

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

SEPTEMBER 24, 2024 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) **SP2024-040 (HENRY LEE)**

Discuss and consider a request by Mckenzie Joseck of BGE, Inc. on behalf of Shawn Valk of Saro Partners, LLC for the approval of a Site Plan for two (2) Office Buildings on a 2.72-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], 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 September 20, 2024 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS



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

DATE: 9/18/2024

PROJECT NUMBER: SP2024-040
PROJECT NAME: Site Plan for 5543 Horizon Road
SITE ADDRESS/LOCATIONS: 5543 HORIZON RD

CASE CAPTION: Discuss and consider a request by Mckenzie Joseck of BGE, Inc. on behalf of Shawn Valk of Saro Partners, LLC for the approval of a Site Plan for two (2) Office Buildings on a 2.72-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/18/2024	Needs Review

09/18/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for two (2) Office Buildings on a 2.72-acre tract of land identified as Tract 26-4 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5543 Horizon Road [FM-3097].

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

M.3 For reference, include the case number (SP2024-040) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

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

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan.

- (1) Please provide the total site area in acres and square feet. (Subsection 03.04.B, of Article 11, UDC)
- (2) The front building setback is 15-feet, and the side yard setback adjacent to the residentially used property is 23-feet. (Subsection 03.04.B, of Article 11, UDC)
- (3) Please indicate the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04.B, of Article 11, UDC)

- (4) The fire lane that is utilized to access both properties, as well as the portion of the fire lane in Lot 2 that is utilized by Lot 1 must be indicated as Cross Access as well. (Subsection 03.04.B, of Article 11, UDC)
- (5) Shared parking between lots must be done through a Shared Parking Agreement and not a parking Easement. This Agreement must be reviewed by staff, and then filed with Rockwall County before the issuance of a Certificate of Occupancy (CO). (Subsection 05.03, of Article 06, UDC)
- (6) Please indicate the type and depth of the paving materials, and provide a detail or cut-sheet. (Subsection 03.02, of Article 06, UDC)
- (7) Will there be any new fencing associated with this development? If so, please delineate and label it on the site plan, and provide a detail. (Subsection 08.02.F, of Article 08, UDC)
- (8) Will there be any ground mounted or roof mounted utility equipment? If ground mounted, please indicate it on the site plan and provide the required evergreen shrub screening. If roof mounted, please crosshatch it on the building elevations. (Subsection 01.05.C, of Article 05, UDC)
- (9) Please provide a note that there will be no outside storage or above ground storage tanks. (Subsection 01.05.D, of Article 05, UDC)
- (10) Will there be any dumpster enclosures associated with this development? If so, please have it meet the dumpster enclosure requirements. (Subsection 01.05.B, of Article 05, UDC)
- (11) All signage will be reviewed through a separate permitting process. Please remove all signage from the site plan/landscape plan and the building elevations. In addition, signage may not be located within ROW or future ROW. (06.02. F, of Article 05, UDC)

M.7 Landscape Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Please indicate the impervious vs. pervious area. (Subsection 01.01.B, of Article 05, UDC)
- (3) Please indicate the planting size of all landscaping within the landscape table. All canopy trees shall be four (4) caliper inches, all accent trees shall be four (4) feet in height, and all shrubs shall be five (5) gallon. (Subsection 05.03.B, of Article 08, UDC)
- (4) There is residential adjacency on a portion of the northwest side of the property. This must incorporate screening along this portion of the property. The screening can take form of a masonry wall with canopy trees on 20-foot centers, or three (3) tiered landscaping (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) and a wrought iron fence. (Subsection 05.02, of Article 08, UDC)
- (5) All parking spaces shall be within 80-feet of a canopy tree. Please show conformance to this requirement. (Subsection 05.03, of Article 08, UDC)

M.8 Treescap Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Sugarberry/Hackberry do not require mitigation, and Hercules Club requires mitigation. Based on this, the total mitigation is 15 caliper inches. The mitigation balance is satisfied by the number of planting on site. (Article 09, UDC)

M.9 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Light levels must not exceed 0.2 FC at the property lines. (Subsection 03.03.G, of Article 07, UDC)

M.10 Building Elevations

- (1) Please provide a table indicating the percentage surface area for each of the proposed materials on each building. This does not include doors or glazing. (Subsection 04.01, of Article 05, UDC)
- (2) Please indicate on each building that the backside of the parapet will be finished in the same material as the front facing façade. (Subsection 04.01, of Article 05, UDC)
- (3) Please indicate the parapet wall height on each building. (Subsection 04.01, of Article 05, UDC)
- (4) Please crosshatch any RTUs on the building elevations. (Subsection 01.05.C, of Article 05, UDC)
- (5) Please indicate any architectural elements (such as cornice, arcades, and covered walkways/windows). (Subsection 04.01, of Article 05, UDC)
- (6) Both buildings do not meet the minimum articulation standards for buildings located within a Commercial (C) District. More specifically, both buildings do not meet items 3-6 on the primary facades, and items 3-5 on the secondary facades as described and depicted in Figure 7: Commercial Building Articulation Standards within the UDC. (Figure 7, of Article 05, UDC)

M.11 At this time, based on the materials submitted, staff has identified the following Exception(s)/Variance(s) for this project:

(1) Articulation. The proposed building does not meet the primary and secondary articulation requirements outlined within the General Commercial District Standards. (Subsection 04.01, of Article 05, UDC)

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on October 1, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on September 24, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on October 15, 2024.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2024	Approved w/ Comments

- 09/17/2024:
- 1. Min. 64'x15' hammerhead striped as "No Parking" Make need to be a fire lane turn around.
 - 2. All FHs and meters will also require a 20' water easement. All FHs must be min 5' from parking areas.
 - 3. Trash enclosure will require oil/water separator to drain to storm sewer system.
 - 4. All FHs and meters will also require a 20' water easement. All FHs must be min 5' from parking areas.
 - 5. Show proposed TXDOT ROW
 - 6. Must be 24' wide reinforced concrete to meet fire lane requirements. If using the ex. driveway and adding onto it, you must core and test the existing paving to make sure it meets fire lane strength and standards.
 - 7. See next sheet for proposed ROW
 - 8. You will need water easement for this area as well.
 - 9. Min 10' wide.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

- Trees must be a minimum of 5' from water lines.

Drainage Items:

- Detention is required.
- Detention is not allowed within the 100yr floodplain.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems and for the 100-year Floodplain.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system or the 100yr floodplain. FEE must be a minimum 2' above the 100-year WSEL for the detention system and the floodplain.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Must have a wetland and WOTUS determination
- See Engineering Standards of Design for the required erosion hazard setback for all floodplain/creeks.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Stub out 8" water and sewer to the northern property line.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed for utility connection not under paving.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Water line must have 10' either side of the water line in an easement.
- \$94.41/acre sewer pro-rata due
- Minimum 10' separation between water, sanitary sewer, and storm sewer lines.

Roadway Paving Items:

- Must meet City driveway spacing requirements. Driveway spacing is 100ft.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/17/2024	Needs Review

09/17/2024: For buildings 30 feet or more in height, a minimum interior turning radius of 30 feet shall be provided.

The fire lane will need to extend to the public roadway. If using the off-site access easement, it shall be improved to a width of 24 feet and platted as a fire lane.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/16/2024	Approved w/ Comments

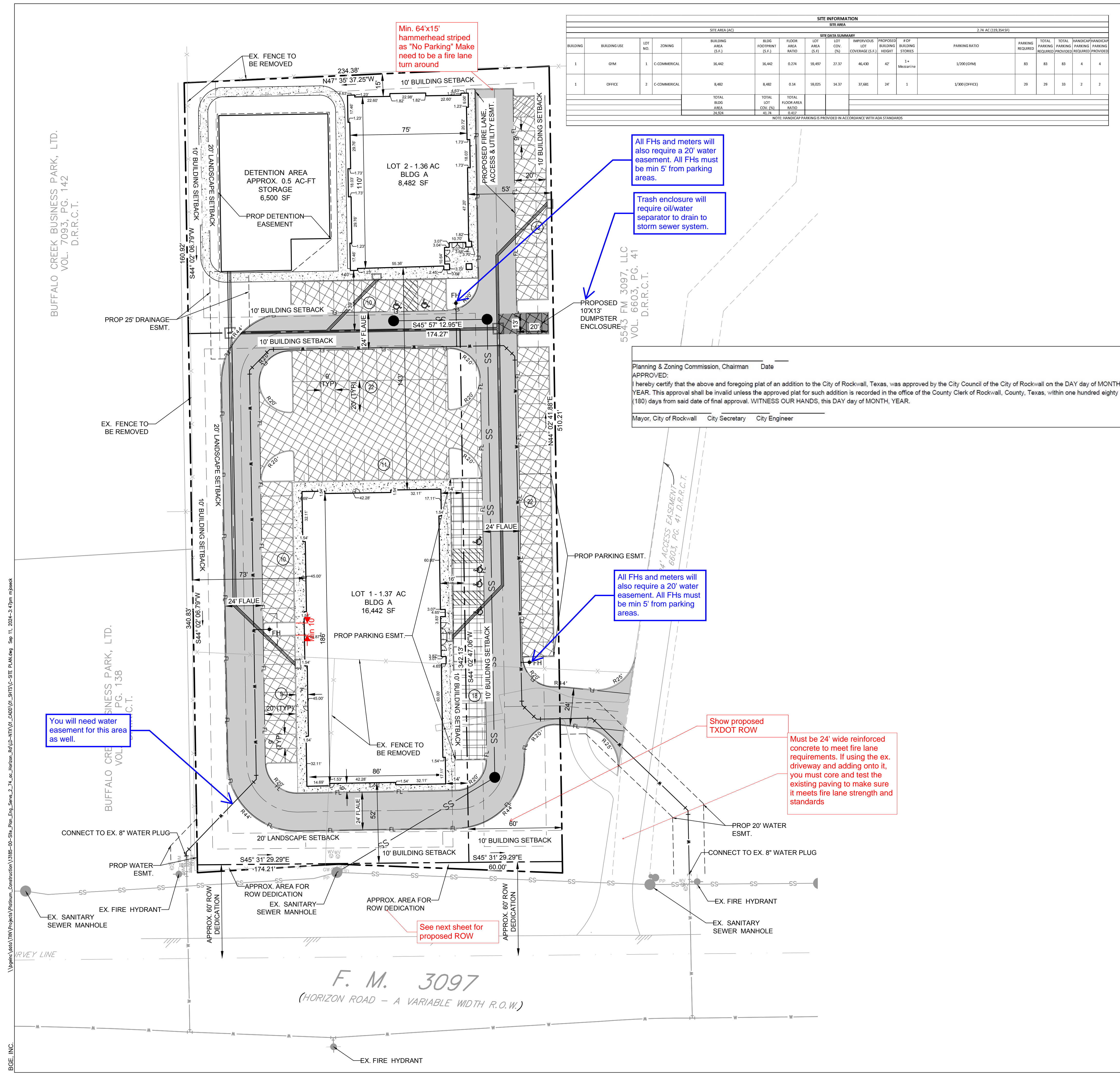
09/16/2024: Building 1 will be 5543 Horizon Rd, Rockwall, TX 75032
Building 2 will be 5551 Horizon Rd, Rockwall, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/13/2024	Approved

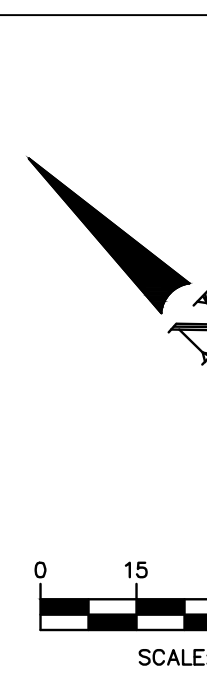
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/16/2024	Approved

- 09/16/2024: 1. Please refer to the new legend required for reporting tree mitigation
2. You may have difficult time finding Caddo Maples
3. Recommendation only as there are many turfgrass varieties available that are more drought, cold, shade and wear tolerant such as Tif Tuf, Tahoma 31, Latitude 36.
4. Make sure all parking spaces are within 80' of tree canopy
5. Please provide seed specifications for the (2) mixes
6. Make sure that all trees are planted 5 and 10 feet from utilities based on line size.



