

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 15, 2025 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION AGENDA

(1) **SP2025-021 (HENRY LEE)**

Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a Site Plan for a *Retail Store with Gasoline Sales* on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

(2) **SP2025-025 (ANGELICA GUEVARA)**

Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Site Plan for the expansion of an existing *Church/House of Worship (i.e. Ridgeview Church)* on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on July 11, 2025 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: July 15, 2025
APPLICANT: Jared Earney; *Kimley-Horn*
CASE NUMBER: SP2025-021; *Site Plan for Fuel City*

SUMMARY

Discuss and consider a request by Jared Earney of Kimley-Horn on behalf of Joseph Bickham of Fuel City for a Site Plan for a *Retail Store with Gasoline Sales* on a 4.34-acre tract of land identified as a portion of Tract 3 and all of Tract 4-06 of the N. Butler Survey, Abstract 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the northwest corner of the intersection of Airport Road and John King Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on April 28, 1986 by *Ordinance No. 86-30 [Case No. A1986-004]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 2, 2012, the City Council approved a zoning change [*Case No. Z2012-007*] from Agricultural (AG) District to a Commercial (C) District for a portion of the subject property. On June 2, 2025, the City Council approved a zoning change [*Case No. Z2025-021*] from Agricultural (AG) District to Commercial (C) District for the remainder of the subject property. The subject property has remained vacant since annexation.

PURPOSE

On May 16, 2025, the applicant -- *Jared Earney with Kimley-Horn* -- submitted an application requesting the approval of a site plan for a *Retail Store with Gasoline Sales* and a *Car Wash* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

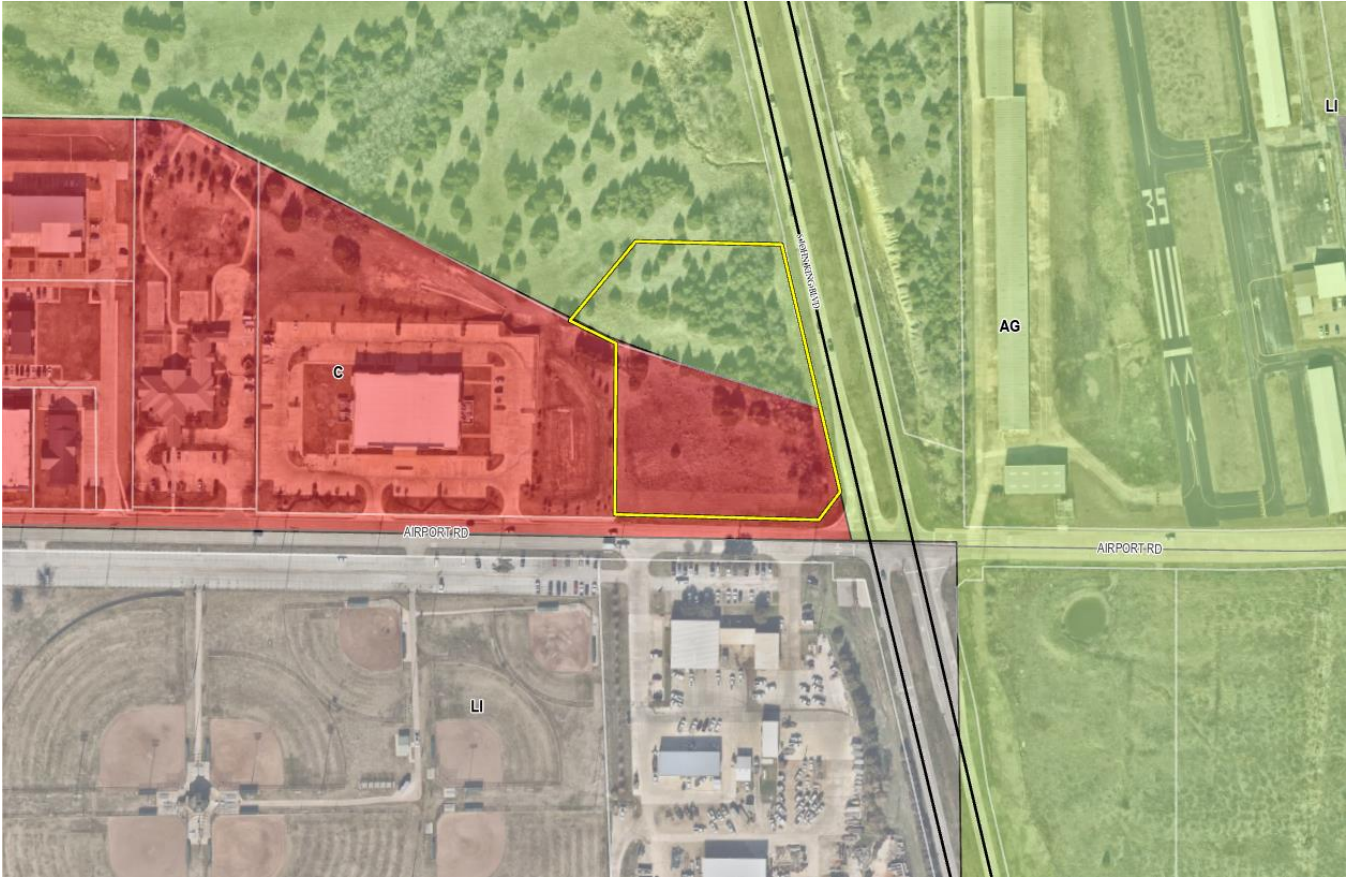
North: Directly north of the subject property is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District. Directly north of this tract of land are two (2) vacant tracts of land (*i.e. a 7.133-acre tract of land identified as Tract 1-01 and a 1.607-acre tract of land identified as Tract 1-4 of the N. Butler Survey, Abstract No. 20*) that are zoned Agricultural (AG) District.

South: Directly south of the subject property is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the City's Service Center, which is situated on a ten (10) acre parcel of land (*i.e. Lot 1 of the Rockwall Service Center Addition*) that is zoned Light Industrial (LI) District.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of a vacant 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. This property is zoned Agricultural (AG) District.

West: Directly west of the subject property is the remainder of a vacant 31.393-acre tract of land (i.e. *Tract 3 of the N. Butler Survey, Abstract No. 20*) of which the subject property is currently a portion of. Beyond this is a six (6) acre parcel of land (i.e. *Lot 1, Block A, Cornerstone Community Church Addition*) that is zoned Commercial (C) District. Currently situated on this parcel of land is a *Church/House of Worship* (i.e. *Cornerstone Church*). Beyond this is a three (3) acre parcel of land (i.e. *Lot 4, Block A, Columbia Park Addition*) that is zoned Commercial (C) District. Currently situated on this property is the Lakes Regional MHMR Center.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Retail Store with Gasoline Sales* and a *Car Wash* are permitted *by-right* land uses in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within the SH-205 By Pass Overlay District and a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	X=4.39-acres; In Conformance
Minimum Lot frontage	60-Feet	X>60-feet; In Conformance
Minimum Lot Depth	100-Feet	X~297-feet; In Conformance
Minimum Front Yard Setback	15-Feet	X>15-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance
Maximum Building Height	60-Feet	X~35.60-feet; In Conformance
Max Building/Lot Coverage	60%	X<60%; In Conformance

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Masonry Requirement</i>	90%	X > 90%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1/250 SF = 46 spaces	X = 66; In Conformance
<i>Minimum Stone Requirement</i>	20%	X = 20%; In Conformance
<i>Minimum Landscaping Percentage</i>	20%	X = 35%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X = 65%; In Conformance

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that 228.20 caliper inches are to be removed from the site during construction. To satisfy this mitigation balance, the applicant is proposing to plant 66, four (4) inch caliper canopy trees totaling 264 caliper inches (*i.e.* 66 trees x four (4) caliper inches = 264 caliper inches). Based on this, the mitigation balance will be satisfied by the proposed landscaping.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(31), of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Retail Store with Gasoline Sales* is defined as “(a)n establishment that engages in the sale of fuel, lubricants, and/or accessories for motor vehicles, and that may have ancillary retail sales of convenience goods. A dispenser in a *Retail Store with Gasoline Sales* is assumed to serve two (2) standard motor vehicles.” In this case the applicant is requesting a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, the applicant is proposing a *Car Wash* as an accessory use. According to Subsection 02.02(H)(5), of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Car Wash* is defined as “(a) facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [1] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [2] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.”

According to Subsection 05.02(B), *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers...”; however, the Planning and Zoning Commission may approve an “...alternative screening method that incorporates a wrought iron fence and three (3) tiered screening...” In this case, the applicant is requesting to utilize three (3) tiered landscaping (*i.e.* a row of canopy trees, a row of accent trees, and a row of shrubs) for the residential adjacency screening required along the north property line. This item shall be at the discretion of the Planning and Zoning Commission and shall be considered as a part of this site plan request. In review of the parking standards, a *Retail Store with Gasoline Sales* and a *Car Wash* are required one (1) parking space per 250 SF. Given this, the applicant is required to provide 46 parking spaces (*i.e.* 11,287 SF / 250 SF = 46 parking space). Based on the site plan provided by the applicant, the proposed business will have 66 parking spaces, or 20 parking spaces more than the Unified Development Code (UDC) requires.

The proposed site plan generally conforms to the standards of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following variance and exception associated with the applicant's request:

(1) Architectural Standards.

- (a) Primary Articulation. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), within an Overlay District each building façade

must meet the primary articulation standards. In this case, the proposed buildings do not meet the primary articulation standards. This will require a variance from the Planning and Zoning Commission.

- (b) Four (4) Sided Architecture. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features.” In this case, the proposed car wash building does not utilize the same architectural detailing on each side. This will require a variance from the Planning and Zoning Commission.
 - (c) Cementitious Materials. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials are defined as stucco and cementitious lap siding. In this case, the applicant is proposing nichiha. This will require a variance from the Planning and Zoning Commission.
 - (d) Cementitious Materials. According to Subsection 06.02(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials “...shall not be used within the first four (4) feet from grade on a building’s façade.” In this case, the applicant is proposing cementitious material within the first (4) feet. This will require a variance from the Planning and Zoning Commission.
- (2) Dumpster Orientation. According to Subsection 01.05(B), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), dumpster enclosures “...shall not front on to a public right-of-way.” In this case, the proposed dumpster enclosure faces onto N. John King Boulevard. This will require an exception from the Planning and Zoning Commission.
- (3) Driveway Spacing. According to Figure 2.4, *Minimum Driveway Spacing and Corner Clearance*, of Chapter 2, *Streets*, of the Engineering Standards of Design and Construction, the first driveway off of N. John King Boulevard shall be 200-feet from the intersection. In this case, the applicant is proposing a driveway along Airport Road that is approximately 180-feet from N. John King Boulevard. This will require a variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship.” In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant is providing an enhanced pedestrian feature along N. John King Boulevard. The proposed enhanced pedestrian feature will incorporate a seat wall, decorative concrete, and landscaping. Staff should note that this compensatory item fulfils a Comprehensive Plan objective by providing a rest stop along the N. John King Boulevard hike/bike trail, and should be given additional consideration as it ties into the City’s greater trail plan. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Commercial/Retail land uses on the Future Land Use Plan. The Central District Strategies detail that the *Commercial/Retail Centers* are intended “...to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures.” In this case, the proposed *Retail Store with Gasoline Sales and Carwash* will directly serve the adjacent residential subdivisions within the *Central District* and beyond. Based on this, the proposed *Retail Store with Gasoline Sales and Car Wash* appear to be in conformance with the *District Strategies* outlined for the Central District within the OURHometown Vision 2040 Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

(1) *CH. 07 | Goal 07:* Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.

(2) *CH. 09 | Goal 02:* All non-residential developments should create distinctive destinations that further a sense of place by ... [*Policy 06*] incorporating pedestrian elements at regular intervals to ensure that developments are created to a pedestrian scale.

(3) *John King Boulevard Trail Plan:* A ten (10) foot hike/bike trail shall be provided along John King Boulevard. In addition, rest areas should be provided “about every half mile” in order to provide increased pedestrian and bicyclist amenity.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On May 27, 2025, the Architectural Review Board (ARB) reviewed the applicant’s proposed building elevations. The ARB recommended that the applicant adjust the building elevations to meet the *General Overlay District Standards* outlined within the Unified Development Code (UDC). The applicant has provided revised building elevations that will be reviewed by the Architectural Review Board (ARB) at the July 15, 2025 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant’s Site Plan for a *Retail Store with Gasoline Sales* and a *Car Wash* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION A0020 N Butler, Tract 4-06

LOT

BLOCK

GENERAL LOCATION Northwest of John Kind Blvd and Airport Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial District (C)

CURRENT USE N/A

PROPOSED ZONING Commercial District (C)

PROPOSED USE Gas Station/ Car Wash

ACREAGE 4.34 acres

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER Fuel City

☐ APPLICANT Kimley-Horn

CONTACT PERSON Joseph Bickham

CONTACT PERSON Jared Earney

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

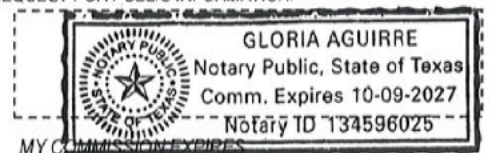
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Bickham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

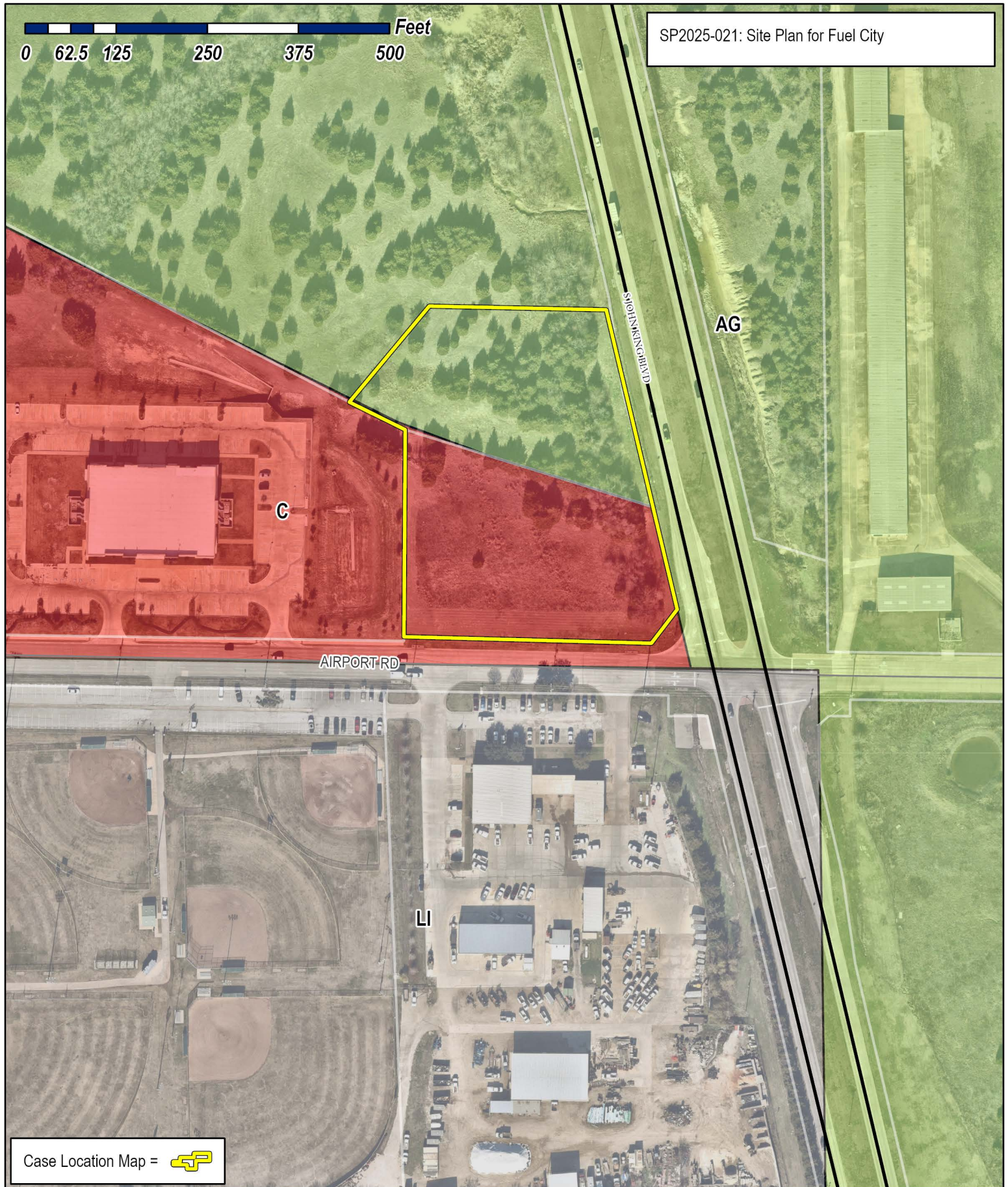
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 350.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 15 DAY OF May, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF May, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



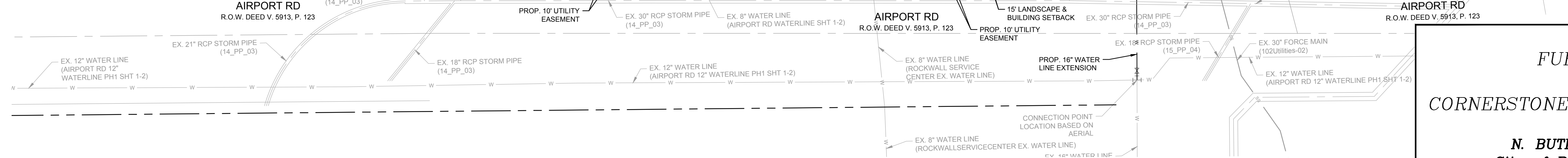


City of Rockwall

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

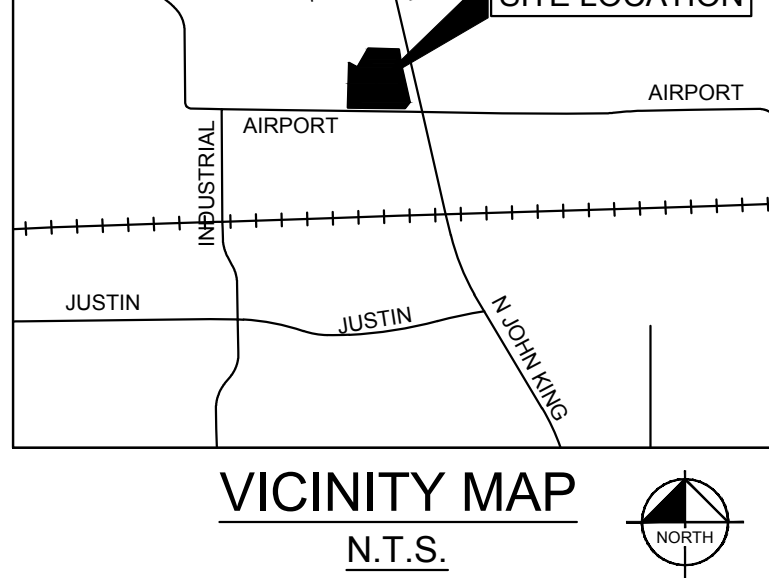
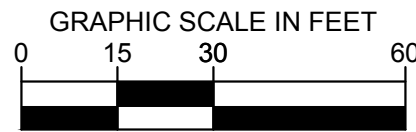
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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






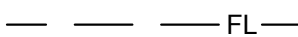
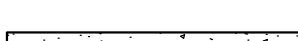
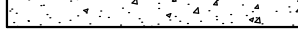
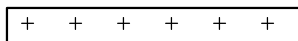





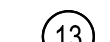

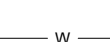


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APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE
CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN	DIRECTOR OF PLANNING AND ZONING
----------------------------------------	---------------------------------



LEGEND	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
EX. ROAD CENTERLINE	
FIRE LANE	
PROP. SIDEWALK	
PROP. 6" CONCRETE PAVEMENT	
PROP. 7" CONCRETE PAVEMENT	
PROP. 8" CONCRETE PAVEMENT	
PARKING COUNT	
EX. PROPERTY LINE TO BE REMOVED WITH REPLAT	
PROP. WATER LINE	
PROP. SEWER LINE	
PROP. PRIVATE STORM LINE	
PROP. OIL WATER SEPARATOR	
PROP. CURB INLET	
PROP. BACKFLOW PREVENTER	

PARKING TABLE	
Parking Ratio (From The City of Rockwall UDC)	
C-STORE (6,720 S.F.)	1 Space per 250 S.F.
CAR WASH (4,567 S.F.)	1 Space per 250 S.F.
REQUIRED PARKING	
Parking Required - Combined	46 Spaces
Handicap Parking Required (Per UDC)	3 Spaces
Total Parking Required	46 Spaces
PROVIDED PARKING	
Parking Provided - C-Store	66 Spaces
Handicap Parking Provided	4 Spaces
Total Parking Provided	66 Spaces

SITE DATA TABLE	
Total Area	4.39 AC (191,502 SF)

NOTES
1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING TO BE 2' UNLESS OTHERWISE NOTED.
3. NO LOADING REQUIRED (SEC 6-4 TABLE 3 OF UDC)
4. THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.

CASE NO. SP2025-021

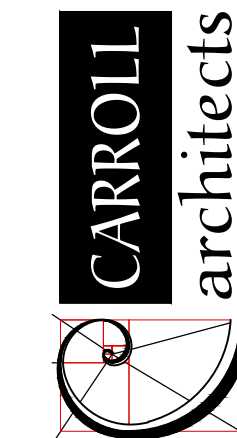
SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH ADDITION
4.39 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commercal District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

<u>Architect:</u>	<u>Developer:</u>	<u>Engineer:</u>
Corroll Architects	Fuel City	Kirkley-Horn and Associates, Inc.
750 E. Interstate 30, Ste. 110	801 S. Riverfront Boulevard,00	225 E. John W Carpenter FWY,
Rockwall, Texas 75087	Dallas, Texas 75207	Suite 1100
Contact: Jeff Corroll	Contact: Joseph Bickham	Irving, Texas 75062
Phone: 972-732-6085	Phone: 469-203-0159	Contact: Jared Earney, P.E.
		Phone: 214-420-5600



<u>CITY OF ROCKWALL CASE NUMBER:</u> SP--2025--021	
<h1 style="margin: 0;">FUEL CITY – ROCKWALL</h1>	
<u>LEGAL DESCRIPTION AND OR ADDRESS:</u>	
LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL, TX, 75087	
<u>OWNER</u>	
Fuel City 801. S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469--203--0159 E: jpickham@fuelcity.com ATTN: Joseph Pickham	
<u>APPLICANT</u>	
Kimley-Horn and Associates, Inc. 225 E. John W Carpenter Fwy, Suite 1100 Inning, TX 75062 P: 214--420--5600 E: Jared.earney@kimley-horn.com ATTN: Jared Earney	
<u>SITE PLAN SIGNATURE BLOCK</u>	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.	
WITNESS OUR HANDS, this _____ day of _____, _____.	
_____ Planning & Zoning Commission, Chairman	
_____ Director of Planning and Zoning	

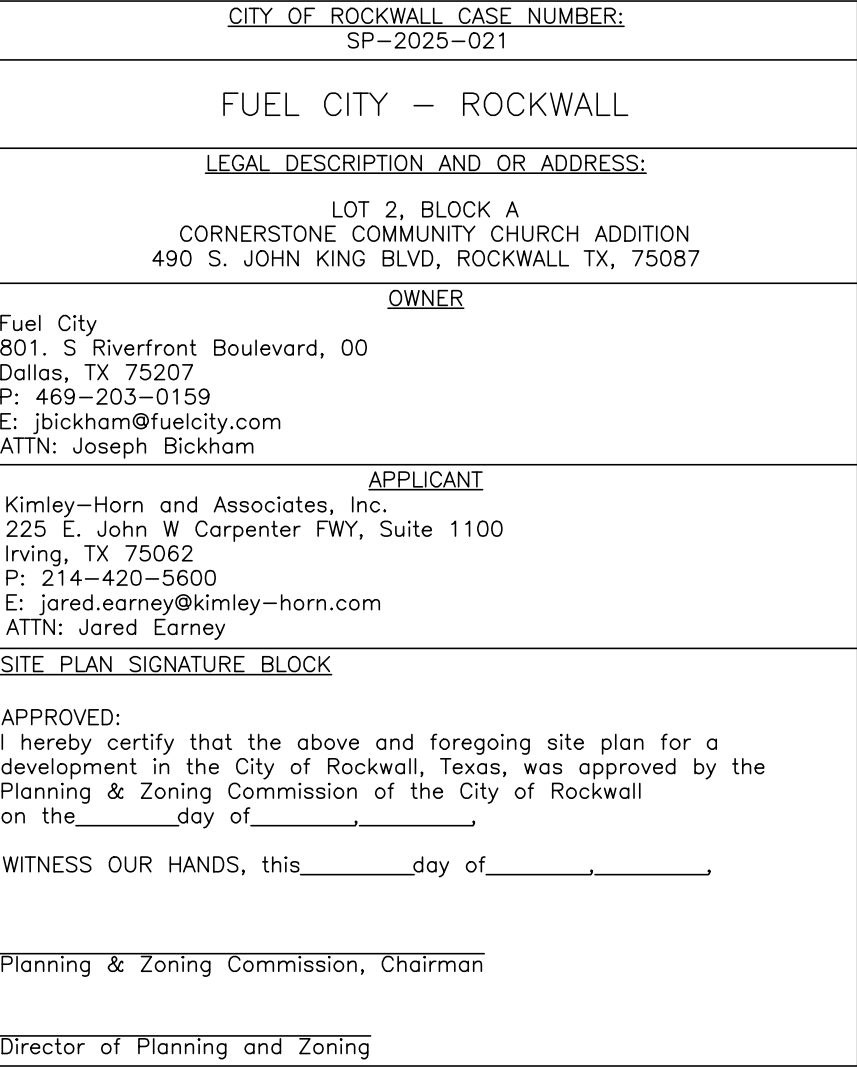
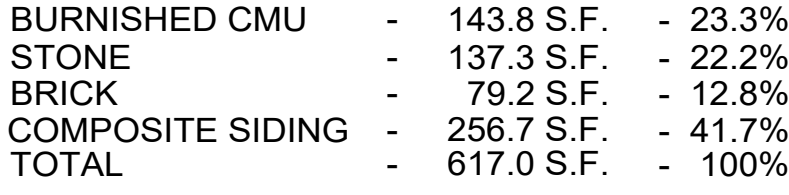
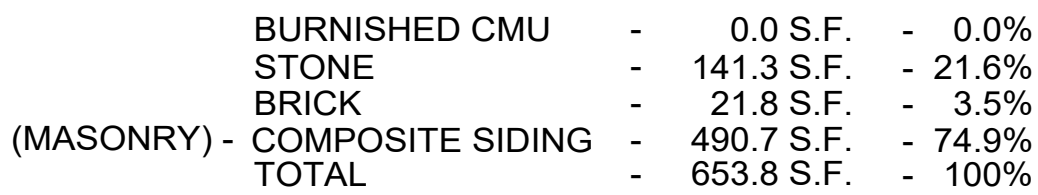
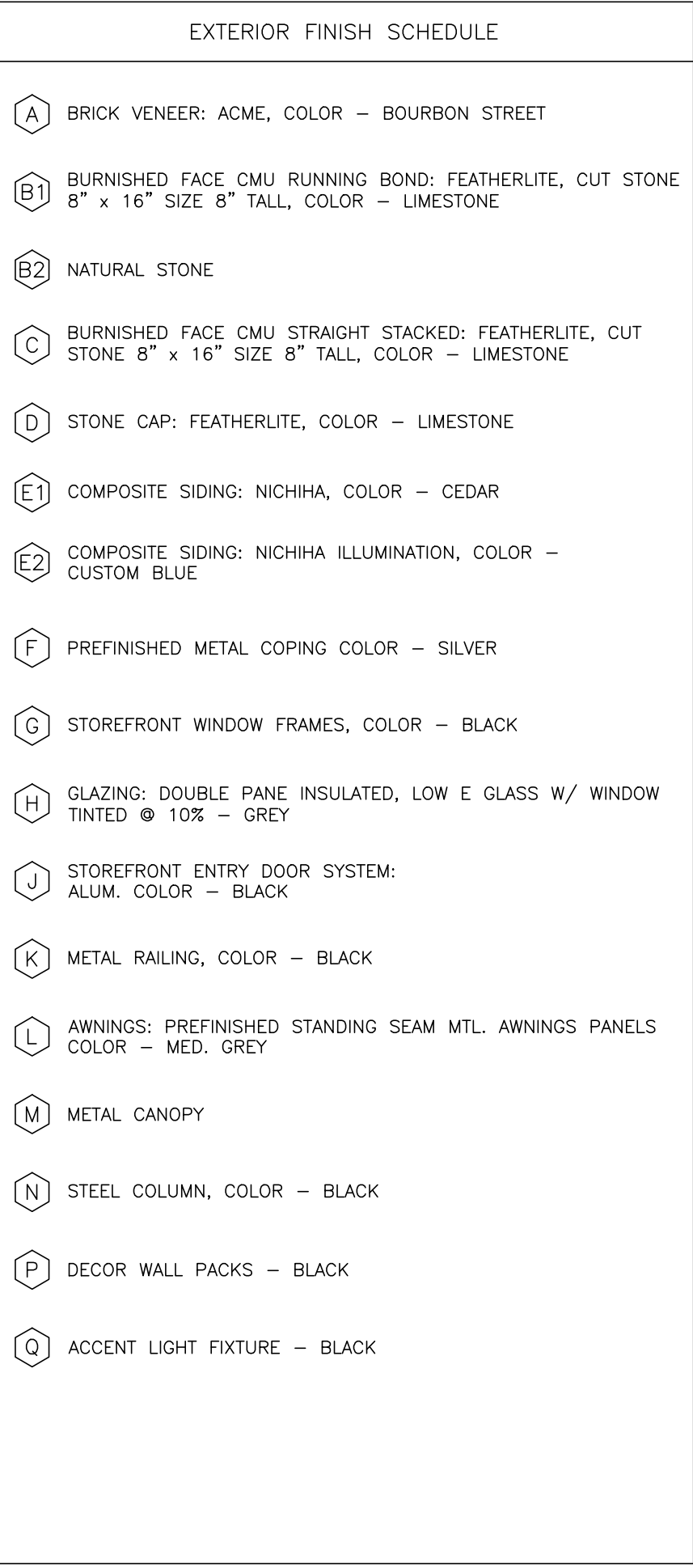
NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

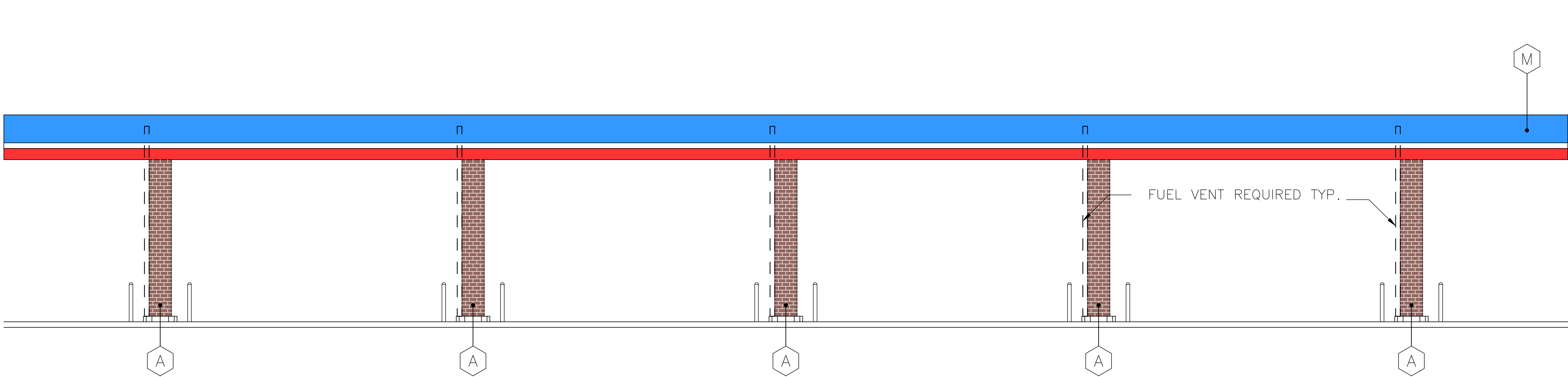


CARWASH CANOPY ELEVATIONS

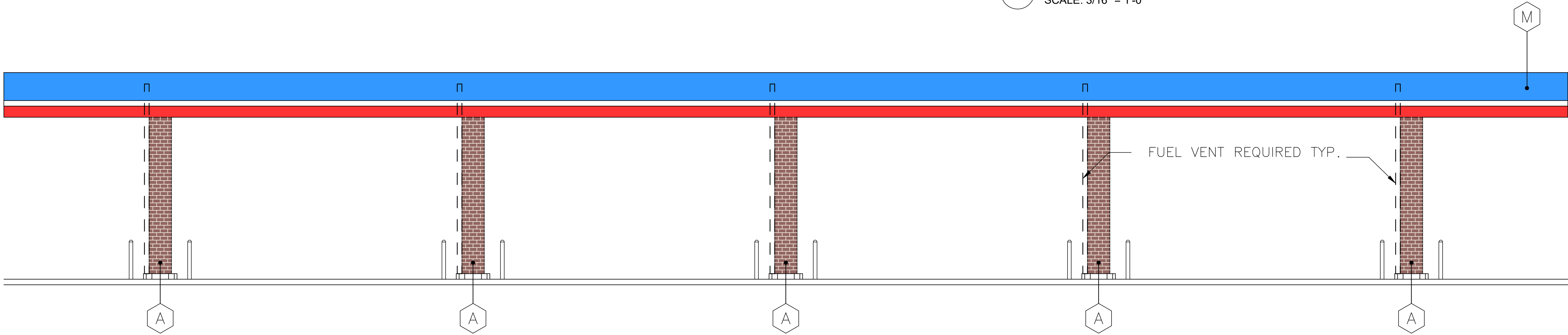
DATE: JUNE 2025
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

A501

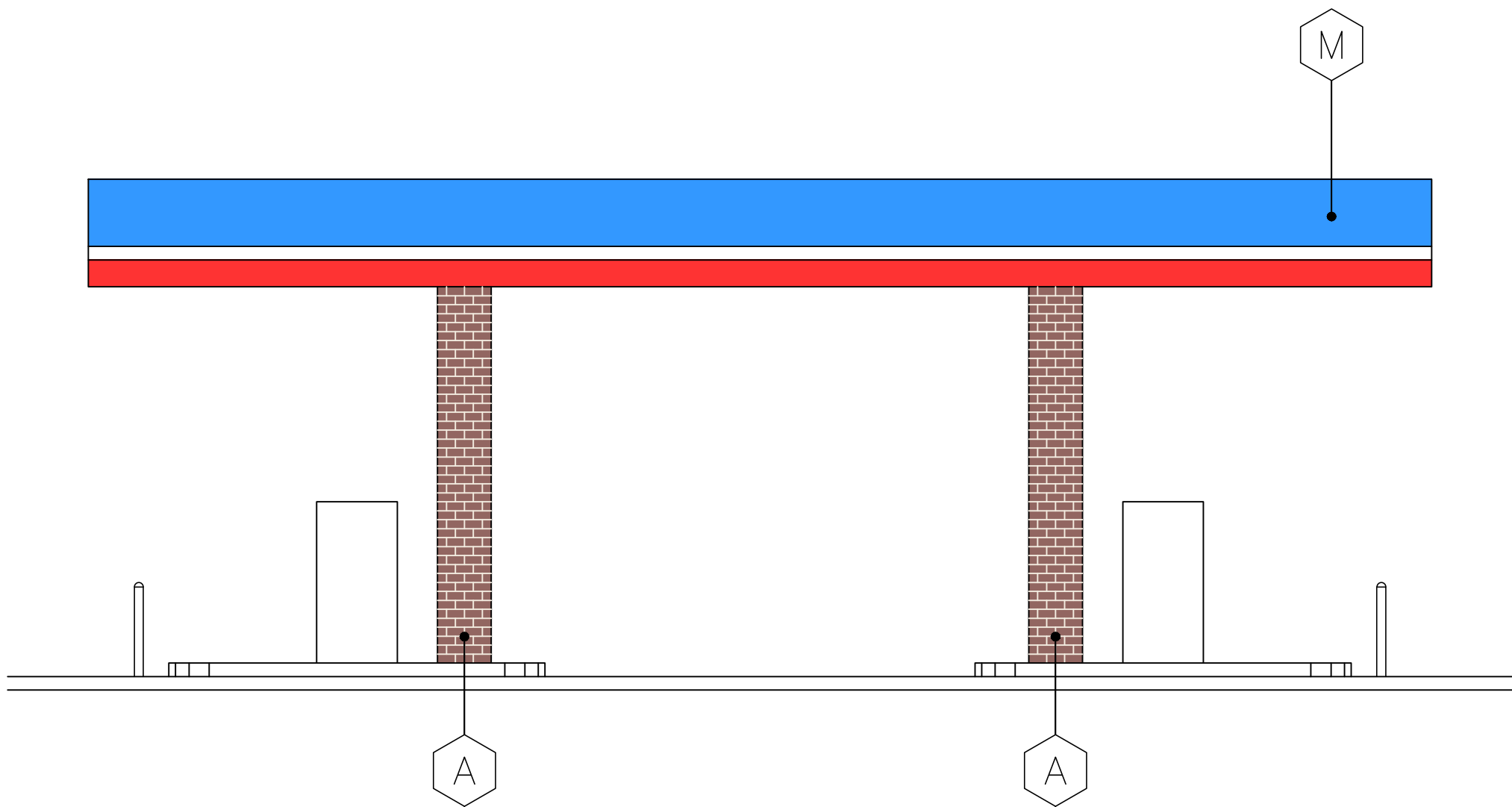




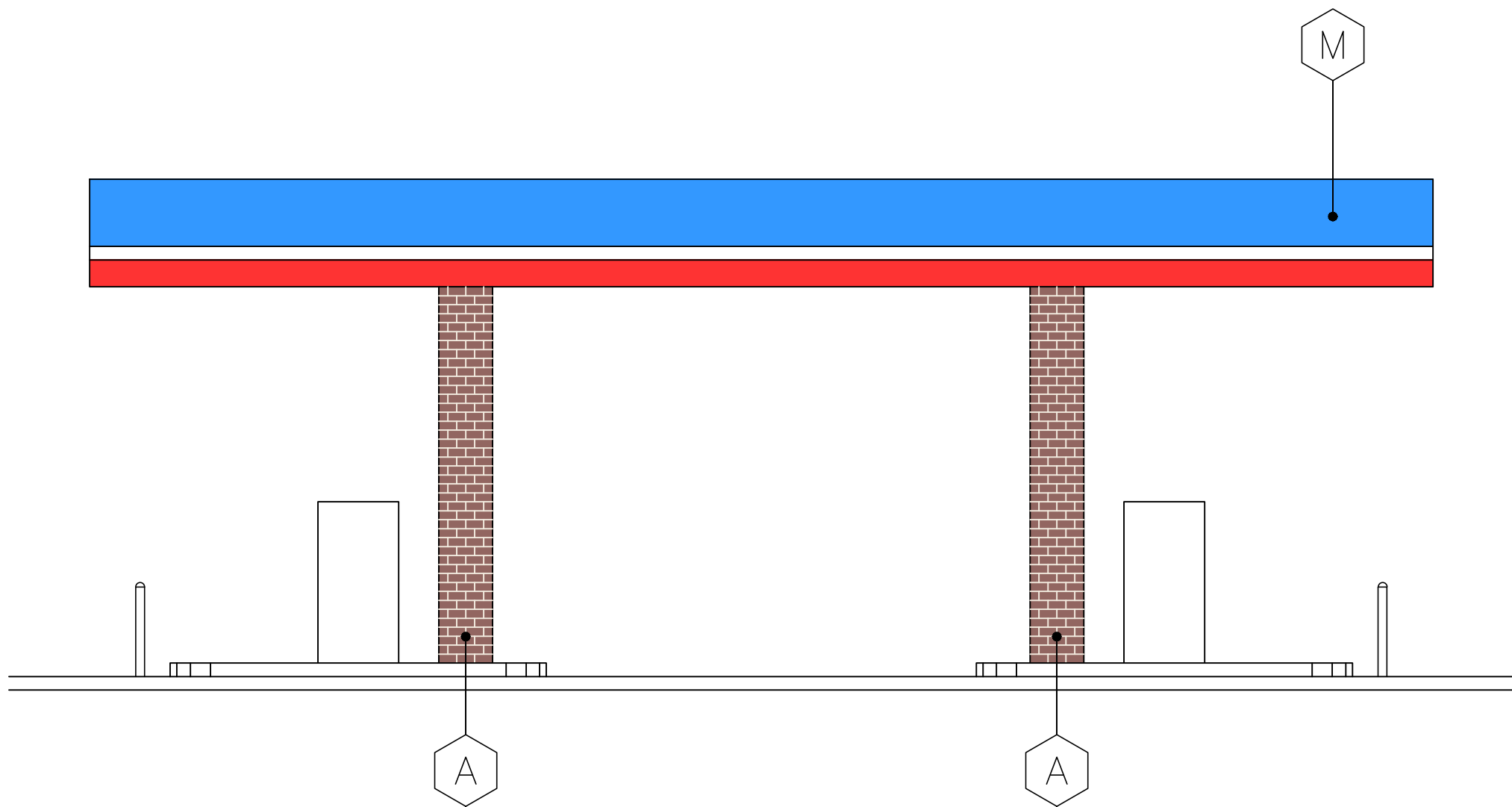
4 BACK ELEVATION - WEST
SCALE: 3/16" = 1'-0"



