

## UTILITY LEGEND

CC #2021000008470

PROPOSED STORM INLET

EXISTING STORM INLET

PROPOSED SEWER MANHOLE

PROPOSED F.D.C.

PROPOSED FIRE HYDRANT

WATER METERS (IRR. & DOM.)

EXISTING FIRE HYDRANT

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

## LEGEND

PROPERTY BOUNDARY/R.O.W.

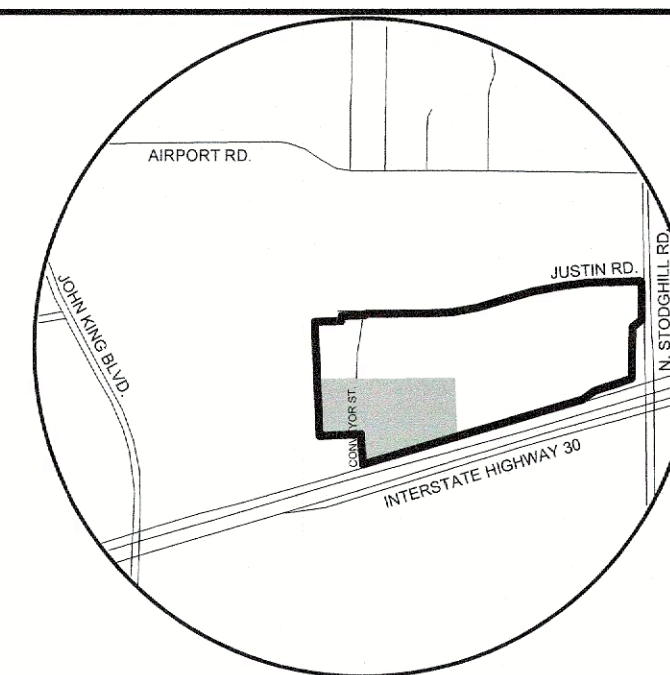
FIRE LANE CONCRETE PAVEMENT  
(FIRE LANE, PUBLIC ACCESS,  
& UTILITY EASEMENT)

N.T.S.

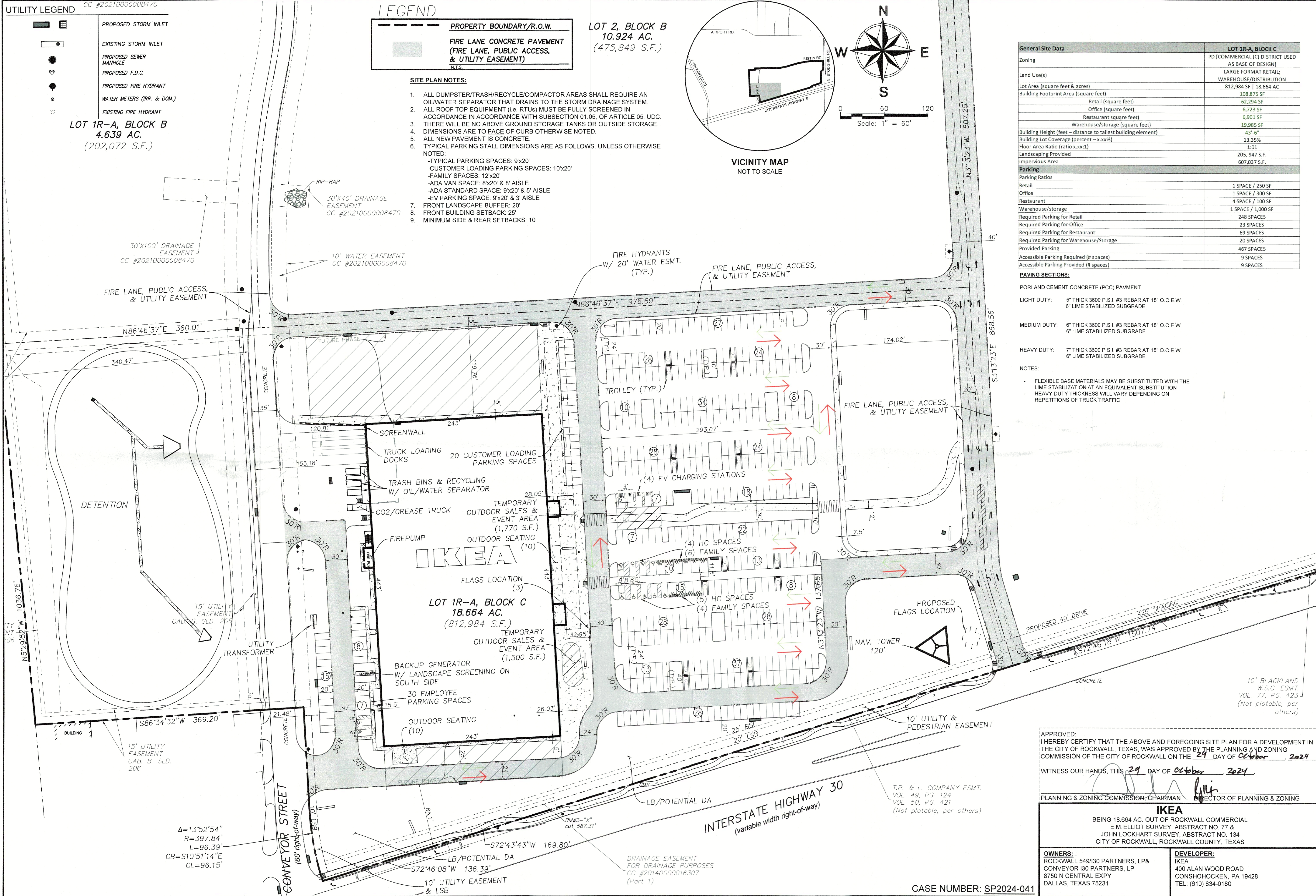
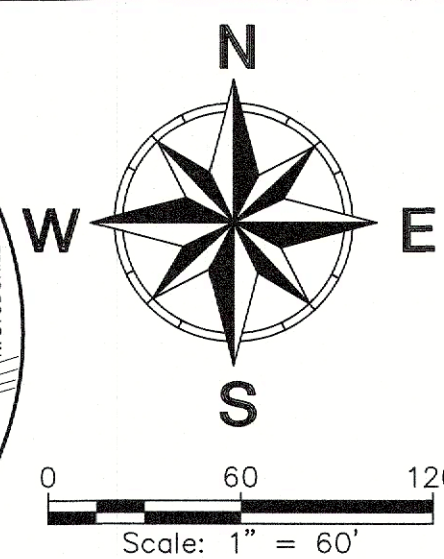
## SITE PLAN NOTES:

- ALL DUMPSTER/TRASH/RECYCLE/COMPACTOR AREAS SHALL REQUIRE AN OIL/WATER SEPARATOR THAT DRAINS TO THE STORM DRAINAGE SYSTEM.
- ALL ROOF TOP EQUIPMENT (i.e. RTUs) MUST BE FULLY SCREENED IN ACCORDANCE WITH SUBSECTION 01.05. OF ARTICLE 05, UDC.
- THERE WILL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE.
- 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

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	
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	248 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

## PAVING SECTIONS:

PORLAND CEMENT CONCRETE (PCC) PAVMENT

LIGHT DUTY: 5" THICK 3600 P.S.I. #3 REBAR AT 18" O.C.E.W.  
6" LIME STABILIZED SUBGRADE

MEDIUM DUTY: 6" THICK 3600 P.S.I. #3 REBAR AT 18" O.C.E.W.  
6" LIME STABILIZED SUBGRADE

HEAVY DUTY: 7" THICK 3600 P.S.I. #3 REBAR AT 18" O.C.E.W.  
6" LIME STABILIZED SUBGRADE

## NOTES:

- FLEXIBLE BASE MATERIALS MAY BE SUBSTITUTED WITH THE LIME STABILIZATION AT AN EQUIVALENT SUBSTITUTION
- HEAVY DUTY THICKNESS WILL VARY DEPENDING ON REPETITIONS OF TRUCK TRAFFIC

CIVIL ENGINEER: **Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS  
1000 WILSON PARKWAY, SUITE 210  
DALLAS, TEXAS 75240  
Professional Engineer Registration No. 008665-00  
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12-06-2024

## SITE PLAN

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

1

## 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 24 DAY OF October, 2024.

WITNESS OUR HANDS, THIS 24 DAY OF October, 2024.

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:

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

CASE NUMBER: SP2024-041





Know what's **Below**  
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FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
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[illegible]

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

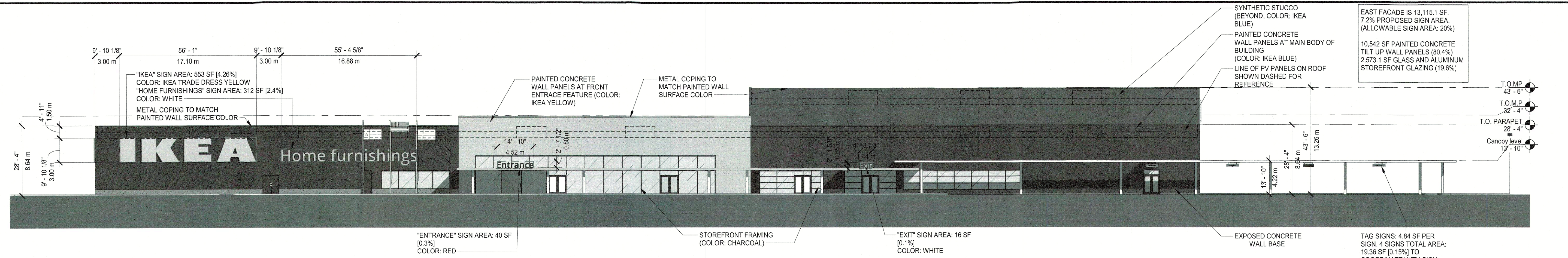
Engineering  
& Design

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

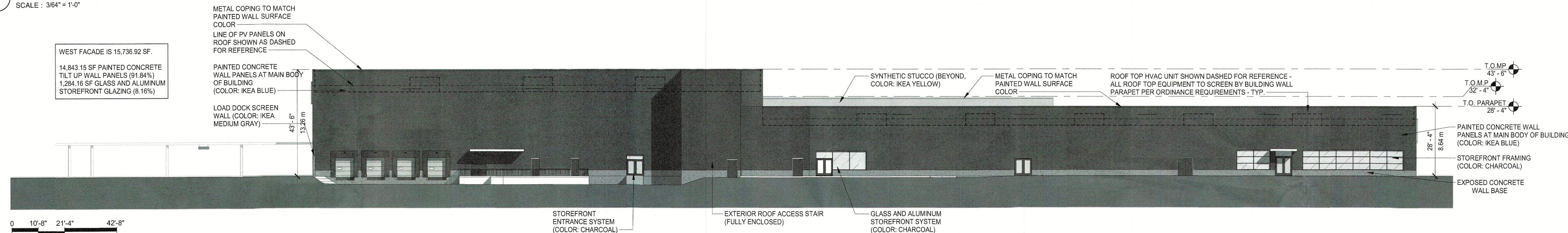
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ELEVATIONS

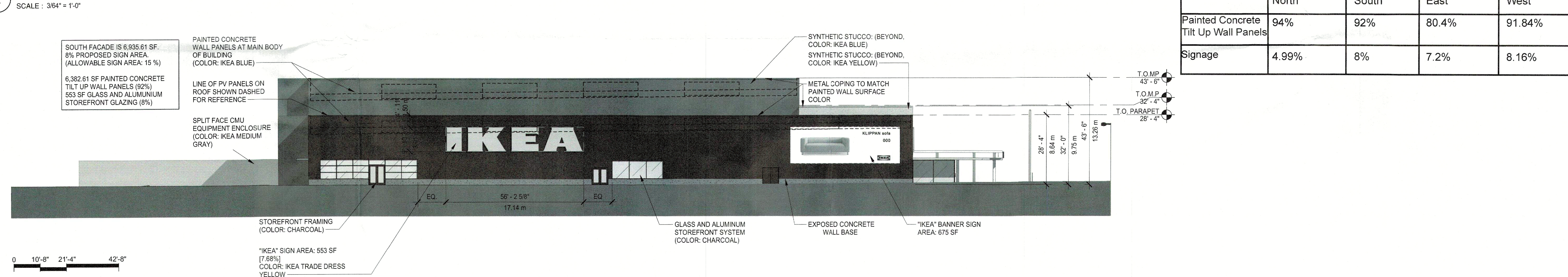
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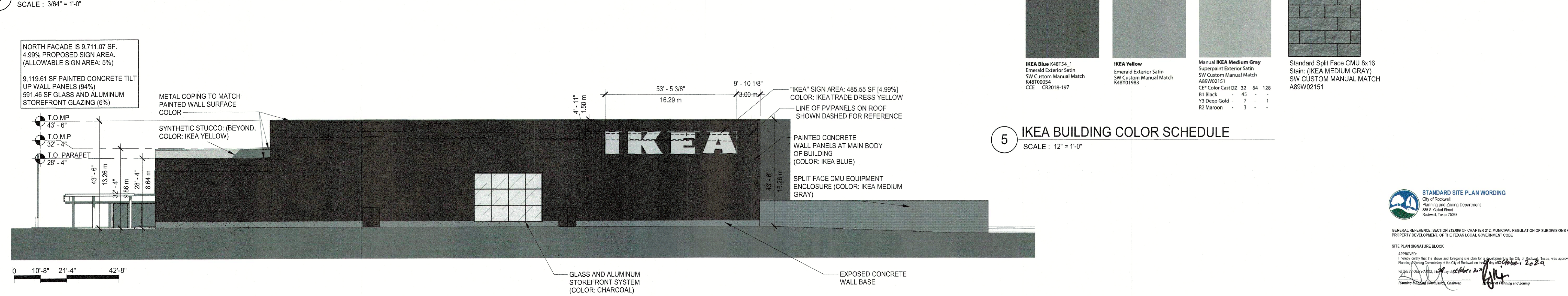
1 EXTERIOR ELEVATION - EAST  
SCALE: 3/64" = 1'-0"



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



3 EXTERIOR ELEVATION - SOUTH  
SCALE : 3/84" = 1'-0"



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

Proposed Exterior Materials: Percentage Surface Area				
	North	South	East	West
Painted Concrete Tilt Up Wall Panels	94%	92%	80.4%	91.84%
Signage	4.99%	8%	7.2%	8.16%

## 5 IKEA BUILDING COLOR SCHEDULE



**STANDARD SITE PLAN WORDING**  
City of Rockwall

385 S. Goliad Street  
Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved in Planning and Zoning Commission of the City of Rockwall on the 20th day of October, 2024.

WITNESS OUR HANDS, this 20th day of October, 2024.

