (PD-102)
- (6) Please provide a breakdown of the land use (e.g. Office, Retail, Restaurant...) square footages, and please indicate the number of outdoor seats. Staff needs to determine conformance to the parking standards established with the Planned Development District 102 (PD-102) ordinance. (PD-102)
- (7) Please indicate the type and depth of paving material(s), and provide a detail. (Subsection 03.02, of Article 06, UDC)
- (8) Please clarify how the "Outdoor Sales" area indicated on the site plan is being used. If it is merchandise for sale, this is considered incidental display, which must meet the requirements of Subsection 02.03(F)(6), of Article 04, UDC. Please contact staff if you have specific questions about these requirements. (Subsection 02.03(F)(6), of Article 04, UDC)
- (9) Please add a wing wall just north of the "employee parking" area at the rear of the building. See the staff mark-up for clarification on the location. (Article 08, UDC)
- (10) Please indicate the 10-foot utility easement followed by the 10-foot landscape buffer along Conveyor Street. (Engineering Standards of Design and Construction; Article 08, UDC)
- (11) Please indicate the 10-foot utility easement followed by the 20-foot landscape buffer along the IH-30 Frontage Road. (Engineering Standards of Design and Construction; Article 08, UDC)
- (12) All parking spaces are to be 9'x20'. (Engineering Standards of Design and Construction)
- (13) Please indicate if there is any existing fencing remaining or if there is any proposed fencing. Please indicate the height and material of any proposed fencing. (Subsection 08.02.F, of Article 08, UDC)
- (14) Please note that all roof top equipment (i.e. RTUs) must be fully screened in accordance with Subsection 01.05.C, of Article 05, UDC. (Subsection 01.05.C, of Article 05, UDC)
- (15) Please provide a note that there will be no above ground storage tanks or outside storage. (Subsection 01.05, of Article 05, UDC)
- (16) Please clarify the dumpster situation. Are the "Trash Bins and Recycling" at the rear of the building the only waste containers? They are required to be in an eight (8) foot masonry enclosure that matches the materials used on the primary structure? Please provide a note that the dumpsters shall drain into an oil water separator before entering the storm system. In addition, provide a detail (including elevations) of the dumpster enclosure. (Subsection 01.05, of Article 05, UDC)
- (17) All ground mounted signage may not be within a utility easement. Please verify that all signage is moved out of the utility easements. (Engineering Standards of Design and Construction)

M.8 Landscape Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Please indicate the pervious vs. impervious area for the development. (Subsection 01.01.B, of Article 05, UDC)
- (3) All canopy trees are required to be four (4) inch caliper at the time of planting. At this time, they are indicated to be three (3) inches on the landscape table. (Subsection 05.03.B, of Article 08, UDC)
- (4) All parking spaces shall be within 80-feet of a canopy tree. Please review the staff mark-up that shows where two (2) canopy trees will need to be located. (Subsection 05.03.E, of Article 08, UDC)
- (5) Please only provide the landscape buffer calculations for this development (i.e. IKEA). (Article 08, UDC)
- (6) The detention landscaping requirement are: one (1) canopy tree per 750 SF, and one (1) accent tree per 1,500 SF. In this case, there needs to be 24 more canopy trees and four (4) more accent trees. (Subsection 05.03.D, of Article 08, UDC)
- (7) The landscape buffer along the IH-30 Frontage Road requires two (2) canopy and four (4) accent trees per 100 linear feet. In this case, there needs to be one (1) more canopy tree and two (2) more accent trees. Please correct this. (PD-102)
- (8) Please identify visibility triangles on all lots for all driveway intersections and public streets. (Subsection 01.08, of Article 05, UDC)
- (9) Please provide a note that all irrigation will meet the requirements of the Unified Development Code (UDC). (Subsection 05.04, of Article 08, UDC)

M.9 Treescap Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)

M.10 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Please better delineate the property line to aid in evaluating the plans conformance to the Unified Development Code (UDC) requirements. (Article 07, UDC)
- (3) Please note that up lighting is not permitted. (Subsection 03.03, of Article 07, UDC)
- (4) The light levels may not exceed 0.2 FC at any property line. Currently it appears that the southern property line does not meet this requirement. Please correct the plan to address this. (Subsection 03.03.G, of Article 07, UDC)

M.11 Building Elevations

- (1) Please provide a table indicating the percentage surface area for each of the proposed materials. This does not include doors or glazing. (Subsection 04.01, of Article 05, UDC)
- (2) Please move the tri-wing monopole to the signage plan. (Subsection 03.04.B, of Article 11, UDC)
- (3) Please clarify and provide a detail of sign PK_12, as it appears it is in the truck dock area. (Subsection 04.01, of Article 05, UDC)
- (4) Please remove the Parking Memorizer Signs from the sign plan, as these were removed from the PD Ordinance. (PD-102)
- (5) Please clarify the type of CMU being proposed for the equipment screening and loading dock wing wall; light weight block and smooth faced CMU is prohibited. The wing wall should match the design/construction of the primary building (i.e. tilt wall). (Subsection 04.01, of Article 05, UDC)
- (6) Please provide a note that the back side of the parapet will be finished in the same material as the exterior facing façade. If the exterior wall is painted tilt wall, then the backside of the parapet shall be painted to match. (Subsection 04.01, of Article 05, UDC)

I.12 Revised and corrected plans are due by 3:00 PM on October 23, 2024.

I.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning meeting/public hearing meeting will be held on October 29, 2024.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/14/2024	Approved w/ Comments

- 10/14/2024:
- 1. All parking spaces must be minimum 9'x20'
 - 2. All dumpster/trash/recycle/compactor areas shall require an oil/water separator that drains to the storm drainage system.
 - 3. Ensure all proposed fire hydrants have at least 5' of clearance from BOC when adjacent to a parking space.
 - 4. All fire hydrants and meters must be located within min 20' water easement.
 - 5. All parking spaces must be minimum 9'x20'
 - 6. Proposed retaining wall cannot be located within 10' utility easement along frontage.
 - 7. A min 5' sidewalk will be required along Conveyor St. The portion of Conveyor St. that will remain ROW will need to be reconstructed.
 - 8. No trees to be with 5' of any public water, sewer, or storm line that is less than 10" or structure.
 - 9. No trees to be with 5' of any public water, sewer, or storm line that is less than 10" or structure.
 - 10. No trees to be with 5' of any public water, sewer, or storm line that is less than 10" or structure.

General comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines will need to be placed underground.
- A TIA is required. Review fees apply. TIA must be approved before engineering permit may be issued. Improvements identified within TIA must be constructed.
- An Infrastructure study is required. Review fees apply. Improvements identified within the infrastructure must be constructed at a minimum.
- City driveway spacing requirements must be met along Justin. TXDOT driveway spacing requirements must be met along I-30 frontage and FM 3549 (Stodghill).
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Detention is required. Drainage calculations based on property zoning, not land area use. Must detain to pre-developed flows.
- Existing flow patterns must be maintained.
- Detention ponds must be in a drainage easement located at the 2' freeboard elevation.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- An emergency spillway is required for the detention pond.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.
- For drainage areas over 20 acres, the drainage design and study is sent to 3rd party consultant for review. Review fees apply.
- Must comply with the results of the drainage study, once completed.

Property drains in multiple directions. Multiple detention systems may be required depending on proposed drainage patterns. Drainage may not increase flowing off site from any basin.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Any utility connects across existing roadways must be completed by dry bore.
- Any utility work in TXDOT ROW will require TxDOT permit.
- Must install 12" water mains per City master plans. Dedicate easements. - Must continue 12" sewer main along Justin Road.
- Must comply with the results of the Water/Sewer Infrastructure study, once completed.
- Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
- Water to be 10' separated from storm and sewer lines.
- Must install all water and sanitary sewer per Master Water and Wastewater Master Plan that is within or adjacent to property.
- 12" Water main must be connected from existing 12" along Conveyor to Water main along IH30.
- 10' utility easement required along remaining Conveyor ROW.

Roadway Paving Items:

- All new paving to be steel reinforced concrete.
- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking allowed without a city approved turn around.
- Parking to be 20'x9' min. All drive aisles to be a minimum of 24' in width.

- Sidewalk required along public and TXDOT roadways.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Must build the second half of Justin Road per the City master thoroughfare plans, along with street lights, irrigation sleeve, and sidewalks
- No median cuts will be allowed in FM 3549 (N. Stodghill Road) due to driveway spacing requirements.
- TXDOT spacing requirements along I-30 for 40MPH posted speed limit is 305 ft and you may not have a driveway in the ramp gore area. Driveway spacing from gore must meet TXDOT standards.
- TXDOT permit will be submitted by the City.
- Must comply with the results of the TIA, once completed.
- Must construct the remaining width (35' B-B) of Conveyor
- All median (including median nose) construction must meet City requirements

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/18/2024	Needs Review

10/18/2024: * ONLY 8 FLAGS ARE ALLOWED - SITE PLAN INDICATES 12 FLAG POLE SIGNS

* WALL SIGNS -

- NORTH ELEVATION - REDUCE WALL SIGNAGE TO 5% - CURRENTLY EXCEEDS WITH 5.5%
- SOUTH ELEVATION - REDUCE WALL SIGNAGE TO 15% - CURRENTLY EXCEEDS WITH 17.07%
- EAST ELEVATION - ALLOWED 20% WALL SIGNAGE - ELEVATION STATES 15%

* NAVIGATION TOWER SIGN - COMPLIES WITH DRAFT ORDINANCE

* BANNER SIGN - COMPLIES WITH DRAFT ORDINANCE

* SHOPPING CENTER SIGN ILLUSTRATION WAS NOT PROVIDED BUT WILL NEED TO MEET THE CRITERIA IN THE DRAFT ORDINANCE

* ALL OTHER SIGNAGE IS REQUIRED TO COMPLY WITH MEASUREMENTS IN THE DRAFT ORDINANCE.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/10/2024	Needs Review

10/10/2024: Provide additional details on the building construction to determine compliance with the exception for the following code section or provide an aerial fire apparatus access road that meets the location requirements:

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Exception: Where approved by the fire code official, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with IFC Section 903.3.1.1 and having fire fighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

One or more of the required aerial apparatus access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

Show the proposed locations for the Fire Department Connections.

Per NFPA 14 10.7.2.2, a minimum of two FDCs shall be provided for each zone for buildings exceeding 900 ft perimeter distance

The FDCs shall be located on opposite corners of the building closest to the fire department vehicle access. Where FDCs cannot be located on opposite corners, they shall be separated to the greatest extent possible.

FDCs shall be visible and recognizable from the street or the nearest point of the fire department apparatus access.

FDCs shall be located within 50 ft of the street or the nearest point of fire department apparatus access.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Olesya Powers	10/18/2024	Approved w/ Comments

10/18/2024: Contact Lance Singleton for Addressing. lsingleton@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/09/2024	Approved

No Comments

CC #2021000008470

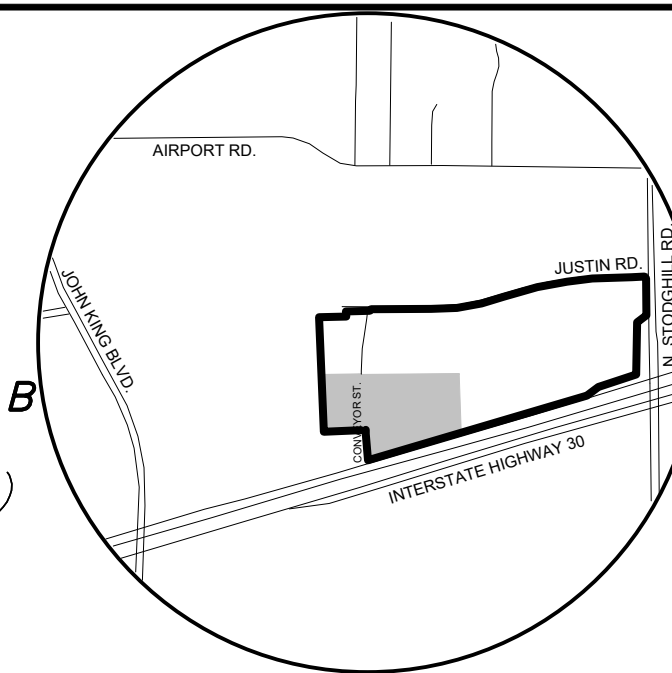
LEGEND	
	PROPERTY BOUNDARY/R.O.W.
	FIRE LANE CONCRETE PAVEMENT

LOT 1R-A, BLOCK B
4.639 AC.
(202,072 S.F.)

SITE PLAN NOTES:

- DIMENSIONS ARE TO FACE OF CURB OTHERWISE NOTED.
- ALL NEW PAVEMENT IS CONCRETE.
- TYPICAL PARKING STALL DIMENSIONS ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:
-TYPICAL PARKING SPACES: 9'x20'
-CUSTOMER LOADING PARKING SPACES: 10'x20'
-FAMILY SPACES: 12'x20'
-ADA VAN SPACE: 8'x20' & 8' AISLE
-ADA STANDARD SPACE: 9'x20' & 5' AISLE
-EV PARKING SPACE: 9'x20' & 3' AISLE
- FRONT LANDSCAPE BUFFER: 20'
- FRONT BUILDING SETBACK: 25'
- MINIMUM SIDE & REAR SETBACKS: 10'

LOT 2, BLOCK B
10.924 AC.
(475,849 S.F.)



VICINITY MAP
NOT TO SCALE

General Site Data	
Zoning	
Land Use(s)	
Lot Area (square feet)	
Building Footprint	
Building Height (# of stories)	
Building Height (feet)	
Building Lot Coverage	
Floor Area Ratio (FAR)	
Parking	
Parking Ratio (Proposed)	
Required Parking (Minimum)	
Provided Parking (Minimum)	
Accessible Parking (Minimum)	
Accessible Parking (Proposed)	

- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18' or taller) must be rock or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - Required 10' utility easement along all street frontages.
 - All utilities must be underground. Existing overhead utility lines will need to be placed underground.
 - A TIA is required. Review fees apply. TIA must be approved before engineering permit may be issued. Improvements identified within TIA must be constructed.
 - An Infrastructure study is required. Review fees apply. Improvements identified within the infrastructure must be constructed at a minimum.
 - City driveway spacing requirements must be met along Justin. TXDOT driveway spacing requirements must be met along I-30 frontage and FM 3549 (Stodghill).
 - Additional comments may be provided at time of Engineering.

- Drainage Items:**
- Detention is required. Drainage calculations based on property zoning, not land area use. Must detain to pre-developed flows.
 - Existing flow patterns must be maintained.
 - Detention ponds must be in a drainage easement located at the 2' freeboard elevation.
 - No vertical walls allowed in detention easement. Max 4:1 side slopes.
 - No public water or sewer allowed within the detention easement.
 - An emergency spillway is required for the detention pond.
 - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
 - No grate inlets allowed
 - 100-year WSEL must be called out for detention ponds.
 - FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
 - All dumpster areas shall drain to an oil/water separator and then into the storm system.
 - For drainage areas over 20 acres, the drainage design and study is sent to 3rd party consultant for review. Review fees apply.
 - Must comply with the results of the drainage study, once completed. Property drains in multiple directions. Multiple detention systems may be required depending on proposed drainage patterns. Drainage may not increase flowing off site from any basin.

- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
 - Public sewer to be 8" minimum
 - Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements.
 - Any utility connects across existing roadways must be completed by dry bore.
 - Any utility work in TXDOT ROW will require TxDOT permit.
 - Must install 12" water mains per City master plans. Dedicate easements.
 - Must continue 12" sewer main along Justin Road.
 - Must comply with the results of the Water/Sewer Infrastructure study, once completed.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
 - Water to be 10' separated from storm and sewer lines.
 - Must install all water and sanitary sewer per Master Water and Wastewater Master Plan that is within or adjacent to property.
 - 12" Water main must be connected from existing 12" along Conveyor to Water main along IH30.
 - 10' utility easement required along remaining Conveyor ROW.

- Roadway Paving Items:**
- All new paving to be steel reinforced concrete.
 - Fire lane to be 24' wide and in a platted easement.
 - No dead-end parking allowed without a city approved turn around.
 - Parking to be 20'x9' min. All drive aisles to be a minimum of 24' in width.
 - Sidewalk required along public and TXDOT roadways.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Must build the second half of Justin Road per the City master thoroughfare plans, along with street lights, irrigation sleeve, and sidewalks
 - No median cuts will be allowed in FM 3549 (N. Stodghill Road) due to driveway spacing requirements.
 - TXDOT spacing requirements along I-30 for 40MPH posted speed limit is 305 ft and you may not have a driveway in the ramp gore area. Driveway spacing from gore must meet TXDOT standards.
 - TXDOT permit will be submitted by the City.
 - Must comply with the results of the TIA, once completed.
 - Must construct the remaining width (35' B-B) of Conveyor
 - All median (including median nose) construction must meet City requirements

- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:	
ROCKWALL 549/I30 PARTNERS, LP & CONVEYOR I30 PARTNERS, LP	
8750 N CENTRAL EXPY	
DALLAS, TEXAS 75231	
DEVELOPER:	
IKEA	
400 ALAN WOOD ROAD	
CONSHOHOCKEN, PA 19428	
TEL: (610) 834-0180	

CASE NUMBER:

A min 5' sidewalk will be required along Conveyor St.
The portion of Conveyor St. that will remain ROW will need to be reconstructed.

All fire hydrants and meters must be located within min 20' water easement.

All dumpster/trash/recycle/compactor areas shall require an oil/water separator that drains to the storm drainage system.

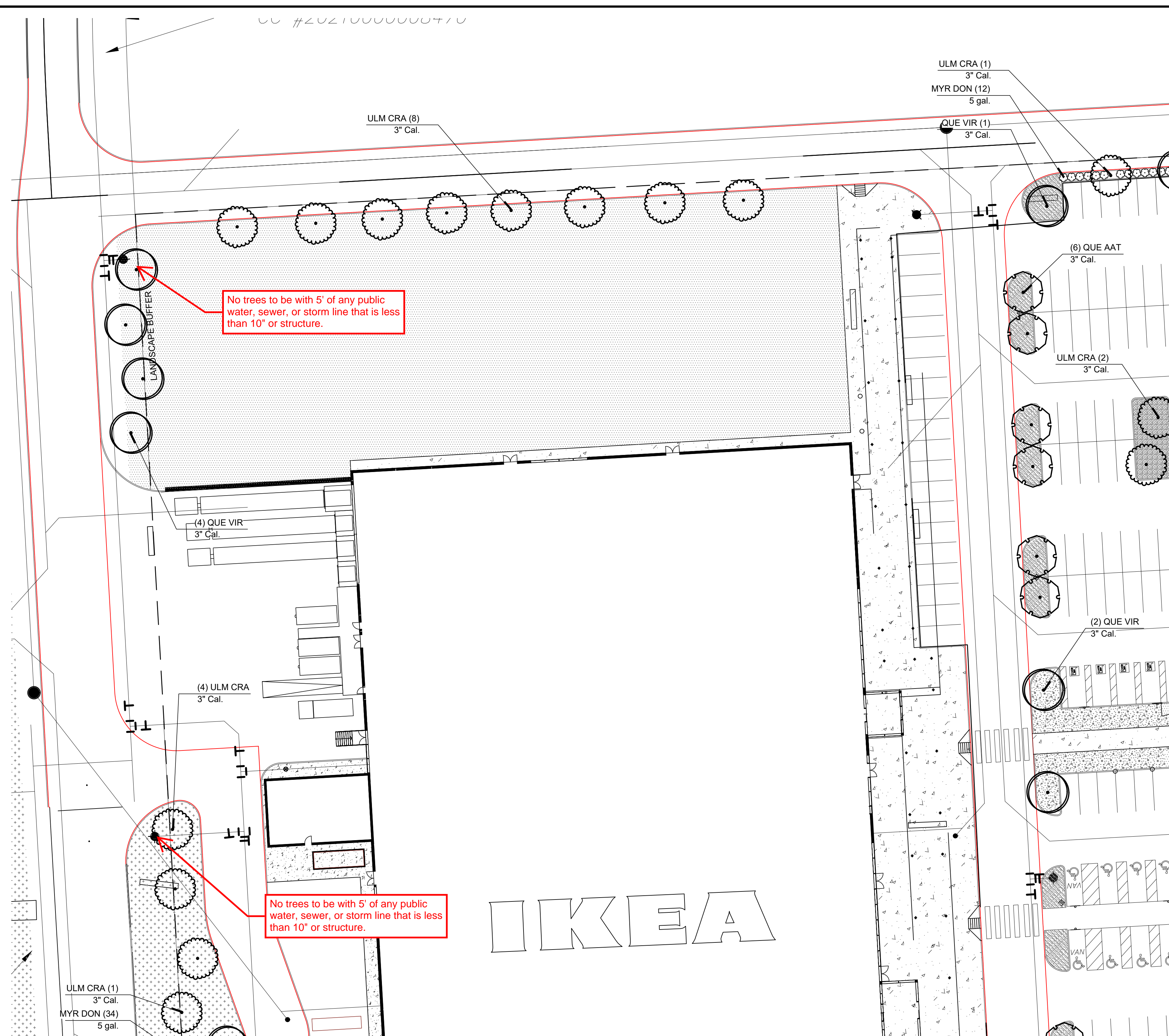
Ensure all proposed fire hydrants have at least 5' of clearance from BOC when adjacent to a parking space.

All parking spaces must be minimum 9'x20'

All parking spaces must be minimum 9'x20'

Proposed retaining wall cannot be located within 10' utility easement along frontage.

CIVIL ENGINEER		Winkelmann & Associates, Inc.	CONSULTING CIVIL ENGINEERS	SUBDIVISIONS
6750 HILGREET PLAZA DR., SUITE 215 DALLAS, TEXAS 75248 Phone: (972) 490-7090 Fax: (972) 490-7098 E-mail: info@wainc.com www.wainc.com				
10-08-2024				
SITE PLAN				
NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087				
1				
APPROV	REVISION	DATE	No.	
			6.	
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LANDSCAPE BUFFER	REQUIRED	PROVIDED
10' LANDSCAPE BUFFER STRIP REQUIRED ALONG PERIMETER	10'	10'
STREET LANDSCAPING	1 CANOPY TREE FOR EACH 50' OF STREET FRONTAGE	
REQUIRED (NORTH)	1115'/50 = 22 TREES	XX TREES
REQUIRED (SOUTH)	1156'/50 = 23 TREES	23 TREES
REQUIRED (EAST)	522'/50 = 10 TREES	10 TREES
REQUIRED (WEST)	762'/50 = 15 TREES	15 TREES
PARKING LOT LANDSCAPING	5% OR 200 SF (WHICHEVER IS GREATER) IN INTERIOR LANDSCAPING	
REQUIRED	204,189 X 5% = 10,210 SF	16,529 SF
PARKING LOT TREES	IF PARKING EXCEEDS 20,000 SF THEN 1 TREE PER 10 SPACES	
REQUIRED	448 SPACES/10 = 45 TREES	45 NEW TREES
PARKING LOT TREES	ALL PARKING SPACES SHALL BE WITHIN 80' OF A TREE	
REQUIRED	ALL SPACES WITHIN 80'	ALL SPACES WITHIN 80'
LANDSCAPE AREA	REQUIRED 15% OF TOTAL SITE IN LANDSCAPE AREA	
REQUIRED	812,982 X 15% = 121,947 SF	205,947 SF
LANDSCAPE AREA	50% OF REQUIRED LANDSCAPE AREA IN FRONT YARD	
REQUIRED	92,163 X 50% = 46,082 SF	172,587 SF
DETENTION AREA REQUIRED TREES	ONE (1) TREE PER 750 SQ FT OF DETENTION AREA	
REQUIRED	56,250 SF / 750 = 75 TREES	75 TREES

STREET LANDSCAPING	REQUIRED	PROVIDED
(2) 4" CANOPY TREES AND (4) ACCENT TREES FOR EACH 100' OF STREET FRONTAGE		
REQUIRED	1156'/100 X 2 = 23 TREES	23 TREES
REQUIRED	1156'/100 X 4 = 46 ACCENT TREES	46 TREES
20' LANDSCAPE BUFFER		
BUILT UP BERM AND/OR SHRUBS 30" - 48" MAX.		

- PLANTING NOTES:**
1. PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO APPROVE NEW TREES ON SITE. LANDSCAPE ARCHITECT SHALL MAKE ONE TRIP TO SITE TO INSPECT TREES. ALL TREES SHALL BE STORED AND HEELED IF REQUIRED PRIOR TO CONTACTING LANDSCAPE ARCHITECT FOR INSPECTION.
 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
 7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
 9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
 16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
 17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-344-8377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-669-8344 EXT. 5

NOTE:
 NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

REF SHEET L-5 FOR PLANT LEGEND

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

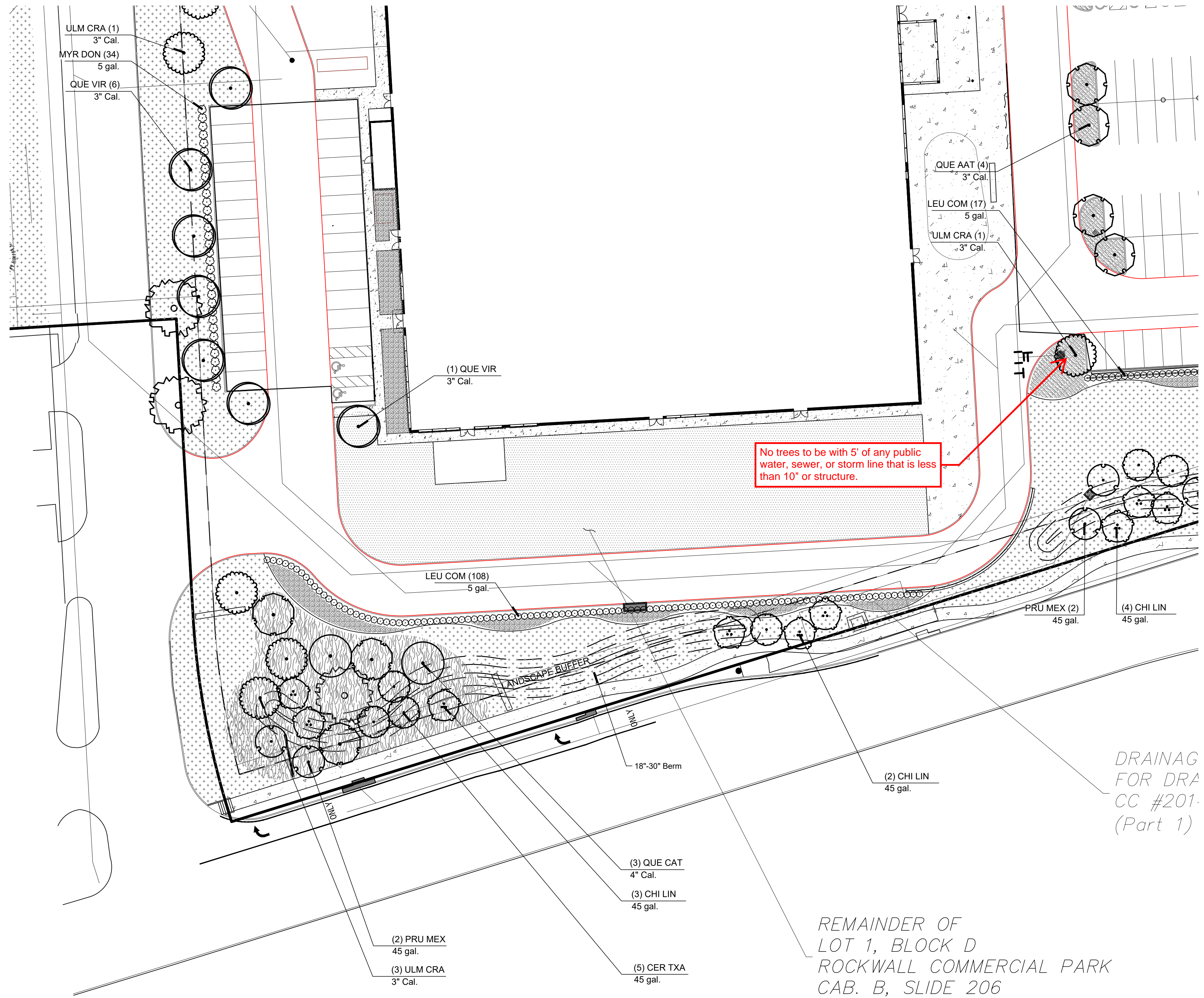
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER:
 WINKELMANN & ASSOCIATES, INC.
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180
 CONTACT: WILL WINKELMANN

IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180
 CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

Winkelman & Associates, Inc. CONSULTING CIVIL ENGINEERS • SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 Tel: (972) 492-7999 Fax: (972) 492-7999 Copyright © 2020 Winkelman & Associates, Inc.		
LANDSCAPE PLAN		
NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087		
No.	DATE	REVISION
6.		
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No trees to be with 5' of any public water, sewer, or storm line that is less than 10' or structure.

DRAINAG FOR DRA CC #201 (Part 1)

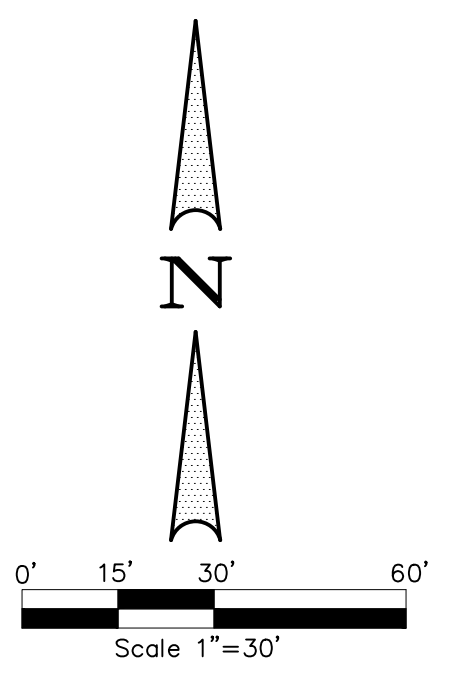
REMAINDER OF LOT 1, BLOCK D ROCKWALL COMMERCIAL PARK CAB. B, SLIDE 206

REF SHEET L-5 FOR PLANT LEGEND

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
 TEXAS ONE CALL SYSTEMS 1-800-245-4545
 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



BEFORE YOU DIG...



FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
 8233 Mid Cities Blvd, Suite B
 North Richland Hills, TX 76182-4761 817-479-0730
 PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 11/01/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.663 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CIVIL ENGINEER:
 WINKELMANN & ASSOCIATES INC.
 6750 HILL CREST PLAZA DRIVE, SITE 215
 DALLAS, TEXAS 75230
 TEL: (972) 490-7090x203
 CONTACT: WILL WINKELMANN

IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180
 CONTACT: JEANNIE.DE.FAZIO@INGKA.IKEA.COM

<p>LANDSCAPE PLAN</p> <p>NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087</p> <p>L-4</p>	<p>Winkelmann & Associates, Inc.</p> <p>CONSULTING CIVIL ENGINEERS ■ SURVEYORS</p> <p>6750 HILLCREST PLAZA DRIVE, SUITE 215 DALLAS, TEXAS 75230 TEL: (972) 490-7090 FAX: (972) 490-7099 COPYRIGHT © 2015 Winkelmann & Associates, Inc.</p>	<p>100124</p>								
	<p>6.</p>	<p>5.</p>	<p>4.</p>	<p>3.</p>	<p>2.</p>	<p>1.</p>	<p>No.</p>	<p>DATE</p>	<p>REVISION</p>	<p>APPROV.</p>



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Northwest corner of FM 3549 & I-30

SUBDIVISION Rockwall Commercial

LOT 1, 1R, 1 BLOCK A,B,C

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C)

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Large Format Retail

ACREAGE 18.663

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER ROCKWALL 549/I-30 PARTNERS LP / CONVEYOR I-30 PARTNERS LP

APPLICANT Winkelmann & Associates, Inc.