3 FRONT ELEVATION - EAST
SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

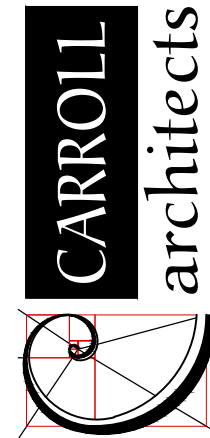


1 RIGHT SIDE ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, COLOR - BOURBON STREET
B	BURNISHED FACE CMU RUNNING BOND: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
B2	NATURAL STONE
C	BURNISHED FACE CMU STRAIGHT STACKED: FEATHERLITE, CUT STONE 8" x 16" SIZE 8" TALL, COLOR - LIMESTONE
D	STONE CAP: FEATHERLITE, COLOR - LIMESTONE
E1	COMPOSITE SIDING: NICHHA, COLOR - CEDAR
E2	COMPOSITE SIDING: NICHHA ILLUMINATION, COLOR - CUSTOM BLUE
F	PREFINISHED METAL COPING COLOR - SILVER
G	STOREFRONT WINDOW FRAMES, COLOR - BLACK
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
J	STOREFRONT ENTRY DOOR SYSTEM: ALUM. COLOR - BLACK
K	METAL RAILING, COLOR - BLACK
L	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - MED. GREY
M	METAL CANOPY
N	STEEL COLUMN, COLOR - BLACK
P	DECOR WALL PACKS - BLACK
Q	ACCENT LIGHT FIXTURE - BLACK
R	STEEL - SILVER
S	FABRIC - BLUE

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NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087



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Suite 110
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t: 972-732-6085
w: carrollarch.com

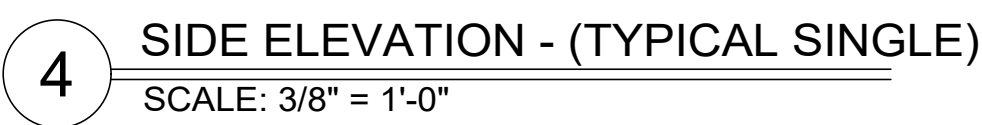
GAS CANOPY ELEVATIONS

CITY OF ROCKWALL CASE NUMBER: SP-2025-021	
FUEL CITY - ROCKWALL	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087	
OWNER Fuel City 801. S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: jpickham@fuelcity.com ATTN: Joseph Bickham	
APPLICANT Kinley-Horn and Associates, Inc. 225 E. John W. Carpenter FWY, Suite 1100 Irving, TX 75062 P: 214-420-5600 E: jared.earney@kinley-horn.com ATTN: Jared Earney	
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 the _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____.	
Planning & Zoning Commission, Chairman Director of Planning and Zoning	

DATE: JUNE 2025
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

SHEET NO:

A501



CITY OF CUMMINGS, CASE NUMBER: SP-2025-021
FUEL CITY -- ROCKWALL
<u>LEGAL DESCRIPTION AND OR ADDRESS:</u> LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KING BLVD, ROCKWALL TX, 75087
<u>OWNER</u> Fuel City 801. S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: jpickham@fuelcity.com ATTN: Joseph Pickham
<u>APPLICANT</u> Kimmey-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, TX 75062 P: 214-420-5600 E: Jared.earney@kimmey-horn.com ATTN: Jared Earney
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FUEL CITY
★★★★★



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
w: carrollarch.com

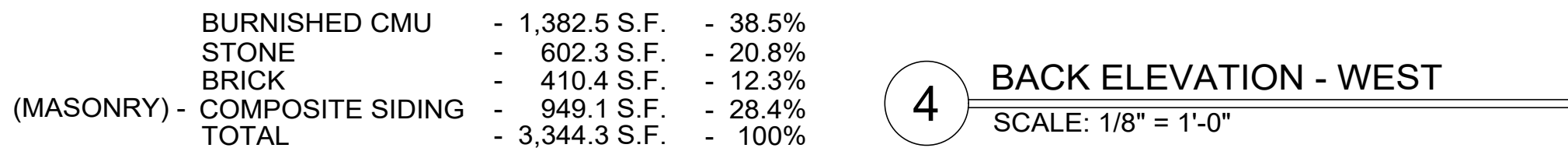
DATE: JUNE 2025

PROJECT NO: 2024074

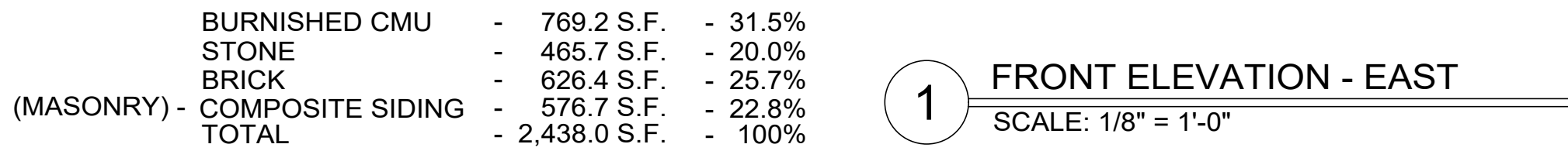
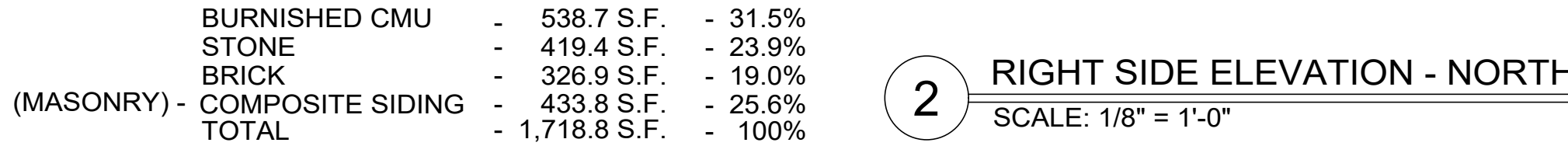
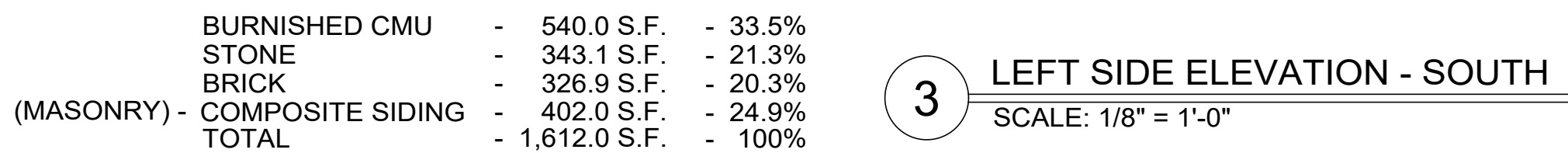
DRAWN BY: GL

CHECKED BY: _____

A501

[illegible]

NEW FACILITY FOR
FUEL CITY
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Rockwall, Texas 75087



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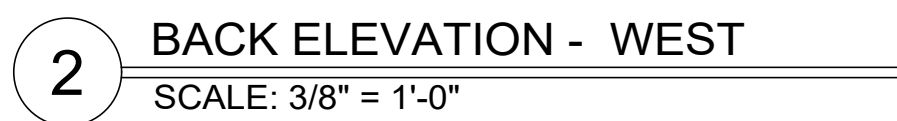
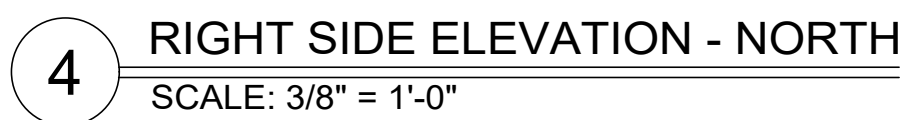


PROJECT NO:

DRAWN BY:

CHECKED BY:

A501



<u>CITY OF ROCKWALL CASE NUMBER:</u> SP--2025--021	
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WITNESS OUR HANDS, this _____ day of _____, _____.	
_____ Planning & Zoning Commission, Chairman	
_____ Director of Planning and Zoning	

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NEW FACILITY FOR
FUEL CITY
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Rockwall, Texas 75087

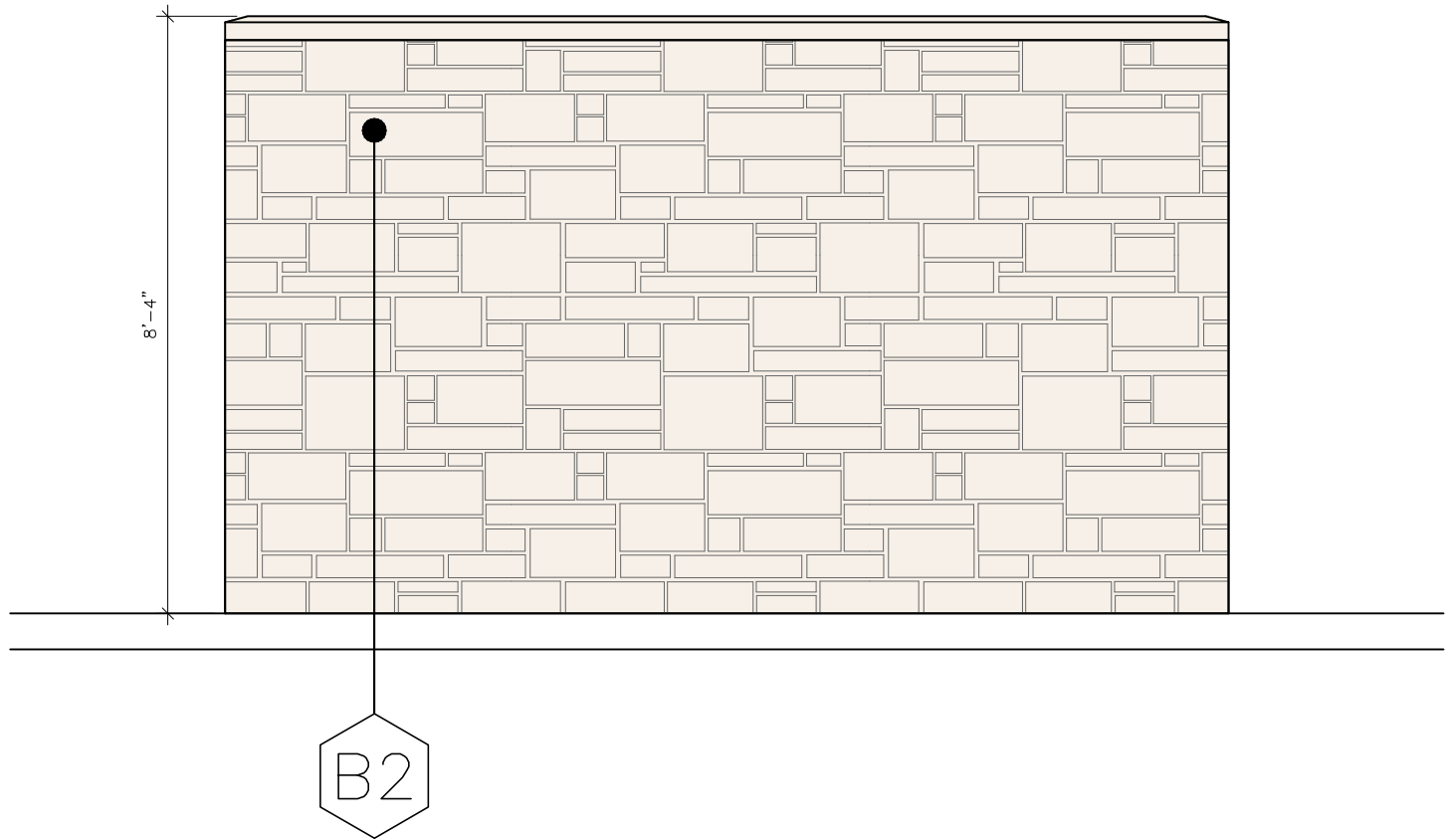


750 E. Interstate 30
Suite 110
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t: 972-732-6085
w: carrollarch.com

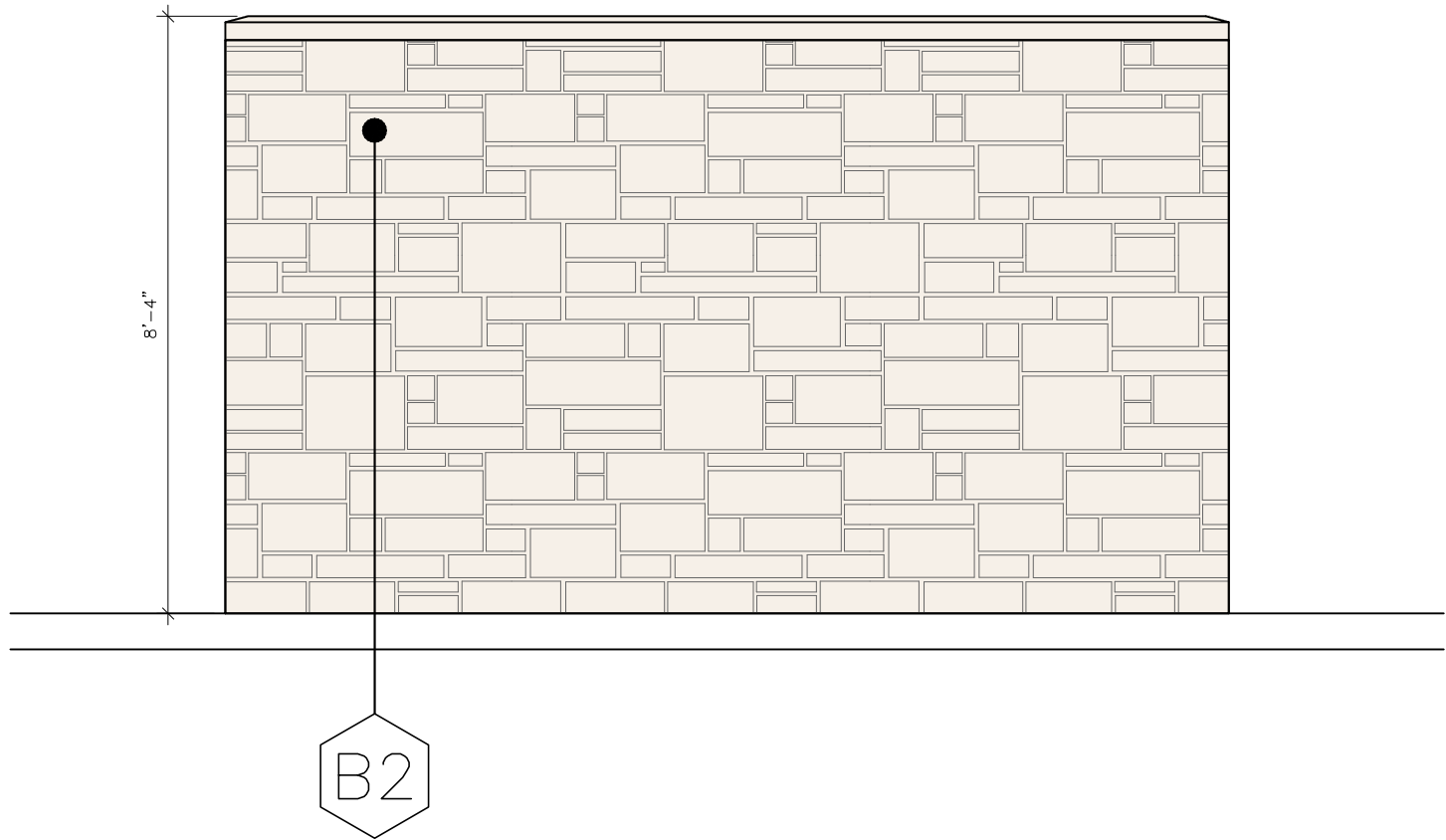
DUMPSTER ELEVATIONS

DATE: JUNE 2025
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

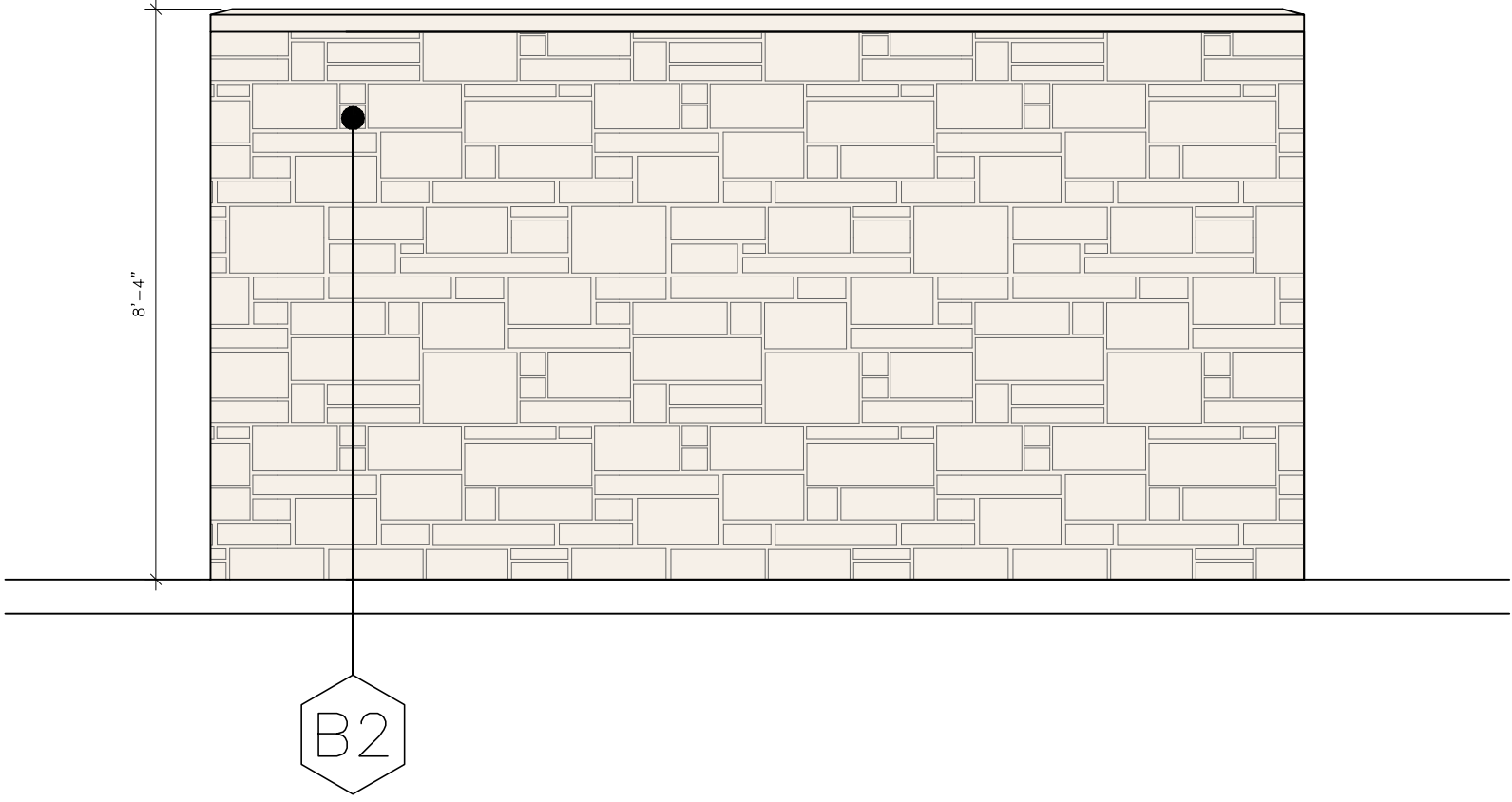
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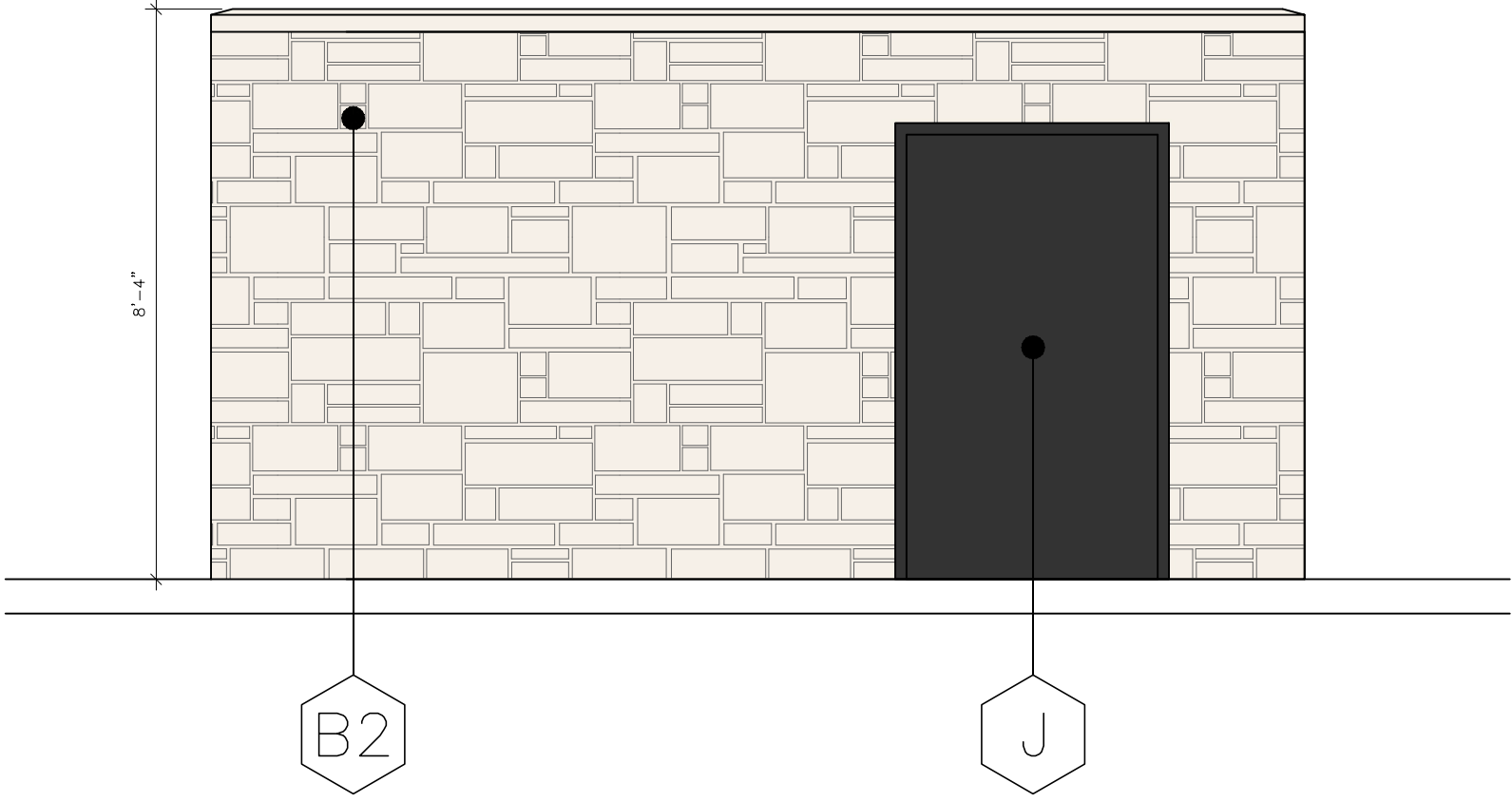
4 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
SCALE: 3/8" = 1'-0"



1 WEST ELEVATION
SCALE: 3/8" = 1'-0"

CITY OF ROCKWALL CASE NUMBER: SP-2025-021	
FUEL CITY — ROCKWALL	
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Rockwall, Texas 75087



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EQUIPMENT
STORAGE
ELEVATIONS

DATE: JUNE 2025
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

A501

ISSUE:
OWNER REVIEW: 06-30-2025

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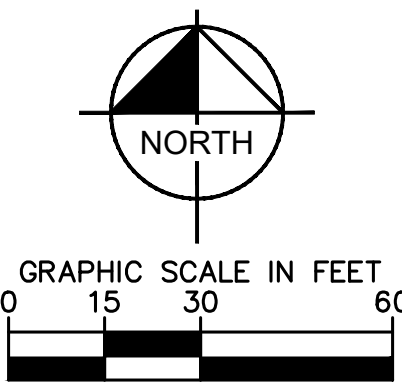
PLANNING & AND ZONING	ZONING COMMISSION, CHAIRMAN	DIRECTOR OF PLANNING
--------------------------	-----------------------------	----------------------

Pervious	Impervious
65% (123,862 sf)	35% (65,110 sf)

SYMBOL	CODE	BOTANICAL / COMMON NAME
--------	------	-------------------------

ORNAMENTAL TREE

GROUND COVERS	
	ECG Eragrostis curvula / Weeping Lovegrass
	EUF Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
	LIR Liriope muscari / Liriope

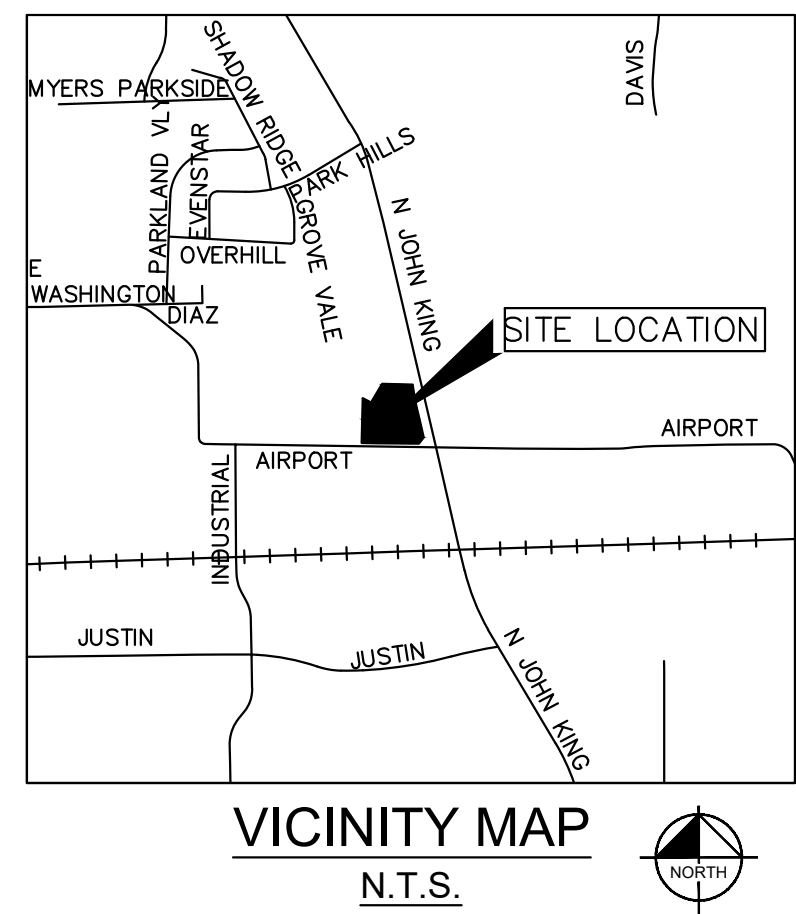
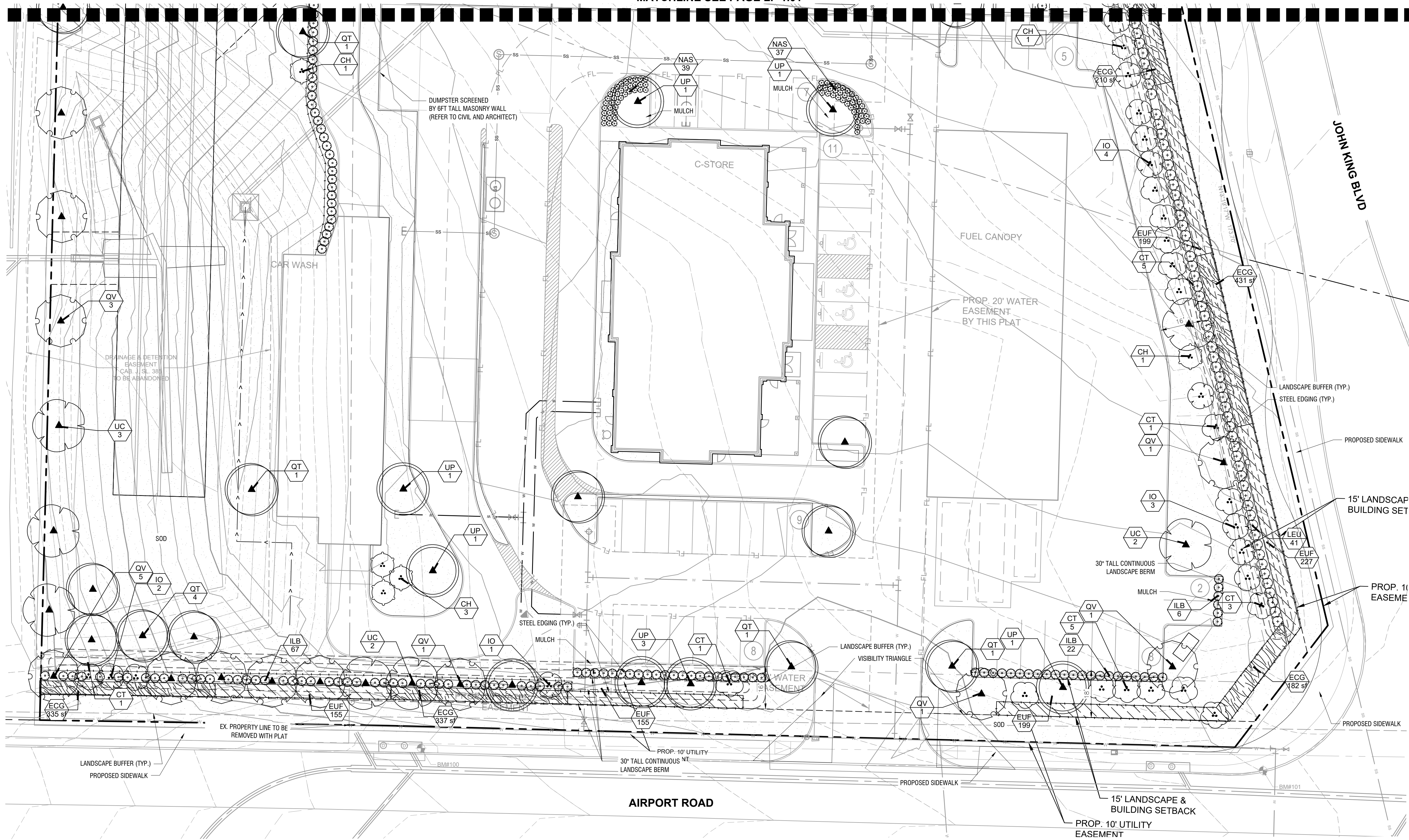


CASE NO. SP2025-021














<u>Architect:</u>	<u>Developer:</u>	<u>Engineer:</u>
Corroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennan Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kimley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

Kimley»»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 06454302	DATE JUNE 2025	SCALE	AS SHOWN
		DESIGNED BY	PNA
CHECKED BY	DATE	DRAWN BY	PNA
		CHECKED BY	NBA



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME						
TREES								
	QT	Quercus texana / Texas Red Oak						
	QV	Quercus virginiana / Southern Live Oak						
	UC	Ulmus crassifolia / Cedar Elm						
	UP	Ulmus parvifolia / Lacebark Elm						
ORNAMENTAL TREE								
	CT	Cercis canadensis / Eastern Redbud						
	CH	Chilopsis linearis / Desert Willow						
	IO	Ilex decidua / Possumhaw Holly						
SHRUBS								
	ILB	Ilex cornuta 'Burfordi' / Burford Holly						
	LEU	Leucophyllum frutescens / Texas Sage						
GRASSES								
	NAS	Nassella tenuissima / Mexican Feather Grass						
GROUND COVERS								
	ECG	Eragrostis curvula / Weeping Lovegrass						
	EUF	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper						
	LIR	Liriope muscari / Liriope						
		<table><thead><tr><th>PerVIOUS</th><th>ImPerVIOUS</th></tr></thead><tbody><tr><td>65%</td><td>35%</td></tr><tr><td>(123,862 sf)</td><td>(65,110 sf)</td></tr></tbody></table>	PerVIOUS	ImPerVIOUS	65%	35%	(123,862 sf)	(65,110 sf)
PerVIOUS	ImPerVIOUS							
65%	35%							
(123,862 sf)	(65,110 sf)							
<p>NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.</p> <p>NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE</p> <p>NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.</p> <p>NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.</p>								

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR 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
AND ZONING

**SITE PLAN FOR
FUEL CITY – ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025**

<u>Architect:</u>	<u>Developer:</u>	<u>Engineer:</u>
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kirmlay-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

LANDSCAPE PLAN	FUEL CITY - ROCKWALL ROCKWALL, TEXAS, 75087
----------------	------------------------------------------------

Kimley»»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-26
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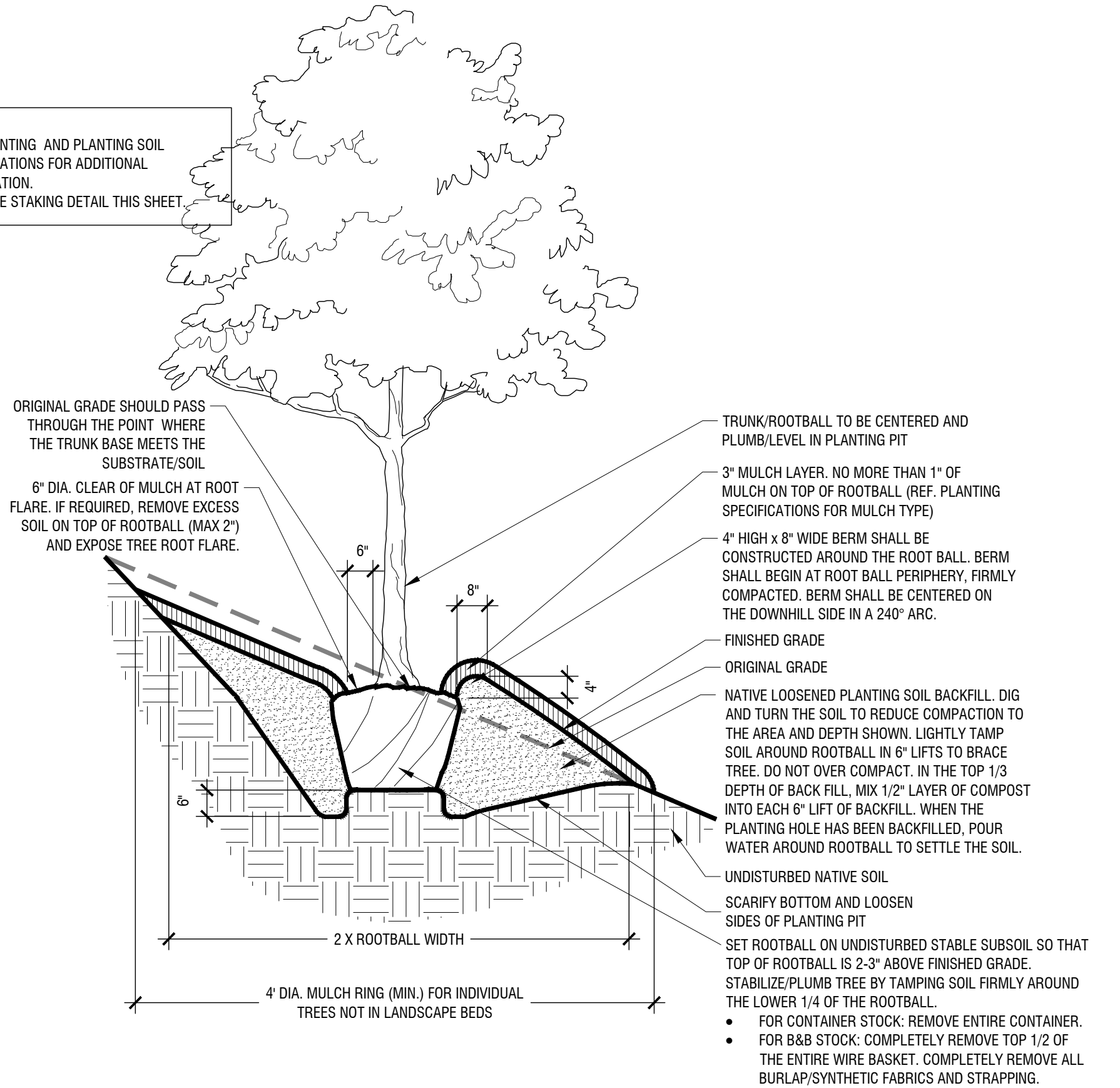
KHA PROJECT	DATE
064454302	JUNE 2025

SHEET NUMBER
LP 1.02

No.	REVISIONS	DATE	BY
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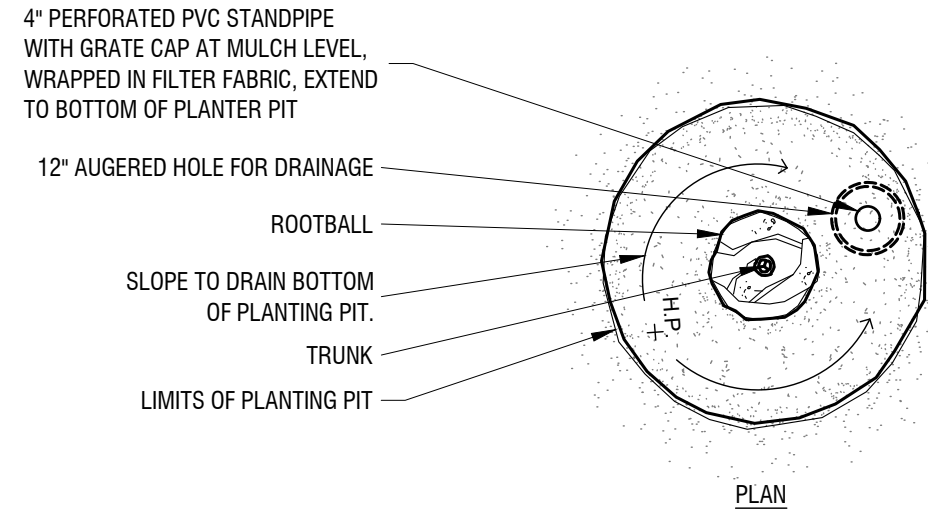
No.	REVISIONS	DATE	BY
-----	-----------	------	----

NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.