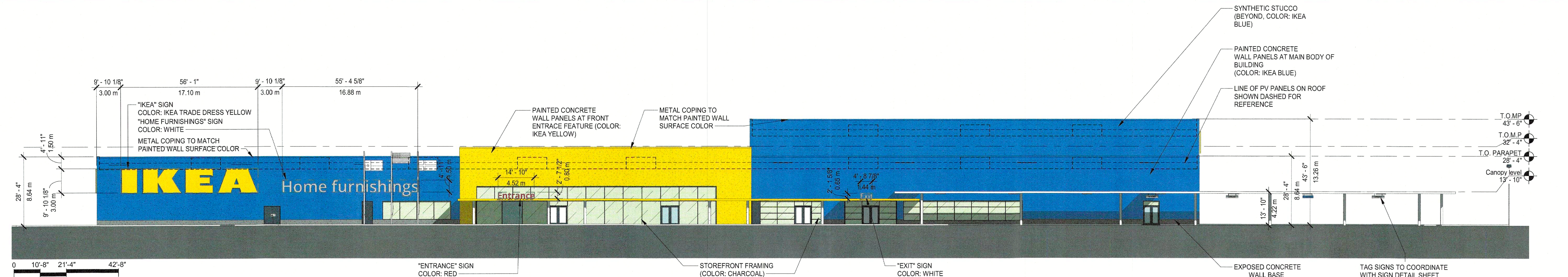
\_\_\_\_\_  
Planning and Zoning Commission, Chairman

\_\_\_\_\_  
Mayor of Planning and Zoning

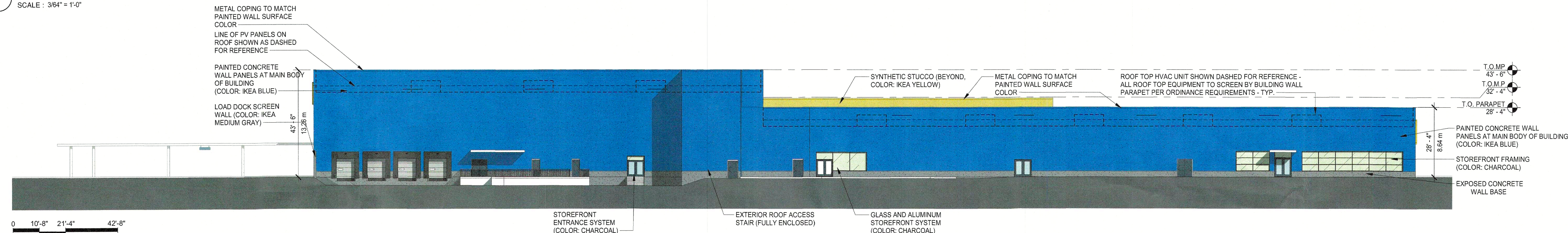
Case Number: SP2024-041

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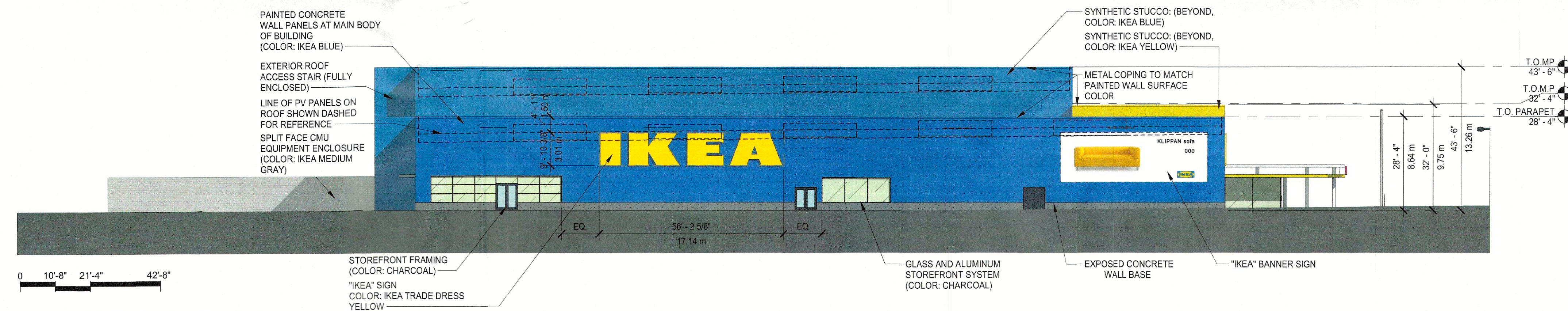




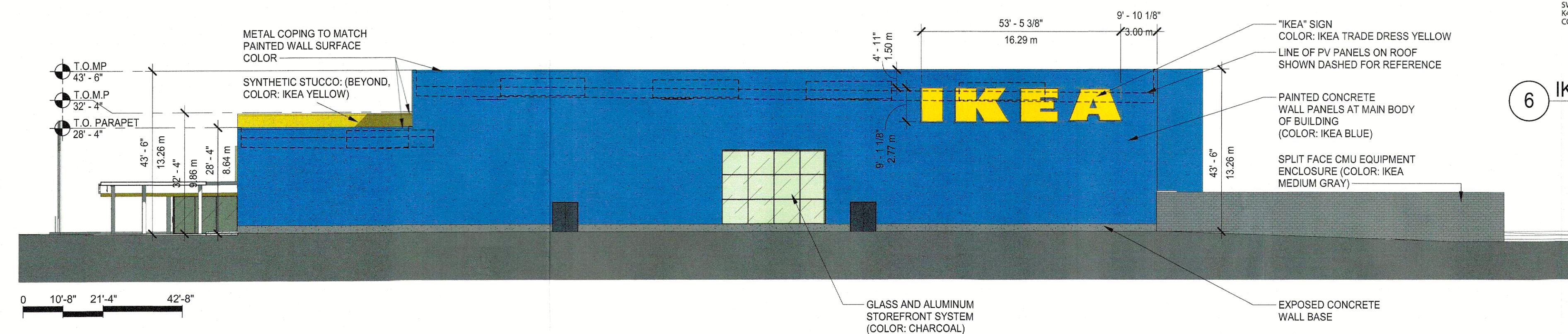
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SCALE : 3/64" = 1'-0"



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



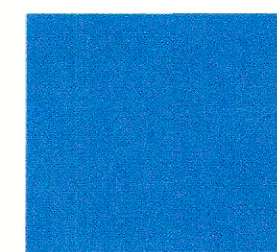
3 EXTERIOR ELEVATION - SOUTH  
SCALE : 3/64" = 1'-0"



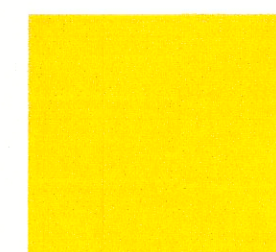
4 EXTERIOR ELEVATION - NORTH  
SCALE : 3/64" = 1'-0"

Proposed Exterior Materials: Percentage Surface Area

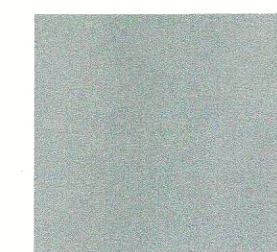
	North	South	East	West
Painted Concrete Tilt Up Wall Panels	94%	92%	80.4%	91.84%
Signage	4.99%	8%	7.2%	8.16%



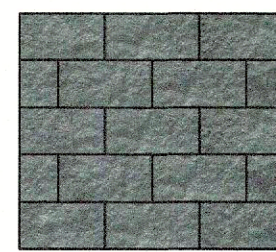
IKEA Blue K48754\_1  
Emerald Exterior Satin  
SW Custom Manual Match  
K4870054  
CCE CR2018-197



IKEA Yellow  
Emerald Exterior Satin  
SW Custom Manual Match  
K48701983



Manual IKEA Medium Gray  
Superpaint Exterior Satin  
SW Custom Manual Match  
A89W02151  
CE\* Color CastOZ 32 64 128  
B1 Black - 45 - -  
Y3 Deep Gold - 7 - 1  
R2 Maroon - 3 - -



Standard Split Face CMU 8x16  
Satin (IKEA MEDIUM GRAY)  
SW CUSTOM MANUAL MATCH  
A89W02151

6 IKEA BUILDING COLOR SCHEDULE



GENERAL REFERENCE: SECTION 212.000 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK  
APPROVED: [Signature]  
Planning & Zoning Commission of the City of Rockwall, Texas  
Planning & Zoning Commission, Chairman



**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**





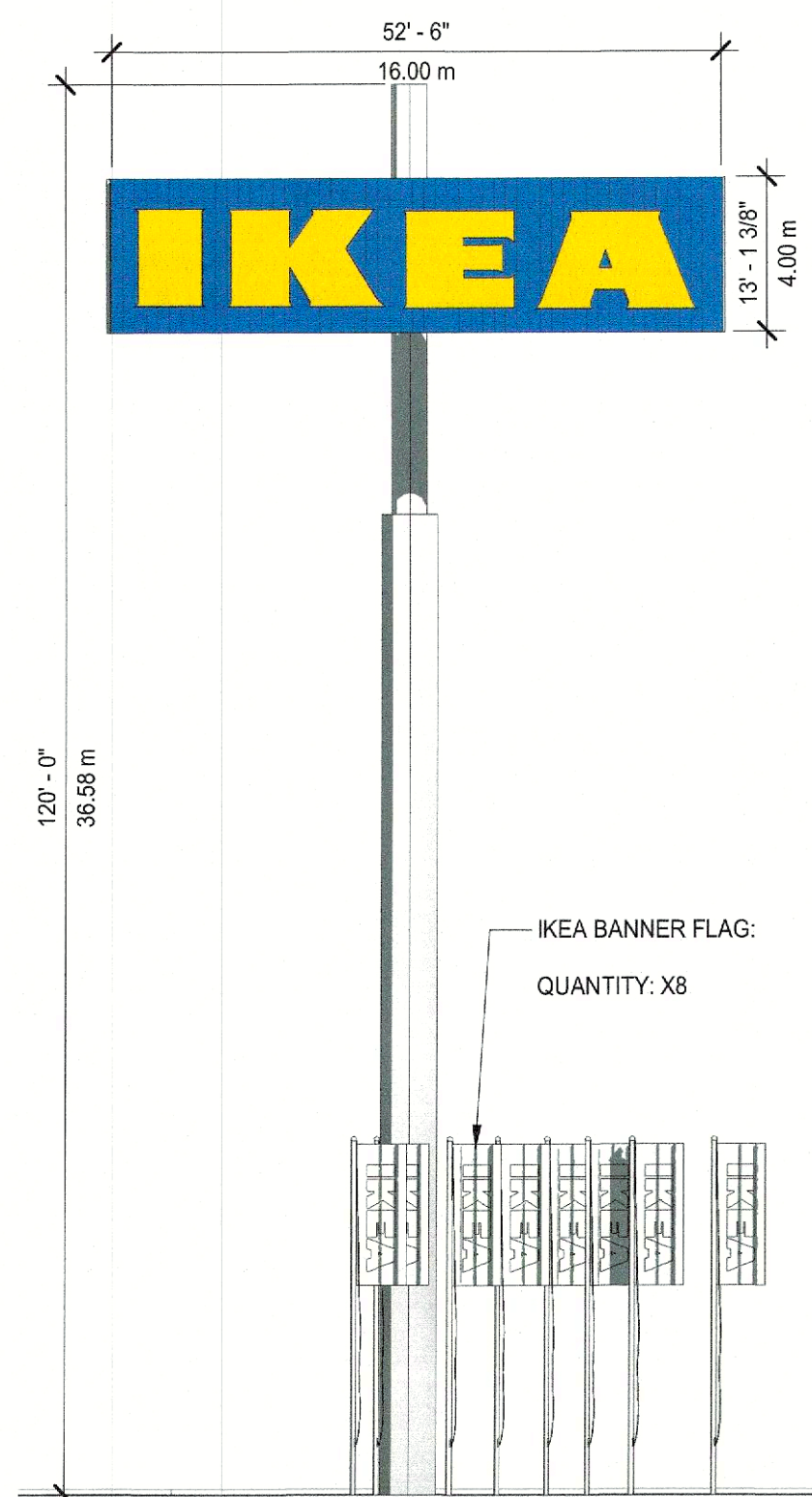
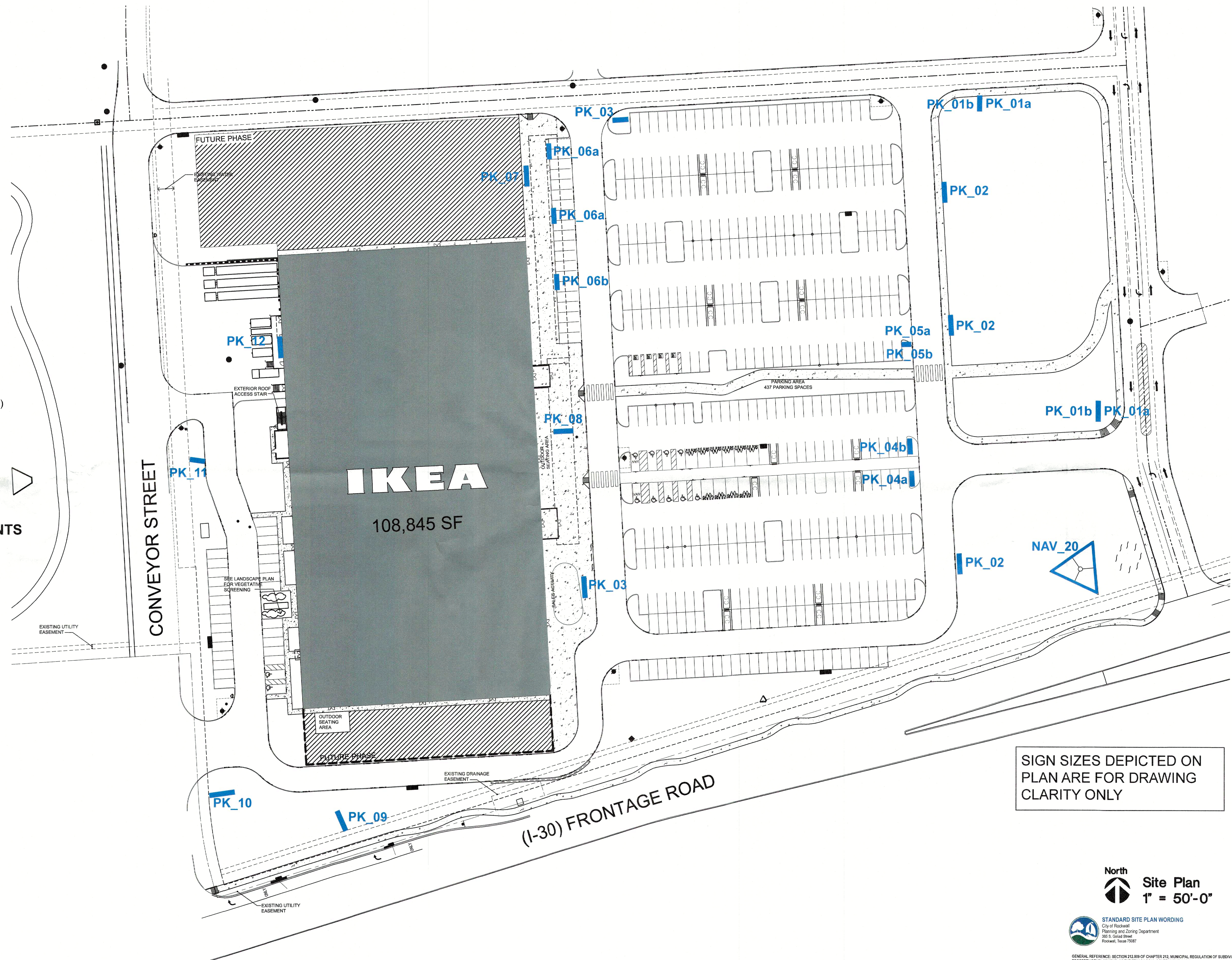


