

LEGEND

1656 DENOTES TREE TO BE PRESERVED

1657 DENOTES TREE TO BE REMOVED

LOCATION OF PROTECTIVE FENCE

TOTAL

TOTAL CALIPER INCHES	291"
TOTAL CALIPER INCHES PRESERVED	78" (23%)
TOTAL CALIPER INCHES REMOVED	225" (77%)

TOTAL TREES TO BE REMOVED: 324" CALIPER INCHES

TOTAL MITIGATION REQUIRED: 225"
 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
1602	Oak/Quercus spp.	12	452	Good	Remove	Grading	12
1603	Oak/Quercus spp.	10	314	Good	Remove	Grading	10
1604	Oak/Quercus spp.	11	380	Good	Remove	Grading	11
1605	Ash/Fraxinus	14	615	Good	Remove	Grading	14
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	Remove	Grading	12
1613	Elm/Ulmus spp.	13	531	Good	Remove	Grading	13
1614	Oak/Quercus spp.	15	707	Good	Remove	Grading	15
1615	Oak/Quercus spp.	14	615	Good	Remove	Grading	14
1906	Ash/Fraxinus	14	615	Good	Remove	Grading	14

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
 8233 Mill 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 GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 002339; LANDSCAPE ARCHITECT REGISTRATION NUMBER 2872) ON 04/18/25 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 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.

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

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

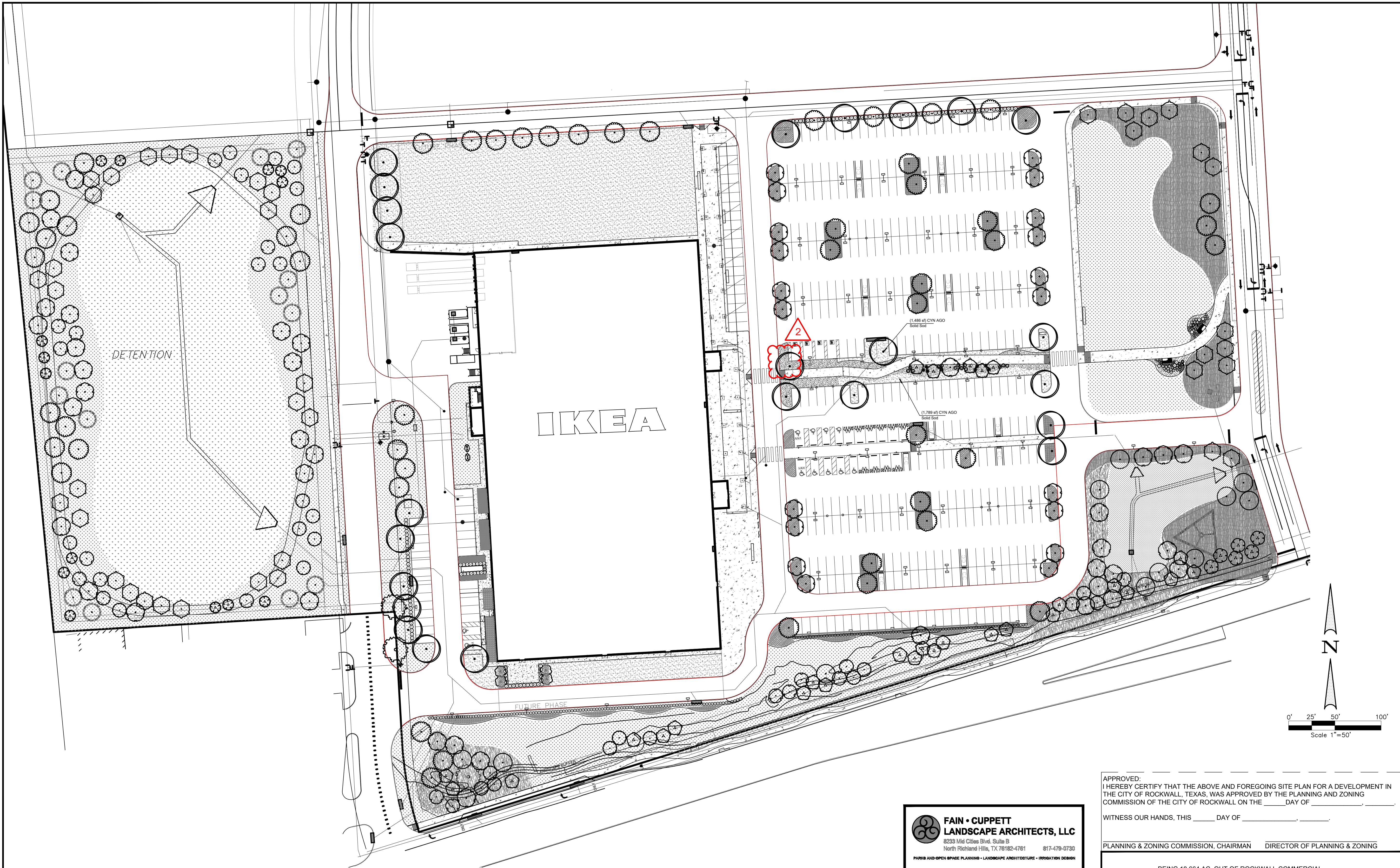
No.	DATE	REVISION	APPROV.
1.	03/6/25	RFI	
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Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS SURVEYORS
 6750 HILDBEST PLAZA DR., SUITE 215 (972) 492-7096
 Texas Engineers Registration No. 89 (972) 492-7096 FAX
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G. Cuppett
 GREGORY CUPPETT
 LICENSED IRRIGATOR & LANDSCAPE ARCHITECT
 STATE OF TEXAS
 2872
 04/18/25

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

T-1



REF SHEET L-5 FOR PLANT LEGEND

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
 8233 Mid Cities Blvd, Suite B
 North Richland Hills, TX 76182-4781 817-479-0730
 PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSE NUMBER 0023838), LANDSCAPE ARCHITECT (REGISTRATION NUMBER 2872) ON 04/16/25 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 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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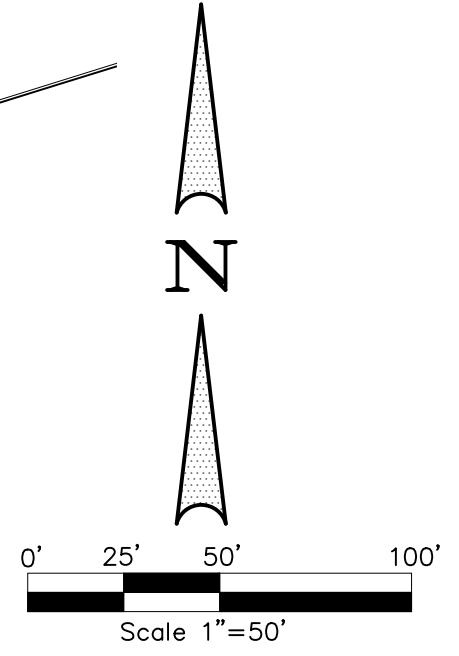
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PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

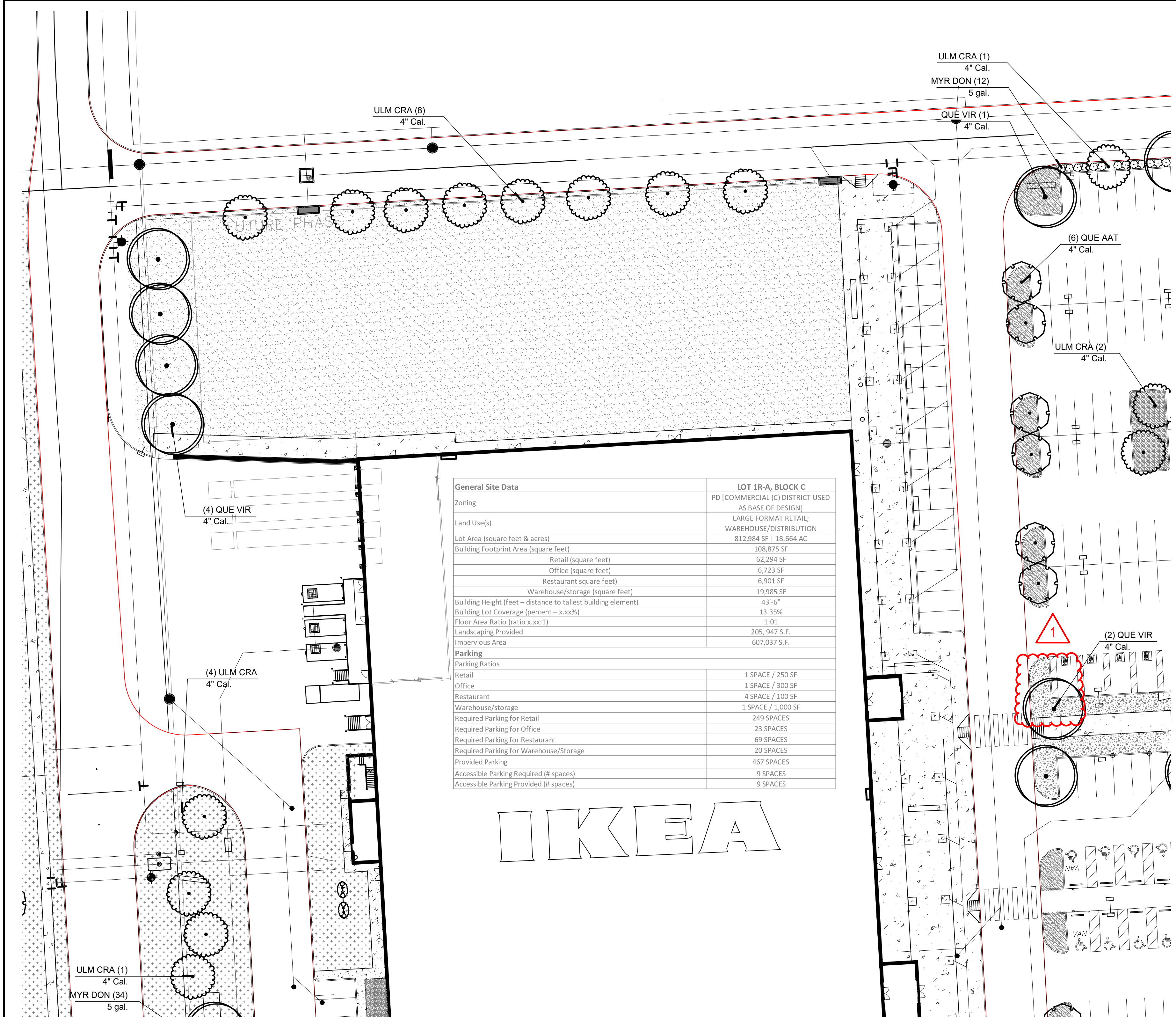
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LANDSCAPE PLAN		Winkelmann & Associates, Inc.	
NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087		CONSULTING CIVIL ENGINEERS & SURVEYORS 8750 HILDBEST PLAZA DRIVE, SUITE 215 Texas Engineers Registration No. 89 Professional Seal No. 00000000000000000000 Copyright © 2024, Winkelmann & Associates, Inc.	
L-1			
6.			
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3.			
2.	03/04/26		TREE RELOCATION REVISION
1.	04/16/25		RFI 5
No.	DATE		REVISION
			APPROV.