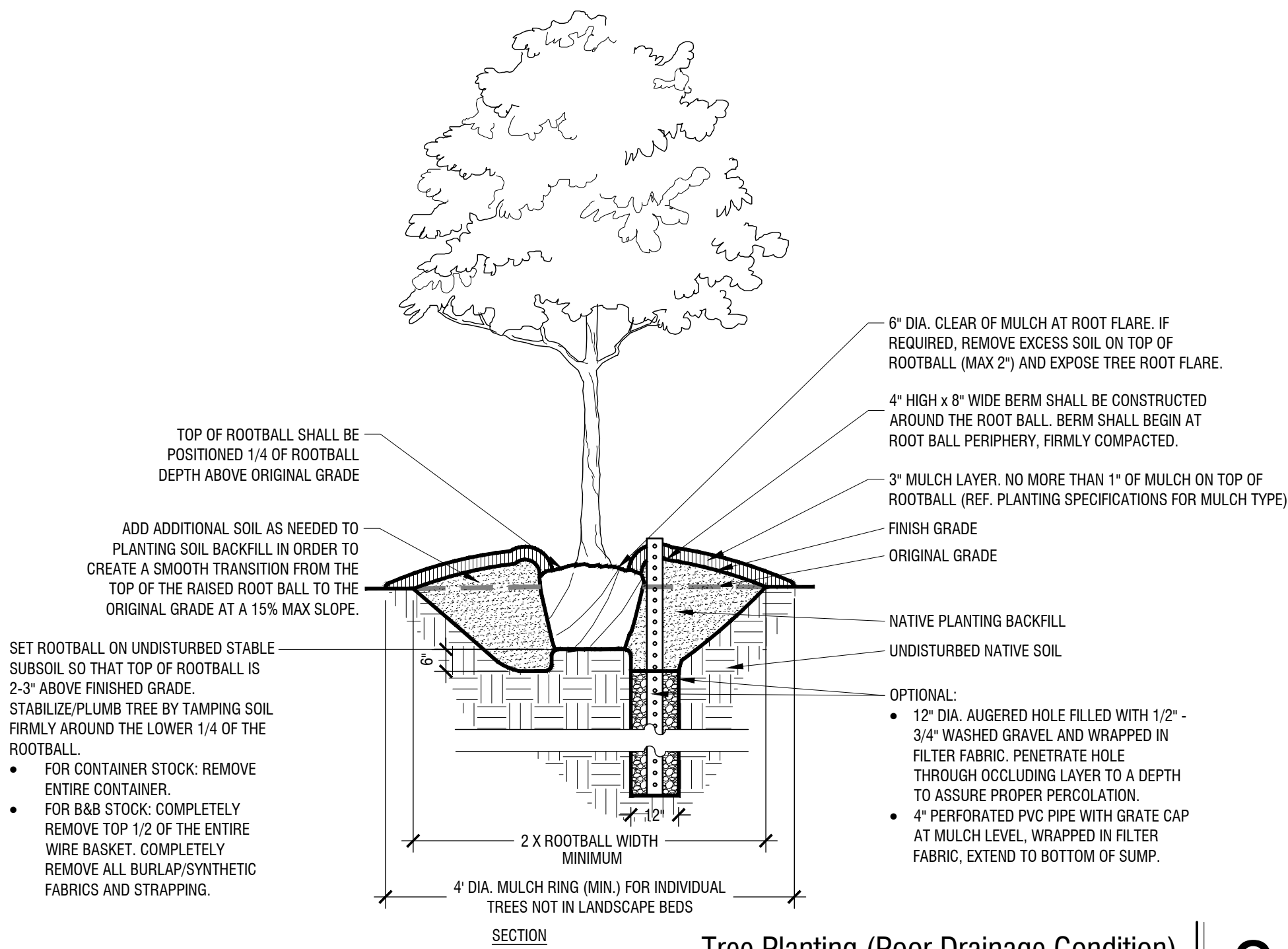


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

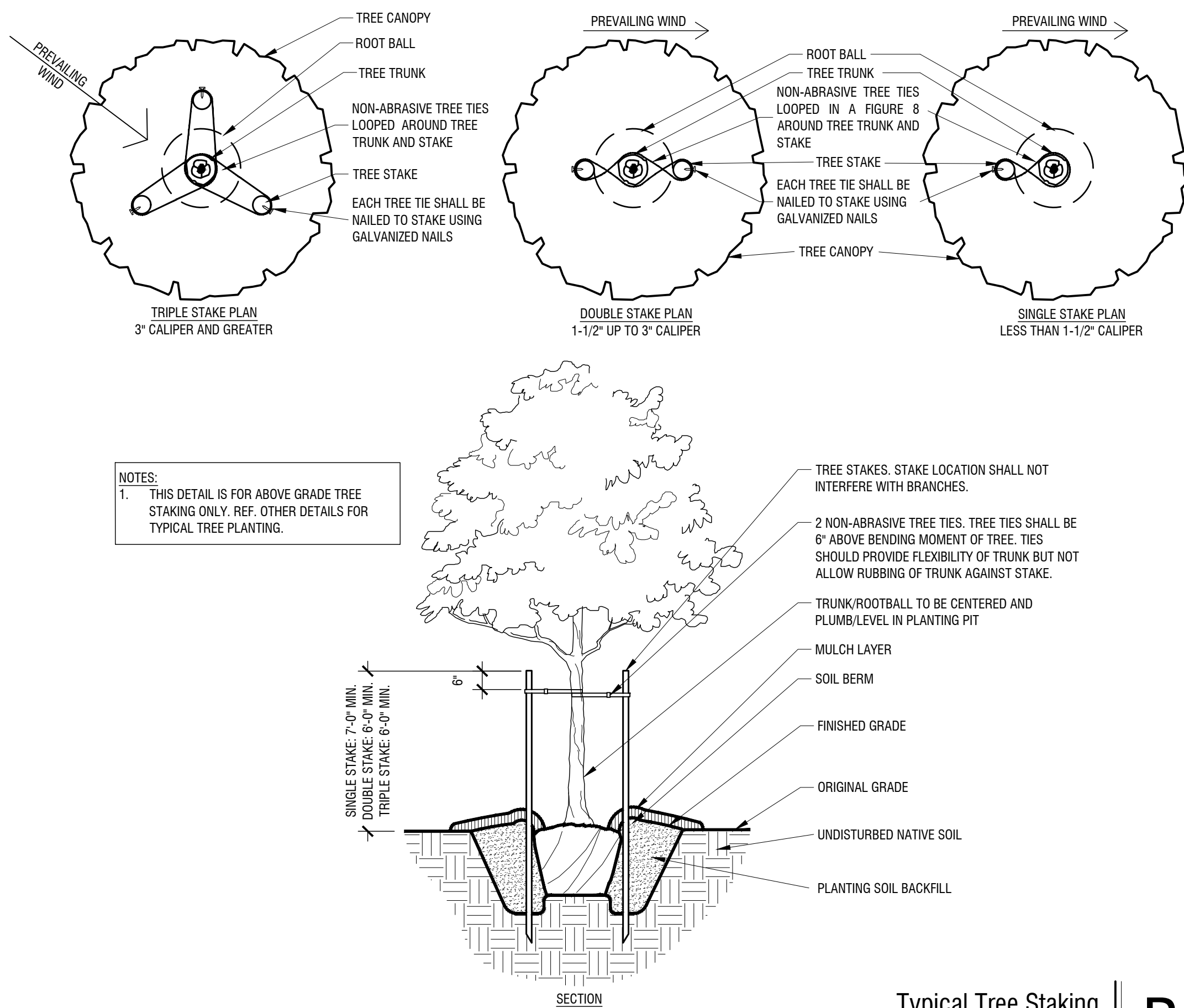


NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



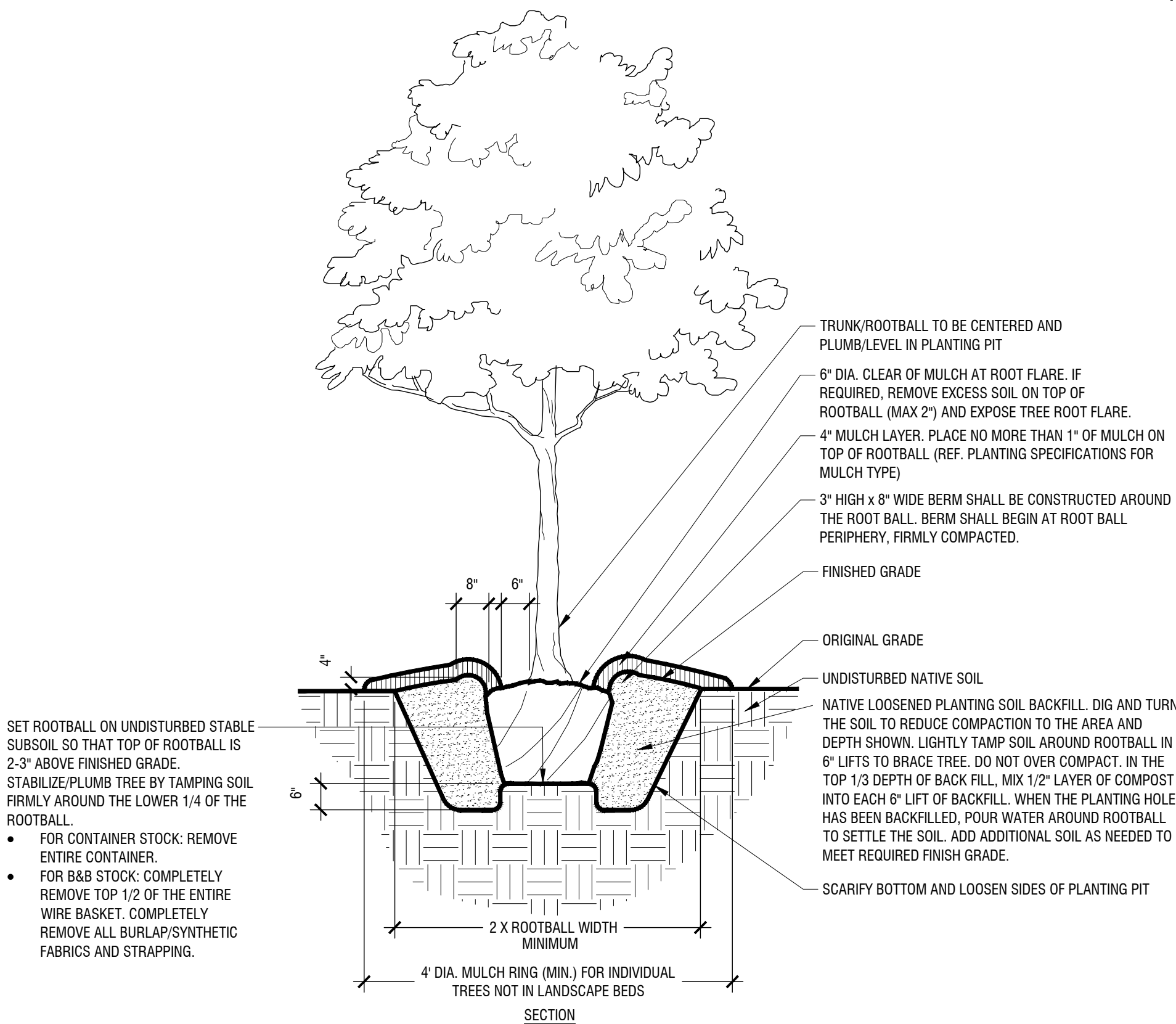
Tree Planting (Poor Drainage Condition)

Scale: NTS



Typical Tree Staking

Scale: NTS



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR 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
AND ZONING

DIRECTOR OF PLANNING

NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.

Kimley»Horn

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SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-235-3820
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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date: 7/10/2025

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	PNA	DRAWN BY	PNA	CHECKED BY	NBA
064454302	JUNE 2025								

FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

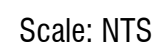
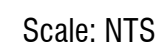
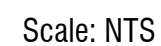
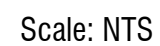
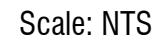
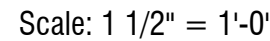
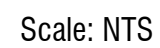
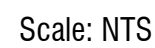
CASE NO. SP2025-021

SITE PLAN FOR
FUEL CITY - ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect: Corroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glenn Longston Phone: 972-732-6085	Developer: Fuel City 801 S. Riverfront Boulevard, 00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Engineer: Kimley-Horn and Associates, Inc. 225 E. John W. Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earmey, P.E. Phone: 214-420-5600
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SHEET NUMBER
LP 3.01

1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



<u>Architect:</u>	<u>Developer:</u>	<u>Engineer:</u>
Carroll Architects 750 E. Interstate 30, Ste. 110 Rockwall, Texas 75087 Contact: Glennon Langston Phone: 972-732-6085	Fuel City 801 S. Riverfront Boulevard,00 Dallas, Texas 75207 Contact: Joseph Bickham Phone: 469-203-0159	Kirkley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, Texas 75062 Contact: Jared Earney, P.E. Phone: 214-420-5600

SHEET NUMBER
LP 3.02

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	JUNE 2025
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DESIGNED BY	PNA
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CHECKED BY	NBA

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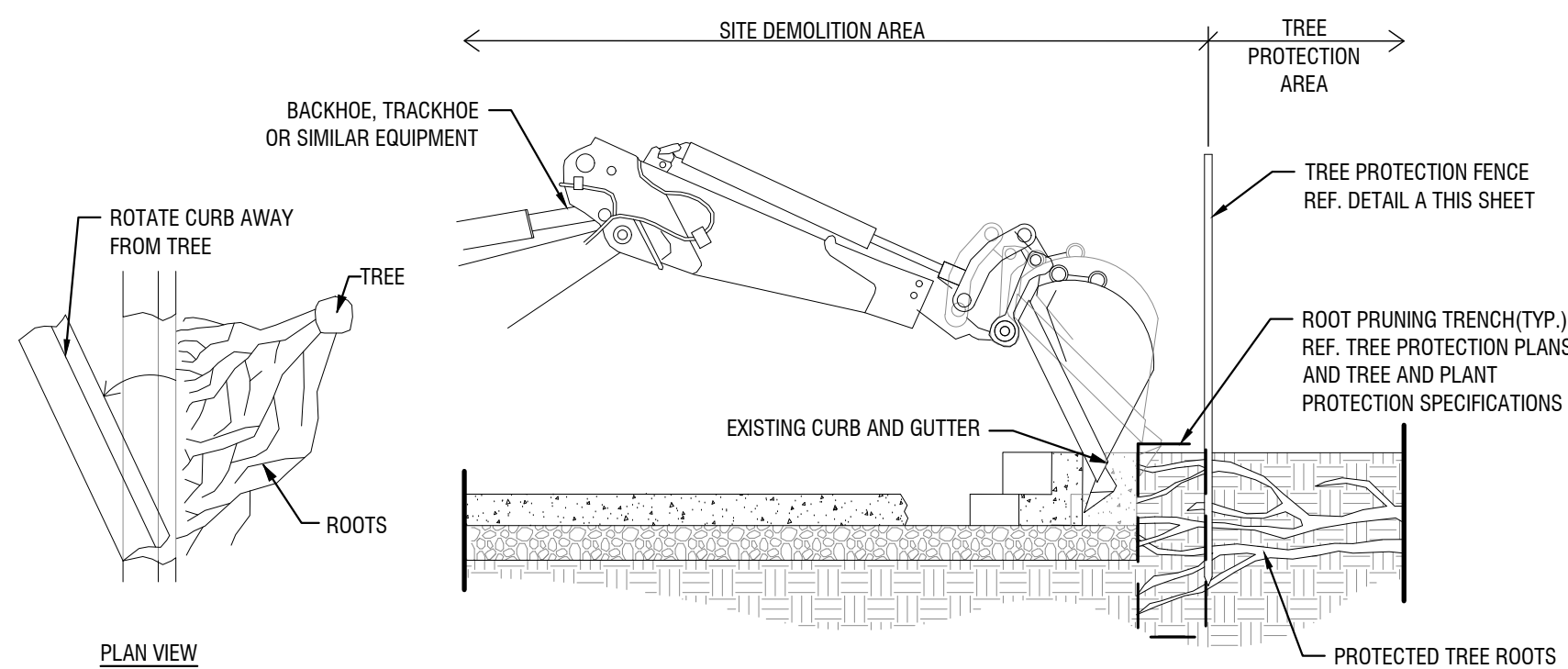
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PLOTTER: L7300DWG, L7300DWG
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- DEMOLITION SEQUENCE:
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. BREAK OR CUT 6" SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

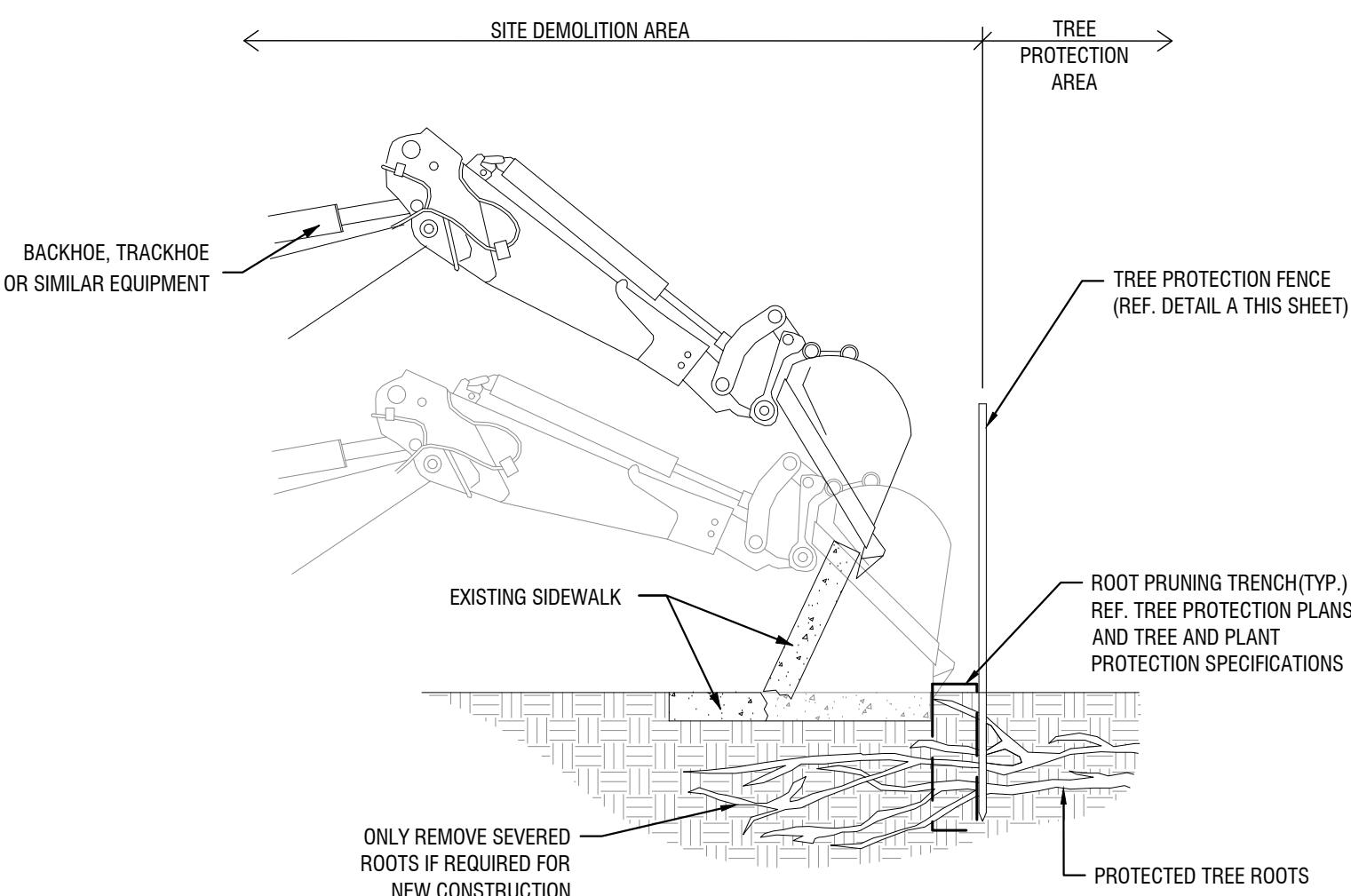


CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

- DEMOLITION SEQUENCE:
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

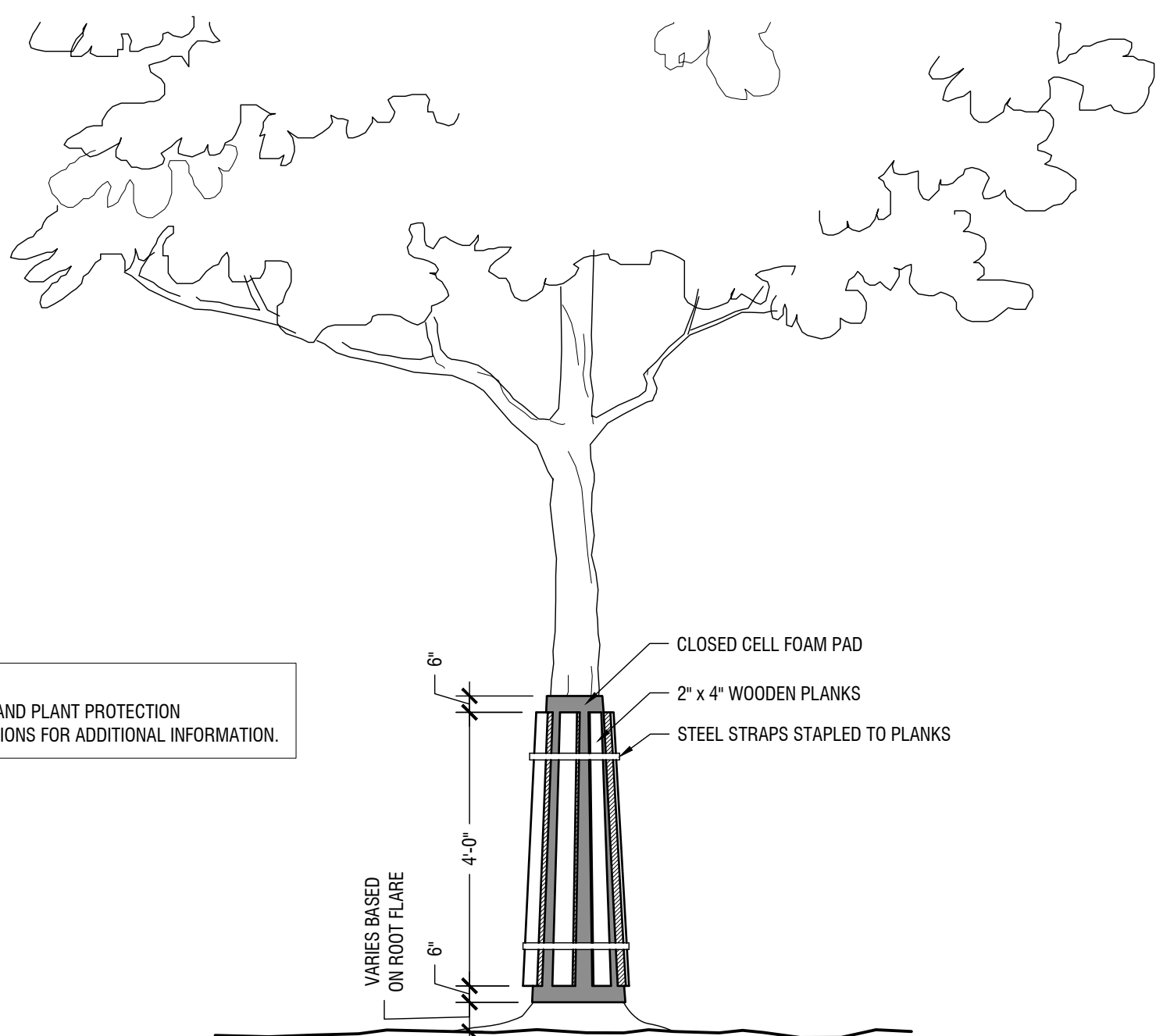
- NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

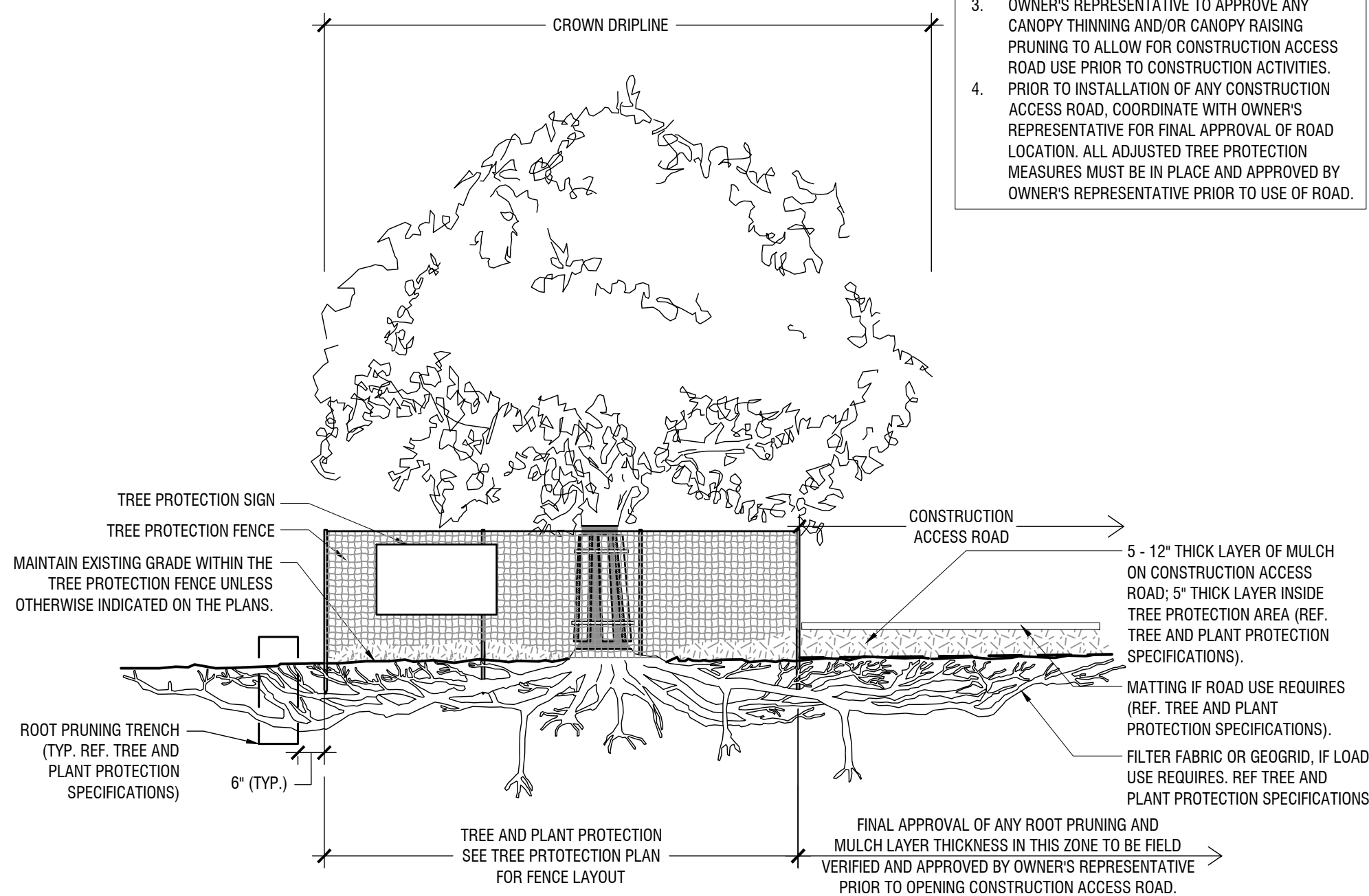
- NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TRUNK PROTECTION

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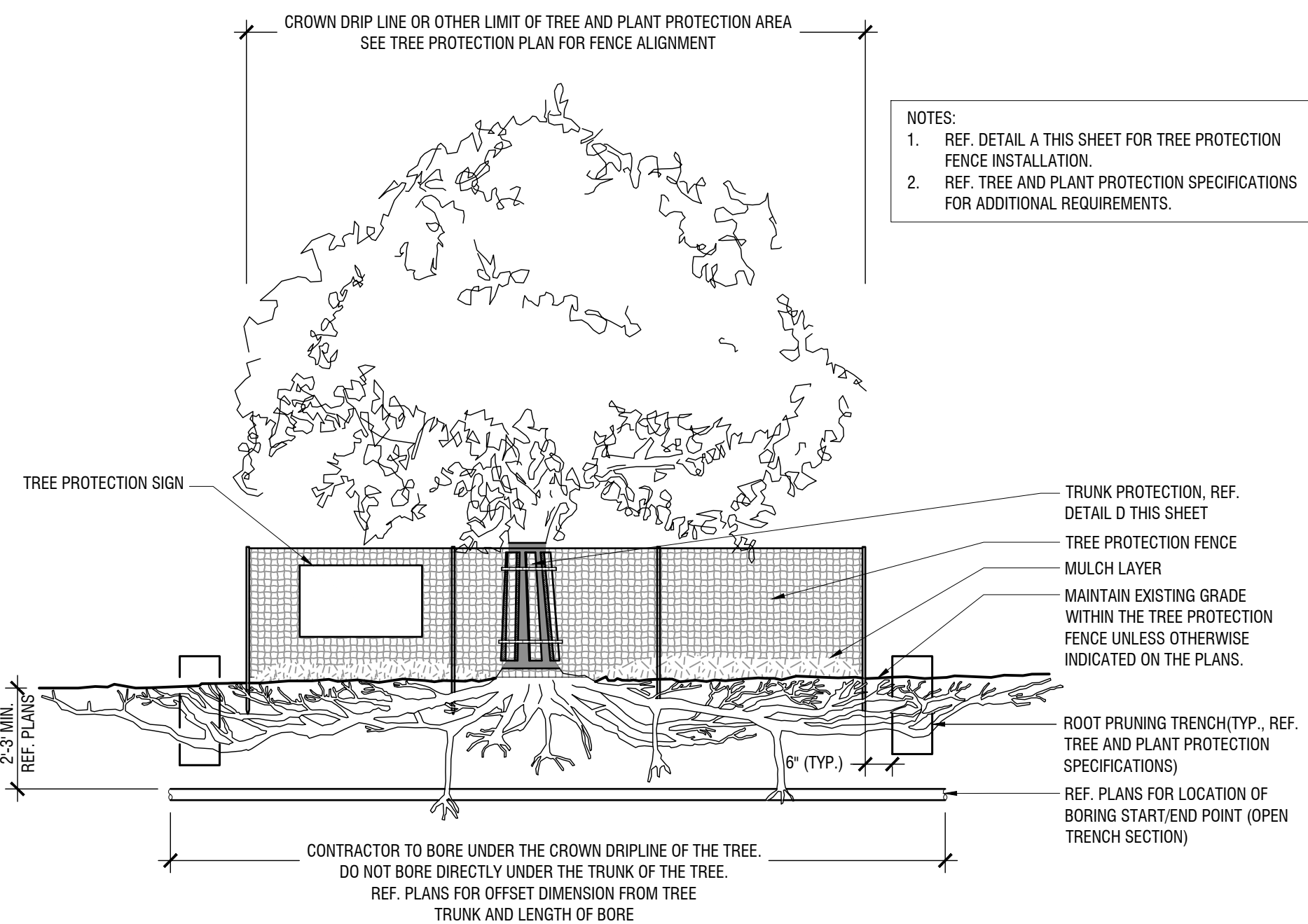
- NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.



TREE PROTECTION - CONSTRUCTION ACCESS ROAD

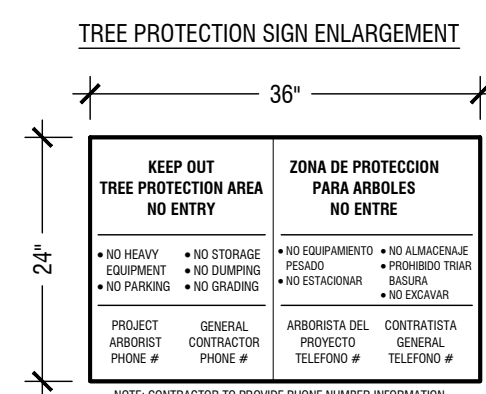
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- NOTES:
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 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

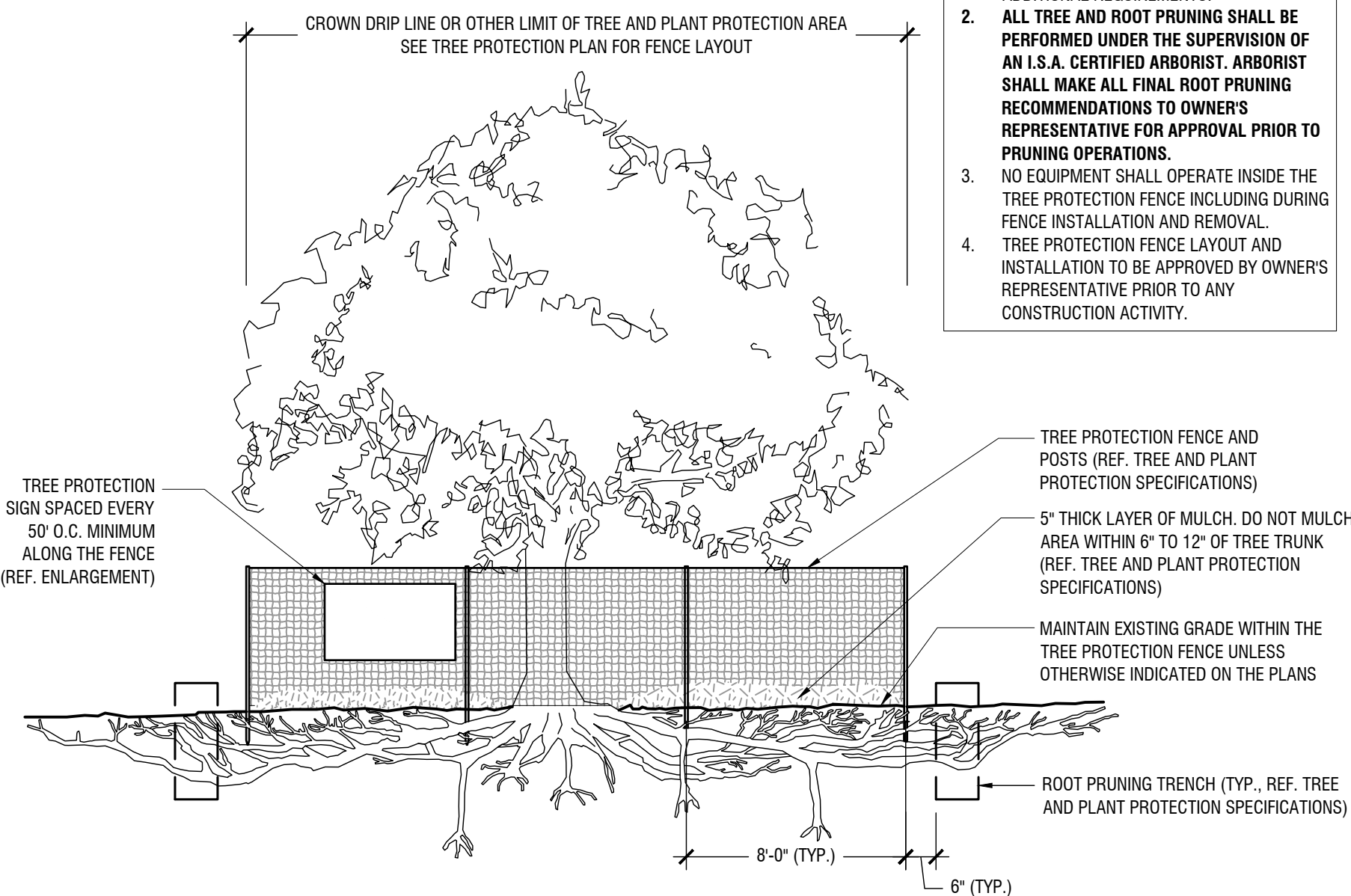


TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS



- NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.



TYPICAL TREE PROTECTION FENCING

Scale: NTS

CASE NO. SP2025-021

SITE PLAN FOR
FUEL CITY - ROCKWALL
LOT 2, BLOCK A
CORNERSTONE COMMUNITY CHURCH
4.34 ACRES
N. BUTLER SURVEY ABSTRACT NO. 20
City of Rockwall, Rockwall County, Texas
Current Zoning: C (Commerical District)
Proposed Land Use: Gas Station/ Car Wash
Submitted: May 16th, 2025

Architect: Carroll Architects
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
Contact: Glennan Langston
Phone: 972-732-6085

Developer: Fuel City
801 S. Riverfront Boulevard, 00
Dallas, Texas 75207
Contact: Joseph Blackham
Phone: 469-203-0159

Engineer: Kimley-Horn and Associates, Inc.
225 E. John W Carpenter FWY,
Suite 1100
Irving, Texas 75062
Contact: Jared Earmey, P.E.
Phone: 214-420-5650

NO.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-428
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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date: 7/10/2025

KHA PROJECT	064454302
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FUEL CITY - ROCKWALL
ROCKWALL, TEXAS, 75087

TREE PRESERVATION
DETAILS

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PART 1 GENERAL

1.1 SUMMARY

- A. THE SCOPE OF WORK INCLUDES ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, FACILITIES, TRANSPORTATION AND SERVICES NECESSARY FOR AND INCIDENTAL TO, AND DEPENDENT ON, PERFORMING ALL OPERATIONS IN CONNECTION WITH PROTECTION OF EXISTING TREES AND OTHER PLANTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
1. PROVIDE PRECONSTRUCTION EVALUATIONS
 2. PROVIDE PROTECTION OF ROOT ZONES AND ABOVE GROUND TREES AND PLANTS
 3. PROVIDE PRUNING OF EXISTING TREES AND PLANTS.
 4. COORDINATE WITH THE REQUIREMENTS OF THE SPECIFICATIONS FOR MODIFICATIONS TO THE SOIL WITHIN THE ROOT ZONE OF EXISTING TREES AND PLANTS.
 5. PROVIDE ALL INSECT AND DISEASE CONTROL.
 6. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE CONSTRUCTION PERIOD AS RECOMMENDED BY THE ARBORIST REPORT.
 7. PROVIDE MAINTENANCE OF EXISTING TREES AND PLANTS INCLUDING IRRIGATION DURING THE POST CONSTRUCTION PLANT MAINTENANCE PERIOD.
 8. REMOVE TREE PROTECTION FROM AROUND AND UNDER TREES AND PLANTS.
 9. CLEAN UP AND DISPOSAL OF ALL EXCESS AND SURPLUS MATERIAL.

1.2 CONTRACT DOCUMENTS

- A. SHALL CONSIST OF SPECIFICATIONS AND GENERAL CONDITIONS AND THE DRAWINGS. THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, AND SERVICES NECESSARY FOR THE PROPER EXECUTION OF THE WORK. THE DOCUMENTS ARE TO BE CONSIDERED AS ONE. WHATEVER IS CALLED FOR BY ANY PARTS SHALL BE AS BINDING AS IF CALLED FOR IN ALL PARTS.
- B. IT IS THE INTENT OF THIS SECTION THAT THE REQUIREMENTS APPLY TO ALL OTHER SECTIONS OF THE PROJECT. SPECIFICATION SUCH THAT ANY SUBCONTRACTOR MUST COMPLY WITH THE RESTRICTIONS ON WORK WITHIN DESIGNATED TREE AND PLANT PROTECTION AREAS.

1.3 RELATED DOCUMENTS AND REFERENCES

- A. RELATED DOCUMENTS:
1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION I SPECIFICATIONS APPLY TO WORK OF THIS SECTION.
 2. IRRIGATION SPECIFICATIONS
 3. PLANTING SPECIFICATIONS
- B. REFERENCES: THE FOLLOWING SPECIFICATIONS AND STANDARDS OF THE ORGANIZATIONS AND DOCUMENTS LISTED IN THIS PARAGRAPH FORM A PART OF THE SPECIFICATION TO THE EXTENT REQUIRED BY THE REFERENCES THERETO. IN THE EVENT THAT THE REQUIREMENTS OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATION CONFLICT WITH THIS SPECIFICATION SECTION, THE REQUIREMENTS OF THIS SPECIFICATION SHALL PREVAIL. IN THE EVENT THAT THE REQUIREMENTS OF ANY OF THE FOLLOWING REFERENCED STANDARDS AND SPECIFICATIONS CONFLICT WITH EACH OTHER, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
1. ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE. (9 PARTS), MOST CURRENT EDITIONS.
 2. INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES (ISA BMP) MOST CURRENT EDITIONS.
 - a. TREE PRUNING
 - b. SOIL MANAGEMENT FOR URBAN TREES
 - c. TREE SUPPORT SYSTEMS: CABLEING, BRACING, GUYING, AND PROPPING
 - d. TREE LIGHTING PROTECTION SYSTEMS
 - e. MANAGING TREES DURING CONSTRUCTION
 - f. TREE PLANTING
 - g. TREE RISK ASSESSMENT
 - h. TREE INVENTORY
 - i. INTEGRATED PEST MANAGEMENT
 - j. TREE INJECTIONS
 - k. TREE AND SHRUB FERTILIZATION
 3. PRUNING PRACTICES SHALL CONFORM WITH RECOMMENDATIONS "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY"; PUBLISHED BY URBAN TREE FOUNDATION, VISALIA, CALIFORNIA; MOST CURRENT EDITION.
 4. GLOSSARY OF ARBORICULTURAL TERMS, INTERNATIONAL SOCIETY OF ARBORICULTURE, CHAMPAIGN IL, MOST CURRENT EDITION.

1.4 VERIFICATION

- A. ALL SCALED DIMENSIONS ON THE DRAWINGS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES, AND SHALL IMMEDIATELY INFORM THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE INFORMATION ON THE DRAWINGS AND THE ACTUAL CONDITIONS. REFRAINING FROM DOING ANY WORK IN SAID AREAS UNTIL GIVEN APPROVAL TO DO SO BY THE OWNER'S REPRESENTATIVE.

1.5 PERMITS AND REGULATIONS

- A. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS RELATED TO THIS SECTION OF THE WORK UNLESS PREVIOUSLY EXCLUDED UNDER PROVISION OF THE CONTRACT OR GENERAL CONDITIONS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE OPERATION OR CONDUCT OF THE WORK AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT A CONFLICT EXISTS BETWEEN PERMIT REQUIREMENTS AND THE WORK OUTLINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING INCLUDING A DESCRIPTION OF ANY NECESSARY CHANGES AND CHANGES TO THE CONTRACT PRICE RESULTING FROM CHANGES IN THE WORK.
- B. WHEREVER REFERENCES ARE MADE TO STANDARDS OR CODES IN ACCORDANCE WITH WHICH WORK IS TO BE PERFORMED OR TESTED, THE EDITION OR REVISION OF THE STANDARDS AND CODES CURRENT ON THE EFFECTIVE DATE OF THIS CONTRACT SHALL APPLY, UNLESS OTHERWISE EXPRESSLY SET FORTH.
- C. IN CASE OF CONFLICT AMONG ANY REFERENCED STANDARDS OR CODES OR BETWEEN ANY REFERENCED STANDARDS AND CODES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE STANDARD OR CODE SHALL APPLY OR OWNERS REPRESENTATIVE SHALL DETERMINE WHICH SHALL GOVERN.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

- A. THE CONTRACTOR SHALL PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES OR INJURY DUE TO HISHER ACTIONS.