# Site Directional Signage Plan Overview

## DIRECTIONAL SIGNS

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

**\* SIGNS NOT TO BE LOCATED WITHIN EASEMENTS  
OR RIGHT-OF-WAY (ROW) \***



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

0      8'-0"      16'-0"      32'-0"

SIGN SIZES DEPICTED ON  
PLAN ARE FOR DRAWING  
CLARITY ONLY



**STANDARD SITE PLAN WORDING**  
City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on 29 October 2024

WENDESSUELL HANCOCK 29 October 2024 WHL  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman. Director of Planning and Zoning

Case Number: SP2024-041

**Colliers** Engineering & Design

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OF THE RESPONSIBLE LICENSED PROFESSIONAL  
ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:

IKEA  
ROCKWALL HEIGHTS  
CITY OF ROCKWALL  
TEXAS

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Engineering  
& Design

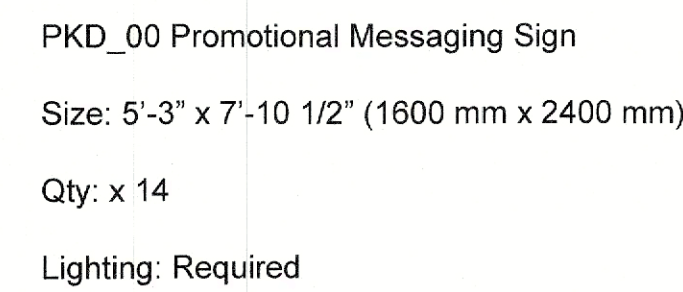
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SHEET NUMBER:

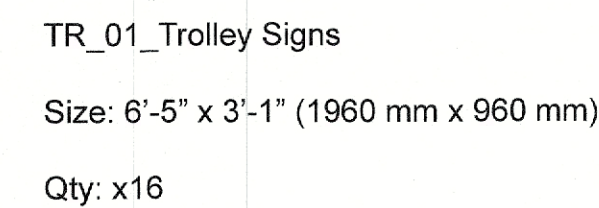
AS-403

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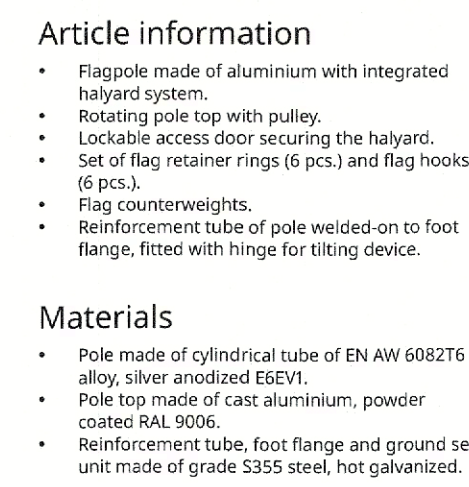




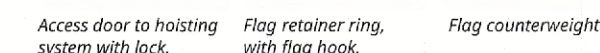
## Promotional Messaging Sign



## Trolley Signs



## Product features



### IKEA Flag and Flagpole

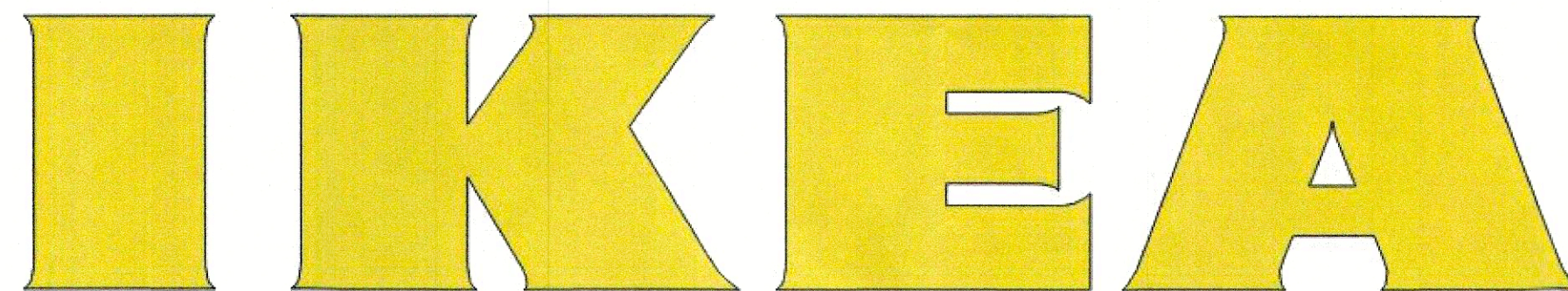
Flag Size: 6'-6 3/4" x 18'-1/2" (2 m x 5.5 m)

Flag Pole Height: 39'-4" (12m)

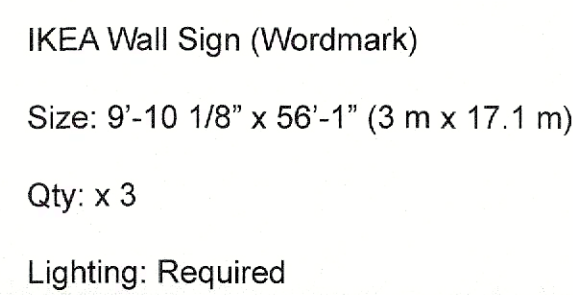
Qty: x 8

Lighting: Required

## Flag and Flagpole



# Home furnishings

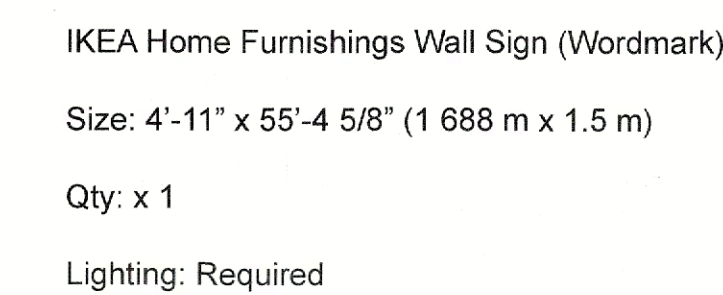


Wall Sign Banner

Size: 45'-0" x 15'-0" (13.7 m x 4.5 m)

Qty: x 1

## Wall Signs and Banners



# Entrance

## Exit

Entrance Sign

Size: 2'-8 1/8" x 14'-10" (4.52 m x 820 mm)

Qty: x 1

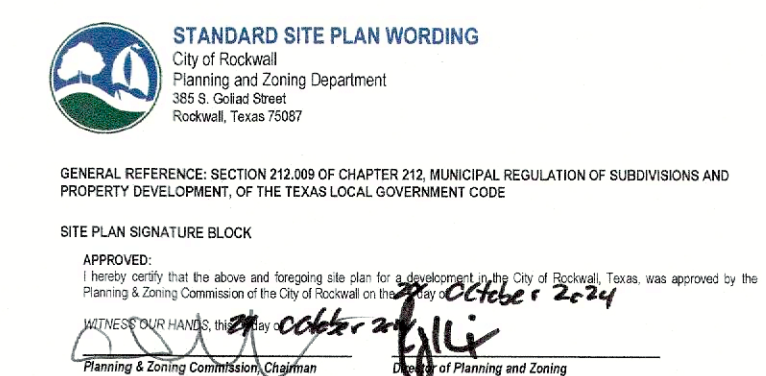
Lighting: Required

Exit Sign

Size: 2'-1 5/8" x 4'-8 7/8" (1.44 m x 650 mm)

Qty: x 1

Lighting: Required

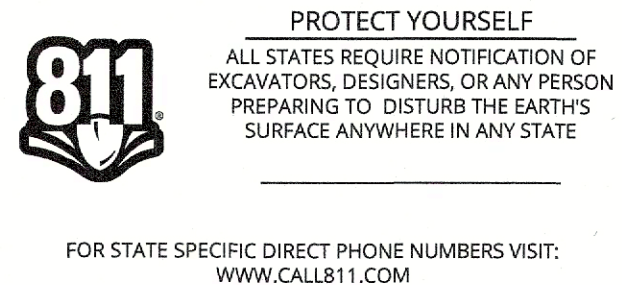


Case Number: SP2024-041



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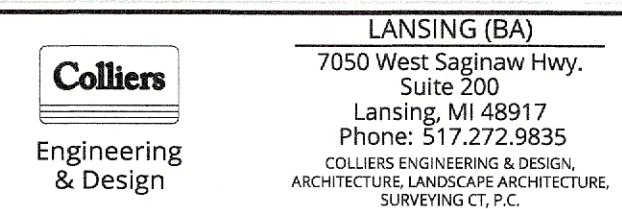
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[illegible]

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OF THE RESPONSIBLE LICENSED PROFESSIONAL  
ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:

IKEA  
ROCKWALL HEIGHTS  
CITY OF ROCKWALL  
TEXAS

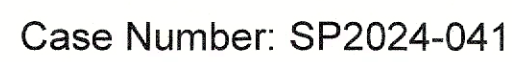


# ARCHITECTURAL SIGNAGE DETAILS

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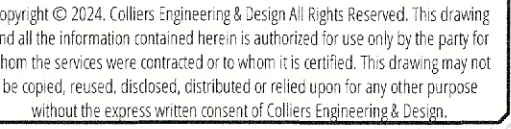
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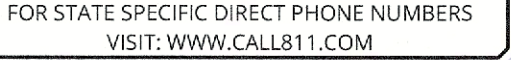


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formerly Known as  BERGMANN

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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

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

**Colliers**

**LANSING**  
7050 West Saginaw Hwy  
Suite 200  
Lansing, MI 48917  
Phone: 517.272.9835

<b>Engineering &amp; Design</b>		Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.	
SCALE: SHOWN	DATE: 10/24/24	DRAWN BY: Author	CHECKED BY: Checker
PROJECT NUMBER: ID Project: 003427B		DRAWING NAME:	REVIEWED BY: Approver

## RENDERING

HEET NUMBER: A-910



### I-30 EASTBOUND LANE LOOKING NORTHWEST

APPROVED:  
I hereby certify that the above and foregoing site plan for  
development in the City of Rockwall, Texas, was approved by the  
Planning & Zoning Commission on the 29 day of October  
2014.

  
Planning & Zoning Commission,  
Chairman

  
Director of Planning & Zoning

**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.**









### I-30 SERVICE DRIVE LOOKING NORTHWEST

APPROVED:  
I hereby certify that the above and foregoing site plan for  
development in the City of Rockwall, Texas, was approved by the  
Planning & Zoning Commission on the 29 day of October  
2024.

  
Planning & Zoning Commission,  
Chairman

  
Director of Planning & Zoning

Colliers

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Formerly Known as **B** BERGMAN



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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

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& Design

**LANSING**  
7050 West Saginaw Hwy  
Suite 200  
Lansing, MI 48917  
Phone: 517.272.9835

Colliers Engineering & Design,  
Architecture, Landscape Architects  
Surveying, C.P.C.

SCALE: AS SHOWN	DATE: 10/23/24	DRAWN BY: Author	CHECKED BY: Checker
PROJECT NUMBER: CED Project: 04000-1270		DRAWING NAME:	REVIEWED BY: Approver

SHEET TITLE:

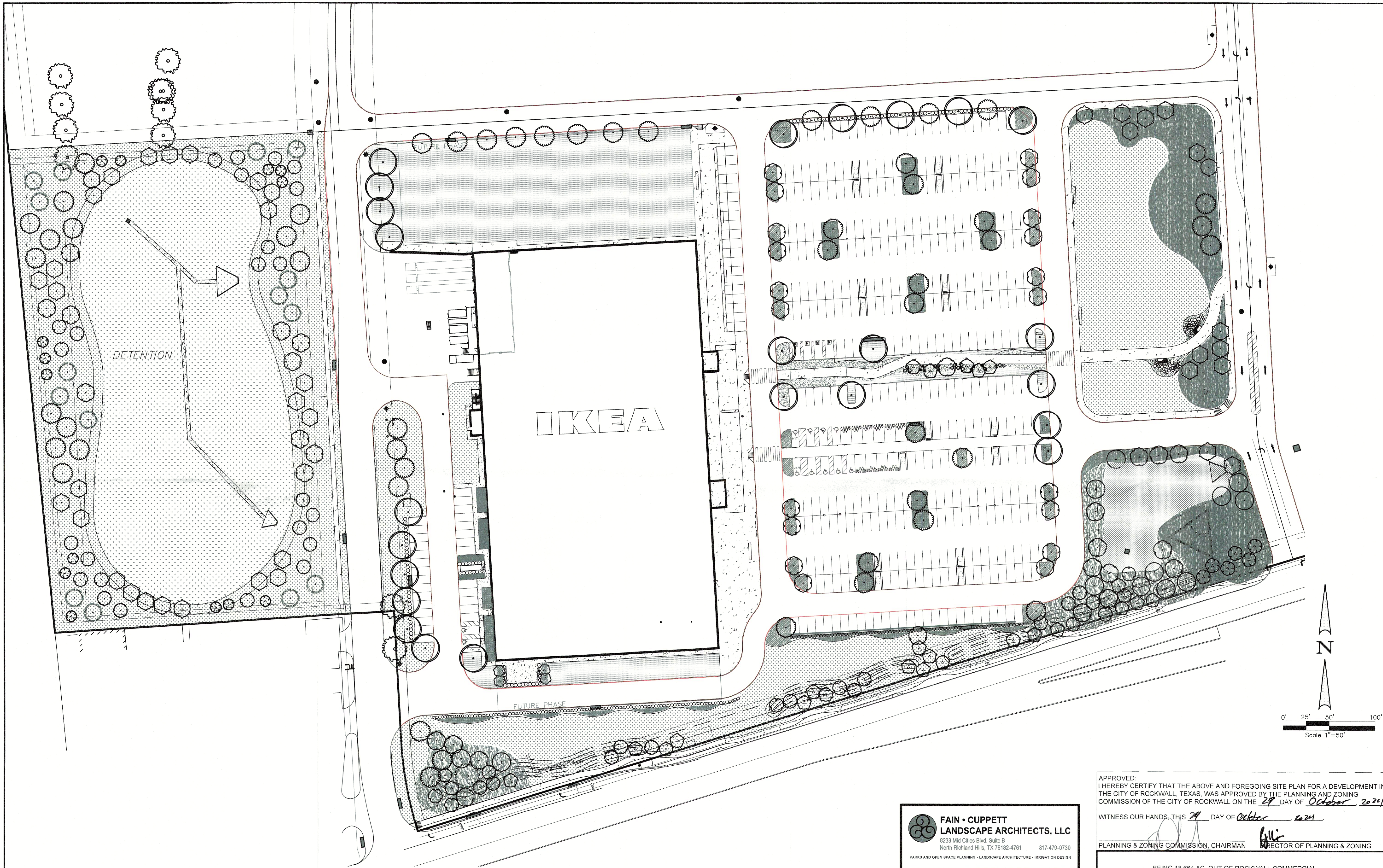
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**NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION**









REF SHEET L-5 FOR PLANT LEGEND

**FAIN • CUPPETT**  
**LANDSCAPE ARCHITECTS, LLC**  
8233 Mid Cities Blvd., Suite B  
North Richland Hills, TX 78182-4761 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, LICENSE NUMBER 0025538. LANDSCAPE ARCHITECT REGISTRATION NUMBER 20720 ON 12/09/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(b) 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 29 DAY OF October, 2024.