SITE INFORMATION													
SITE AREA (AC)													
SITE DATA SUMMARY													
BUILDING	BUILDING USE	LOT NO.	ZONING	BUILDING AREA (S.F.)	FLOOR FOOTPRINT (S.F.)	FLOOR AREA RATIO	LOT AREA (S.F.)	LOT COV. (%)	IMPERVIOUS LOT COVERAGE (S.F.)	PROPOSED BUILDING HEIGHT	# OF BUILDING STORES	PARKING RATIO	PARKING REQUIRED
1	GHM	1	C-COMMERCIAL	16,442	16,442	0.234	99,497	27.37	46,630	47	1+ Mezzanine	1/300 (P/R)	83
1	OFFICE	2	C-COMMERCIAL	8,482	8,482	0.14	99,025	14.37	37,681	24	1	1/300 (OFFICE)	29
TOTAL				24,924	24,924	0.18	198,522	41.74	84,311	71			112



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18' or taller) must be rock or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - Tree mitigation will be required for the removal of any existing trees on site.
 - No structures or fences with easements.
 - The site will need to be platted.
 - All utilities must be underground.
 - Additional comments may be provided at the time of Engineering review.
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- Drainage Items:**
- Detention is required.
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 - Min 20' utility easements.
 - Water to be 10' separated from storm and sewer lines.
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 - Drive aisles to be 24' wide.
 - Fire lane (if needed) to be 24' wide and in a platted easement.
 - Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

- NOTES:**
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
 2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
 3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
 4. ALL FIRE LANE RADII ARE 20- FEET MINIMUM.
 5. ALL FIRE LANES ARE 24- FEET WIDE MINIMUM.
 6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
 7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
 8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
 9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
 10. ALL WALLS (1.5' AND GREATER) TO BE ROCK OR STONE. NO WALLS IN EASEMENTS OR RIGHT-OF-WAYS.
 11. WALLS 3' OR TALLER WILL REQUIRE TO BE ENGINEERED.

All FHs and meters will also require a 20' water easement. All FHs must be min 5' from parking areas.

Trash enclosure will require oil/water separator to drain to storm sewer system.

PROPOSED 10'x13' DUMPSTER ENCLOSURE

Planning & Zoning Commission, Chairman Date
 APPROVED:
 I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

All FHs and meters will also require a 20' water easement. All FHs must be min 5' from parking areas.

Show proposed TXDOT ROW

Must be 24' wide reinforced concrete to meet fire lane requirements. If using the ex. driveway and adding onto it, you must core and test the existing paving to make sure it meets fire lane strength and standards

You will need water easement for this area as well.

See next sheet for proposed ROW

BUFFALO CREEK BUSINESS PARK, LTD.
 VOL. 7093, PG. 142
 D.R.R.C.T.

BUFFALO CREEK BUSINESS PARK, LTD.
 VOL. 7093, PG. 138
 D.R.R.C.T.

BGE, INC.



BGE, Inc.
 2595 Dallas Parkway, Suite 101
 Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2020

DEVELOPER
PLATINUM CONSTRUCTION
 1450 TL TOWNSEND DR. STE 100
 ROCKWALL, TX 75032
 TEL: (469) 222-1597
 CONTACT: SHAWN WALK

OWNER
SARO PARTNERS LLC
 1450 S. T. TOWNSEND
 ROCKWALL, TX 75032
 TEL: (469) 222-1597
 CONTACT: SHAWN WALK

PLATINUM CONSTRUCTION
SITE PLAN
HORIZON RD. COMMERCIAL OFFICES
W.W FORD SURVEY, ABSTRACT NO. 80, TRACT 26-4
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BGE, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 MCKENZIE L. JOSECK P.E.
 TEXAS REGISTRATION NO. 149338
 SEPTEMBER 11, 2024

!CAUTION!
 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION!!!
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: MLJ
 DESIGNED BY: JM
 DATE: September 2024
 PROJECT NUMBER: 13185-00

SHEET NO
SP-1

SITE PLAN
HORIZON ROAD
 2.7391 ACRES BEING SITUATED IN THE W.W FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 SUBMITTED: SEPTEMBER 13, 2024



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 5573 FM 3097, Rockwall, TX 75032

SUBDIVISION N/A

LOT

BLOCK

GENERAL LOCATION NE side of Horizon Rd approximately 1000ft south of County Line Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

C

CURRENT USE

Undeveloped/Agricultural

PROPOSED ZONING

No Change

PROPOSED USE

Commercial Office/Retail

ACREAGE

2.72 AC

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

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

Saro Partners, LLC

APPLICANT

BGE Inc.

CONTACT PERSON

Shawn Valk

CONTACT PERSON

Mckenzie Joseck

ADDRESS

1450 S. T L Townsend, Suite 100

ADDRESS

700 N Pearl St.

Suite 2100

CITY, STATE & ZIP

Rockwall, TX 75032

CITY, STATE & ZIP

Dallas, TX 75201

PHONE

469-222-1597

PHONE

972-372-9423

E-MAIL

Shawnvalk@gmail.com

E-MAIL

mjoseck@bgeinc.com

NOTARY VERIFICATION [REQUIRED]

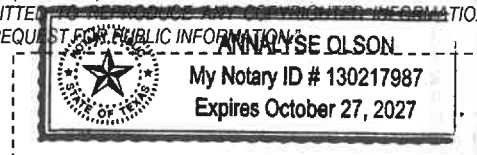
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shawn Valk [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF September, 20 24 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

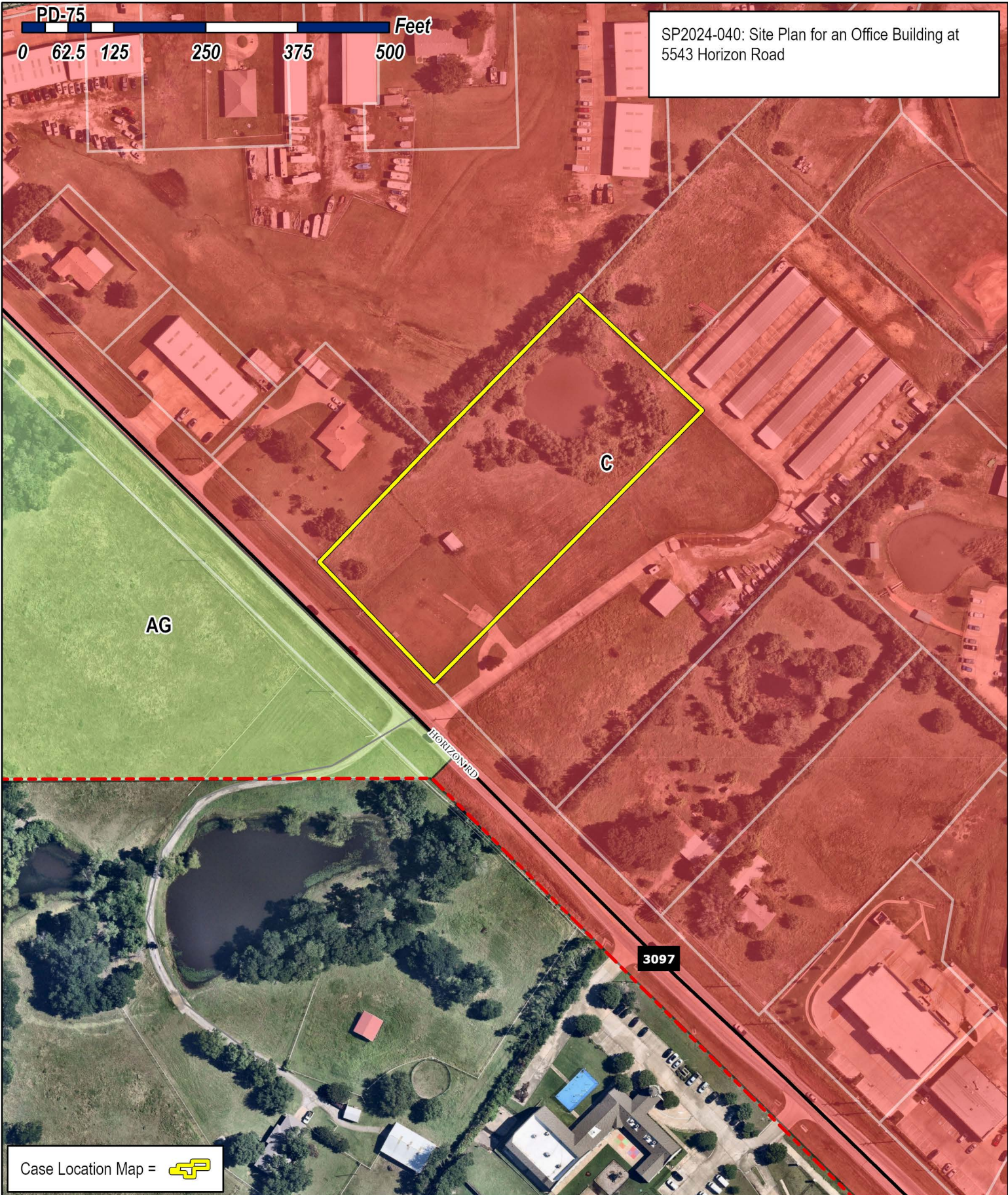
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF September, 20 24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES October 27, 2027



SP2024-040: Site Plan for an Office Building at 5543 Horizon Road

PD-75

Feet

0 62.5 125 250 375 500

AG

C

HORIZON RD

3097

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.



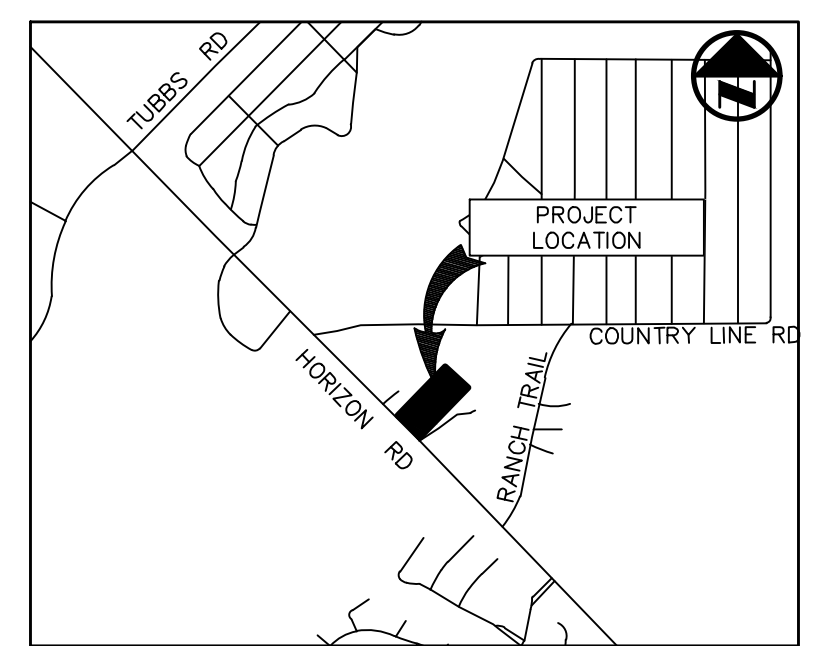
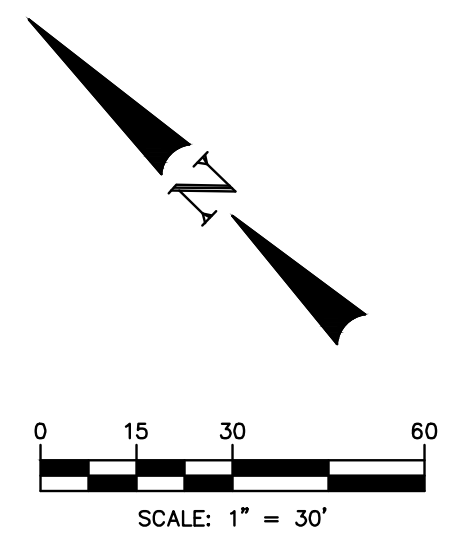
BGE, INC. \\bge\apps\tdm\Projects\Platinum_Construction\13185-00-Site_Plan_Eng_Serv_2_14_24_Horizon_Rd\13185-00-SITE_PLAN.dwg Sep 11, 2024 3:47pm mjbocck

BUFFALO CREEK BUSINESS PARK, LTD.
VOL. 7093, PG. 142
D.R.R.C.T.