1.7 CHANGES IN THE WORK

- A. THE OWNER'S REPRESENTATIVE MAY ORDER CHANGES IN THE WORK, AND THE CONTRACT SUM SHOULD BE ADJUSTED ACCORDINGLY. ALL SUCH ORDERS AND ADJUSTMENTS PLUS CLAIMS BY THE CONTRACTOR FOR EXTRA COMPENSATION MUST BE MADE AND APPROVED IN WRITING BEFORE EXECUTING THE WORK INVOLVED.

1.8 CORRECTION OF WORK

- A. THE CONTRACTOR SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE REQUIREMENTS OF THE CONTRACT AND SHALL REMEDY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP FROM THE OWNER'S REPRESENTATIVE. AT THE SOONEST POSSIBLE TIME THAT CAN BE COORDINATED WITH OTHER WORK AND SEASONAL WEATHER DEMANDS.

1.9 DEFINITIONS

- A. ALL TERMS IN THIS SPECIFICATION SHALL BE AS DEFINED IN THE "GLOSSARY OF ARBORICULTURAL TERMS" OR AS MODIFIED BELOW.
- B. OWNER'S REPRESENTATIVE: THE PERSON APPOINTED BY THE OWNER TO REPRESENT THEIR INTEREST IN THE REVIEW AND APPROVAL OF THE WORK AND TO SERVE AS THE CONTRACTING AUTHORITY WITH THE CONTRACTOR. THE OWNER'S REPRESENTATIVE MAY APPOINT OTHER PERSONS TO REVIEW AND APPROVE ANY ASPECTS OF THE WORK.
- C. REASONABLE AND REASONABLY: WHEN USED IN THIS SPECIFICATION IS INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG TERM STABILITY, HEALTH OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT PLANTS ARE NOT FREE OF DEFECTS, AND THAT PLANT CONDITIONS CHANGE WITH TIME. THIS SPECIFICATION ALSO RECOGNIZES THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS AND THAT PROFESSION JUDGMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE OWNER'S REPRESENTATIVE EXPERT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
3. SHRUB: WOODY PLANTS WITH MATURE HEIGHT APPROXIMATELY LESS THAN 25 FEET.
4. TREE AND PLANT PROTECTION AREA: AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHER VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CENTERED ON THE TRUNK WITH EACH TREE WITH A RADIUS EQUAL TO THE CROWN DRIP LINE UNLESS OTHERWISE INDICATED BY THE OWNER'S REPRESENTATIVE OR THE CONSTRUCTION DRAWINGS.
5. TREE: SINGLE AND MULTI-STEMMED PLANTS, INCLUDING PALMS WITH ANTICIPATED MATURE HEIGHT APPROXIMATELY GREATER THAN 25 FEET OR ANY PLANT IDENTIFIED ON THE PLANS AS A TREE.

1.10 SUBMITTALS

- A. ARBORIST REPORT
1. PRIOR TO THE START OF CONSTRUCTION, SUBMIT, FOR APPROVAL BY THE OWNER'S REPRESENTATIVE, THE REPORT OF A CONSULTING ARBORIST WHO IS A REGISTERED CONSULTING ARBORIST® (RCA) WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED ARBORIST, WHICH DETAILS THE FOLLOWING INFORMATION FOR ALL TREES TO REMAIN WITHIN THE AREA DESIGNATED ON THE DRAWINGS AS THE TREE AND PLANT PROTECTION AREA. THE REPORT SHALL INCLUDE THE FOLLOWING:
- a. A DESCRIPTION OF EACH TREE TO REMAIN INDICATING ITS GENUS AND SPECIES, CONDITION INCLUDING ANY VISIBLE DAMAGE TO THE ROOT SYSTEM OR SOIL WITHIN THE ROOT ZONE, TREE DIAMETER AT BREAST HEIGHT (DBH) AND APPROXIMATE HEIGHT AND CANOPY SPREAD, SIZE AND ANY VISIBLE DISEASE, INSECT INFESTATIONS AND/OR BRANCH AND TRUNK STRUCTURAL DEFICIENCIES.
 - b. THE REPORT SHALL NOTE ALL TREES OR PARTS OF TREES, WHICH ARE CONSIDERED A HAZARD OR SIGNIFICANT OR EXTREME RISK LEVEL. INCLUDE THE INTERNATIONAL SOCIETY OF ARBORICULTURE HAZARD EVALUATION SHEET FOR EACH TREE, WHICH MAY REASONABLY BE IDENTIFIED AS A POTENTIAL HAZARD TREE.
 - c. RECOMMENDATIONS AS TO TREATMENT OF ALL INSECT, DISEASE AND STRUCTURAL PROBLEMS ENCOUNTERED.
 - d. RECOMMENDATIONS FOR FERTILIZER TREATMENTS, IF ANY.
 - e. A PLAN OF THE SITE SHOWING THE LOCATION OF ALL TREES INCLUDED IN THE REPORT.
- B. PRODUCT DATA
1. SUBMIT MANUFACTURER PRODUCT DATA AND LITERATURE DESCRIBING ALL PRODUCTS REQUIRED BY THIS SECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. PROVIDE SUBMITTAL BEFORE THE START OF ANY WORK AT THE SITE.
- C. QUALIFICATIONS SUBMITTAL
1. FOR EACH APPLICABLE PERSON EXPECTED TO WORK ON THE PROJECT, PROVIDE COPIES OF THE QUALIFICATIONS AND EXPERIENCE OF THE CONSULTING ARBORIST, PROOF OF EITHER THE REGISTERED CONSULTING ARBORIST® (RCA)

WITH AMERICAN SOCIETY OF CONSULTING ARBORISTS OR AN ISA BOARD CERTIFIED MASTER ARBORIST, ANY ISA CERTIFIED ARBORIST, AND ANY REQUIRED HERBICIDE/PESTICIDE LICENSE TO THE OWNER'S REPRESENTATIVE, FOR REVIEW PRIOR TO THE START OF WORK.

1.11 OBSERVATION OF THE WORK

- A. THE OWNER'S REPRESENTATIVE MAY INSPECT THE WORK AT ANY TIME.

1.12 PRE-CONSTRUCTION CONFERENCE

- A. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE AT LEAST SEVEN (7) DAYS BEFORE BEGINNING WORK TO REVIEW ANY QUESTIONS THE CONTRACTOR MAY HAVE REGARDING THE WORK, ADMINISTRATIVE PROCEDURES DURING CONSTRUCTION AND PROJECT WORK SCHEDULE.
1. THE FOLLOWING CONTRACTORS SHALL ATTEND THE PRE-CONSTRUCTION CONFERENCE:
 - a. GENERAL CONTRACTOR.
 - b. CONSULTING ARBORIST/CERTIFIED ARBORIST
 - c. TREE AND PLANT PROTECTION SUB-CONTRACTOR.
 - d. EARTHWORK SUB-CONTRACTOR.
 - e. ALL SITE UTILITY SUB-CONTRACTORS THAT MAY BE REQUIRED TO DIG OR TRENCH INTO THE SOIL.
 - f. LANDSCAPE SUB-CONTRACTOR.
 - g. IRRIGATION SUB-CONTRACTOR.
 - h. PRIOR TO THIS MEETING, MARK ALL TREES AND PLANTS TO REMAIN AND OR BE REMOVED AS DESCRIBED IN THIS SPECIFICATION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.

1.13 QUALITY ASSURANCE

- A. CONTRACTOR QUALIFICATIONS:
1. ALL PRUNING, BRANCH THE BACK, TREE REMOVAL, ROOT PRUNING, AND FERTILIZING REQUIRED BY THIS SECTION SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF ISA CERTIFIED ARBORIST. SUBMIT AFOREMENTIONED INDIVIDUAL'S QUALIFICATIONS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
 2. ALL APPLICATIONS OF PESTICIDE OR HERBICIDE SHALL BE PERFORMED BY A PERSON MAINTAINING A CURRENT STATE LICENSE TO APPLY CHEMICAL PESTICIDES VALID IN THE JURISDICTION OF THE PROJECT. SUBMIT COPIES OF ALL REQUIRED STATE LICENSING CERTIFICATES INCLUDING APPLICABLE CHEMICAL APPLICATOR LICENSES.

PART 2 PRODUCTS

2.1 TREE PROTECTION SIGN:

- A. HEAVY-DUTY PLASTIC LAMINATED OR CORRUGATED PLASTIC SIGNS, 24 INCHES X 36 INCHES, WHITE COLORED BACKGROUND WITH BLACK 2 INCH HIGH OR LARGER LETTERS BLOCK LETTERS. THE SIGNS SHALL BE STAKED ADJACENT TO EXISTING TREES. THE TREE PROTECTION SIGN SHALL READ "KEEP OUT - TREE AND PLANT PROTECTION AREA" AND OTHER PROJECT INFORMATION AS SHOWN ON DRAWINGS.

2.2 MATTING

- A. MATTING FOR VEHICLE AND WORK PROTECTION SHALL BE HEAVY DUTY MATTING DESIGNED FOR VEHICLE LOADING OVER TREE ROOTS. ALTERNAMATS AS MANUFACTURED BY ALTERNAMATS, INC. FRANKLIN, PA 16323 OR APPROVED EQUAL. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

2.3 GEOGRID

- A. GEOGRID SHALL BE WOVEN POLYESTER FABRIC WITH PVC COATING, UNI-AXIAL OR BIAXIAL GEOGRID, INERT TO BIOLOGICAL DEGRADATION, RESISTANT TO NATURALLY OCCURRING CHEMICALS, ALKALIS, ACIDS.
1. GEOGRID SHALL BE MIRAGRID 2XT AS MANUFACTURED BY TEN GATE NICOLON, NORCROSS, GA. [HTTP://WWW.TENGATE.COM](http://www.tengate.com) OR APPROVED EQUAL.
- B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.
- 2.4 FILTER FABRIC
- A. FILTER FABRIC SHALL BE NONWOVEN POLYPROPYLENE FIBERS, INERT TO BIOLOGICAL DEGRADATION AND RESISTANT OF NATURALLY OCCURRING CHEMICALS, ALKALIS AND ACIDS.
1. MIRAFI 135 N AS MANUFACTURED BY TEN GATE NICOLON, NORCROSS, GA. [HTTP://WWW.TENGATE.COM](http://www.tengate.com) OR APPROVED EQUAL.
- B. SUBMIT SUPPLIERS PRODUCT DATA THAT PRODUCT MEETS THE REQUIREMENTS FOR APPROVAL.

PART 3 EXECUTION

3.1 SITE EXAMINATION

- A. EXAMINE THE SITE, TREE, PLANT AND SOIL CONDITIONS. NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING OF ANY CONDITIONS THAT MAY IMPACT THE SUCCESSFUL TREE AND PLANT PROTECTIONS THAT IS THE INTENT OF THIS SECTION.

3.2 COORDINATION WITH PROJECT WORK

- A. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK THAT MAY IMPACT THE COMPLETION OF THE WORK. PRIOR TO THE START OF WORK, PREPARE A DETAILED SCHEDULE OF THE WORK FOR COORDINATION WITH OTHER TRADES.
- B. COORDINATE THE RELOCATION OF ANY IRRIGATION LINES CURRENTLY PRESENT ON THE IRRIGATION PLAN, HEADS OR THE CONDUITS OF OTHER UTILITY LINES OR STRUCTURES THAT ARE IN CONFLICT WITH TREE LOCATIONS. TREE ROOTS SHALL NOT BE ALTERED TO FIT AROUND LINES. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS ENCOUNTERED.

3.3 TREE AND PLANT PROTECTION AREA:

- A. THE TREE AND PLANT PROTECTION AREA IS DEFINED AS ALL AREAS INDICATED ON THE TREE PROTECTION PLAN.
- B. WHERE NO LIMIT OF THE TREE AND PLANT PROTECTION AREA IS DEFINED ON THE DRAWINGS, THE LIMIT SHALL BE THE DRIP LINE (OUTER EDGE OF THE BRANCH CROWN) OF EACH TREE.

3.4 PREPARATION:

- A. PRIOR TO THE PRECONSTRUCTION MEETING, LAYOUT THE LIMITS OF THE TREE AND PLANT PROTECTION AREA AND THEN ALIGNMENTS OF REQUIRED TREE AND PLANT PROTECTION FENCING AND ROOT PRUNING. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF THE LIMITS OF THE PROTECTION AREA AND THE ALIGNMENT OF ALL FENCING AND ROOT PRUNING.
- B. FLAG ALL TREES AND LARGE SHRUBS TO BE REMOVED BY WRAPPING ORANGE PLASTIC RIBBON AROUND THE TRUNK AND OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND LARGE SHRUBS TO BE REMOVED PRIOR TO THE START OF TREE AND SHRUB REMOVAL. AFTER APPROVAL, MARK ALL TREES AND SHRUBS TO BE REMOVED WITH ORANGE PAINT IN A BAND COMPLETELY AROUND THE BASE OF THE TREE OR LARGE SHRUB 4-5 FEET ABOVE THE GROUND.
- C. FLAG ALL TREES AND LARGE SHRUBS TO REMAIN WITH WHITE PLASTIC RIBBON TIED COMPLETELY AROUND THE TRUNK OR EACH TREE AND ON A PROMINENT BRANCH FOR EACH SHRUB. OBTAIN THE OWNER'S REPRESENTATIVE'S APPROVAL OF ALL TREES AND SHRUBS TO REMAIN PRIOR TO THE START OF TREE AND SHRUB REMOVAL.
- D. PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES, INSTALL ALL TREE PROTECTION FENCING, FILTER FABRIC, SILT FENCE, TREE PROTECTION SIGNS, GEOGRID, MULCH AND OR WOOD CHIPS AS SHOWN ON THE DRAWINGS.

3.5 SOIL MOISTURE

- A. VOLUMETRIC SOIL MOISTURE LEVEL, IN ALL SOILS WITHIN THE TREE AND PLANT PROTECTION AREA SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT TO A DEPTH OF AT LEAST 8 INCHES. NO SOIL WORK OR OTHER ACTIVITY SHALL BE PERMITTED WITHIN THE TREE AND PLANT PROTECTION AREA WHEN THE VOLUMETRIC SOIL MOISTURE IS ABOVE FIELD CAPACITY. THE PERMANENT WILT POINT AND FIELD CAPACITY FOR EACH TYPE OF SOIL TEXTURE SHALL BE DEFINED AS FOLLOWS (NUMBERS INDICATE PERCENTAGE VOLUMETRIC SOIL MOISTURE):

SOIL TYPE	PERMANENT WILT POINT V/V	FIELD CAPACITY V/V
SAND, LOAMY SAND, SANDY LOAM	5 - 8%	12 - 18%
LOAM, SANDY CLAY, SANDY CLAY LOAM	14 - 25%	27 - 36%
CLAY LOAM, SILT LOAM	11 - 22%	31 - 36%
SILTY CLAY, SILTY CLAY LOAM	22 - 27%	38 - 41%

- B. VOLUMETRIC SOIL MOISTURE SHALL BE MEASURED WITH A DIGITAL, ELECTRIC CONDUCTIVITY METER, THE METER SHALL BE THE DIGITAL SOIL MOISTURE METER, DMS5000 BY GENERAL SPECIALTY TOOLS AND INSTRUMENTS, OR APPROVED EQUIVALENT METER.
- C. THE CONTRACTOR SHALL CONFIRM THE SOIL MOISTURE LEVELS WITH A MOISTURE METER. IF THE MOISTURE IS TOO HIGH, SUSPEND OPERATIONS UNTIL THE SOIL MOISTURE DRAINS TO BELOW FIELD CAPACITY.

3.6 ROOT PRUNING:

- A. FINAL RECOMMENDATIONS ON ANY ROOT PRUNING REQUIREMENTS AND PROCEDURES ARE TO BE DETERMINED BY THE PROJECT ARBORIST AND PROVIDED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY ROOT PRUNING.
- B. PRIOR TO ANY EXCAVATING INTO THE EXISTING SOIL GRADE WITHIN 25 FEET OF THE LIMIT OF THE TREE AND PLANT PROTECTION AREA OR TREES TO REMAIN, ROOT PRUNE ALL EXISTING TREES TO A DEPTH OF 24 INCHES BELOW EXISTING GRADE IN ALIGNMENTS FOLLOWING THE EDGES OF THE TREE AND PLANT PROTECTION AREA OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ROOT PRUNING SHALL BE IN CONFORMANCE WITH ANSI A300 (PART 8) LATEST EDITION.

1. USING A ROCK SAW, CHAIN TRENCHER OR SIMILAR TRENCHING DEVICE, MAKE A VERTICAL CUT WITHIN 2 FEET OF THE LIMIT OF GRADING.
2. AFTER COMPLETION OF THE CUT, MAKE CLEAN CUTS WITH A LOPPER, SAW OR PRUNER TO REMOVE ALL TORN ROOT ENDS ON THE TREE SIDE OF THE EXCAVATION, AND BACKFILL THE TRENCH IMMEDIATELY WITH EXISTING SOIL, FILLING ALL VOIDS.

3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, AND OR AGGREGATE

- A. INSTALL GEOGRIDS, FILTER FABRIC, MATTING, AND/OR AGGREGATE IN AREAS AND DEPTHS SHOWN ON THE PLANS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IN GENERAL IT IS THE INTENT OF THIS SPECIFICATION TO PROVIDE THE FOLLOWING LEVELS OF PROTECTION:
1. AREAS WHERE FOOT TRAFFIC OR STORAGE OF LIGHTWEIGHT MATERIALS IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF FILTER FABRIC UNDER THE 6 INCHES OF MULCH.
 2. AREAS WHERE OCCASIONAL LIGHT VEHICLE TRAFFIC IS ANTICIPATED TO BE UNAVOIDABLE PROVIDE A LAYER OF GEOGRIDS UNDER 8 INCHES OF MULCH.
 3. AREAS WHERE HEAVY VEHICLE TRAFFIC IS UNAVOIDABLE PROVIDE A LAYER OF GEOGRIDS UNDER 8 - 12 INCHES OF MULCH AND A LAYER OF MATTING OVER THE MULCH.
- B. THE OWNER'S REPRESENTATIVE SHALL APPROVE THE APPROPRIATE LEVEL OF PROTECTION.
- C. IN THE ABOVE REQUIREMENTS, LIGHT VEHICLE IS DEFINED AS A TRACK SKID STEER WITH A GROUND PRESSURE OF 4 PSI OR LIGHTER. A HEAVY VEHICLE IS ANY VEHICLE WITH A TIRE OR TRACK PRESSURE OF GREATER THAN 4 PSI. LIGHTWEIGHT MATERIALS ARE ANY PACKAGED MATERIALS THAT CAN BE PHYSICALLY MOVED BY HAND INTO THE LOCATION. BULK MATERIALS SUCH AS SOIL, OR AGGREGATE SHALL NEVER BE STORED WITHIN THE TREE AND PLANT PROTECTION AREA.
- 3.8 PROTECTION:
- A. PROTECT THE TREE AND PLANT PROTECTION AREA AT ALL TIMES FROM COMPACTION OF THE SOIL; DAMAGE OF ANY KIND TO TRUNKS, BARK, BRANCHES, LEAVES AND ROOTS OF ALL PLANTS; AND CONTAMINATION OF THE SOIL, BARK OR LEAVES WITH CONSTRUCTION MATERIALS, OILS, AND ANY CHEMICALS SUBSTANCE. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY SPILLS, COMPACTION OR DAMAGE AND TAKE CORRECTIVE ACTION IMMEDIATELY USING METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
- 3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:
- A. THE CONTRACTOR SHALL NOT ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TREE AND PLANT PROTECTION AREA

WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING SUPPLIES OR MATERIALS; LOCATING TEMPORARY FACILITIES INCLUDING TRAILERS OR PORTABLE TOILETS AND SHALL NOT PERMIT EMPLOYEES TO TRAVERSE THE AREA TO ACCESS ADJACENT AREAS OF THE PROJECT OR USE THE AREA ANY REASON. PERMITTED ACTIVITY, IF ANY, WITHIN THE TREE AND PLANT PROTECTION AREA MAY BE INDICATED ON THE DRAWINGS ALONG WITH ANY REQUIRED REMEDIAL ACTIVITY AS LISTED BELOW.

- B. IN THE EVENT THAT CONSTRUCTION/VEHICULAR ACTIVITY IS UNAVOIDABLE WITHIN THE TREE AND PLANT PROTECTION AREA, NOTIFY THE OWNER'S REPRESENTATIVE AND SUBMIT A DETAILED WRITTEN PLAN OF ACTION FOR APPROVAL. THE PLAN SHALL INCLUDE: A STATEMENT DETAILING THE REASON FOR THE ACTIVITY INCLUDING WHY OTHER AREAS ARE NOT SUITED; A DESCRIPTION OF THE PROPOSED ACTIVITY; THE TIME PERIOD FOR THE ACTIVITY, AND A LIST OF REMEDIAL ACTIONS THAT WILL REDUCE THE IMPACT ON THE TREE AND PLANT PROTECTION AREA FROM THE ACTIVITY. TREE PROTECTION FOR THE REMEDIAL ACTIONS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE FOLLOWING:

1. IN GENERAL, DEMOLITION AND EXCAVATION WITHIN THE DRIP LINE OF TREES AND SHRUBS SHALL PROCEED WITH EXTREME CARE EITHER BY THE USE OF HAND TOOLS, DIRECTIONAL BORING AND OR AIR KNUFE EXCAVATION WHERE INDICATED OR WITH OTHER LOW IMPACT EQUIPMENT THAT WILL NOT CAUSE DAMAGE TO THE TREE, ROOTS OR SOIL.
2. WHEN ENCOUNTERED, EXPOSED ROOTS, 1 INCHES AND LARGER IN DIAMETER SHALL BE WORKED AROUND IN A MANNER THAT DOES NOT BREAK THE OUTER LAYER OF THE ROOT SURFACE (BARK). THESE ROOTS SHALL BE COVERED IN MULCH AND SHALL BE MAINTAINED ABOVE PERMANENT WILT POINT AT ALL TIMES. ROOTS ONE INCH AND LARGER IN DIAMETER SHALL NOT BE CUT WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE AND PROJECT ARBORIST. EXCAVATION SHALL BE TUNNELED UNDER THESE ROOTS WITHOUT CUTTING THEM. IN THE AREAS WHERE ROOTS ARE ENCOUNTERED, WORK SHALL BE PERFORMED AND SCHEDULED TO CLOE EXCAVATIONS AS QUICKLY AS POSSIBLE OVER EXPOSED ROOTS.
3. TREE BRANCHES THAT INTERFERE WITH THE CONSTRUCTION MAY BE TIED BACK OR PRUNED TO CLEAR ONLY TO THE POINT NECESSARY TO COMPLETE THE WORK. OTHER BRANCHES SHALL ONLY BE REMOVED WHEN SPECIFICALLY INDICATED BY THE OWNER'S REPRESENTATIVE. TYING BACK OR TRIMMING OF ALL BRANCHES AND THE CUTTING OF ROOTS SHALL BE IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES (ANSI A300, PARTS 1 AND 8) AND BE PERFORMED UNDER SUPERVISION OF THE U.S.A. CERTIFIED ARBORIST.
4. MATTING, INSTALL TEMPORARY MATTING OR AN ADDITIONAL 12 INCH MULCH LAYER OVER THE MULCH SPECIFIED HEREIN WITHIN THESE SPECIFICATIONS TO THE EXTENT INDICATED. DO NOT PERMIT FOOT TRAFFIC, SCAFFOLDING, VEHICULAR TRAFFIC, OR THE STORAGE OF MATERIALS WITHIN THE TREE AND PLANT PROTECTION AREA TO OCCUR OFF OF THE TEMPORARY MATTING.
5. TRUNK PROTECTION: PROTECT THE TRUNK OF EACH TREE TO REMAIN BY COVERING IT WITH A CLOSED CELL FOAM PAD AND A RING OF 2" x 4" x 4-0" PLANKS LOOSELY BANDED ONTO THE TREE WITH 3 STEEL BANDS. STAPLE THE BANDS TO THE PLANKS AS NECESSARY TO HOLD THEM SECURELY IN PLACE. TRUNK PROTECTION MUST BE KEPT IN PLACE NO LONGER THAN 12 MONTHS. IF CONSTRUCTION REQUIRES WORK NEAR A PARTICULAR TREE TO CONTINUE LONGER THAN 12 MONTHS, THE STEEL BANDS SHALL BE INSPECTED EVERY SIX MONTHS AND LOOSEENED IF THEY ARE FOUND TO HAVE BECOME TIGHT.
6. AIR EXCAVATION TOOL: IF EXCAVATION FOR FOOTINGS OR UTILITIES IS REQUIRED WITHIN THE TREE AND PLANT PROTECTION AREA, AIR EXCAVATION TOOL TECHNIQUES SHALL BE USED WHERE PRACTICAL OR AS DESIGNED ON THE DRAWINGS.

- a. REMOVE THE MULCH FROM AN AREA APPROXIMATELY 18 INCHES BEYOND THE LIMITS OF THE HOLE OR TRENCH TO BE EXCAVATED. COVER THE MULCH FOR A DISTANCE OF NOT LESS THAN 15 FEET AROUND THE LIMIT OF THE EXCAVATION AREA WITH FILTER FABRIC OR PLASTIC SHEETING TO PROTECT THE MULCH FROM SILT. MOUND THE MULCH SO THAT THE PLASTIC SLOPES TOWARDS THE EXCAVATION.
- b. USING A SPRINKLER OR SOAKER HOSE, APPLY WATER SLOWLY TO THE AREA OF THE EXCAVATION FOR A PERIOD OF AT LEAST 4 HOURS, APPROXIMATELY 12 HOURS PRIOR TO THE WORK SO THAT THE GROUND WATER LEVEL IS AT OR NEAR FIELD CAPACITY AT THE BEGINNING OF THE WORK. FOR EXCAVATIONS THAT GO BEYOND THE DAMP SOIL, REWET THE SOIL AS NECESSARY TO KEEP SOIL MOISTURE NEAR FIELD CAPACITY.
- c. USING AN AIR EXCAVATION TOOL SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE INTENDED PURPOSE, AND AT PRESSURES RECOMMENDED BY THE MANUFACTURER OF THE EQUIPMENT, FRACTURE THE EXISTING SOIL TO THE SHAPE AND THE DEPTHS REQUIRED. WORK AT RATES AND USING TECHNIQUES THAT DO NOT HARM TREE ROOTS. AIR PRESSURE SHALL BE A MAXIMUM OF 90-100 PSI.

- 1) THE AIR EXCAVATION TOOL, SHALL BE "AIR-SPADE" AS MANUFACTURED BY CONCEPT ENGINEERING GROUP, INC., VERONA, PA (412) 826-8800, OR AIR KNUFE AS MANUFACTURED BY EASY USE AIR TOOLS, INC. ALLISON PARK, PA (866) 328-5723 OR APPROVED EQUAL.
- 2) USING A COMMERCIAL, HIGH-POWERED VACUUM TRUCK IF REQUIRED, REMOVE THE SOIL FROM THE EXCAVATION PRODUCED BY THE AIR KNUFE EXCAVATION. THE VACUUM TRUCK SHOULD GENERALLY OPERATE SIMULTANEOUSLY WITH THE HOSE OPERATOR, SUCH THAT THE SOIL PRODUCED IS PICKED UP FROM THE EXCAVATION HOLE, AND THE EXPOSED ROOTS CAN BE OBSERVED AND NOT DAMAGED BY THE ONGOING OPERATION. DO NOT DRIVE THE VACUUM TRUCK INTO THE TREE AND PLANT PROTECTION AREA UNLESS THE AREA IS PROTECTED FROM COMPACTION AS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE.
6. REMOVE ALL EXCAVATED SOIL AND EXCAVATED MULCH, AND CONTAMINATED SOIL AT THE END OF THE EXCAVATION.
1. SCHEDULE THE WORK SO THAT FOUNDATIONS OR UTILITY WORK IS COMPLETED IMMEDIATELY AFTER THE EXCAVATION. DO NOT LET THE ROOTS DRY OUT. MIST THE ROOTS SEVERAL TIMES DURING THE DAY. IF THE EXCAVATED AREA MUST REMAIN OPEN OVER NIGHT, MIST THE ROOTS AND COVER THE EXCAVATION WITH BLACK PLASTIC.
9. DISPOSE OF ALL SOIL IN A MANNER THAT MEETS LOCAL LAWS AND REGULATIONS.

- a. REMOVE SOIL WITHIN THE TREE AND PLANT PROTECTION AREA AS SOON AS THE WORK IS COMPLETED. UTILIZE SOIL OF SIMILAR TEXTURE TO THE REMOVED SOIL AND LIGHTLY COMPACT WITH HAND TOOLS. LEAVE SOIL MOUNDED OVER THE TRENCH TO A HEIGHT OF APPROXIMATELY 10% OF THE TRENCH DEPTH TO ACCOUNT FOR SETTLEMENT.
1. RESTORE ANY GEOGRIDS, FILTER FABRIC, OR MULCH AND OR MATTING THAT WAS PREVIOUSLY REQUIRED FOR THE AREA.

3.10 TREE REMOVAL:

- REMOVE ALL TREES INDICATED BY THE DRAWINGS AND SPECIFICATIONS, AS REQUIRED REMOVAL, IN A MANNER THAT WILL NOT DAMAGE ADJACENT TREES OR STRUCTURES OR COMPACTS THE SOIL.
- REMOVE TREES THAT ARE ADJACENT TO TREES OR STRUCTURES TO REMAIN, IN SECTIONS, TO LIMIT THE OPPORTUNITY OF DAMAGE TO ADJACENT CROWNS, TRUNKS, GROUND PLANE ELEMENTS AND STRUCTURES.
- DO NOT DROP TREES WITH A SINGLE CUT UNLESS THE TREE WILL FALL IN AN AREA NOT INCLUDED IN THE TREE AND PLANT PROTECTION AREA. NO TREE TO BE REMOVED WITHIN 50 FEET OF THE TREE AND PLANT PROTECTION AREA SHALL BE PUSHED OVER OR UP-ROOTED USING A PIECE OF GRADING EQUIPMENT.
- PROTECT ADJACENT PAVING, SOIL, TREES, SHRUBS, GROUND COVER PLANTINGS AND UNDERSTORY PLANTS TO REMAIN FROM DAMAGE DURING ALL TREE REMOVAL OPERATIONS, AND FROM CONSTRUCTION OPERATIONS. PROTECTION SHALL INCLUDE THE ROOT SYSTEM, TRUNK, LIMBS, AND CROWN FROM BREAKAGE OR SCARRING, AND THE SOIL FROM COMPACTION.
- REMOVE STUMPS AND IMMEDIATE ROOT PLATE FROM EXISTING TREES TO BE REMOVED. GRIND TRUNK BASES AND LARGE BUTTRESS ROOTS TO A DEPTH OF THE LARGEST BUTTRESS ROOT OR AT LEAST 18 INCHES BELOW THE TOP MOST ROOTS WHICH EVER IS LESS AND OVER THE AREA OF THREE TIMES THE DIAMETER OF THE TRUNK (DBH).
1. FOR TREES WHERE THE STUMP WILL FALL UNDER NEW PAVED AREAS, GRIND ROOTS TO A TOTAL DEPTH OF 18 INCHES BELOW THE EXISTING GRADE. IF THE SIDES OF THE STUMP HOLE STILL HAVE GREATER THAN APPROXIMATELY 20% WOOD VOLUME, CONTINUE GRINDING OPERATION DEEPER AND OR WIDER UNTIL THE RESULTING HOLE HAS LESS THAN 20% WOOD. REMOVE ALL WOOD CHIPS PRODUCED BY THE GRINDING OPERATION AND BACK FILL IN 8 INCH LAYERS WITH CONTROLLED FILL OF A QUALITY ACCEPTABLE TO THE SITE ENGINEER FOR FILL MATERIAL UNDER STRUCTURES, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR. THE OWNER'S REPRESENTATIVE SHALL APPROVE EACH HOLE AT THE END OF THE GRINDING OPERATION.
 2. IN AREAS WHERE THE TREE LOCATION IS TO BE A PLANTING BED OR LAWN, REMOVE ALL WOODCHIPS AND BACKFILL STUMP HOLES WITH PLANTING SOIL AS DEFINED IN THE SOIL MANAGEMENT SPECIFICATIONS, IN MAXIMUM OF 12 INCH LAYERS AND COMPACT TO 80 - 85% OF THE MAXIMUM DRY DENSITY STANDARD PROCTOR.

3.11 PRUNING:

- A. WITHIN SIX MONTHS OF THE ESTIMATED DATE OF SUBSTANTIAL COMPLETION, PRUNE ALL DEAD OR HAZARDOUS BRANCHES LARGER THAN 2 INCH IN DIAMETER FROM ALL TREES TO REMAIN.
- B. IMPLEMENT ALL PRUNING RECOMMENDATIONS FOUND IN THE ARBORIST REPORT.
- C. PRUNE ANY LOW, HANGING BRANCHES AND VINES FROM EXISTING TREES AND SHRUBS THAT OVERHANG WALKS, STREETS AND DRIVES, OR PARKING AREAS AS FOLLOWS:
1. WALKS - WITHIN 8 FEET VERTICALLY OF THE PROPOSED WALK ELEVATION.
 2. PARKING AREAS - WITHIN 12 FEET VERTICALLY OF THE PROPOSED PARKING SURFACE ELEVATION.
 3. STREETS AND DRIVES - WITHIN 14 FEET VERTICALLY OF THE PROPOSED DRIVING SURFACE ELEVATION.
- ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 (PART 1 - PRUNING), ISA BMP: TREE PRUNING AND THE "STRUCTURAL PRUNING: A GUIDE FOR THE GREEN INDUSTRY."
- PERFORM OTHER PRUNING TASK AS INDICATED ON THE DRAWINGS OR REQUESTED BY THE OWNER'S REPRESENTATIVE. WHERE TREE SPECIFIC DISEASE VECTORS REQUIRE, STERILIZE ALL PRUNING TOOLS BETWEEN THE WORK IN INDIVIDUAL TREES.

3.12 WATERING:

- A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO ENSURE THAT ADEQUATE WATER IS PROVIDED TO ALL PLANTS AND TREES TO BE PRESERVED DURING THE ENTIRE CONSTRUCTION PERIOD. ADEQUATE WATER IS DEFINED TO BE MAINTAINING SOIL MOISTURE ABOVE THE PERMANENT WILT POINT TO A DEPTH OF 8 INCHES OR GREATER.
- B. THE CONTRACTOR SHALL ADJUST THE AUTOMATIC IRRIGATION SYSTEM, IF AVAILABLE, AND APPLY ADDITIONAL WATER, USING HOSSES OR WATER TANKS AS REQUIRED.
- C. PERIODICALLY TEST THE MOISTURE CONTENT IN THE SOIL WITHIN THE ROOT ZONE TO DETERMINE THE WATER CONTENT.

3.13 WEED REMOVAL

- A. DURING THE CONSTRUCTION PERIOD, CONTROL ANY PLANTS THAT SEED IN AND AROUND THE FENCED TREE AND PLANT PROTECTION AREA AT LEAST THREE TIMES A YEAR.

1. ALL PLANTS THAT ARE NOT SHOWN ON THE PLANTING PLAN OR ON THE TREE AND PLANT PROTECTION PLAN TO REMAIN SHALL BE CONSIDERED AS WEEDS.

- B. AT THE END OF THE CONSTRUCTION PERIOD PROVIDE ONE FINAL WEEDING OF THE TREE AND PLANT PROTECTION AREA.

3.14 INSECT AND DISEASE CONTROL

- A. MONITOR ALL PLANTS TO REMAIN FOR DISEASE AND INSECT INFESTATIONS DURING THE ENTIRE CONSTRUCTION PERIOD. PROVIDE ALL DISEASE AND INSECT CONTROL REQUIRED TO KEEP THE PLANTS IN A HEALTHY STATE USING THE PRINCIPLES OF INTEGRATED PEST MANAGEMENT (IPM). ALL PESTICIDES SHALL BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR.

3.15 CLEAN-UP

- DURING TREE AND PLANT PROTECTION WORK, KEEP THE SITE FREE OF TRASH, PAVEMENTS REASONABLY CLEAN AND WORK AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY. REMOVE TRASH AND DEBRIS IN CONTAINERS FROM THE SITE NO LESS THAN ONCE A WEEK.
1. IMMEDIATELY CLEAN UP ANY SPILLED OR TRACKED SOIL, FUEL, OIL, TRASH OR DEBRIS DEPOSITED BY THE CONTRACTOR FROM ALL SURFACES WITHIN THE PROJECT OR ON PUBLIC RIGHT OF WAYS AND NEIGHBORING PROPERTY.
 2. ONCE TREE PROTECTION WORK IS COMPLETE, WASH ALL SOIL FROM PAVEMENTS AND OTHER STRUCTURES. ENSURE THAT MULCH IS CONFINED TO PLANTING BEDS.
 3. MAKE ALL REPAIRS TO GRADES, RUTS, AND DAMAGE TO THE WORK OR OTHER WORK AT THE SITE.
 4. REMOVE AND DISPOSE OF ALL EXCESS MULCH, WOOD CHIPS, PACKAGING, AND OTHER MATERIAL BROUGHT TO THE SITE

BY THE CONTRACTOR.

3.16 REMOVAL OF TREE AND PLANT PROTECTION

- A. AT THE END OF THE CONSTRUCTION PERIOD OR WHEN REQUESTED BY THE OWNER'S REPRESENTATIVE REMOVE ALL FENCING, GEOGRIDS AND FILTER FABRIC, TRUNK PROTECTION AND OR ANY OTHER TREE AND PLANT PROTECTION MATERIAL.

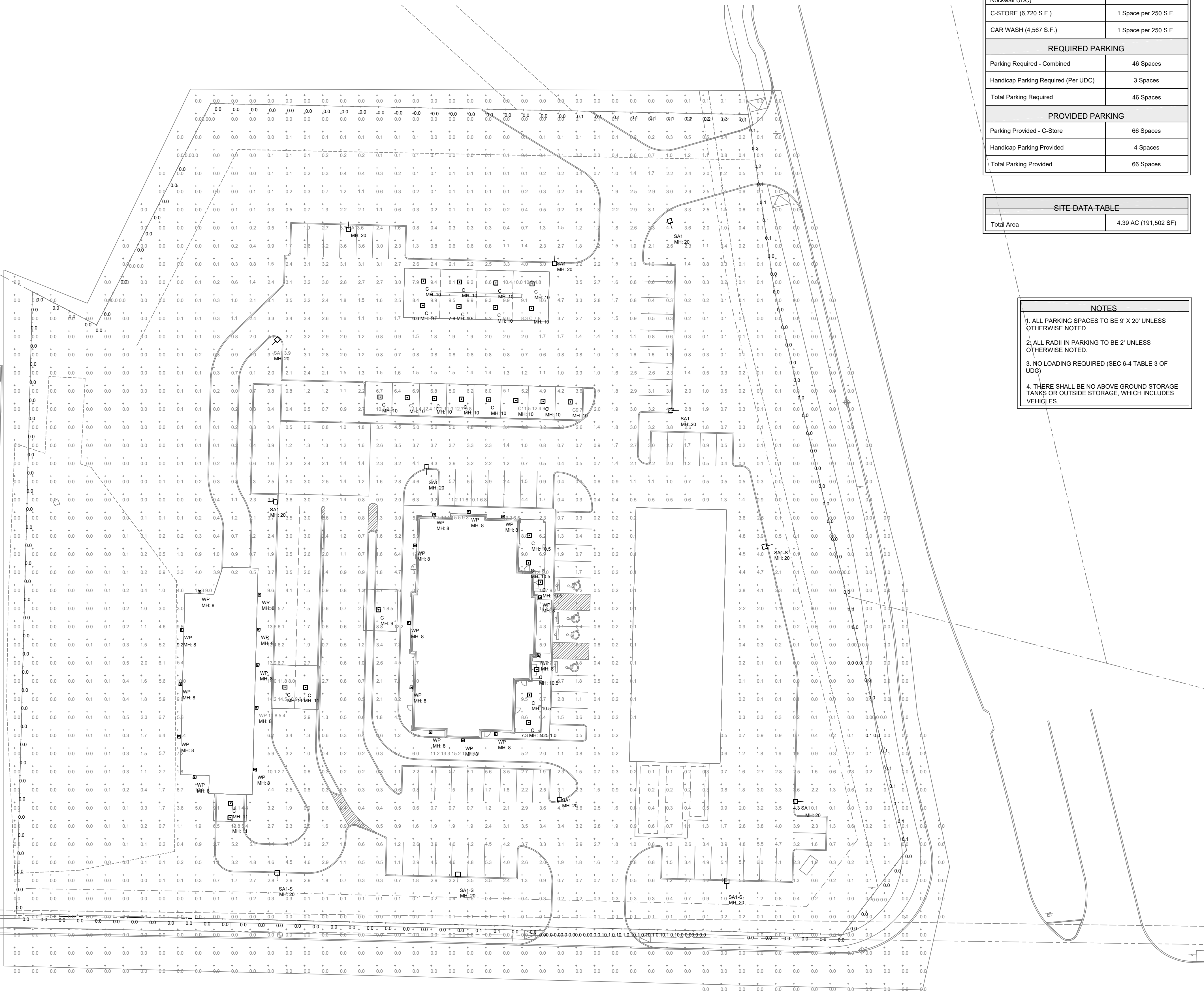
3.17 DAMAGE OR LOSS TO EXISTING PLANTS TO REMAIN

- A. ANY TREES OR PLANTS DESIGNATED TO REMAIN AND WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED IN KIND BY THE CONTRACTOR AT THEIR OWN EXPENSE. TREES SHALL BE REPLACED WITH A TREE OF SIMILAR SPECIES AND 3 INCH CALIPER. SHRUBS SHALL BE REPLACED WITH A PLANT OF SIMILAR SPECIES AND EQUAL SIZE OR THE LARGEST SIZE PLANTS REASONABLY AVAILABLE WHICH EVER IS LESS. WHERE REPLACEMENT PLANTS ARE TO BE LESS THAN THE SIZE OF THE PL


Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPLINE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
SITE Planar	Illuminance	Fc	1.43	19.2	0.0	N.A.	N.A.