WITNESS OUR HANDS, THIS 29 DAY OF October, 2024.

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

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

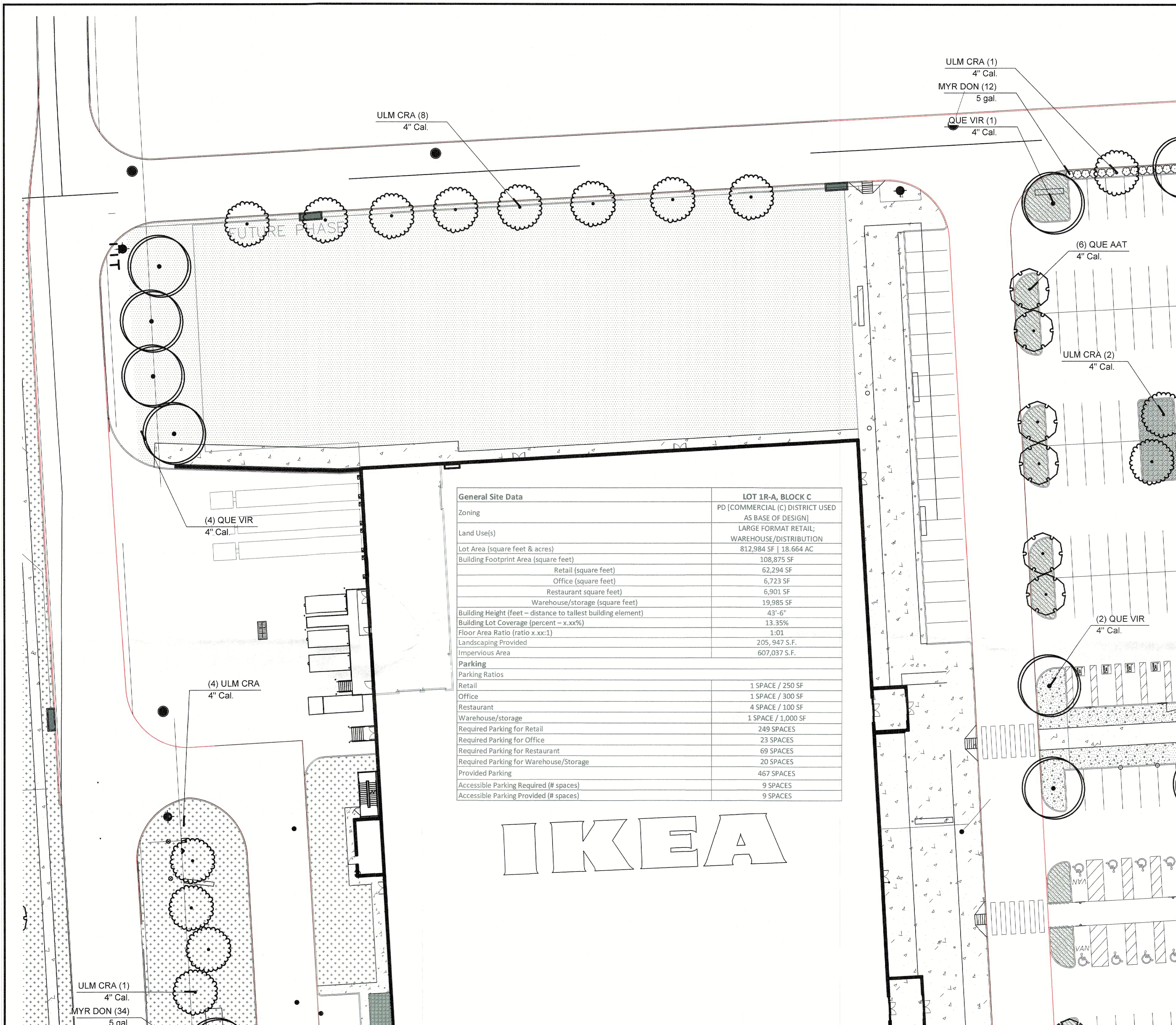
L-1

Winkelmann & Associates, Inc.  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
6750 HILGERT PLAZA, SUITE 215  
DALLAS, TEXAS 75230  
Phone: (972) 980-7098  
Fax: (972) 980-7099  
Texas Surveyor Registration No. 100866-00  
CPEP/PAINT & DDA, Winkelmann & Associates, Inc.

12/09/24

No.	DATE	REVISION	APPROV.
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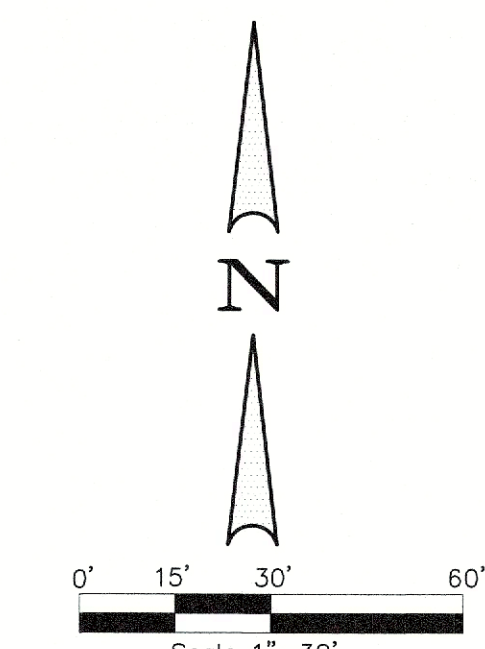


General Site Data		LOT 1R-A, BLOCK C	
Zoning		PD (COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN)	
Land Use(s)		LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION	
Lot Area (square feet & acres)		812,984 SF   18.664 AC	
Building Footprint Area (square feet)		108,875 SF	
Retail (square feet)		62,294 SF	
Office (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	

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
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	
PARKING LOT TREES	REQUIRED	PROVIDED
	448 SPACES/10 = 45 TREES	45 NEW TREES
	ALL PARKING SPACES SHALL BE WITHIN 80' OF A TREE	
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	50 TREES
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
STREET LANDSCAPING	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. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
  5. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
  6. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
  7. 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.
  8. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
  9. 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.
  10. 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.
  11. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
  12. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
  13. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
  14. 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.
  15. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
  16. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

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



- 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

**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  
LOVE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5



BEFORE YOU DIG...

REF SHEET L-5 FOR PLANT LEGEND



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT LICENSED IRRIGATOR NUMBER 002839, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2872 ON 10/26/2024 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.10(d) 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 29 DAY OF October, 2024.

WITNESS OUR HANDS, THIS 29 DAY OF October, 2024.

PLANNING & ZONING COMMISSION CHAIRMAN: [Signature]  
DIRECTOR OF PLANNING & ZONING: [Signature]

BEING 18.864 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

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

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CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
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Fax: (972) 490-7989  
Email: info@winkelmänn.com  
www.winkelmänn.com










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





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NO.	DATE	REVISION	APPROV.
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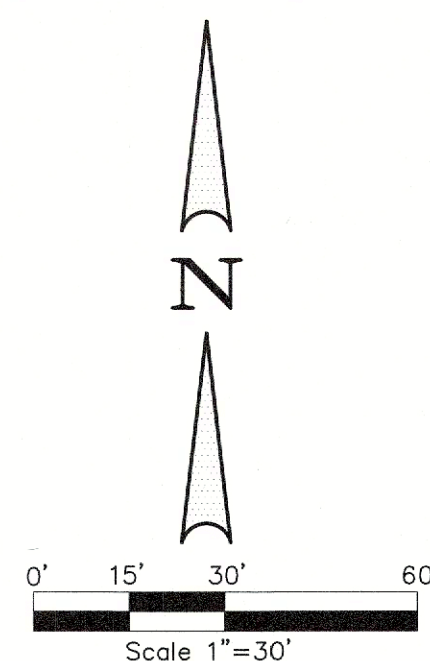
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPACING</u>	<u>REMARKS</u>
<b>SHRUBS</b>								
	ANI RSN	17	Anisacanthus quadrifidus	Desert Honeysuckle	1 gal.	12" Min.	24" O.C.	
	ASC TEX	10	Asclepias texana	Texas Milkweed	1 gal.	18"-24"	24" O.C.	
	ASC TUB	9	Asclepias tuberosa	Butterfly Milkweed	1 gal.	18"-24"	24" O.C.	
	ASC VRD	10	Asclepias viridis	Green Milkweed	1 gal.	18"-24"	24" O.C.	
	BUD DAV	6	Buddleja davidii	Butterfly Bush	5 gal.	24" min.	48" O.C.	
	GAU LIN	8	Gaura lindheimeri	Gaura	1 gal.	18"-24"	36" O.C.	
	MUH LIN	6	Muhlenbergia lindheimeri	Lindheimer's Muhly	5 gal.	18"-24"	48" O.C.	
	SAL GR2	10	Salvia greggii	Autumn Sage	1 gal.	18"-24"	30" O.C.	
	SAL LEU	8	Salvia leucantha	Mexican Bush Sage	1 gal.	18"-24"	36" O.C.	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
GROUND COVERS									
	AND GLO	4	Andropogon glomeratus	Bushy Bluemest	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

**CAUTION!!!**  
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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..



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPP, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT, LICENSED IRRIGATOR NUMBER 002359, LANDSCAPE ARCHITECT REGISTRATION NUMBER 26720 ON 12/28/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY 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 IS RELEASED UNDER THE AUTHORITY 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 IS RELEASED UNDER THE AUTHORITY OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE WITHOUT THE IRRIGATOR/LANDSCAPE ARCHITECTS EXPRESS WRITTEN PERMISSION

CASE NUMBER: SP2024-041

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THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING  
COMMISSION OF THE CITY OF ROCKWALL ON THE 28 DAY OF October, 2024

WITNESS OUR HANDS, THIS 28 DAY OF October, 2024

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

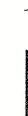
OWNERS:

**OWNERS:**  
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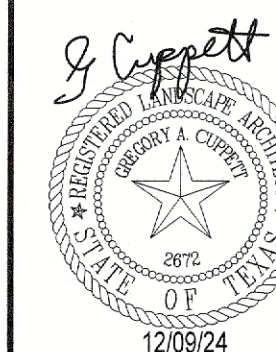
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& Associates, Inc.

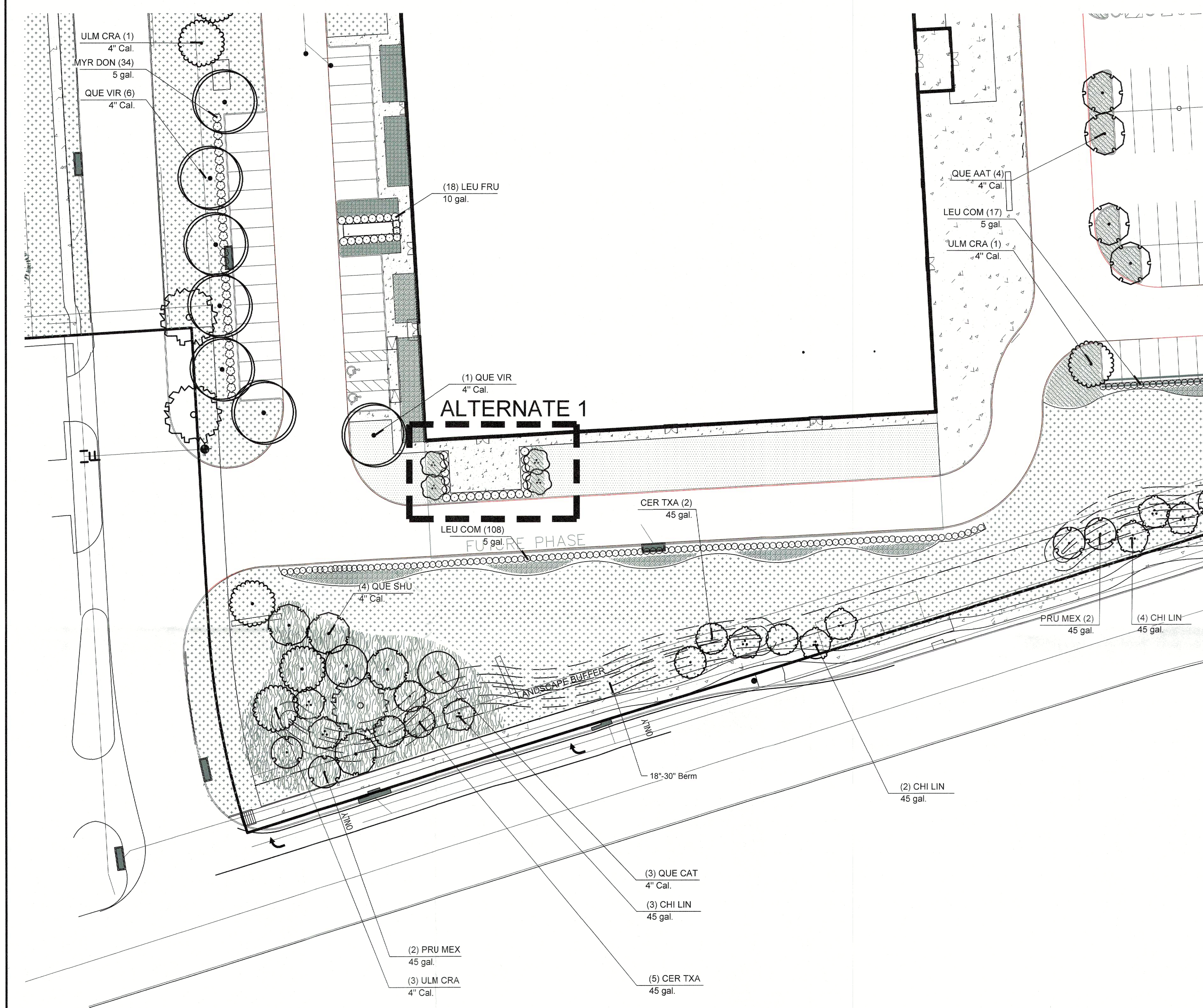
CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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DALLAS, TEXAS 75220  
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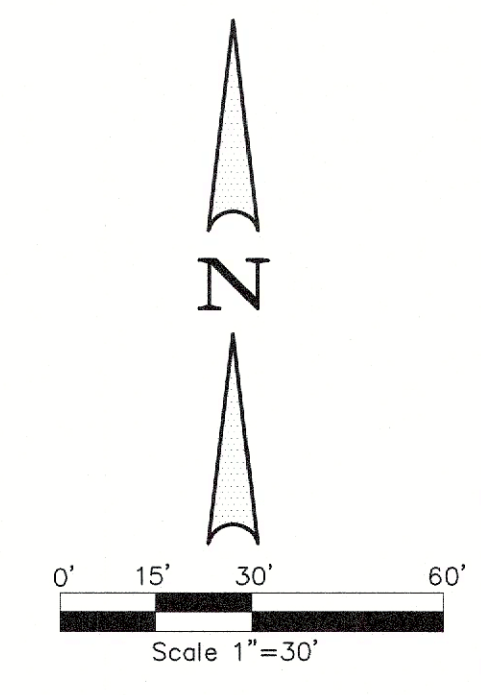
PLANT SCHEDULE ALTERNATE 1