BUFFALO CREEK BUSINESS PARK, LTD.
VOL. 7093, PG. 138
D.R.R.C.T.

SITE INFORMATION												
SITE AREA (AC)		SITE AREA										
2.74 AC (119,294 SF)												
BUILDING	BUILDING USE	LOT NO.	ZONING	BUILDING AREA (S.F.)	FLOOR FOOTPRINT (S.F.)	FLOOR AREA RATIO	LOT AREA (S.F.)	LOT COV. (%)	IMPERVIOUS LOT COVERAGE (S.F.)	PROPOSED BUILDING HEIGHT	# OF BUILDING STORES	PARKING RATIO
1	GHM	1	C-COMMERCIAL	16,442	16,442	0.234	99,497	27.37	46,430	42'	1+	1/100 (GHM)
1	OFFICE	2	C-COMMERCIAL	8,482	8,482	0.14	99,025	14.37	37,681	24'	1	1/300 (OFFICE)
TOTAL				24,924	24,924	0.174	198,522	14.37	84,111	42'	2	1/100 (OFFICE)
TOTAL BLDG AREA				24,924	24,924	0.174	198,522	14.37	84,111	42'	2	1/100 (OFFICE)

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



VICINITY MAP
(NOT TO SCALE)

LEGEND

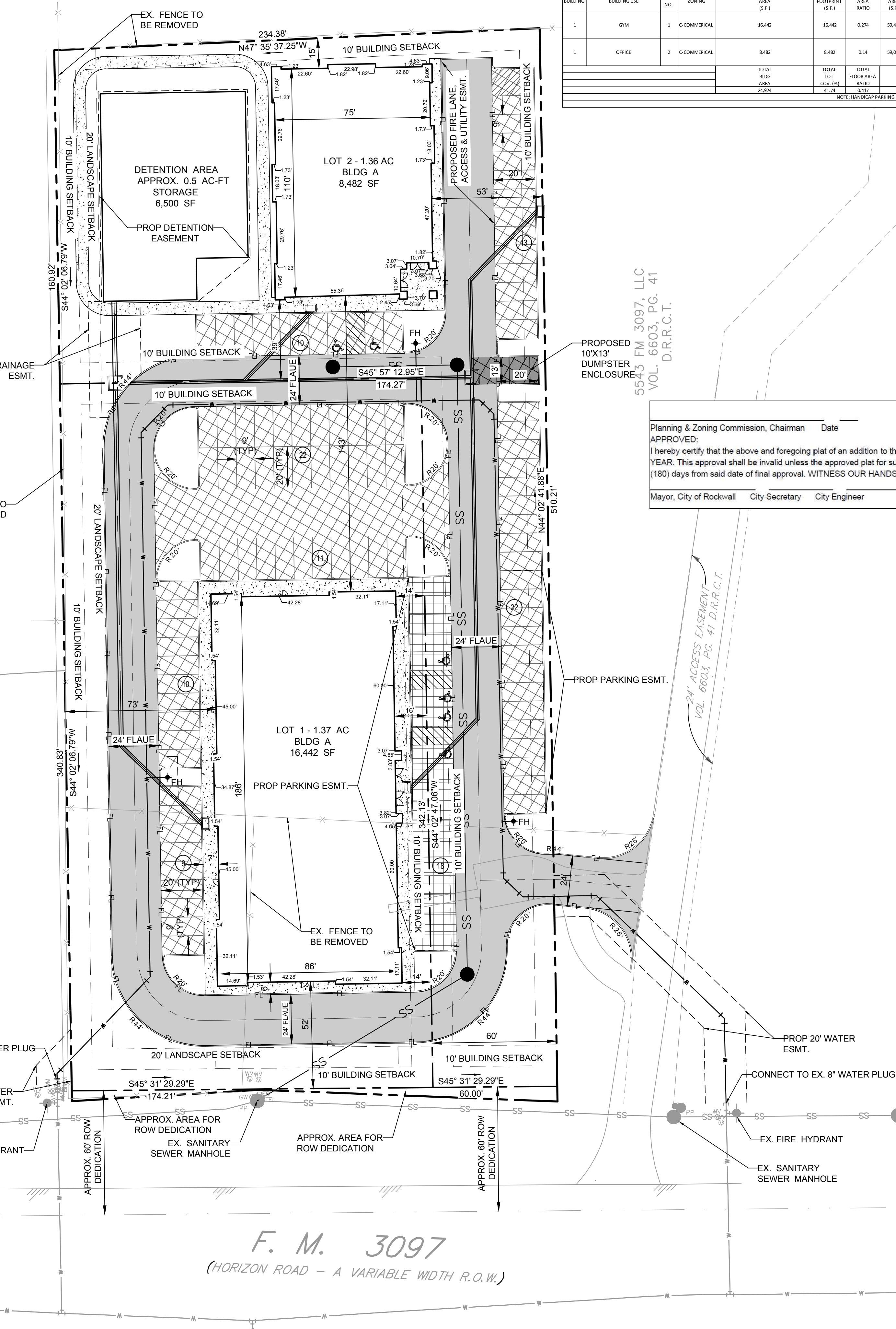
- PROPERTY LINE
- EASEMENT LINE
- PROP. CONCRETE SIDEWALK (TYP.)
- PROP. FIRE LANE, ACCESS & UTILITY ESMT.
- 5' LIGHT DUTY CONCRETE PAVEMENT
- 6' MEDIUM DUTY CONCRETE PAVEMENT
- 7' DUMPSTER CONCRETE PAVEMENT
- EXISTING FENCE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED MANHOLE
- PROPOSED IRRIGATION METER
- PROPOSED DOMESTIC METER
- PROPOSED GATE VALVE
- FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WYE INLET
- PROPOSED CURB INLET

KEY

- TYP TYPICAL
- BFR BARRIER FREE RAMP
- FH FIRE HYDRANT
- SSMH SEWER MANHOLE
- LP LIGHT POLE
- CI CURB INLET
- WM WATER METER
- EB ELECTRICAL BOX
- TEL TELEPHONE PEDESTAL
- PP POWER POLE
- ESMT EASEMENT
- (N) NUMBER OF PARKING SPACES
- STMH STORM MANHOLE
- WYE WYE INLET
- FDC FIRE DEPARTMENT CONNECTION
- WV WATER VALVE
- GW GUY WIRE
- FLAUE FIRE LANE, ACCESS & UTILITY ESMT.

NOTES:

1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 20-FOOT MINIMUM.
5. ALL FIRE LANES ARE 24-FOOT WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF ROCKWALL CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. ALL WALLS (1.5' AND GREATER) TO BE ROCK OR STONE. NO WALLS IN EASEMENTS OR RIGHT-OF-WAYS.
11. WALLS 3' OR TALLER WILL REQUIRE TO BE ENGINEERED.



554-S FM 3097, LLC
VOL. 6603, PG. 41
D.R.R.C.T.

Planning & Zoning Commission, Chairman Date
APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the DAY day of MONTH, YEAR. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval. WITNESS OUR HANDS, this DAY day of MONTH, YEAR.

Mayor, City of Rockwall City Secretary City Engineer

F. M. 3097
(HORIZON ROAD - A VARIABLE WIDTH R.O.W.)

SITE PLAN
HORIZON ROAD
2.7391 ACRES BEING SITUATED IN THE W.W FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SUBMITTED: SEPTEMBER 13, 2024

PLATINUM CONSTRUCTION
SITE PLAN

DEVELOPER
PLATINUM CONSTRUCTION
1450 T L TOWNSEND DR. STE 100
ROCKWALL, TX 75032
TEL: (469) 222-1597
CONTACT: SHAWN WALK

OWNER
SARO PARTNERS LLC
1450 S. T L TOWNSEND
ROCKWALL, TX 75032
TEL: (469) 222-1597
CONTACT: SHAWN WALK

HORIZON RD. COMMERCIAL OFFICES
W.W FORD SURVEY, ABSTRACT NO. 80, TRACT 26-4
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
MCKENZIE L. JOSECK P.E.
TEXAS REGISTRATION NO. 149338
SEPTEMBER 11, 2024

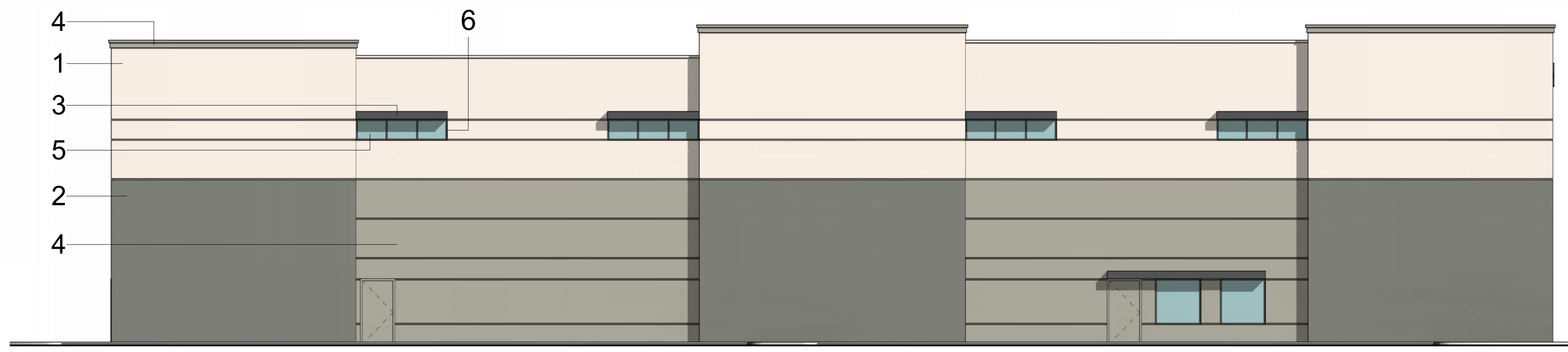
!CAUTION !
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: MLJ
DESIGNED BY: JM
DATE: September 2024
PROJECT NUMBER: 13185-00

SHEET NO
SP-1



NORTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"



SOUTH ELEVATION

3/32" = 1'-0"