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

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



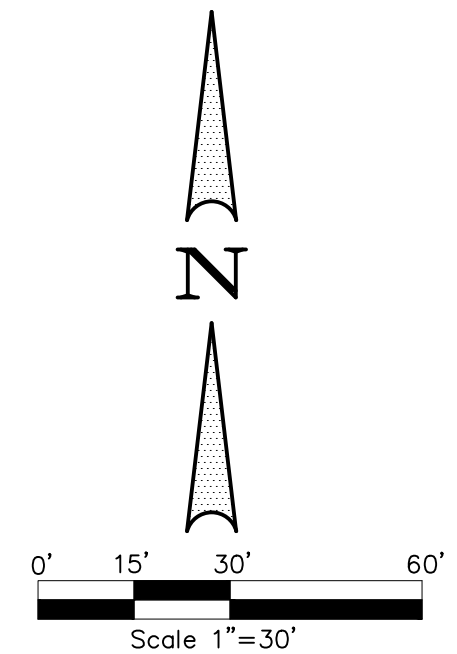
CITY OF ROCKWALL LANDSCAPE REQUIREMENTS		
LANDSCAPE BUFFER	10' LANDSCAPE BUFFER STRIP REQUIRED ALONG PERIMETER	
	REQUIRED	PROVIDED
	10'	10'
STREET LANDSCAPING	1 CANOPY TREE FOR EACH 50' OF STREET FRONTAGE	
	REQUIRED (NORTH)	PROVIDED
	1115'/50 = 22 TREES	XX TREES
	REQUIRED (SOUTH)	PROVIDED
	1156'/50 = 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 ONE (1) ACCENT TREE PER 1500 SQ FT OF DETENTION AREA	
	REQUIRED	PROVIDED
	56,250 SF / 750 = 75 TREES	75 TREES
	56,250 SF / 1500 = 38 TREES	38 TREES
STREET LANDSCAPING	OVERLAY DISTRICT LANDSCAPE REQUIREMENTS	
	(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.		

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 LAWNS.
 - 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, TELESCABLE, 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.

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



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPET, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT LICENSE NUMBER 02358. LANDSCAPE ARCHITECT REGISTRATION NUMBER 26721 ON 04/18/25 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULES 3.100(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

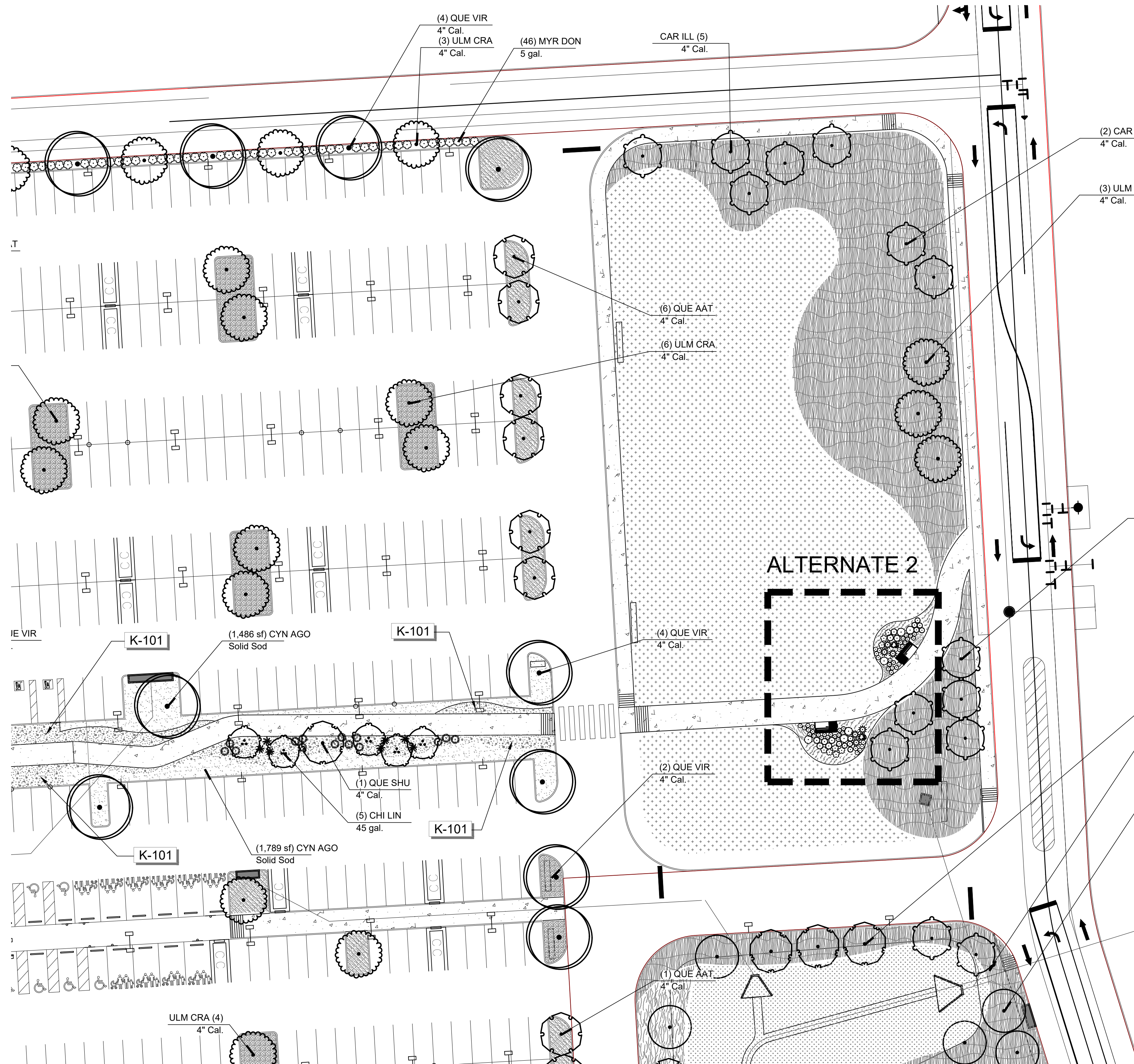
BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M. ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

CASE NUMBER: SP2024-041

<p>LANDSCAPE PLAN</p> <p>NWC OF I-30 & STODGILL RD.</p> <p>ROCKWALL, TEXAS 75087</p> <p>L-2</p>	<p>Winkelmann & Associates, Inc.</p> <p>CONSULTING CIVIL ENGINEERS SURVEYORS</p> <p>6720 HILDBEST PLAZA DR., SUITE 215 (972) 492-7099 FAX</p> <p>TEXAS ENGINEERS REGISTRATION NO. 89 (972) 492-7099 FAX</p> <p>CONCEPTS, INC. (972) 492-7099 FAX</p>	<p>04/18/25</p>	<p>REVISION</p>	<p>DATE</p>	<p>APPROV.</p>
	6.				
	5.				
	4.				
	3.				
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1.		03/04/26			
No.					




PLANT SCHEDULE ALTERNATE 2

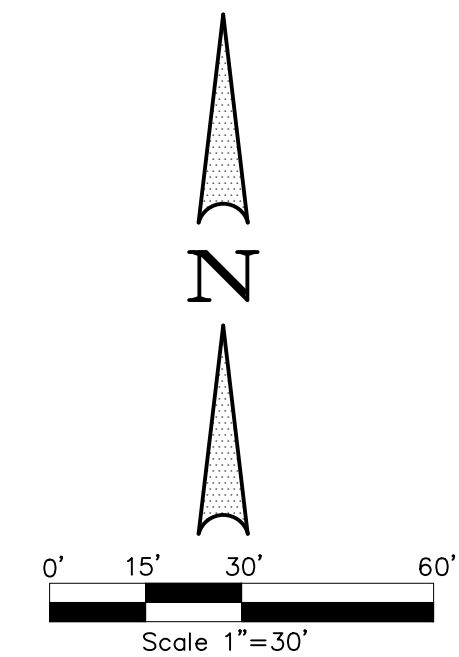
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
SHRUBS								
	ANI RSN	17	Anisacanthus quadrifidus	Desert Honeysuckle	5 gal.	12" Min.	24" O.C.	
	BUD DAV	6	Buddleja davidii	Butterfly Bush	5 gal.	24" min.	48" O.C.	
	MUH LIN	6	Muhlenbergia lindheimeri	Lindheimer's Muhly	5 gal.	18"-24"	48" O.C.	
PERENNIAL								
	ASC TEX	10	Asclepias texana	Texas Milkweed	5 gal.	18"-24"	24" O.C.	
	ASC TUB	9	Asclepias tuberosa	Butterfly Milkweed	5 gal.	18"-24"	24" O.C.	
	ASC VRD	10	Asclepias viridis	Green Milkweed	5 gal.	18"-24"	24" O.C.	
	GAU LIN	8	Gaura lindheimeri	Gaura	5 gal.	18"-24"	36" O.C.	
	SAL GR2	10	Salvia greggii	Autumn Sage	5 gal.	18"-24"	30" O.C.	
	SAL LEU	8	Salvia leucantha	Mexican Bush Sage	5 gal.	18"-24"	36" O.C.	
GROUND COVERS								
	AND GLO	4	Andropogon glomeratus	Bushy Bluesstem	1 gal.		36"	36" o.c. Native
	CUP HYS	64	Cuphea hyssopifolia	False Heather	4" pots		24" O.C.	24" o.c.
	SAL AUG	9	Salvia farinacea 'Augusta Duelberg'	Mealy White Sage	1 gal.		18" O.C.	18" o.c. Native, Pollinator
	SAL HEN	6	Salvia farinacea 'Henry Duelberg'	Henry Duelberg Sage	1 gal.		18" O.C.	18" o.c. Native, Pollinator

REF SHEET L-5 FOR PLANT LEGEND

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 TEXAS ONE CALL SYSTEMS 1-800-245-4545
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PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING & ZONING _____

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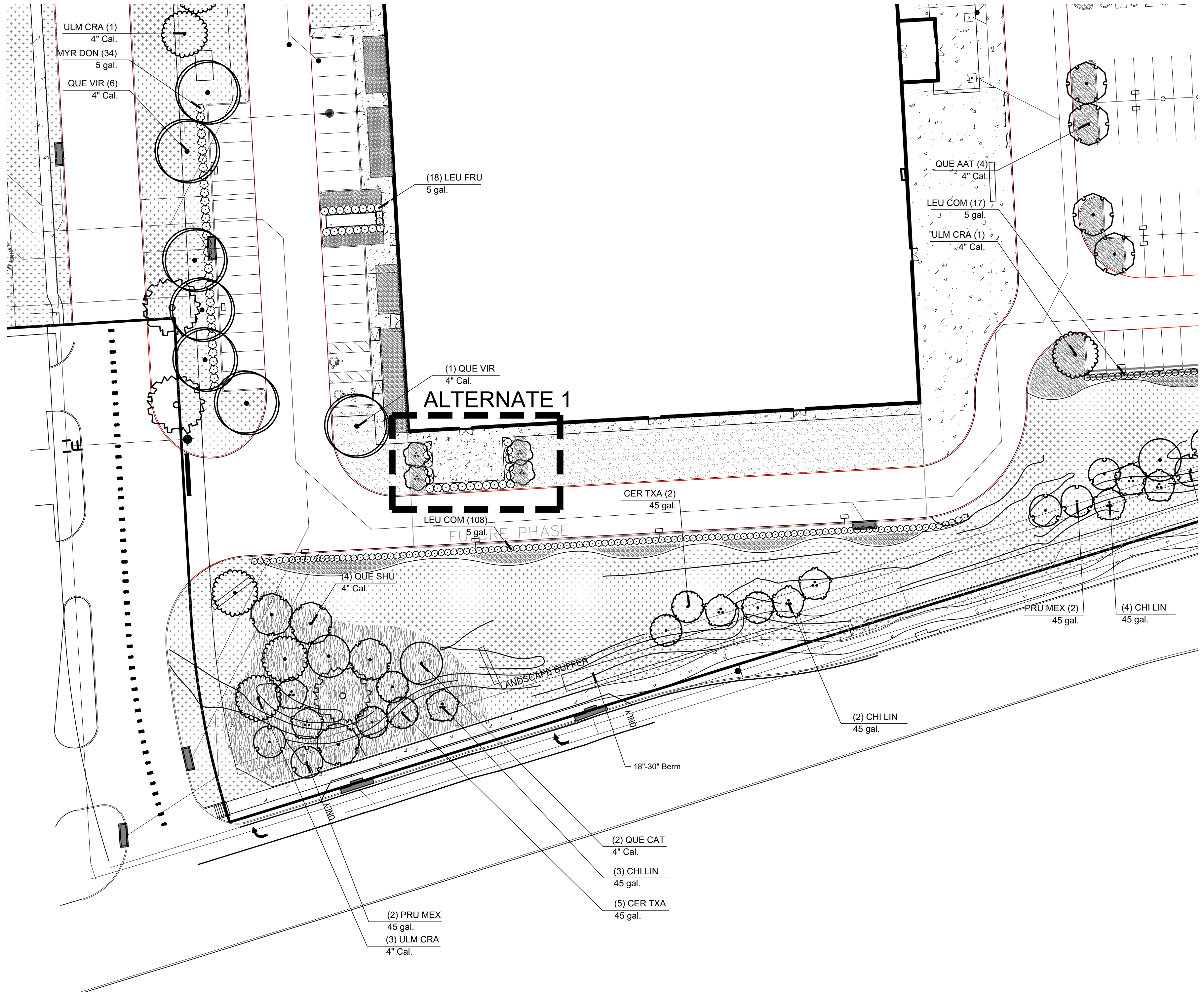
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 Texas Engineers Registration No. 000886-01 (972) 498-7098 FAX
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 REVISION: _____
 DATE: _____
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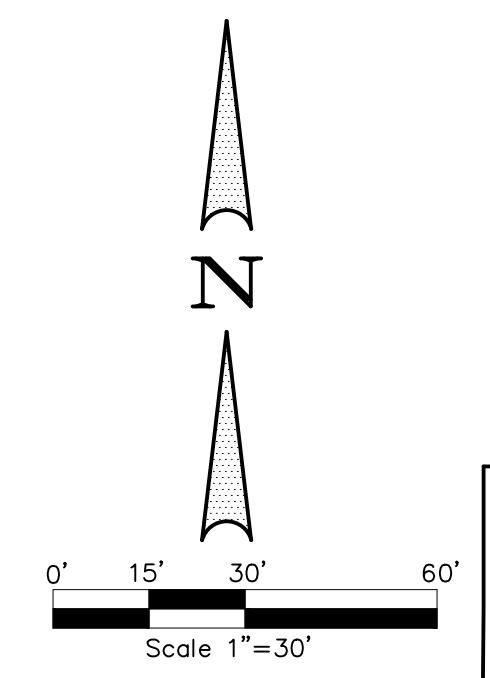
PLANT SCHEDULE ALTERNATE 1