CONTACT PERSON JAMES J. MELINO

CONTACT PERSON Will Winkelmann

ADDRESS 8750 N. CENTRAL EXPRESSWAY
SUITE 1735

ADDRESS 6750 Hillcrest Plaza Dr.

Suite 215

CITY, STATE & ZIP DALLAS, TX 75231

CITY, STATE & ZIP Dallas, TX 75230

PHONE 214-532-3924

PHONE 214-549-7296

E-MAIL jim@CAMBRIDGECOS.COM

E-MAIL will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

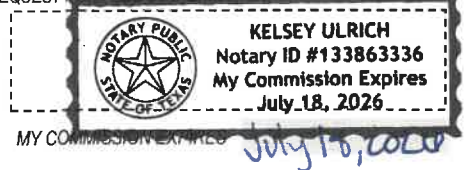
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James J. Melino, Authorized Representative of [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Rockwall 549/I-30 Partners, L.P. and Conveyor/I-30 Partners, L.P.

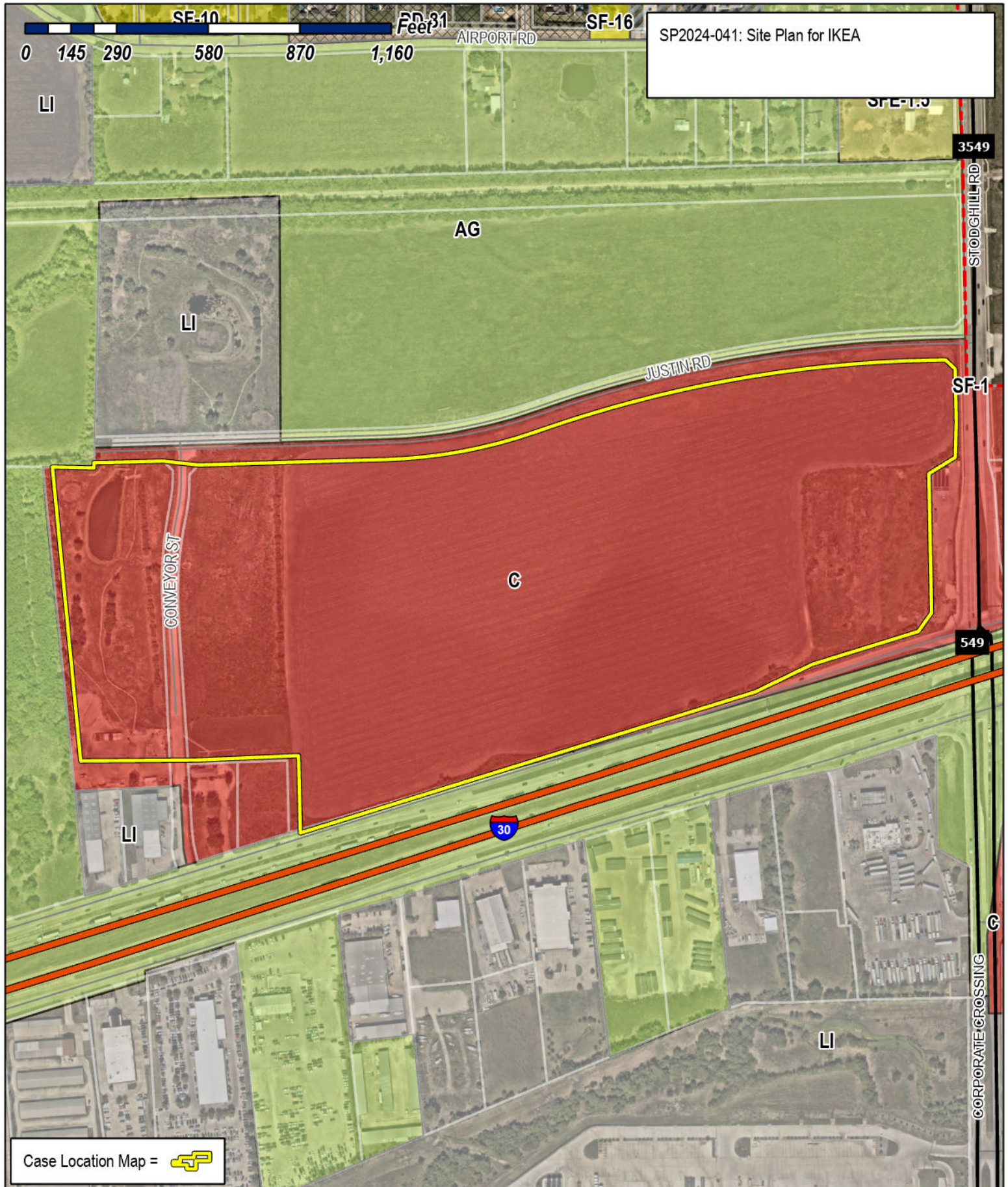
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF September, 20 24. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF September, 20 24.

OWNER'S SIGNATURE *James J. Melino*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Kelsey Ulrich*





SP2024-041: Site Plan for IKEA

Case Location Map = 

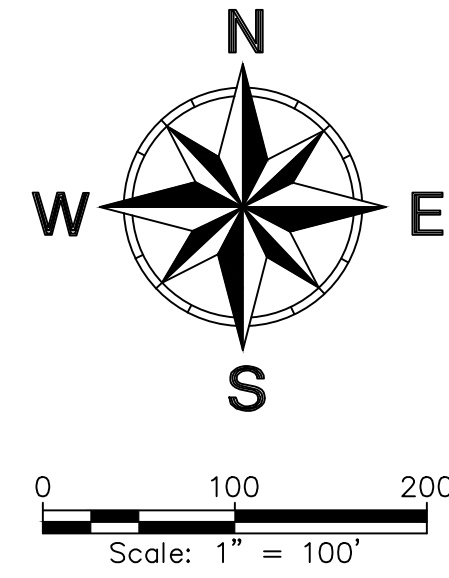
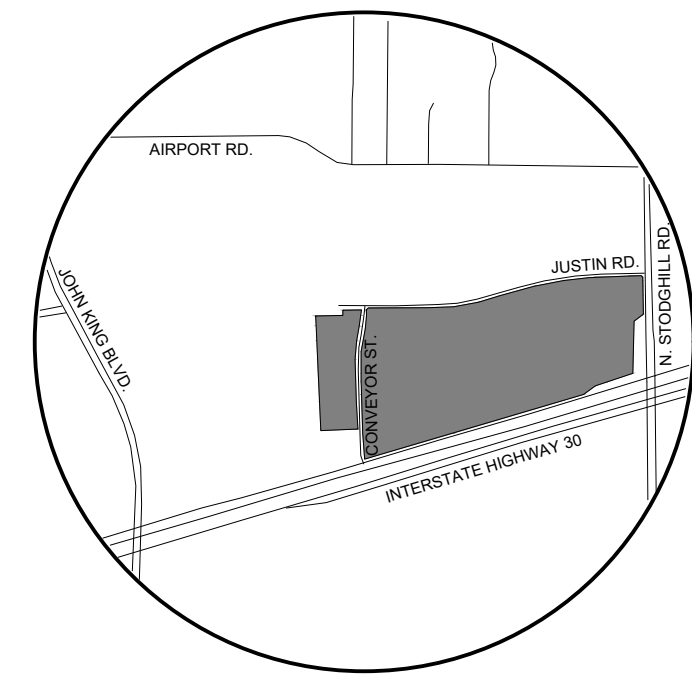


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

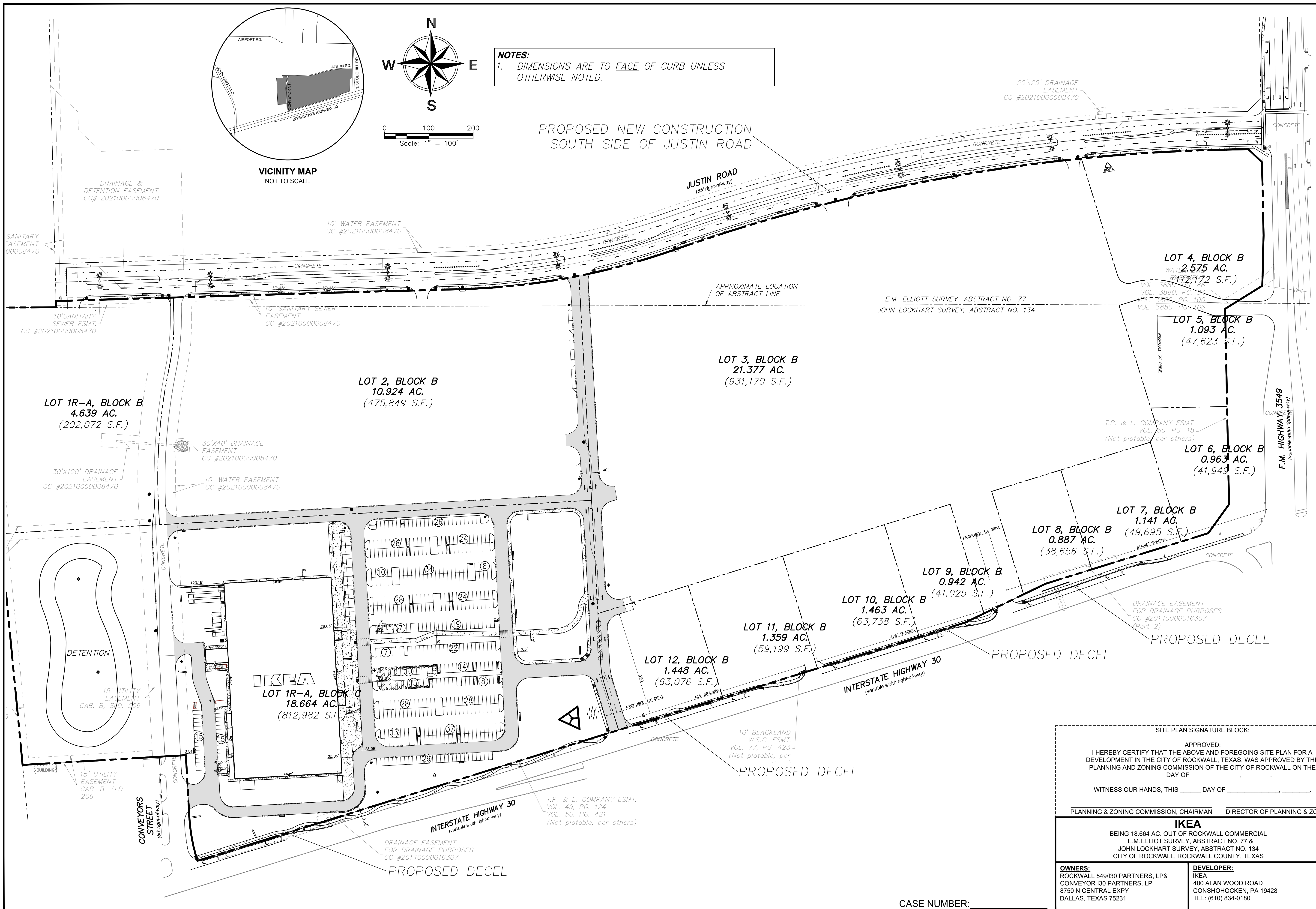
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





NOTES:
 1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PROPOSED NEW CONSTRUCTION SOUTH SIDE OF JUSTIN ROAD



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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____
 WITNESS OUR HANDS, THIS _____ DAY OF _____

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

IKEA
 BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 &
 JOHN LOCKHART SURVEY, ABSTRACT NO. 134
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
 ROCKWALL 549/130 PARTNERS, LP &
 CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

DEVELOPER:
 IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

CASE NUMBER: _____

CIVIL ENGINEER: Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILGREET PLAZA DRIVE, SUITE 215 ROCKWALL, TEXAS 75087 Phone: (972) 460-7090 Fax: (972) 460-7099 Texas Surveyors Registration No. 107866-00 Civil Engineer Registration No. 107866-00 Contractor # 12226, Measurement & Associates, Inc.	No.	1.					
	DATE						
	REVISION						
		6.	5.	4.	3.	2.	1.

10-08-2024

OVERALL CITY SITE PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

1

REV	DATE	DRAWN BY	DESCRIPTION

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed _____ under the laws of the (state, commonwealth or district) of: _____ License No. _____ Expiration Date: _____

IKEA
FOR
Ingka
Procurement,
LLC

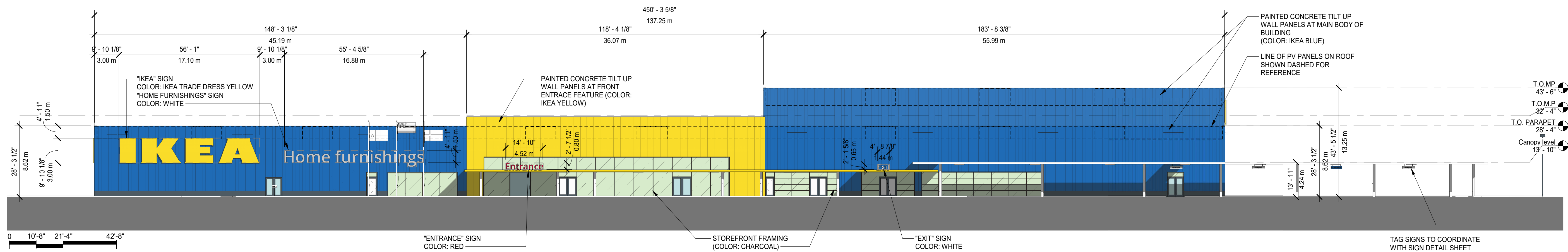
NEC of Conveyor
Street and Frontage
Road (IH-30)
Rockwall, Texas

Colliers
Engineering & Design
7050 West Saginaw Hwy
Suite 200
Lansing, MI 48917
Phone: 517.272.9835

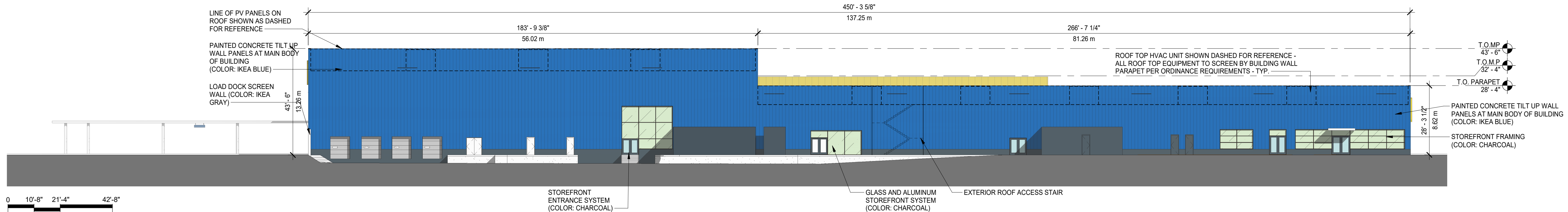
SCALE: AS SHOWN DATE: 08/07/2024 DRAWN BY: Author CHECKED BY: Checker
DRAWING NUMBER: DRAWING NAME: REVIEWED BY: Approver

SHEET TITLE: ELEVATIONS

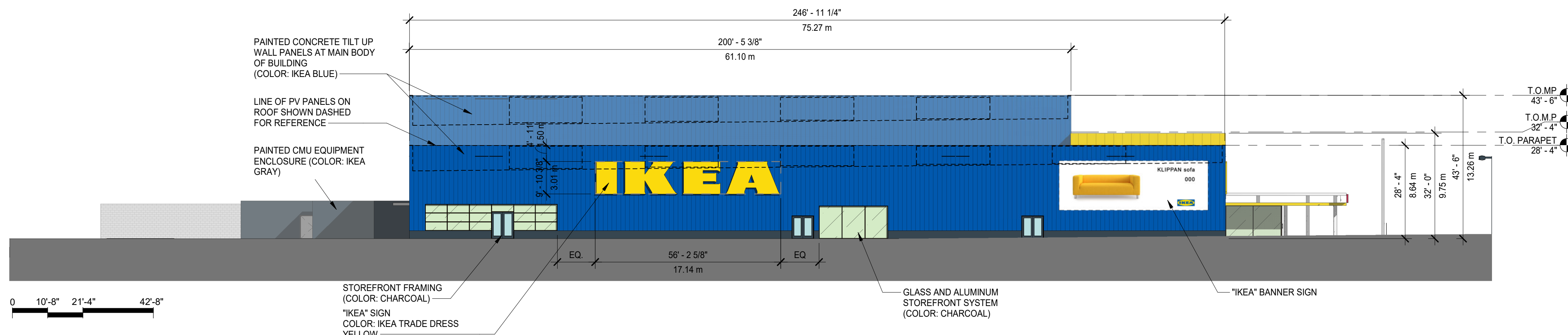
SHEET NUMBER: A-201



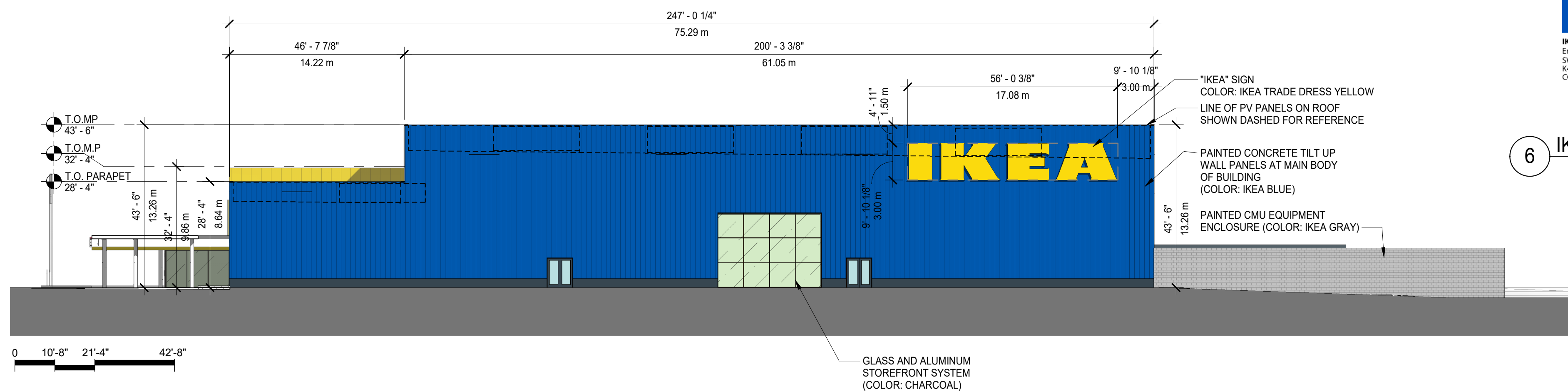
1 EXTERIOR ELEVATION - EAST
SCALE: 3/64" = 1'-0"



2 EXTERIOR ELEVATION - WEST
SCALE: 3/64" = 1'-0"



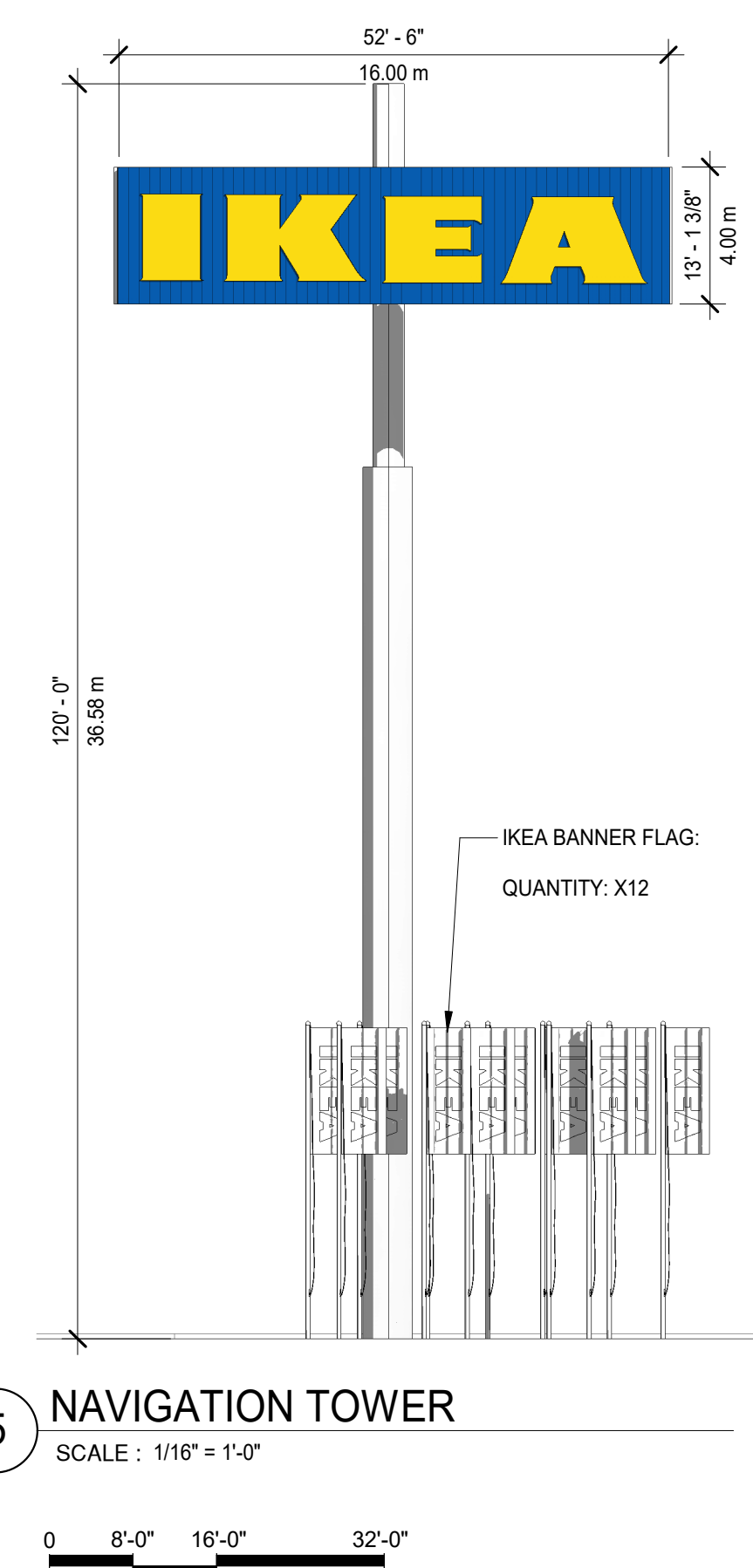
3 EXTERIOR ELEVATION - SOUTH
SCALE: 3/64" = 1'-0"



4 EXTERIOR ELEVATION - NORTH
SCALE: 3/64" = 1'-0"

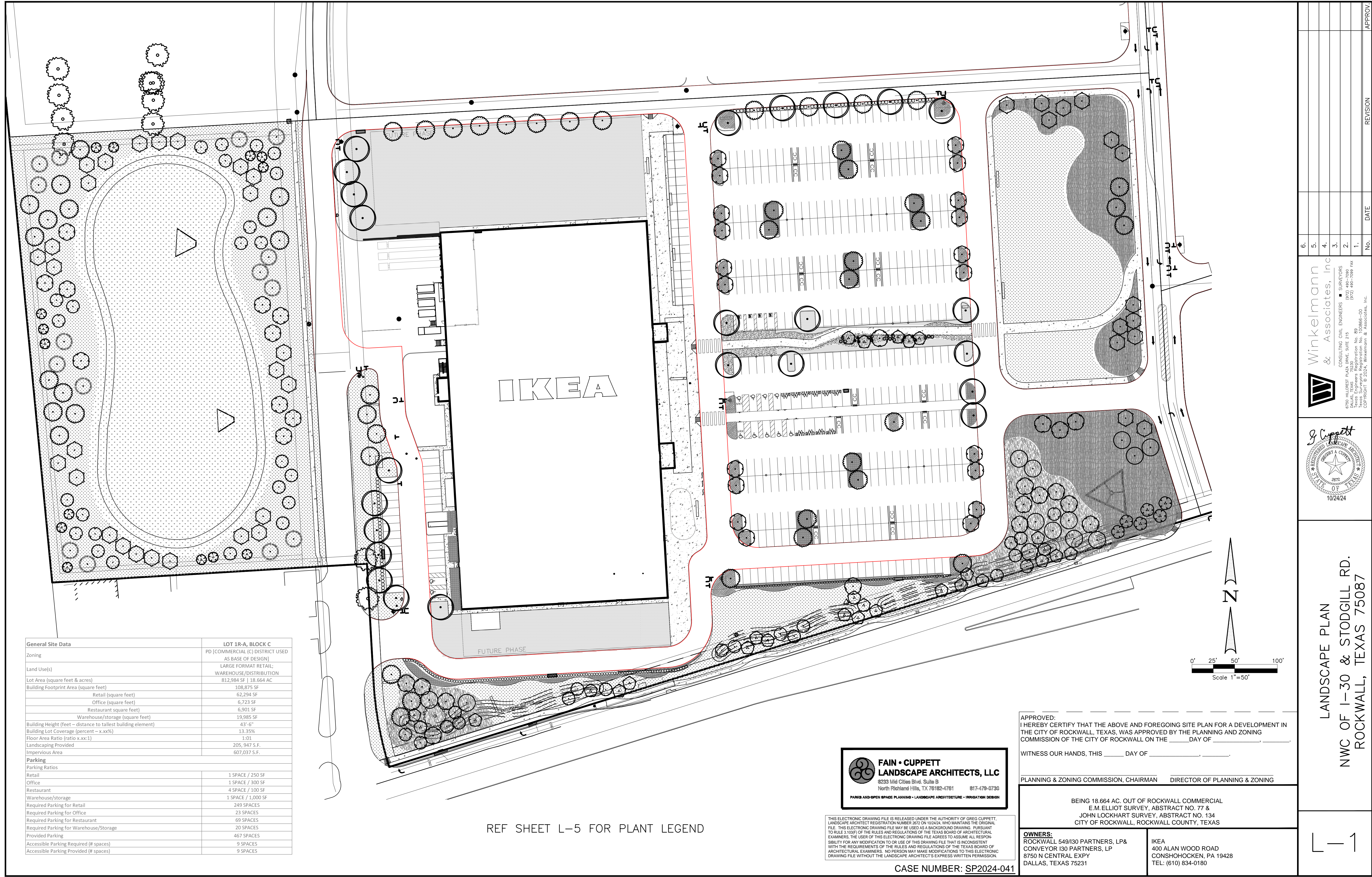


6 IKEA BUILDING COLOR SCHEDULE



5 NAVIGATION TOWER
SCALE: 1/16" = 1'-0"

A:\Projects\2024\Ingka\Procurement, LLC - Ingka Procurement\Drawings\WIP\08_07_2024\A-201.dwg



REF SHEET L-5 FOR PLANT LEGEND

General Site Data		LOT 1R-A, BLOCK C
Zoning		PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]
Land Use(s)		LARGE FORMAT RETAIL, WAREHOUSE/DISTRIBUTION
Lot Area (square feet & acres)		812,984 SF 18.664 AC
Building Footprint Area (square feet)		108,875 SF
Retail (square feet)		62,294 SF
Office (square feet)		6,723 SF
Restaurant (square feet)		6,901 SF
Warehouse/storage (square feet)		19,985 SF
Building Height (feet - distance to tallest building element)		43'-6"
Building Lot Coverage (percent - x.xx%)		13.35%
Floor Area Ratio (ratio x.xx:1)		1.01
Landscaping Provided		205,947 S.F.
Impervious Area		607,037 S.F.
Parking		
Parking Ratios		
Retail		1 SPACE / 250 SF
Office		1 SPACE / 300 SF
Restaurant		4 SPACE / 100 SF
Warehouse/storage		1 SPACE / 1,000 SF
Required Parking for Retail		249 SPACES
Required Parking for Office		23 SPACES
Required Parking for Restaurant		69 SPACES
Required Parking for Warehouse/Storage		20 SPACES
Provided Parking		467 SPACES
Accessible Parking Required (# spaces)		9 SPACES
Accessible Parking Provided (# spaces)		9 SPACES

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
 8233 Mid Cities Blvd, Suite B
 North Richland Hills, TX 76182-4761 817-479-0730
 PARS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • INNOVATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 10/24/24, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.100(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE NUMBER: SP2024-041

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

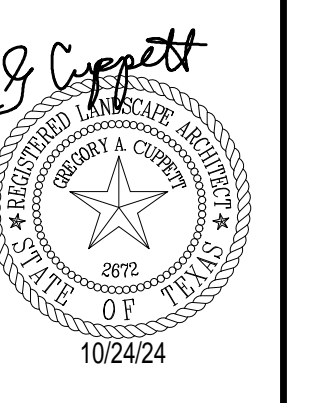
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OWNERS:
 ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

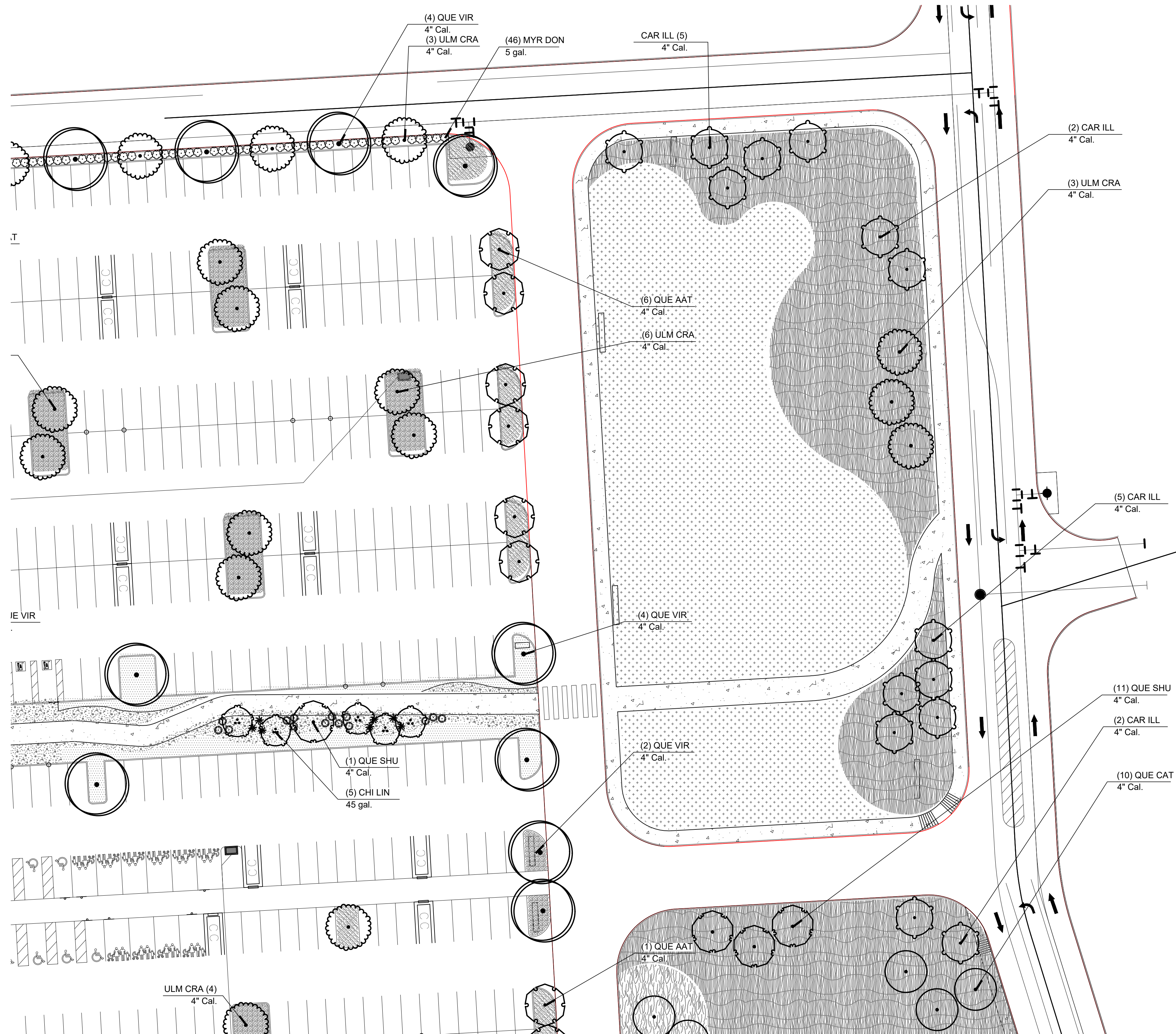
No.	DATE	REVISION	APPROV.
6.			
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Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6720 HILDBERT PLAZA DR. SUITE 215
 TEXAS ENGINEERS REGISTRATION NO. 89
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LANDSCAPE PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

L-1

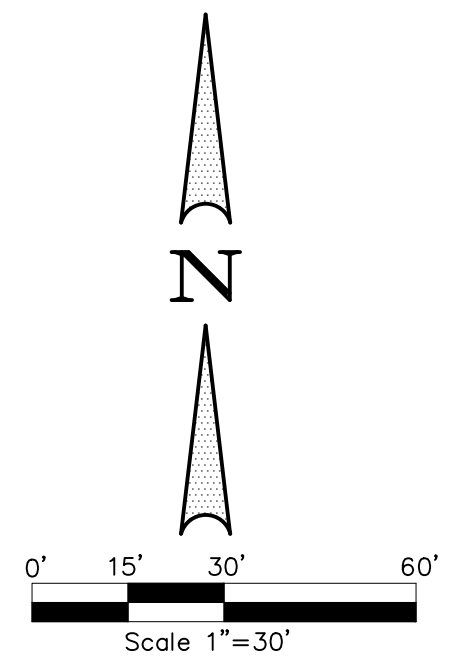


REF SHEET L-5 FOR PLANT LEGEND

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
 TEXAS ONE CALL SYSTEMS 1-800-245-4545
 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



BEFORE YOU DIG...