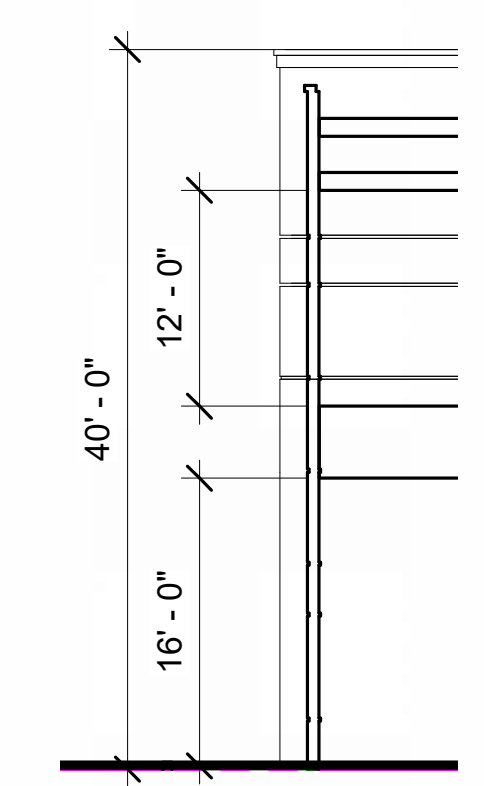


WEST ELEVATION

3/32" = 1'-0"

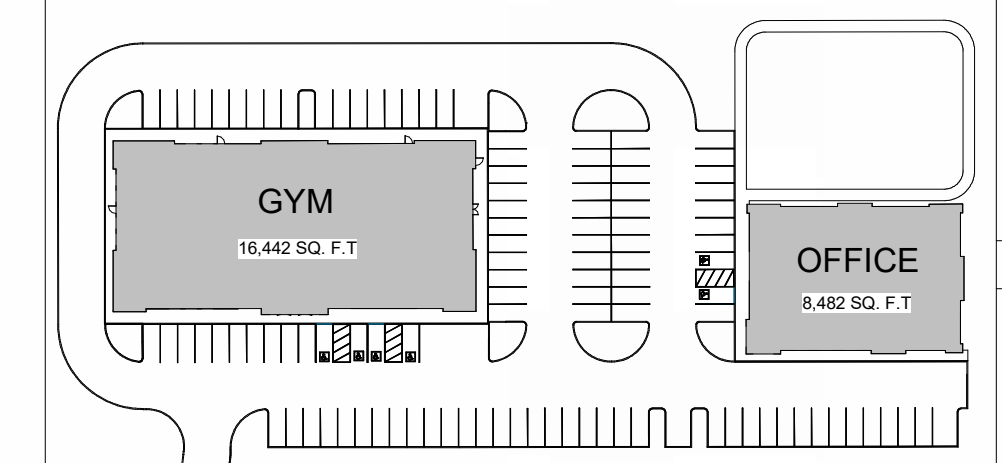
MATERIALS & COLORS:

- 1 - **STUCCO-PAINTED:**
MFG: DUNN-EDWARDS
COLOR: FRENCH WHITE
SPEC: DEW311
- 2 - **STUCCO-PAINTED:**
MFG: DUNN-EDWARDS
COLOR: STONE MASON
SPEC: DET615
- 3 - **PAINTED METAL:**
MFG: DUNN-EDWARDS
COLOR: CAVERNOUS
SPEC: DE6364
- 4 - **PAINTED STUCCO:**
MFG: DUNN-EDWARDS
COLOR: WHALE WATCHING
SPEC: DET512
- 5 - **GLAZING:**
MFG: SOLARBAN
COLOR: SOLARBAN 90(2) SOLARGRAY + CLEAR
VLT: 26%
- 6 - **STOREFRONT MULLIONS:**
MFG: KAWNEER
COLOR: DARK BRONZE



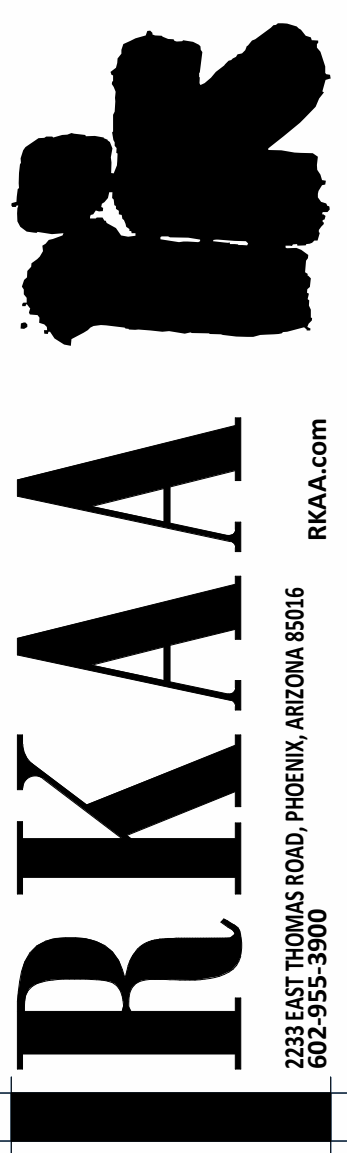
GYM

3/32" = 1'-0"



KEYPLAN

1" = 100'-0"



RKAA.COM

2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900

DATE: 09-11-2024

GYM - ELEVATIONS

NOTICE OF ACCURATE BILLING OR PAYMENT CYCLE:
THIS CONTRACTOR MAY ALLOW THE OWNER TO REQUIRE
THE SUBMISSION OF BILLING OR PAYMENT BY
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT
ON SOME ALTERNATE SCHEDULE AFTER
CONSTRUCTION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
CONTACT:
PHONE:

5543 HORIZON ROAD ROCKWALL, TEXAS
(SCHEMATIC DESIGN)

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DRAWING IS A REPRESENTATION OF SERVICE. IT IS THE
PROPERTY OF ROBERT KRAMER ARCHITECTS AND
ASSOCIATES, INC. AND MAY NOT BE REPRODUCED OR
REPRODUCTION FOR ANY USES WITHOUT WRITTEN
PERMISSION OF THE CORPORATION.

DESIGN BY: KR
DRAWN BY: KR
CHECKED BY: NF

A1.1
PROJECT #: 24216.50



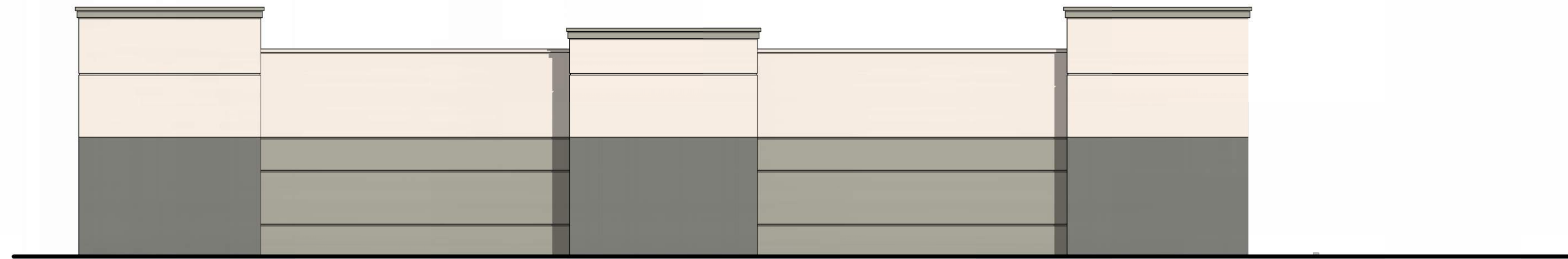
NOTICE OF ACCURATE BILLING OR PAYMENT CYCLE:
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 NAME:
 ADDRESS:
 CONTACT:
 PHONE:

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 (SCHEMATIC DESIGN)

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DESIGN BY: KR
 DRAWN BY: KR
 CHECKED BY: NF

A1.2
 PROJECT #: 24216.50



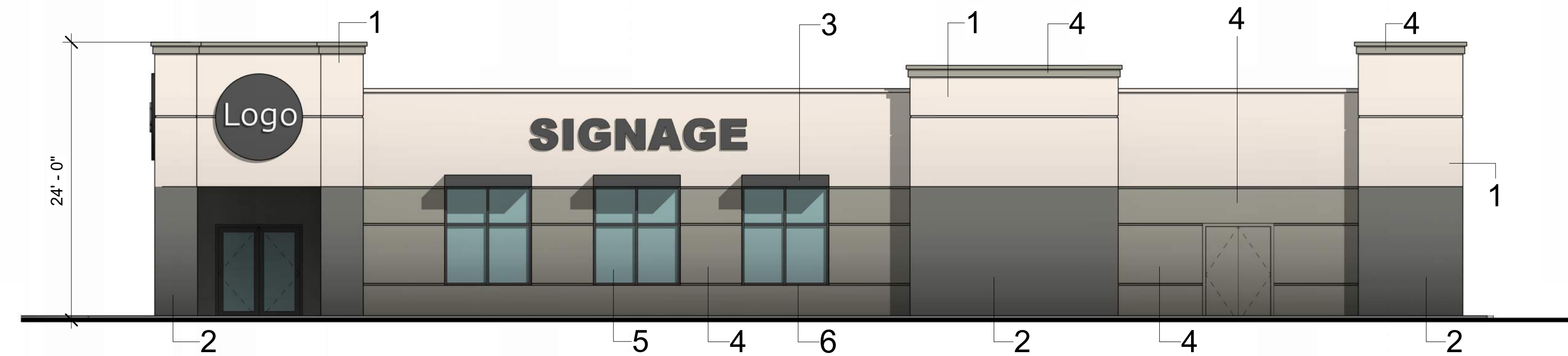
NORTH OFFICE BUILDING ELEVATION

1/8" = 1'-0"



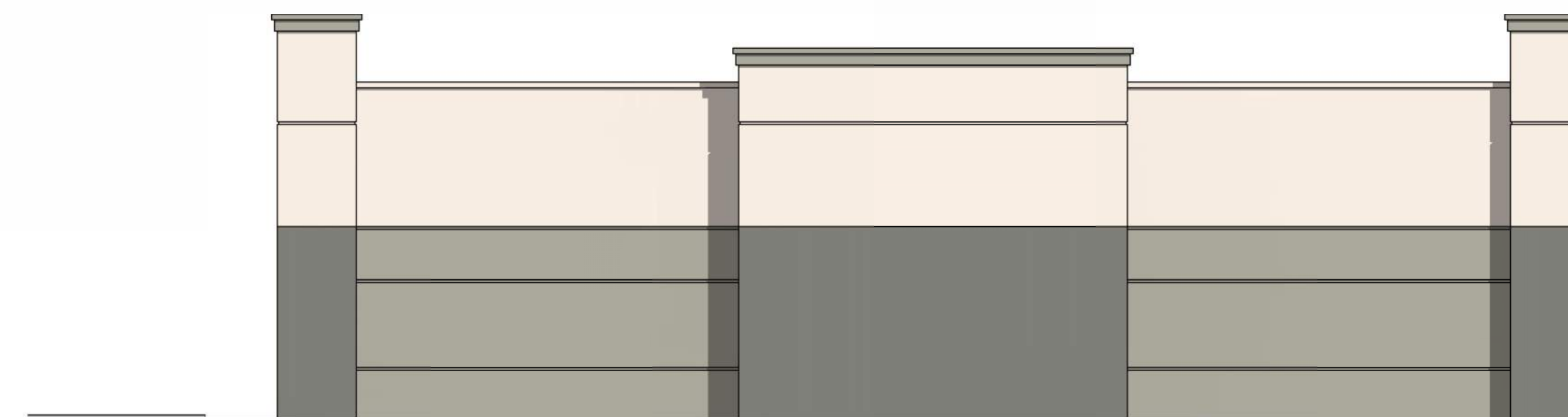
WEST OFFICE BUILDING ELEVATION

1/8" = 1'-0"



SOUTH OFFICE BUILDING ELEVATION

1/8" = 1'-0"