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
ORNAMENTAL TREES								
	LAG WHI	4	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	45 gal.	6' Min Ht	As Shown	3 to 5 canes
SHRUBS								
	LEU FRU	21	Leucophyllum frutescens	Texas Sage	5 gal.	36" Min	48" O.C.	
GROUND COVERS								
	CAR CHE	136	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C. 18" o.c.	Native

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 TEXAS ONE CALL SYSTEMS 1-800-245-4545
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WITNESS OUR HANDS, THIS _____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

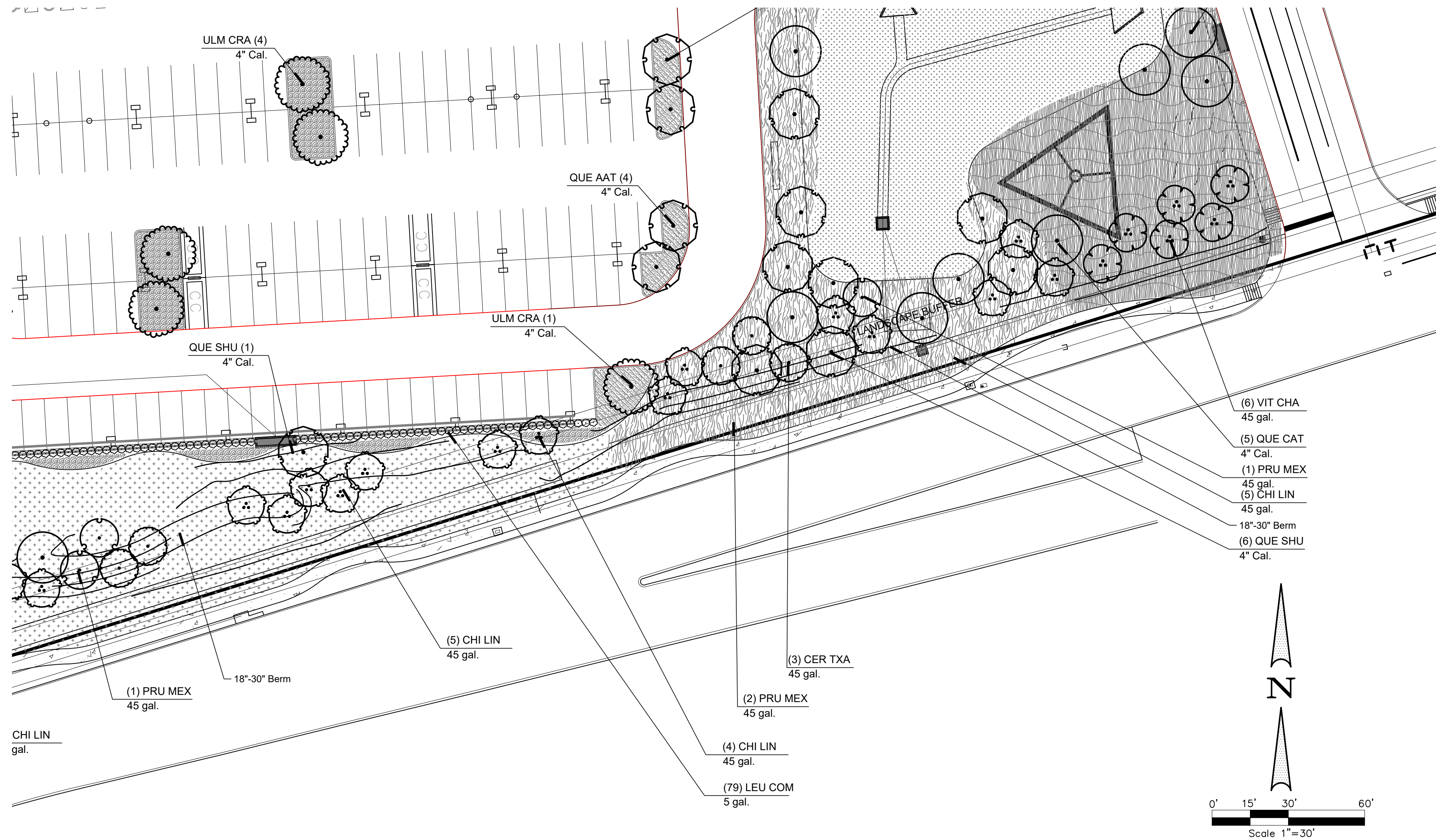
BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL E.M.ELLIOT SURVEY, ABSTRACT NO. 77 & JOHN LOCKHART SURVEY, ABSTRACT NO. 134 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

CASE NUMBER: SP2024-041

<p>LANDSCAPE PLAN</p> <p>NWC OF I-30 & STODGILL RD.</p> <p>ROCKWALL, TEXAS 75087</p>	6.							
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<p>Winkelmann & Associates, Inc.</p> <p>CONSULTING CIVIL ENGINEERS SURVEYORS</p> <p>6750 HILDBEST PLAZA DRW, SUITE 215 (972) 492-7090</p> <p>North Richland Hills, TX 76182 (972) 492-7099 FAX</p> <p>Copyright © 2025, Winkelmann & Associates, Inc.</p>								REVISION
<p></p>								DATE
<p>L-4</p>								APPROVAL



PLANT SCHEDULE ALTERNATE 1

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
ORNAMENTAL TREES								
	LAG WHI	4	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	45 gal.	6' Min Ht	As Shown	3 to 5 canes
SHRUBS								
	LEU FRU	21	Leucophyllum frutescens	Texas Sage	5 gal.	36" Min	48" O.C.	
GROUND COVERS								
	CAR CHE	136	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C.	18" o.c. Native

PLANT SCHEDULE ALTERNATE 2

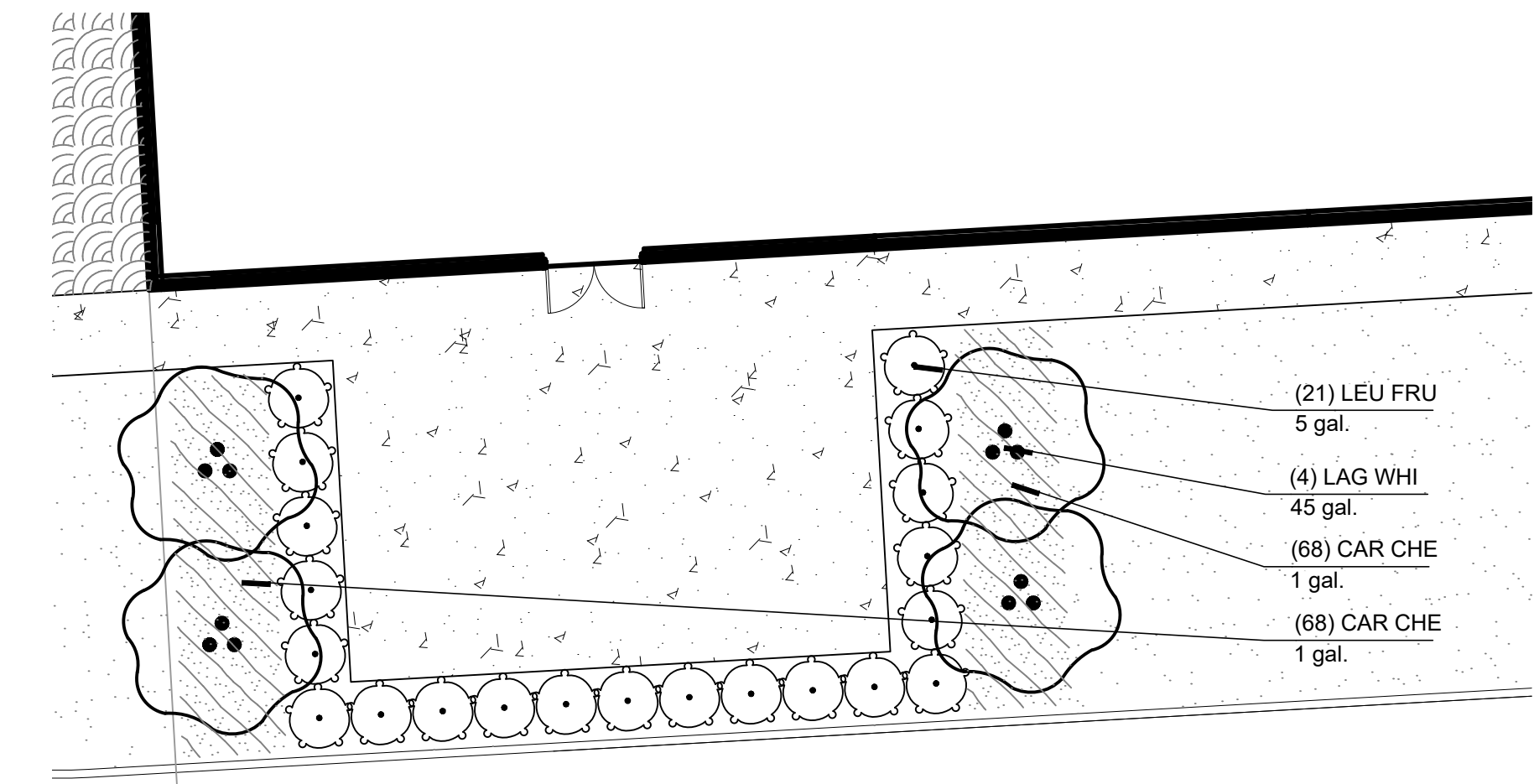
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
SHRUBS								
	ANI RSN	17	Anisacanthus quadrifidus	Desert Honeysuckle	5 gal.	12" Min.	24" O.C.	
	BUD DAV	6	Buddleja davidii	Butterfly Bush	5 gal.	24" min.	48" O.C.	
	MUH LIN	6	Muhlenbergia lindheimeri	Lindheimer's Muhly	5 gal.	18"-24"	48" O.C.	
PERENNIAL								
	ASC TEX	10	Asclepias texana	Texas Milkweed	5 gal.	18"-24"	24" O.C.	
	ASC TUB	9	Asclepias tuberosa	Butterfly Milkweed	5 gal.	18"-24"	24" O.C.	
	ASC VRD	10	Asclepias viridis	Green Milkweed	5 gal.	18"-24"	24" O.C.	
	GAU LIN	8	Gaura lindheimeri	Gaura	5 gal.	18"-24"	36" O.C.	
	SAL GR2	10	Salvia greggii	Autumn Sage	5 gal.	18"-24"	30" O.C.	
	SAL LEU	8	Salvia leucantha	Mexican Bush Sage	5 gal.	18"-24"	36" O.C.	
GROUND COVERS								
	AND GLO	4	Andropogon glomeratus	Bushy Bluestem	1 gal.	36"	36" o.c.	Native
	CUP HYS	64	Cuphea hyssopifolia	False Heather	4" pots	24" O.C.	24" o.c.	
	SAL AUG	9	Salvia farinacea 'Augusta Duelberg'	Mealy White Sage	1 gal.	18" O.C.	18" o.c.	Native, Pollinator
	SAL HEN	6	Salvia farinacea 'Henry Duelberg'	Henry Duelberg Sage	1 gal.	18" O.C.	18" o.c.	Native, Pollinator