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LANDSCAPE ARCHITECTS, LLC
 8233 Mid Cities Blvd, Suite B
 North Richland Hills, TX 76182-4761 817-479-0730
 PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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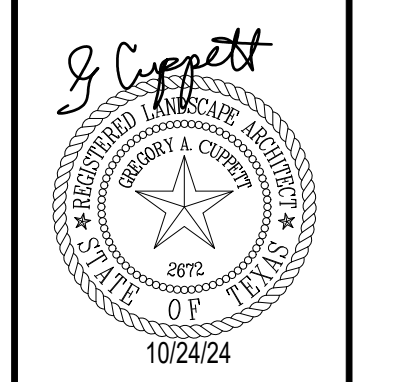
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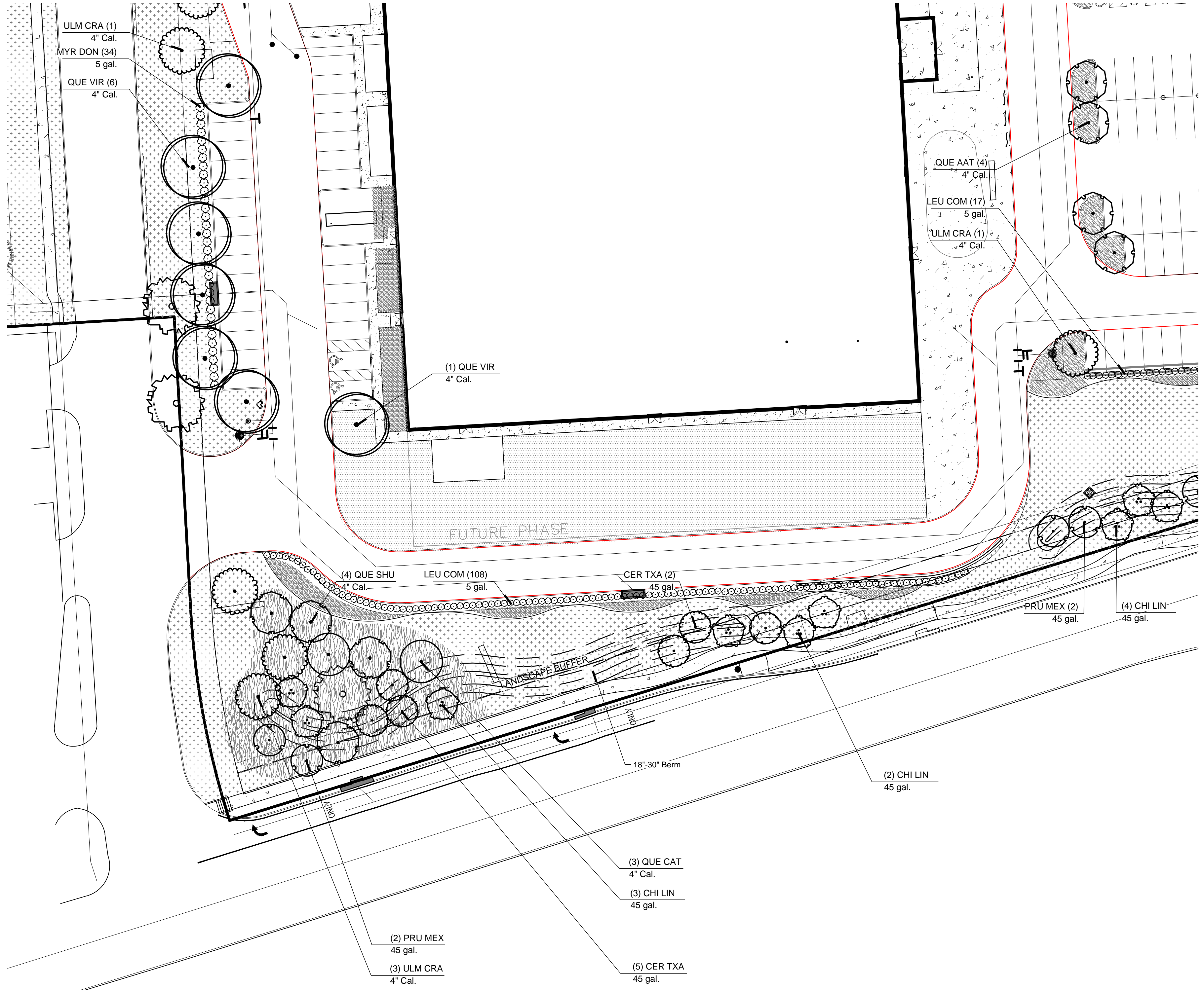
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 TEL: (610) 834-0180

<p>LANDSCAPE PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087</p>	6.								
	5.								
	4.								
	3.								
	2.								
	1.								
	No.	DATE	REVISION	APPROV.					

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 8750 HILDBEST PLAZA DRW, SUITE 215
 DALLAS, TEXAS 75243
 (972) 492-7096
 (972) 492-7099 FAX
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L-3

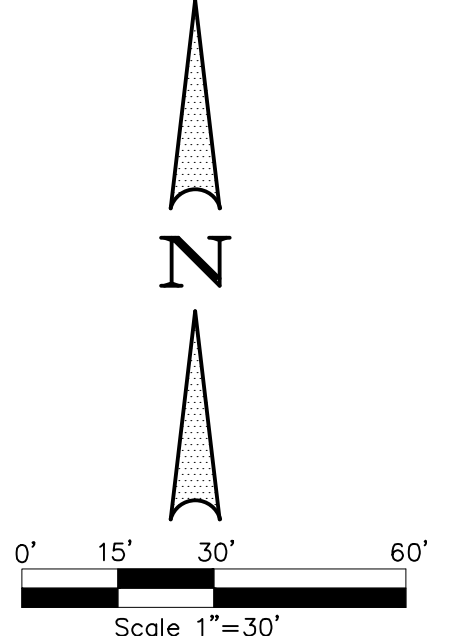


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BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M.ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

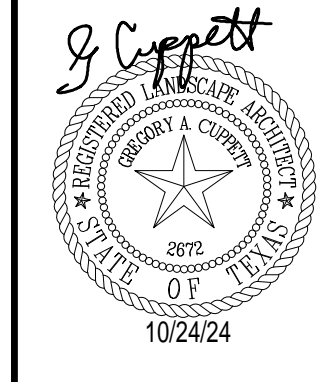
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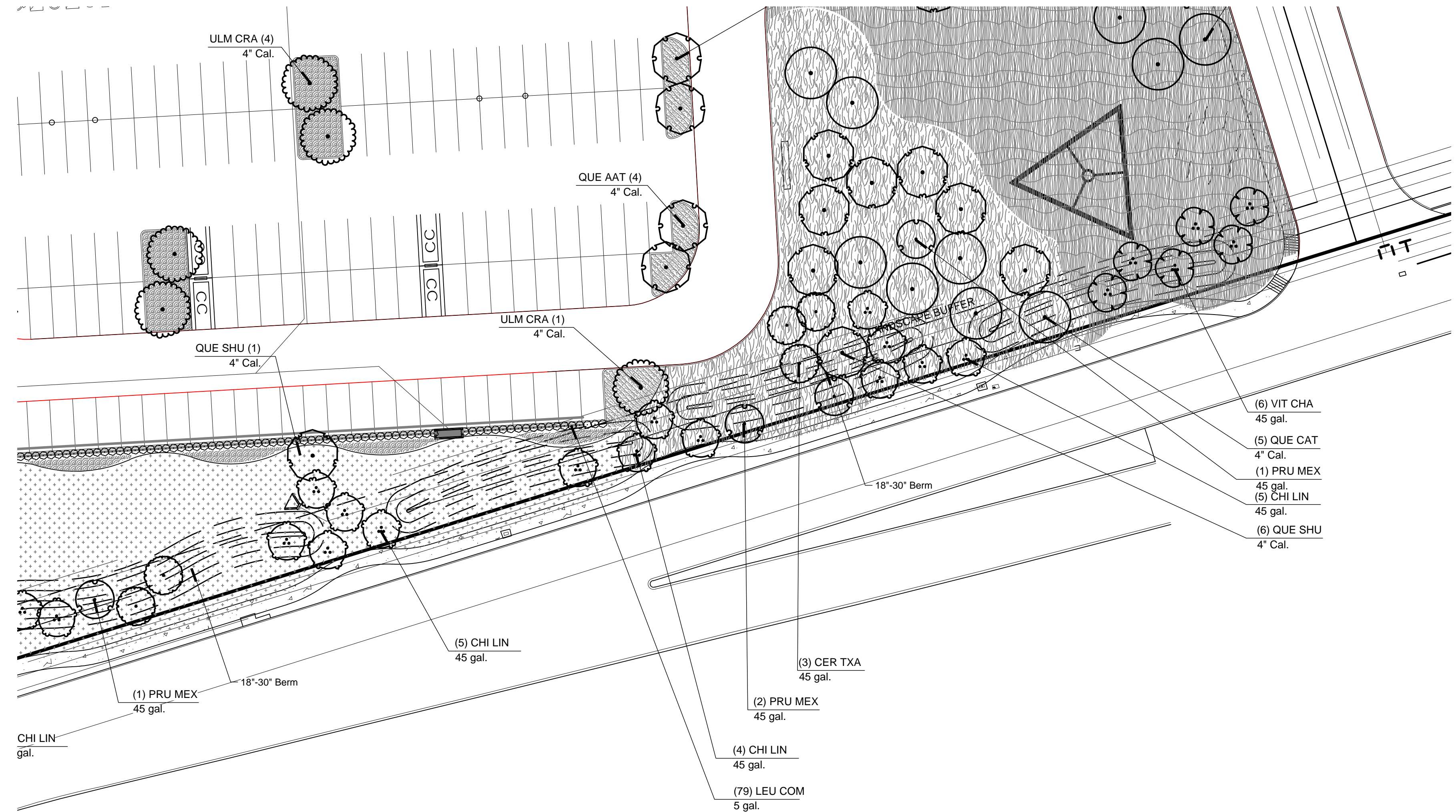
CASE NUMBER: SP2024-041

LANDSCAPE PLAN NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087	6.							
	5.							
	4.							
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	2.							
	1.							
	No.	DATE	REVISION	APPROV.				

Winkelmann & Associates, Inc.
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 6750 HILDBRETT PLAZA DRW. SUITE 215
 TEXAS ENGINEERS REGISTRATION NO. 89
 SURVEYORS REGISTRATION NO. 205
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L-4



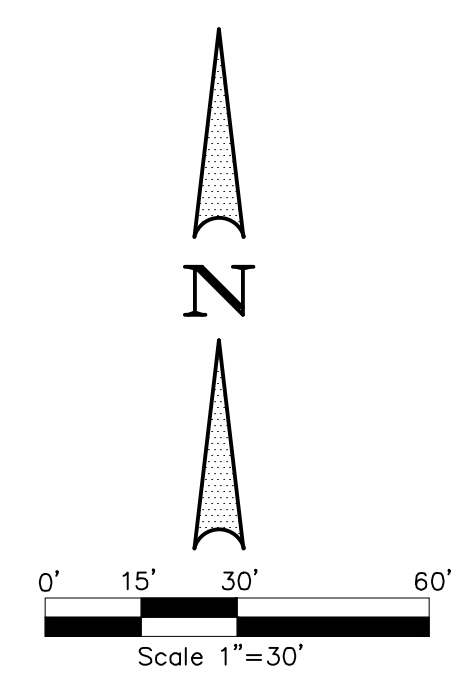
REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
K-101	Decomposed Granite	34.39 cy	

CAUTION!!!
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 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

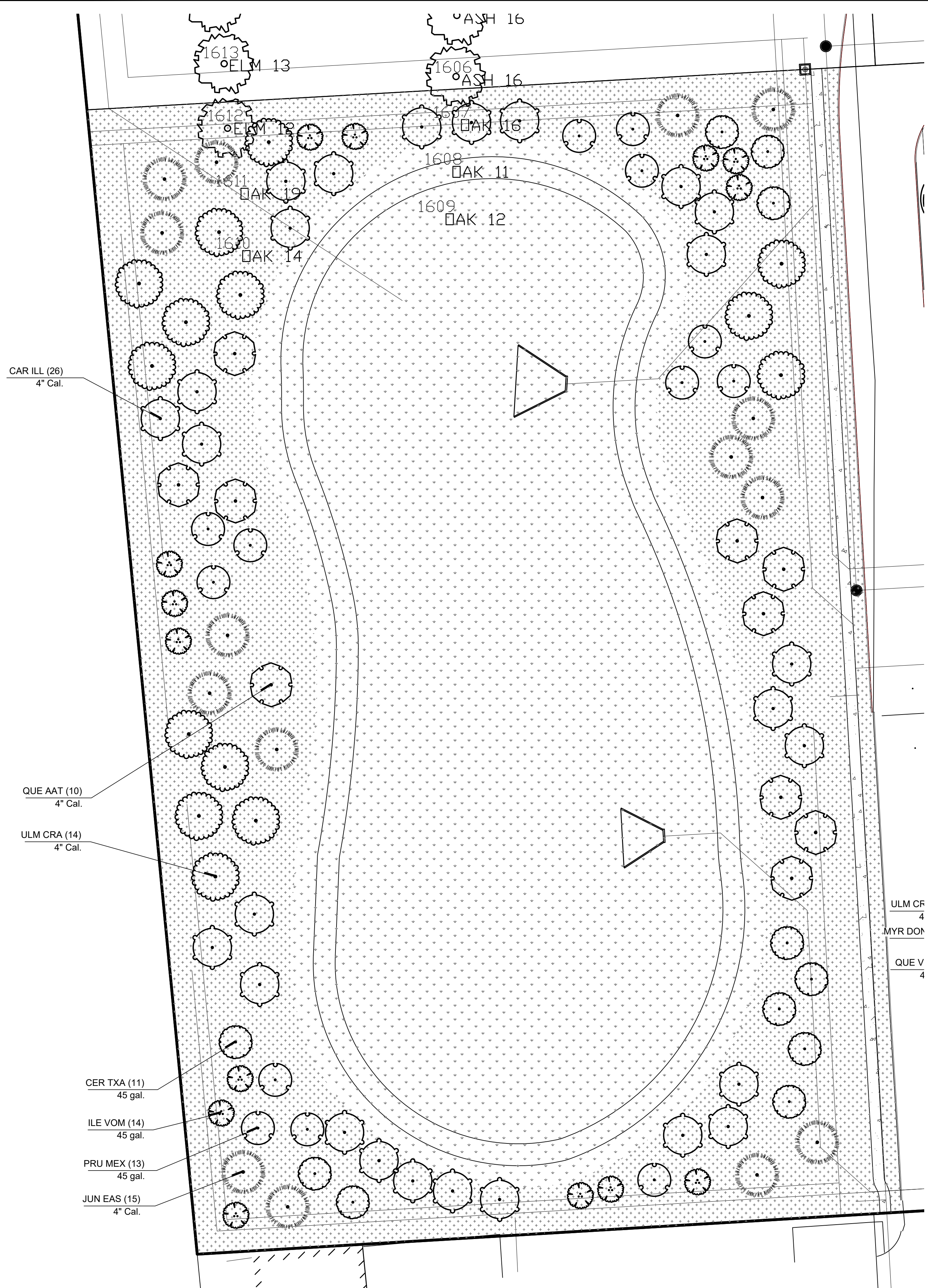
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LANDSCAPE PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

L-5

No.	DATE	REVISION	APPROV.
6.			
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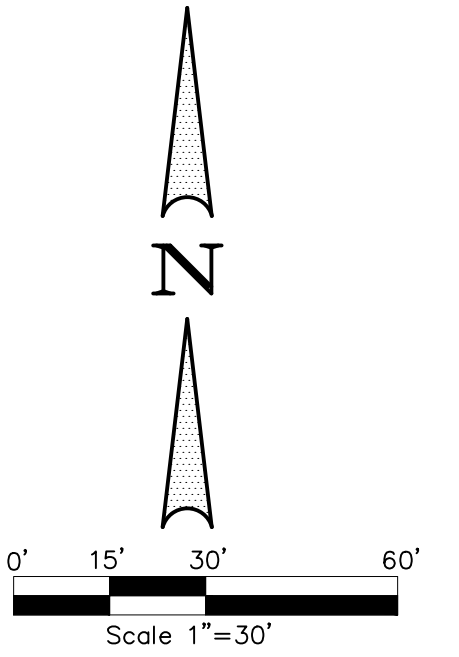
Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6720 HILDBERT PLAZA DR., SUITE 215 (972) 498-7999 FAX
 TEXAS ENGINEERS REGISTRATION NO. 89 (972) 498-7999 FAX
 CORP. OFFICE: 2025 Winkelmann & Associates, Inc.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES								
	CAR ILL	40	Carya illinoensis	Pecan	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	JUN EAS	15	Juniperus virginiana	Eastern Redcedar	4" Cal.	10' Min.	As Shown	Single Straight Trunk
	QUE AAT	30	Quercus buckleyi	Texas Red Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE SHU	17	Quercus shumardii	Shumard Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE VIR	24	Quercus virginiana	Southern Live Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE CAT	12	Quercus virginiana 'SDLN'	Cathedral™ Live Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	ULM CRA	51	Ulmus crassifolia	Cedar Elm	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
ORNAMENTAL TREES								
	CER TXA	22	Cercis canadensis texensis	Texas Redbud	45 gal.	6' Min Ht	As Shown	Single Straight Trunk, 3" Cal'
	CHI LIN	28	Chilopsis linearis	Desert Willow	45 gal.	8' Min.	As Shown	Tree Form
	ILE VOM	14	Ilex vomitoria	Yaupon Holly	45 gal.	6' Min Ht	As Shown	Tree Form
	PRU MEX	21	Prunus mexicana	Mexican Plum	45 gal.	8' Min.	As Shown	Single Straight Trunk
	VIT CHA	6	Vitex agnus-castus	Chaste Tree	45 gal.	6' Min Ht	As Shown	
SHRUBS								
	HES PAR	7	Hesperaloe parviflora	Red Yucca	5 gal.	18"-24"	48" O.C.	
	LEU COM	196	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	5 gal.	24" min.	36" O.C.	
	MUH CAP	14	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.	18"-24"	48" O.C.	
	MYR DON	87	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	18"-24"	48" O.C.	Native
GROUND COVERS								
	BUC DAC	146,611 sf	Buchloe dactyloides	Buffalo Grass	seed			Spread at recommended rate
	CAR CHE	2,668	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C. 18" o.c.	Native
	CYN DA2	61,633 sf	Cynodon dactylon	Bermudagrass	Solid Sod			
	NAS TEN	1,813	Nassella tenuissima	Mexican Feather Grass	1 gal.		24" O.C. 24" o.c.	
	NAT LSX	86,785 sf	Native American Seed drainfield mix	Native American Seed 'Drainfield Mix'	seed			Apply at recommended rate
	NAT DTD	35,723 sf	Native American Seed eastern savannah mix	Native American Seed 'Eastern Savannah Mix'	seed			Spread at recommended rate
	NAT NLH	21,122 sf	Native American Seed shade friendly grass mix	Native American Seed 'Shade Friendly Grass mi	seed			Spread at recommended rate

CAUTION!!!
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 TEXAS ONE CALL SYSTEMS 1-800-245-4545
 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



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 8233 Mid Cities Blvd., Suite B
 North Richland Hills, TX 76182-4761 817-479-0730
 PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING & ZONING _____

OWNERS:
 ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY DALLAS, TEXAS 75231

IKEA
 400 ALAN WOOD ROAD CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

LANDSCAPE PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

Winkelmänn & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILDEBERT PLAZA DRWC, SUITE 215 (972) 498-7996
 Texas Engineers Registration No. 89 (972) 498-7998 FAX
 Texas Surveyors Registration No. 008666-01 (972) 498-7998
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10/24/24

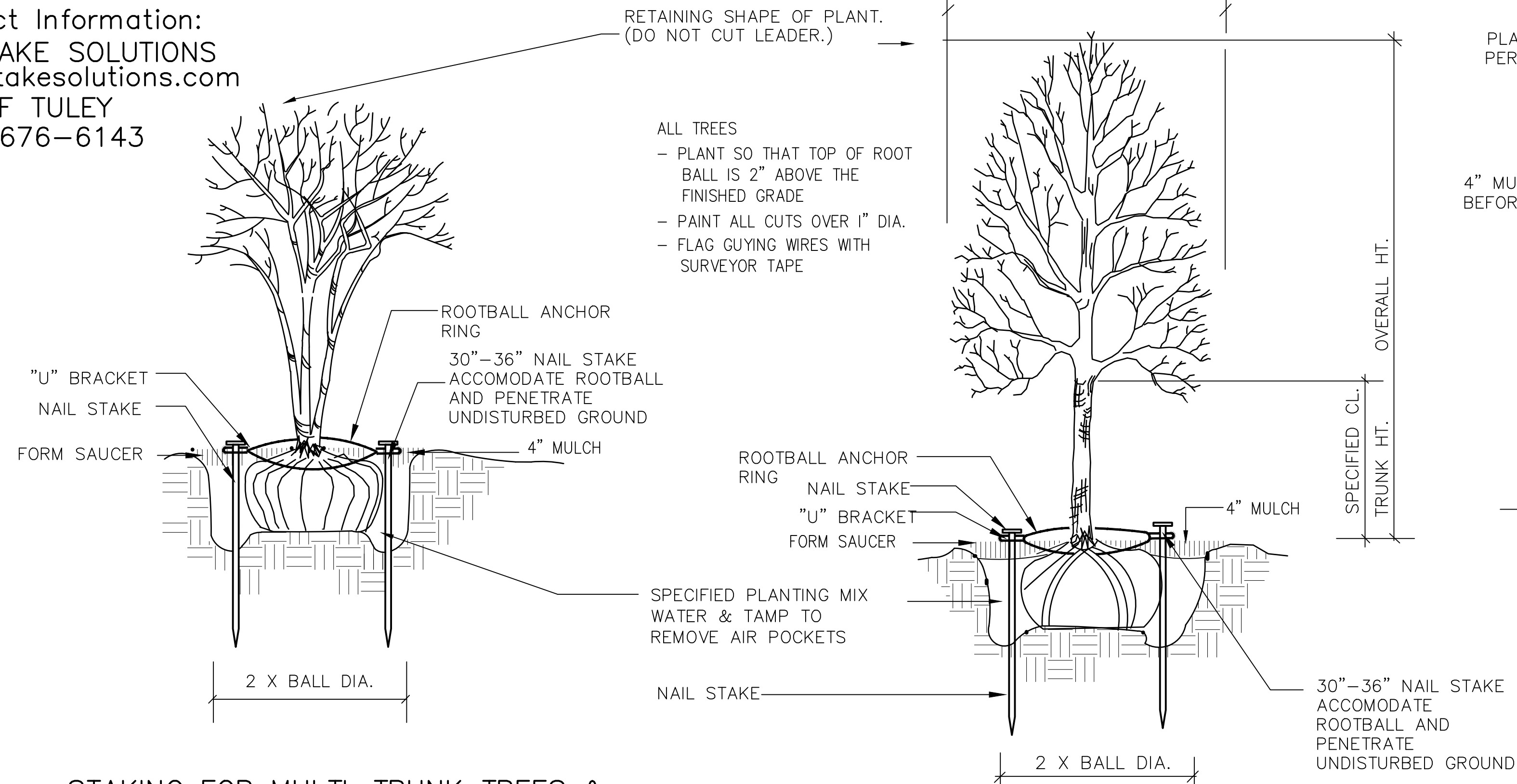
REVISION
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APPROV.

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Contact Information:
TREE STAKE SOLUTIONS
 www.treestakesolutions.com
 JEFF TULEY
 903-676-6143

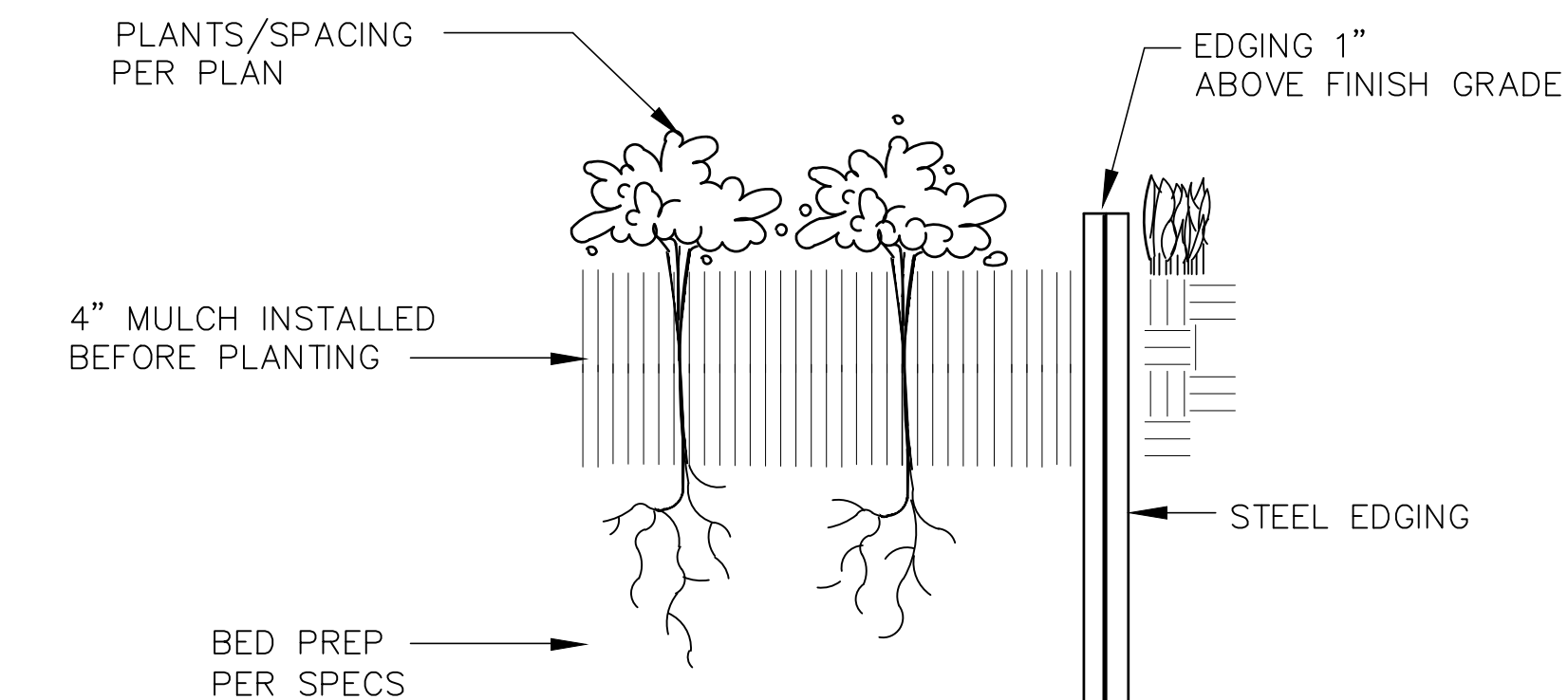


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

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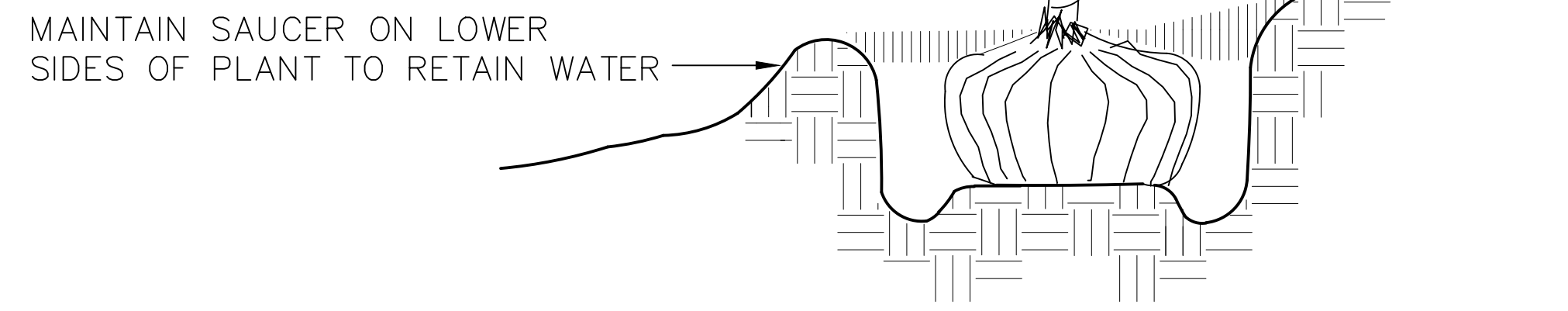
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SCALE: NOT TO SCALE