EAST OFFICE BUILDING ELEVATION

1/8" = 1'-0"

MATERIALS & COLORS:

- 1 - **STUCCO-PAINTED:**
MFG: DUNN-EDWARDS
COLOR: FRENCH WHITE
SPEC: DEW311
- 2 - **STUCCO-PAINTED:**
MFG: DUNN-EDWARDS
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SPEC: DET615
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- 5 - **GLAZING:**
MFG: SOLARBAN
COLOR: SOLARBAN 90(2) SOLARGRAY + CLEAR
VLT 26%
- 6 - **STOREFRONT MULLIONS:**
MFG: KAWNEER
COLOR: DARK BRONZE



RKAA
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
RKAA.COM

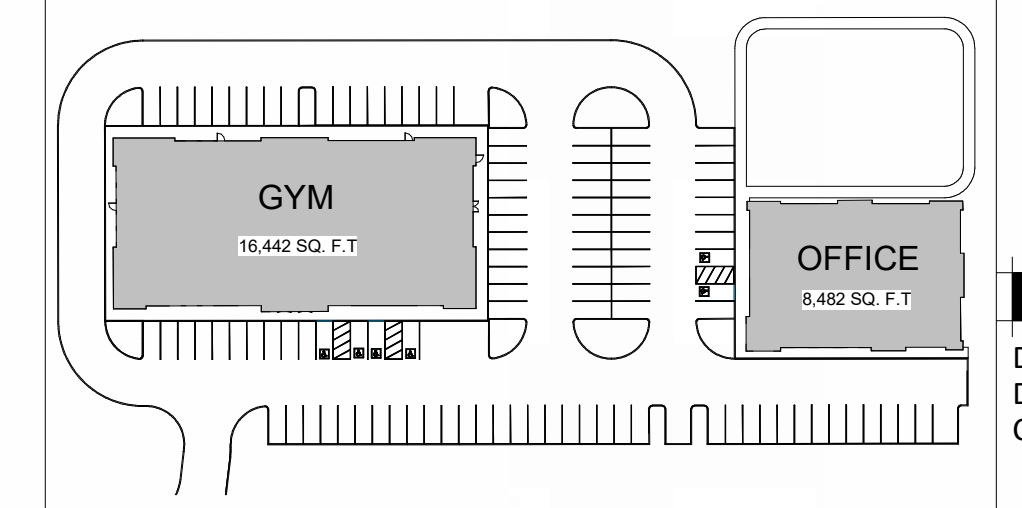
DATE: 09-11-2024

OFFICE - ELEVATIONS

NOTICE OF ACCURATE BILLING OR PAYMENT CYCLE:
THIS CONTRACTOR MAY ALLOW THE OWNER TO REQUIRE
THE SUBMISSION OF BILLING OR PAYMENT BY
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT
ON SOME ALTERNATE SCHEDULE AFTER
CONSTRUCTION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED AGENT.
NAME:
ADDRESS:
CONTACT:
PHONE:

5543 HORIZON ROAD ROCKWALL, TEXAS

(SCHEMATIC DESIGN)



KEYPLAN.

1" = 100'-0"

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PERMISSION OF THE CORPORATION.

DESIGN BY: KR
DRAWN BY: KR
CHECKED BY: NF

A2.1
PROJECT #: 24216.50



NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
 THIS CONTRACTOR MAY ALLOW THE OWNER TO REQUIRE
 THE SUBMISSION OF BILLING OR ESTIMATES BY
 BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
 CONTRACTOR MAY ALLOW OTHER TO MAKE PAYMENT
 ON SOME ALTERNATE SCHEDULE AFTER
 CONSULTATION AND APPROVAL OF BILLING AND
 ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER
 BILLING CYCLE APPLICABLE TO THE PROJECT IS
 AVAILABLE FROM OWNER OR DESIGNATED AGENT.
 NAME:
 ADDRESS:
 CONTACT:
 PHONE:

5543 HORIZON ROAD ROCKWALL, TEXAS
 (SCHEMATIC DESIGN)

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 PERMISSION OF THE CORPORATION.

DESIGN BY: KR
 DRAWN BY: KR
 CHECKED BY: NF

A2.2
 PROJECT #: 24216.50



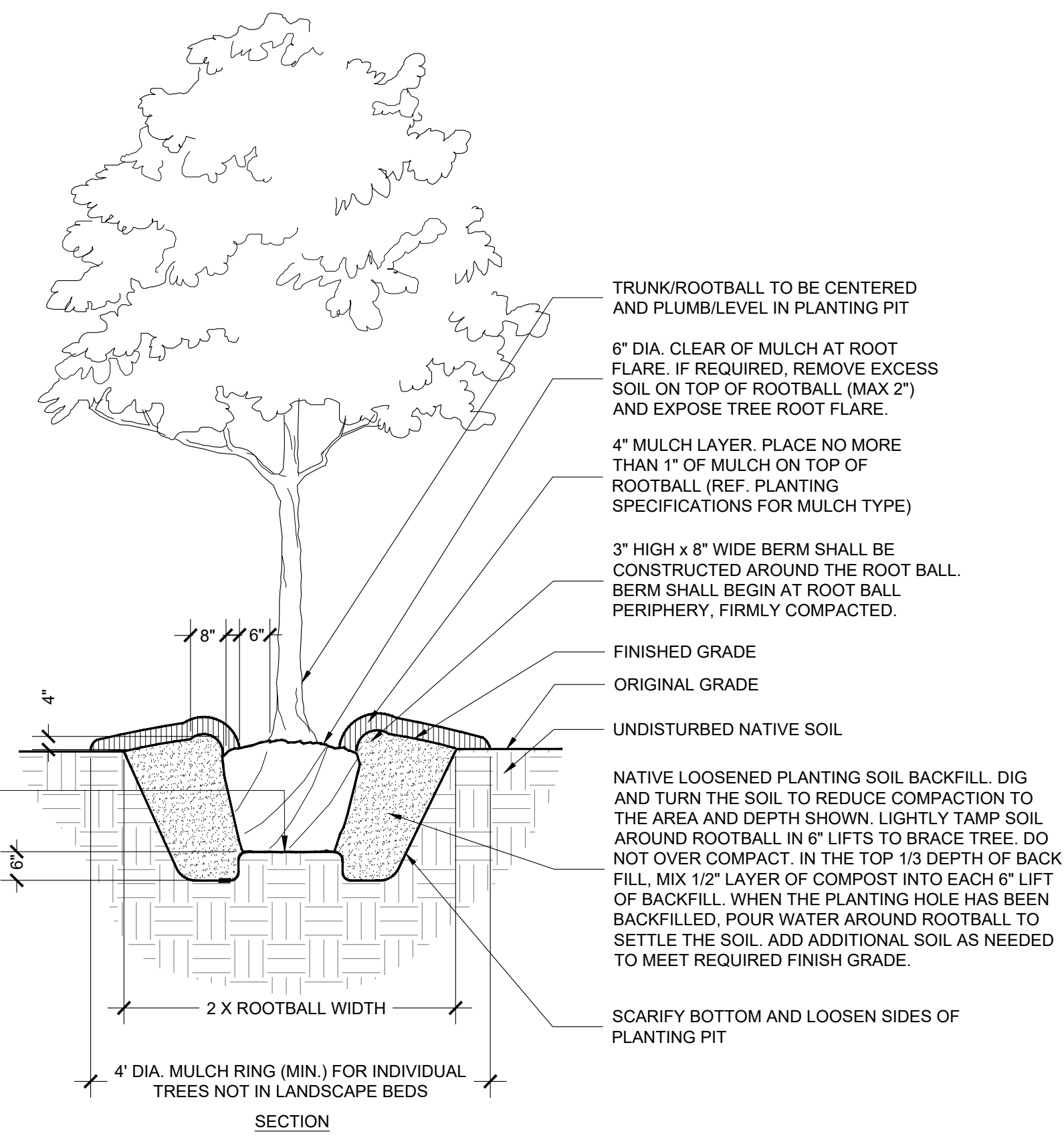
BGE, Inc.
 2595 Dallas Parkway, Suite 101
 Frisco, TX 75034
 Tel: 972-464-4800 • www.bgeinc.com
 TBPE Registration No. F-1046
 Copyright 2024

DEVELOPER
PLATINUM CONSTRUCTION
 1450 T L TOWNSEND DR. STE 100
 ROCKWALL, TX 75032
 TEL: (469) 222-1597
 CONTACT: SHAWN VALK

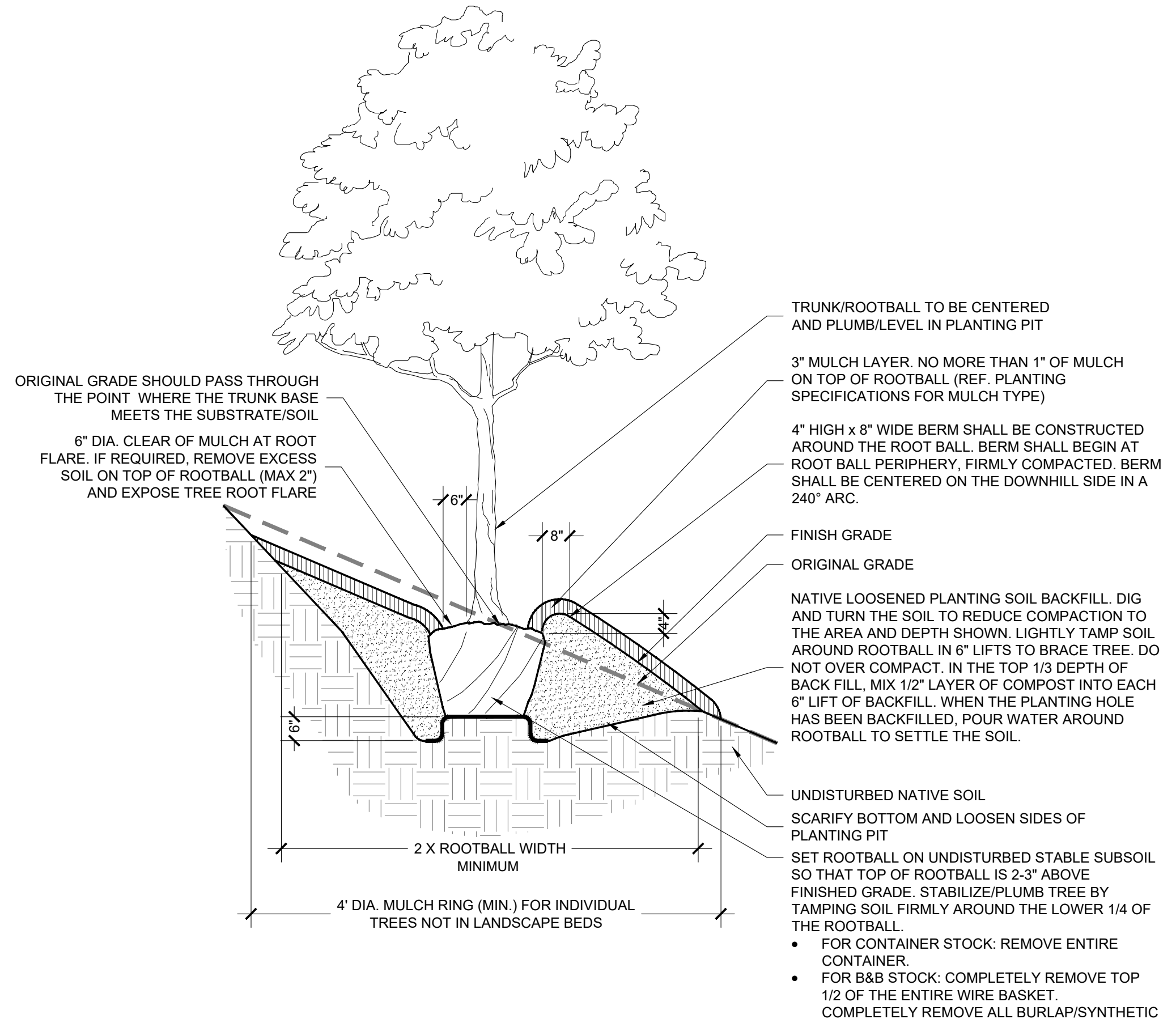
OWNER
SARO PARTNERS LLC
 1450 S. T L TOWNSEND
 ROCKWALL, TX 75032
 TEL: (000) 000-0000
 CONTACT: JAY KANTER