REFERENCE NOTES SCHEDULE

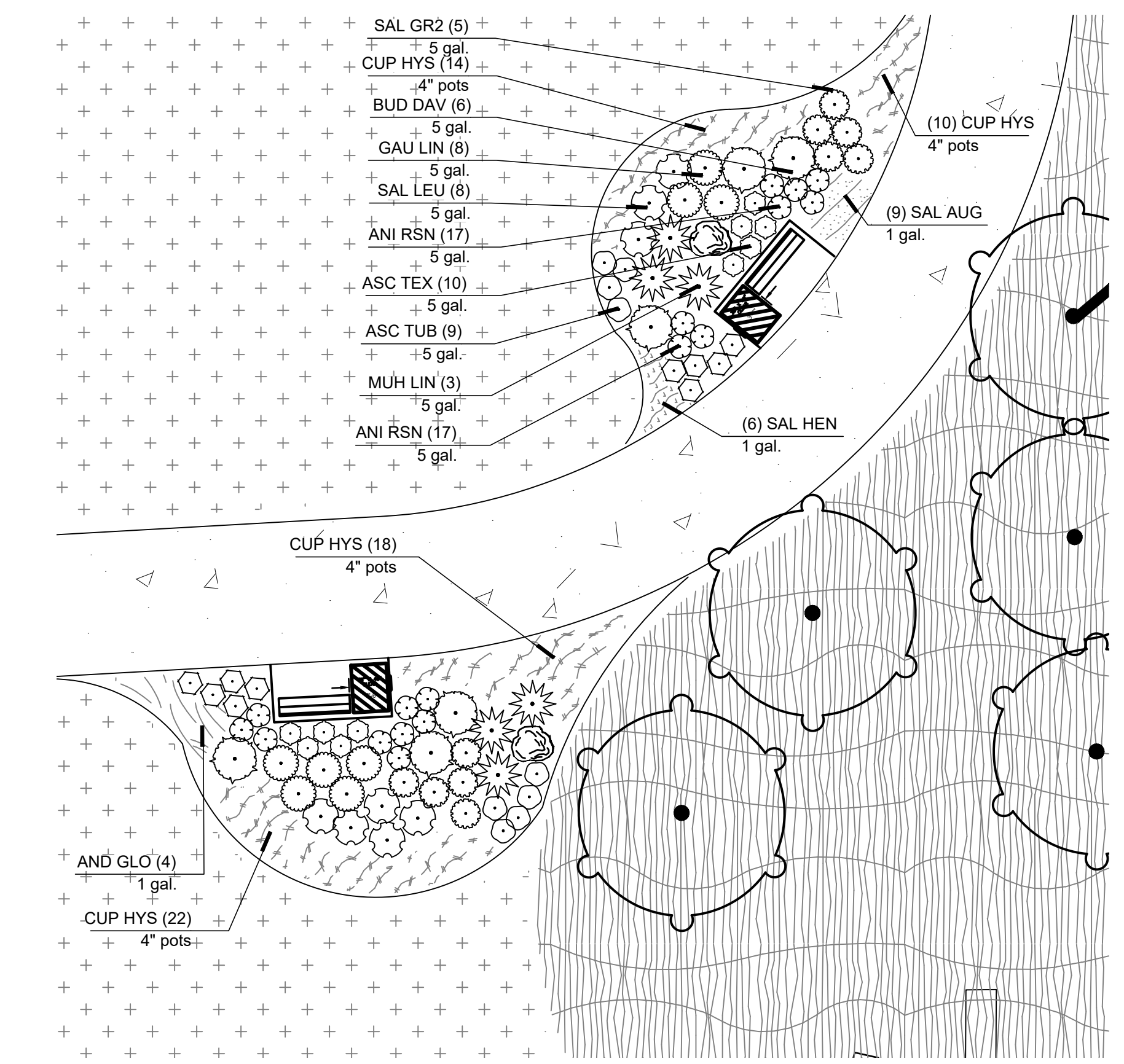
SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
	Decomposed Granite	34.39 cy	

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ALTERNATE 1
Scale 1"=10'



ALTERNATE 2
Scale 1"=10'

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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CASE NUMBER: SP2024-041

LANDSCAPE PLAN
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 ROCKWALL, TEXAS 75087

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 8750 HILDBERT PLAZA DR., SUITE 215 (972) 498-7998
 TEXAS ENGINEERS REGISTRATION NO. 89 (972) 498-7998 FAX
 CONSULTING CIVIL ENGINEERS & SURVEYORS, INC.

J. Cuppett
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 STATE OF TEXAS
 2672
 04/18/25

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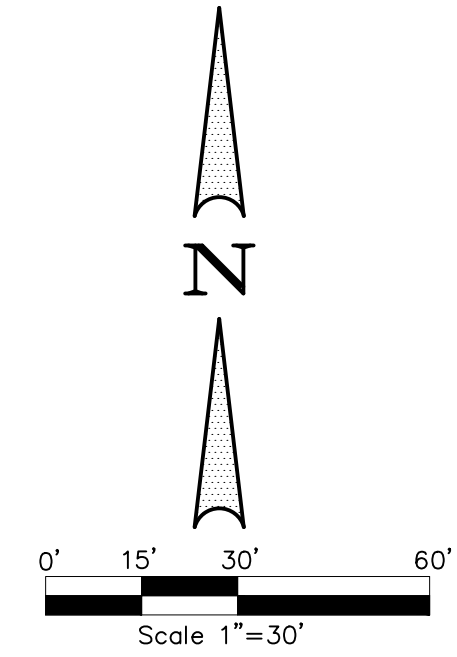
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PLANT SCHEDULE BASE BID

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	27	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	52	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 FRU	18	Leucophyllum frutescens	Texas Sage	10 gal.	36" Min	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	89	Myrica cerifera 'Don's Dwarf'	Don's Dwarf Wax Myrtle	5 gal.	18"-24"	48" O.C.	Native	
GROUND COVERS									
	BUC DAC	163,615 sf	Buchloe dactyloides	Buffalo Grass	seed			Spread at recommended rate	
	CAR CHE	2,970	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C.	18" o.c. Native	
	CYN AGO	49,465 sf	Cynodon dactylon 'Tuf Tuff'	Bermudagrass	Solid Sod				
	NAS TEN	1,927	Nassella tenuissima	Mexican Feather Grass	1 gal.		24" O.C.	24" o.c.	
	NAT LSX	97,918 sf	Native American Seed drainfield mix	Native American Seed 'Drainfield Mix'	seed			Apply at recommended rate	
	NAT DTD	28,453 sf	Native American Seed eastern savannah mix	Native American Seed 'Eastern Savannah Mix'	seed			Spread at recommended rate	
	NAT NLH	17,500 sf	Native American Seed shade friendly grass mix	Native American Seed 'Shade Friendly Grass mi	seed			Spread at recommended rate	