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	10 gal.	36" Min	48" O.C.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
GROUND COVERS								
	CAR CHE	136	Carex cherokeensis	Cherokee Sedge	1 gal.		18" O.C.	Native

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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**BEFORE YOU DIG...**



**FAIN • CUPPETT**  
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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

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0022559, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672) ON 12/09/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.103(5) 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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PLANNING & ZONING COMMISSION, CHAIRMAN  
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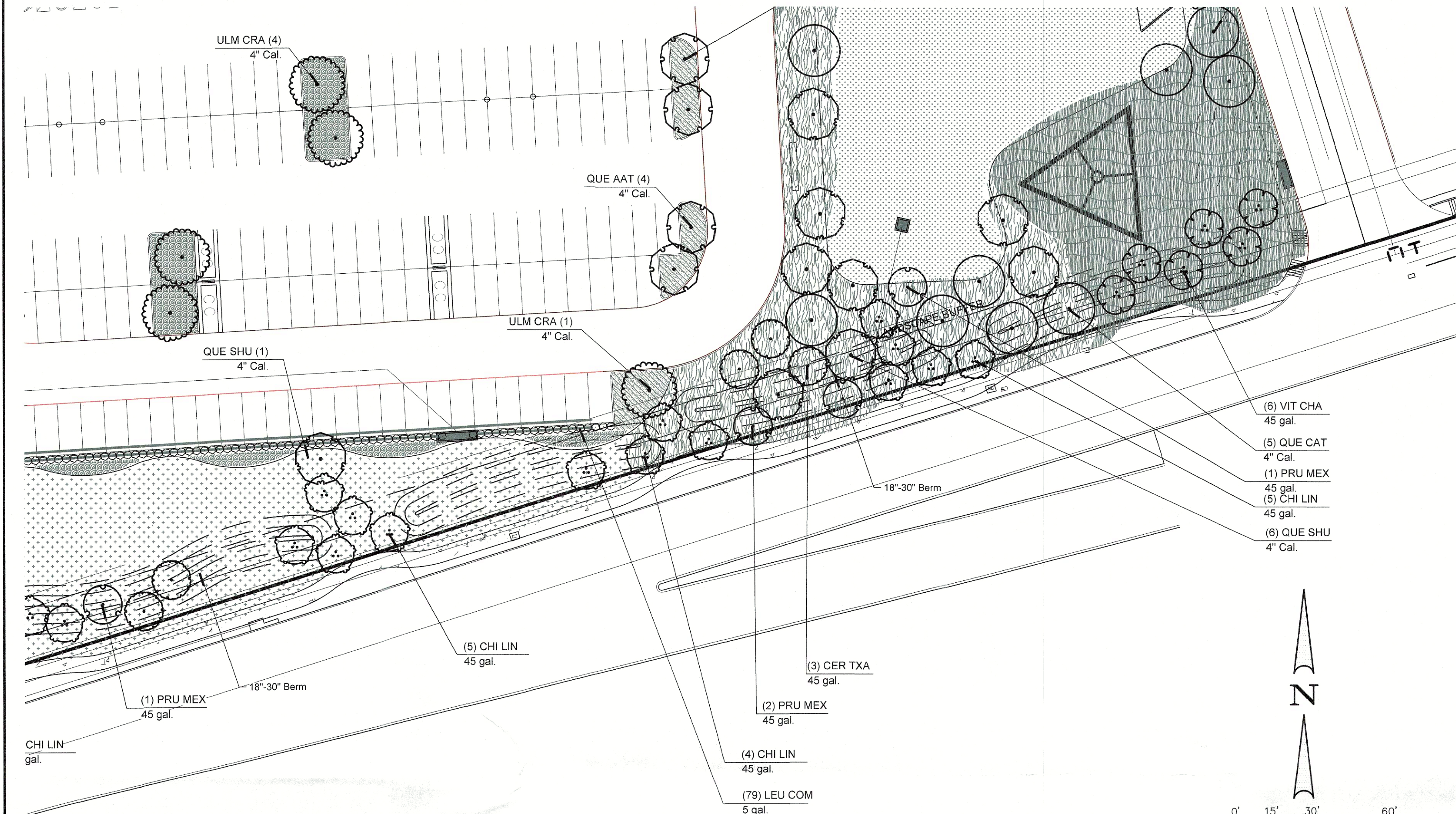
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Winkelmann & Associates, Inc.  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
6750 HILDCREEST PLAZA DRIVE, SUITE 215  
FARMERSVILLE, TEXAS 77936  
Phone: (972) 440-7090  
Fax: (972) 440-7099  
E-Mail: info@winkelmann.com  
www.winkelmann.com

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

L-4





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	10 gal.	36" Min	48" O.C.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
GROUND COVERS								
	CAR CHE	136	Carex cherokeensis	Cherokee Sedge	1 gal.		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	1 gal.	12" Min.	24" O.C.	
	ASC TEX	10	Asclepias texana	Texas Milkweed	1 gal.	18"-24"	24" O.C.	
	ASC TUB	9	Asclepias tuberosa	Butterfly Milkweed	1 gal.	18"-24"	24" O.C.	
	ASC VRD	10	Asclepias viridis	Green Milkweed	1 gal.	18"-24"	24" O.C.	
	BUD DAV	6	Buddleja davidii	Butterfly Bush	5 gal.	24" min.	48" O.C.	
	GAU LIN	8	Gaura lindheimeri	Gaura	1 gal.	18"-24"	36" O.C.	
	MUH LIN	6	Muhlenbergia lindheimeri	Lindheimer's Muhly	5 gal.	18"-24"	48" O.C.	
	SAL GR2	10	Salvia greggii	Autumn Sage	1 gal.	18"-24"	30" O.C.	
	SAL LEU	8	Salvia leucantha	Mexican Bush Sage	1 gal.	18"-24"	36" O.C.	
GROUND COVERS								
	AND GLO	4	Andropogon glomeratus	Bushy Bluestem	1 gal.		36"	Native
	CUP HYS	64	Cuphea hyssopifolia	False Heather	4" pots		24" O.C.	
	SAL AUG	9	Salvia farinacea 'Augusta Duelberg'	Mealy White Sage	1 gal.		18" O.C.	Native, Pollinator
	SAL HEN	6	Salvia farinacea 'Henry Duelberg'	Henry Duelberg Sage	1 gal.		18" O.C.	Native, Pollinator

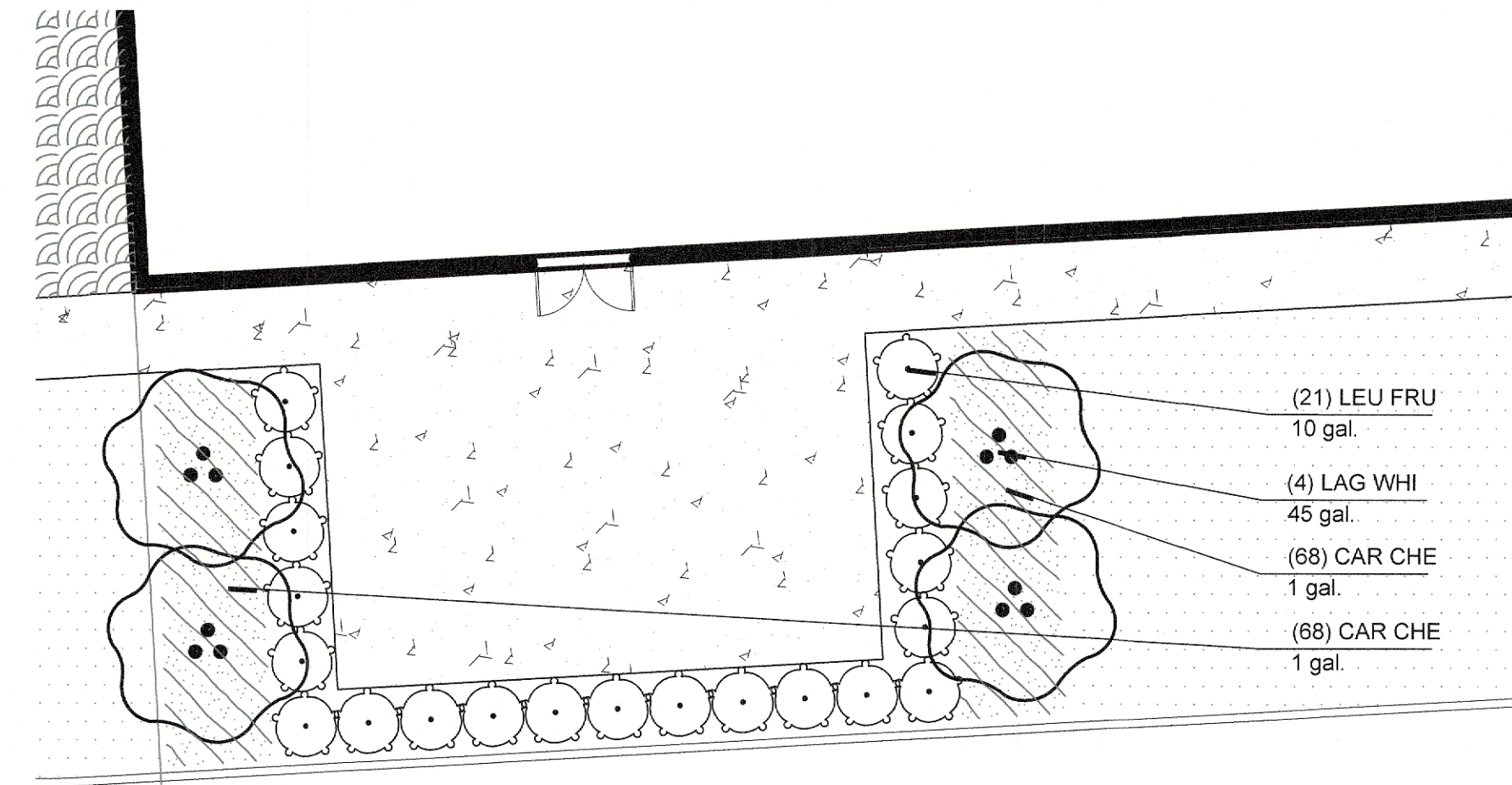
REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
	Decomposed Granite	34.39 cy	

**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

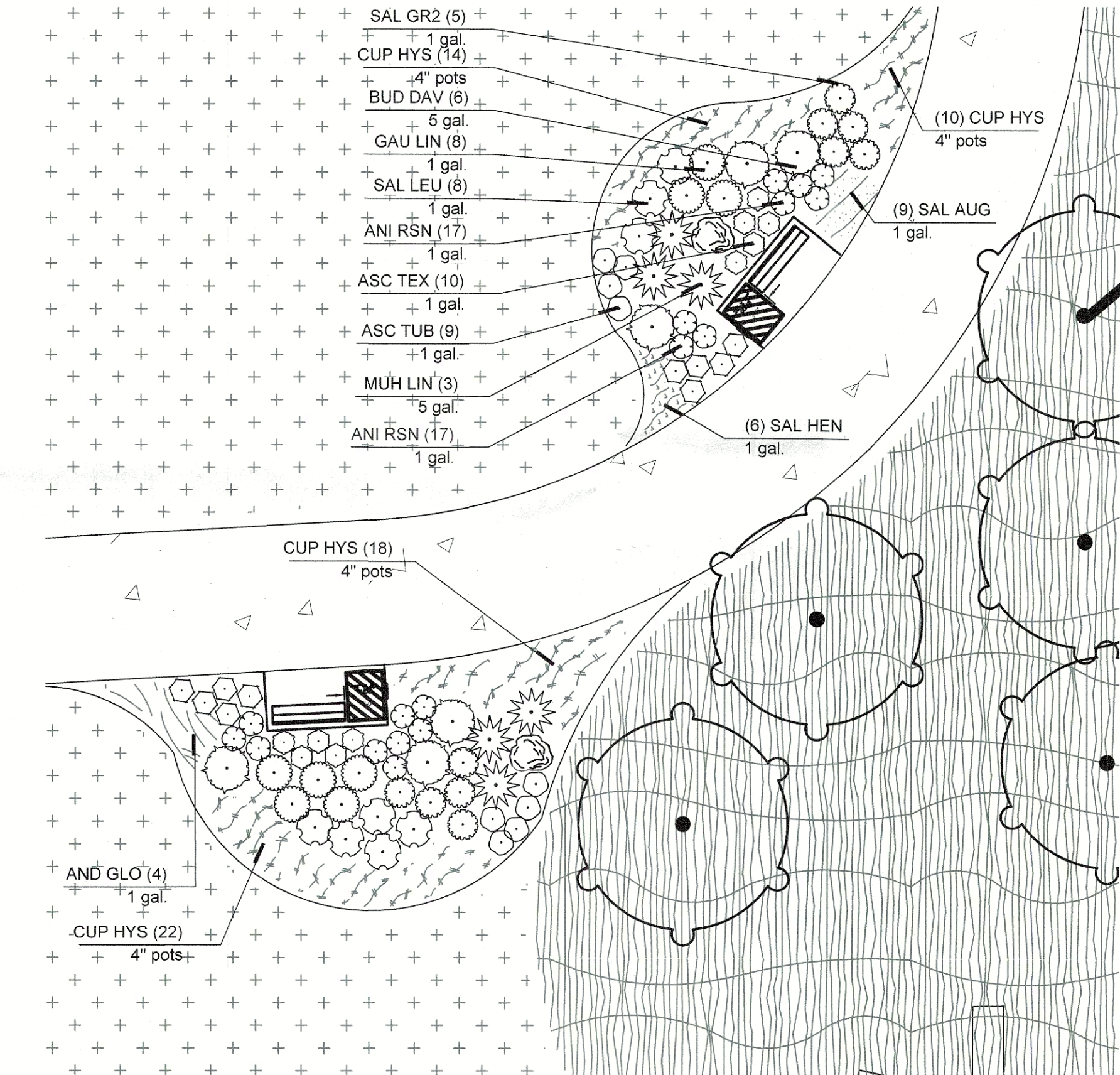


**BEFORE YOU DIG...**



ALTERNATE 1

Scale 1"=10'



ALTERNATE 2

Scale 1"=10'



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 002639, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2612) ON 10/24/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 5.105(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 29 DAY OF October, 2024.  
WITNESS OUR HANDS, THIS 29 DAY OF October, 2024.  
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