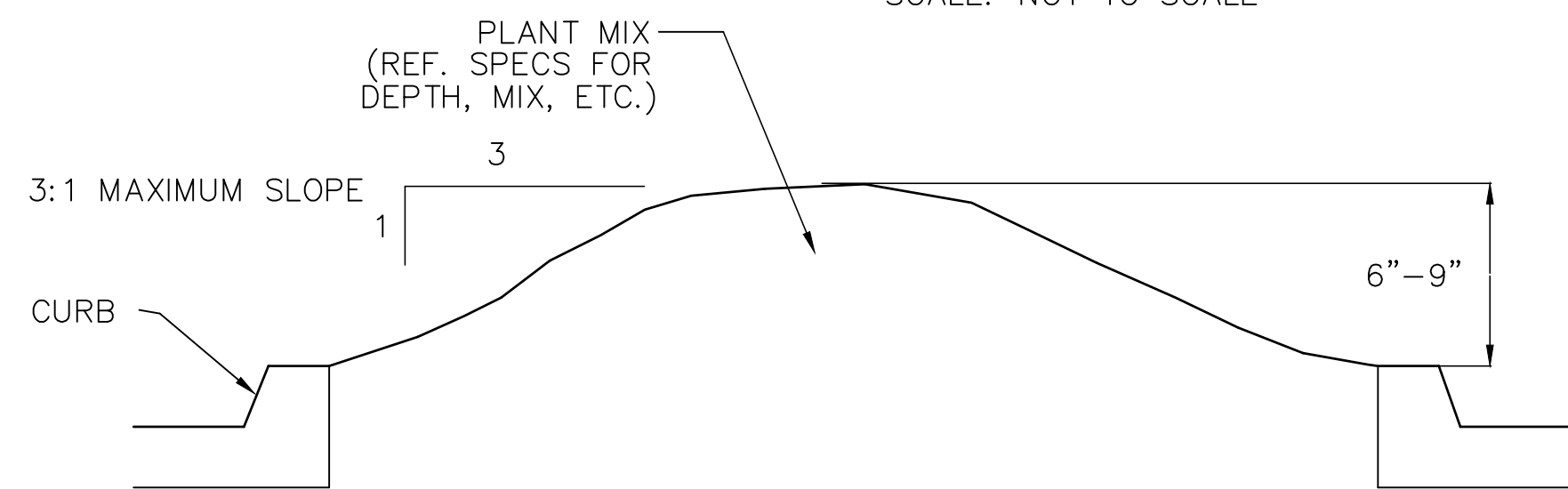
BEDDING PLANTS/ EDGING DETAIL

SCALE: NOT TO SCALE



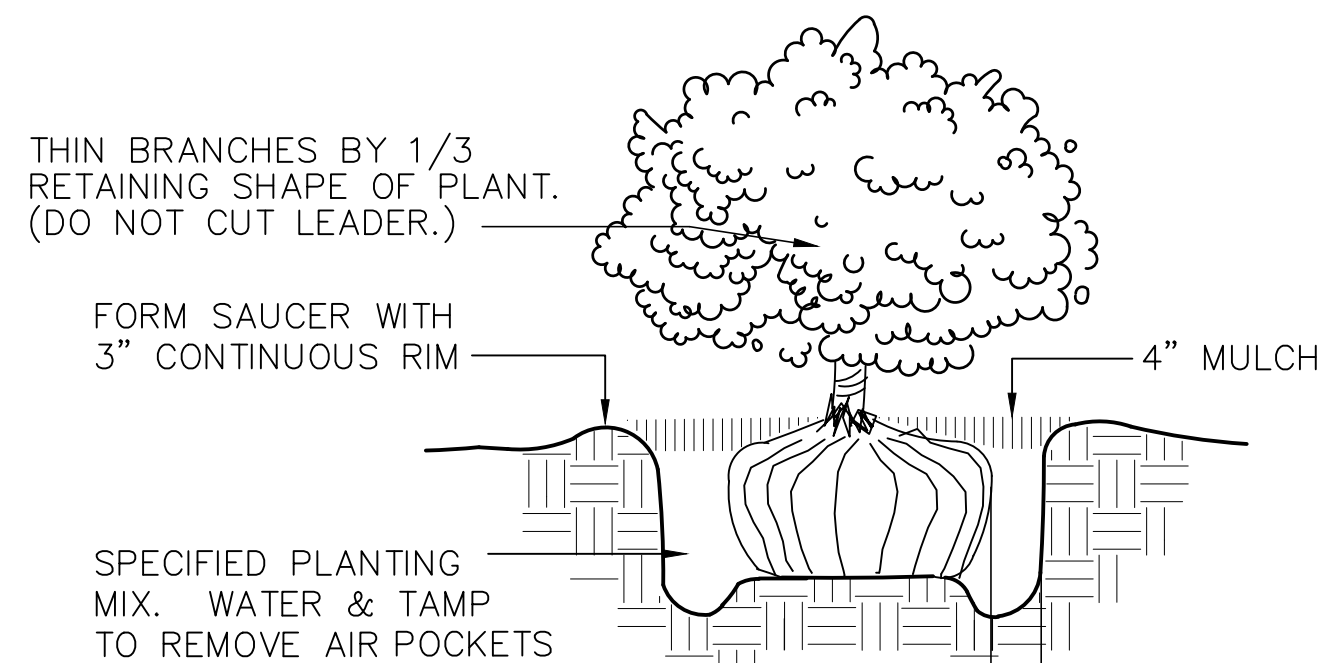
TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE



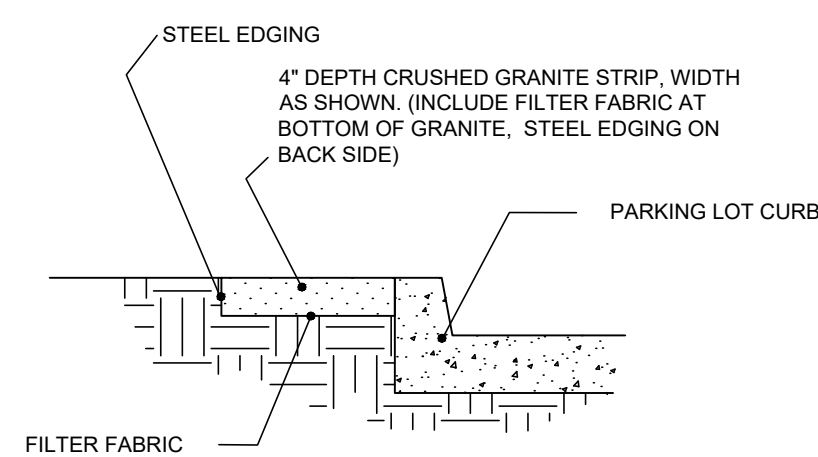
TYPICAL PARKING LOT ISLAND MOUNDING

SCALE: NOT TO SCALE



SHRUB PLANTING

SCALE: NOT TO SCALE



GRANITE STRIP

NTS

CASE NUMBER: SP2024-041

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PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING & ZONING _____

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
 ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

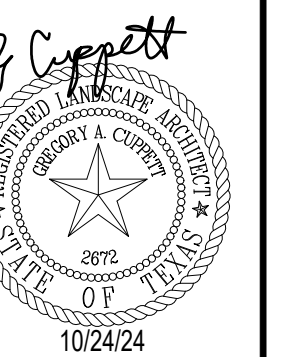
IKEA
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 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

PLANTING DETAILS
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

L-7

No.	DATE	REVISION	APPROV.
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SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.

B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.

C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.

D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After siting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.

B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.

B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.

C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.

B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre; or,

B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,

C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,

D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.

E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas that are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.

B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into 02800-3 C. ground, then roll ground with suitable roller; water thoroughly with fine

spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.

D. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative):

1. Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.

2. Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.

3. Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

A. Areas indicated on plans to receive wild flower coverage shall be fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.

B. Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
Ox-Eyed Daisy	5 pounds/acre
Side Oats Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

A. All areas to be seeded shall be mulched. B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre.

B. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.

B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

SECTION 02922

SODDING

PART I - GENERAL

1.01 DESCRIPTION

A. Work included

- 1. Sod bed preparation
 - 2. Fertilizing
 - 3. Sodding
 - 4. Miscellaneous management practices
- B. Related Work Specified Elsewhere

- 1. Finish Grading, Section 02800
- 2. Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

A. Standardized Plant Names

American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.

B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

A. Vendors Certification That Sod Meets Texas State Sod Law

- 1. Include labeling requirements.
- 2. Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Sod:

- 1. Previous season's crop with date of analysis on each bag.
- 2. Furnish and deliver each variety in separate bags or containers.
- 3. Sod to be cut no more than three days before delivery.

B. Fertilizer:

- 1. Unopened bags labeled with the analysis.
- 2. Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

A. Planting Season:

- 1. Only during suitable weather and soil conditions.
- 2. As specifically authorized by the Owner's Representative.

B. Schedule - Only after all other construction is complete.

C. Protect and Maintain Sodded Areas

- 1. From traffic and all other use.
- 2. Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

A. Sod:

- 1. Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
- 2. The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
- 3. All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.

B. Fertilizer:

- 1. Uniform in composition, free flowing.
- 2. Suitable for application in approved equipment.
- 3. Analysis of 16-20-0, 16-8-8 or as directed.

C. Water:

- 1. Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.

B. Clear surfaces of all materials:

- 1. Stumps, stones, and other objects larger than one inch (1").
- 2. Roots, brush, wire, stakes, etc.
- 3. Any objects that may interfere with sodding or maintenance.

C. Prepare sod bed:

- 1. Remove soil clods larger than one inch (1").
- 2. Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

A. Sodding:

- 1. Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
- 2. Water and fertilize at 5 lbs. per 1,000 sq. ft.
- 3. Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
- 4. The contractor shall keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.

B. Rolling:

- 1. After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
- 2. Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.

B. Resodding:

- 1. Resod damaged or unacceptable areas.
- 2. Ruts, ridges, and other surface irregularities shall be corrected.

CASE NUMBER: SP2024-041



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North Richland Hills, TX 76182-4761 817-479-0730
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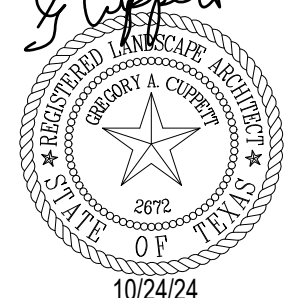
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CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILDBERT PLAZA DR., SUITE 215 (972) 492-7999 FAX (972) 492-7999 FAX
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CITY OF ROCKWALL, TEXAS
CORPORATE OFFICE: 6750 HILDBERT PLAZA DR., SUITE 215, ROCKWALL, TEXAS 75087



Greg Cuppett
102424

TURF SPECIFICATIONS

NWC OF I-30 & STODGILL RD.

ROCKWALL, TEXAS 75087

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SECTION 02750 – IRRIGATION

PART I – GENERAL

1.01 DESCRIPTION

- A. Work Included – The contractor shall be required to design/repair and install an automatic, underground irrigation system consistent with all local, state, and federal codes, laws and regulations.
 1. System will include separate circuits for shrub/ground cover areas.
 2. Heads in lawns to be 4" pop-ups; drip irrigation is to be used in beds.
 3. All trees shall be watered separately, 2 pop-up bubblers per tree.
 4. Submit plan to owner for review and approval prior to construction.
- B. Includes:
 1. Piping and fittings.
 2. Connection to existing water lines.
 3. Valves, bubblers, quick couplers, dripline, filters, pressure regulators, spray heads, and rotary heads.
 4. All miscellaneous fittings and accessories required to complete and operate system.
 5. Excavation and backfill.
 6. Testing and adjusting.
 7. Clean up.

1.02 QUALITY ASSURANCE

- A. Codes and Standards:
 1. All applicable local, state and national Plumbing Ordinances, Electrical Codes, Building Codes and Irrigation Codes Regulations or Ordinances.
 2. National Plumbing Code.
- B. Licenses:
 1. All work shall be performed by or under the direct supervision of an irrigator or plumber licensed to install an irrigation system under the authority of the State of Texas.
- C. Reference Standards:
 1. ASTM D-2241-78
 2. CS 256-63

1.03 SUBMITTALS

- A. Maintenance Materials : At completion of the job, furnish spare parts and all special tools and equipment required to operate and maintain system.
- B. Maintenance Data: Furnish two copies of parts list and repair manuals and all special tools and equipment required to operate and maintain system.
- C. Manufacturer's Literature: Submit catalogue data indicating performance, weight, size and function of each item of equipment and material. Also provide manufacturer's operating manual.

- D. Project Record Documents: Record on a clean set of plans in colored pencil and also a reproducible mylar:
 1. All piping and wiring, including control wires by dimensions.
 2. Locate all valves by dimension from two directions.

- E. Provide digital file in .dwg format.

PART II – PRODUCTS

2.01 GENERAL

A. Equipment and Material Requirements:

1. Standard product of acceptable manufacturer.
2. In-service performance records to verify published capabilities.
3. New and unused.

2.02 MATERIALS

A. PVC Pipe and Fittings:

1. Polyvinyl chloride pipe (PVC) in accordance with ASTM D-2241-78 made to SDR-PR dimensions and approved by National Sanitation Foundation.
2. All mainline and laterals 3" and larger shall be gasketed bell pipe.
3. All pipe downstream of backflow preventer to be Class 200 PVC; all swing joints and risers to be Schedule 80.

B. Joints and Fittings:

1. Nipples and risers: Schedule 80 threaded PVC pipe.
2. Fittings: Schedule 80 PVC.

C. Valves:

1. Double Check Double Gate Valve
 - a. Approved Product: FEBCO.
 - b. In plastic valve box with cover
 - c. Ball valve and wye strainer installed upstream of double check double gate valve.
2. Electric Control Valve/Master Valve
 - a. Electric control, in-line, Hunter ICV.
 - b. Size to match upstream pipe or as shown on drawings.
 - c. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

D. Sprinkler Heads

1. Match existing spray heads on swing joints
2. Match existing rotors on swing joints

E. Drip Zone Control Kit

1. Hunter PCZ-101-40
 - a. Install in jumbo plastic valve box with plastic manual cutoff on upstream side.

F. Drip Line Tubing

1. Hunter PLD-04-18
 - a. Install at grade below mulch 18" O.C.
 - b. Use 1 staple every 5' to hold down tubing. Do not puncture tubing.
 - c. Do not place dripline under paving. Use 3/4" PVC
 - d. Install PLDBV at end of each run in box.
2. Hunter PLD-BLKN when no emission device is needed
3. Drip Zone Winter Flushing
 - a. Install two (2) 3/4" ball valve down stream from drip zone valve in box.
 - b. Install first valve between Drip Zone valve and dripline
 - c. Tee into line down stream of first valve and install second valve upstream of Dripline tubing.
 - d. Leave end of second valve unattached on discharge side for future connection to air supply.

- G. Controller – Confirm exist works and will meet the required # of zones.

- H. Quick Couplers – Include 3/4 inch quick coupler on main line in jumbo box at 100 feet on center.

PART III – EXECUTION

3.01 GENERAL

Install all equipment and products in accordance with manufacturer's recommendations.

3.02 INSTALLATION

- A. PVC Pipe and Fittings:
 1. Handle and install PVC pipe, couplings, and fittings in accordance with manufacturer's recommendations and industry standards.
 2. All PVC fittings shall be molded of the same material as the pipe and shall be suitable for solvent weld, slip joint ring tight seal, or screwed connections.
 3. Minimum 12" trench depth, laterals; 18" main
- B. Leak Test:
 1. When the main line or sections of the main line, e.g. loops with swing joints and valves have been installed, the system (or section) will then be pressurized to the operating pressure indicated on the drawings. The pressure will then be maintained for a 24 hour test period prior to backfilling.
 2. All leaks will be repaired and retested prior to backfilling lines.

3.03 TREE PROTECTION

- A. When possible run trenches along edges of paving and curbs or building walls to minimize tree root disturbance.
- B. When trenching within tree drip line is absolutely necessary, trench radially into tree's root system. Do not trench across roots.
- C. Supply trenching plan to owner for approval.

3.04 CLEANUP

- A. Make final cleanup of all parts of work before final acceptance.
- B. Remove all construction materials and equipment.
- C. Prepare site in an orderly and finished appearance.
- D. Remove from site any rock or extra soil that resulted from this work and restore site to its original condition.

END OF SECTION

NOTE: IN THE EVENT ANY PORTION OF THESE SPECIFICATIONS OR DETAILS CONFLICTS WITH LOCAL OR STATE LAWS AND REGULATIONS, LOCAL/STATE STANDARDS SHALL SUPERSEDE.

CASE NUMBER: SP2024-041



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 10/24/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 8.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.
 WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
 ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

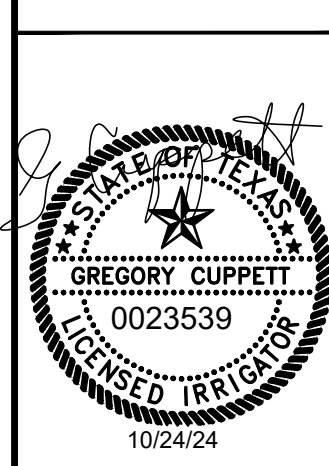
IKEA
 400 ALAN WOOD ROAD
 CONSHOHOCKEN, PA 19428
 TEL: (610) 834-0180

IRRIGATION PERFORMANCE SPEC
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

1-1

No.	DATE	REVISION
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Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 HILDEBERT PLAZA, DRMC, SUITE 215 (972) 492-7000 FAX (972) 492-7099
 Texas Engineers Registration No. 89 (972) 492-7000
 CONSULTING ENGINEERS & ASSOCIATES, INC.



02750-1

02750-2

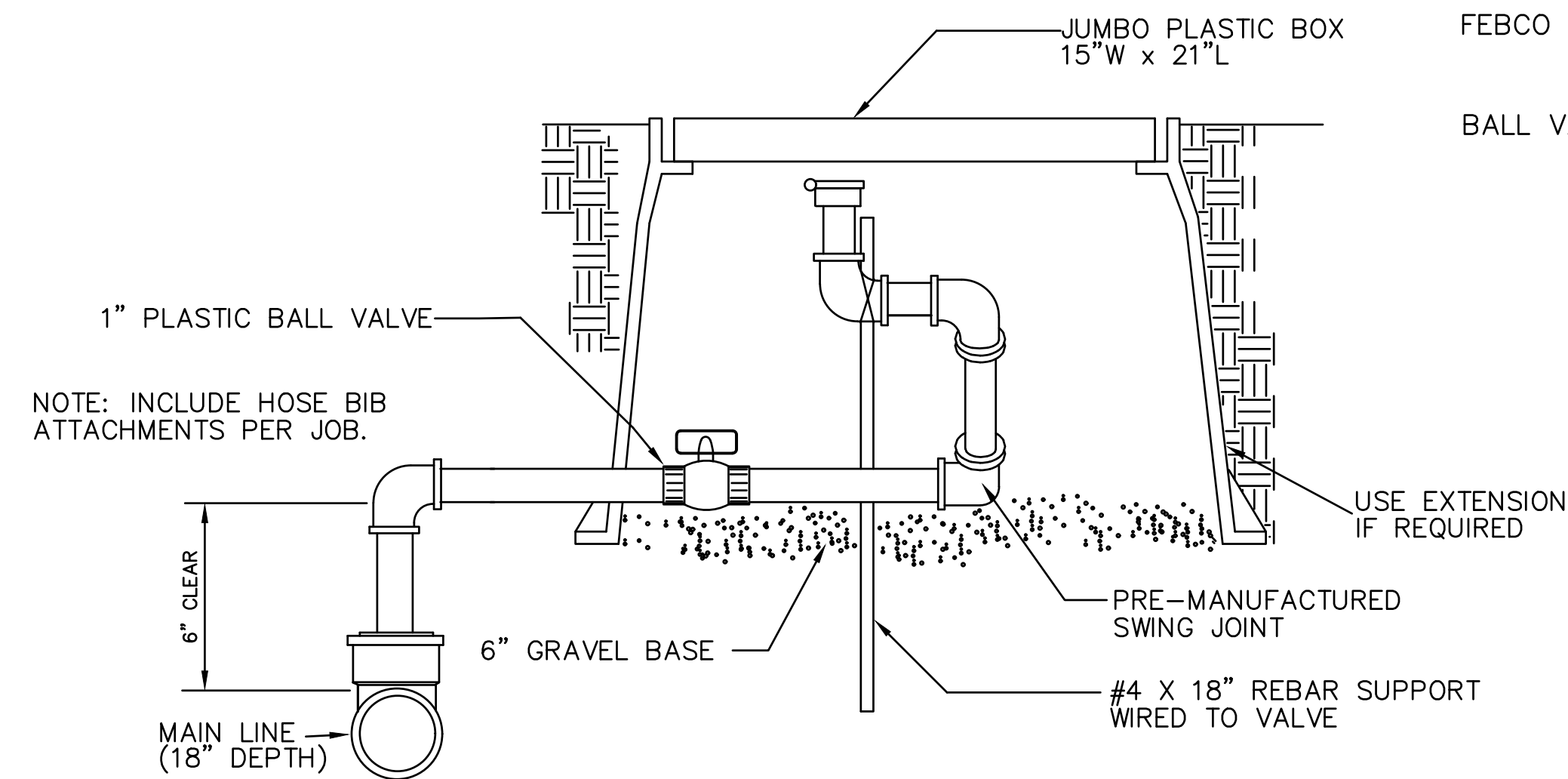
02750-3

APPROV

REVISION

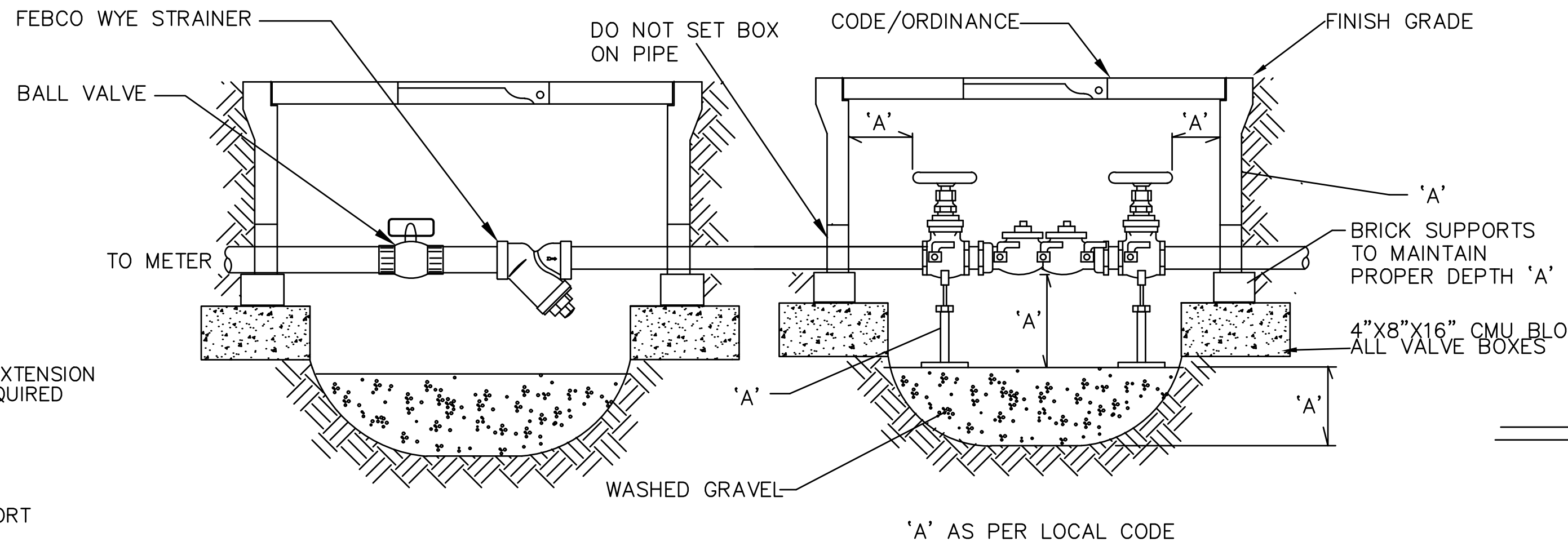
DATE

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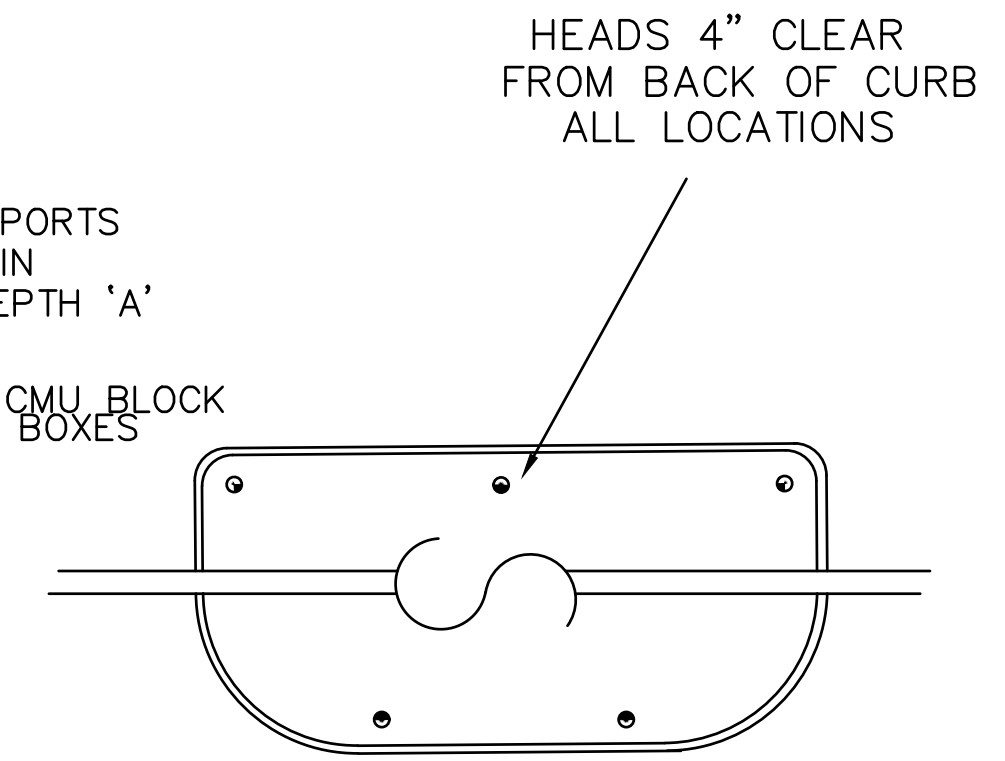
QUICK COUPLER VALVE