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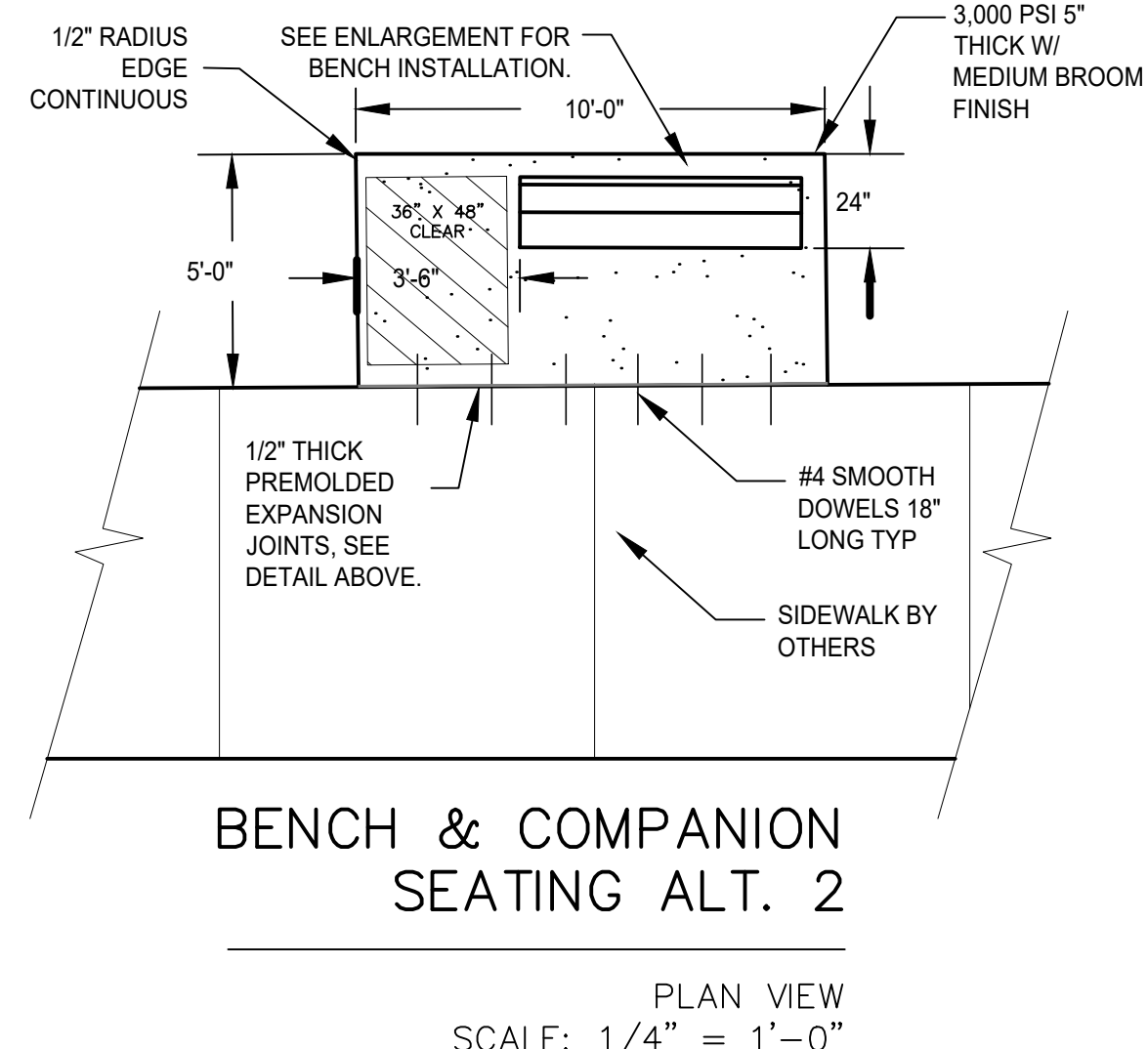
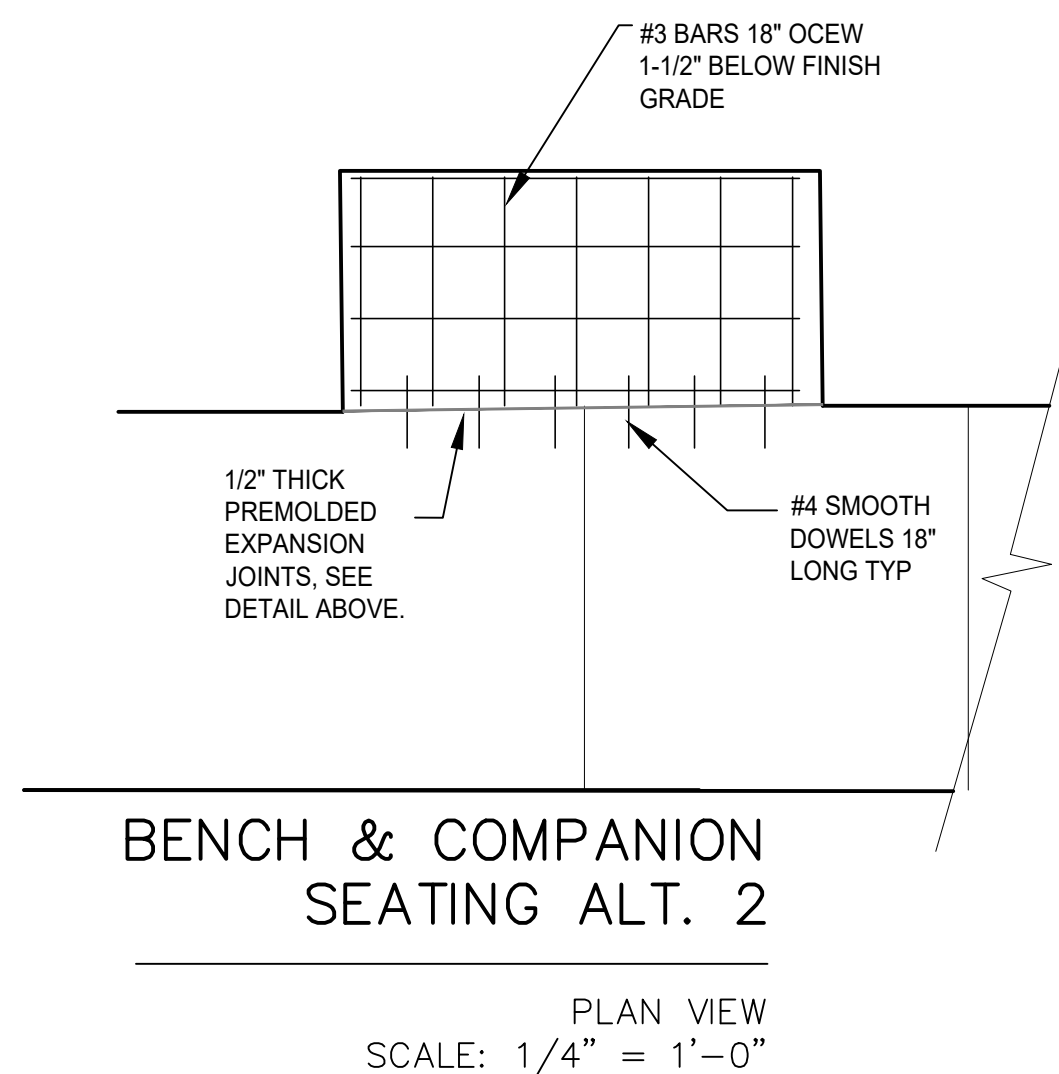
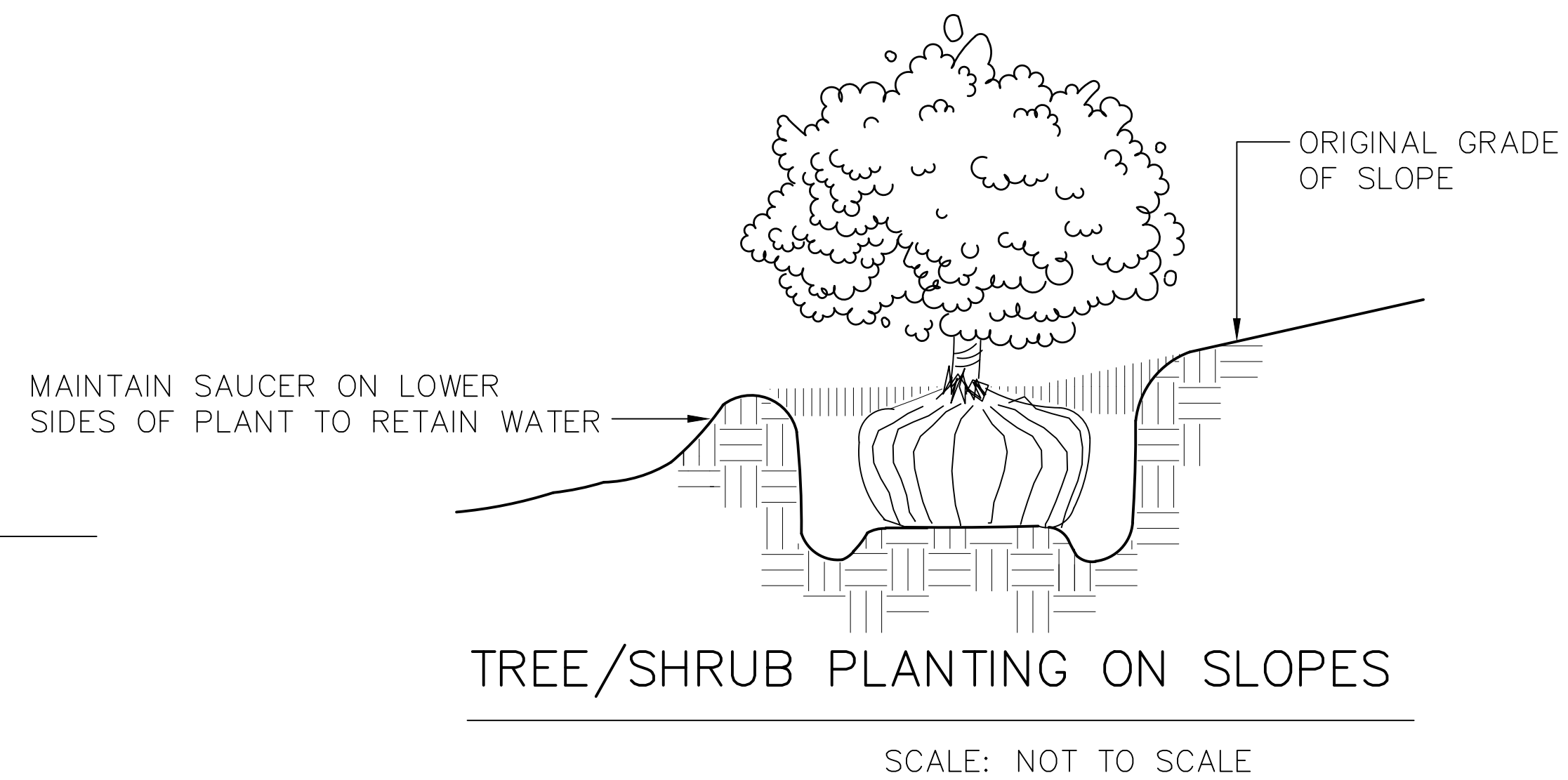
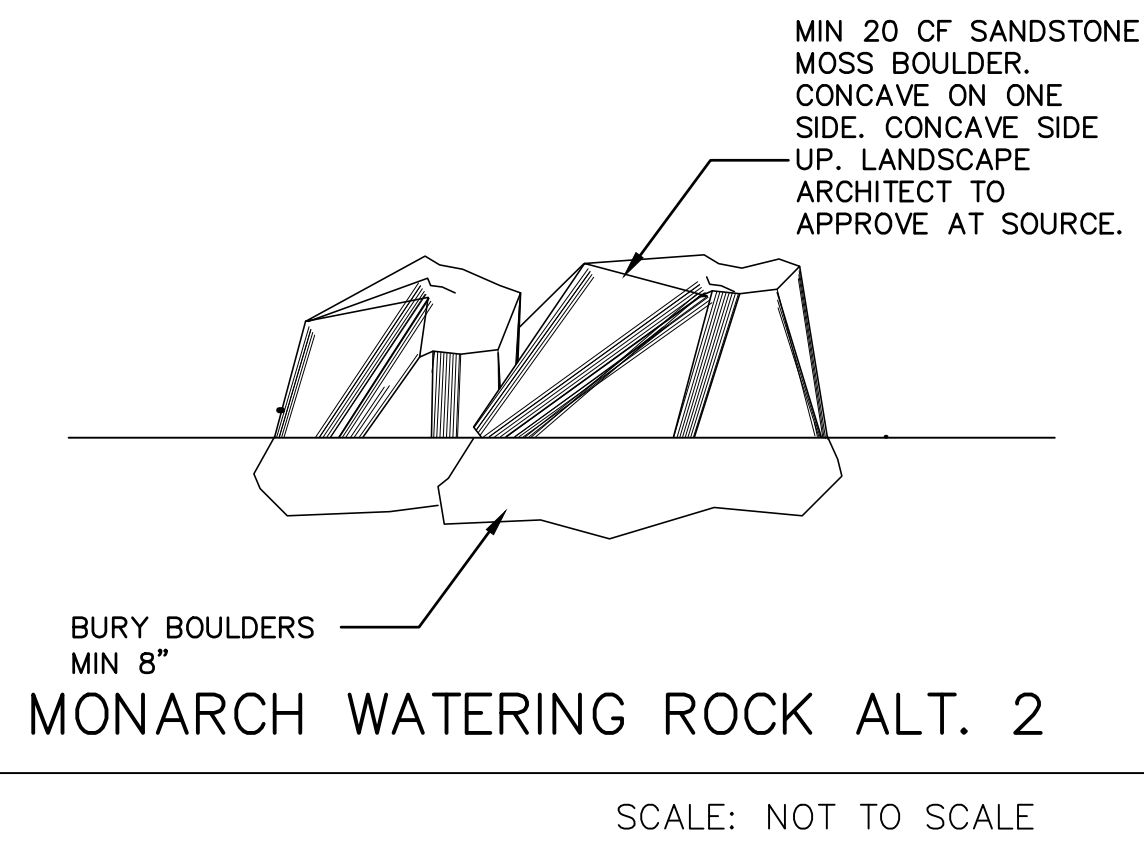
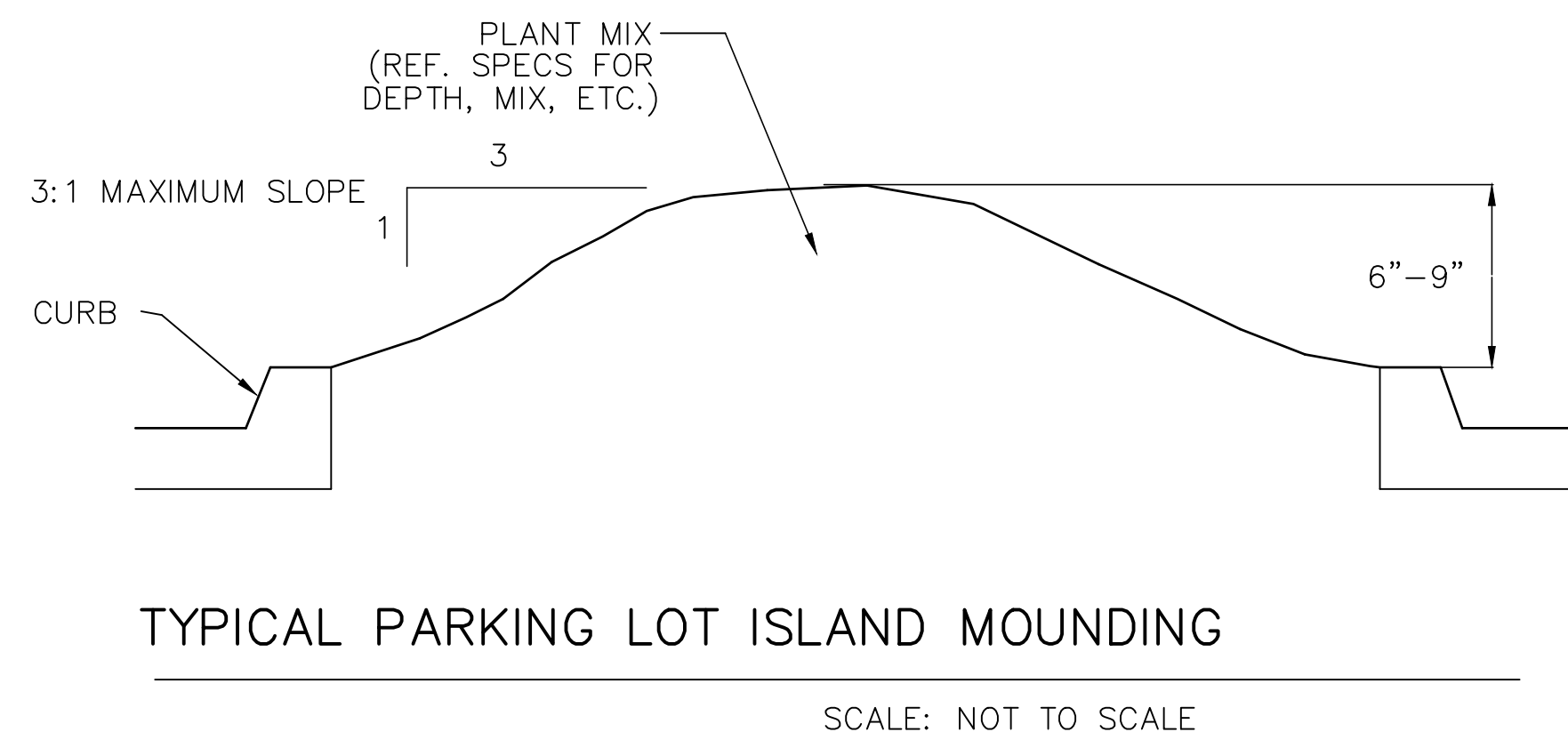
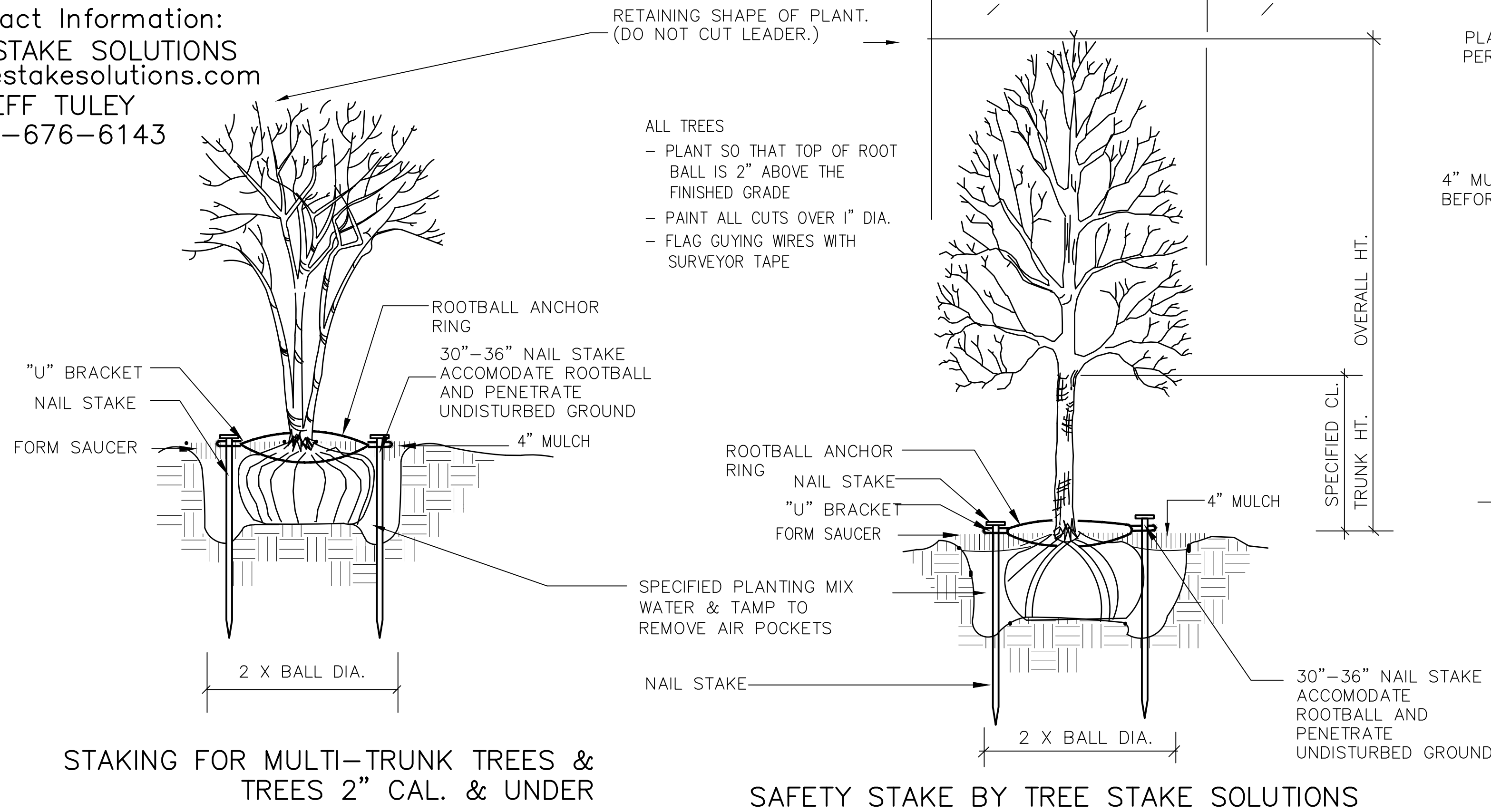
LANDSCAPE PLAN
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