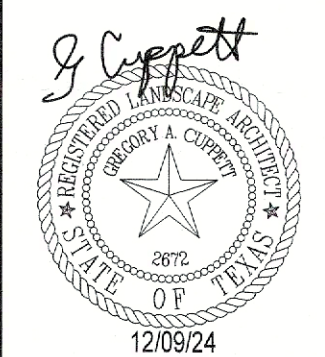
OWNERS:  
ROCKWALL 549/130 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP  
8750 N CENTRAL EXPY  
DALLAS, TEXAS 75231  
IKEA  
400 ALAN WOOD ROAD  
CONSHOHOCKEN, PA 19428  
TEL: (610) 834-0180

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

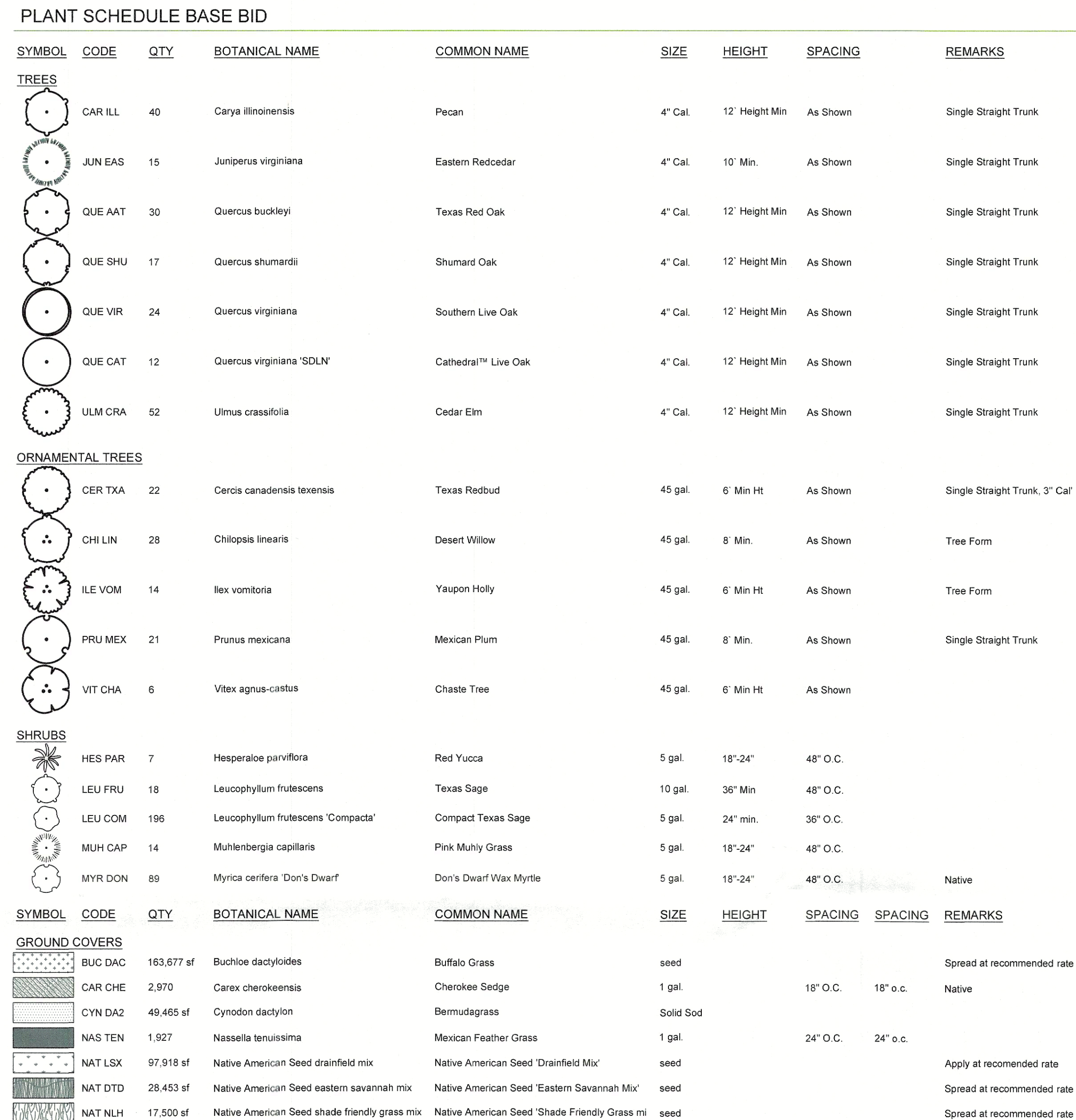
L-5

No.	DATE	REVISION	APPROV.
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Winkelmann & Associates, Inc.  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
6750 HILDEBERT PLAZA, SUITE 215  
DALLAS, TEXAS 75230  
Texas Surveyor Registration No. 100866-00  
CAP#100121 © 2024, Winkelmann & Associates, Inc.