SCALE: NOT TO SCALE



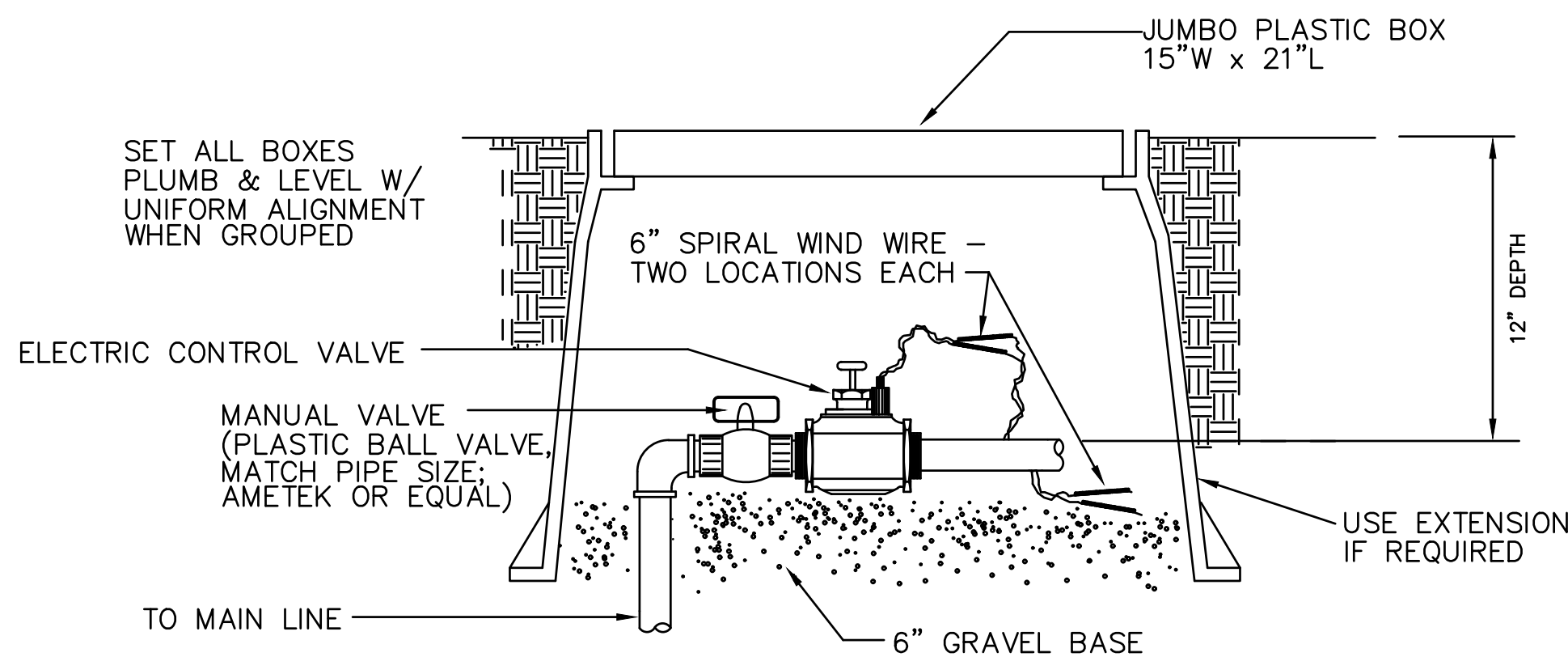
TYPICAL INSTALLATION
DOUBLE CHECK VALVE/WYE STRAINER ASSEMBLY

SCALE: NOT TO SCALE



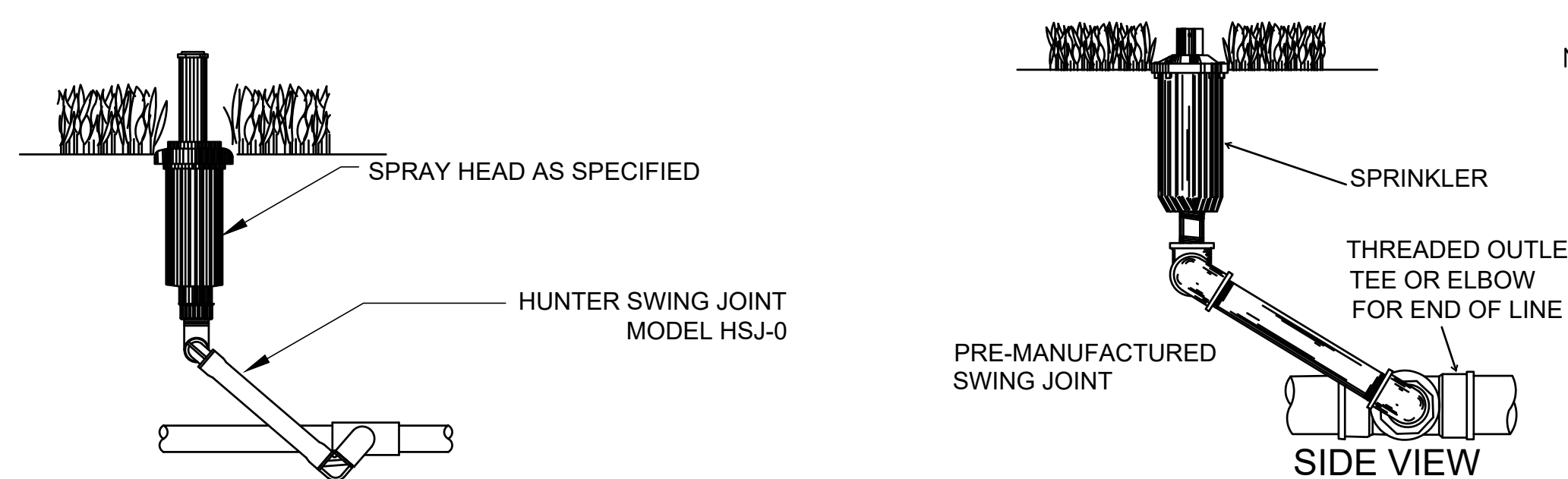
HEAD LAYOUT
Plan View

SCALE: NOT TO SCALE



ELECTRIC CONTROL VALVE

SCALE: NOT TO SCALE



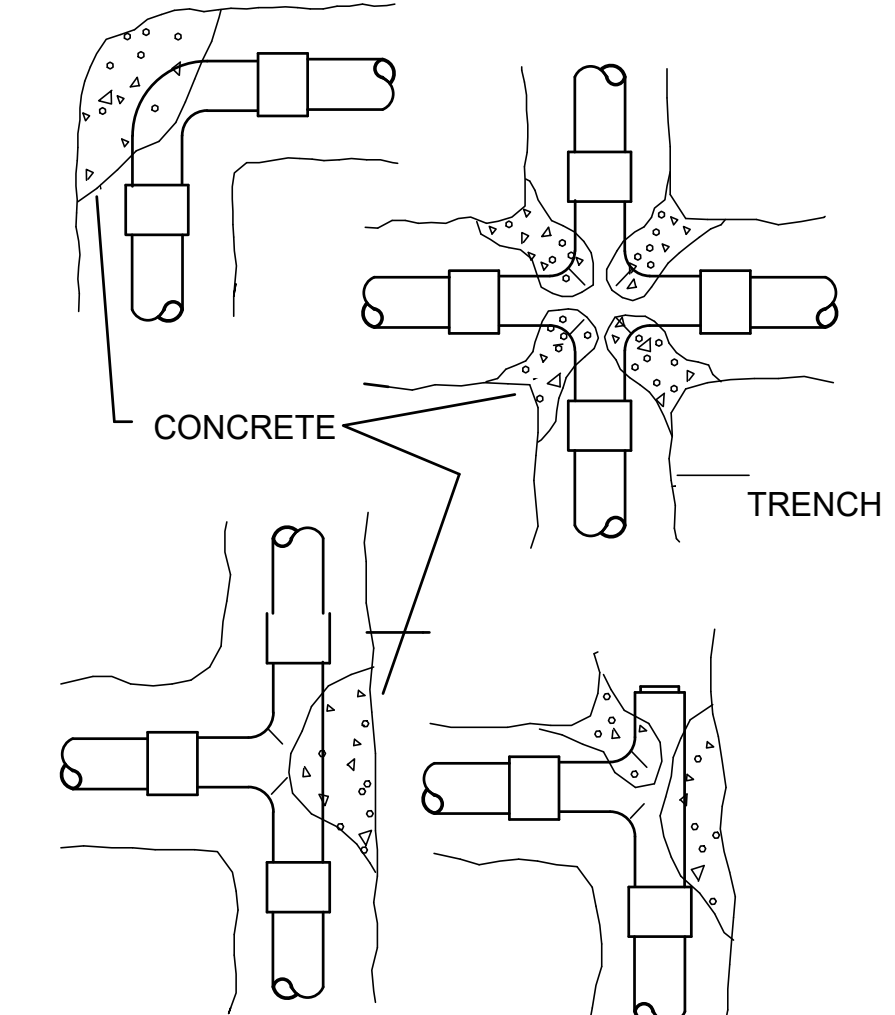
INSTALLATION AT TEE
TYPICAL INSTALLATION OF
SPRAY HEAD

SCALE: NOT TO SCALE

TYPICAL INSTALLATION OF
ROTARY SPRINKLER ON
SWING-JOINT RISER

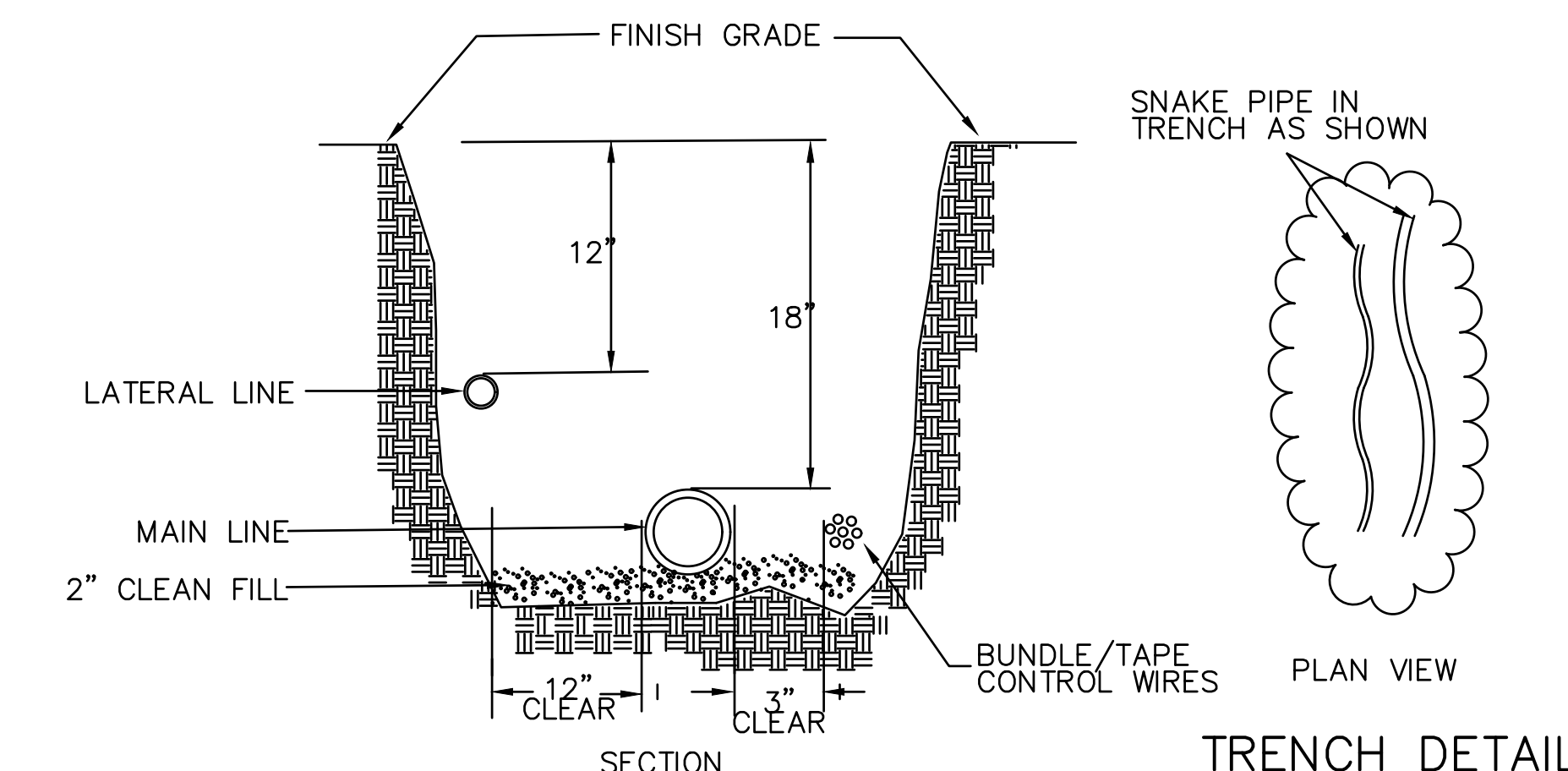
SCALE: NOT TO SCALE

NOTE: - THRUST BLOCKS ON MAIN LINE - ALL SIZES;
AND LATERALS 2\"/>



THRUST BLOCKS - PLAN VIEW

SCALE: NOT TO SCALE



TRENCH DETAIL

SCALE: NOT TO SCALE

IRRIGATION NOTES:

- IRRIGATION LINES ARE SOMETIMES SHOWN OUTSIDE PLANTING BEDS FOR GRAPHIC CLARITY ONLY. ADJUST INSIDE BEDS ON SITE.
- AVOID TRENCHING WITHIN DRIP LINE OF EXISTING TREES. WHERE NECESSARY, TRENCH RADIALLY, RATHER THAN ACROSS THE ROOT SYSTEM.
- MAIN LINE VARIES. REFERENCE PLAN.
- ALL SLEEVES UNDER PAVING TO EXTEND 12\"/>

CASE NUMBER: SP2024-041



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 10/24/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 8.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

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WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

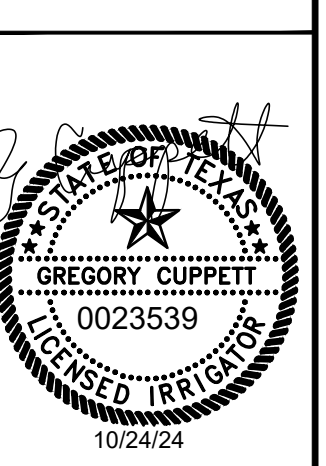
IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19028
TEL: (610) 834-0180

IRRIGATION DETAILS
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

1-2

No.	DATE	REVISION
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1.		

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILDEBERT PLAZA DR., SUITE 215
(972) 492-7999 FAX (972) 492-7999 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 00866-01
Copyright © 2024, Winkelmann & Associates, Inc.



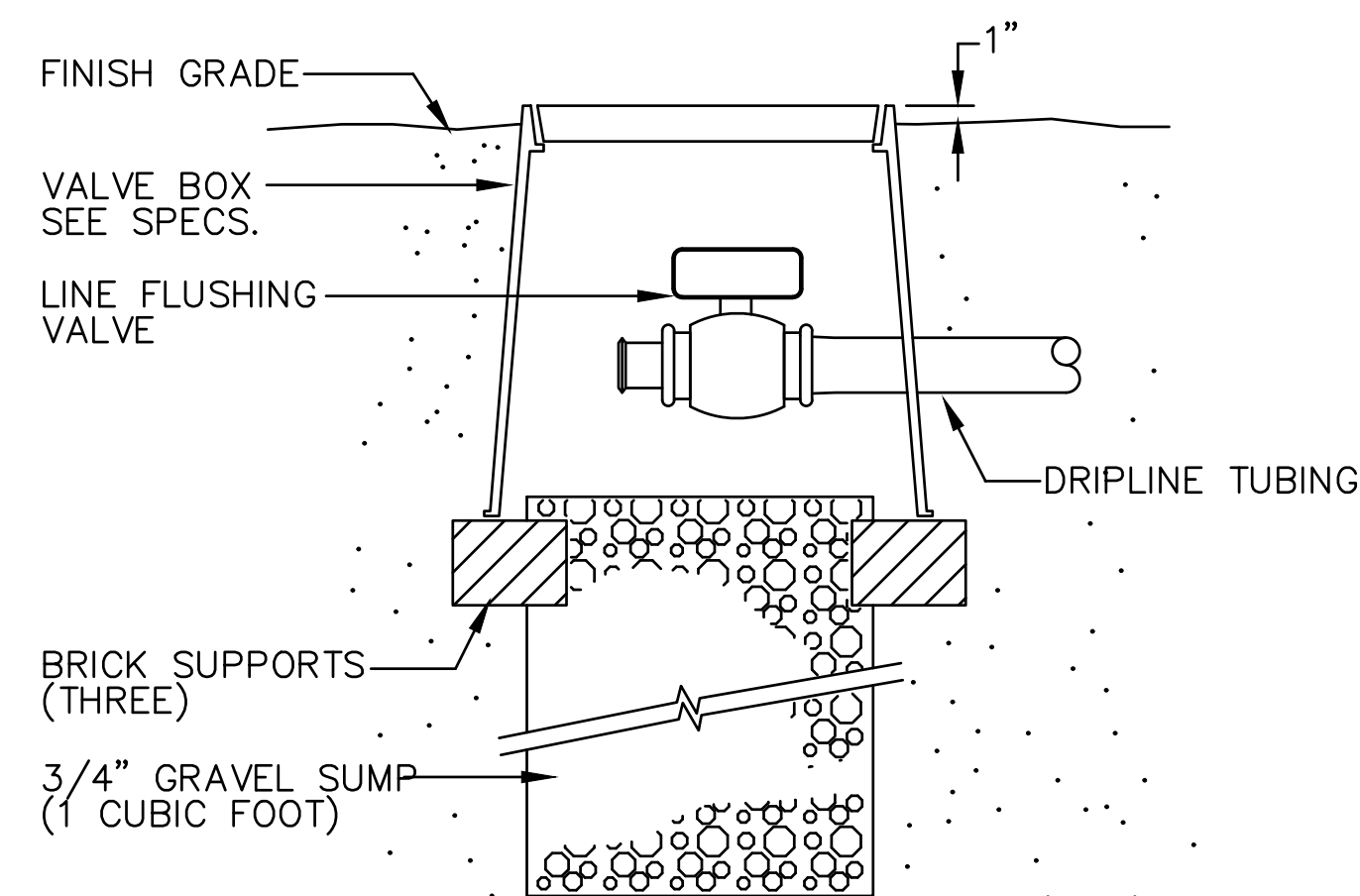
10/24/24

APPROV.

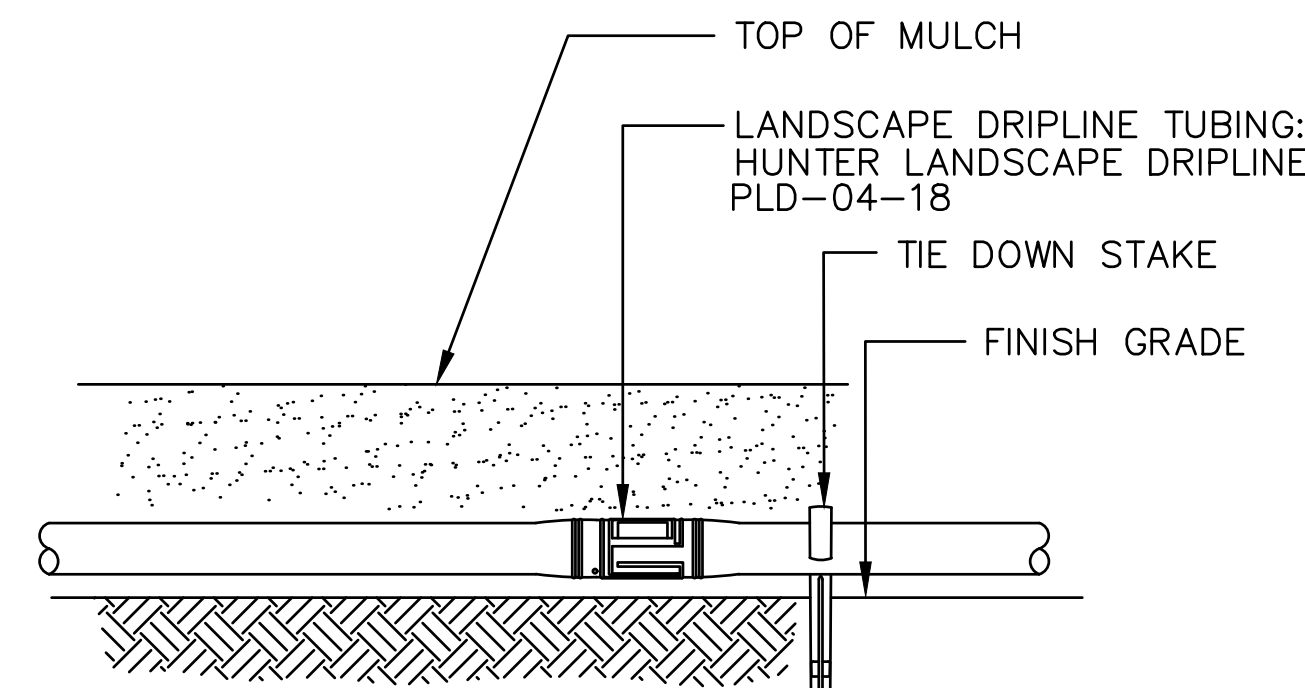
REVISION

DATE

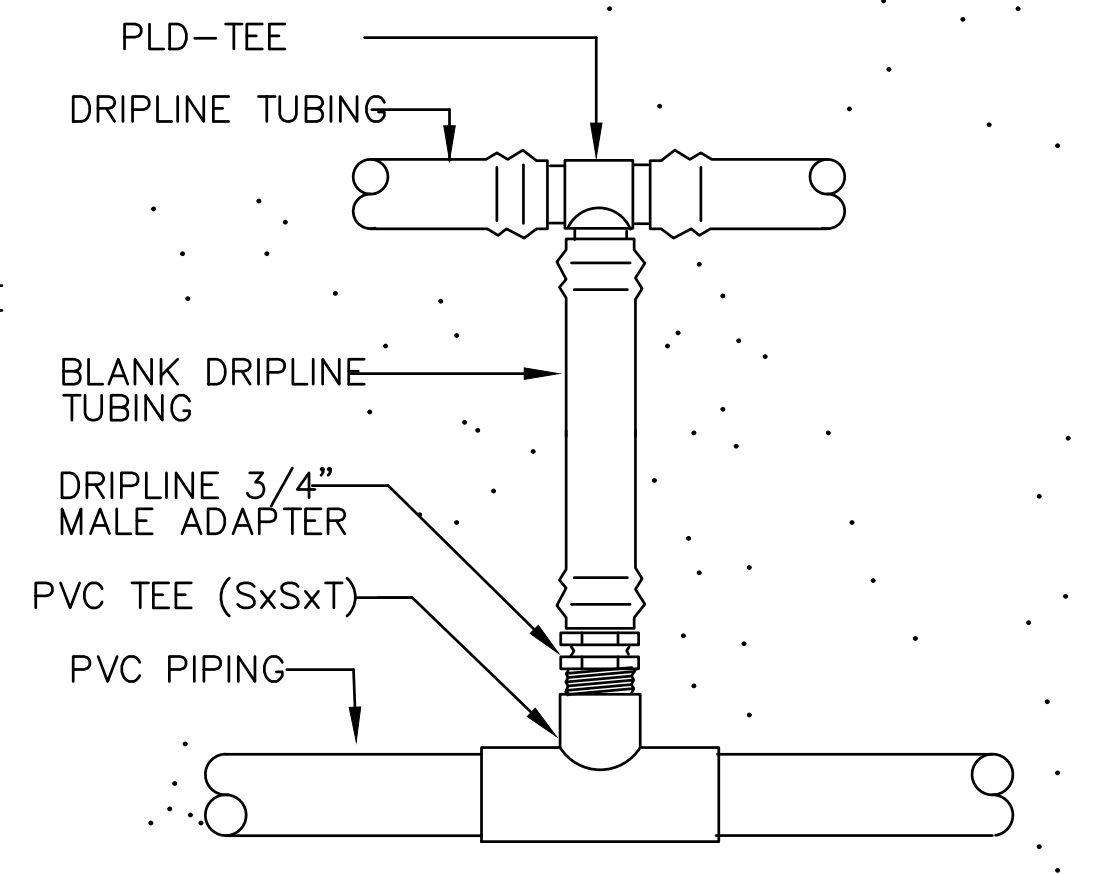
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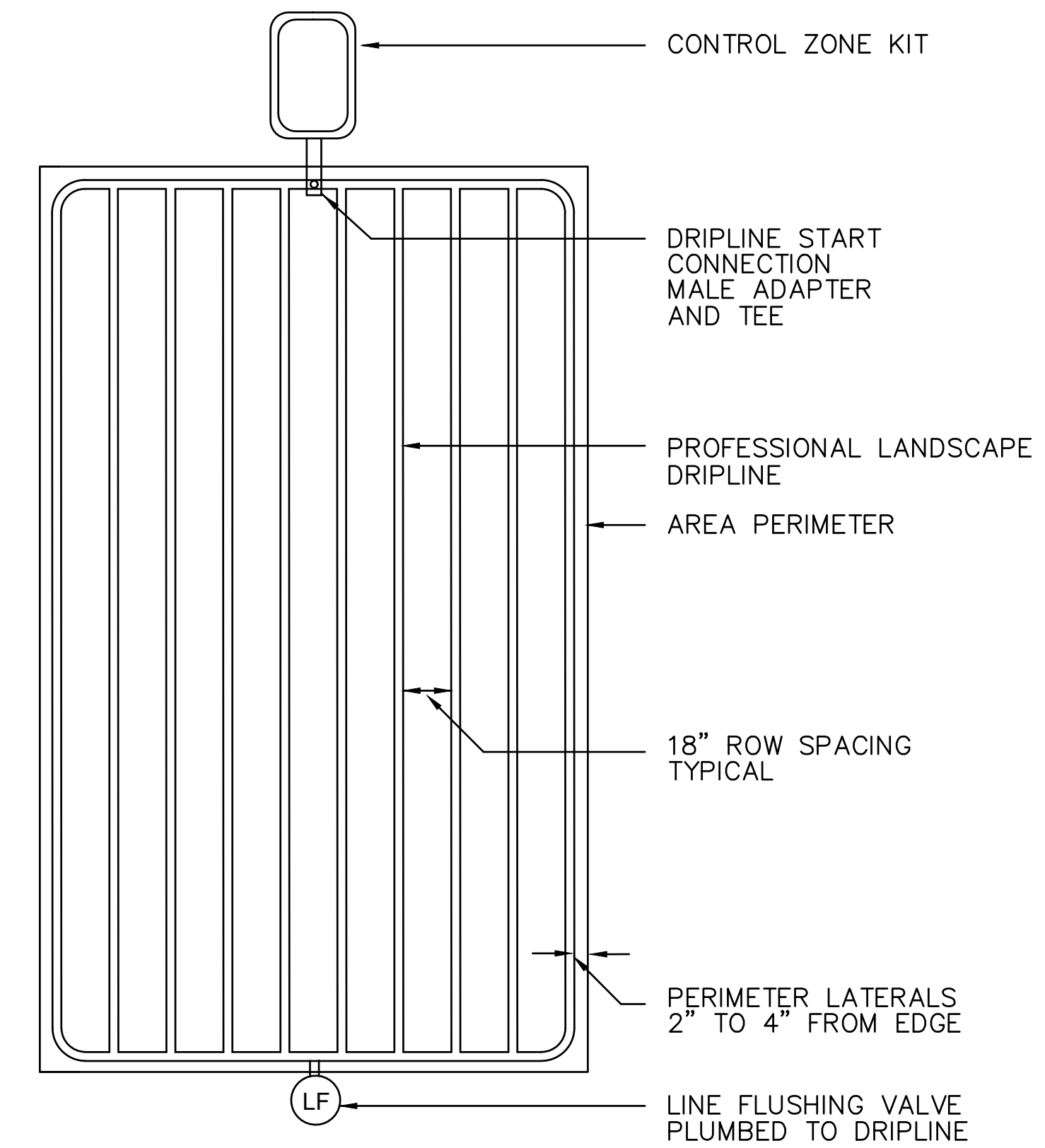
LINE FLUSHING VALVE
SECTION - NO SCALE



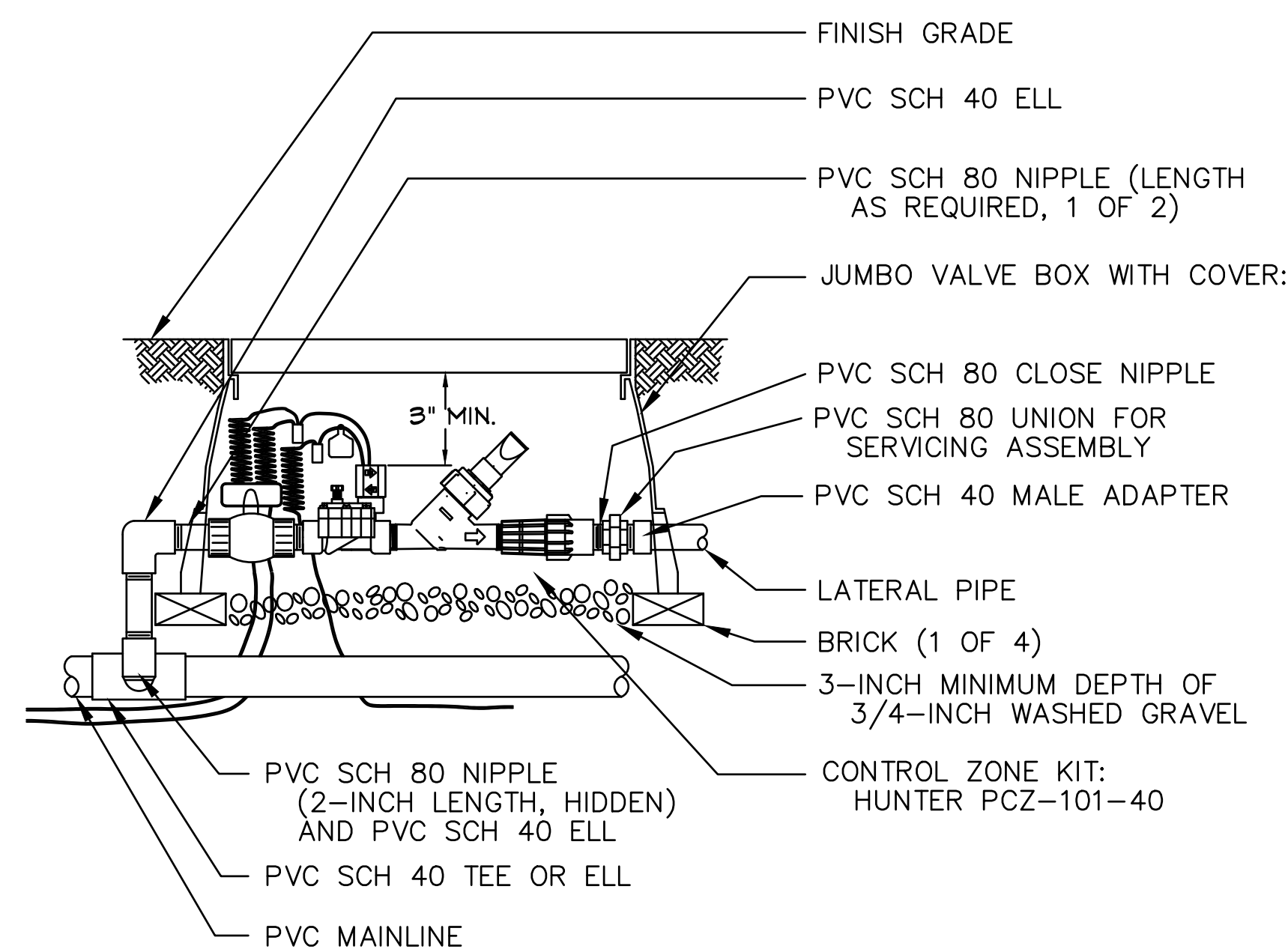
DRIPLINE ON GRADE
SCALE: NOT TO SCALE



DRIPLINE START CONNECTION
SECTION - NO SCALE



TYPICAL DRIPLINE END FEED LAYOUT
DETAIL - NO SCALE



FLOW CONTROL ZONE KIT
SCALE: NOT TO SCALE

CASE NUMBER: SP2024-041



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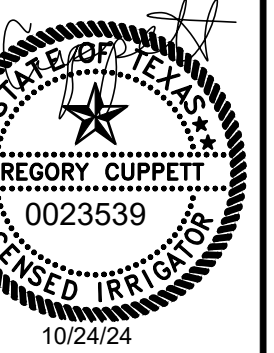
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

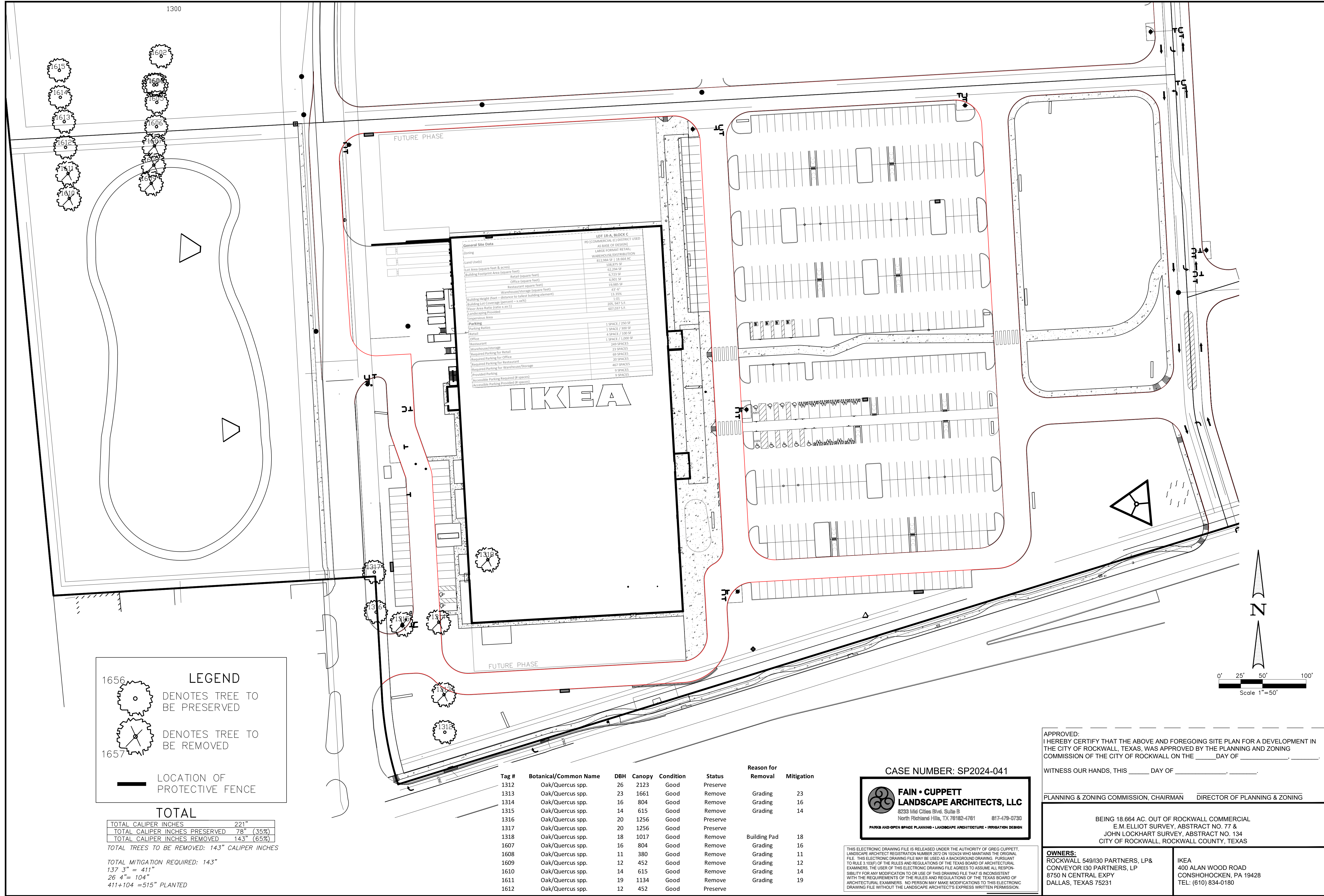
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILDCREST PLAZA DRIVE, SUITE 215
IRVING, TEXAS 75039
(972) 498-7996
FAX (972) 498-7999
COURTESY OF: 2024, Winkelman & Associates, Inc.