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



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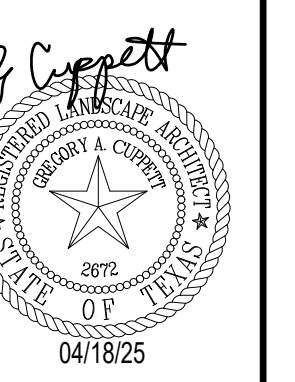
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PLANTING DETAILS
 NWC OF I-30 & STODGILL RD.
 ROCKWALL, TEXAS 75087

L-7

No.	DATE	REVISION	APPROV.
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SECTION 02830

TREES SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

A. Scope

1. Bed prep
2. Metal edging
3. Topsoil
4. Planting
5. Mulching
6. Guarantee

B. Related Work Specified Elsewhere

1. General Requirements - All locations
2. Section 02740 - Irrigation Trenching
3. Section 02750 - Irrigation
4. Section 02800 - Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

A. Preparation of Delivery

1. Balled & Burlaped (B&B) Plants

- a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
- b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
- c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.
2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desiccation of leaves.
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- E. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- F. Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (ie Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system.
4. Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
 - a. Single, straight trunks, unless indicated otherwise
 - b. Trees with weak, thin trunks not capable of support will not be accepted.
8. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All youpons to be female. Grape myrtle color selection by Landscape Architect.
9. Nursery grown stock only.
10. Subject to approval of Landscape Architect.
11. Seasonal color
 - a. Annuals in 4" pots or as specified
 - b. Perennials in 4" pots, clumps, bulbs as specified

B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones 3/4" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):
 - a. Available nitrogen
 - b. Available phosphorus
 - c. Available potash
 - d. Iron
 - e. Ph. 5.5 to 7.0
 - f. Decomposed organic matter: 6-10%

C. Mulch

1. Top Dressing Mulch - Shredded cypress or hard wood only
2. Mulch for soil prep - Shredded pine bark
3. In pre-packaged bags only; bulk shredded material is unacceptable.

- D. Peat Moss Commercially available baled peat moss or approved equivalent.

E. Staking Material

1. Stakes for tree support

- a. Construction grade yellow pine, stain brown
- b. Size as noted on plans

2. Wires

- a. Padded with rubber hose to protect tree
- b. Galvanized
- c. With galvanized turnbuckle
- d. Evenly tighten turnbuckles with plant in vertical position.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

G. Sand Washed builders sand

H. Antidesicant - "Wilt-proof" or equal.

1. Edging - 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

A. Planting Mixture

- Existing topsoil - 50%
3. Shredded pine bark - 50%
4. Fertilizer 10:20:10 at 30 lb./1000 SF

B. Planting Mix for Annuals/Perennials

1. Prepare above mix
2. Add 2" of sand

- C. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
- D. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

- 3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

A. Pits

1. Shape - Vertical hand scarified sides and flat bottom.
2. Size for trees - 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs - Size of planting bed as shown on drawings.
4. Rototill soil mix thoroughly, full depth.
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.

B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

- C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti-desicant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.

B. Balled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can.

- Do not injure root ball.
3. Carefully remove plants without injury or damage to root balls.
4. Backfill with planting mixture in 6" lifts.

D. Mulching

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound paint.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

A. Sweep and wash all paved surfaces.


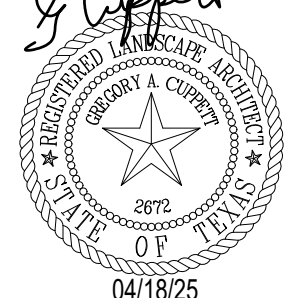
Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

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. 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		
CASE NUMBER: SP2024-041					
PLANTING SPECIFICATIONS					
NWC OF I-30 & STODGILL RD. ROCKWALL, TEXAS 75087					
 					
CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILDBERT PLAZA DR., SUITE 215 IRVING, TEXAS 75039 (972) 492-7999 (972) 492-7999 FAX WWW.WINKELMANANDASSOCIATES.COM					
No. _____ DATE _____ REVISION _____ APPROVAL _____					



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 022538, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 04/18/25 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULES 3.106(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.

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 sifting 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:

Table with 2 columns: Seed type and rate (pounds/acre). Includes Tickseed (10), Cosmos (15), Ox-Eyed Daisy (5), Side Oats Grama (4), Showy Primrose (0.5), Plains Coreopsis (2), Black Eyed Susan (2), Indian Blanket (10), Texas Bluebonnet (4), Little Bluestem (4).

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.



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 002339, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2872) ON 04/18/25 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 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.

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 ___, 2024.

WITNESS OUR HANDS, THIS ___ DAY OF ___, 2024.

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

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

L-9

Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 8750 HILDEBERT PLAZA DR., SUITE 215 ROCKWALL, TX 75087-1099 (972) 482-7998 (972) 482-7999 FAX (972) 482-7999



Table with 2 columns: No., DATE, REVISION, APPROV. with rows 1 through 6.

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 ¾” 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) ¾” 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.
 - 1. Rain/freeze sensor
- H. Quick Couplers – Include ¾ 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.



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023539; LANDSCAPE ARCHITECT REGISTRATION NUMBER 2972) ON 04/18/25 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 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.