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

**OWNERS:**  
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CASE NUMBER: SP2024-041

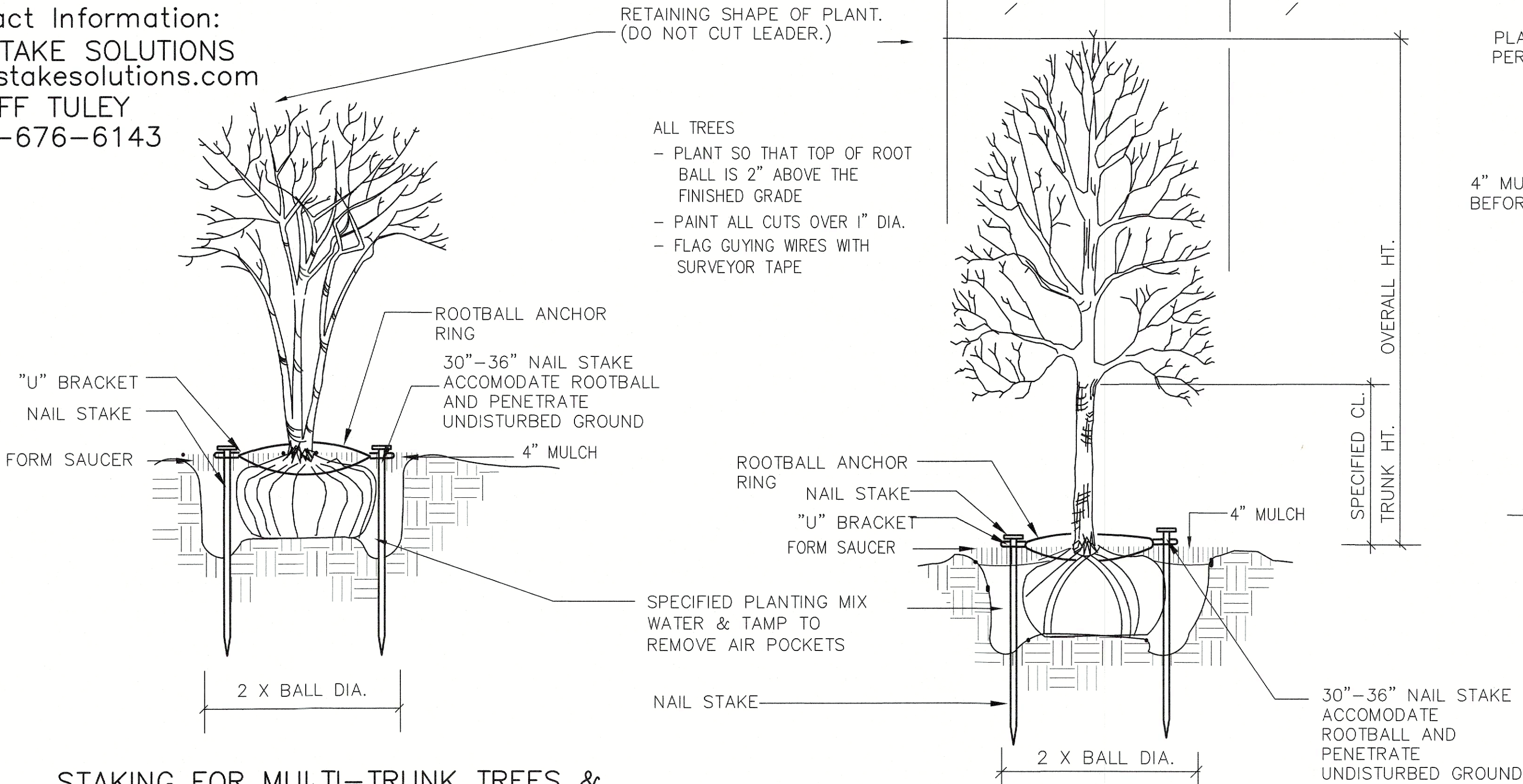
LANDSCAPE PLAN  
NWC OF I-30 & STODGILL RD.  
ROCKWALL, TEXAS 75087

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No.	DATE	REVISION	APPROVAL	



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

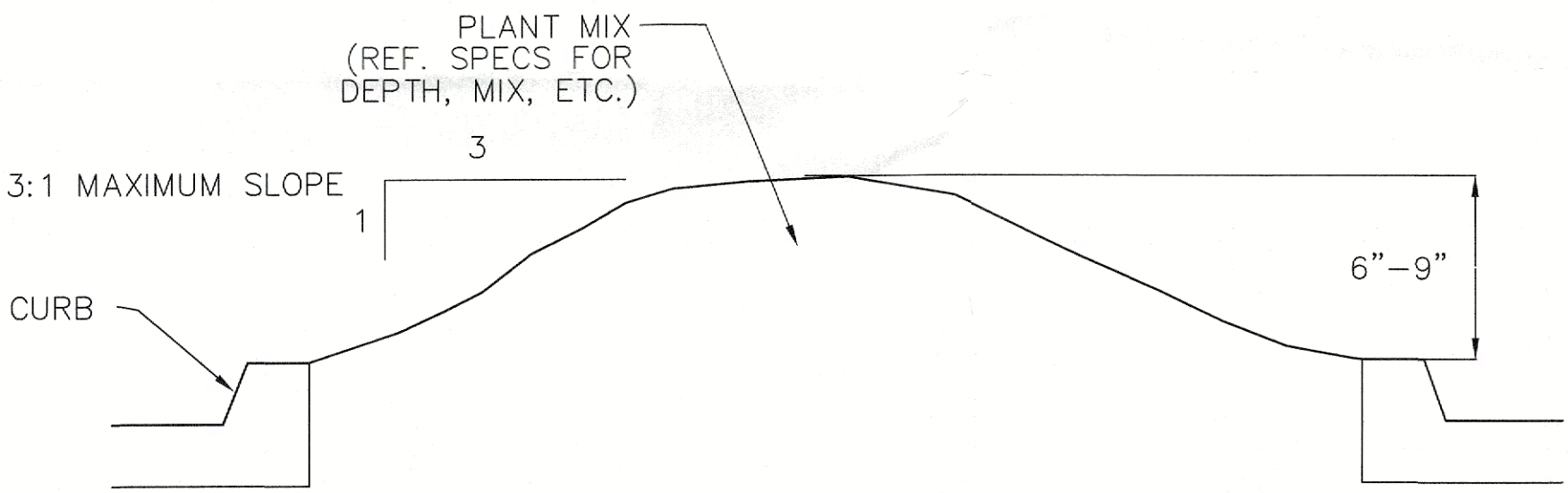


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

SAFETY STAKE BY TREE STAKE SOLUTIONS

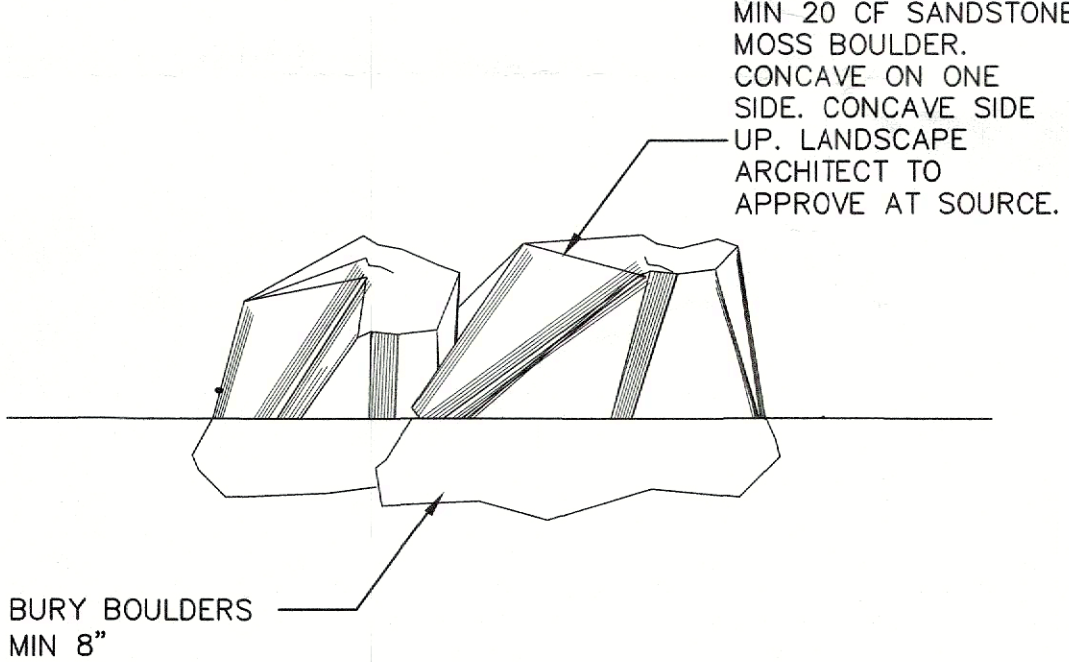
SCALE: NOT TO SCALE

SCALE: NOT TO SCALE



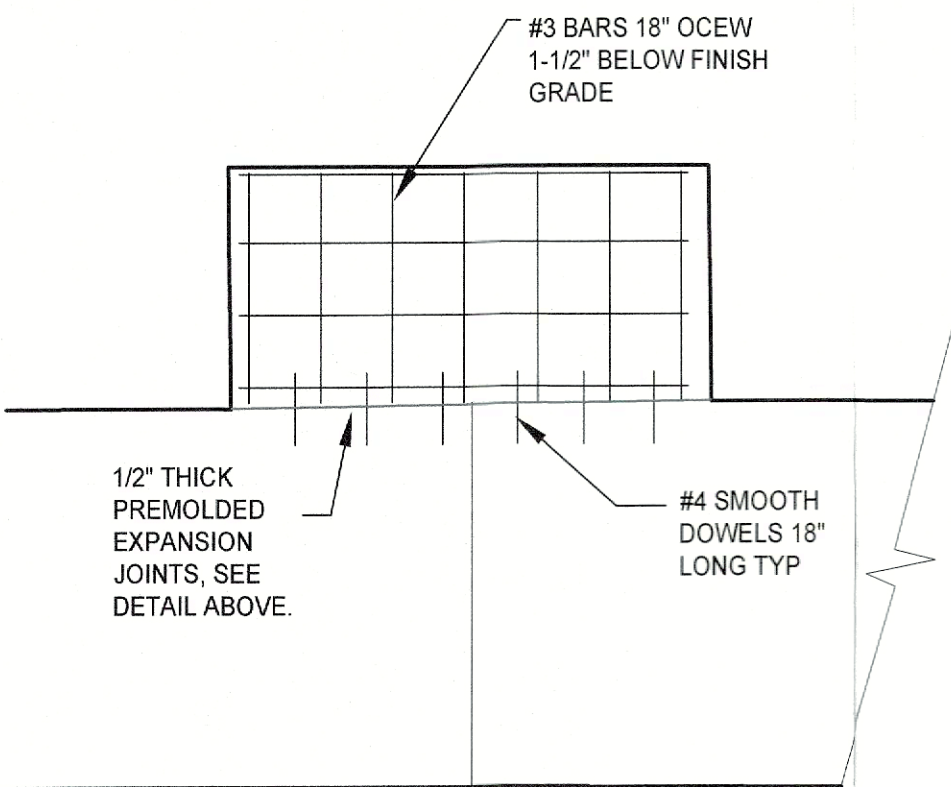
TYPICAL PARKING LOT ISLAND MOUNDING

SCALE: NOT TO SCALE



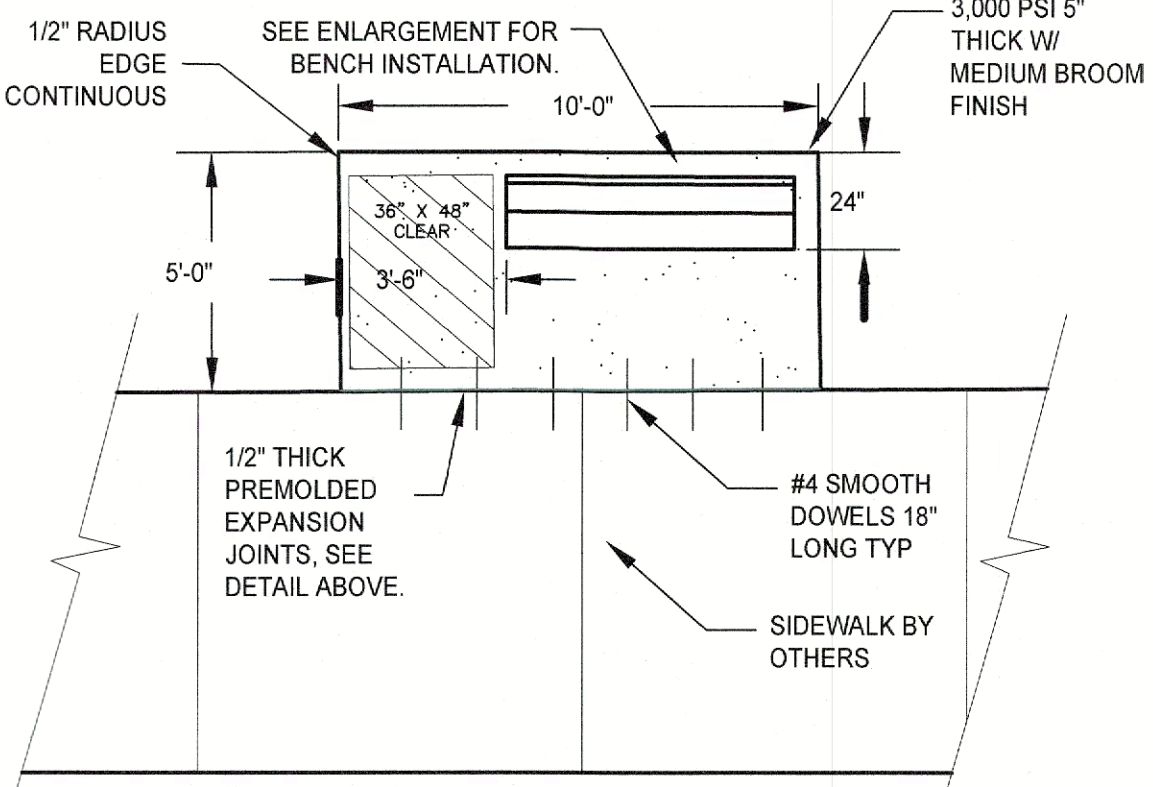
MONARCH WATERING ROCK ALT. 2

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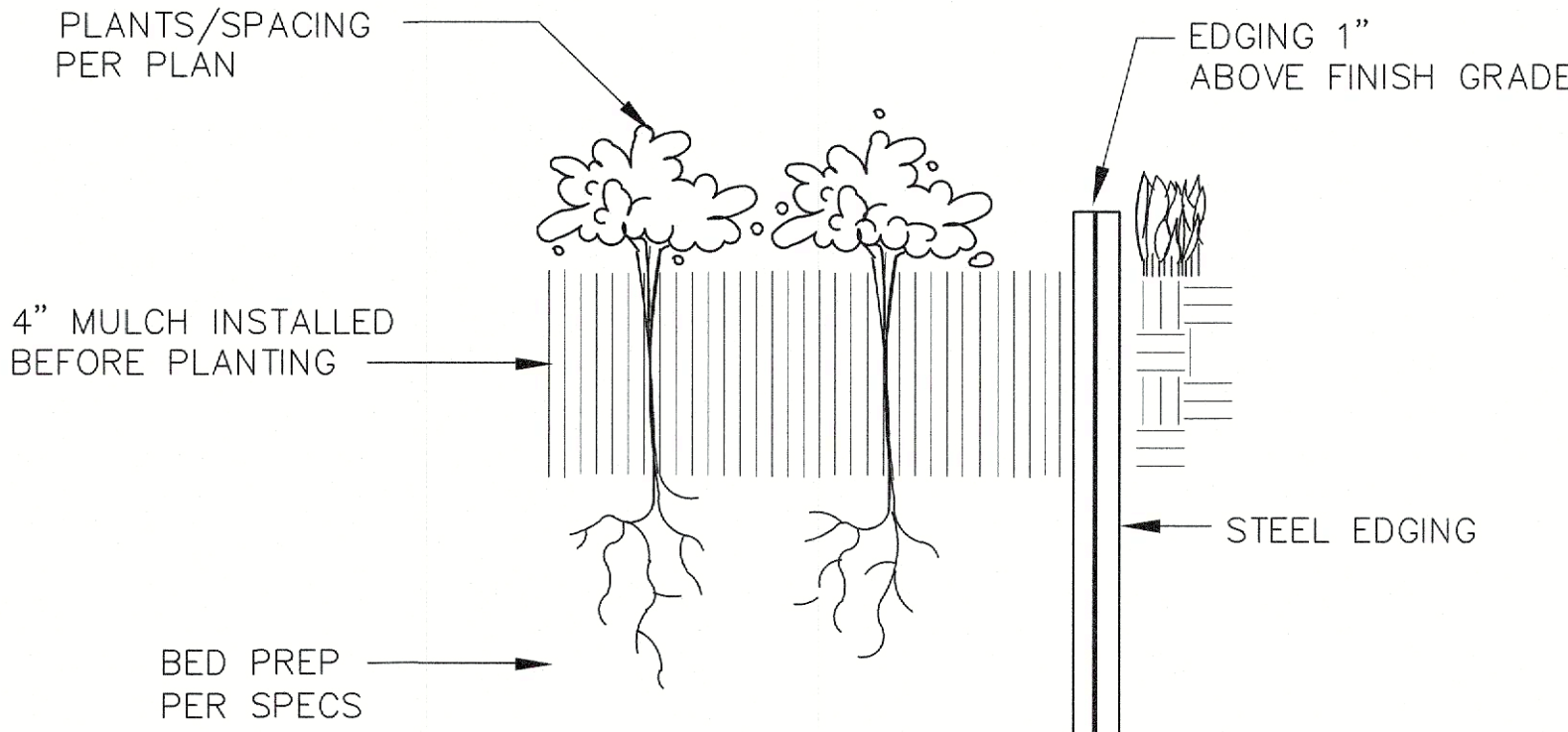
BENCH & COMPANION SEATING ALT. 2

PLAN VIEW  
SCALE: 1/4" = 1'-0"



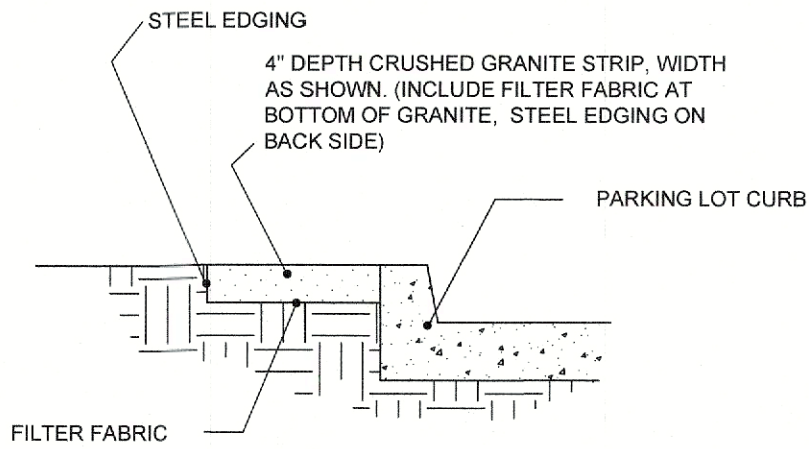
BENCH & COMPANION SEATING ALT. 2

PLAN VIEW  
SCALE: 1/4" = 1'-0"



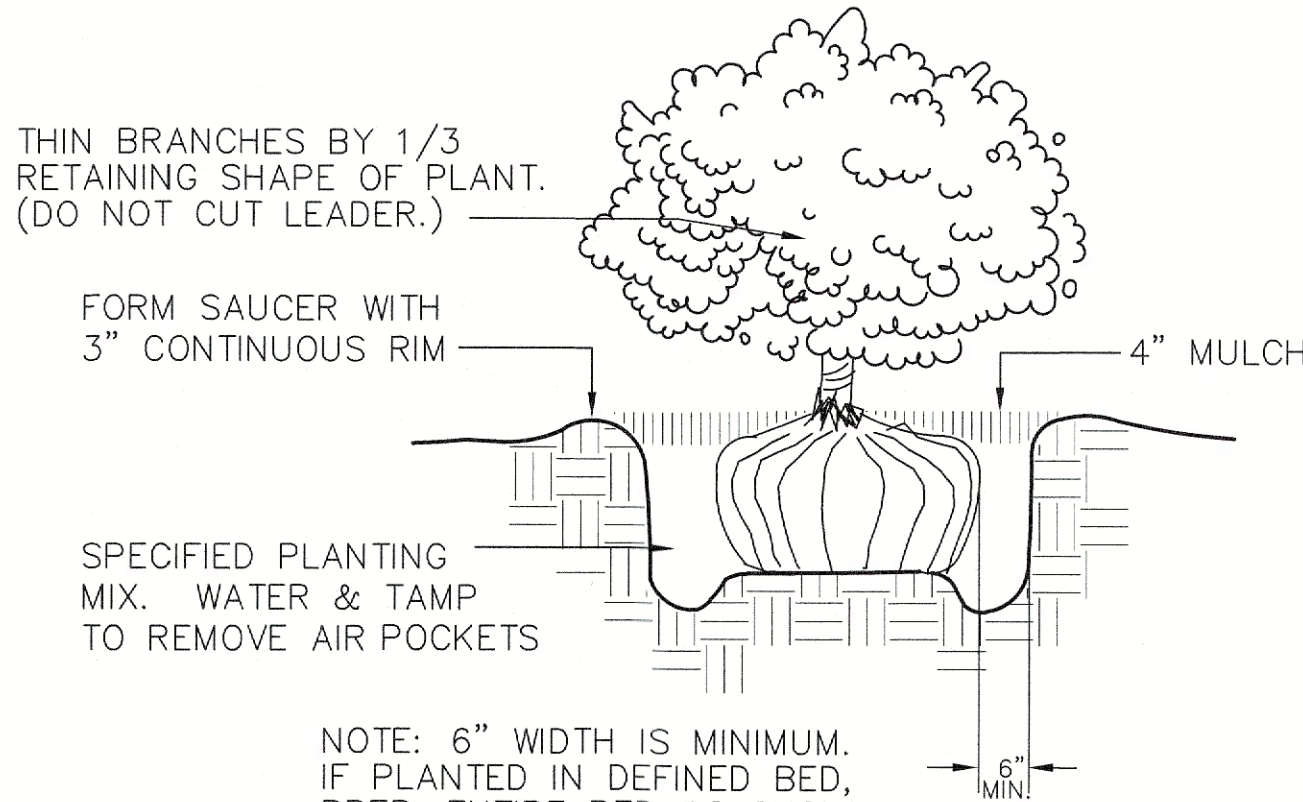
BEDDING PLANTS/EDGING DETAIL

SCALE: NOT TO SCALE



GRANITE STRIP

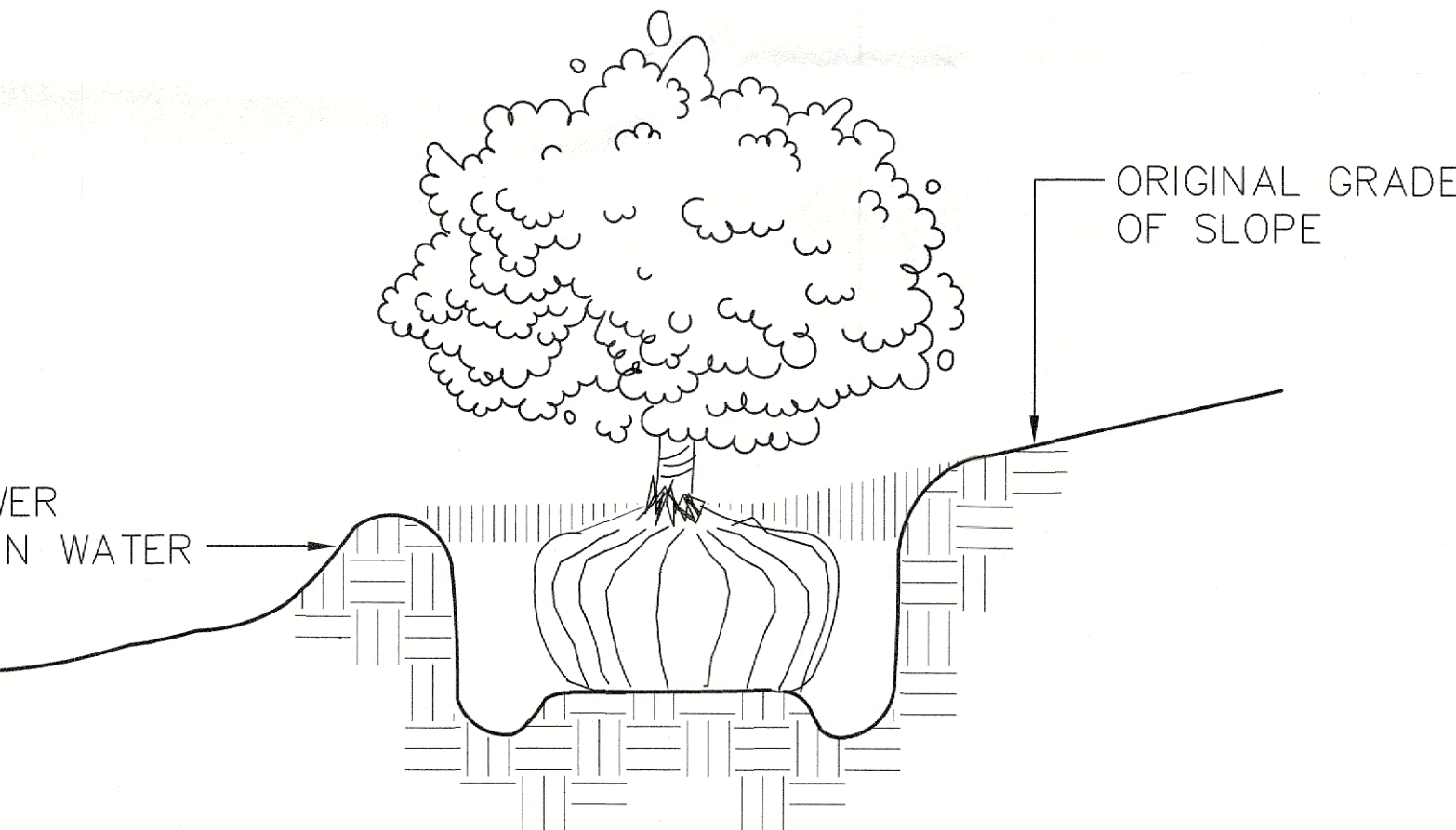
NTS



SHRUB PLANTING

SCALE: NOT TO SCALE

MAINTAIN SAUCER ON LOWER SIDES OF PLANT TO RETAIN WATER



TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 0023039, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2073) ON 12/09/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 5.103(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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TEL: (610) 834-0180