HORIZON RD. COMMERCIAL OFFICES
 W.W FORD SURVEY, ABSTRACT NO. 80, TRACT
 26-4
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

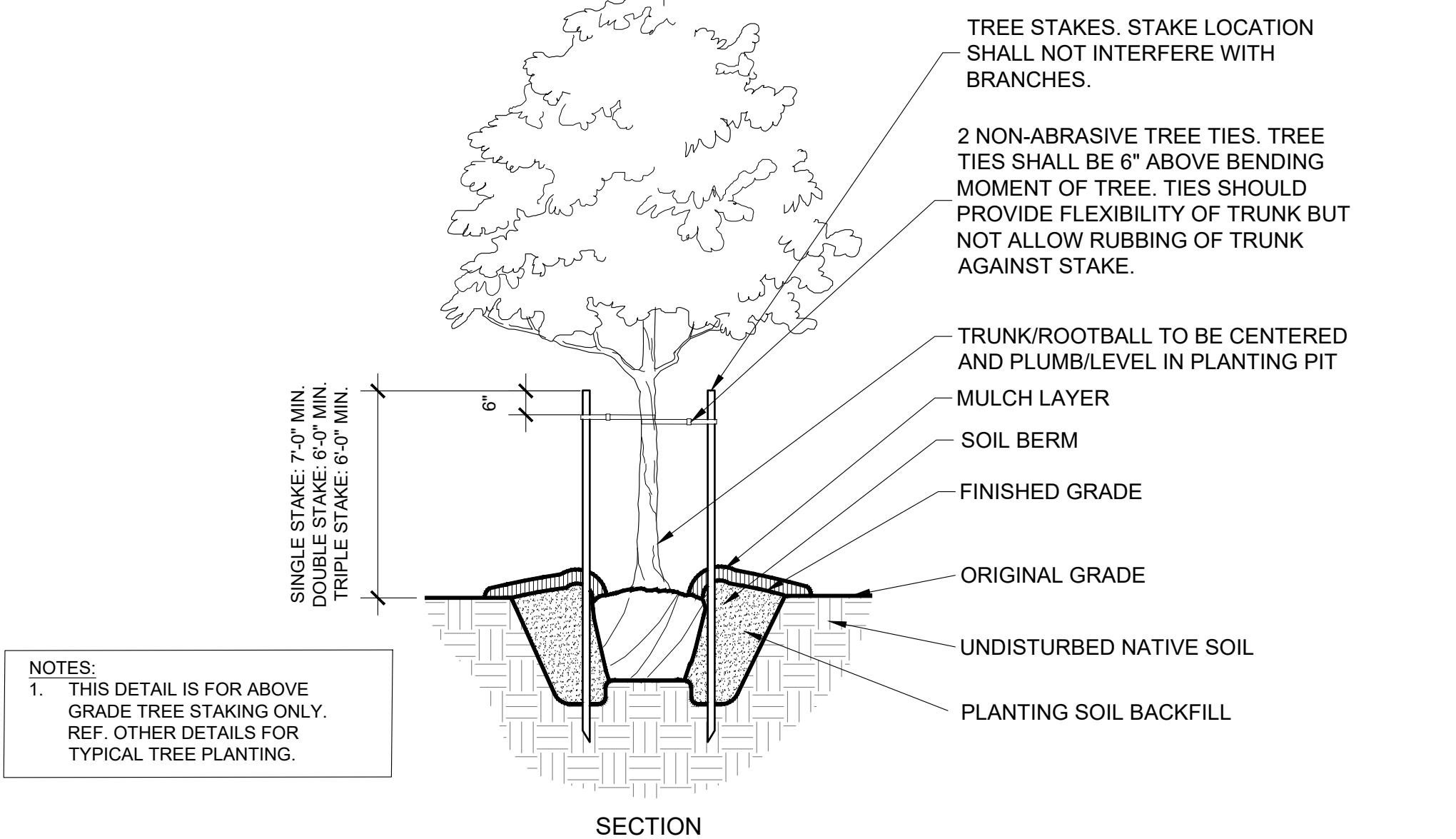
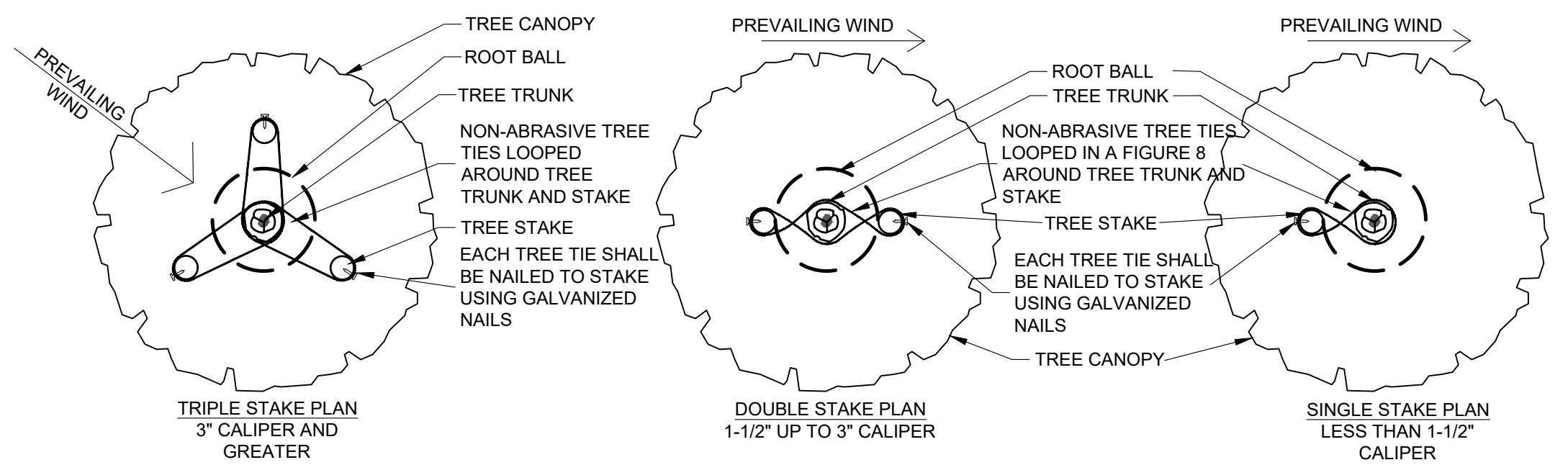
CITY SUBMITTAL SET
PLANTING DETAILS



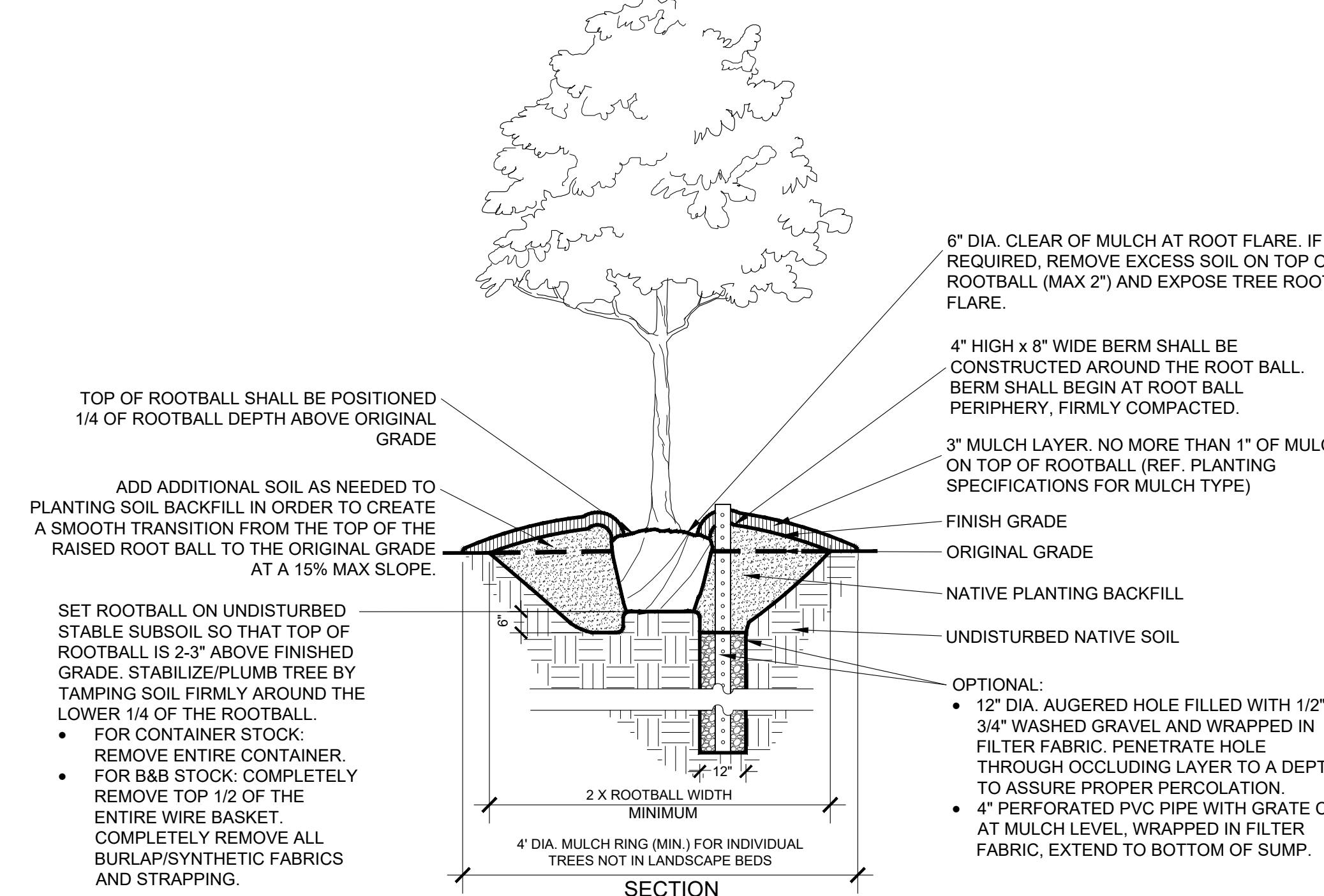
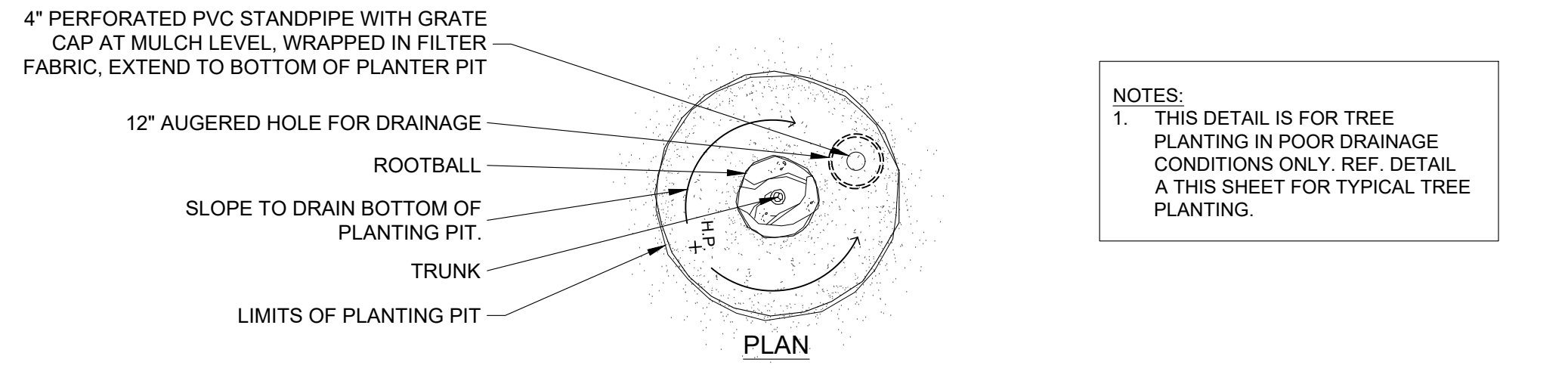
A TYPICAL TREE PLANTING (UP TO 3" CALIPER)
 SECTION NOT TO SCALE