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

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

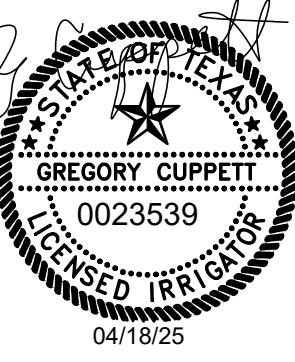
OWNERS:
 ROCKWALL 549/130 PARTNERS, LP&
 CONVEYOR 130 PARTNERS, LP
 8750 N CENTRAL EXPY
 DALLAS, TEXAS 75231

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

Winkelman & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 8750 HILDCREST PLAZA, DRMC, SUITE 215 (972) 449-7000 FAX
 Lewis Engineers Registration No. 89 (972) 449-7099 FAX
 State of Texas Registration No. 24866 (972) 449-7099 FAX
 2000 Preston Road, Suite 200, Rockwall, TX 75087

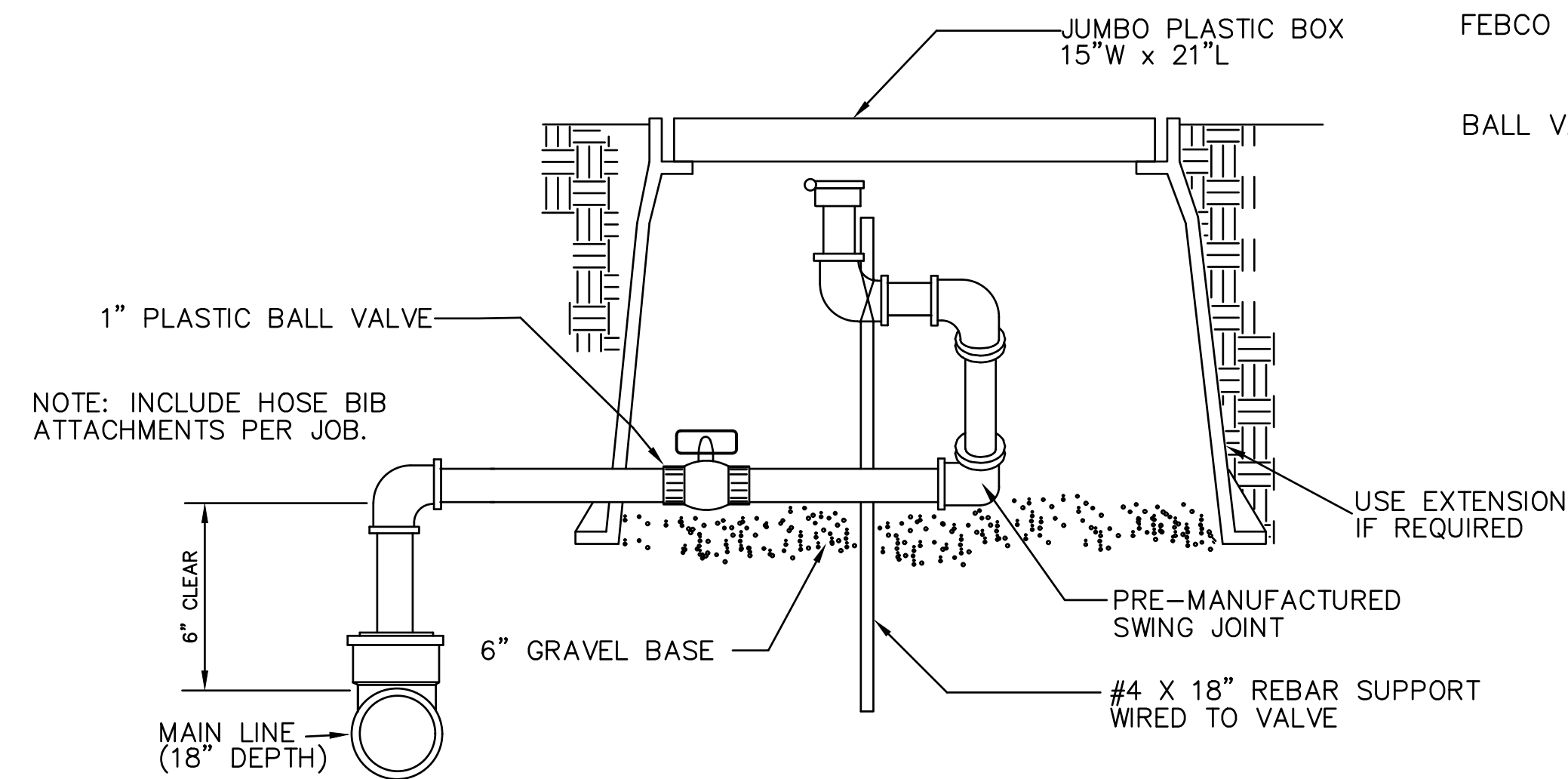


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02750-1

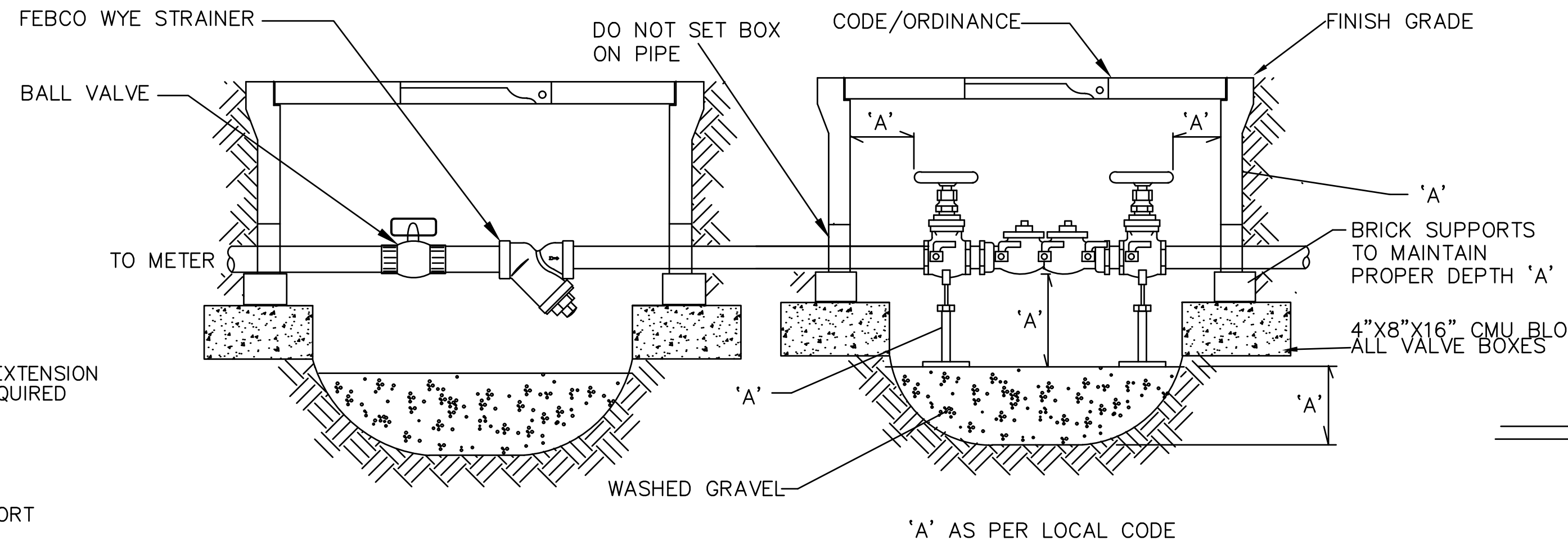
02750-2

02750-3



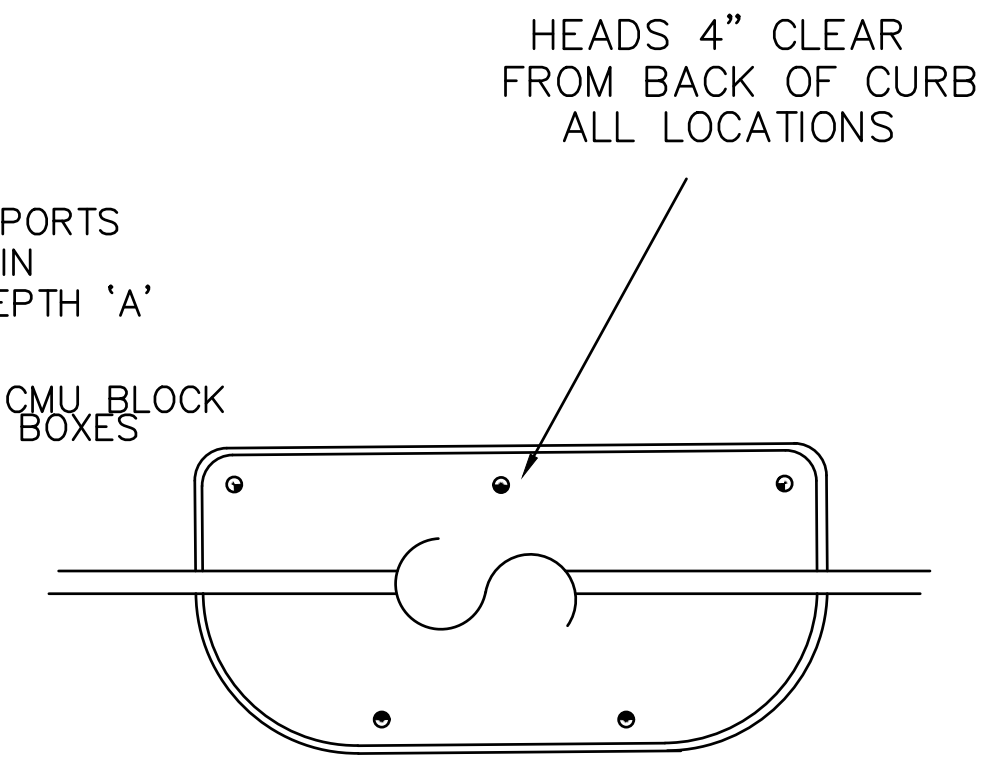
QUICK COUPLER VALVE

SCALE: NOT TO SCALE



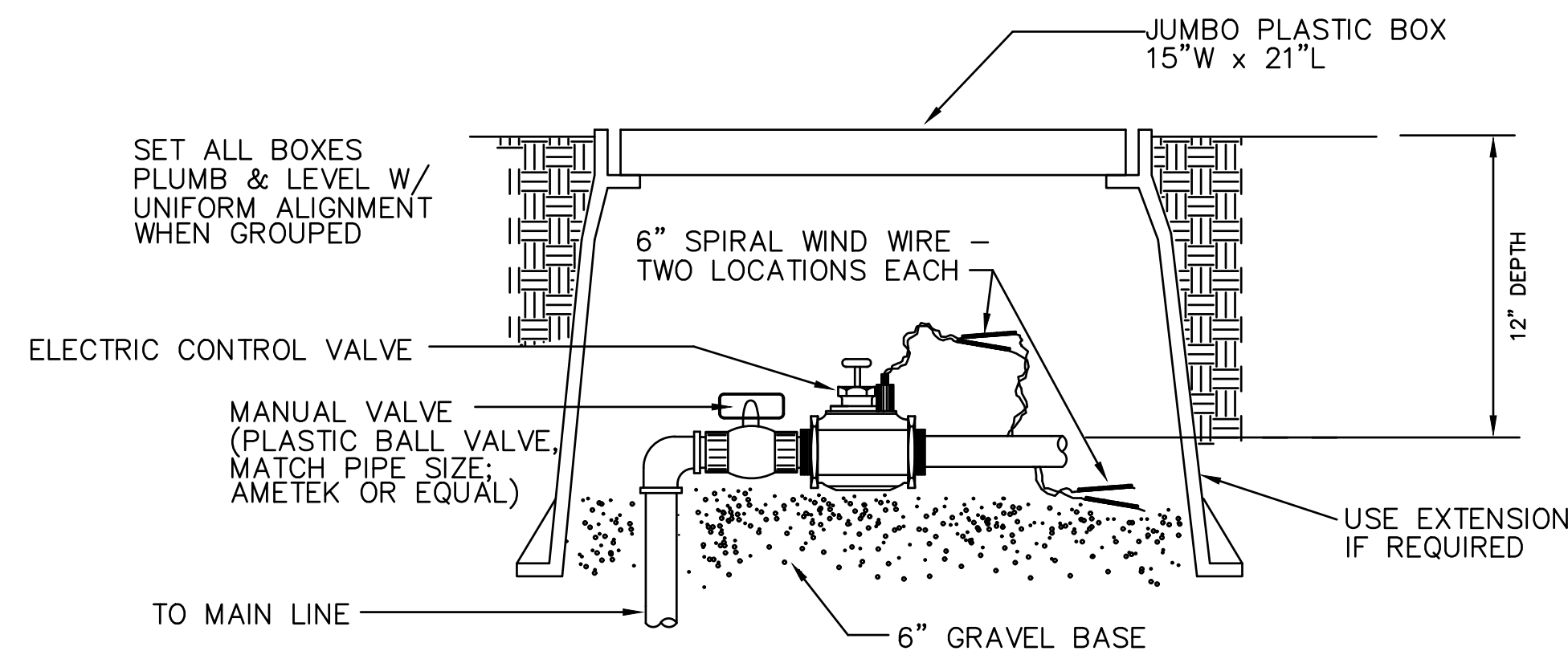
TYPICAL INSTALLATION
DOUBLE CHECK VALVE/WYE STRAINER ASSEMBLY

SCALE: NOT TO SCALE



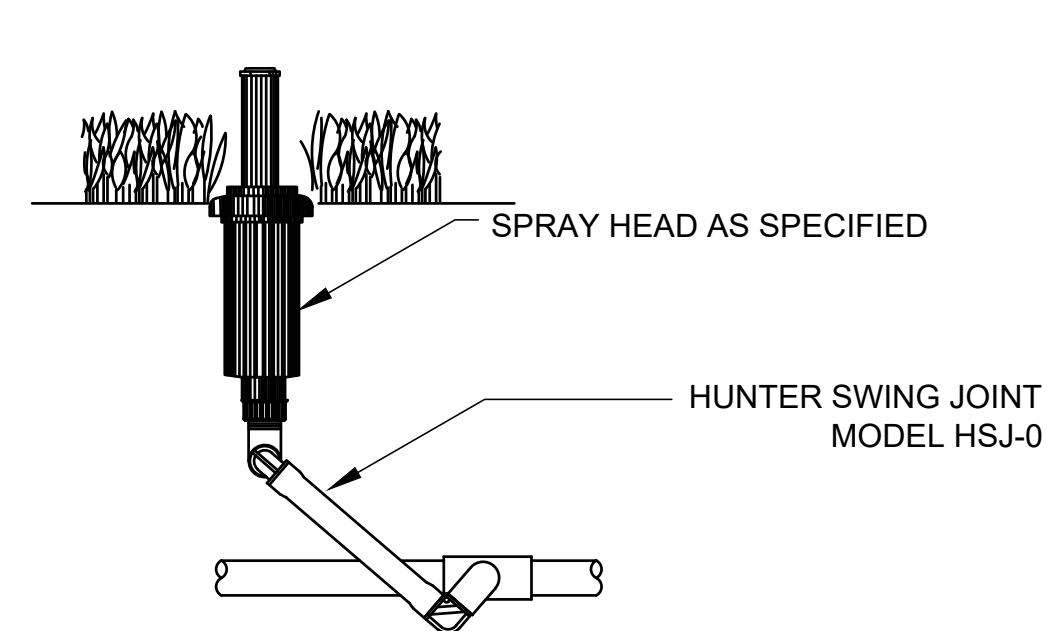
HEAD LAYOUT
Plan View

SCALE: NOT TO SCALE



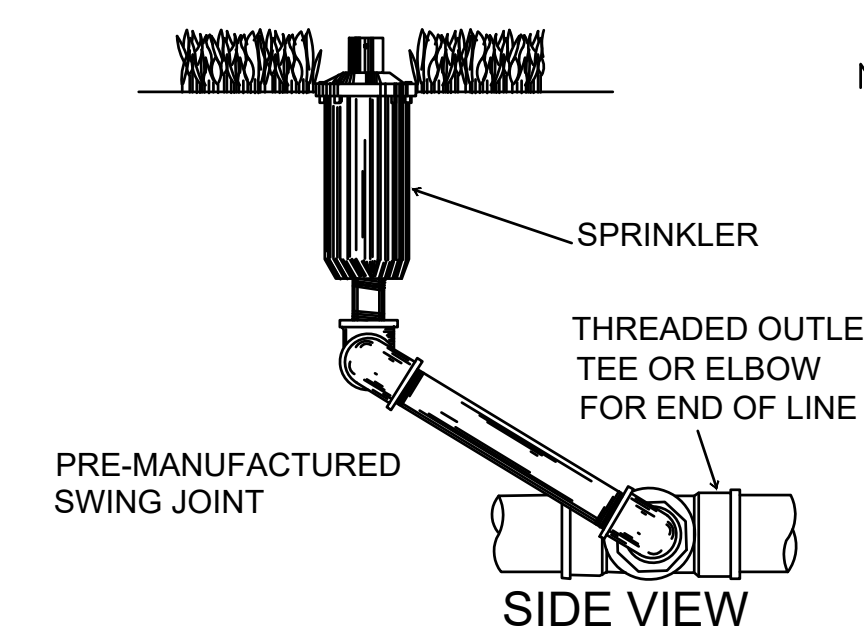
ELECTRIC CONTROL VALVE

SCALE: NOT TO SCALE



TYPICAL INSTALLATION OF
SPRAY HEAD