6	5	4	3	2	1	No.	DATE	REVISION	APPROV

Winkelmann & Associates, Inc.  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6700 MILLCREEK PARK DRIVE, SUITE 275  
FARMERS BRANCH, TEXAS 75440-1099  
(972) 466-7009 FAX  
(972) 466-7009  
Texas Engineers Registration No. 89  
Professional Seal of Gregory Cuppett  
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PLANTING DETAILS  
NWC OF I-30 & STODGILL RD.  
ROCKWALL, TEXAS 75087

L-7



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).

- A. 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.
  - c. 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 yaupons to be female. Grape myrtle color selection by Landscape Architect.
8. Nursery grown stock only.
9. Subject to approval of Landscape Architect.
10. 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 rubbed 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.

I. 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

- A. 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.

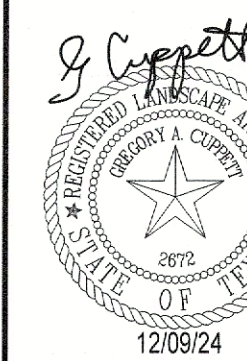
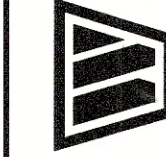
3.08 MAINTENANCE

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.

Winkelmänn & Associates, Inc.



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

L-8

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 29 DAY OF October, 2024.

WITNESS OUR HANDS, THIS 29 DAY OF October, 2024.

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 546/I30 PARTNERS, LP&  
CONVEYOR I30 PARTNERS, LP  
8750 N CENTRAL EXPY  
DALLAS, TEXAS 75231

IKEA  
400 ALAN WOOD ROAD  
CONSHOHOCKEN, PA 19428  
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THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 002539, LANDSCAPE ARCHITECT REGISTRATION NUMBER 207) ON 12/09/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 5.103(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



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 hat 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 65 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 br 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 oil 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

- Sod bed preparation
- Fertilizing
- Sodding
- Miscellaneous management practices

B. Related Work Specified Elsewhere

- Finish Grading, Section 02800
- 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

- Include labeling requirements.
- Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Sod:

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

B. Fertilizer:

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

1.05 JOB CONDITIONS

A. Planting Season:

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

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

C. Protect and Maintain Sodded Areas

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

PART II – PRODUCTS

2.01 MATERIALS

A. Sod:

- 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.
- 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.
- 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:

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

C. Water:

- 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 tiling with a power tiler.

B. Clear surfaces of all materials:

- Stumps, stones, and other objects larger than one inch (1").
- Roots, brush, wire, stakes, etc.
- Any objects that may interfere with sodding or maintenance.

C. Prepare sod bed:

- Remove soil clods larger than one inch (1").
- 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:

- 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.
- Water and fertilize at 5 lbs. per 1,000 sq. ft.
- 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.
- The contractor shall keep all 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:

- After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
- 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:

- Resod damaged or unacceptable areas.
- 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 000384, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672, ON 12/09/24 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 5.10(b) 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 29 DAY OF October, 2024.

WITNESS OUR HANDS, THIS 29 DAY OF October, 2024.

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

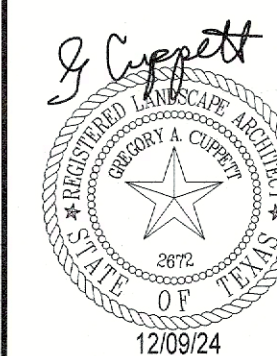
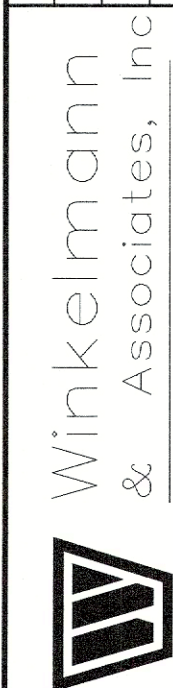
OWNERS:

ROCKWALL 649/130 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

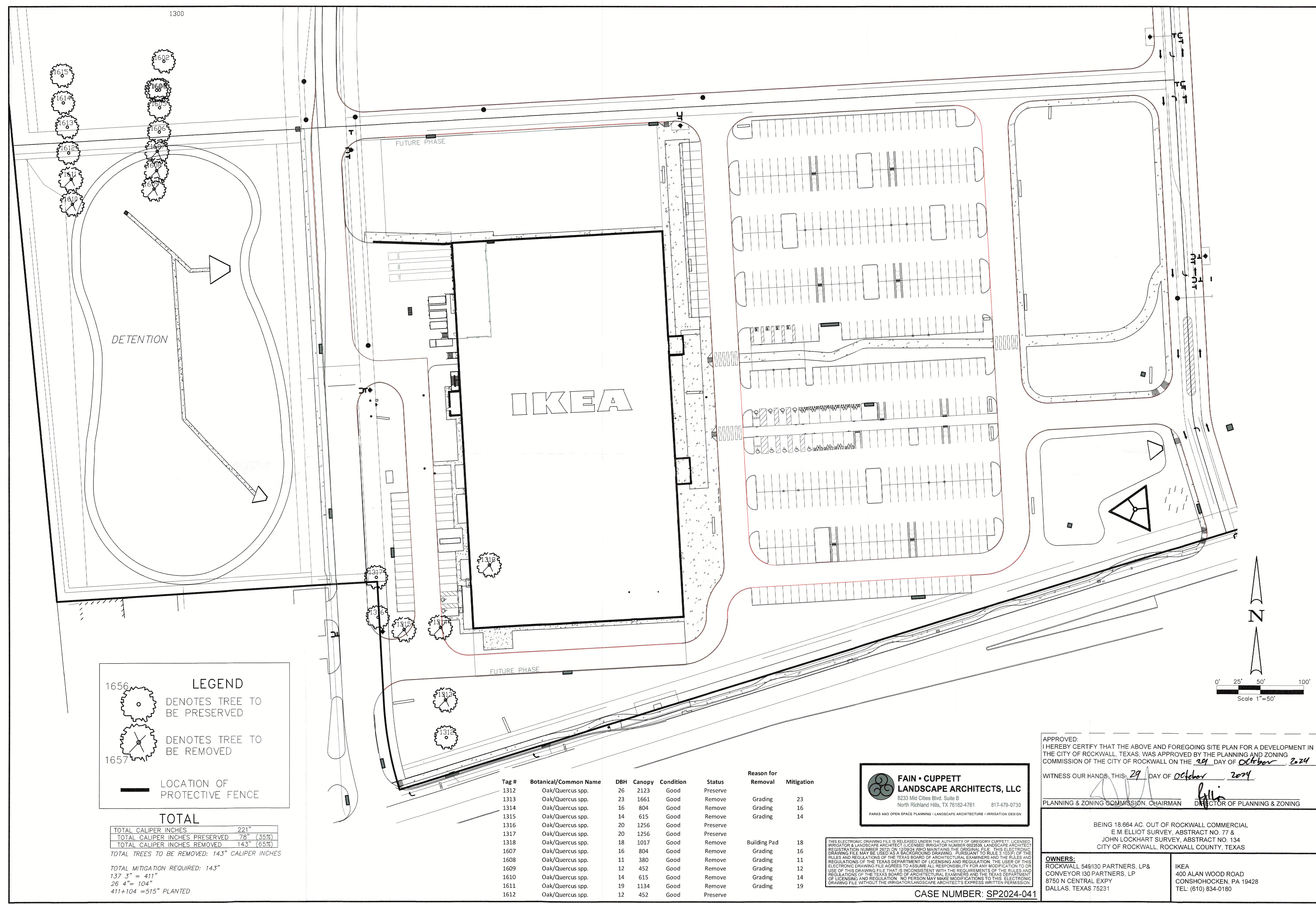
TURF SPECIFICATIONS  
NWC OF I-30 & STODGILL RD.  
ROCKWALL, TEXAS 75087

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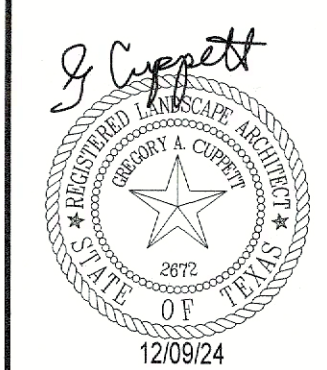




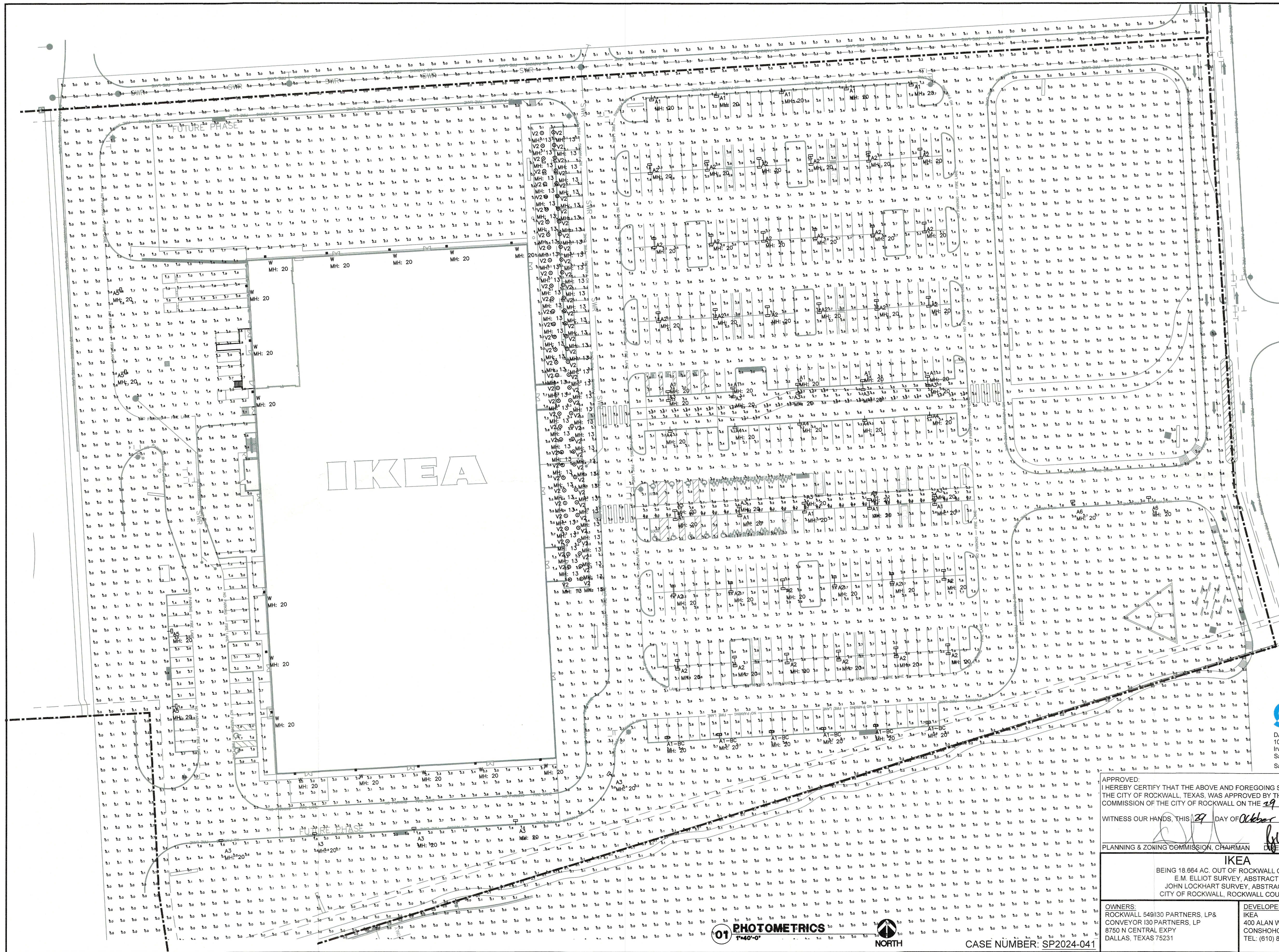
TREESCAPE PLAN  
NWC OF I-30 & STODGILL RD.  
ROCKWALL, TEXAS 75087

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No.	DATE	DESIGN	APPROV







**Salas O'Brien.**  
DALLAS/FORT WORTH  
105 Decker Drive, Suite 200  
Irving, Texas 75062  
Salas O'Brien Registration: F-4111  
Salas O'Brien Project Number: 2450-70486

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 19 DAY OF October, 2024  
WITNESS OUR HANDS, THIS 19 DAY OF October, 2024  
PLANNING & ZONING COMMISSION, CHAIRMAN [Signature] DIRECTOR OF PLANNING & ZONING [Signature]

**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 549130 PARTNERS, LP &  
CONVEYOR 130 PARTNERS, LP  
8750 N CENTRAL EXPY  
DALLAS, TEXAS 75231

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



CASE NUMBER: SP2024-041

PHOTOMETRICS

I-30 FRONTAGE RD & FM 3549

ROCKWALL, TX

Winkelman & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS  
6720 MILBURN ROAD, SUITE 200  
DALLAS, TEXAS 75230  
Texas Surveyor Registration No. 90  
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12/12/2024

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REVISION

DATE

No.

APPROV.