SITE DATA TABLE	
Total Area	4.39 AC (191,502 SF)

NOTES	
1.	ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2.	ALL RADII IN PARKING TO BE 2' UNLESS OTHERWISE NOTED.
3.	NO LOADING REQUIRED (SEC 6-4 TABLE 3 OF UDC)
4.	THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

	James F. Turner Engineers, L.P.		
	Consulting Engineers		
	8340 Meadow Rd., Suite 160 Dallas, Texas 75231 TEL. 214-750-2900		
	Job #: TX REGISTRATION # 10349		35920
DRAIN/DESIGN	TJM	QC/APPD	TJM


CITY OF ROCKWALL CASE NUMBER: SP-2022-021
FUEL CITY – ROCKWALL
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A CORNERSTONE COMMUNITY CHURCH ADDITION 490 S. JOHN KIN BLVD, ROCKWALL, TX, 75087
OWNER Fuel City 801 S Riverfront Boulevard, 00 Dallas, TX 75207 P: 469-203-0159 E: joackham@fuelcity.com ATTN: Joseph Bickham
APPLICANT Kinley-Horn and Associates, Inc. 225 E. John W Carpenter FWY, Suite 1100 Irving, TX 75062 P: 214-240-5600 E: jared.earney@kinley-horn.com ATTN: Jared Earney
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 the _____ day of _____, WITNESS OUR HANDS, this _____ day of _____, _____.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

SITE PHOTOMETRICS

DATE: JUNE 2025
PROJECT NO: 2024074
DRAWN BY: GL
CHECKED BY:

SHEET NO: E0.0

FUEL CITY
★★★★★



CARROLL
architects

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
w: carrollarch.com

NEW FACILITY FOR
FUEL CITY
490 S. John King Blvd
Rockwall, Texas 75087

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ISSUE:

OWNER REVIEW: 06-30-2025

Catalog # :

Project :

Prepared By :

Date :



WCP Series LED Walkway Canopy



The LSI WCP LED Walkway Canopy Series is designed to optimize LED life and light output. Housing is hinged for quick and easy mounting and entrance. Using high brightness, high LED count technology, more usable light output is produced while eliminating glare.

Features & Specifications

Optical System

- The high transmission lens, with 91% efficiency, is high impact, scratch resistant acrylic and protects the LEDs. At the same time, it delivers improved visual comfort by eliminating any glare and providing a wider smoother and more uniform light output.
- Lens assembly is designed to provide high efficiency and to target the light where needed to satisfy outdoor lighting requirements.
- Positioning of the LEDs result in the light being directed to desired locations eliminating glare.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 80.
- L70 Calculated Life: >200k Hours

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- Total harmonic distortion: <20%
- Power factor: >.85
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 4kV surge rating

Controls

Wireless Controls System

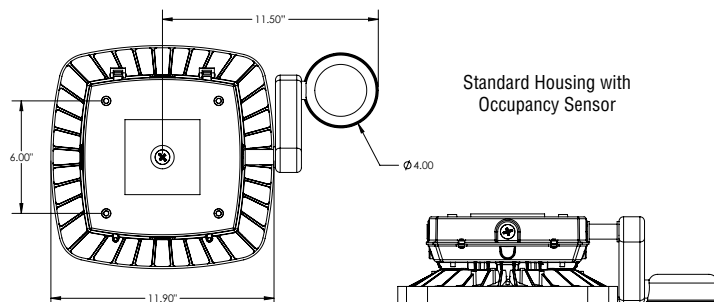
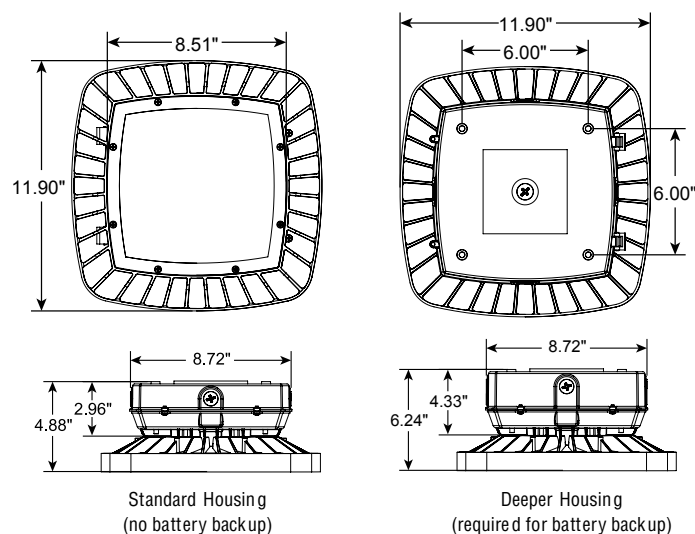
To make Airlink ready, order one of the following options:

- The integrated Wireless Lighting Controller: ALSC (see ordering guide) as the controls option, or
- Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights)

For more information on our AirLink products, visit our website:
www.lsi-airlink.com/airlink-synapse/



Dimensions



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



WCP Series LED Walkway Canopy

Features & Specifications (Cont.)

Stand Alone Controls

- The passive infrared motion sensor activates switching of luminaire light levels.

Construction

- Rugged aluminum die cast housing provides proven environmental protection for LED modules.
- Designed for commercial and industrial applications.
- Patent pending thermal stacking technology features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.
- LEDs manufactured for the WCP series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- Weight: 10.0 lbs in carton.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- CSA listed to UL 1598 and UL 8750.
- Luminaire is certified to UL/cUL Standards for Wet Locations.
- IDA Listed (3000K or warmer CCT)
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product DLC qualified. Check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Installation:

- Apertures for continuous wiring.
- Housing is hinged for quick and easy mounting and entrance.
- Can be pendant mounted using 1/2" threaded conduit fitting (by others).

Luminaire Ordering Guide

Performance

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
3L	3363	137.21	3363	137.21	3492	142.37	25
5L	5452	134.60	5452	134.60	5626	135.25	40
7L	7680	127.30	7680	127.30	7788	129.11	60
10L	9691	121.78	9691	121.78	9821	121.11	80

Energy Savings

LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
25	\$11	50	72	\$52	\$41
		70	90	\$59	\$48
		100	129	\$77	\$66
40	\$18	100	129	\$77	\$59
		150	185	\$100	\$82
		175	210	\$112	\$94
60	\$26	200	232	\$128	\$102
		250	285	\$150	\$124
		400	458	\$226	\$200
80	\$35	200	232	\$128	\$93
		250	285	\$150	\$115
		400	458	\$226	\$191

TYPICAL ORDER EXAMPLE: **WCP LED 3L DA W UNV DIM 30 BZA**

Family Prefix	Lumen Package	Lens Type	Distribution	Voltage	Dimming	Color Temp	Color Rendering	Options / Controls	Finishes
WCP LED - Walkway Canopy Series	3L - 3,000 Lumens	DA - Diffused Acrylic	W - Wide	UNV - Universal (120V-277V) HV - High Voltage (347V-480V)	DIM - Dim to 10% (0 to 10V)	30 - 3000K	Blank - 80 Color Rendering Index	ALSC - AirLink Synapse Wireless Controller ¹	BZA - Bronze WHT - White
	5L - 5,000 Lumens					40 - 4000K		OCSUE - Occupancy Sensor white housing 120 - 277V ²	
	7L - 7,000 Lumens					50 - 5000K		OCSHV - Occupancy Sensor white housing 480V ²	
	10L - 10,000 Lumens							EXT- 0-10V Dimming leads extended to housing exterior ² CWBB - Cold Weather Battery Backup -20°C to 50°C(-4°F to 122°F) (requires deeper housing) SP - Surge Protection	

Footnotes:

- Consult factory for HV with AirLink Synapse Wireless Digital Controller.
- Not compatible with AirLink Wireless Controls.



Catalog #: _____

Project: _____

Prepared By: _____

Date: _____

Mirada Small Area (MRS)

Outdoor LED Area Light

MANUFACTURED
IN THE USA

IP66 IK08



OVERVIEW

Lumen Package	6,000 - 30,000
Wattage Range	39 - 209
Efficacy Range (LPW)	112 - 163
Weight lbs(kg)	20 (9.1)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 30L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door,

underneath the housing and provides quick & easy access to the electrical compartment.

- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.





Mirada Small Area Light (MRS)

Type: _____

 Have questions? Call us at (800) 436-7800

ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: MRS LED 18L SIL FT UNV DIM 40 70CRI ALBMR1LR BLK IH							
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ²	Voltage	Driver
MRS - Mirada Small Area Light	LED	6L - 6,000 lms, 39W 9L - 9,000 lms, 63W 12L - 12,000 lms, 86W 15L - 15,000 lms, 111W 18L - 18,000 lms, 135W 21L - 21,000 lms, 165W 24L - 24,000 lms, 196W 30L - 30,000 lms, 209W ⁸ Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide FT - Forward Throw LC - Left Corner RC - Right Corner	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)
Color Temp	Color Rendering	Controls (Choose One)			Finish	Options	
50 - 5,000 CCT 40 - 4,000 CCT 35 - 3,500 CCT (80 CRI only) 30 - 3,000 CCT 27 - 2,700 CCT (80 CRI only)	70CRI - 70 CRI 80CRI - 80 CRI	<u>(Blank) - None</u> Wireless Controls System ALSC - AirLink Synapse Control System ALSCS2 - AirLink Synapse Control System with 12-20' MH Motion Sensor ⁸ ALSCS4 - AirLink Synapse Control System with 20-40' MH Motion Sensor ⁸ ALBMR1LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-15' MH) ^{4,8} ALBMR2LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (16-40' MH) ^{4,8} Stand-Alone Controls EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ³ IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) ^{4,8} IMSBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) ^{4,8}			BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	<u>(Blank) - None</u> IH - Integral Half Louver (Moderate Spill Light Cutoff) ² IL - Integral Louver (Sharp Spill Light Cutoff) ²	
<div><div></div><div>Need more information? Click here for our glossary</div></div> <div>Have additional questions? Call us at (800) 436-7800 </div>							

Accessory Ordering Information⁵

CONTROLS ACCESSORIES		FUSING OPTIONS ⁷		EXTERNAL SHIELDING OPTIONS	
Description	Order Number	Description	Order Number	3" External Shield	See Shielding Guide
Twist Lock Photocell (120V) for use with CR7P	122514	Single Fusing (120V)	See Fusing Accessory Guide	6" External Shield	
Twist Lock Photocell (208-277) for use with CR7P	122515	Single Fusing (277V)			
Twist Lock Photocell (347V) for use with CR7P	122516	Double Fusing (208V, 240V)			
Twist Lock Photocell (480V) for use with CR7P	1225180	Double Fusing (480V)			
AirLink 5 Pin Twist Lock Controller	661409	Double Fusing (347V)			
AirLink 7 Pin Twist Lock Controller	661410				
Shorting Cap for use with CR7P	149328				

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available on "Type 5W" distribution.
3. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
4. Motion sensors are field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Accessories are shipped separately and field installed.
6. "CLR" denotes finish. See Finish options.
7. Fusing must be located in hand hole of pole. See [Fusing Accessory Guide](#) for compatibility.
8. ALSC, ALB, and IMSBT not available with 30L HV.





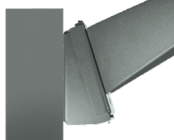










Mirada Small Area Light (MRS)

Type: _____

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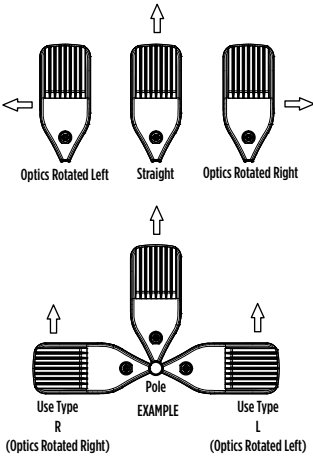
ACCESSORIES

[Back to Quick Links](#)

MOUNTING ACCESSORIES			SHIELDING, POLES & MISC. ACCESSORIES		
Side Arm	Universal Mounting Bracket Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR		Shielding	Integral Louver Field Install Integral Louver provides maximum backlight control by shielding each individual row of LEDs Part Number: 763445	
	Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS PQM B3B5 XX CLR			Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 763446	
	15° Tilt Quick Mount Plate True one person installation to existing/new construction poles with hole spaces between 2.4 to 4.6" Part Number: BKS PQ15 B3B5 XX CLR			External Shield External shield blocks view of light source from any side of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6")	
Tenon / Slipfitter	Adjustable Slipfitter Mounts onto a 2" (51mm) ID, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal) Part Number: BKA ASF CLR		Poles	Square Poles 14 - 39" steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4SQ/5SQ/6SQ	
	Square Tenon Top Mounts onto a 2" (51mm) ID, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *			Round Poles 10 - 30" steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/SRP	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 luminaires Part Number: BKA X_ISF * CLR			Tapered Poles 20" - 39" steel and aluminum poles for retrofit and new construction Part Number: RTP	
Wall Mount / Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XB0 WM CLR Part Number: BKS B3 WM CLR (Includes surface conduit punchouts)		Misc.	Bird Spikes 10' linear bird spike (2" recommended per luminaire) silicone adhesive (covers approximately 25' linear fee of bird spike) and application tool Spike Part Number: 751631 Adhesive Part Number: 751632 Caulk Gun Part Number: 751636	
	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not included) Part Number: BKS XB0 WP CLR (Includes surface conduit punchouts)			Replace CLR with paint finish description Replace X with: Z' Replace XX with SQ for square pole or RD for round pole (≥3" OD) Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad) Replace _ with 4 (4" square pole) or 5 (5" square pole)	

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with Integral Louver (IL)



Luminaire Shown with IMSBT Option



7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P



PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
6L	2	70	5918	149	B2-U0-G1	6136	155	B2-U0-G1	6122	155	B2-U0-G1	39
	3		6016	152	B1-U0-G2	6238	158	B1-U0-G2	6224	157	B1-U0-G2	
	4		5967	153	B1-U0-G2	6333	162	B1-U0-G3	6136	157	B1-U0-G2	
	5W		5690	144	B3-U0-G1	5899	149	B3-U0-G1	5886	149	B3-U0-G1	
	FT		5822	147	B1-U0-G1	6037	152	B1-U0-G1	6023	152	B1-U0-G1	
	LC		6003	154	B1-U0-G2	6371	163	B1-U0-G2	6173	158	B1-U0-G2	
	RC		5964	153	B1-U0-G2	6329	162	B1-U0-G2	6132	157	B1-U0-G2	
9L	2	70	9091	145	B2-U0-G2	9484	152	B2-U0-G2	9462	151	B2-U0-G2	63
	3		9241	148	B2-U0-G2	9641	154	B2-U0-G2	9619	154	B2-U0-G2	
	4		9214	146	B2-U0-G3	9778	155	B2-U0-G3	9474	150	B2-U0-G3	
	5W		8740	140	B3-U0-G2	9118	146	B3-U0-G2	9097	144	B3-U0-G2	
	FT		8943	143	B2-U0-G2	9330	149	B2-U0-G2	9308	149	B2-U0-G2	
	LC		9269	147	B2-U0-G3	9837	156	B2-U0-G3	9531	151	B2-U0-G3	
	RC		9208	146	B2-U0-G2	9772	155	B2-U0-G3	9468	150	B2-U0-G3	
12L	2	70	12132	141	B3-U0-G2	12685	148	B3-U0-G2	12514	146	B3-U0-G2	86
	3		12333	143	B2-U0-G2	12894	150	B2-U0-G2	12721	148	B2-U0-G2	
	4		12277	143	B2-U0-G3	13029	152	B2-U0-G3	12623	147	B2-U0-G3	
	5W		11664	136	B4-U0-G2	12195	142	B4-U0-G2	12031	140	B4-U0-G2	
	FT		11935	139	B2-U0-G2	12479	145	B2-U0-G2	12311	143	B2-U0-G2	
	LC		12351	144	B2-U0-G3	13108	152	B2-U0-G3	12700	148	B2-U0-G3	
	RC		12271	143	B2-U0-G3	13022	151	B2-U0-G3	12617	147	B2-U0-G3	
15L	2	70	14220	128	B3-U0-G2	15167	137	B3-U0-G2	14488	131	B3-U0-G2	111
	3		14938	135	B2-U0-G2	15933	144	B2-U0-G2	15219	137	B2-U0-G2	
	4		14792	133	B2-U0-G4	15698	141	B2-U0-G4	15209	137	B2-U0-G4	
	5W		14304	129	B4-U0-G2	15257	137	B4-U0-G2	14574	131	B4-U0-G2	
	FT		14342	129	B2-U0-G2	15297	138	B2-U0-G2	14612	132	B2-U0-G2	
	LC		14881	134	B2-U0-G3	15793	142	B2-U0-G3	15301	138	B2-U0-G3	
	RC		14784	133	B2-U0-G3	15689	141	B2-U0-G3	15201	137	B2-U0-G3	
18L	2	70	16438	122	B3-U0-G2	17532	130	B3-U0-G3	16747	124	B3-U0-G2	135
	3		17267	128	B3-U0-G3	18417	137	B3-U0-G3	17592	131	B3-U0-G3	
	4		17101	127	B3-U-G4	18149	134	B3-U-G4	17584	130	B3-U-G4	
	5W		16535	123	B4-U0-G2	17636	133	B5-U0-G2	16846	125	B4-U0-G2	
	FT		16578	123	B3-U0-G2	17682	131	B3-U0-G2	16890	125	B3-U0-G2	
	LC		17204	127	B3-U0-G3	18258	135	B3-U0-G3	17689	131	B3-U0-G3	
	RC		17091	127	B2-U0-G3	18138	134	B2-U0-G3	17574	130	B2-U0-G3	
21L	2	70	19488	118	B3-U0-G3	20786	126	B3-U0-G3	19885	120	B3-U0-G3	165
	3		20472	124	B3-U0-G3	21835	132	B3-U0-G3	20857	126	B3-U0-G3	
	4		20279	123	B3-U0-G4	21521	130	B3-U0-G5	20851	126	B3-U0-G5	
	5W		19604	119	B5-U0-G3	20909	126	B5-U0-G3	19973	121	B5-U0-G3	
	FT		19655	119	B3-U0-G3	20964	127	B3-U0-G3	20025	121	B3-U0-G3	
	LC		20401	124	B3-U0-G4	21651	131	B3-U0-G4	20977	127	B3-U0-G4	
	RC		20268	123	B3-U0-G3	21509	130	B3-U0-G4	20840	126	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal.

Mirada Small Area Light (MRS)

Type: _____

 Have questions? Call us at (800) 436-7800

PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
24L	2	70	21976	112	B3-U0-G3	23439	120	B3-U0-G3	22390	114	B3-U0-G3	196
	3		23085	118	B3-U0-G3	24622	126	B3-U0-G3	23519	120	B3-U0-G3	
	4		23190	117	B3-U0-G5	24758	124	B3-U0-G5	23888	120	B3-U0-G5	
	5W		22105	113	B5-U0-G3	23578	120	B5-U0-G3	22522	115	B5-U0-G3	
	FT		22164	113	B3-U0-G3	23640	121	B3-U0-G3	22581	115	B3-U0-G3	
	LC		23330	117	B3-U0-G4	24907	125	B3-U0-G4	24032	121	B3-U0-G4	
	RC		23117	117	B3-U0-G4	24744	124	B3-U0-G4	23874	120	B3-U0-G4	
30L	2	70	30078	144	B4-U0-G3	29485	143	B4-U0-G4	30697	147	B4-U0-G3	209
	3		31711	154	B3-U0-G3	31086	151	B3-U0-G3	32364	157	B3-U0-G3	
	4		30459	148	B4-U0-G5	29858	145	B4-U0-G5	31085	151	B4-U0-G5	
	5W		30588	149	B5-U0-G3	29985	146	B5-U0-G3	31218	152	B5-U0-G3	
	FT		31585	153	B3-U0-G4	30962	150	B3-U0-G4	32235	156	B4-U0-G4	
	LC		32303	155	B3-U0-G5	31666	152	B3-U0-G5	32968	158	B3-U0-G5	
	RC		31943	153	B3-U0-G4	31313	150	B3-U0-G4	32600	156	B3-U0-G5	

*LEDs are frequently updated therefore values are nominal.

LUMEN SCALING FACTOR		
70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
6L	0.34	0.20	0.17	0.15	0.12	0.09
9L	0.52	0.30	0.26	0.23	0.18	0.13
12L	0.72	0.41	0.36	0.31	0.25	0.18
15L	0.93	0.53	0.46	0.40	0.32	0.23
18L	1.12	0.65	0.56	0.49	0.39	0.28
21L	1.38	0.80	0.69	0.60	0.48	0.34
24L	1.63	0.94	0.82	0.71	0.56	0.41
30L	1.74	1.00	0.87	0.75	0.60	0.43

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE¹					
Ambient Temp	Lumen Multiplier				
C	0 hrs.²	25K hrs.²	50K hrs.²	75K hrs.³	100K hrs.³
0 C - 25 C	100%	95%	89%	84%	79%
40 C	100%	94%	87%	80%	74%

1. Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-II, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3. In accordance with IESNA TM-21-II, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Mirada Small Area Light (MRS)

Type: _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

[Back to Quick Links](#)

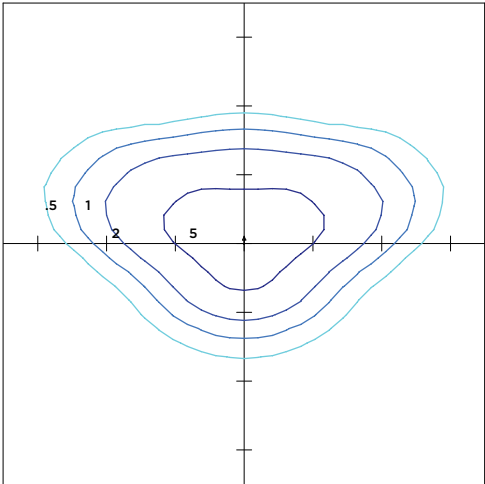
Luminaire photometry has been conducted by an accredited laboratory in accordance with IESNA LM-79. As specified by IESNA LM-79 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

MRS-LED-18L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,532
Watts	135
Efficacy	130
IES Type	Type II - Short
BUG Rating	B3-U0-G3

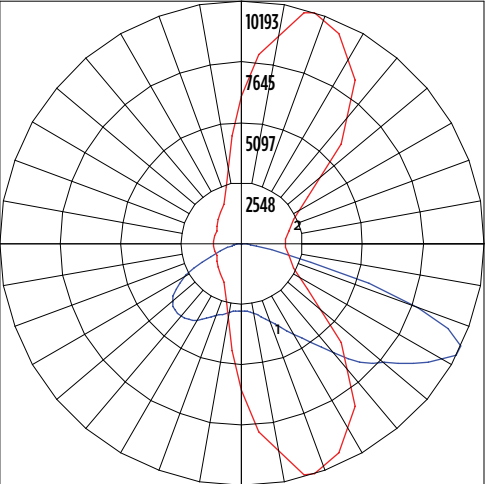
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2831	16%
Medium (30-60)°	10310	59%
High (60-80)°	4208	24%
Very High (80-90)°	184	1%
Uplight (90-180)°	0	0%
Total Flux	17532	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



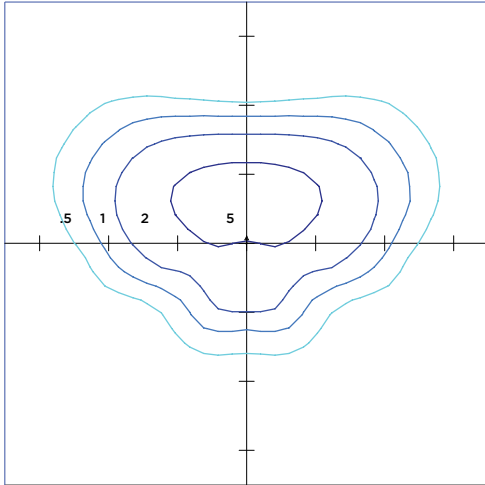
■ Vertical Plane ■ Horizontal Cone

MRS-LED-18L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,417
Watts	135
Efficacy	137
IES Type	Type III - Short
BUG Rating	B3-U0-G3

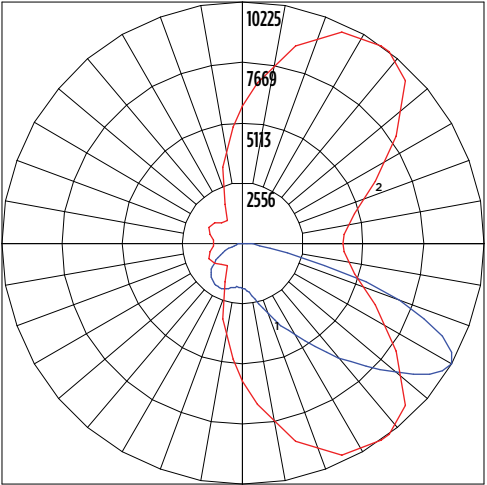
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2329	13%
Medium (30-60)°	10634	61%
High (60-80)°	5246	30%
Very High (80-90)°	208	1%
Uplight (90-180)°	0	0%
Total Flux	18417	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



■ Vertical Plane ■ Horizontal Cone

Mirada Small Area Light (MRS)

Type: _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS (CONT)

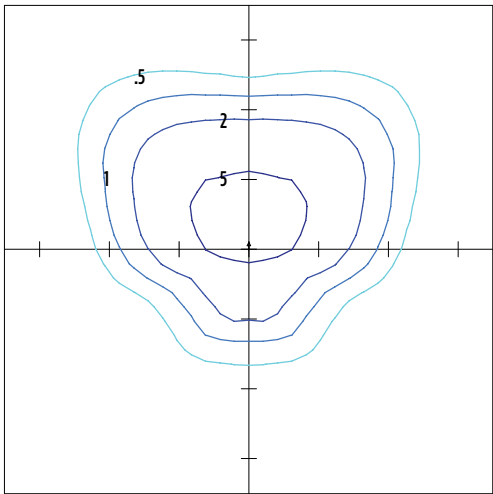
[Back to Quick Links](#)

MRS-LED-18L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,682
Watts	135
Efficacy	131
IES Type	Type III - Short
BUG Rating	B3-U0-G2

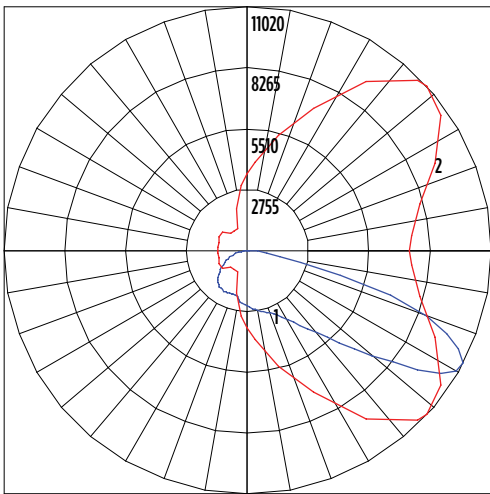
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2255	13%
Medium (30-60)°	9463	54%
High (60-80)°	5696	32%
Very High (80-90)°	268	2%
Uplight (90-180)°	0	0%
Total Flux	17682	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



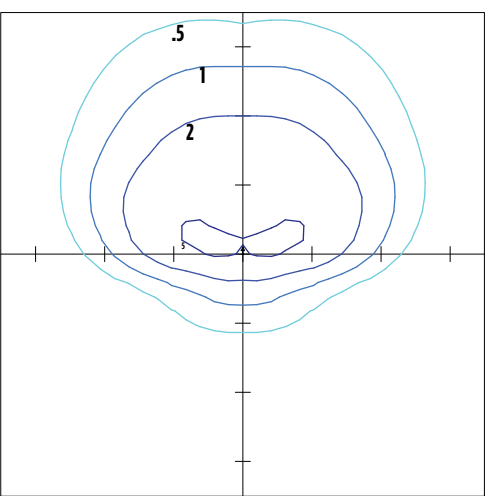
■ Vertical Plane ■ Horizontal Cone

MRS-LED-18L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,149
Watts	135
Efficacy	134
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G4

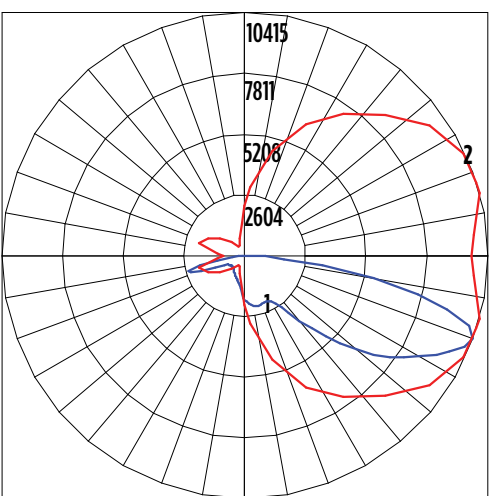
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	1671	9%
Medium (30-60)°	7615	42%
High (60-80)°	8074	44%
Very High (80-90)°	790	4%
Uplight (90-180)°	0	0%
Total Flux	18149	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



■ Vertical Plane ■ Horizontal Cone

Mirada Small Area Light (MRS)

Type: _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS (CONT)

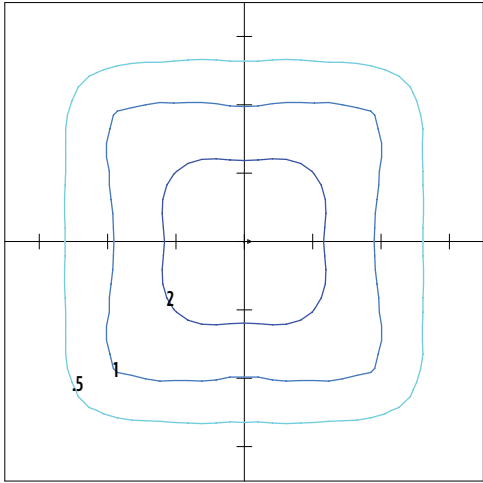
[Back to Quick Links](#)

MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type SW Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	17,636
Watts	135
Efficacy	131
IES Type	Type VS - Short
BUG Rating	B4-U0-G2

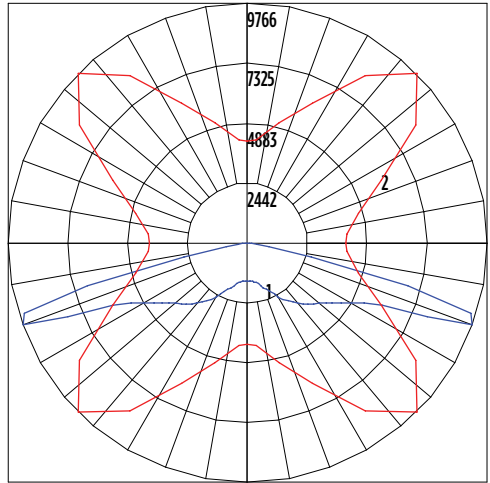
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	1646	9%
Medium (30-60)°	7453	43%
High (60-80)°	8405	48%
Very High (80-90)°	132	1%
Uplight (90-180)°	0	0%
Total Flux	17636	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



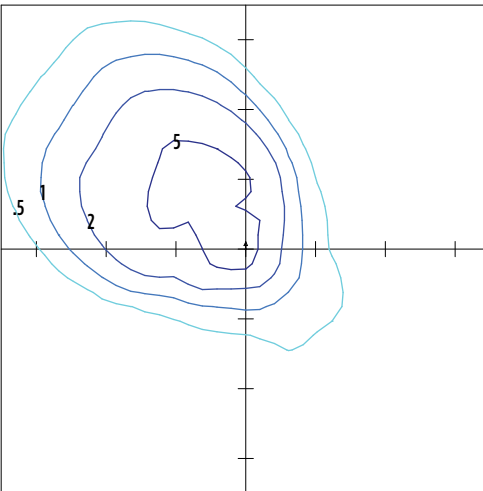
■ Vertical Plane ■ Horizontal Cone

MRS-LED-18L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,258
Watts	135
Efficacy	135
IES Type	N/A
BUG Rating	B3-U0-G3

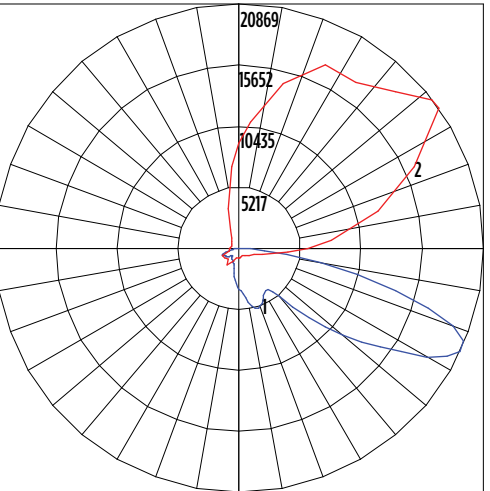
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2412	13%
Medium (30-60)°	7504	41%
High (60-80)°	7698	42%
Very High (80-90)°	644	4%
Uplight (90-180)°	0	0%
Total Flux	18258	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

Polar Curve



■ Vertical Plane ■ Horizontal Cone

Mirada Small Area Light (MRS)

Type: _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS (CONT)

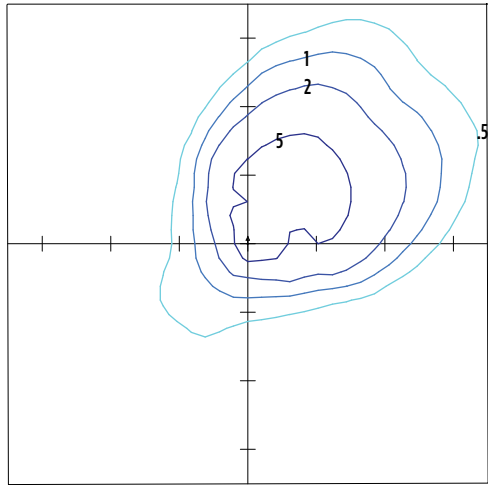
[Back to Quick Links](#)

MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Right Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	18,138
Watts	135
Efficacy	134
IES Type	N/A
BUG Rating	B3-U0-G3

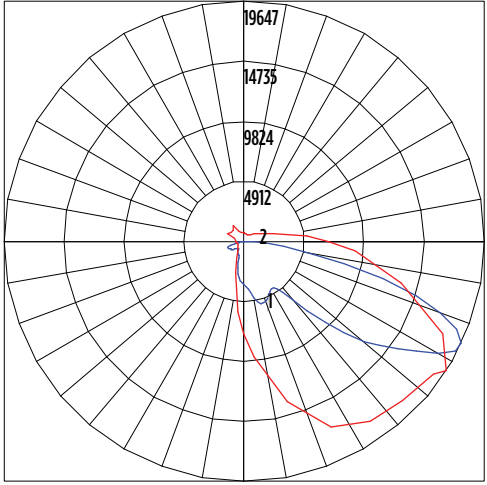
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30)°	2317	13%
Medium (30-60)°	8066	44%
High (60-80)°	7214	40%
Very High (80-90)°	541	3%
Uplight (90-180)°	0	0%
Total Flux	18138	100%

ISO Footcandle



20' Mounting Height / 20' Grid Spacing
■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

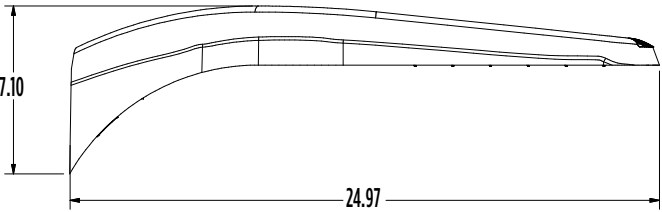
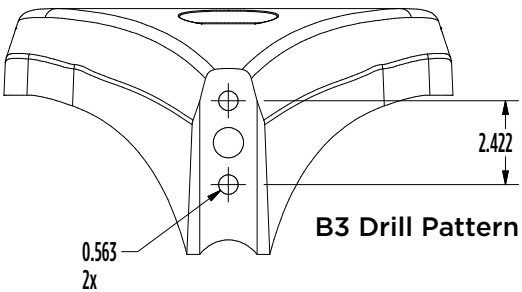
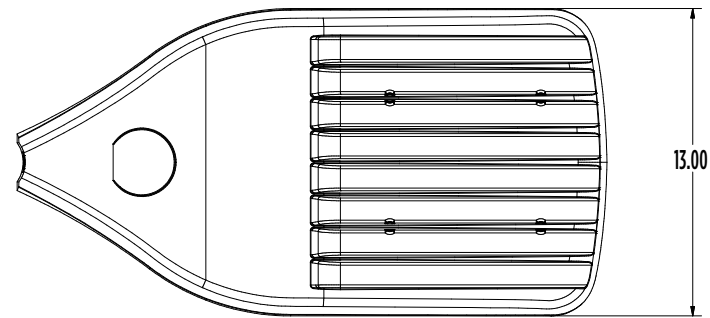
Polar Curve









■ Vertical Plane ■ Horizontal Cone

PRODUCT DIMENSIONS

[Back to Quick Links](#)



Luminaire EPA Chart					
Tilt Degree		0°	15°	30°	45°
	Single	0.4	0.7	1.1	1.5
	D180°	0.8	1.5	1.9	2.4
	D90°	0.9	1.5	1.9	2.4
	T90°	0.9	1.6	2.1	2.5
	TN120°	0.9	1.9	2.7	3.0
	Q90°	0.9	1.6	2.1	2.5

CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



LEVITON App



Apple



Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



AirLink Blue App



Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
Operation	Description						
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.						
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.						
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.						
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.						
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.						
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.						
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.						



Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Small Silicone (XWS SIL)

Outdoor Wall Sconce



OVERVIEW

Lumen Package (lm)	1,000 - 8,000
Wattage Range (W)	10 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.

- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to 40°C (-40°F to +104°F)
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPM bracket) or wall mounted.
- IK08 rated luminaire per IEC 60662 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.



Mirada Small Silicone (XWS SIL)

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: XWS LED 6L SIL FT UNV DIM 40 70CRI ALBMR1LR BLK CWBB						
Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver
XWS - Mirada Small Wall Sconce	LED	1L - 1,000 (10w) UNV Only 2L - 2,000 (15w) 3L - 3,000 (26w) 5L - 5,000 (39w) 6L - 6,000 (52w) 8L - 8,000 (63w) Custom Lumen Packages ¹	SIL - Silicone	2 - Type 2 3 - Type 3 FT - Forward Throw	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10v Dimming (0-10%)
Color Temperature	Color Rendering	Controls			Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 35 - 3,500 CCT (80 CRI only) 30 - 3,000 CCT 27 - 2,700 CCT (80 CRI only)	70CRI - 70 CRI 80CRI - 80 CRI	Blank - None <u>Wireless Controls</u> ALBMR1LR - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (8-15' MH) ^{2,3} ALBMR2LR - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (16 - 40' mounting height) ^{2,3} <u>Standalone Controls</u> EXT - 0-10v Dimming leads extended to housing exterior IMSBT1L - Integral Bluetooth™ Motion Sensor 8-24' MH ^{2,3} <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V			BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	Blank - None BB - 10w Battery Back-up (0°C) ⁴ CWBB - 10w Cold Weather Battery Backup (-20°C) ⁴ BB20 - 20W Battery Back-up (0°C) ⁴ EH - Extended Housing ⁵ SP1 - 10kV Surge Protection Device

Need more information?
[Click here for our glossary](#)

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION*

Part Number	Description
758274CLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box

*Accessories are shipped separately and field installed.

Battery Backup

- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 10w battery delivers ~1,500 lumens during emergency mode.
- 20w battery delivers ~3,000 lumens during emergency mode.