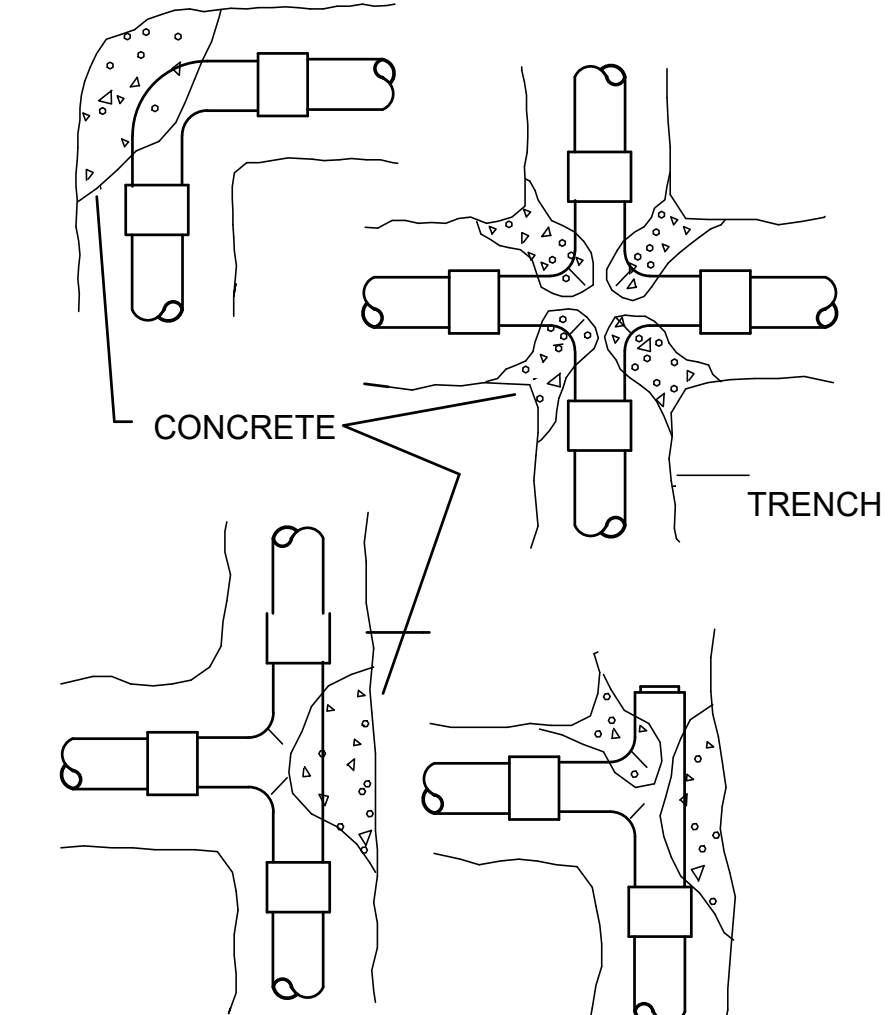
SCALE: NOT TO SCALE



TYPICAL INSTALLATION OF
ROTARY SPRINKLER ON
SWING-JOINT RISER

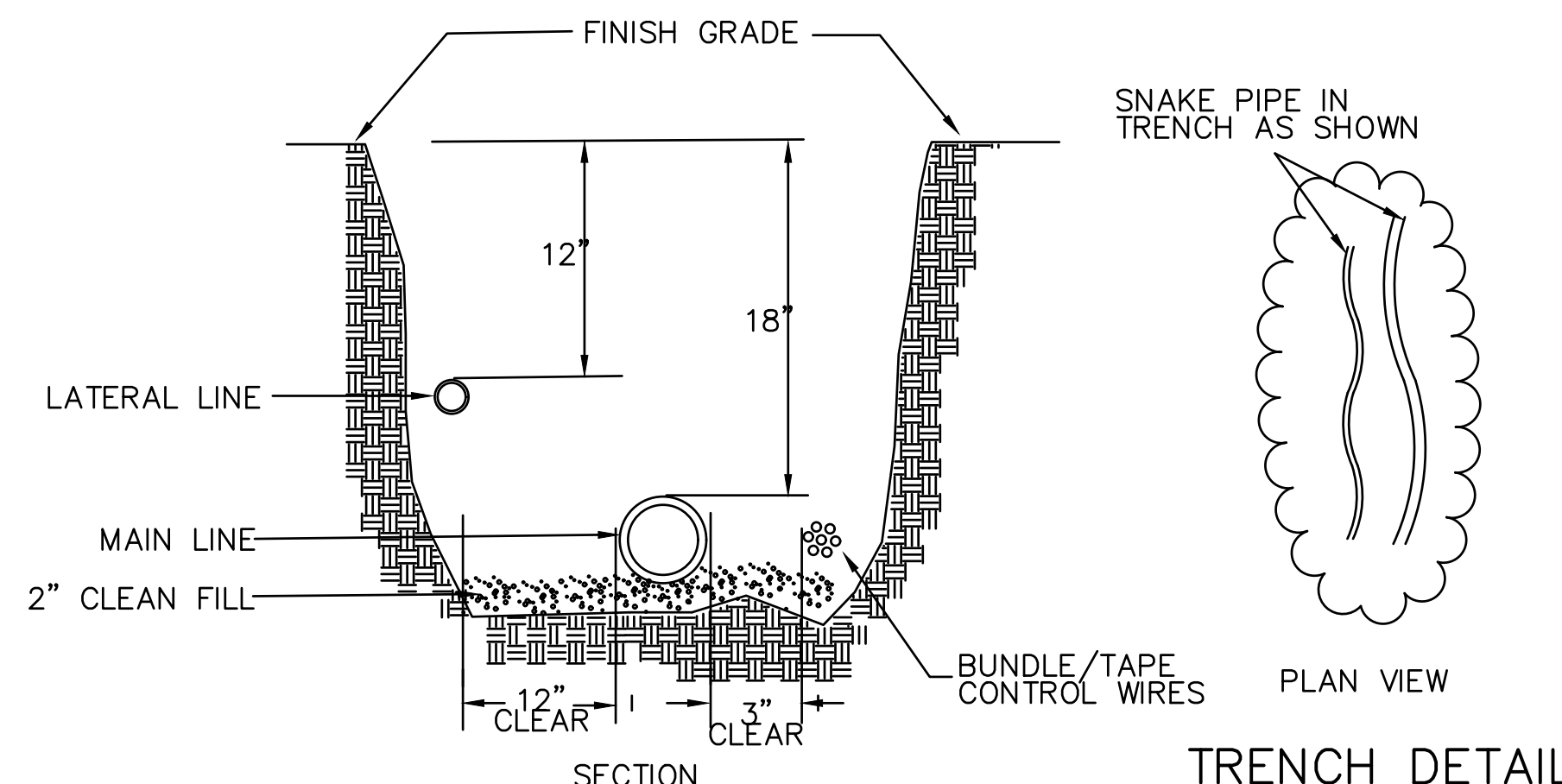
SCALE: NOT TO SCALE

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

NOTE: SEPARATE TRENCH FOR
MAIN LINE PREFERRED.

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\"/>



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CASE NUMBER: SP2024-041

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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:
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8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

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

APPROVED	
WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.	
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IKEA 400 ALAN WOOD ROAD CONSHOHOCKEN, PA 19428 TEL: (610) 834-0180	
1-2	

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

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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILDEBERT PLAZA DR., SUITE 215
IRVING, TEXAS 75039
(972) 498-7998 FAX
(972) 498-1998 FAX
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