DRIP DETAILS
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

1-3

No.	DATE	REVISION	APPROV.
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General Site Data		LOT DVA, BLOCK C PD (COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN)
Zoning		LARGE FORMAT RETAIL WAREHOUSE/DISTRIBUTION
Lot Area (square feet & acres)	128,875 SF	812,084 SF / 18.664 AC
Building Footprint Area (square feet)	62,234 SF	
Retail (square feet)	6,223 SF	
Office (square feet)	9,965 SF	
Warehouse (square feet)	18,985 SF	
Warehouse (storage) (square feet)	43 SF	
Building Height (feet - distance to tallest building element)	13.30%	
Building Lot Coverage (percent - ±.00%)	1.00	
Floor Area Ratio (ratio x.00%)	205.00 S.F.	
Landscaping Provided	607,037 S.F.	
Impervious Area		
Parking	1 SPACE / 250 SF	
Parking Ratio	1 SPACE / 300 SF	
Parcel	4 SPACES / 1,000 SF	
Office	1 SPACE / 1,000 SF	
Restaurant	349 SPACES	
Warehouse/Storage	23 SPACES	
Required Parking for Retail	69 SPACES	
Required Parking for Office	20 SPACES	
Required Parking for Restaurant	467 SPACES	
Required Parking for Warehouse/Storage	9 SPACES	
Provided Parking	9 SPACES	
Accommodated Parking Required (if spaces)		
Accommodated Parking Provided (if spaces)		

LEGEND

1656 DENOTES TREE TO BE PRESERVED

1657 DENOTES TREE TO BE REMOVED

LOCATION OF PROTECTIVE FENCE

TOTAL

TOTAL CALIPER INCHES	221"
TOTAL CALIPER INCHES PRESERVED	78" (35%)
TOTAL CALIPER INCHES REMOVED	143" (65%)

TOTAL TREES TO BE REMOVED: 143" CALIPER INCHES

TOTAL MITIGATION REQUIRED: 143"

137 3" = 411"

26 4" = 104"

411+104 = 515" PLANTED

Tag #	Botanical/Common Name	DBH	Canopy	Condition	Status	Reason for Removal	Mitigation
1312	Oak/Quercus spp.	26	2123	Good	Preserve		
1313	Oak/Quercus spp.	23	1661	Good	Remove	Grading	23
1314	Oak/Quercus spp.	16	804	Good	Remove	Grading	16
1315	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1316	Oak/Quercus spp.	20	1256	Good	Preserve		
1317	Oak/Quercus spp.	20	1256	Good	Preserve		
1318	Oak/Quercus spp.	18	1017	Good	Remove	Building Pad	18
1607	Oak/Quercus spp.	16	804	Good	Remove	Grading	16
1608	Oak/Quercus spp.	11	380	Good	Remove	Grading	11
1609	Oak/Quercus spp.	12	452	Good	Remove	Grading	12
1610	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1611	Oak/Quercus spp.	19	1134	Good	Remove	Grading	19
1612	Oak/Quercus spp.	12	452	Good	Preserve		

CASE NUMBER: SP2024-041

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC

8233 Mid Cities Blvd., Suite B
North Richland Hills, TX 76182-4761 817-479-0730

PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 10/24/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

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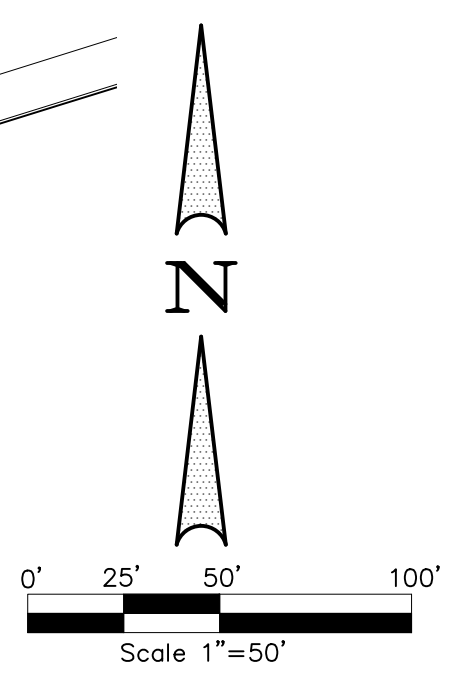
WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
8750 HILDBEST PLAZA DR., SUITE 215 (972) 498-7999
Texas Engineers Registration No. 89 (972) 498-7999 FAX
CONCEPT ENGINEERS, INC. CONCEPT ENGINEERS, INC.

TREESCAPE PLAN
NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

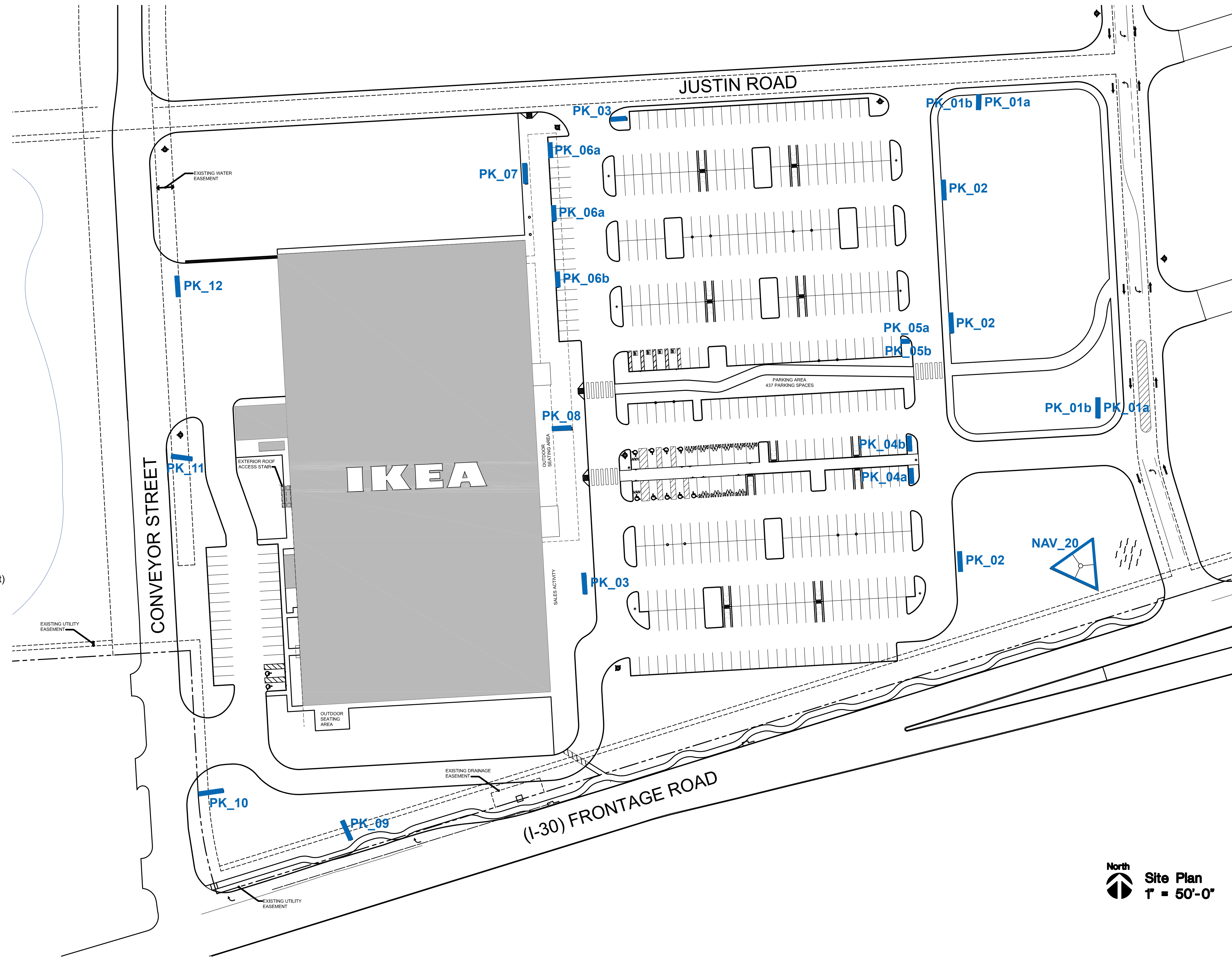
T-1

No.	DATE	REVISION	APPROV.
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Site Directional Signage Plan Overview

DIRECTIONAL SIGNS

- PK_01a** Direction Sign - Welcome (Side 1)
- PK_01b** Direction Sign - Thank you (Side 2)
- PK_02** Direction Sign - Exit (Left)
- PK_03** Direction Sign - Exit (Right)
- PK_04a** Direction Sign - Family and Disabled
- PK_04b** Direction Sign - EC
- PK_05a** Direction Sign - EC (Double Sided)
- PK_05b** Direction Sign - EC (Double Sided)
- PK_06a** Canopy Sign - Loading Zone Sign
- PK_06b** Canopy Sign - Click and collect sign
- PK_07** Canopy Sign - Entrance and Click and collect sign (Left)
- PK_08** Canopy Sign - Entrance and Click and collect sign (Up)
- PK_09** Direction Sign - Deliveries and co-worker entrance (Right)
- PK_10** Direction Sign - Deliveries and co-worker entrance (Multiple)
- PK_11** Deliveries Sign
- PK_12** Deliveries Instructions
- NAV_20** Navigation Tower Sign



North
Site Plan
1" = 50'-0"

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
811
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SCALE: AS SHOWN JOB NUMBER: 24003427B

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:

IKEA
ROCKWALL HEIGHTS
CITY OF ROCKWALL
TEXAS

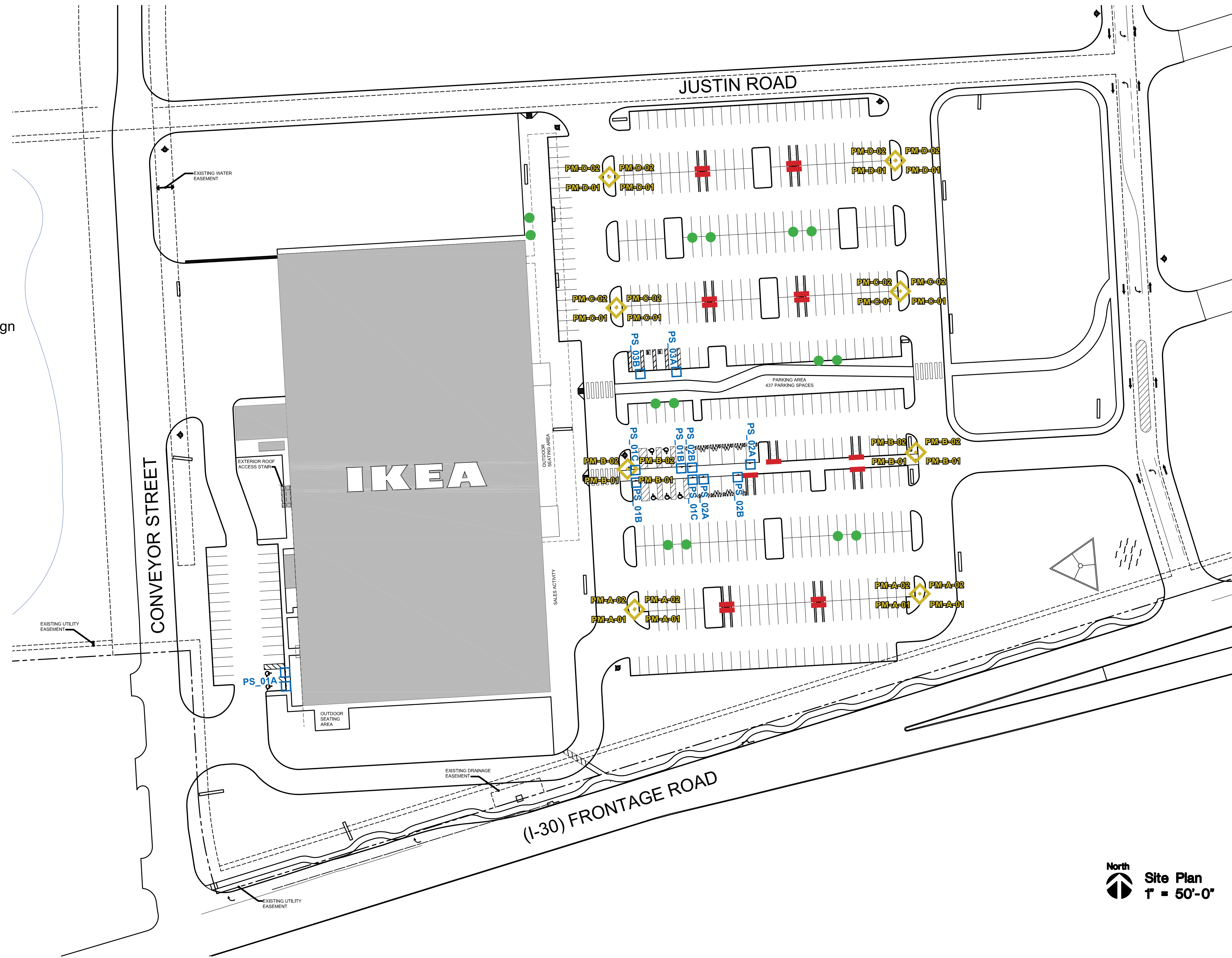
Colliers Engineering & Design
LANSING (BA)
7050 West Saginaw Hwy.
Suite 200
Lansing, MI 48917
Phone: 517.272.9835
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, P.C.

SHEET TITLE:
ARCHITECTURAL SIGNAGE SITE PLAN

SHEET NUMBER:
AS-101

Site Signage Plan Overview

- SP** - Special Parking Signs
 - PS_01** Disabled Sign
 - PS_02** Family Sign
 - PS_03** Electric Car Charging Station Sign
- **PKD_00** - Branding Monument Sign
- **TR_01** - Trolley Sign
- PM** - Parking Memorizer Sign
 - PK_PM_A_01** - Row 1
 - PK_PM_A_02** - Row 2
 - PK_PM_B_01** - Row 1
 - PK_PM_B_02** - Row 2
 - PK_PM_C_01** - Row 1
 - PK_PM_C_02** - Row 2
 - PK_PM_D_01** - Row 1
 - PK_PM_D_02** - Row 2



North
↑ Site Plan
 1" = 50'-0"

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF
 EXCAVATORS, DESIGNERS, OR ANY PERSON
 PREPARING TO DISTURB THE EARTH'S
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 OF THE RESPONSIBLE LICENSED PROFESSIONAL
 ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:
 IKEA
 ROCKWALL HEIGHTS
 CITY OF ROCKWALL
 TEXAS

Colliers LANSING (BA)
 Engineering & Design
 7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 Phone: 517.272.9835
COLLIERS ENGINEERING & DESIGN
 ARCHITECTURE, LANDSCAPE ARCHITECTURE,
 SURVEYING CT, P.C.

SHEET TITLE:
**ARCHITECTURAL
 SIGNAGE SITE PLAN**

SHEET NUMBER:
AS-102

Parking Bay Overview

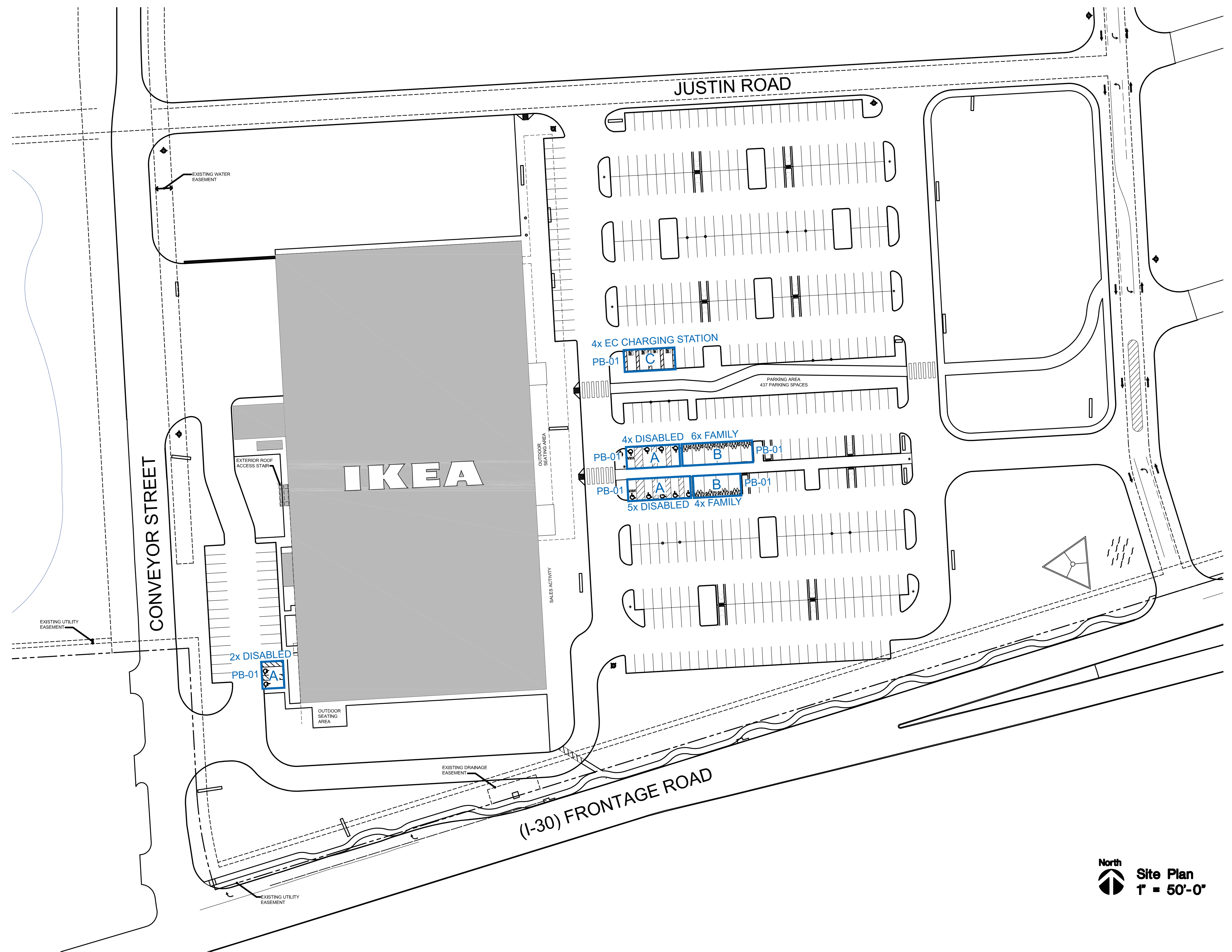
PB_01 - Parking Bay

A Disabled Sign x11

(x9 customer and x2x co-worker)

B Family Sign x10

C Electric Car Charging Station x4



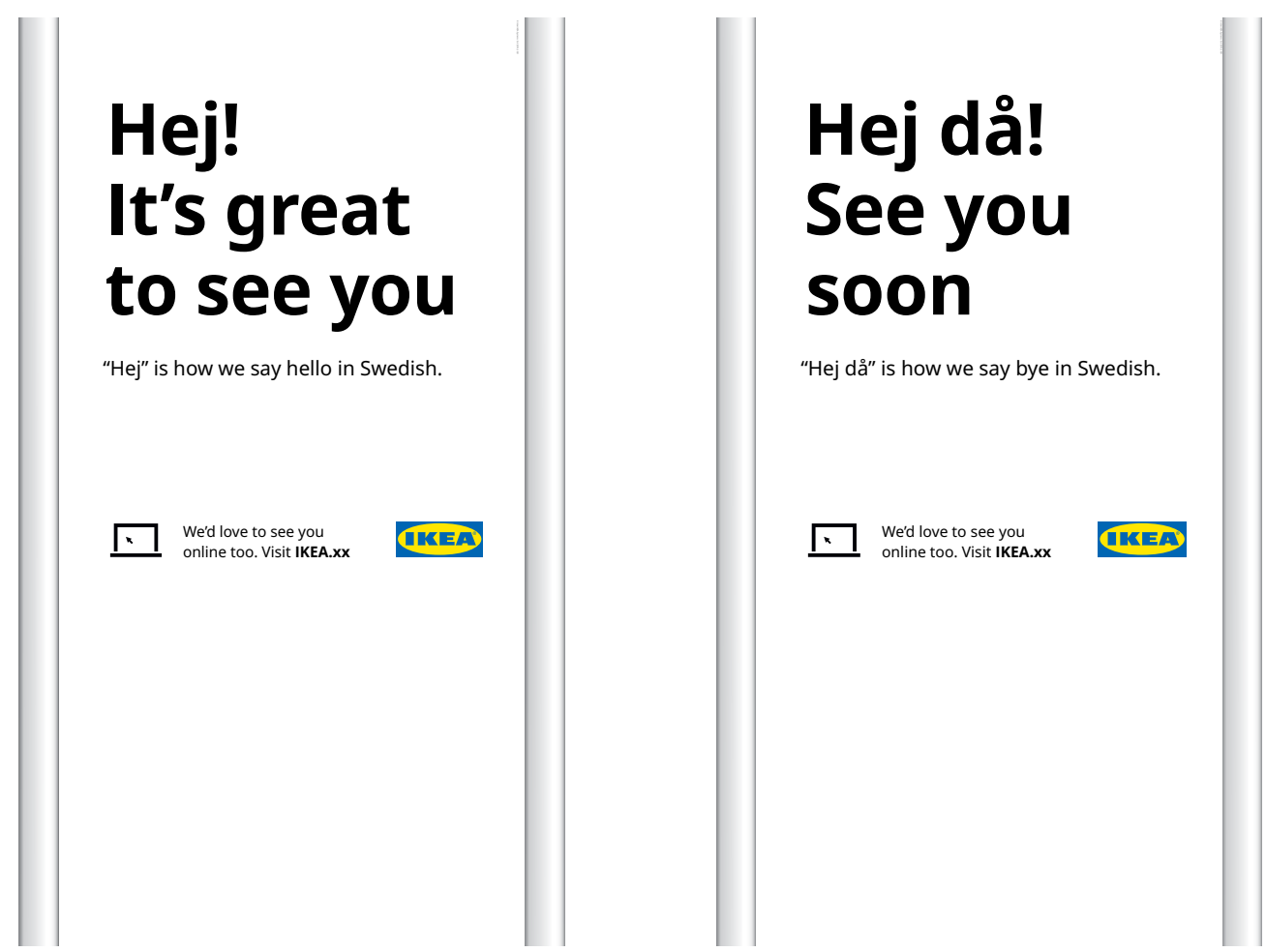
REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

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SITE NAME:

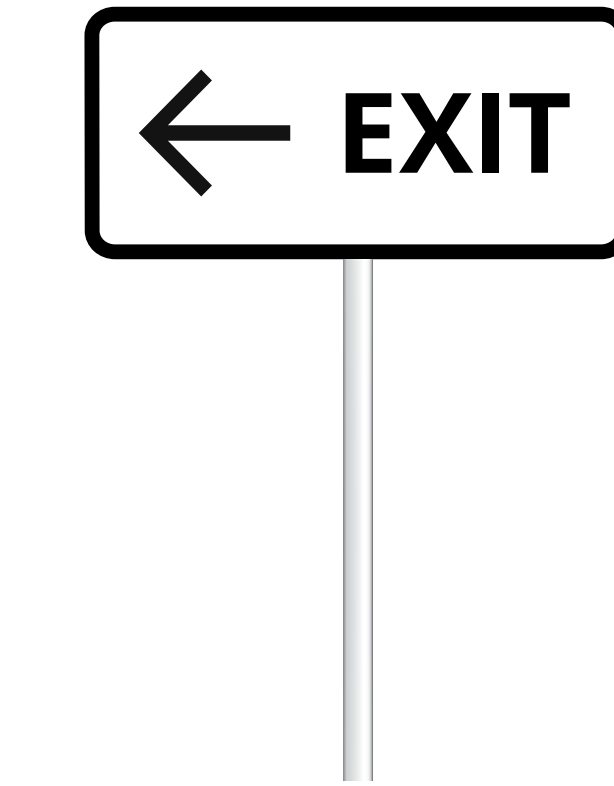
**IKEA
ROCKWALL HEIGHTS
CITY OF ROCKWALL
TEXAS**

Procurement: L:\024003427B\03 Design\3.1 Design\Civil\50 Package\043_SPA_SitePlan_240003.dwg Full Scale
By: KATIE CEEGLARZ

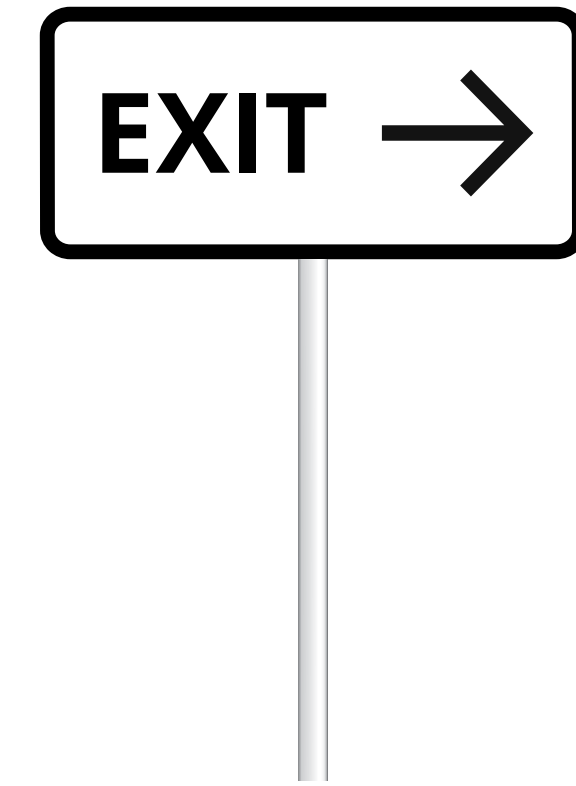


PK_01a Direction Sign - Welcome/ Thank you
 Size: 6'-6" x 8'-2" (2000 mm x 2500 mm)
 Qty: x2 Double Sided [side 01]
 Lighting: Required

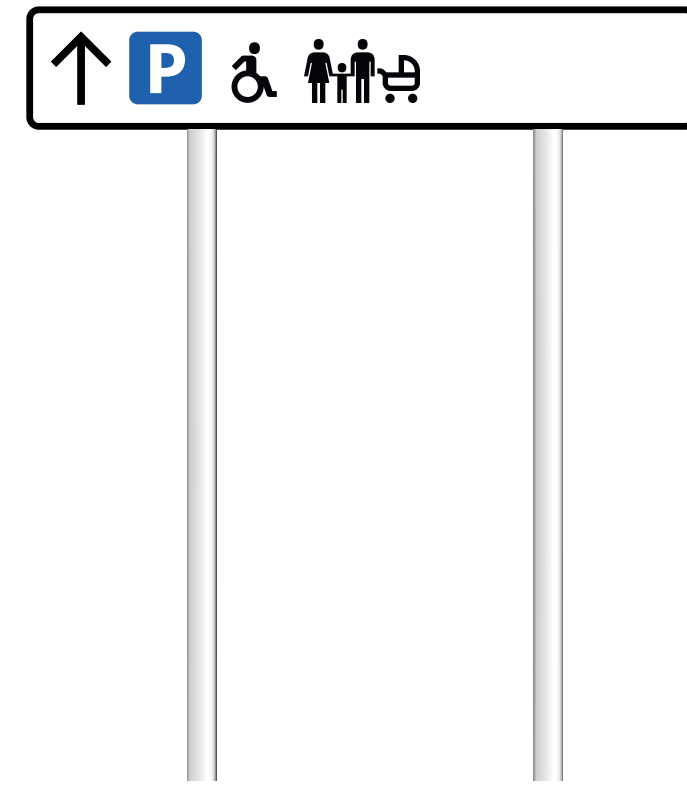
PK_01b Direction Sign - Welcome/ Thank you
 Size: 6'-6" x 8'-2" (2000 mm x 2500 mm)
 Qty: x2 Double Sided [side 02]
 Lighting: Required



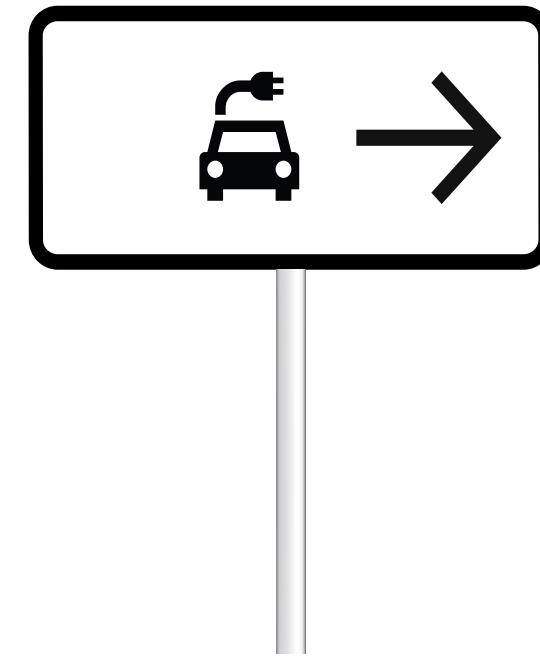
PK_02 Direction Sign - Exit Left
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x3 Single Sided
 Lighting: Required



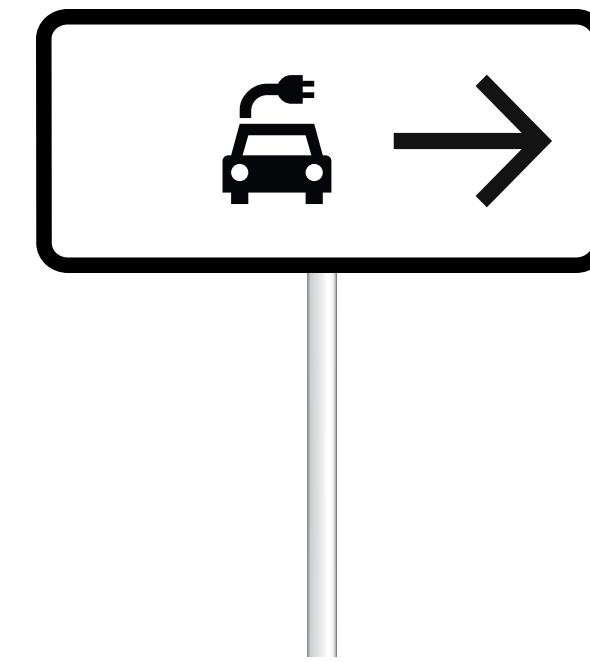
PK_03 Direction Sign - Exit Right
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x2 Single Sided
 Lighting: Required



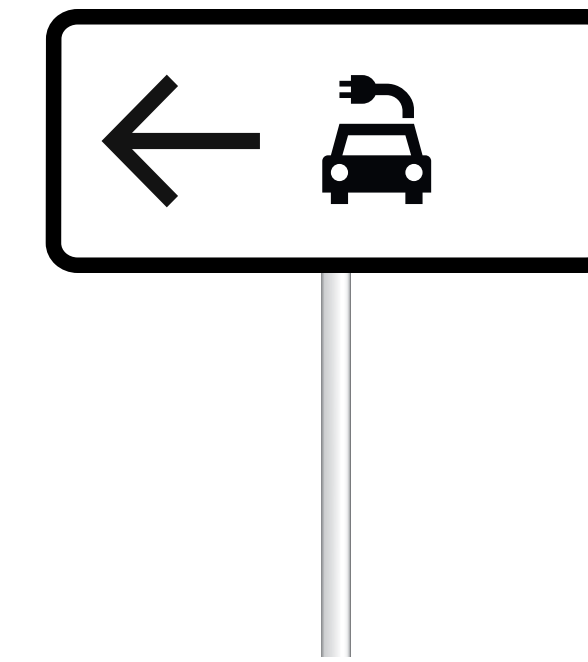
PK_04a Direction Sign - Disabled and Family Straight
 Size: 4'-11 1/16" x 1' (600 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Required



PK_04b Direction Sign - Electric Car Station Right
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Required

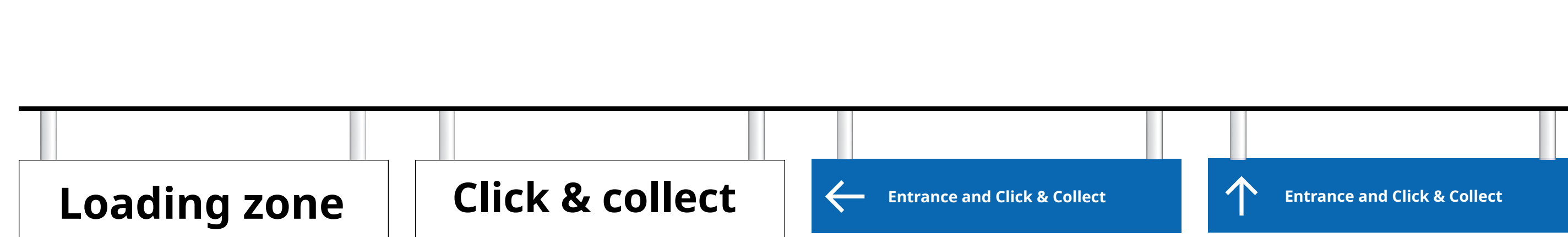


PK_05a Direction Sign - Exit
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Required



PK_05b Direction Sign - Exit
 Size: 1'-11 5/8" x 1' (600 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Required