C TREE PLANTING ON 5-25% SLOPES (20:1 TO 4:1 SLOPES)
 SECTION NOT TO SCALE



B TYPICAL TREE STAKING
 SECTION/PLAN NOT TO SCALE



D PLANTING IN WET CONDITIONS
 SECTION/PLAN NOT TO SCALE

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE LANDSCAPE ARCHITECT:
 MICHAEL STOTTLE, PLA
 TEXAS REGISTRATION NO. 3743
 BGE, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 9/11/2024

CAUTION !!
 Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

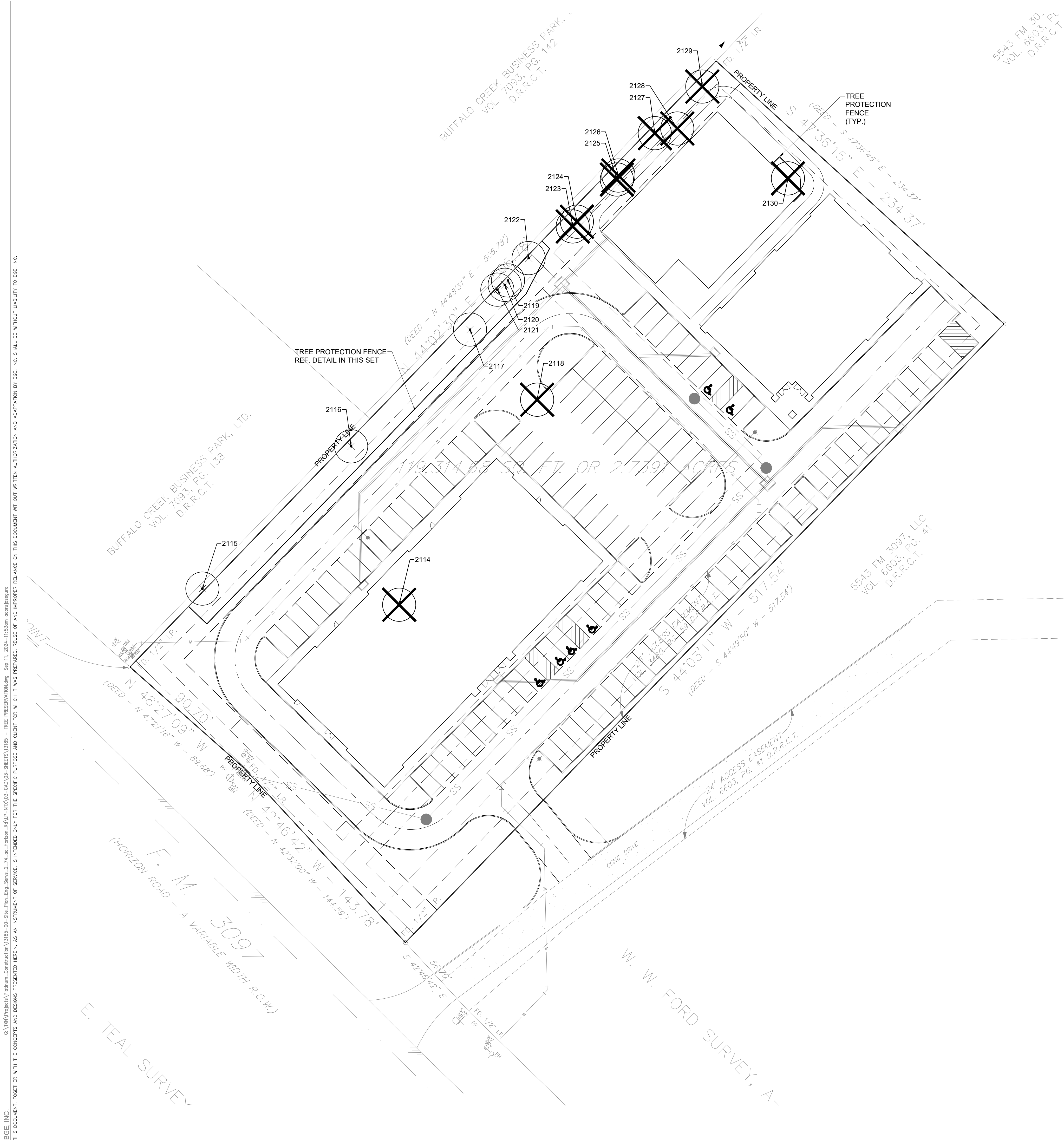
CHECKED BY: MLS
 DESIGNED BY: NPS
 DATE: 9/11/2024
 PROJECT NUMBER: 13185-00



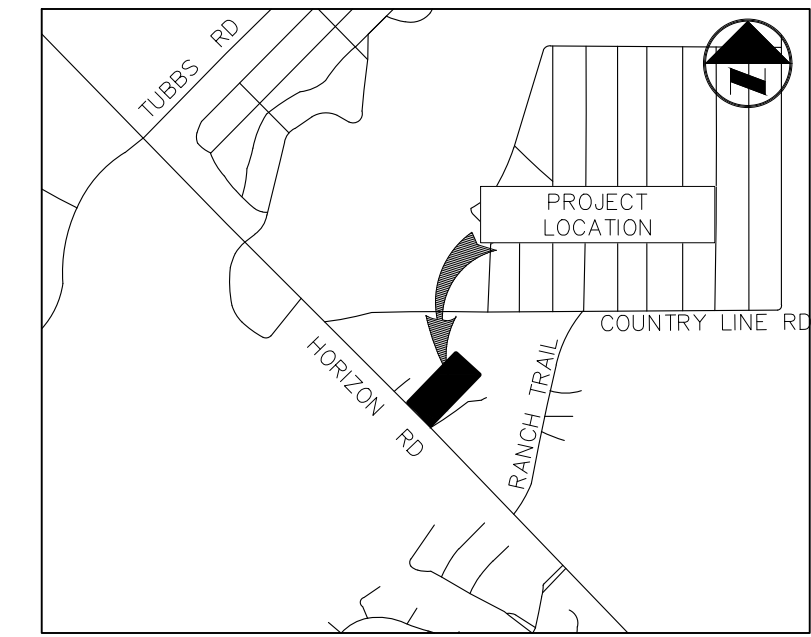
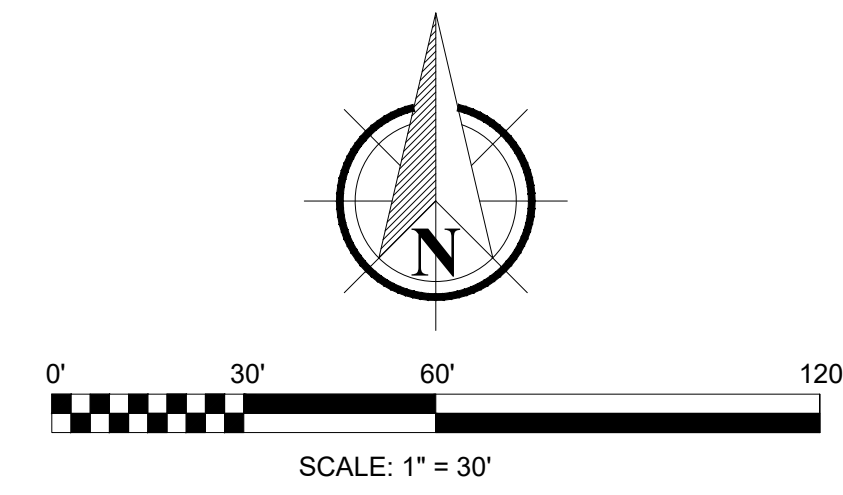
Know what's below.
Call before you dig.
 (@ least 48 hours prior to digging)

SHEET NO
L2.03
 PLANTING DETAILS

BGE, INC. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BGE, INC. SHALL BE WITHOUT LIABILITY TO BGE, INC.



5543 FM 3097
VOL. 6603, PG. 41
D.R.R.C.T.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- PRESERVED TREE
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	STATUS	MITIGATION INCHES
2114	4"	Hercules Club	<i>Zanthoxylum clava-herculis</i>	Demo	0
2115	11"	Sugarberry	<i>Celtis laevigata</i>	Remain	0
2116	14.5"	Sugarberry	<i>Celtis laevigata</i>	Remain	0
2117	18"	Sugarberry	<i>Celtis laevigata</i>	Remain	0
2118	25"	Sugarberry	<i>Celtis laevigata</i>	Demo	12.5
2119	16.5"	Sugarberry	<i>Celtis laevigata</i>	Remain	0
2120	11.5"	Sugarberry	<i>Celtis laevigata</i>	Remain	0
2121	16"	Sugarberry	<i>Celtis laevigata</i>	Remain	0
2122	16.5"	Sugarberry	<i>Celtis laevigata</i>	Remain	0
2123	23"	Sugarberry	<i>Celtis laevigata</i>	Demo	11.5
2124	15"	Sugarberry	<i>Celtis laevigata</i>	Demo	7.5
2125	14"	Sugarberry	<i>Celtis laevigata</i>	Demo	7
2126	11"	Eastern Red Cedar	<i>Juniperus virginiana</i>	Demo	5.5
2127	23"	Sugarberry	<i>Celtis laevigata</i>	Demo	11.5
2128	13"	Sugarberry	<i>Celtis laevigata</i>	Demo	6.5
2129	22"	Sugarberry	<i>Celtis laevigata</i>	Demo	11
2130	7"	Hercules Club	<i>Zanthoxylum clava-herculis</i>	Demo	0
TOTAL MITIGATION INCHES					73

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TEL: (469) 222-1597
CONTACT: SHAWN VALK

OWNER
SARO PARTNERS LLC
1450 S. T L TOWNSEND
ROCKWALL, TX 75302
TEL: (000) 000-0000
CONTACT: JAY KANTER

CITY SUBMITTAL SET

TREE PRESERVATION PLAN

HORIZON RD. COMMERCIAL OFFICES
W.W FORD SURVEY, ABSTRACT NO. 80, TRACT 26-4
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE LANDSCAPE ARCHITECT:
MICHAEL STOTTLER, PLA
TEXAS REGISTRATION NO. 3743
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
9/11/2024

!CAUTION!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: MLS
DESIGNED BY: NPS
DATE: 9/11/2024
PROJECT NUMBER: 13185-00