1 Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2 When high voltage (HV) is specified, IMSBT and ALBMRxLR control options are limited to 6L and 8L lumen packages.
3 Sensors are field configurable via a phone app that can be downloaded from your smartphone's native app store.
4 Universal Voltage Only (120-277V). 20W Battery Backup only available 1L - 6L.
5 For applications with surface conduit.

PERFORMANCE

Delivered Lumens ¹												
Lumen Package	Distribution	CRI	3000K CCT (70 CRI)			4000K CCT (70 CRI)			5000K CCT (70 CRI)			Wattage
			Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
1L	2	70	1,429	143	B1-U0-G1	1,524	152	B1-U0-G1	1,526	153	B1-U0-G1	10
	3		1,491	149	B0-U0-G1	1,590	159	B0-U0-G1	1,592	159	B0-U0-G1	
	FT		1,459	146	B0-U0-G1	1,556	156	B1-U0-G1	1,557	156	B1-U0-G1	
2L	2	70	1,851	142	B1-U0-G1	1,974	152	B1-U0-G1	1,976	152	B1-U0-G1	13
	3		1,930	148	B1-U0-G1	2,058	158	B1-U0-G1	2,060	158	B1-U0-G1	
	FT		1,889	145	B1-U0-G1	2,015	155	B1-U0-G1	2,017	155	B1-U0-G1	
3L	2	70	2,765	146	B1-U0-G1	2,950	155	B1-U0-G1	2,953	155	B1-U0-G1	19
	3		2,884	152	B1-U0-G1	3,077	162	B1-U0-G1	3,079	162	B1-U0-G1	
	FT		2,822	149	B1-U0-G1	3,010	158	B1-U0-G1	3,012	159	B1-U0-G1	
5L	2	70	4,655	133	B2-U0-G1	4,965	142	B2-U0-G1	4,970	142	B2-U0-G1	35
	3		4,855	139	B1-U0-G1	5,179	148	B1-U0-G1	5,184	148	B1-U0-G1	
	FT		4,750	136	B1-U0-G2	5,067	145	B1-U0-G2	5,072	145	B1-U0-G2	
6L	2	70	5,578	130	B2-U0-G1	5,950	138	B2-U0-G2	5,956	139	B2-U0-G2	43
	3		5,819	135	B1-U0-G2	6,207	144	B1-U0-G2	6,214	145	B1-U0-G2	
	FT		5,693	132	B1-U0-G2	6,073	141	B1-U0-G2	6,079	141	B1-U0-G2	
8L	2	70	7,531	123	B2-U0-G2	8,034	132	B2-U0-G2	8,041	132	B2-U0-G2	61
	3		7,856	129	B2-U0-G2	8,380	137	B2-U0-G2	8,388	138	B2-U0-G2	
	FT		7,687	126	B2-U0-G2	8,199	134	B2-U0-G2	8,207	135	B2-U0-G2	

LUMEN SCALING FACTOR		
70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

Electrical Data - Current Draw AMPS ²						
Lumen Package	120V	208V	240V	277V	347V	480V
1L	0.08	0.05	0.04	0.04	0.03	0.02
2L	0.11	0.06	0.05	0.05	0.04	0.03
3L	0.16	0.09	0.08	0.07	0.05	0.04
5L	0.29	0.17	0.15	0.13	0.10	0.07
6L	0.36	0.21	0.18	0.16	0.12	0.09
8L	0.51	0.29	0.25	0.22	0.18	0.13

Recommended Lumen Maintenance - XWS ³					
Ambient Temperature C°	Initial ⁴	25K hrs. ⁴	50K hrs. ⁴	75K hrs. ⁵	100K hrs. ⁵
25	100%	95%	90%	85%	80%
40	100%	91%	82%	73%	65%

1 1L not available in HV
2 1L not available with controls.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Mirada Small Silicone (XWS SIL)

Type : _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

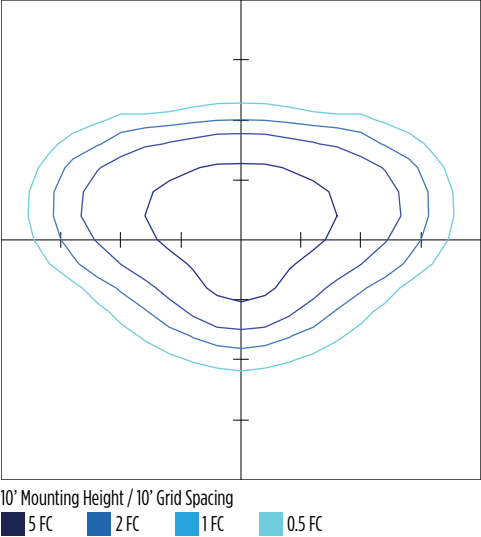
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

XWS-LED-6L-SIL-2-40-70CRI

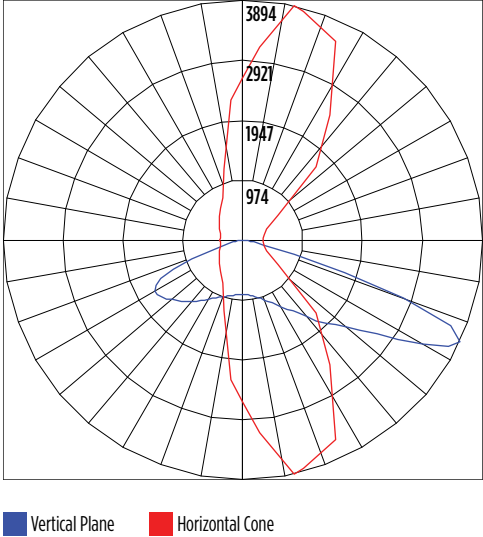
Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	5,951
Watts	42.5
Efficacy	138
IES Type	Type II - Short
BUG Rating	B1-U0-G1

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	834	20%
Medium (30-60°)	3,379	50%
High (60-80°)	1,647	28%
Very High (80-90°)	91	1%
Uplight (90-180°)	0	0%
Total Flux	5,951	100%

ISO Footcandle



Polar Curve

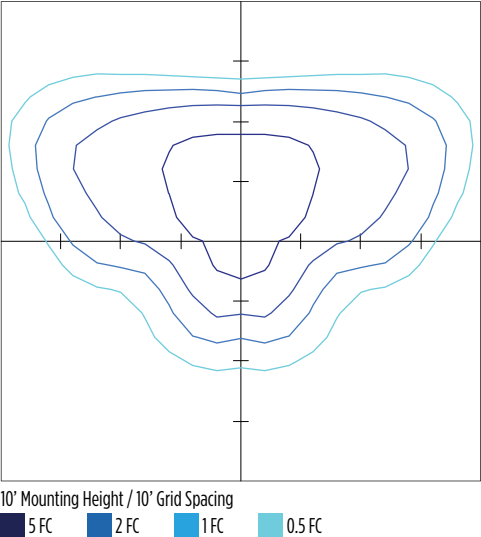


XWS-LED-6L-SIL-3-40-70CRI

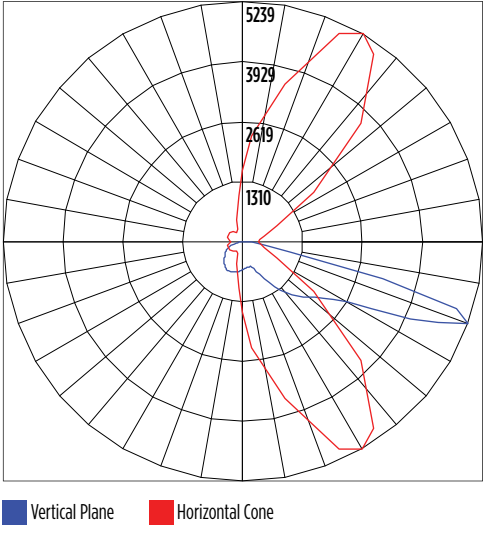
Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,208
Watts	42.5
Efficacy	146
IES Type	Type III - Medium
BUG Rating	B1-U0-G2

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	582	9%
Medium (30-60°)	2,997	48%
High (60-80°)	2,506	40%
Very High (80-90°)	124	2%
Uplight (90-180°)	0	0%
Total Flux	6,208	100%

ISO Footcandle



Polar Curve



Mirada Small Silicone (XWS SIL)

Type : _____

 Have questions? Call us at (800) 436-7800

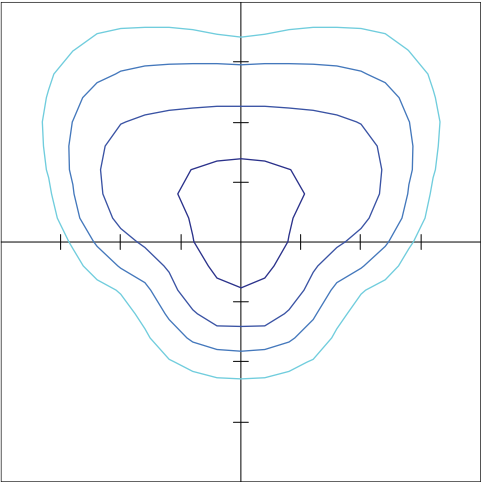
PHOTOMETRICS

XWS-LED-6L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,073
Watts	42.5
Efficacy	143
IES Type	Type IV - Short
BUG Rating	B1-U0-G2

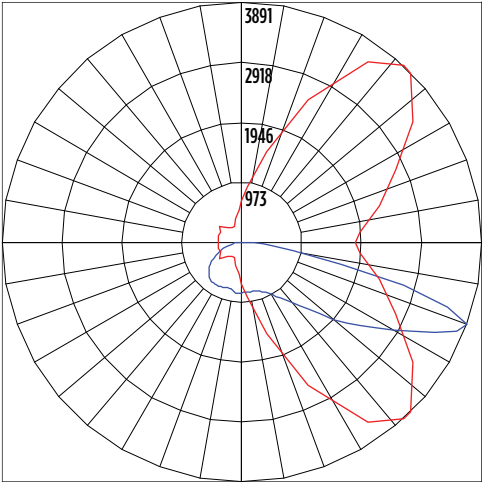
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	708.3	12%
Medium (30-60°)	2,715.5	45%
High (60-80°)	2,475.4	41%
Very High (80-90°)	173.6	3%
Uplight (90-180°)	0	0%
Total Flux	6,073	100%

ISO Footcandle



10' Mounting Height / 10' Grid Spacing
5 FC 2 FC 1 FC 0.5 FC

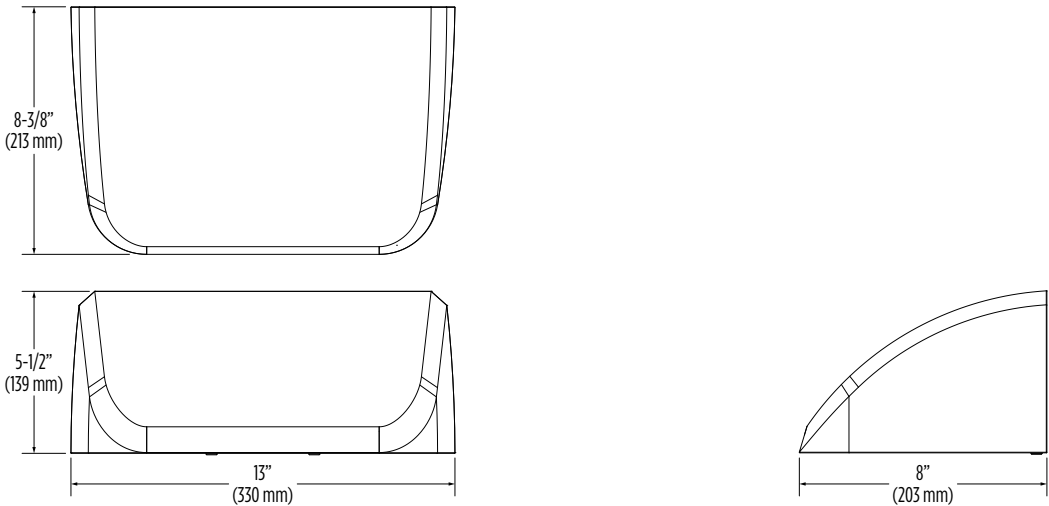
Polar Curve



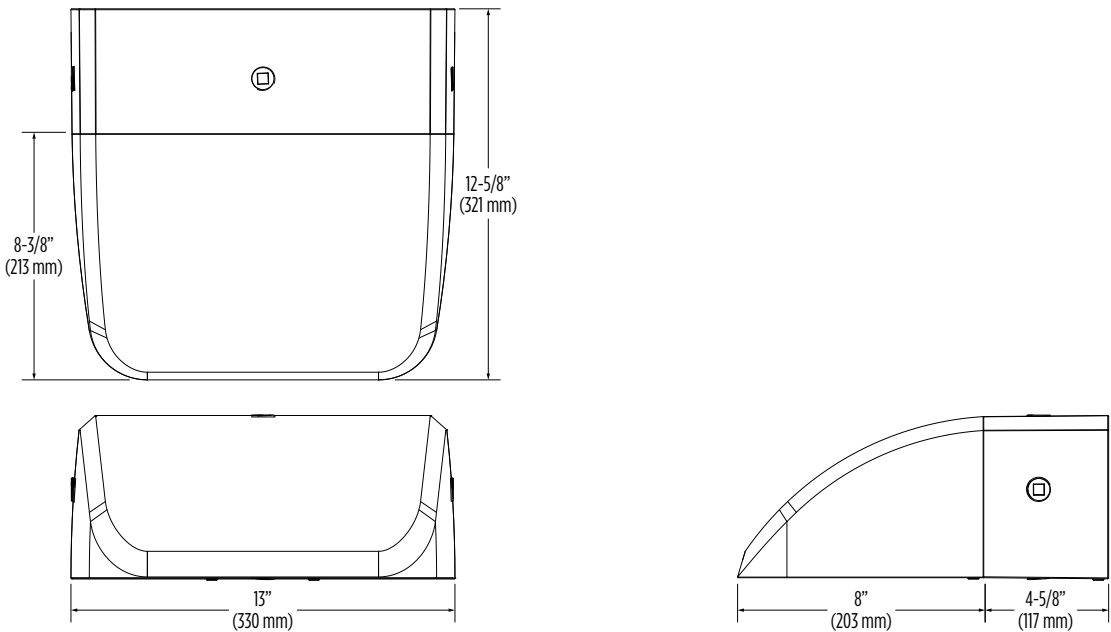
Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS

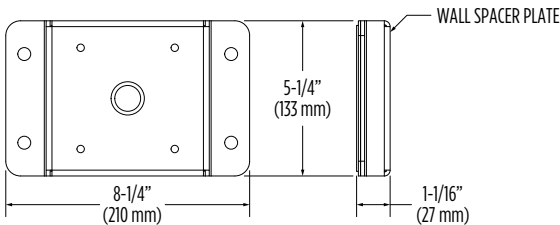
STANDARD HOUSING
(XWS)



SCWB EXTENDED HOUSING
(XWS 758274CLR)



XWS SPACER PLATE/WIRING BOX
(XWS 760159CLR)



NOTE: Wall spacer plate allows the luminaire to float off the wall and provides space for securing wires (8.25" X 5.25" X 1.07").

CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)



LEVITON App



Apple



Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more details about AirLink](#)

AirLink Blue (ALBMRxLR)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/ Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more details about AirLink Blue](#)



AirLink Blue App



Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.



July 1, 2025

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

**Re: *SP2025-021 Exceptions/Variance Requested
Fuel City (Retail)
NWC Airport Rd. & John King Blvd.
Rockwall, TX 75087***

Dear Mr. Miller,

This letter serves as a summary Request for Exception/Variations to the UDC. Zoning – Commercial for commercial land uses within the SH-205 By-Pass Overlay.

The variances include:

1. **Driveway spacing.** Subsection 06.02 of Article 5
We are requesting an exception to spacing along Airport
2. **Dumpster orientation.** Subsection
We are requesting an exception
3. **Nichiha materials.** Subsection 06.02 of Article 5
We are requesting an exception to use this cementitious material as part of the building design as per elevations.
4. **Cementitious material within 4'-0" of grade.** Subsection 06.02 of Article 5
We are requesting an exception to the cementitious material within four feet of grade as per the elevations.
5. **Four-sided architecture.** Subsection 06.02 of Article 5
We are requesting an exception on this for the carwash as per building elevations. C-Store meets this requirement

Compensatory items we are providing for these exceptions/variances.

1. Enhanced landscaping along John King will be provided as shown on the landscape plan. We understand that by providing this enhanced area this should satisfy the compensatory items for the variance above.

Thank you for your consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jared Earney'.

Jared Earney, P.E.
Kimley-Horn

Lake Lavon

North Texas Municipal
Water District Supply



Centennial Drive

FUEL CITY
3,000+ Customers
Daily



STARWOOD CAFE
Breakfast • Lunch

78
TEXAS

78
TEXAS











CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: July 15, 2025

APPLICANT: Grayson Hughes; *Sutherland King Consulting, LLC.*

CASE NUMBER: SP2025-025; *Site Plan for an existing House of Worship (i.e. Ridgeview Church)*

SUMMARY

Discuss and consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of a Site Plan for the expansion of an existing *Church/House of Worship (i.e. Ridgeview Church)* on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD), the 21,658 SF existing church was constructed in 1980. On July 16, 2012, the subject property was annexed into the City of Rockwall by *Ordinance No. 12-17 [i.e. Case No. A2012-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 15, 2012, the City Council approved a replat [i.e. *Case No. P2012-031*] establishing the subject property as Lot 28 of the Skyview Country Estates No. 3 Addition. On October 1, 2018, the City Council approved *Ordinance No. 18-43 [i.e. Case No. Z2018-038]* changing the zoning of the subject property from an Agricultural (AG) District to a General (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368 [i.e. Case No. Z2025-027]* to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. In addition to the existing 21,658 SF *Church/House of Worship*, the Rockwall Central Appraisal District (RCAD) also identifies a 128 SF shop, an 80 SF storage building, a 2,054 SF single-family home, and two (2), 1,560 SF portable classrooms on the subject property.

PURPOSE

On June 13, 2025, the applicant -- *Grayson Hughes of Sutherland King, LLC.* -- submitted an application requesting the approval of a site plan for an expansion of an existing *Church/House of Worship* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1362 FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is a residential subdivision (i.e. *Skyview Country Estates #2 Addition*) that is situated within the City's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are the corporate limits for the City of Rockwall. Beyond this are five (5) parcels of land (i.e. *Lots 23-27 of the Skyview Country Estates #3 Addition*) developed with single-family homes that are situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property are the corporate limits of the City of Rockwall. Beyond this is FM-552, which is identified as a A4D (i.e. *major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Windmill Valley Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 9 of the Breezy Hill Subdivision, which consists of 59 residential lots on 16.82-acres of land. This subdivision has been in existence since January 29, 2016. West of this is a vacant 17.3750-acre tract of land (*i.e. Tract 7-5 of the T.R. Bailey Survey, Abstract No. 30*). All of these properties are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* land use is permitted by Specific Use Permit (SUP) in a General Retail (GR) District. On July 7, 2025, the City Council approved *Ordinance No. 25-37, S-368 [i.e. Case No. Z2025-027]* to allow the expansion of an existing *Church/House of Worship* and a building that will exceed 25,000 SF in a General Retail (GR) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	6,000 SF	X=7.03-acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X>60-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X>100-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>10-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Maximum Building Height</i>	36-Feet	X=25-feet; In Conformance
<i>Max Building/Lot Coverage</i>	40%	X<17.5%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Space/ 4 Worship Seats = 254 spaces	X=286; In Conformance
<i>Minimum Landscaping Percentage</i>	15%	X=22%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X=78%; In Conformance

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that a total of 38-inches of unprotected Willow and Hackberry trees are to be removed from the site. Due to this, mitigation is not required by the applicant.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as “(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination.” In this case, the applicant’s proposed use falls under this classification. Staff should point out that there is currently an existing *Church/House of Worship* already located at 1362 FM-552 that was constructed in 1980, prior to the property being annexed into the City of Rockwall, and much of the existing structure is considered to be legally non-conforming.

In reference to the site plan submitted by the applicant, a proposed parking area is shown in front of the building façade along FM-552 and Breezy Hill Lane. According to the General Retail (GR) District standards outlined in the chart under Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, of the *Unified Development Code (UDC)*, “(p)arking should not be located between the front façade and the property line.” As such, the proposed parking areas located between the front facades of the building and FM-552/Breezy Hill Lane represent a deviation from the UDC requirements. To mitigate this deviation, the applicant has proposed enhanced landscaping along both FM-552 and Breezy Hill Lane, as well as a 20-foot-wide residential adjacency buffer that includes a three-tiered screening system for the properties located north of the

subject site. These mitigation measures have been approved through the applicant's Specific Use Permit (SUP), [i.e. *Ordinance No. 25-37, S-368*], and are reflected in the submitted Landscape Plan.

Additionally, Subsection 07.03, *Non-Residential District Development Standards*, of Article 05 of the UDC, limits the maximum building size in the General Retail (GR) District to 25,000 square feet. In this case, the existing church/house of worship comprises 21,658 square feet, and the proposed expansion will add 35,653 square feet, resulting in a total building area of 53,904 square feet. Despite exceeding the maximum allowable size, the proposed expansion -- *comprising of additional interior space and associated parking areas* -- was approved by the City Council on July 7, 2025, through *Ordinance No. 25-37, S-368*.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously noted, the applicant's request generally conforms to the requirements of the General Retail (GR) District and the Unified Development Code (UDC). Although the proposal does not fully satisfy the technical standards for primary and secondary façade articulation, the overall building elevations were approved through the Specific Use Permit (SUP) process, as outlined in *Ordinance No. 25-37 (S-368)*. To further enhance the architectural character of the building, the applicant has incorporated the following design features: [1] different awnings around entry, [2] varied roof heights, [3] additional architectural articulation, and [4] a covered outdoor patio.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations originally submitted by the applicant on June 24, 2025. Following their review, the Board recommended that the applicant align the proposed elevations with those previously approved by City Council during the Specific Use Permit (SUP) process. Additionally, the Board requested the submission of a revised material sample board. In response, the applicant has provided updated building elevations and a new material sample board, which are scheduled for review by the ARB at the Planning and Zoning Commission meeting on July 15, 2025.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a medical office building on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1362 FM Road 552

SUBDIVISION Skyview Country Estates No. 3

LOT 28 BLOCK

GENERAL LOCATION Northeast corner of FM Road 552 and Breezy Hill Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING General Retail

CURRENT USE Worship Center

PROPOSED ZONING General Retail

PROPOSED USE Worship Center

ACREAGE 7.05

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☐ OWNER Ridgeview Church

☒ APPLICANT Sutherland King Consulting, LLC

CONTACT PERSON Felix Tan

CONTACT PERSON Grayson Hughes

ADDRESS 1362 FM Road 552

ADDRESS 6430 Meadowcreek Drive

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75254

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

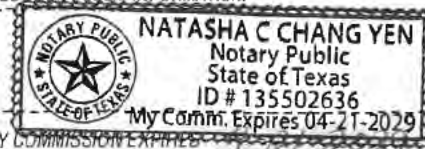
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Felix Tan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

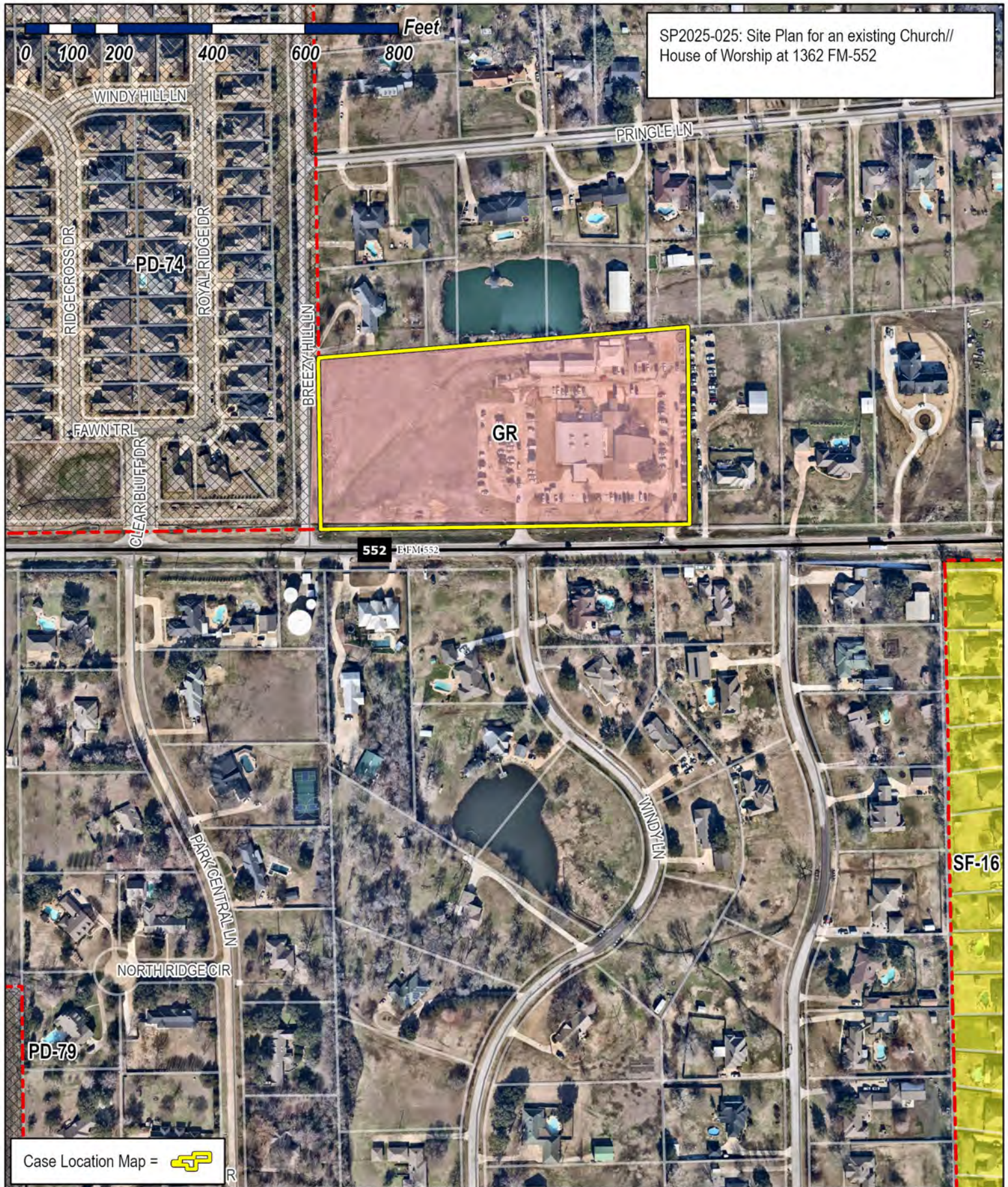
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 410.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF June, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2025-025: Site Plan for an existing Church//
House of Worship at 1362 FM-552

Case Location Map =

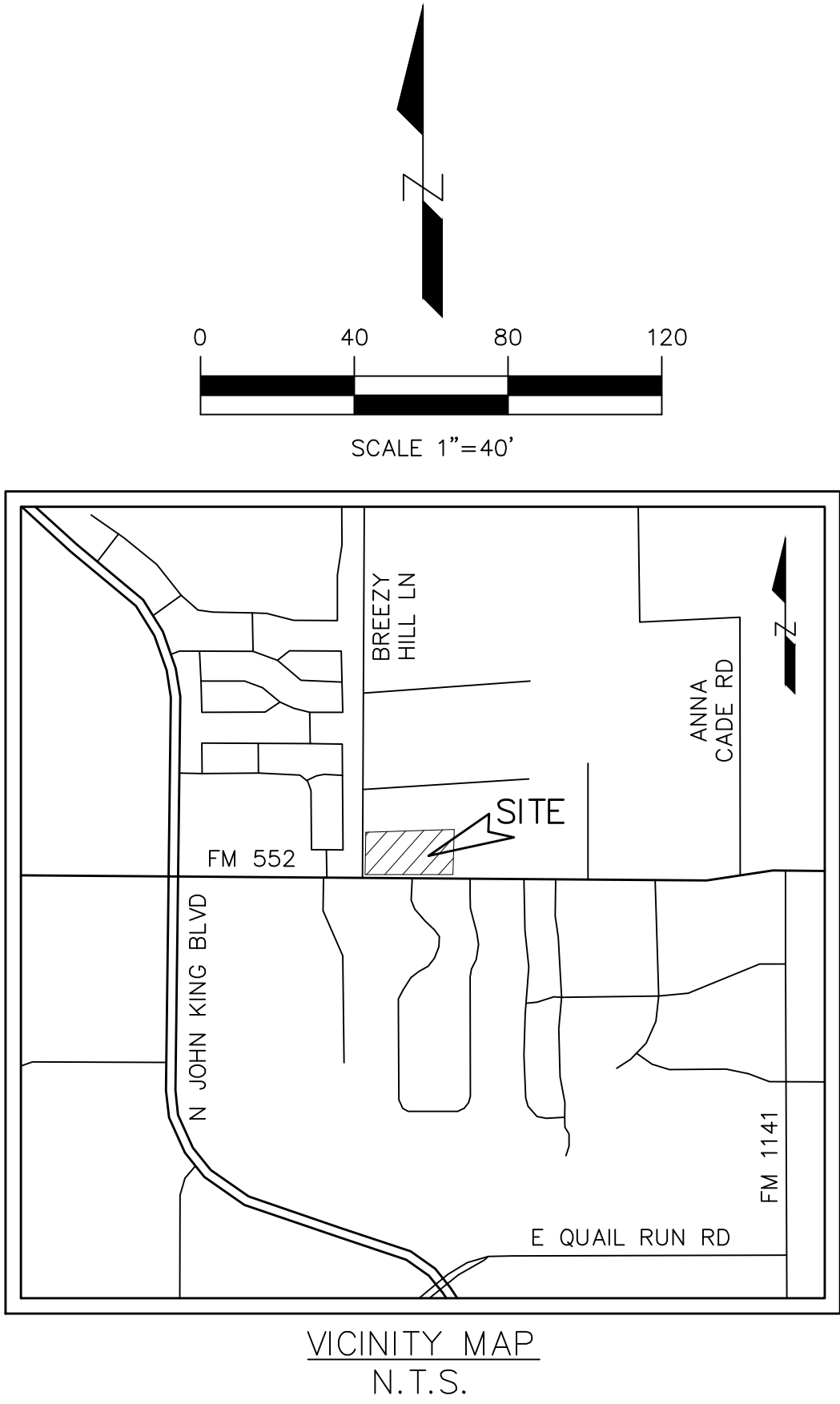
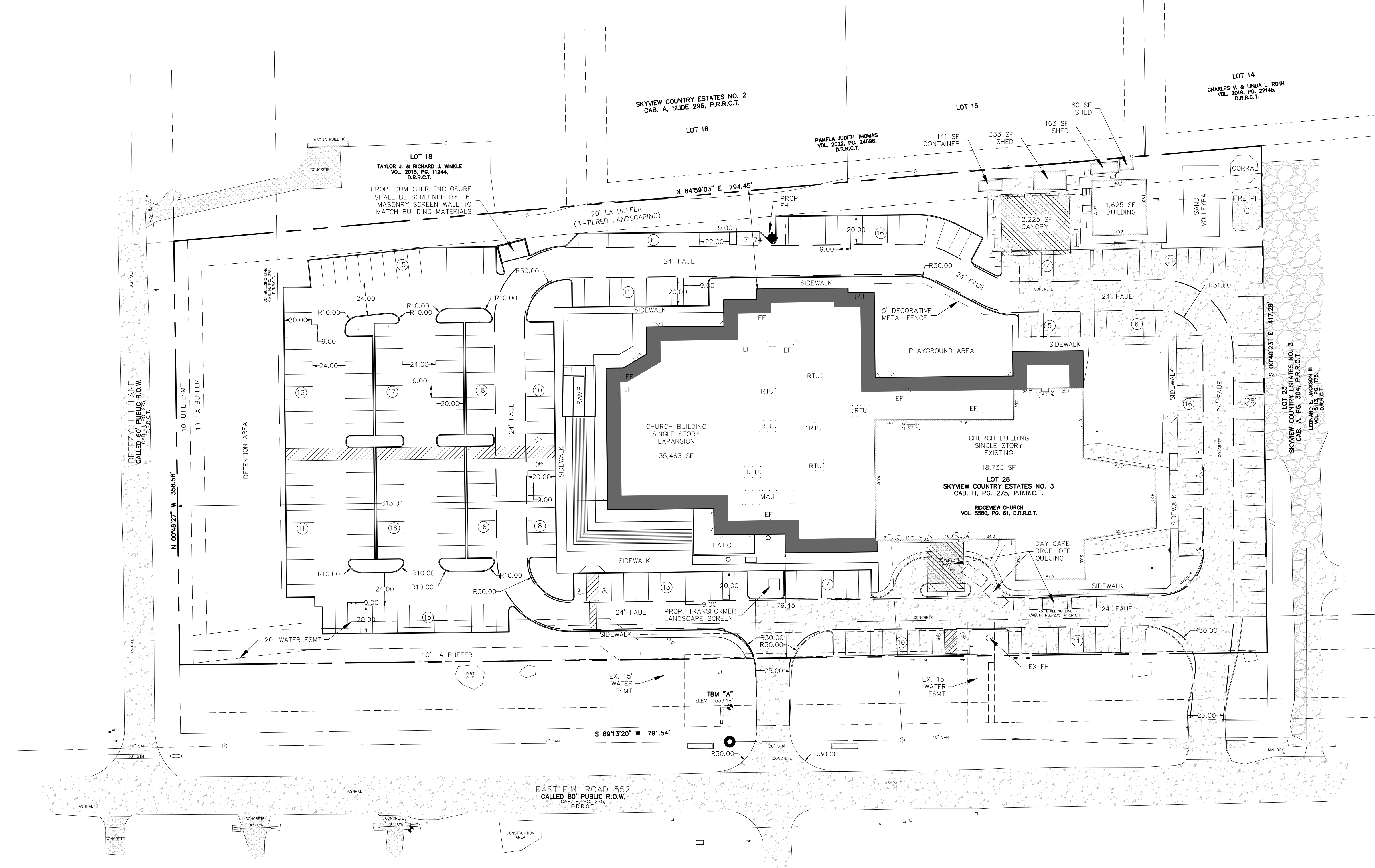


City of Rockwall

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

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





SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

- NOTE:
1. THE PROPOSED BUILDING EXPANSION SHALL BE ARCHITECTURALLY COMPATIBLE IN MATERIALS AND ARCHITECTURAL ELEMENTS TO THE EXISTING CHURCH FACILITY.
 2. PROPOSED PARKING STALLS ARE MEASURED TO 9 FOOT WIDTH BY 20 FOOT LENGTH.
 3. FIRELANE SHALL BE 6" DEPTH REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF LIME STABILIZED SUBGRADE.
 3. PARKING AREAS SHALL BE 5" DEPTH REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF LIME STABILIZED SUBGRADE.
 3. DUMPSTER PAD SHALL BE 7" DEPTH REINFORCED CONCRETE PAVEMENT OVER 6 INCHES OF LIME STABILIZED SUBGRADE.
 4. ANY ROOF MOUNTED EQUIPMENT SHALL BE SCREENED EITHER BY MOUNTED SCREENS OR BY ROOF PARAPET.
 5. THERE SHALL NOT BE ANY OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS ON THE SUBJECT PROPERTY WITHOUT A SEPARATE PERMIT.
 6. NOTATION FOR FAUE REFERS TO FIRE LANE, PUBLIC ACCESS, AND UTILITY EASEMENT.
 7. LOCATIONS OF RTUS, EFs, AND MAU ARE APPROXIMATE, REFER TO MEP PLANS FOR ACTUAL LOCATIONS. EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPET.

ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK	
APPROVED: I HERBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE FOLLOWING DATE:	
APPROVAL DATE: _____	
WITNESS OUR HANDS ON THIS _____ DAY OF _____, 2025	
PLANNING & ZONING COMMISSION, CHAIR	PLANNING DIRECTOR

NOTE:
LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL
CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:
RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:
SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214.208.0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:
WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

SUTHERLAND KING

6430 MEADOWCREEK DR
DALLAS, TX 75254
PHONE: 214.208.0519

SUTHERLANDKING.COM
TX FIRM NO. F-22938

PRELIMINARY
FOR PRELIMINARY REVIEW, PERMIT, OR PRICING PURPOSES ONLY.
PREPARED BY:
GRAYSON K. HUGHES, PE

SITE PLAN
RIDGEVIEW CHURCH EXPANSION
1362 EAST FM ROAD 552
ROCKWALL, TEXAS

PROJECT NUMBER	2024.011
DRAWING DATE	2025.07.01
SCALE	1"=40'
DESIGNED BY	GKH
SHEET NUMBER	C1.0

I H G F E D C B A

Owner

RIDGEVIEW CHURCH EXPANSION

FM 552
ROCKWALL, TX 75087



1 ISO

I H G F E D C B A

ROCKWALL SITE PLAN CASE No. SP2025-025

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DATE:
APPROVAL DATE: _____
WITNESS OUR HANDS ON THIS ____ DAY OF _____, 2025

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

PROJECT: RIDGEVIEW CHURCH EXPANSION

FM 552
ROCKWALL, TX 75087

COVER SHEET

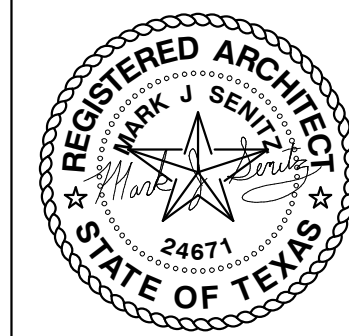
SHEET TITLE:

-

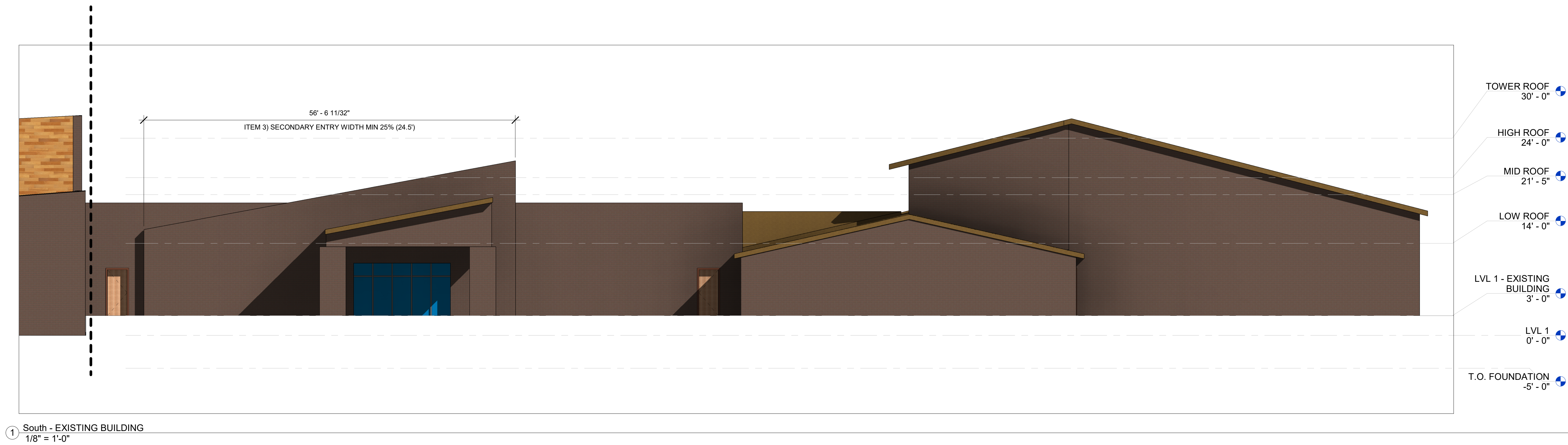
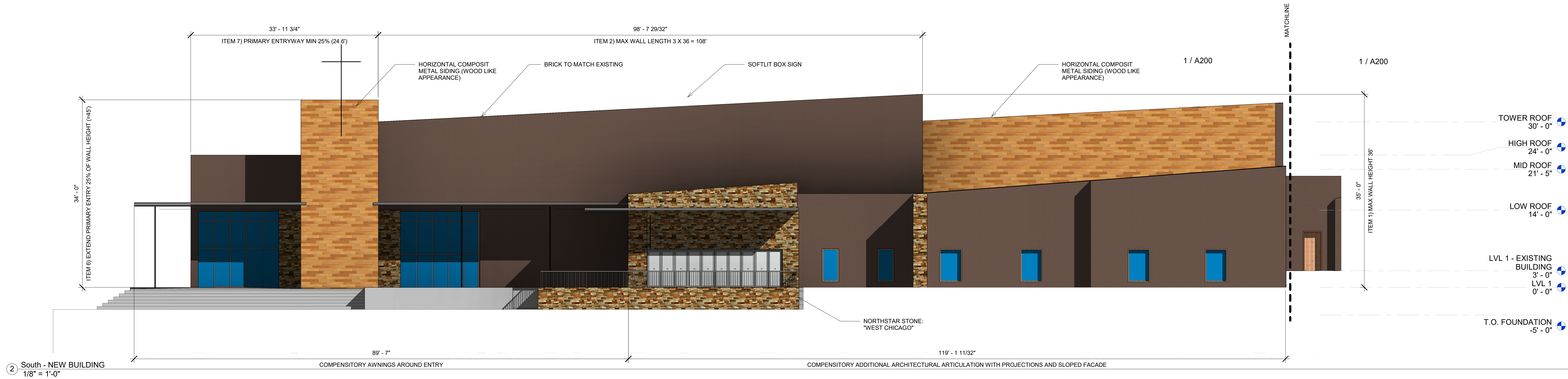
SCALE:

TEXAS FIRM NO: F-38123 NO. 1 DATE 06-15-2025

ISSUED FOR SITE PLAN APPROVAL
ISSUE/REVISION



OLESEN
2715 E. STONE ROAD, WYLLIE, TEXAS 75086



ROCKWALL SITE PLAN CASE No. SP2025-025

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APPROVAL DATE: _____
WITNESS OUR HANDS ON THIS ____ DAY OF _____, 2025

PLANNING & ZONING COMMISSION CHAIR PLANNING DIRECTOR

PROJECT: RIDGEVIEW CHURCH EXPANSION		SHEET TITLE: ELEVATIONS SOUTH FACE
FM 552 ROCKWALL, TX 75087		
A200		SCALE: 1/8" = 1'-0"

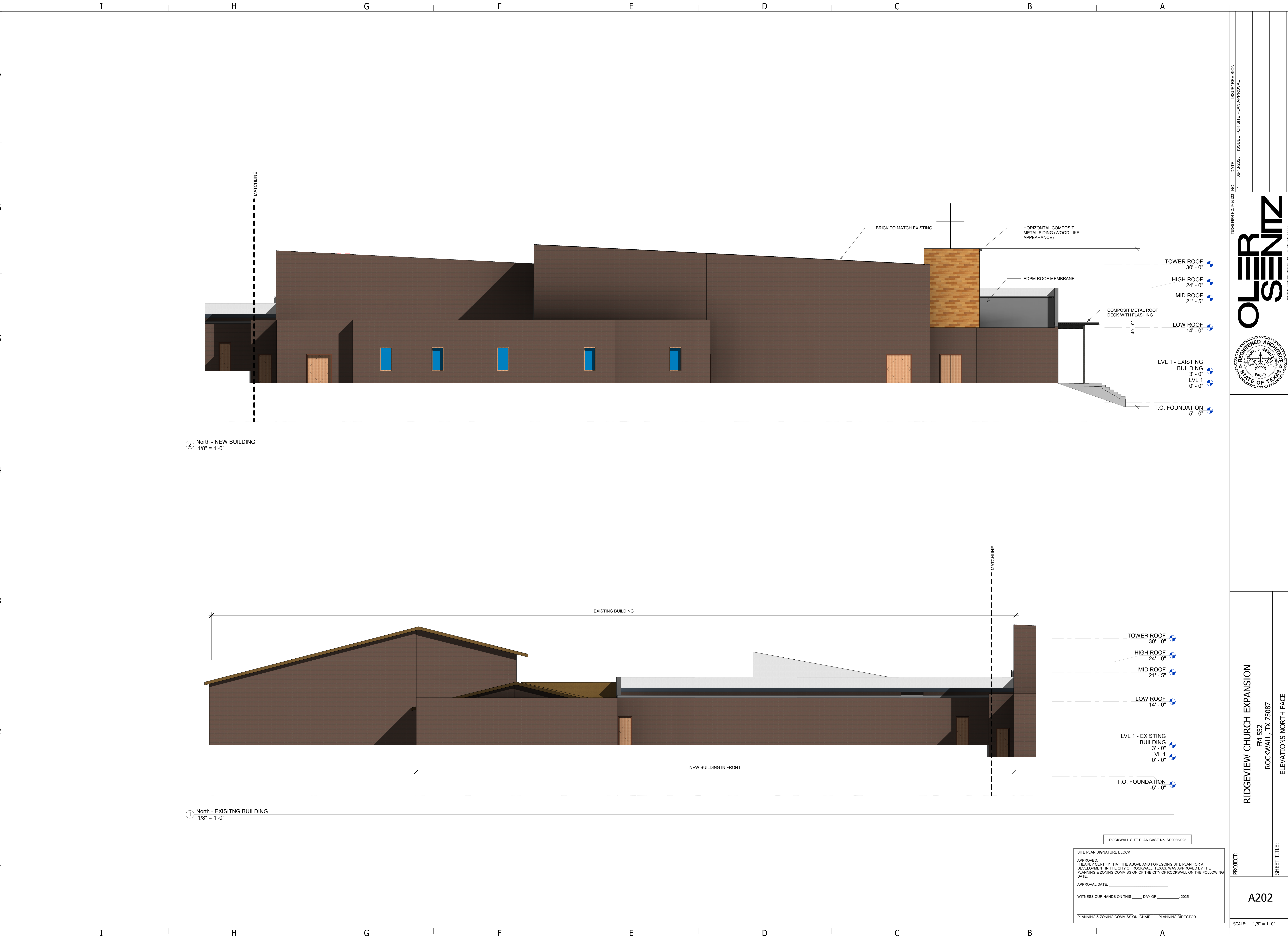
ISSUE/REVISION	DATE	NO.
ISSUED FOR SITE PLAN APPROVAL	06-15-2025	1

OLENTZ

2715 E. STONE ROAD, WYLLIE, TEXAS 75086



ISSUE/REVISION	
NO.	DATE
1	06-15-2025
ISSUED FOR SITE PLAN APPROVAL	
TEXAS FIRM NO: F-38123	
2715 E. STONE ROAD, WYLLIE, TEXAS 75088	
REGISTERED ARCHITECT	
STATE OF TEXAS	
PROJECT: RIDGEVIEW CHURCH EXPANSION	
FM 552 ROCKWALL, TX 75087	
SHEET TITLE: ELEVATIONS (EAST AND WEST)	
A201	
SCALE: 1/8" = 1'-0"	



② North - NEW BUILDING
1/8" = 1'-0"

① North - EXISITNG BUILDING
1/8" = 1'-0"

ROCKWALL SITE PLAN CASE No. SP2025-025

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PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

ISSUE/REVISION	
NO.	DATE
1	06-15-2025
ISSUED FOR SITE PLAN APPROVAL	
TEXAS FIRM NO: F-38123	
REGISTERED ARCHITECT	
STATE OF TEXAS	
24671	
2715 E. STONE ROAD, WYLLIE, TEXAS 75087	
PROJECT: RIDGEVIEW CHURCH EXPANSION	
FM 552 ROCKWALL, TX 75087	
SHEET TITLE: ELEVATIONS NORTH FACE	
A202	
SCALE: 1/8" = 1'-0"	

Room Schedule			
Number	Name	Area	Comments
1	CHILDREN'S RM	608 SF	
2	CHILDREN'S RM	484 SF	
3	CHILDREN'S RM	479 SF	
4	CHILDREN'S RM	501 SF	
5	CHILDREN'S RM	548 SF	
6	CHILDREN'S RM	530 SF	
8	ADULT CHILD FLEX	301 SF	
9	ADULT CHILD FLEX	268 SF	
10	ADULT CHILD FLEX	271 SF	
11	MULTI-PURPOSE ROOM	5520 SF	
12	STORAGE	260 SF	
13	NURSING	153 SF	
14	ADULT CLASSROOM	1608 SF	
15	KITCHEN	335 SF	
16	COFFEE BREAK AREA	598 SF	
17	OVERFLOW	391 SF	
18	AUDITORIUM	8967 SF	
19	STORAGE	687 SF	
20	STORAGE	511 SF	
21	GREEN ROOM	270 SF	
22	AV ROOM	98 SF	
23	OFFICE	211 SF	
24	OFFICE	187 SF	
25	OFFICE	140 SF	
26	OFFICE	130 SF	
27	OFFICE	125 SF	
28	OFFICE	126 SF	
29	OFFICE	128 SF	
30	OFFICE	128 SF	
31	MENS RESTROOM	144 SF	
31	OFFICE	128 SF	
32	COUNSELING	207 SF	
33	LOBBY/RECEPTION	254 SF	
34	CLOSET	65 SF	
35	JAN	37 SF	
39	MEP	61 SF	
101	CHILDREN'S CLASSROOM	458 SF	
102	CHILDREN'S CLASSROOM	480 SF	
103	BOYS	91 SF	
104	CHILDREN'S CLASSROOM	485 SF	
105	CHILDREN'S CLASSROOM	489 SF	
106	TOILET	53 SF	
107	GIRLS	91 SF	
108	CHILDREN'S CLASSROOM	595 SF	
109	CATERING	234 SF	
111	JANITOR	56 SF	
112	WORKROOM	224 SF	
113	MECHANICAL	37 SF	
114	CLASSROOM	690 SF	
115	FELLOWSHIP HALL	818 SF	
118	ADULT CLASSROOM	679 SF	
119	RISER	124 SF	
127	NURSERY	252 SF	
128	classroom	285 SF	
129	classroom	277 SF	
130	classroom	320 SF	
131	classroom	262 SF	
132	classroom	240 SF	
133	EXISTING SANCTUARY	3867 SF	
134	office	188 SF	
135	office	226 SF	
136	office	234 SF	
137	office	131 SF	
138	Room	72 SF	
139	womens rm	164 SF	
140	mens rm	152 SF	
141	kitchen	99 SF	
142	toilet	73 SF	

2
A200

1 LVL 1 - EXISTING BUILDING
1/8" = 1'-0"

FRAME OPENING
IN EXISTING BRICK
WALL



ROCKWALL SITE PLAN CASE No. SP2025-025

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PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

PROJECT: RIDGEVIEW CHURCH EXPANSION
FM 552
ROCKWALL, TX 75087
SHEET TITLE: EXISTING BUILDING

A003

SCALE: 1/8" = 1'-0"

ISSUE/REVISION

DATE

NO.

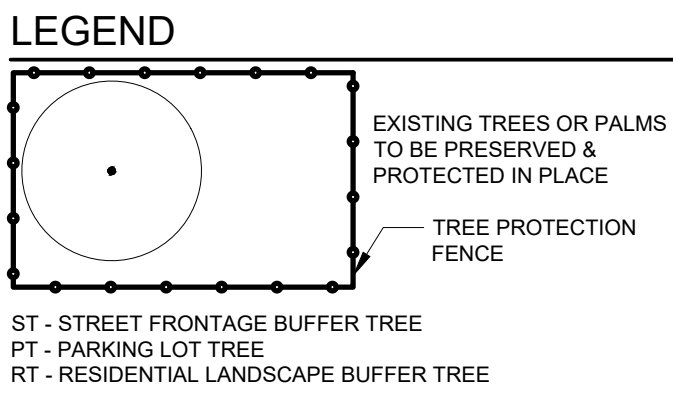
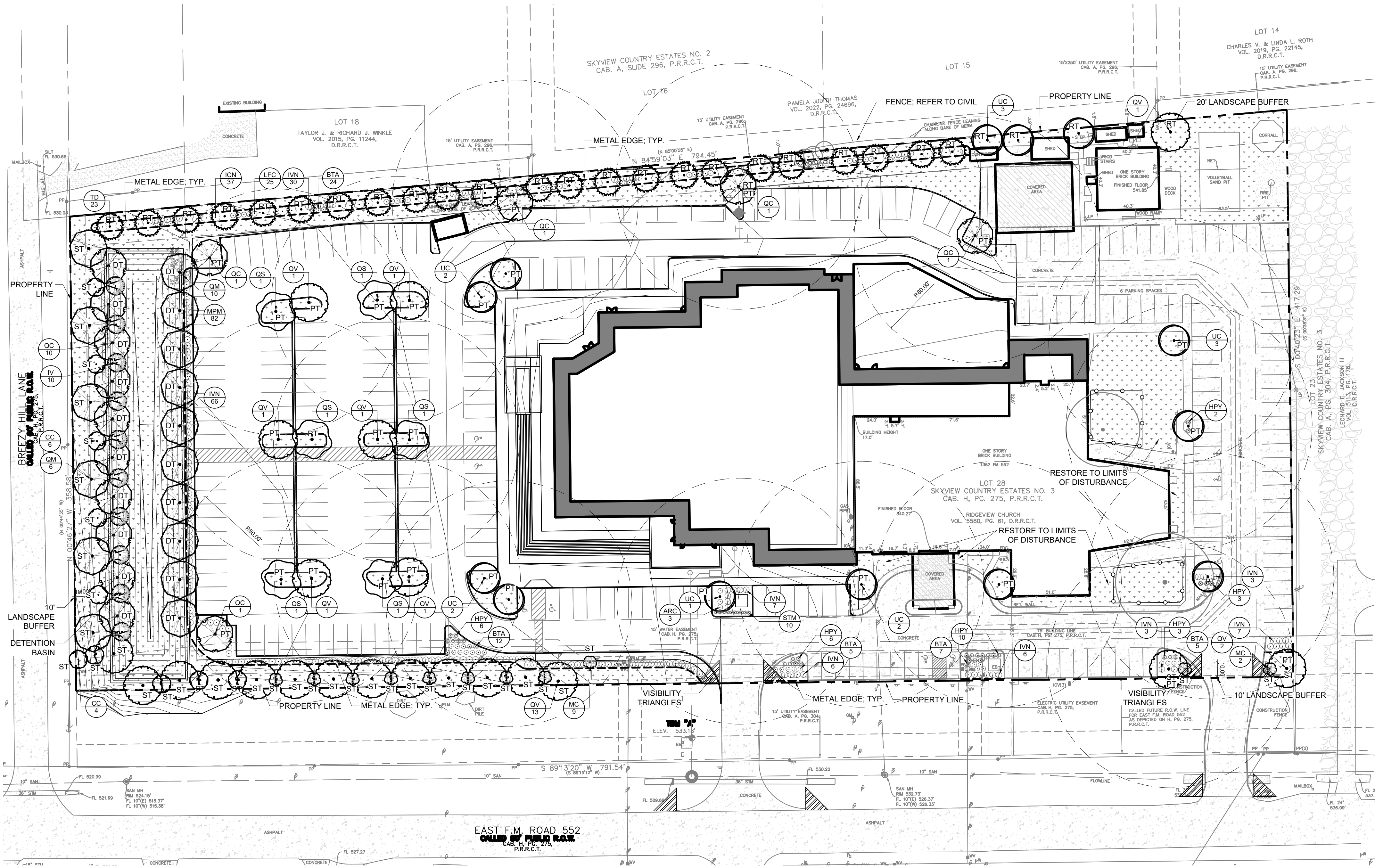
TEXAS FIRM NO. F-38123

24671

STATE OF TEXAS

REGISTERED ARCHITECT

2715 E. STONE ROAD, WYLLIE, TEXAS 75088



ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

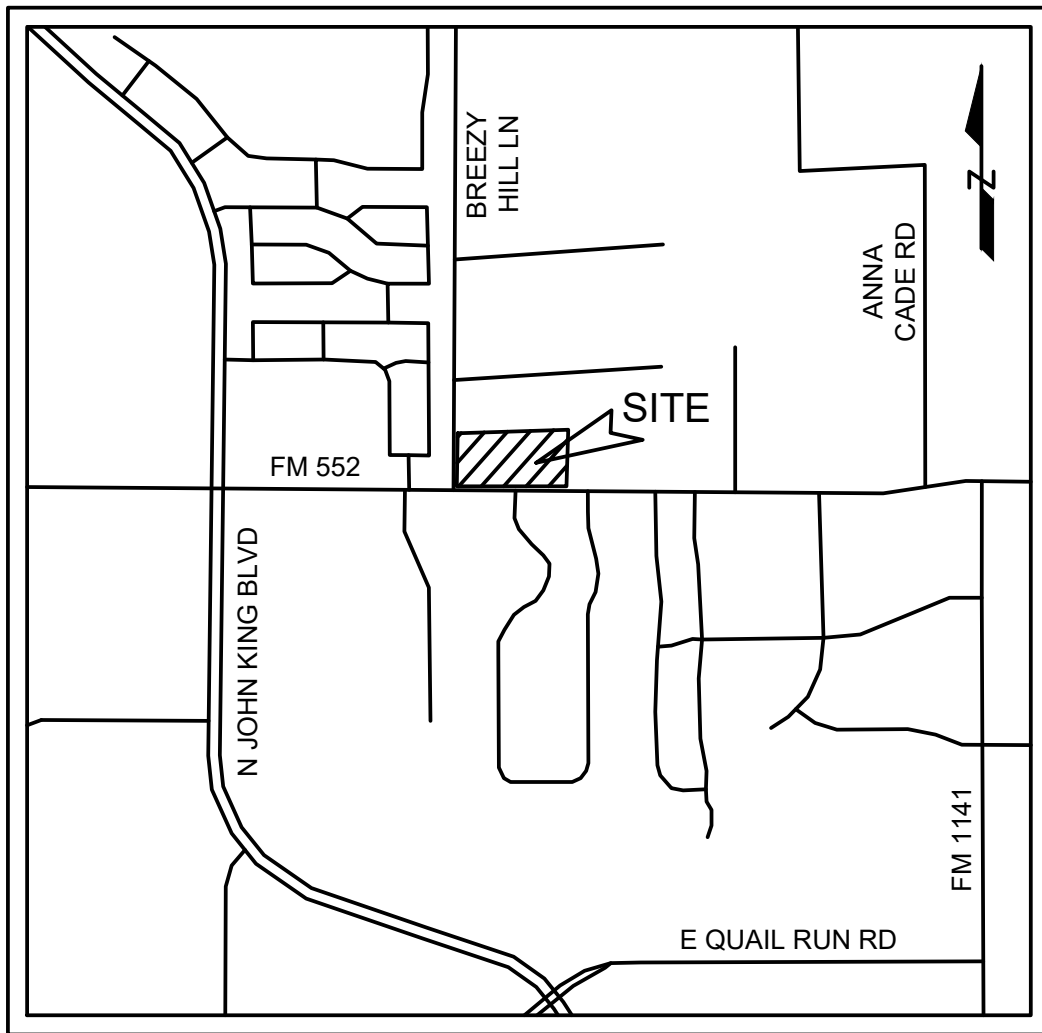
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SOODED AND SEEDD AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08).



VICINITY MAP
N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CC	Cercia canadensis texensis Deciduous Preferred	Texas Redbud	4" Ht.	10		ARC	Abelia x 'Rose Creek'	Rose Creek Abelia	5 gal.	3
	IV	Ilex vomitoria Evergreen Preferred	Yaupon Holly	4" Ht.	10		BTM	Berberis thunbergii 'Atropurpurea Nana'	Dwarf Red Leaf Japanese Barberry	5 gal.	3
	MC	Myrica caribaea Evergreen Preferred	Wax Myrtle	4" Ht.	11		HPY	Hesperaloe parviflora 24" HT. MIN. Evergreen	Red Yucca	5 gal.	30
	QM	Quercus macrocarpa 6" MIN. HT. Deciduous Preferred	Burr Oak	4" Cal.	16		ICN	Ilex cornuta Burfordi Nana	Dwarf Burford Holly	5 gal.	37
	QC	Quercus muhlenbergii 6" MIN. HT. Deciduous Preferred	Chinkapin Oak	4" Cal.	15		IVN	Ilex vomitoria Nana 24" HT. MIN. Evergreen	Dwarf Yaupon Holly	5 gal.	128
	QS	Quercus shumardii 6" MIN. HT. Deciduous Preferred	Shumard Oak	4" Cal.	6		LFC	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	5 gal.	25
	QV	Quercus virginiana 6" MIN. HT. Deciduous Preferred	Southern Live Oak	4" Cal.	22		MPM	Myrica pauciflora 24" HT. MIN. Evergreen	Dwarf Wax Myrtle	5 gal.	82
	TD	Taxodium distichum 6" MIN. HT. Deciduous Preferred	Bald Cypress	4" Cal.	23		STM	Stripa tenuisima (Nasella tenuisima)	Mexican Feather Grass	3 gal.	10
	UC	Ulmus crassifolia 6" MIN. HT. Deciduous Preferred	Cedar Elm	4" Cal.	13		TRF	Cynodon dactylon x transvaalensis 'DT-1' Preferred	TuffTuff Bermudagrass	sod	54,518 sf

LANDSCAPE CALCULATIONS / STANDARDS

ARTICLE 08: LANDSCAPE STANDARDS 05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH, 1 CANOPY TREE & 1 ACCENT TREE PER 50 LF OF FRONTAGE 725' LF 15 CANOPY TREES 15 CANOPY TREES 15 ACCENT TREES 15 ACCENT TREES EXTRA SHRUBS PROVIDED
E FM RD 552: CANOPY TREES REQUIRED: 15 CANOPY TREES ACCENT TREES REQUIRED: ACCENT TREES PROVIDED: ENHANCED LANDSCAPING:	308' LF 6 CANOPY TREES 6 CANOPY TREES 6 ACCENT TREES 6 ACCENT TREES
05.02, 05.06 LANDSCAPE SCREENING STREET FRONTAGE SCREENING: REQ. HEADLIGHT SCREENING:	HEAD-IN PARKING ADJ. TO STREETS & RESIDENTIAL DISTRICTS SHALL INCORP. MIN. 36" EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS. 36" HT. EVERGREEN PLANTING ATMOS-APPROVED SCREENING AROUND TRANSFORMER PROVIDED
PROVIDED SCREENING (STREET): GROUND-MOUNTED EQUIPMENT:	3-TIER LANDSCAPING: MIN 15' LANDSCAPE BUFFER, MIN. 6" FENCE, 1 TREE PER 40 LF, 1 LARGE SHRUB PER 10 LF, & TURF GROUND COVER. 20' LANDSCAPE BUFFER 750' LF (NORTH), 380' LF (EAST) = 1,164' LF FENCE; REFER TO CIVIL 29 CANOPY TREES 29 CANOPY TREES 116 LARGE SHRUBS 116 LARGE SHRUBS
RESIDENTIAL SCREENING:	PROVIDED SCREENING (RESIDENTIAL): FENCE OR BERM PROVIDED: CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: LARGE SHRUBS REQUIRED: LARGE SHRUBS PROVIDED:
05.03, 05.09, 5.12 LANDSCAPE REQUIREMENTS - GENERAL RETAIL TOTAL SITE AREA: LANDSCAPE AREA REQUIRED, TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	307,196 SF (7.03 AC) 46,079 SF (15%) 67,761 SF (22%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA.
PARKING LOT LANDSCAPING:	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT. IF OVER 20,000 SF, 1 TREE PER 10 SPACES REQ. 1 TREE WITHIN 80' OF EACH PARKING SPACE REQ. PROPOSED PARKING AREA: REQ. PARKING LOT LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING: PARKING LOT SPACES PROPOSED: CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: 1 TREE WITHIN 80' OF EACH SPACE:
DETENTION BASIN SITE AREA: CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: ACCENT TREES REQUIRED: ACCENT TREES PROVIDED: NATIVE GRASSES:	14,888 SF 20 CANOPY TREES (1 PER 750 SF) 20 CANOPY TREES 97 ACCENT TREES (1 PER 1,500 SF) 10 ACCENT TREES PROVIDED
ARTICLE 09: TREE PRESERVATION 06: TREE REPLACEMENT AND PLANTING REQUIREMENTS MITIGATION REQUIRED: MITIGATION PROVIDED:	0"
07: TREE REPLACEMENT CREDITS ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER.	0"
NOTE: REFER TO TD PLANS FOR MORE INFORMATION.	

NOTE:
LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED
ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL

CONTRACTOR SHALL CALL 811 (DIGTESS) PRIOR TO DISTURBANCE OF ANY ITEMS ON SITE FOR UTILITY LOCATES

OWNER:

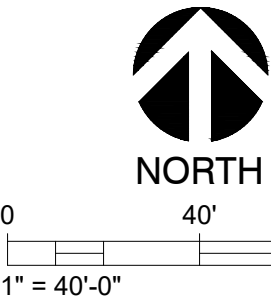
RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:

SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214.208.0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:

WINDROSE SURVEYING & LAND SERVICES, LLC
1359 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN



ROCKWALL SITE PLAN CASE No. SP2025-025

SITE PLAN SIGNATURE BLOCK

APPROVED:
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APPROVAL DATE: _____

WITNESS OUR HANDS ON THIS _____ DAY OF _____, 2025

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR

PROJECT NUMBER

DRAWING DATE

SCALE

DESIGNED BY

SHEET NUMBER

LP-1

No.	DATE	DESCRIPTION

SUTHERLAND KING
6430 MEADOWCREEK DR
DALLAS, TX 75254
SUTHERLANDKING.COM
TX FIRM No. F-22938
PHONE: 214.208.0519
REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. KINGS
3470
06/27/2025

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTING:
1. PLURIM NURSERY SHALL PROVIDE PLANTING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE PROVIDED WITH A FIRM TYPICAL FORM. PLANTS SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BLIND, FREE FROM ENCRUSTING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. ANY PLANT DEFECTS OR DAMAGE TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE USED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF THE TRUNK IS NOT STRAIGHT. PRUNE ALL DISEASED AND DEFECTIVE BRANCHES.
5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
6. FOR PLURIM TRUNK TREES, THE CALIPER SHALL BE MEASURED AT THE TRUNK'S NATURAL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, SO ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOIL:
1. SOIL SHALL BE THE BEST QUALITY SOIL OF THE VARIETY NOTED ON THE PLANS. SOil SHALL CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PAIL OF SOil SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOil.
2. SOil SHALL BE ANALYZED FOR NUTRIENT CONTENT AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/4 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35% TO 55% PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 PERCENT BY WEIGHT; NOT EXCEED 10 PERCENT OF CHLORIDES, SULFATES, AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PRESCRIBED AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOil REPORT FROM A QUALIFIED SOil-TESTING AGENCY (SEE BELOW).
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. WEED FABRIC: 5 OUNCE, VONNEE, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PDS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND THE WIRE: ASTM A-44, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAIRING GUYARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL: ALL STEEL SHALL BE 304 STAINLESS STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-BLITZED, PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- B. SOIL TESTING:**
- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LINE, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
- b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY TO GO ALONG WITH THE SOIL SAMPLES.
- c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (WHEN APPROPRIATE):
- i. PRE-PLANT FERTILIZER APPLICATIONS
 - ii. AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL REVIEW THE SOIL REPORT RECOMMENDATIONS PER THE SOIL REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
- C. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:**
- a. TURF - INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
- i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (0-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
- b. "CLAY BUSTERS" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- c. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
- i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTERS" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 1.2 LBS. PER CU. YD.
5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH OVER WITHIN 8" OF FINISH GRADE. MULCH OVER WITHIN 12" OF FINISH GRADE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).

2. IN THE EVENT OF DISCREPANCIES AND SPECIFICATIONS, FINISH GRADE (REFERS TO THE FINAL ELEVATION OF THE FINISH GRADE) SHALL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

3. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.

4. CONSTRUCT AND FINISH GRADABLES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADABLES AND ELIMINATE PONDING POTENTIAL.

5. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED **(BASED ON A SOIL TEST PER SPECIFICATIONS)**, AND THE FINISH GRADES TO BE ESTABLISHED.

6. INSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

7. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.

8. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.

9. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).

10. ALL PLANTS ARE METRIC QUANTITIES. PLANTING METHODS, TREE PROTECTION METHODS, ETC.).

11. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.

12. NO PLANT MATERIAL SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).

13. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

14. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.

15. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.

16. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

NOTE:
LINEWORK BASED ON TOPOGRAPHIC SURVEY INFORMATION ACQUIRED
ON 4/04/2025 BY WINDROSE SURVEYING AND LAND SERVICES, LLC

TEXAS ONE CALL

**CONTRACTOR SHALL CALL 811
(DIGTESS) PRIOR TO
DISTURBANCE OF ANY ITEMS ON
SITE FOR UTILITY LOCATES**

OWNER:

RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

ENGINEER:

SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214.208.0519
ATTN: GRAYSON HUGHES, PE

SURVEYOR:

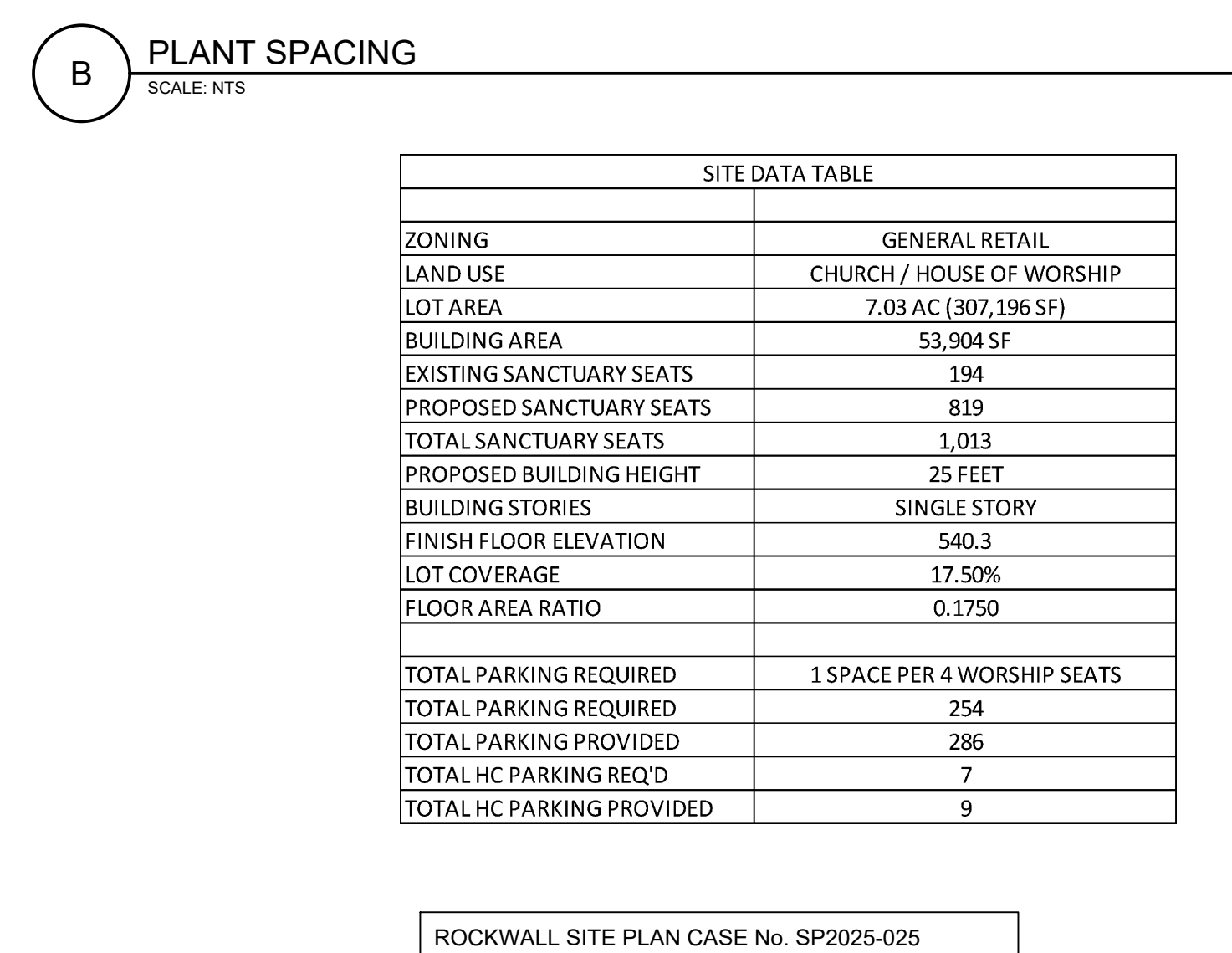
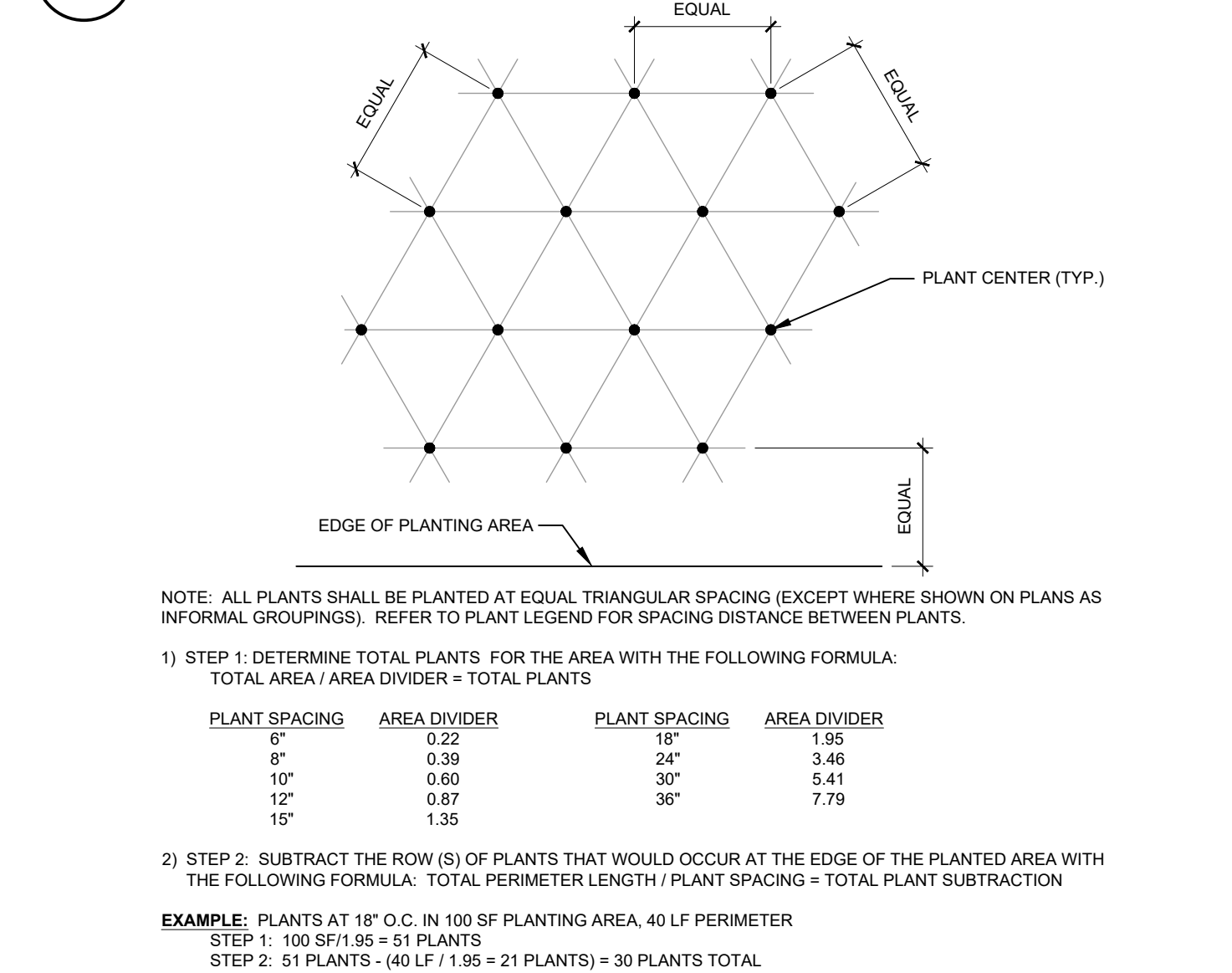
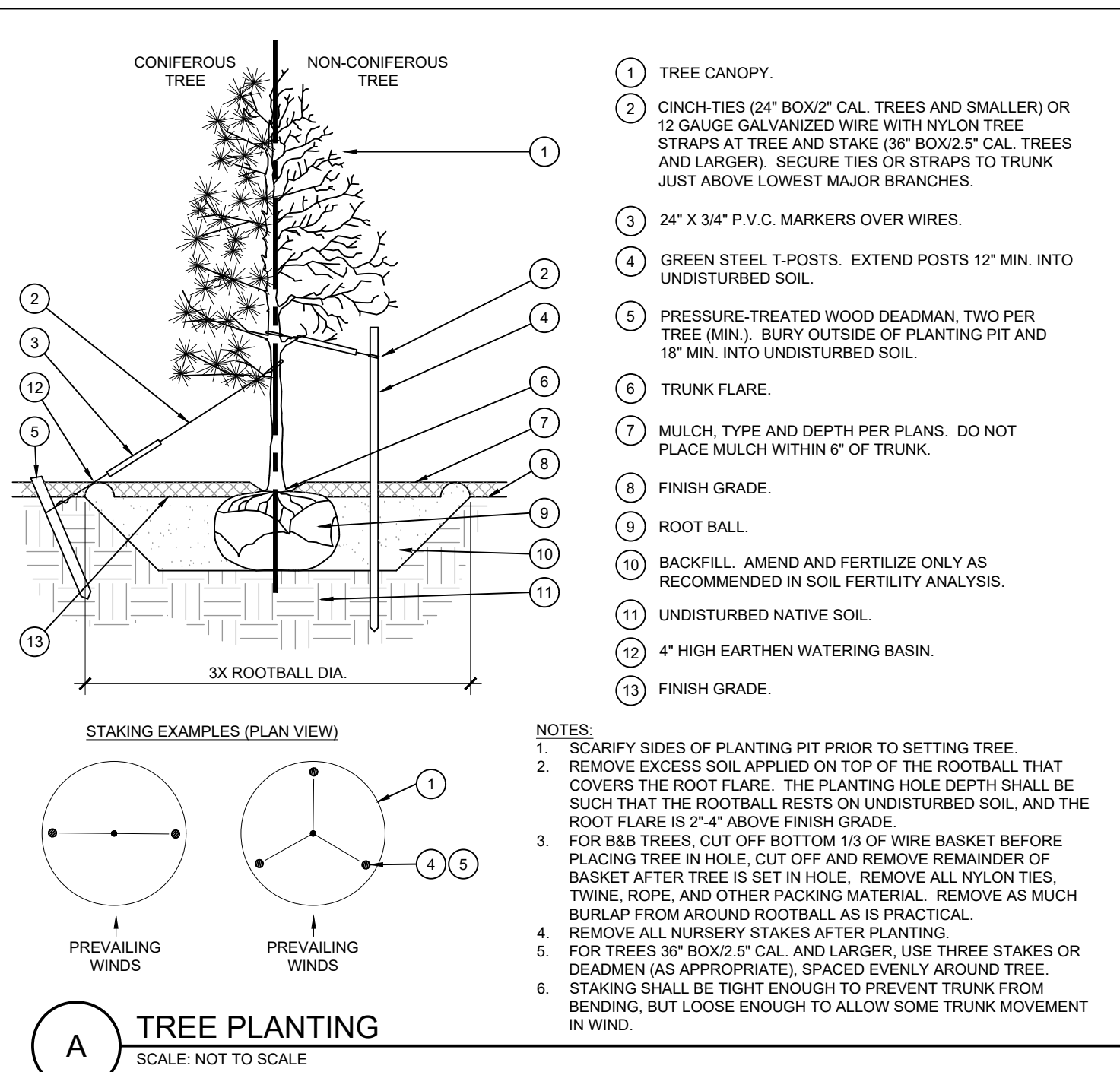
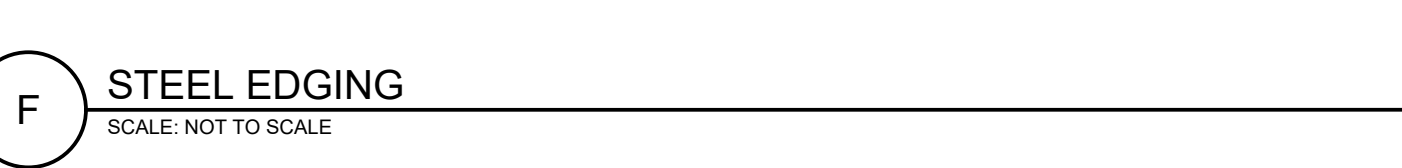
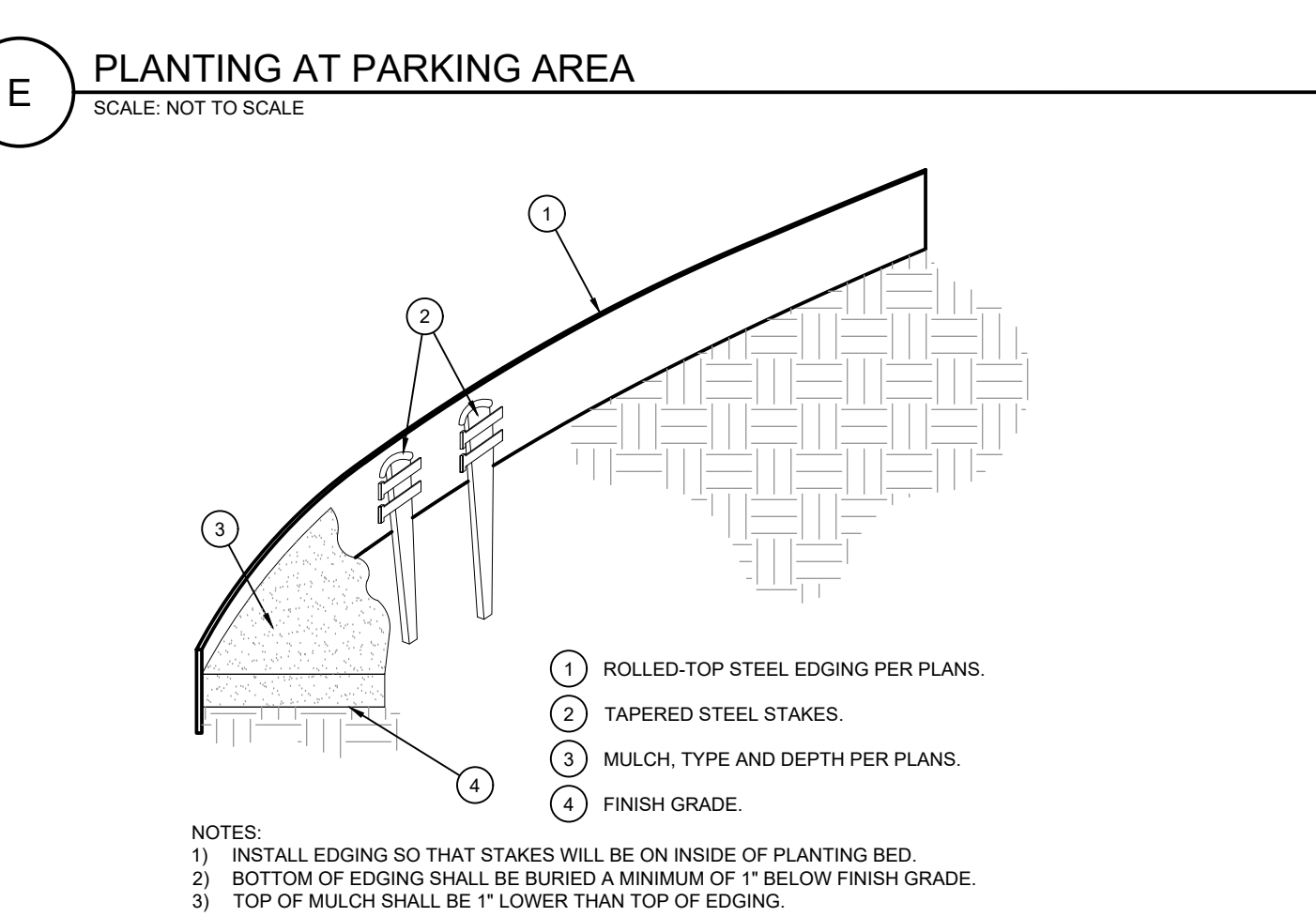
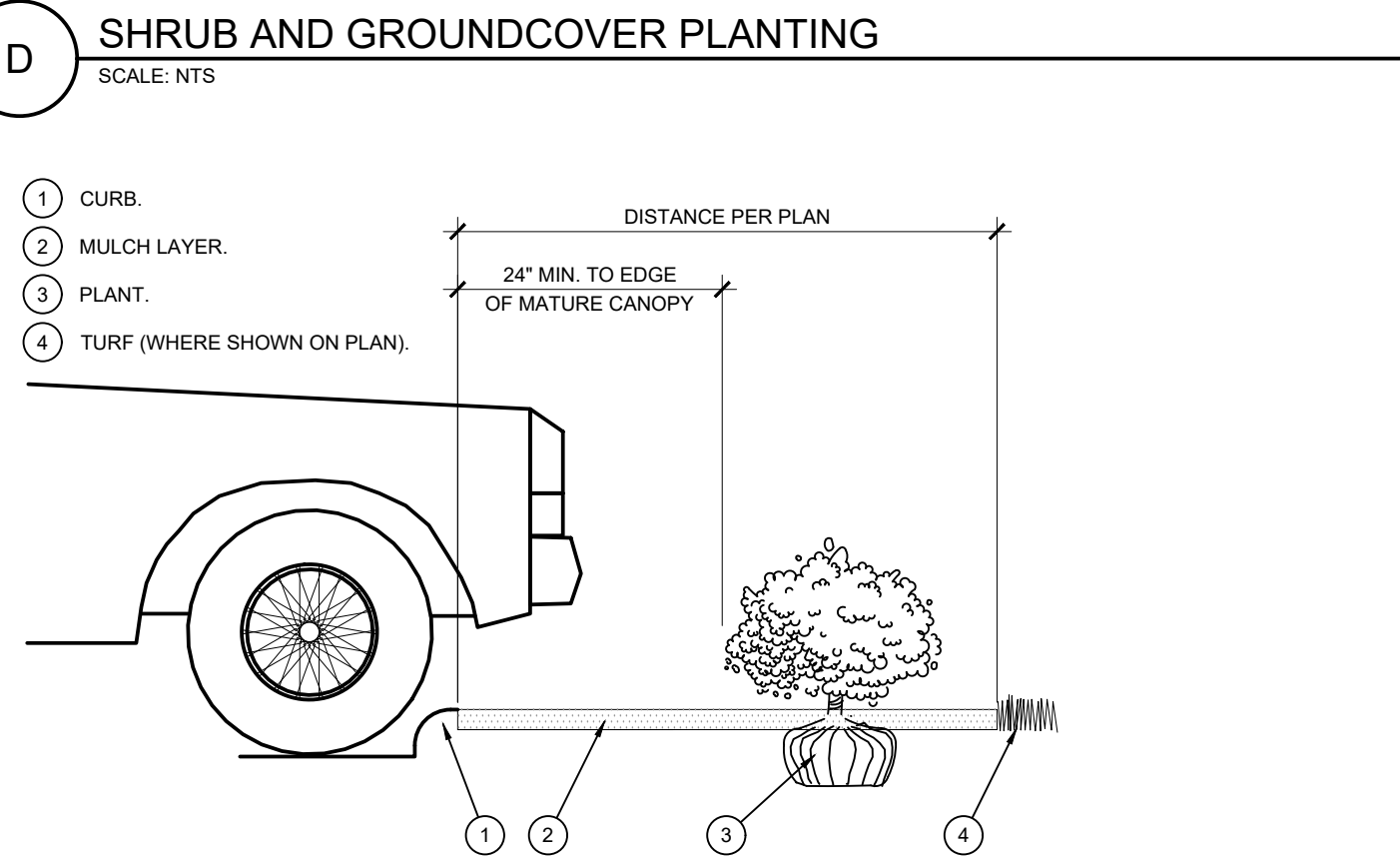
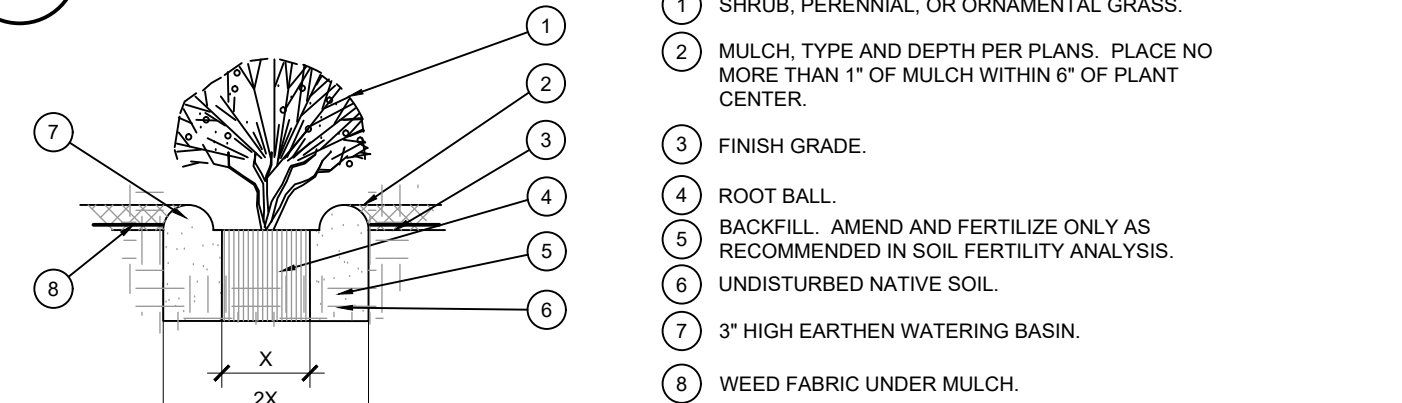
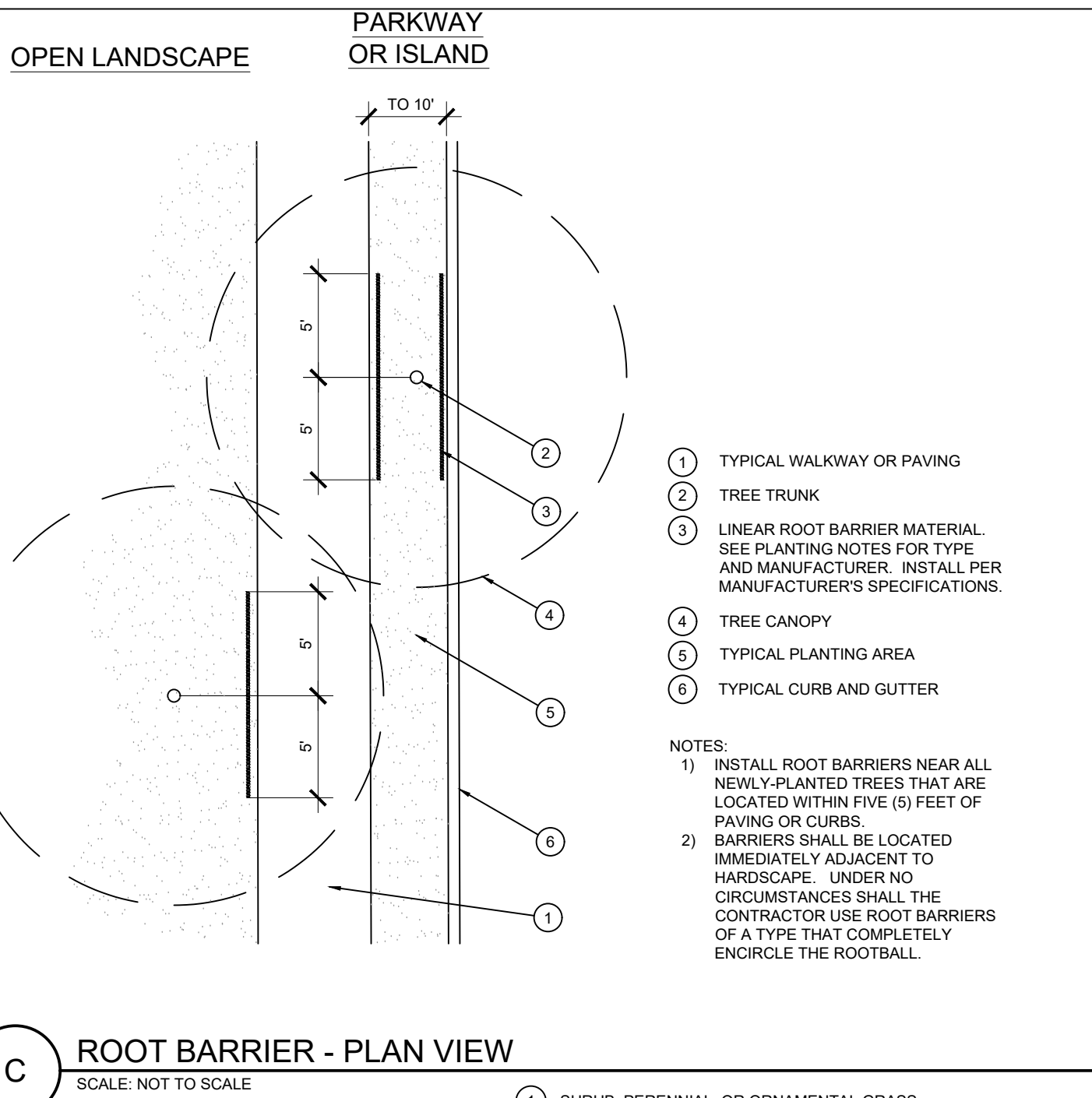
WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN

National Presence. Local Expertise.



EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com

LANDSCAPE ARCHITECTURE
LAND PLANNING • IRRIGATION DESIGN



SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
BUILDING AREA	53,904 SF
EXISTING SANCTUARY SEATS	194
PROPOSED SANCTUARY SEATS	819
TOTAL SANCTUARY SEATS	1,013
PROPOSED BUILDING HEIGHT	25 FEET
BUILDING STORIES	SINGLE STORY
FINISH FLOOR ELEVATION	540.3
LOT COVERAGE	17.50%
FLOOR AREA RATIO	0.1750
TOTAL PARKING REQUIRED	1 SPACE PER 4 WORSHIP SEATS
TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

ROCKWALL SITE PLAN CASE No. SP2025-025

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 THE FOLLOWING DATE:

APPROVAL DATE:

WITNESS OUR HANDS ON THIS _____ DAY OF _____, 2025

PLANNING & ZONING COMMISSION, CHAIR	PLANNING DIRECTOR
-------------------------------------	-------------------

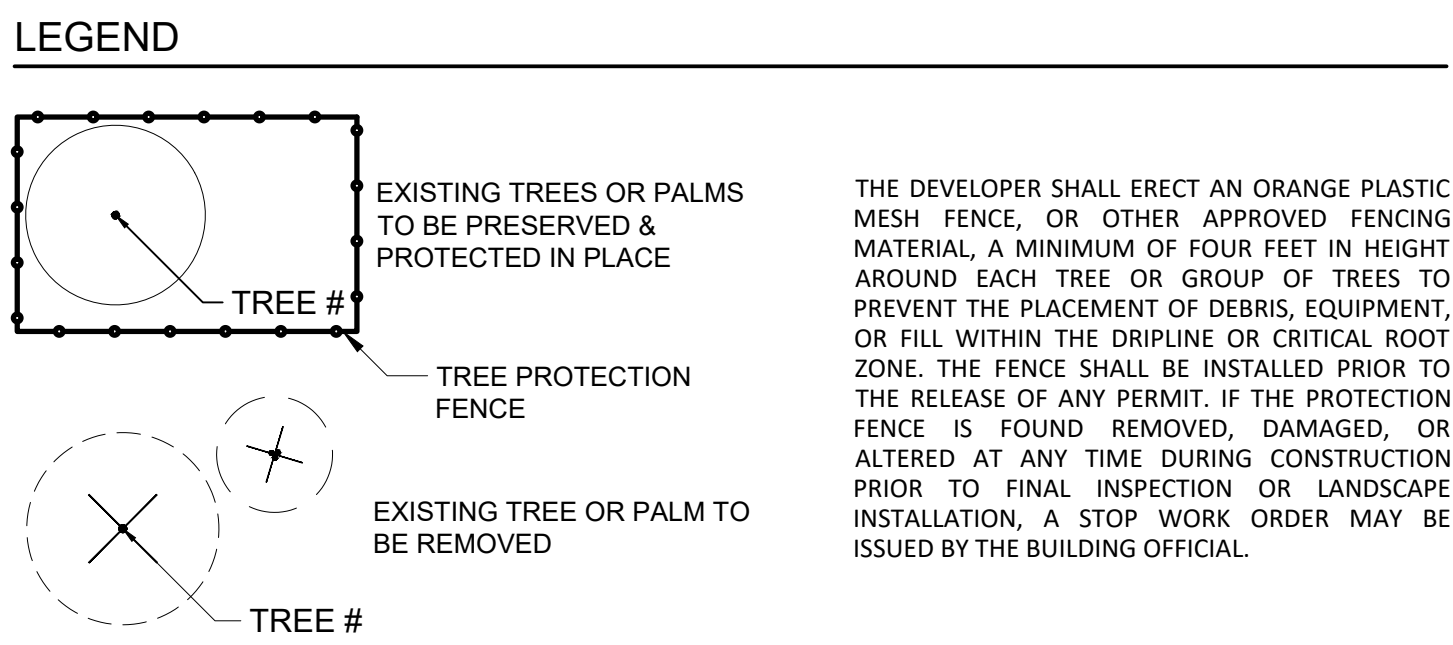
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SK SUTHERLAND KING
 6430 MEADOWCREEK DR
 DALLAS, TX
 75254

SUTHERLANDKING.COM
 FIRM NO. F-22538
 PHONE: 214.208.0519

LANDSCAPE SPECIFICATIONS & DETAILS

L SPEC	RIDGE 13'
PROJECT NUMBER	2024.011
DRAWING DATE	2025.06.27
SCALE	AS NOTED
DESIGNED BY	
SHEET NUMBER	LP-2

ROCKWALL SITE PLAN CASE No. SP2025-025

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LANDSCAPE ARCHITECTURE
LAND PLANNING • IRRIGATION DESIGN



TREE INVENTORY

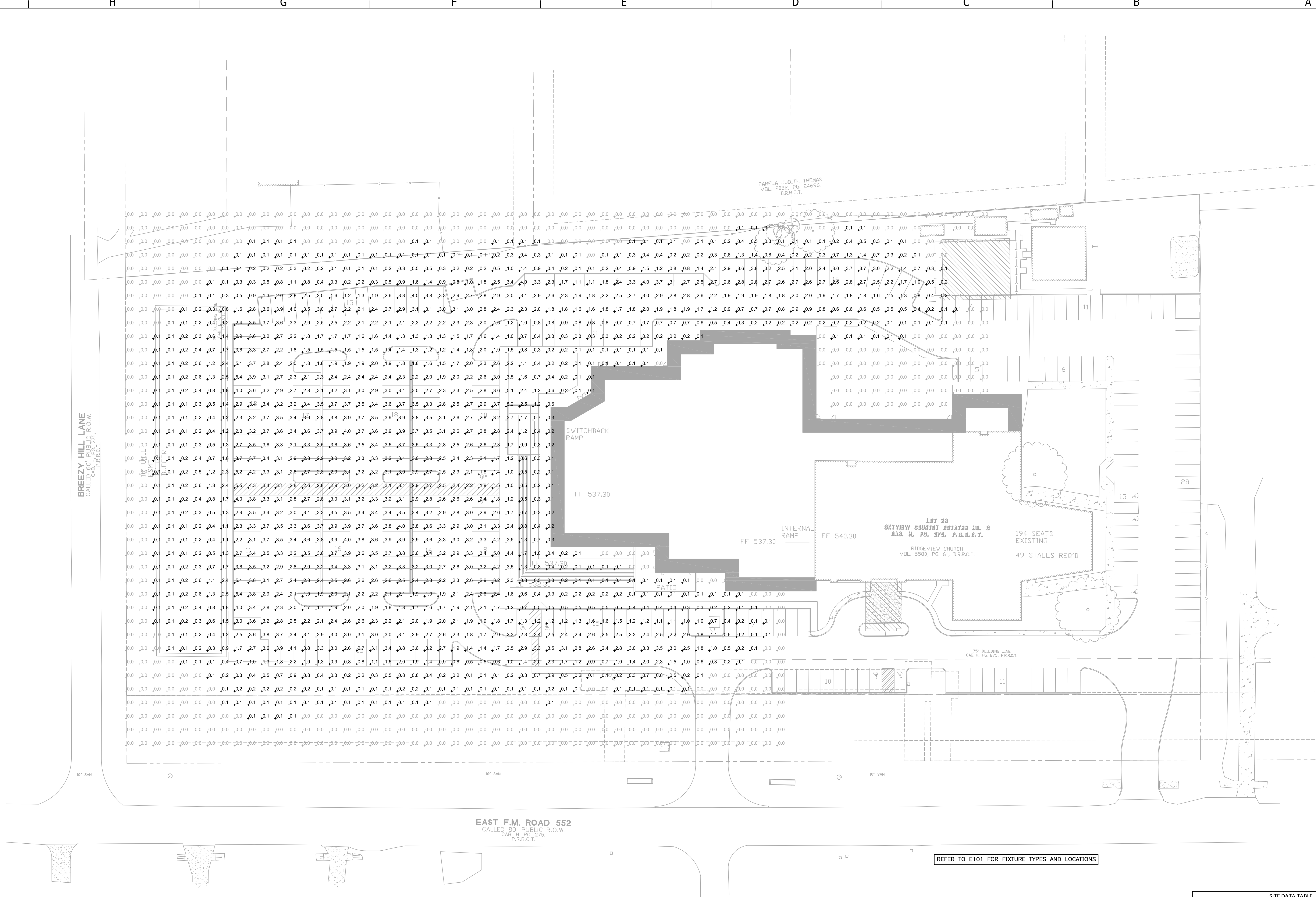
- CONTRACTOR SHALL CALL 811
(DIGTESS) PRIOR TO
DISTURBANCE OF ANY ITEMS ON
SITE FOR UTILITY LOCATES**

RIDGEVIEW CHURCH
1362 FM ROAD 552
ROCKWALL, TEXAS 75087
PHONE: 972.771.2661
ATTN: FELIX TAN

NOTE: "PLEASE NOTE THAT IF ANY TREES ARE BEING REMOVED FROM THE PROPERTY, A TREE DAY IS REQUIRED TO BE HELD."

SUTHERLAND KING CONSULTING, LLC
6430 MEADOWCREEK DRIVE
DALLAS, TEXAS 75254
PHONE: 214,208,0519
ATTN: GRAYSON HUGHES, PE

WINDROSE SURVEYING & LAND SERVICES, LLC
1959 LAKEWAY DRIVE
LEWISVILLE, TEXAS 75057
PHONE: 325.217.2544
ATTN: CHAD ODEN



1 SITE PLAN - PHOTOMETRIC
SCALE: 1"=30'-0"

SITE DATA TABLE	
ZONING	GENERAL RETAIL
LAND USE	CHURCH / HOUSE OF WORSHIP
LOT AREA	7.03 AC (307,196 SF)
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TOTAL PARKING REQUIRED	254
TOTAL PARKING PROVIDED	286
TOTAL HC PARKING REQ'D	7
TOTAL HC PARKING PROVIDED	9

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 THE FOLLOWING DATE:

APPROVAL DATE: _____
WITNESS OUR HANDS ON THIS ____ DAY OF _____, 2025

PLANNING & ZONING COMMISSION, CHAIR PLANNING DIRECTOR



PROJECT: RIDGEVIEW CHURCH EXPANSION
SHEET TITLE: SITE PLAN - PHOTOMETRIC
FM 552
ROCKWALL, TX 75087

E102

SCALE: AS NOTED

NO.	DATE	ISSUE/REVISION
1	06-13-2025	ISSUED FOR SITE PLAN APPROVAL
2	06-30-2025	SITE PLAN COMMENTS

TXAS FIRM NO. F-84323

OLENTZ

STATE OF TEXAS
STRIDER E. STEELE
108903
TEXAS
06/30/2025

2715 E. STONE ROAD, WYLLIE, TEXAS 75086



RSX2 LED Area Luminaire

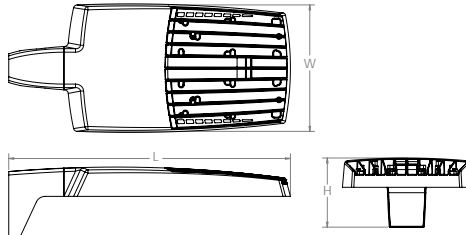


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight:	30.0 lbs (13.6 kg) (SPA mount)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.



Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options		Finish
Shipped Installed		
HS	House-side shield ⁷	DDBXD Dark Bronze
PE	Photocontrol, button style ^{8,9}	DBLXD Black
PER7	Seven-wire twist-lock receptacle only (no controls) ^{9,10,11}	DNAXD Natural Aluminum
SF	Single fuse (120, 277, 347) ⁵	DWHXD White
DF	Double fuse (208, 240, 480) ⁵	
SPD20KV	20KV Surge pack (10KV standard)	DDBTXD Textured Dark Bronze
FAO	Field adjustable output ⁹	DBLBXD Textured Black
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ⁹	DNATXD Textured Natural Aluminum
DS	Dual switching ^{9,12}	DWHGXD Textured White
Shipped Installed		
*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)		
NLTAIR2 PIRHN	nLight AIR generation 2, with Networked, Bi-Level motion/ambient sensor ^{9,13,14,15}	
BAA	Buy America(n) Act and/or Build America Buy America Qualified	
CCE	Coastal Construction ¹⁶	
*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.		
Shipped Separately (requires some field assembly)		
EGS	External glare shield ⁷	
EGFV	External glare full visor (360° around light aperture) ⁷	
BS	Bird spikes ¹⁷	



Ordering Information

Accessories

Ordered and shipped separately.

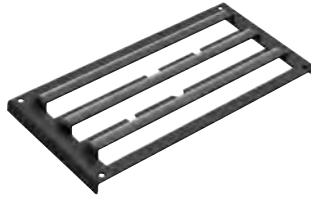
RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSGB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Two or more of the following options cannot be combined including PE, DMG, PER7, FAO, DS and NLTAIR2 PIRHN. Exception: PE and FAO can be combined; also PE and DMG can be combined.
- Compatible with standard twist-lock photocells for dusk to dawn operation or advanced control nodes that provide 0-10V dimming signals. Wire 4/Wire 5 wired to dimming leads on driver. Wire 6/Wire 7 capped inside luminaire. Twistlock photocell ordered and shipped

- as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P5 and P6.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- CCE option not available with WBA, WBASC, AASP, AARP, AAWB, AAWBSC, EGS, EGFV and BS.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

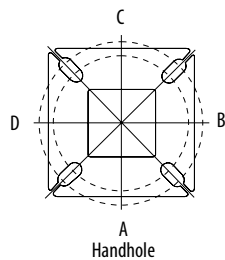


External 360 Full Visor

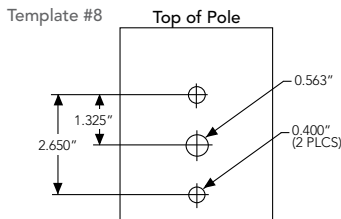
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adaptors are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

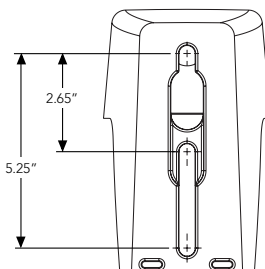
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters










Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

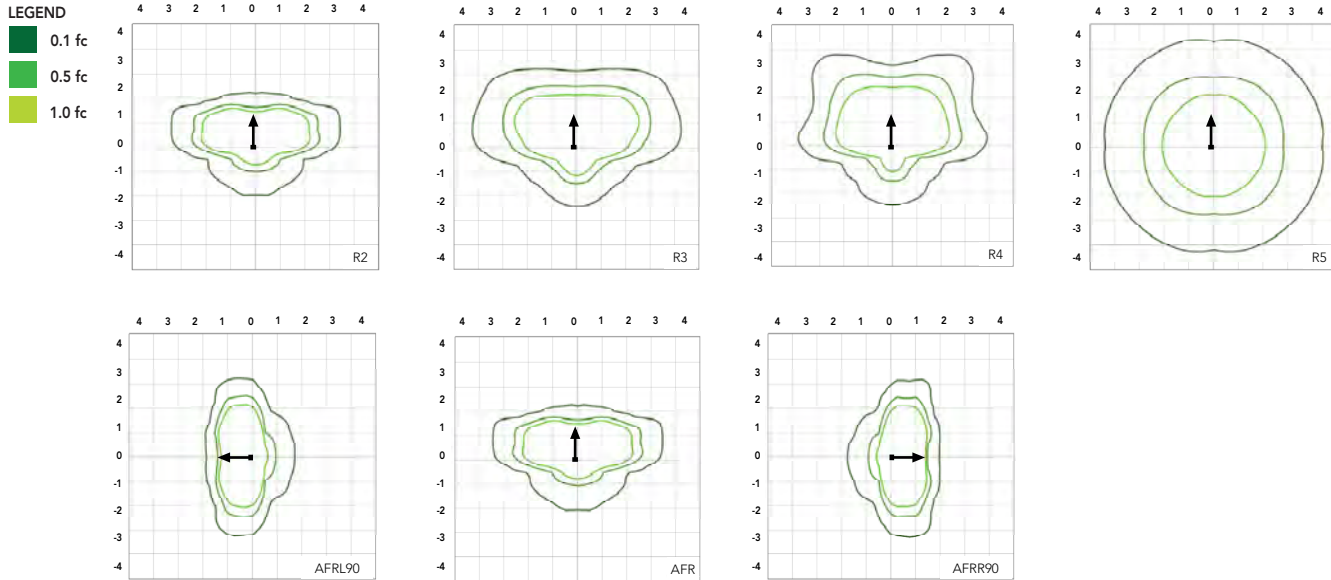
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0 °	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41	

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



COMMERCIAL OUTDOOR

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Lithonia RSX2 Area LED
Rev. 04/02/25
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

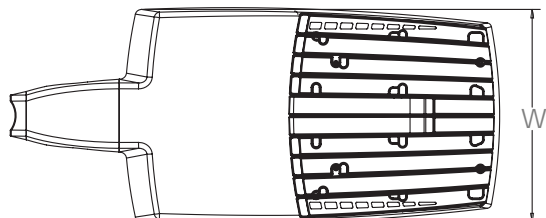
Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

Dimensions & Weights

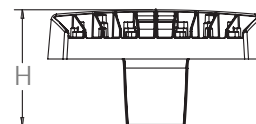
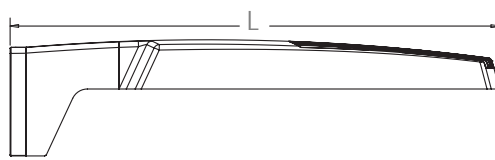
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

RSX2 with Round Pole Adapter (RPA)



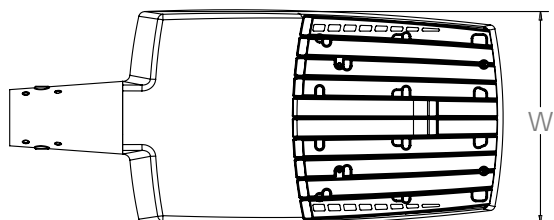
Length: 30.3" (77.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm



Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX2 with Mast Arm Adapter (MA)

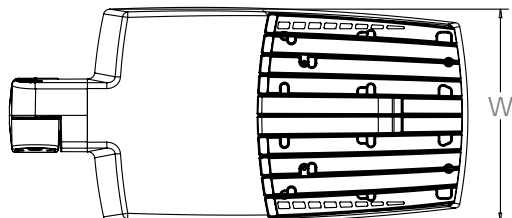


Length: 30.6" (77.7 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

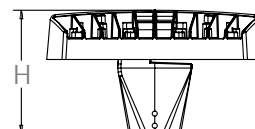
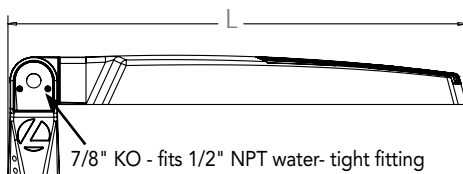


7/16" locking thru bolt/nut provided

RSX2 with Adjustable Slipfitter (IS)



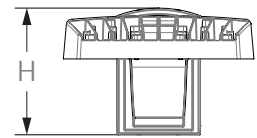
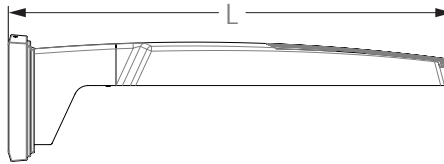
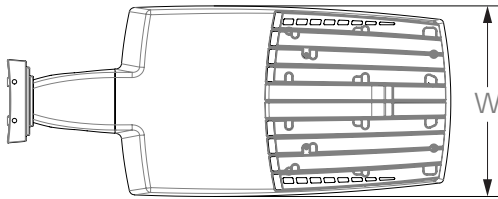
Length: 28.3" (71.9 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting

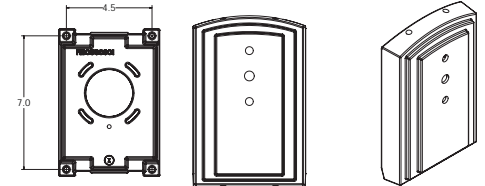
Dimensions

RSX2 with Wall Bracket (WBA)

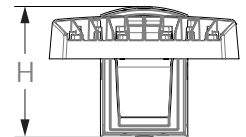
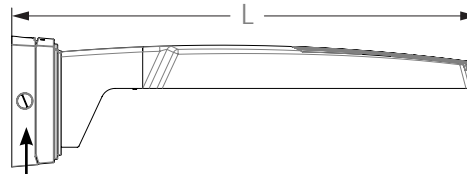
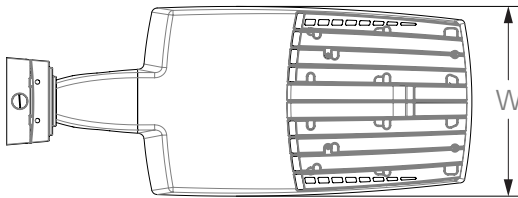


Length: 31.2" (79.2 cm)
 Width: 13.4" (41.7 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



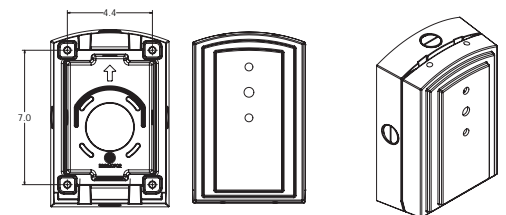
RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

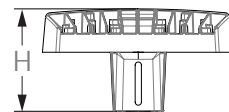
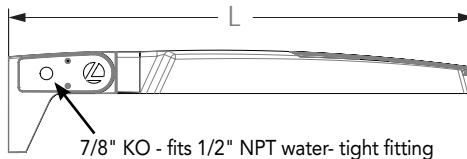
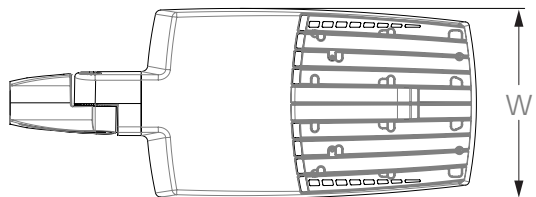
Length: 32.8" (83.3 cm)
 Width: 13.4" (41.7 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

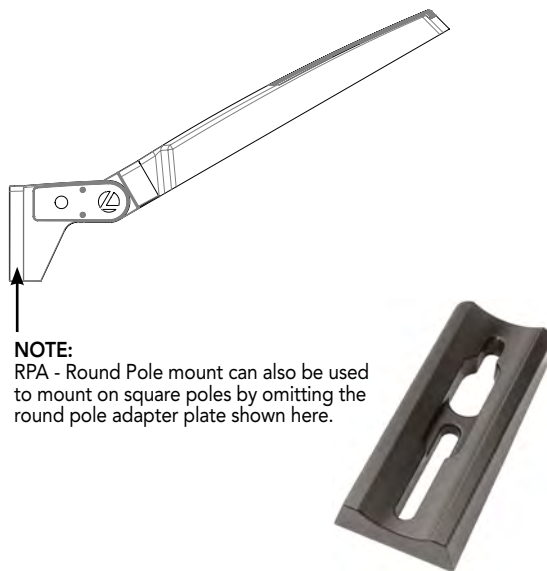


Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 32.8" (83.3 cm) **AASP**
 33.8" (85.9 cm) **AARP**
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



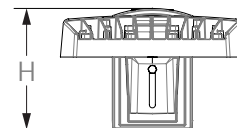
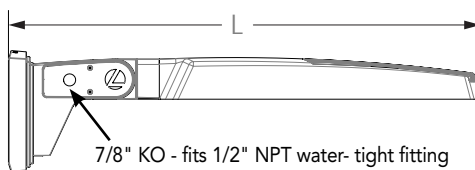
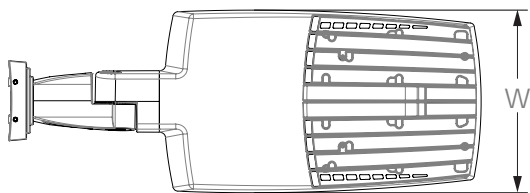
NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes

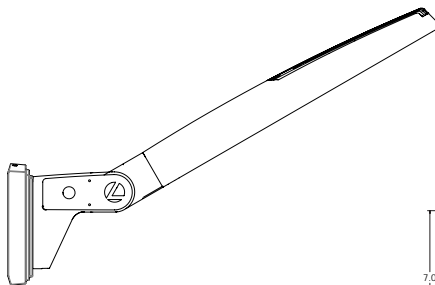
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

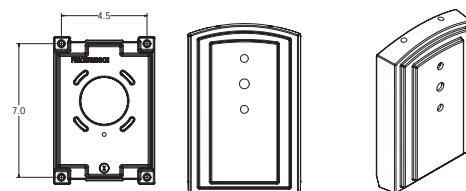
RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 34.7" (88.0 cm)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

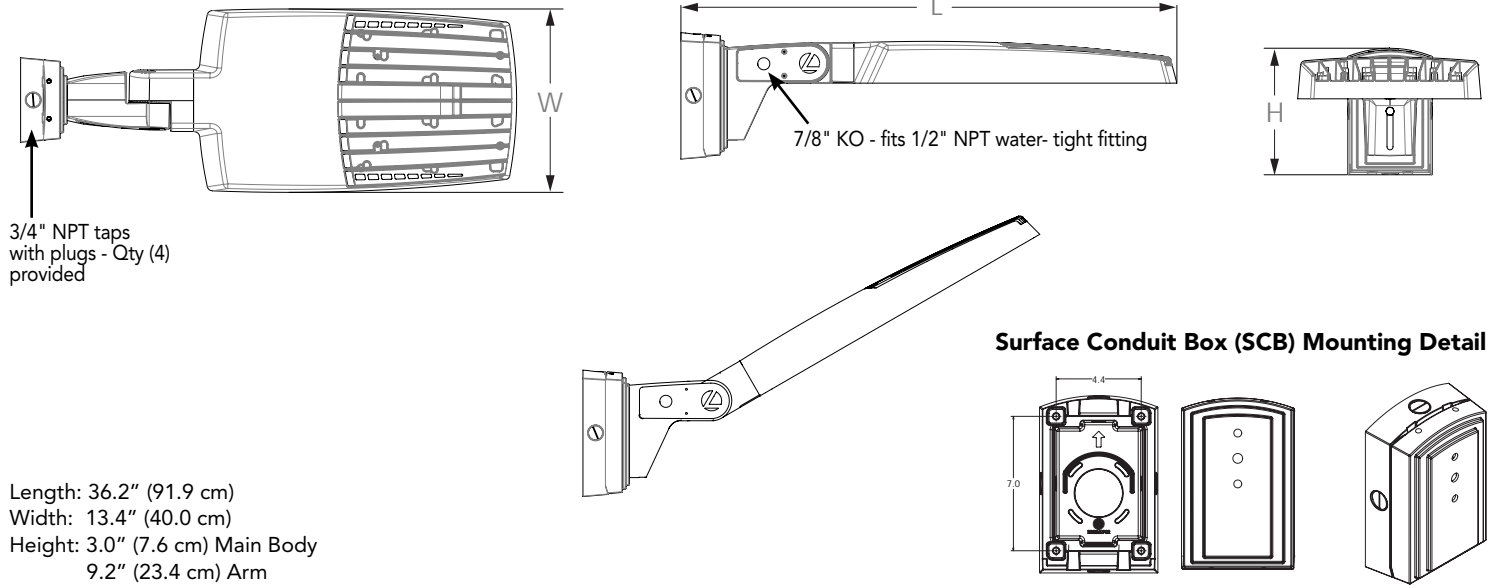


Wall Bracket (WBA) Mounting Detail

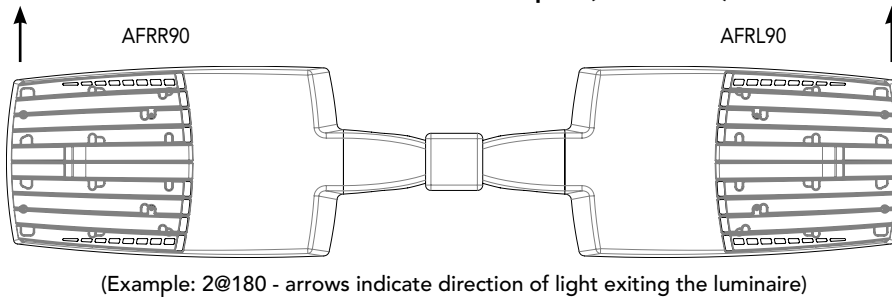


Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

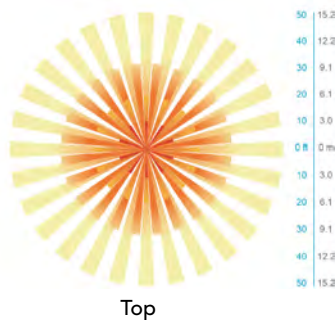
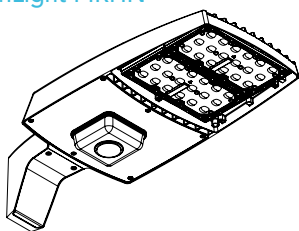


Automotive Front Row - Rotated Optics (AFRL90/R90)



nLight Control - Sensor Coverage and Settings

NLTAIR2 PIRHN nLight Sensor Coverage Pattern nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFR90 and ARFL90.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times apply.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. US Patent No. D882, 146S

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations. BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