Directional Signs

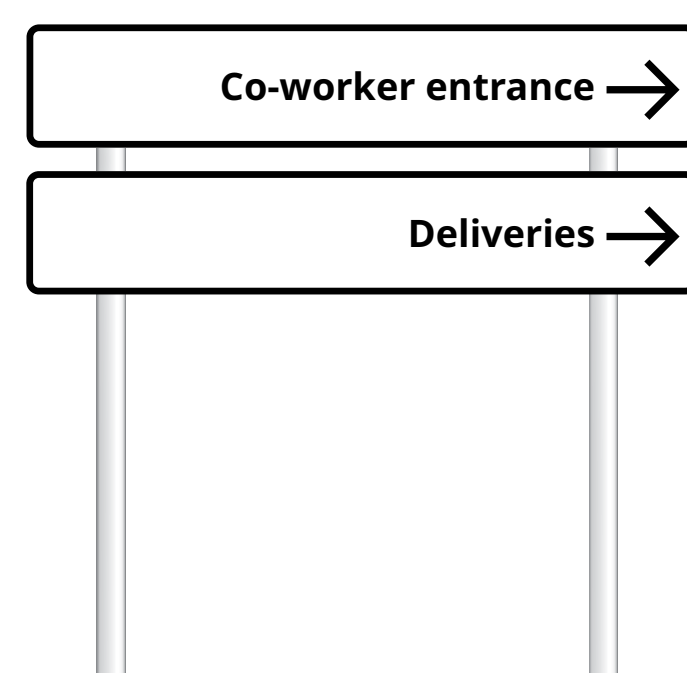


PK_06a Canopy Sign - Loading Zone Sign
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Double Sided
 Lighting: Required

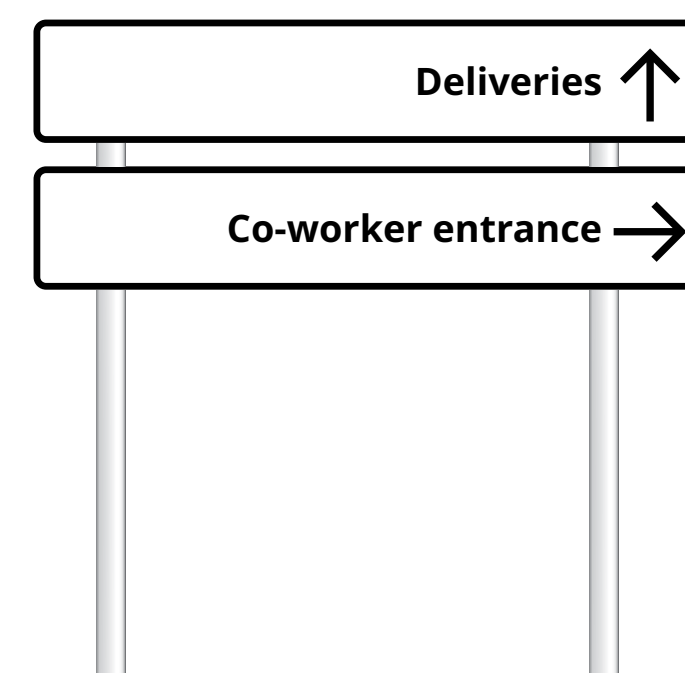
PK_06b Canopy Sign - Click and Collect Sign
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Internal

PK_07 Canopy Sign - Entrance + Click and Collect Left
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Internal

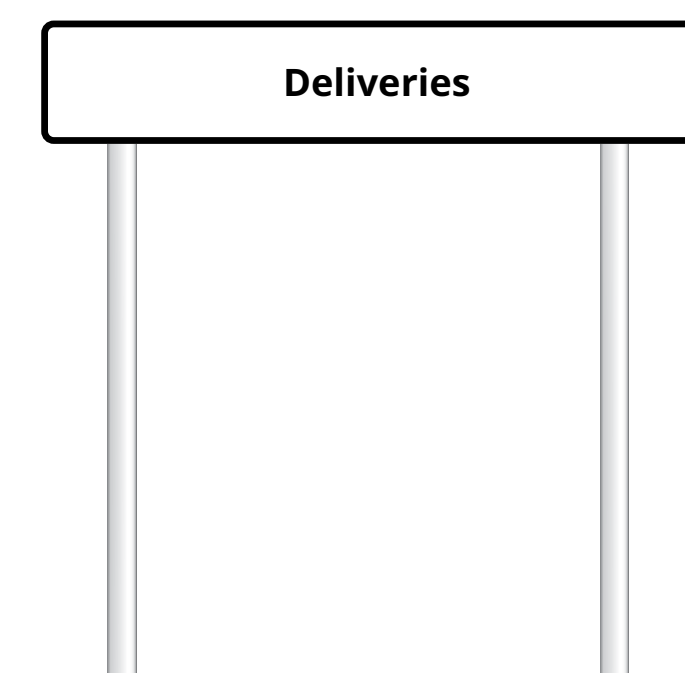
PK_08 Canopy Sign - Entrance + Click and Collect Straight
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Single Sided
 Lighting: Internal



PK_09 Directional Sign - Coworker and Deliveries Right
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x2 Single Sided
 Lighting: Required



PK_10 Directional Sign - Coworker and Deliveries Multiple
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x2 Single Sided
 Lighting: Required



PK_11 Deliveries Sign
 Size: 4'-11 1/16" x 1' (1500 mm x 300 mm)
 Qty: x1 Double Sided
 Lighting: Required



PK_12 Delivery Instructions
 Size: 2'-7 1/2" x 3'-3 3/8" (800 mm x 1000 mm)
 Qty: x1 Double Sided
 Lighting: Not Required
 Wall Mounted

Canopy Signs



PS_01A Disabled Sign
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x2 Single Sided
 Lighting: Not Required



PS_01B Disabled Sign Right
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x2 Single Sided
 Lighting: Not Required



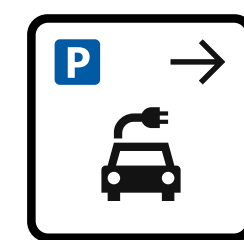
PS_01C Disabled Sign Left
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: Single Sided
 Lighting: Not Required



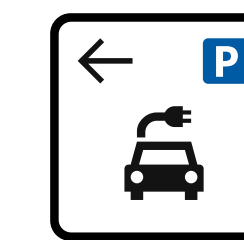
PS_02A Family Sign Right
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x2 Single Sided
 Lighting: Not Required



PS_02B Family Sign Left
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x2 Single Sided
 Lighting: Not Required



PS_03A Electric Car Charge Station (right)
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x1 Single Sided
 Lighting: Not Required



PS_03B Electric Car Charge Station (left)
 Size: 1'-3 3/4" x 1'-3 3/4" (400mm x 400 mm)
 Qty: x1 Single Sided
 Lighting: Not Required

Special Parking Signs

Directional Signs

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

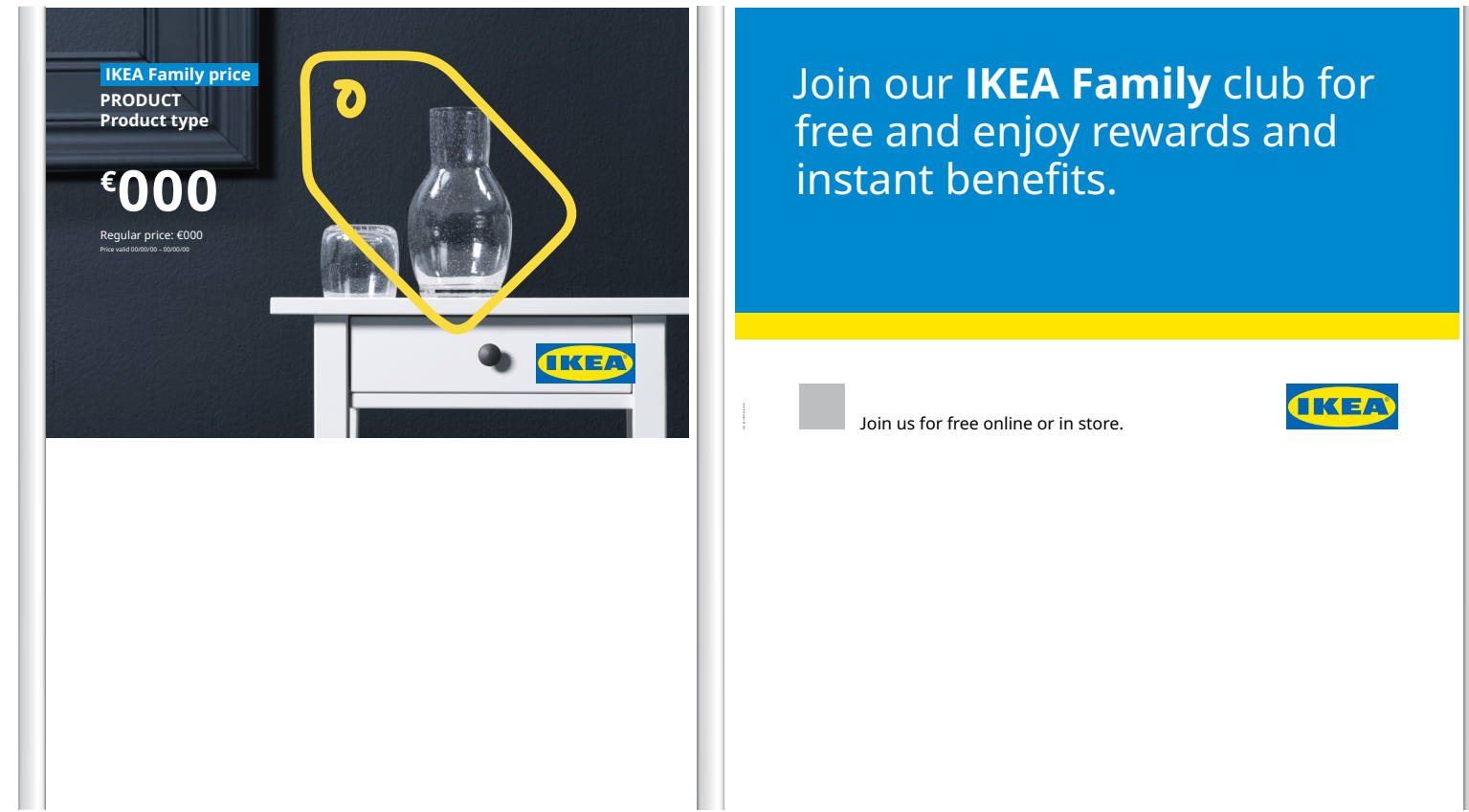
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:
 IKEA
 ROCKWALL HEIGHTS
 CITY OF ROCKWALL
 TEXAS

LANSING (BA)
 7050 West Saginaw Hwy.
 Suite 200
 Lansing, MI 48917
 Phone: 517.272.9835
 COLLIER'S ENGINEERING & DESIGN
 ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, E.T.C.

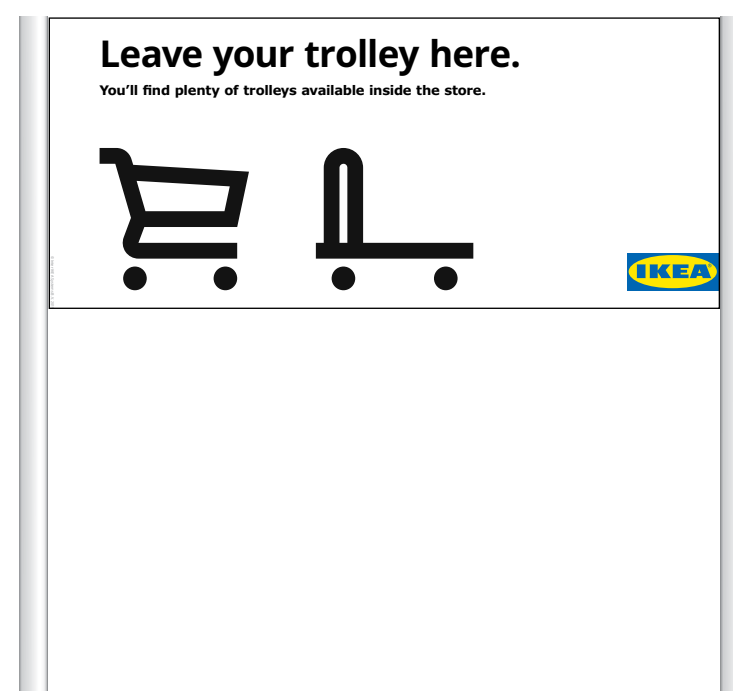
SHEET TITLE:
 ARCHITECTURAL
 SIGNAGE DETAILS

SHEET NUMBER:
AS-401



PKD_00 Branding Monument Sign
 Size: 5'-3" x 7'-10 1/2" (1600 mm x 2400 mm)
 Qty: x 14
 Lighting: Required

Branding Monument Sign

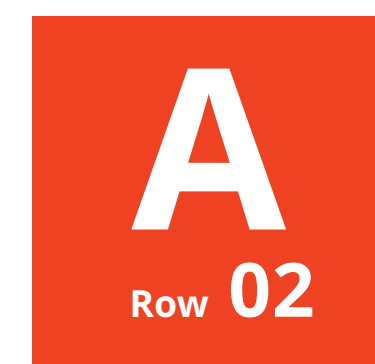


TR_01_Trolley Signs
 Size: 6'-5" x 3'-1" (1960 mm x 960 mm)
 Qty: x16

Trolley Signs



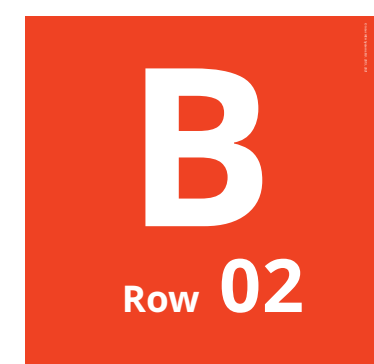
PK_PM_A_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_A_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_B_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_B_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_C_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_C_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_D_01
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4



PK_PM_D_02
 Size: 1'-7 11/16" x 1'-7 11/16" (500 mm x 500 mm)
 Qty: x4

Parking Memorizer Signs



Article information

- Flagpole made of aluminium with integrated halyard system.
- Rotating pole top with pulley.
- Lockable access door securing the halyard.
- Set of flag retainer rings (6 pcs.) and flag hooks (6 pcs.).
- Flag counterweights.
- Reinforcement tube of pole welded-on to foot flange, fitted with hinge for tilting device.

Materials

- Pole made of cylindrical tube of EN AW 6082T6 alloy, silver anodized (6061).
- Pole top made of cast aluminium, powder coated RAL 9006.
- Reinforcement tube, foot flange and ground set unit made of grade S355 steel, hot galvanized.

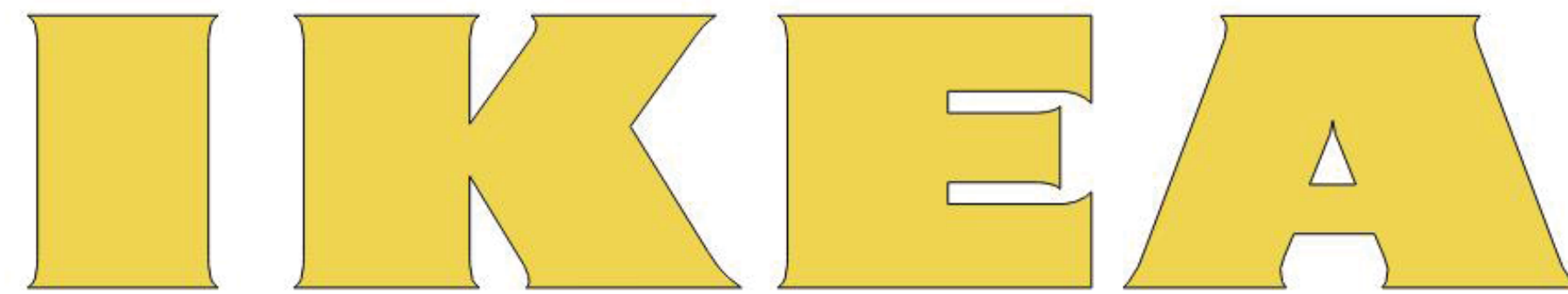
Product features





IKEA Flag and Flagpole
 Flag Size: 6'-6 3/4" x 18'-1/2" (2 m x 5.5 m)
 Flag Pole Height: 39'-4" (12m)
 Qty: x 12
 Lighting: Required

Flag and Flagpole



IKEA Building Sign (Wordmark)
 Size: 9'-10 1/8" x 56'-1" (3 m x 17.1 m)
 Qty: x 3
 Lighting: Required



Building Sign Banner
 Size: 45'-0" x 15'-0" (13.7 m x 4.5 m)
 Qty: x 1

Building Signs



IKEA Home Furnishings Building Sign (Wordmark)
 Size: 4'-11" x 55'-4 5/8" (1 688 m x 1.5 m)
 Qty: x 1
 Lighting: Required

Entrance

Building Entrance Sign
 Size: 2'-8 1/8" x 14'-10" (4.52 m x 820 mm)
 Qty: x 1
 Lighting: Required

Exit

Building Exit Sign
 Size: 2'-1 5/8" x 4'-8 7/8" (1.44 m x 650 mm)
 Qty: x 1
 Lighting: Required

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

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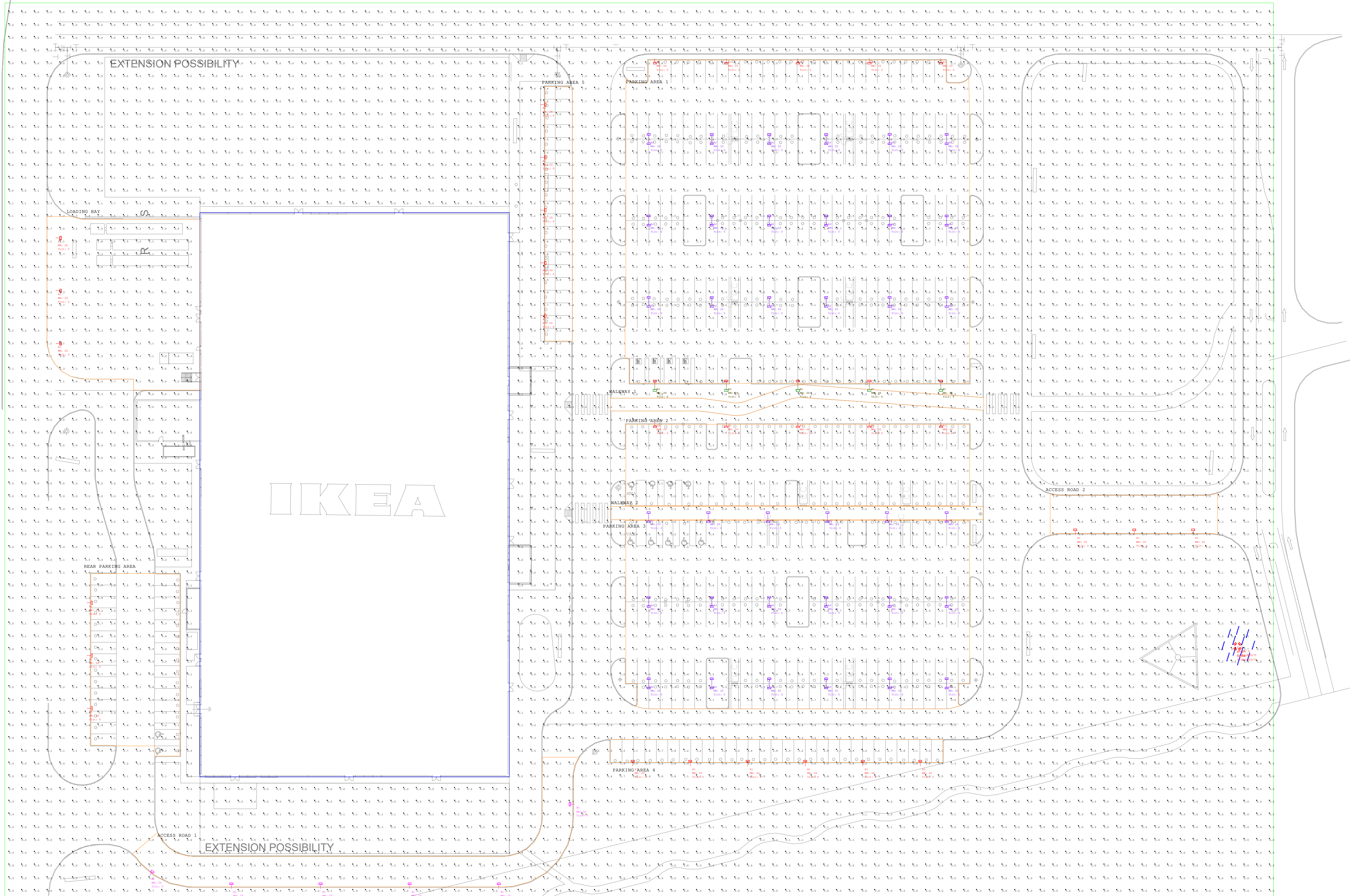
SITE NAME:
IKEA
 ROCKWALL HEIGHTS
 CITY OF ROCKWALL
 TEXAS

- GENERAL NOTES:
1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
 3. CALCULATION POINT SPACING IS 10' x 10'
 4. ALL CALCULATIONS ARE IN FOOTCANDLE MEASUREMENTS
 5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: SURFACE = .2, WALLS = .5, CEILING = .8



Bell & McCoy
Lighting and Controls
4630 Nall Road
Farmers Branch, TX 75244

IKEA ROCKWALL



Revisions:
X XX/XX/XXXX

Drawn By:
J. FENTON
Date:
9/11/2024
Scale:
N.T.S
Sheet Title:
Site Photometrics
Sheet No.

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Bell & McCoy
 Lighting and Controls
 4630 Nall Road
 Farmers Branch, TX 75244

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	35	A1	Single	VP-1-160L-50-3K7-4F		0.900	6757	52	1820	20
	36	A2	Back-Back	VP-1-160L-35-3K7-4F		0.900	4709	35	2520	20
	6	B1	Single	VP-1-160L-50-3K7-3		0.900	6814	52	312	20
	5	C1	Single	VP-1-160L-75-3K7-2		0.900	9584	72	360	20
	4	D	Single	PFMXW43LED		0.900	5191	40.34	161.36	8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	0.99	6.5	0.0	N.A.	N.A.
ACCESS ROAD 1	Illuminance	Fc	1.85	2.9	0.8	2.31	3.63
ACCESS ROAD 2	Illuminance	Fc	2.20	3.0	1.2	1.83	2.50
LOADING BAY	Illuminance	Fc	0.97	3.3	0.0	N.A.	N.A.
PARKING AREA 1	Illuminance	Fc	2.78	4.9	1.6	1.74	3.06
PARKING AREA 2	Illuminance	Fc	2.44	3.6	1.5	1.63	2.40
PARKING AREA 3	Illuminance	Fc	2.63	3.7	1.5	1.75	2.47
PARKING AREA 4	Illuminance	Fc	2.78	3.4	1.6	1.74	2.13
PARKING AREA 5	Illuminance	Fc	2.56	3.3	1.6	1.60	2.06
REAR PARKING AREA	Illuminance	Fc	1.36	3.4	0.1	13.60	34.00
WALKWAY 1	Illuminance	Fc	5.14	6.5	3.1	1.66	2.10
WALKWAY 2	Illuminance	Fc	2.35	3.1	1.1	2.14	2.82

IKEA ROCKWALL

Revisions:
 X XX/XX/XXXX

Drawn By:
 J. FENTON
 Date:
 9/11/2024
 Scale:
 N.T.S.
 Sheet Title:
 Site Photometrics
 Sheet No.



Flood Lights

Optic | Extra-Wide | Extreme

PROJECT INFORMATION

JOB NAME	
FIXTURE TYPE	Flood Light
CATALOG NUMBER	
APPROVED BY	

SPECIFICATIONS

Construction:

Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. Apertures for field or factory installed photocontrol. Heavy duty knuckle with 90° adjustment standard. Heavy duty trunnion mount also available.

Optics:

Atlas optic flood lights utilize individual lenses for maximum light intensity. These lenses are made of optical grade acrylic. This guarantees more footcandles, less glare and less wasted light.

Extra Wide Distribution Pattern:

Designed to provide maximum light spread for short set backs when lighting signs and washing walls.

Reduced Glare:

Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

Thermal Management:

Atlas Flood Lights are designed as a complete system to optimize LED life and light output. The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs¹) and component life and also allows for higher light output.

Listings:

Luminaire is certified to UL/cUL Standards for Wet Locations DesignLights Consortium qualified luminaire, eligible for rebates from DLC member utilities. ²See chart on other last page for qualifying products.

AC Input: 120/208/240/277V

Driver:

Constant current, Class 2, 120-277 VAC, 50-60 Hz
High Efficiency – min. 84%
Off-State Power: 0 Watts
0-10 V Dimming

LEDs:

3000K | 4000K | 4500K | 5000K CCT

Testing:

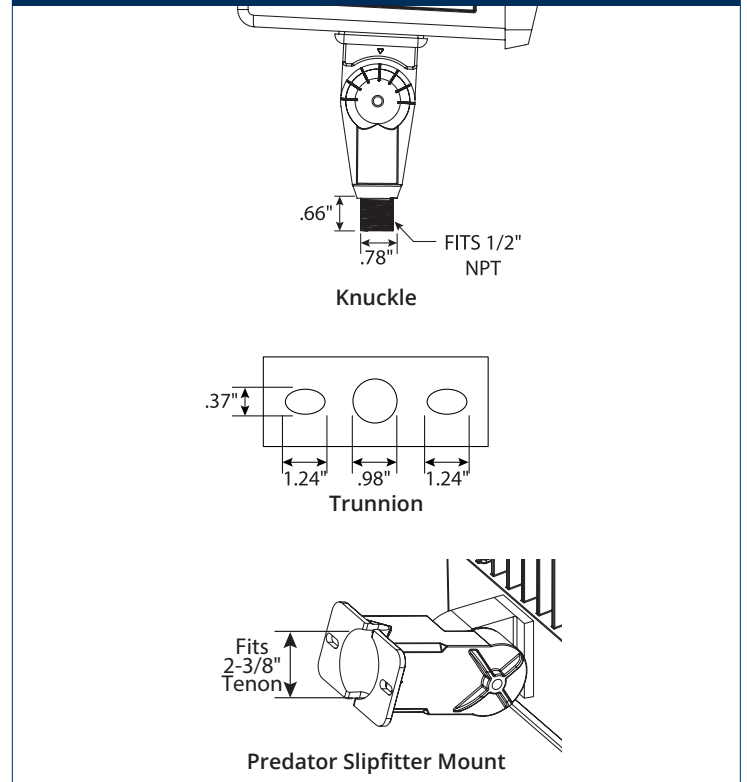
Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

Warranty: Five-year limited warranty

Photo Control: For factory installed 120V button photo control add suffix PC to part number.



MOUNTING DETAIL



MOUNTING



Rebates and Incentives are available in many areas. Contact an Atlas Representative for more information.

¹LED Life Span Based Upon LM-70 Test Results



Flood Lights

Optic | Extra-Wide | Extreme

ORDERING INFORMATION

PFS			22LED						
PRODUCT SERIES	DISTRIBUTION	SELECTABLE	OUTPUT	COLOR TEMP.	CONTROLS	VOLTAGE	FIXTURE COLOR	MOUNTING	OPTIONS
PFS - Small	Blank - Wide (with Optics)	blank = Fixed	22LED = 22 System Watts ¹ 27LED = 27 System Watts ²	Blank = 4500K 3K = 3000K	Blank = Dimming (0-10V) PC = 120V Photocontrol PM = 120-277V Photocontrol PH = 480V Button Photocontrol* PR = Photo Receptacle* <i>*Not available on PFS, PFM</i>	Blank = 120-277 4 = 347-480V* <i>*Not available on PFS</i>	Blank = Bronze WT = White* BK = Black* <i>*optional with adder</i>	Blank = Knuckle ⁵ T = Trunnion ⁵ <i>⁵PFS, PFM only</i>	SP = Surge Protection* <i>*Not available on PFS</i>
PFM - Medium	XW - Extra Wide		43LED = 43 System Watts 64LED = 64 System Watts ¹	4K = 4000K 5K = 5000K					
PFL2G - Large (2nd Generation)	H = Extreme High Wattage (with Optics)	blank = Fixed	20L = 20,000 Lumens 25L = 25,000 Lumens	3K = 3000K 4K = 4000K 45K = 4500K				Blank = Trunnion ⁶ S = Predator Mount - Slipfitter/Trunnion ⁶ <i>⁶PFL2G, PFXL2G only</i>	
PFXL2G - Extra Large (2nd Generation)	XW - Extra Wide	blank = Fixed S = Selectable ³	26-50L = 26,000 - 50,000 Lumens Selectable 33L = 33,000 Lumens 40L = 40,000 Lumens 50L = 50,000 Lumens	5K = 5000K blank = Selectable ⁴ 4000K, 4500K, 5000K					

¹Wide/H only | ²Extra-wide only | ³PFXL2GH is Lumen Selectable only | ⁴PFXL2GXW only

PERFORMANCE DATA

FULLY SELECTABLE

UNIT	CRI	4000K CCT		4500K CCT		5000K CCT		WATTAGE	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
Extra Wide									
PFXL2GXWS26-50L	70	28,506	160	29,756	167	27,941	157	178	1000W MH
		42,003	151	43,845	158	41,170	148	278	
		52,133	143	54,419	156	51,099	140	365	

LUMEN SELECTABLE

UNIT	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTAGE	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
Optic											
PFXL2GHS26-50L	70	24,332	144	25,582	152	25,437	151	25,353	150	169	1000W MH
		36,518	141	38,394	148	38,176	148	38,051	147	259	
		47,818	133	50,275	139	49,989	138	49,825	138	361	

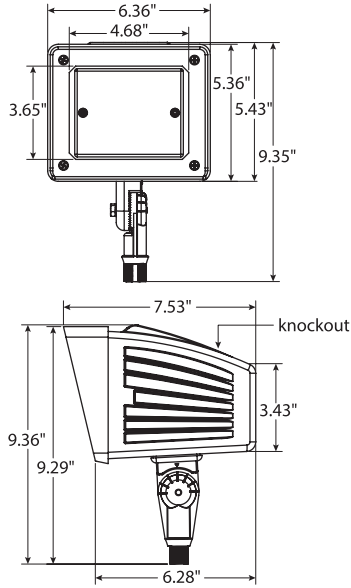
FIXED

UNIT	CRI	3000K CCT		4000K CCT		4500K CCT		5000K CCT		WATTAGE	REPLACES UP TO
		DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)		
Optic											
PFS22	70	1,978	93	1,978	93	1,978	93	2,194	103	21	100W MH
PFM43	70	4,010	97	4,010	97	4,010	97	4,343	105	41	175W MH
PFL2GH20L	70	20,200	142	21,338	150	21,338	150	21,534	152	142	400W MH
PFL2GH25L	70	24,840	138	26,240	147	26,240	147	26,480	148	181	1000W MH
PFXL2GH33L	70	31,190	143	32,849	150	32,849	150	33,408	153	219	1000W MH
PFXL2GH40L	70	37,020	139	38,989	147	38,989	147	39,653	149	266	1000W MH
PFXL2GH50L	70	47,390	132	49,910	141	49,910	141	50,760	142	359	1000W MH
Extra Wide											
PFSXW27	80	3,132	114	3,132	114	3,132	114	3,261	118	28	100W MH
PFMXW43	80	5,025	116	5,025	116	5,025	116	5,229	121	43	175W MH
PFMXW64	80	6,983	114	6,983	114	6,983	114	7,237	118	64	250W MH
PFL2GXW20L	70	20,540	144	20,540	144	20,540	144	21,750	153	142	400W MH
PFL2GXW25L	70	25,040	139	25,040	139	25,040	139	25,040	139	180	1000W MH
PFXL2GXW33L	70	33,210	151	33,210	151	33,210	151	33,210	151	220	1000W MH
PFXL2GXW40L	70	39,430	148	39,430	148	39,430	148	39,430	148	267	1000W MH
PFXL2GXW50L	70	50,130	141	50,130	141	50,130	141	50,130	141	357	1000W MH

DIMENSIONS

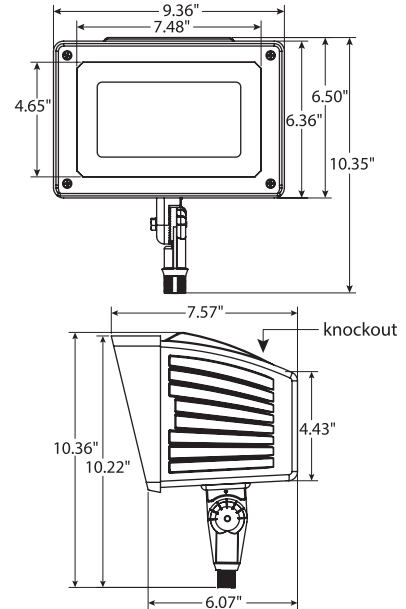
PFS

Weight: 7 lbs.
EPA: 0.33



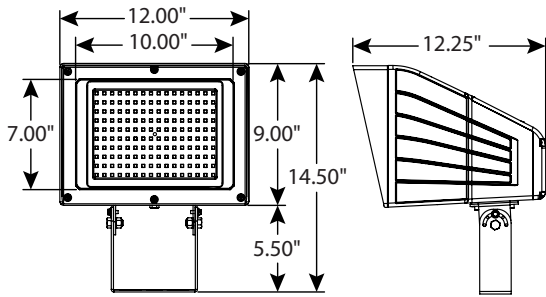
PFM

Weight: 10 lbs.
EPA: 0.47



PFL2G

Weight: 26 lbs.
EPA: 1.00



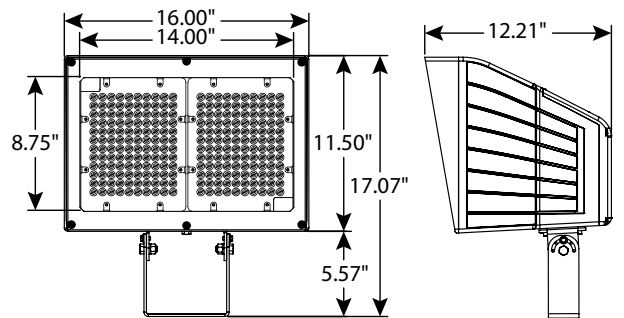
Weight: 27 lbs.



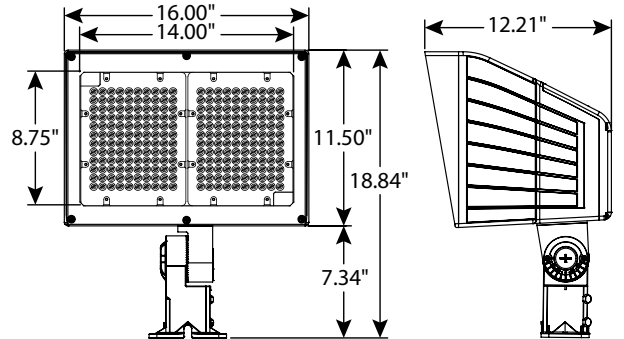
Predator Slipfitter Mount

PFXL2G

Weight: 44 lbs.
EPA: 1.29



Weight: 46 lbs.



Predator Slipfitter Mount



Flood Lights
Optic | Extra-Wide | Extreme

DLC PRODUCT INFORMATION

FIXED

UNIT	3000K CCT		4000K CCT		4500K CCT		5000K CCT	
	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION
Optic								
PFS22	n/a	n/a	PU6VKAK3	Standard	P0000053U	Standard	P550R0NT	Standard
PFM43	n/a	n/a	PU8IIKR4	Standard	P0000053V	Standard	PBE0VYUZ	Standard
PFL2GH20L	P9DPY9A8	Premium	PXYAN2V	Premium	PXVX6GOY	Premium	PPMF1TG3	Premium
PFL2GH25L	PAOZ3UX6	Standard	P9D3MG0T	Standard	P7DB3PMC	Standard	P45HS3BQ	Standard
PFXL2GH33L	P21MYCMQ	Standard	PPHKNRV6	Standard	PHA1Z49A	Standard	P53FHFVBV	Standard
PFXL2GH40L	P5FNN10Y	Standard	PL90OHII	Standard	PZ73ACRC	Standard	PEEKL7ES	Standard
PFXL2GH50L	PI5RM3HT	Standard	PTK83KDD	Standard	PJA8IFTB	Standard	PK9GAGSY	Standard
Extra Wide								
PFSXW27	PAYQD7J8	Standard	P94MDVWZ	Standard	P87AHLDJ	Standard	PT6Z0U5F	Premium
PFMXW43	P825UL5Y	Standard	PPGDYG1Y	Standard	P22PSA1E	Standard	PR4TUEWL	Premium
PFL2GXW20L	PJDFFSCH	Premium	PQ27J8OP	Premium	P8Y4OK29	Premium	PM79G31X	Premium
PFL2GXW25L	PWQYIBGY	Standard	P8L3DDB0	Standard	PKRX0DR9	Standard	PMARR9HA	Standard
PFXL2GXW33L	PUZUQSMG	Standard	PNOFAYZX	Standard	P72CGKXB	Standard	PYE73KJF	Standard
PFXL2GXW40L	PDRO14D5	Standard	PTQDRWWT	Standard	P00OBNMM	Standard	PPYNOR9N	Standard
PFXL2GXW50L	PWQYIBGY	Standard	P8L3DDB0	Standard	PKRX0DR9	Standard	PMARR9HA	Standard

LUMEN SELECTABLE

UNIT	3000K CCT		4000K CCT		4500K CCT		5000K CCT	
	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION	DLC PRODUCT ID	CLASSIFICATION
Optic								
PFXL2GXW50L	<i>coming soon</i>		<i>coming soon</i>		<i>coming soon</i>		<i>coming soon</i>	

FULLY SELECTABLE

UNIT	DLC Product ID	Classification
Extra Wide		
PFXL2GXWS26-50L	S-N289T1	Premium

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

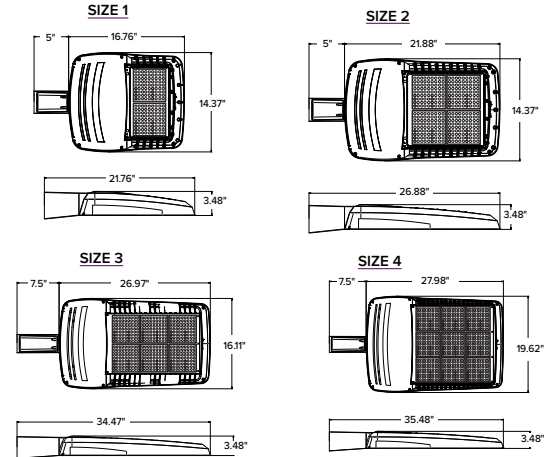
CONTROLS







- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

MICRO STRIKE | STRIKE OPTICS



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

WARRANTY

- 5 year warranty

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	Micro Strike	1 Size 1	160L-35 ⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens				
		3 Size 3	480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens				
		4 Size 4	720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹				

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole ²
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole ²
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole ²
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole ²
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Toolless Entry
BC	Backlight Control ⁸
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
NXWS40F	NX Networked Wireless Enabled Integral NXSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4}
WIR	LightGRID+ In-Fixture Module ^{3,4}
WIRSC	LightGRID+ Module and Occupancy Sensor ^{3,4}
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle ⁴
7PR-SC	7-Pin Receptacle with shorting cap ⁴
3PR	3-Pin twist lock ⁴
3PR-SC	3-Pin receptacle with shorting cap ⁴
3PR-TL	3-Pin PCR with photocontrol ⁴
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F ⁹
ADD	AutoDim Timer Based Dimming ⁴
ADT	AutoDim Time of Day Dimming ⁴
Photocontrols	
PC	Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
 3 – Networked Controls cannot be combined with other control options
 4 – Not available with 2PF option
 5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls
 7 – Not available with 480V
 8 – BC not available on 4F and type 5 distributions
 9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	ST Strike	1 Size 1	36L-39 ⁸ 5500 lumens 36L-55 ⁸ 7500 lumens 36L-85 10000 lumens 36L-105 12500 lumens 36L-120 14000 lumens	AM monochromatic amber, 595nm 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	FR Auto Front Row 2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QN Type 5 Square Narrow 5QW Type 5 Square Wide 5QM Type 5 Square Medium 5W Type 5 Wide (Round) 5RW Type 5 Rectangular C Corner Optic TC Tennis Court Optic	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	72L-115 15000 lumens 72L-145 18000 lumens 72L-180 21000 lumens 72L-210 24000 lumens 72L-240 27000 lumens				
		3 Size 3	108L-215 ⁸ 27000 lumens 108L-250 30000 lumens 108L-280 33000 lumens 108L-325 36000 lumens 108L-365 40000 lumens				
		4 Size 4	162L-320 40000 lumens 162L-365 ¹⁰ 44000 lumens 162L-405 48000 lumens 162L-445 52000 lumens 162L-485 55000 lumens 162L-545 ⁸ 60000 lumens CLO Custom Lumen Output ¹				

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole ³
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole ³
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole ³
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole ³
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
E	Battery Backup ^{1,2,7,8,9}
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
NXWS40F	NX Networked Wireless Enabled Integral NXSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,4,5}
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{4,5}
WIR	LightGRID+ In-Fixture Module ^{4,5}
WIRSC	LightGRID+ Module and Occupancy Sensor ^{4,5}
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle ⁴
7PR-SC	7-Pin Receptacle with shorting cap ⁴
3PR	3-Pin twist lock ⁴
3PR-SC	3-Pin receptacle with shorting cap ⁴
3PR-TL	3-Pin PCR with photocontrol ⁴
Programmed Controls	
SCP_F	Sensor Control Programmable, 8F or 40F ¹¹
ADD	AutoDim Timer Based Dimming ⁴
ADT	AutoDim Time of Day Dimming ⁴
Photocontrols	
PC	Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Battery temperature rating -20C to 55C
 3 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
 4 – Networked Controls cannot be combined with other control options
 5 – Not available with 2PF option
 6 – Not available with 480V
 7 – Not available with 347 or 480V
 8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts
 10 – Some voltage restrictions may apply when combined with controls
 11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

CATALOG # _____

Accessory Type	Size	Option	Color	
SHD Shield	1 Size 1	HSS-90-B House Side Shield 90° Back	BLS Black Gloss Smooth	
	2 Size 2	HSS-90-F House Side Shield 90° Front		
	3 Size 3	HSS-90-S House Side Shield 90° Side		
	4 Size 4	HSS-270-BSS House Side Shield 270° Back/Side/Side		
		HSS-270-FSS House Side Shield 270° Front/Side/Side		
		HSS-270-FSB House Side Shield 270° Front/Side/Back		
		HSS-360 House Side Shield 360°		
	-----	BC Back Light Control		BLT Black Matte Textured
	MTG Mounting	A Arm Mount for square pole/flat surface		
		ASQU Universal Arm Mount for square pole		
AAU Adjustable Arm for pole mounting				
ADU Decorative upswept Arm				
RPA Round Pole Adapter				
MAF Mast Arm Fitter for 2-3/8" OD horizontal arm				
K Knuckle				
T Trunnion				
WB Wall Bracket (compatible with universal arm mounts)				
-----		-----	DBS Dark Bronze Gloss Smooth	
Accessory Type	Option	BIRD SPK Bird Spike		
				MSC Miscellaneous

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

NXOFM-1R1D-UNV On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

WIR-RME-L On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

SCP-REMOTE Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

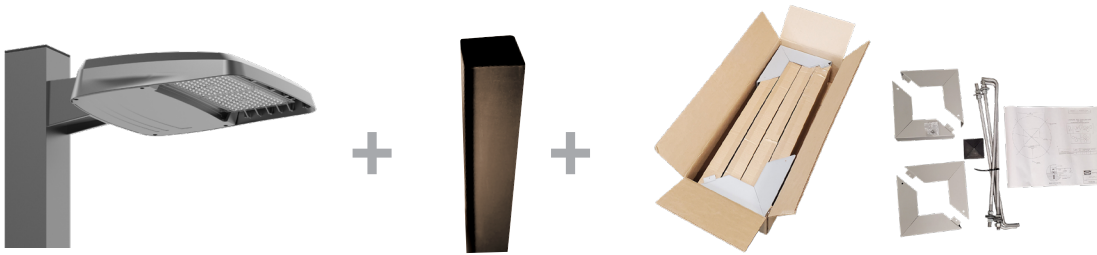
Color Option

CC Custom Color

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES











Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY

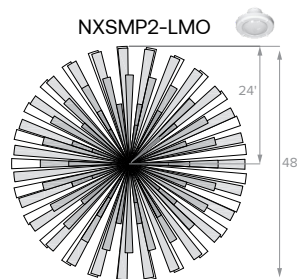
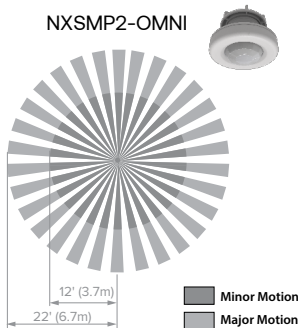
Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless NXOFMIRID-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-		NXOFM-IRID-UV
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	✓	-		NXRM2-H
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+ WIR LightGRID+ In-Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
WIR-RME-L LightGRID+ On Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
WIRSC LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

DEFAULT SETTINGS

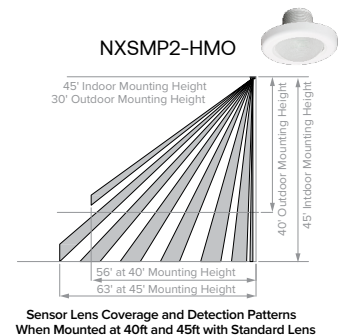
NX Wireless	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	*Passcode Factory Passcode: HubbN3T!	Enabled

Stand Alone	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS



Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens



VIPER Area/Site

VIPER LUMINAIRE

NX LIGHTING CONTROLS FREE APP

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US



Apple App

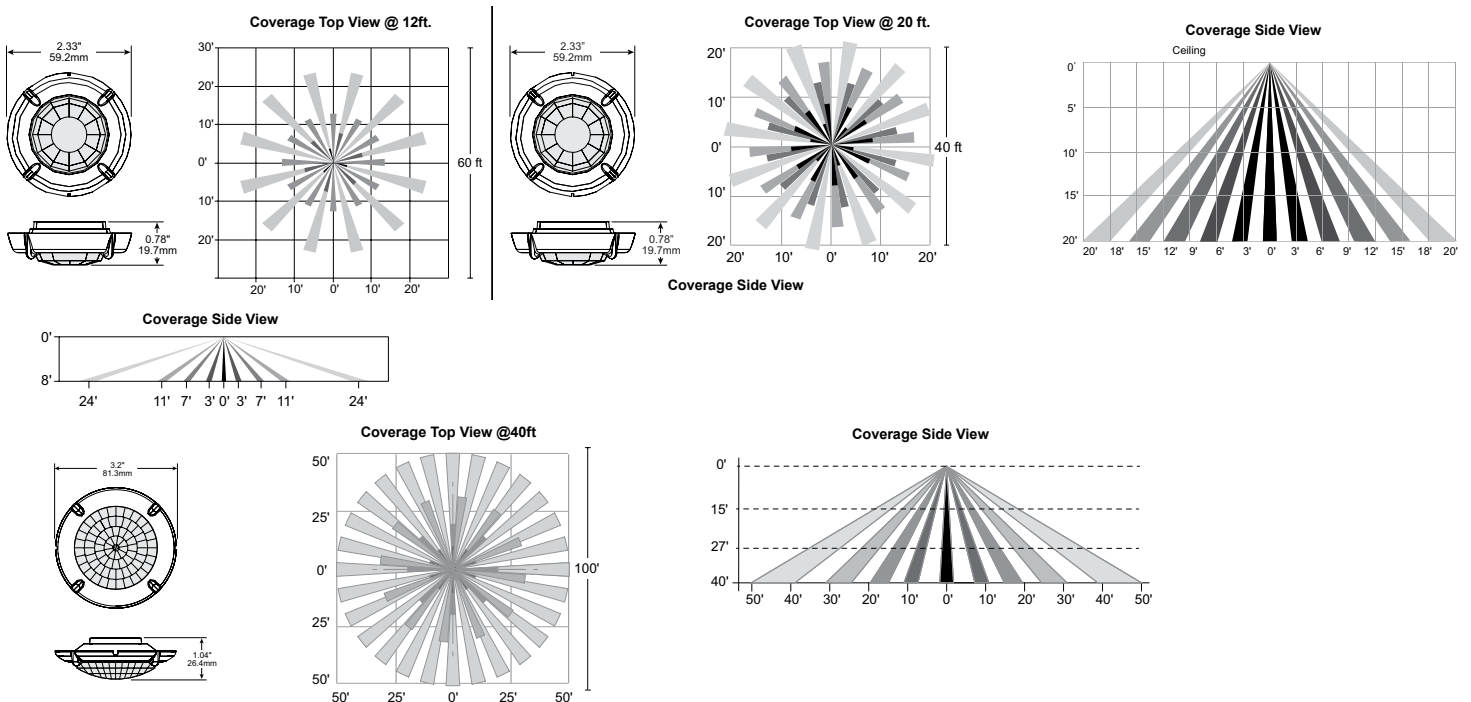


Google Play

OUTDOOR LIGHTING CONTROLS OPTIONS CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
SCP_F Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F	
ADD AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-	ADD	
ADT AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-	ADT	
7PR 7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR	
7PR-SC 7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	7PR-SC	
3PR 3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-	3PR	
3PR-SC 3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	3PR-SC	
3PR-TL 3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-	3PR-TL	

COVERAGE PATTERNS FOR SCP_F



VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier	Micro Strike Lumen Multiplier				Strike Lumen Multiplier			
CCT	Temp		CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
0°C	32°F	1.03	2700K	-	0.841	-	2700K	0.9	0.81	0.62
10°C	50°F	1.01	3000K	0.977	0.861	0.647	3000K	0.933	0.853	0.659
20°C	68°F	1.00	3500K	-	0.900	-	3500K	0.959	0.894	0.711
25°C	77°F	1.00	4000K	1	0.926	0.699	4000K	1	0.9	0.732
30°C	86°F	0.99	5000K	1	0.937	0.791	5000K	1	0.9	0.732
40°C	104°F	0.98	AP-Amber Phosphor Converted Multiplier				Monochromatic Amber Multiplier			
			Amber	0.710			Amber	See Amber Spec Sheet		

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

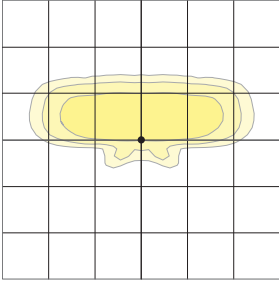
VIPER Area/Site

VIPER LUMINAIRE

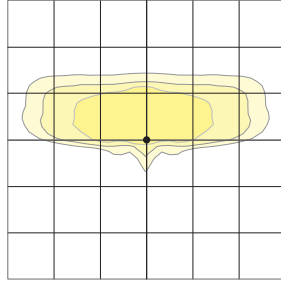
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

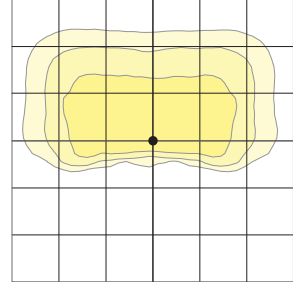
Type 2



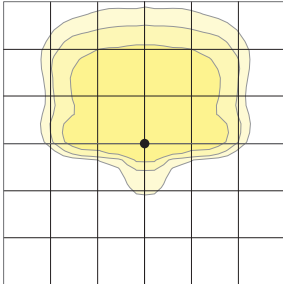
Type 3



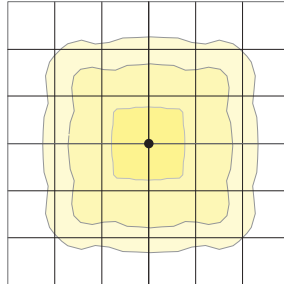
Type 4 Wide



Type 4F



Type 5QW



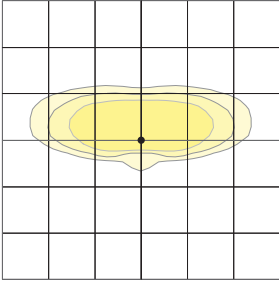
VIPER Area/Site

VIPER LUMINAIRE

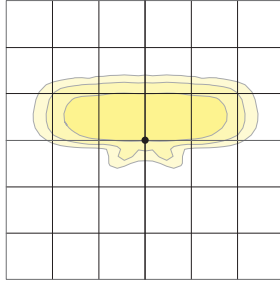
OPTIC STRIKE PHOTOMETRY

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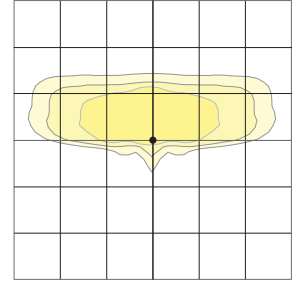
Type FR – Front Row/Auto Optic



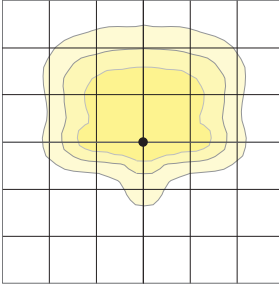
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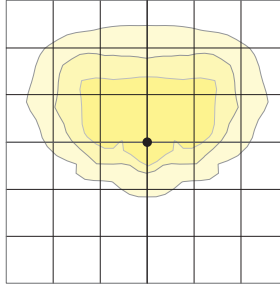
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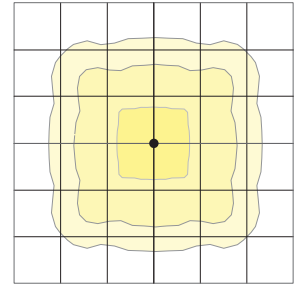
Type 4 Forward



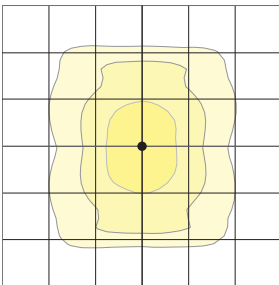
Type 4 Wide



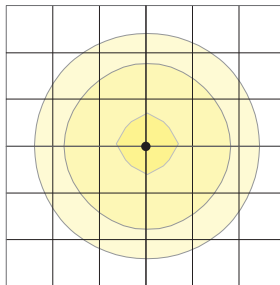
Type 5QM



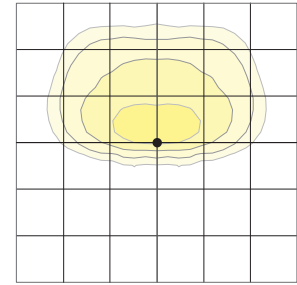
Type 5RW (rectangular)



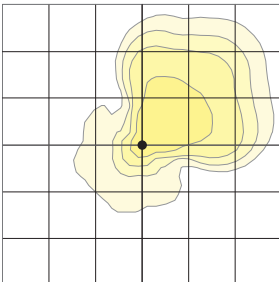
Type 5W (round wide)



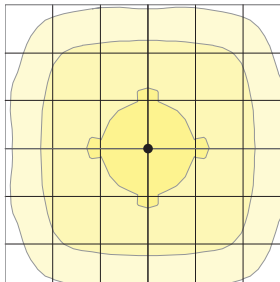
Type TC



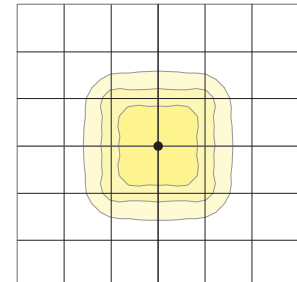
Type Corner



Type 5QW



Type 5QN

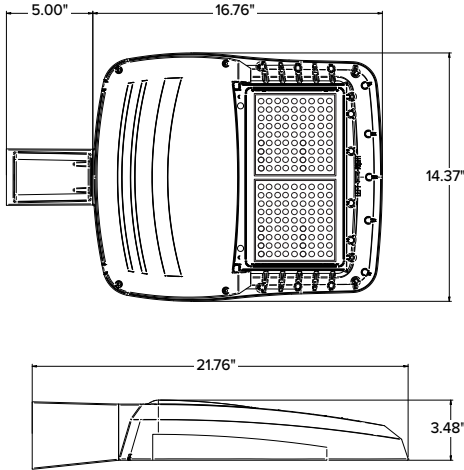


VIPER Area/Site

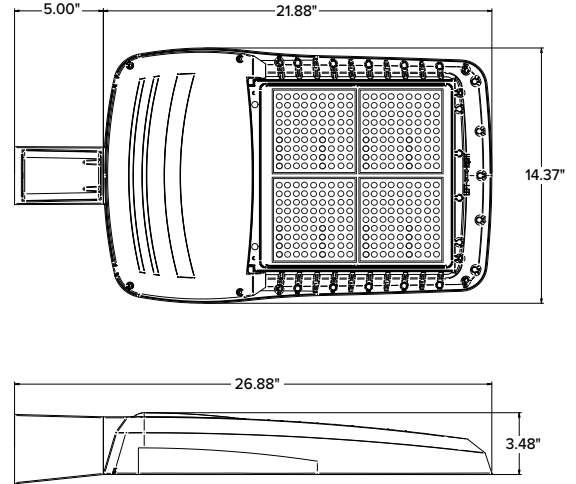
VIPER LUMINAIRE

DIMENSIONS

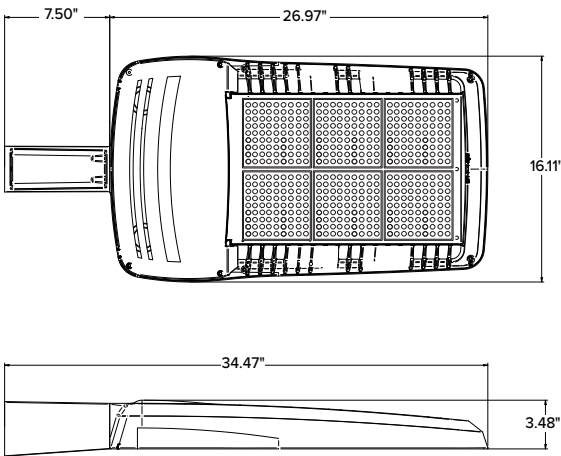
SIZE 1



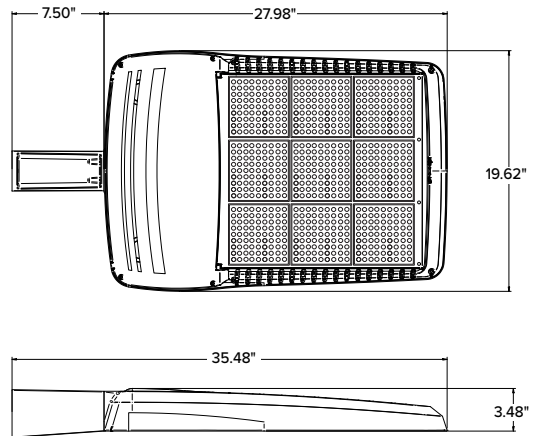
SIZE 2









SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

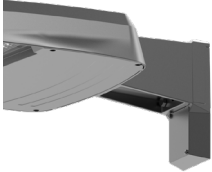
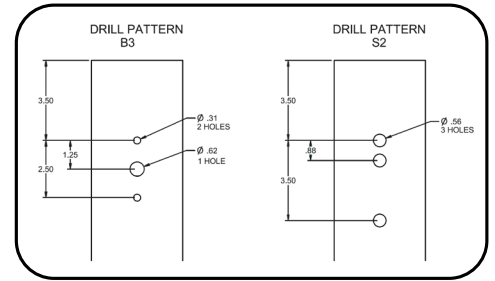
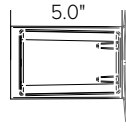
VIPER LUMINAIRE

MOUNTING



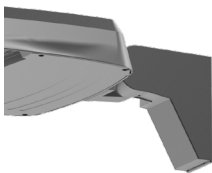
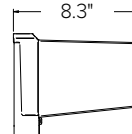
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



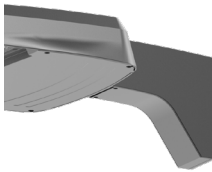
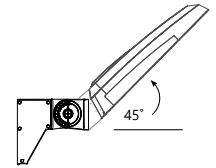
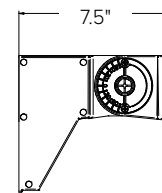
ASQU-UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



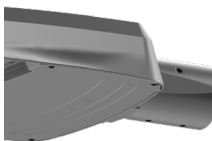
AAU-ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



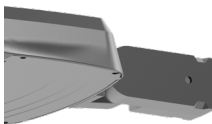
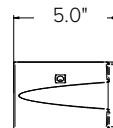
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



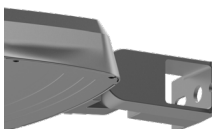
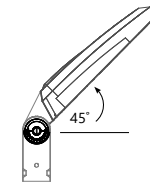
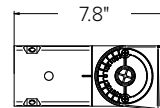
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



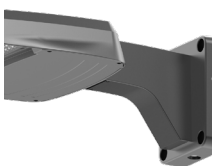
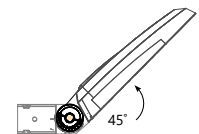
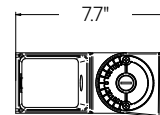
K-KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



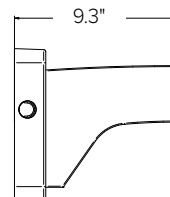
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

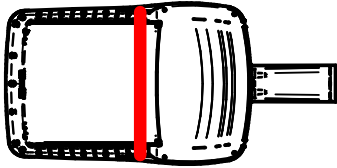
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

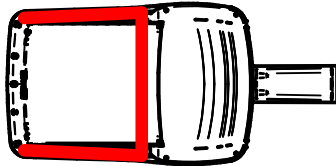
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

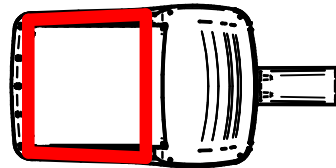
VPR2x HSS-90-B-xx



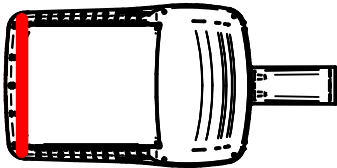
VPR2x HSS-270-BSS-xx



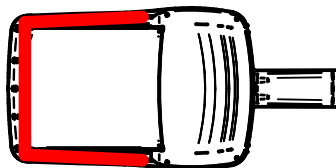
VPR2x HSS-360-xx



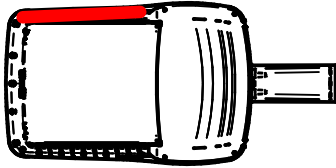
VPR2x HSS-90-F-xx



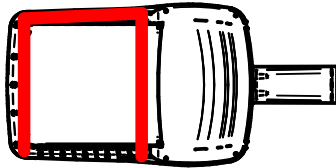
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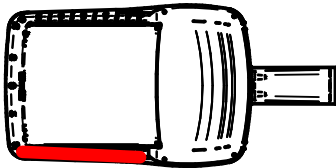
VPR2x HSS-90-S-xx



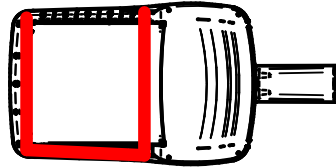
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx





DATE: November 1, 2024

TO: Will Winkelmann
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230

CC: James Melino
Rockwall 599/ I-30 Partners LP
8750 N. Central Expressway, Suite 1735
Dallas, Texas 75231

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2024-041; *Site Plan for IKEA*

Will Winkelmann:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on October 29, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Prior to the acceptance of Engineering Plans, the applicant shall provide a corrected photometric plan and building elevations; and,
- (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.
- (4) On October 29, 2024, the Architecture Review Board approved a motion to recommend approval of the building elevations by a vote of 6-0, with Board Member Miller absent, with the condition that the exterior stairwell be screened with tilt wall panels.

Planning and Zoning Commission

On October 29, 2024, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Hustings absent, and ARB and Staff conditions of approval.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written in a cursive style.

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department