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TREE PRESERVATION PLAN

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CITY SUBMITTAL SET

TREE PRESERVATION DETAILS

HORIZON RD. COMMERCIAL OFFICES
 W.W FORD SURVEY, ABSTRACT NO. 80, TRACT
 26-4
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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 TEXAS REGISTRATION NO. 3743
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 9/11/2024

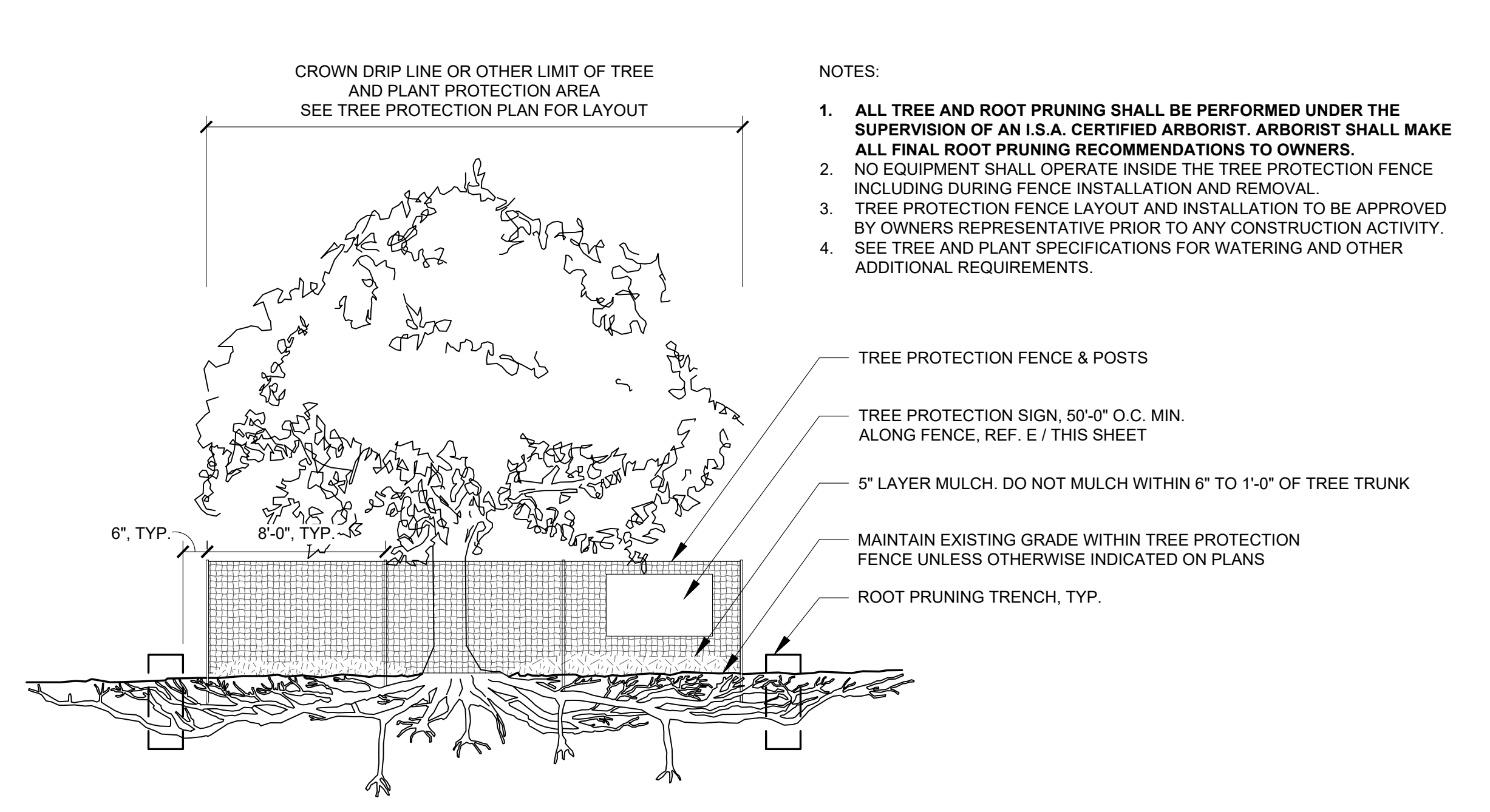
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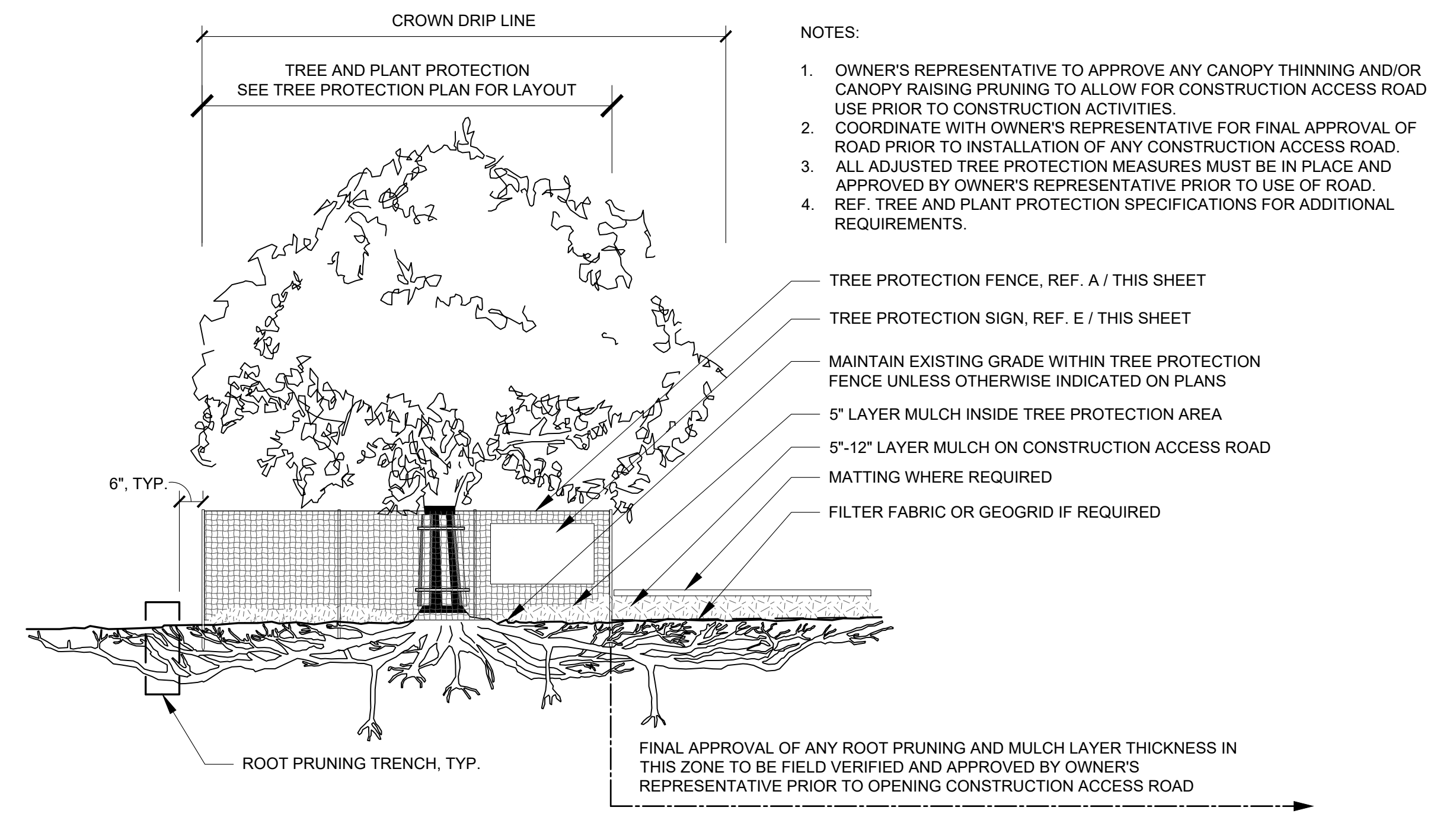
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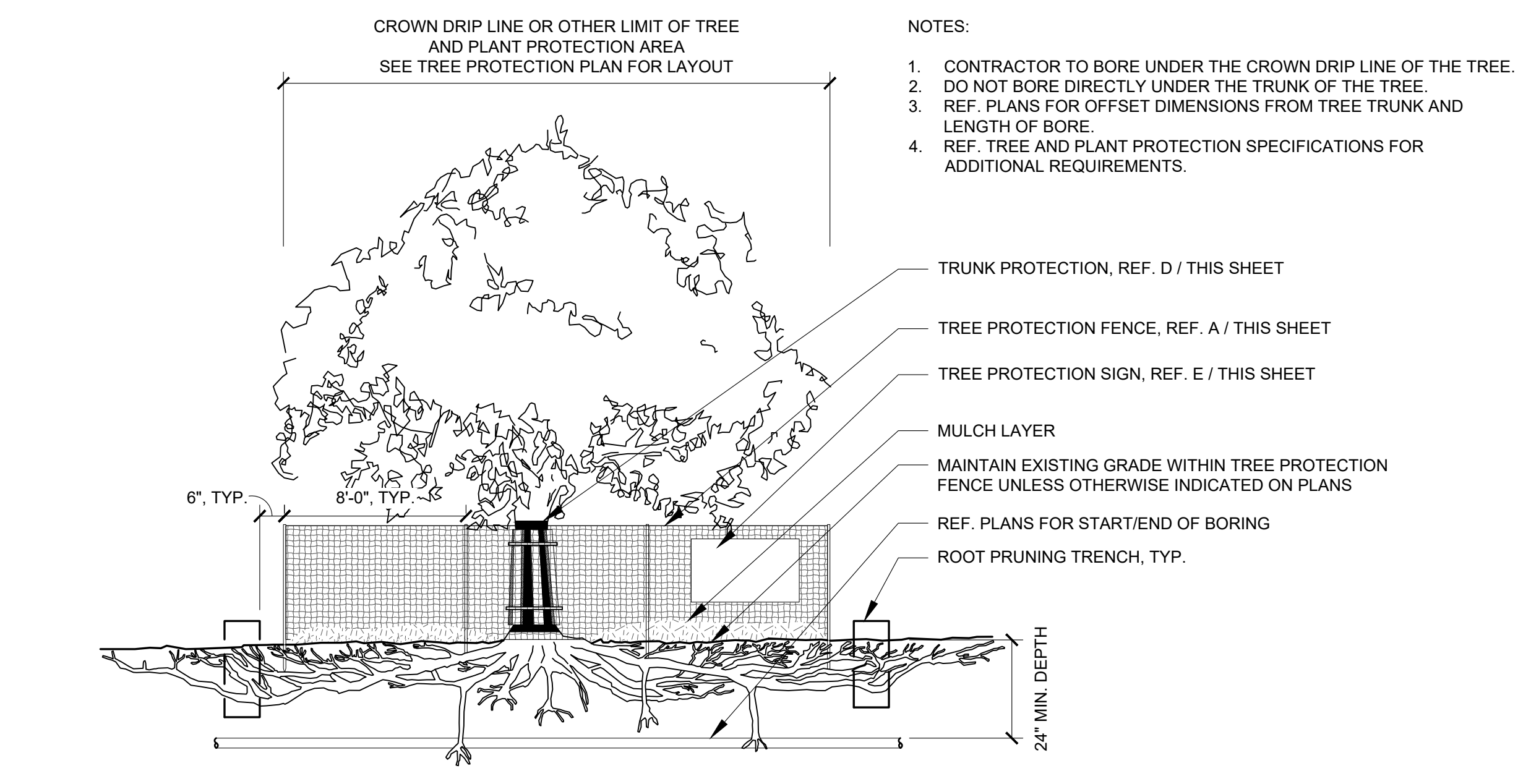
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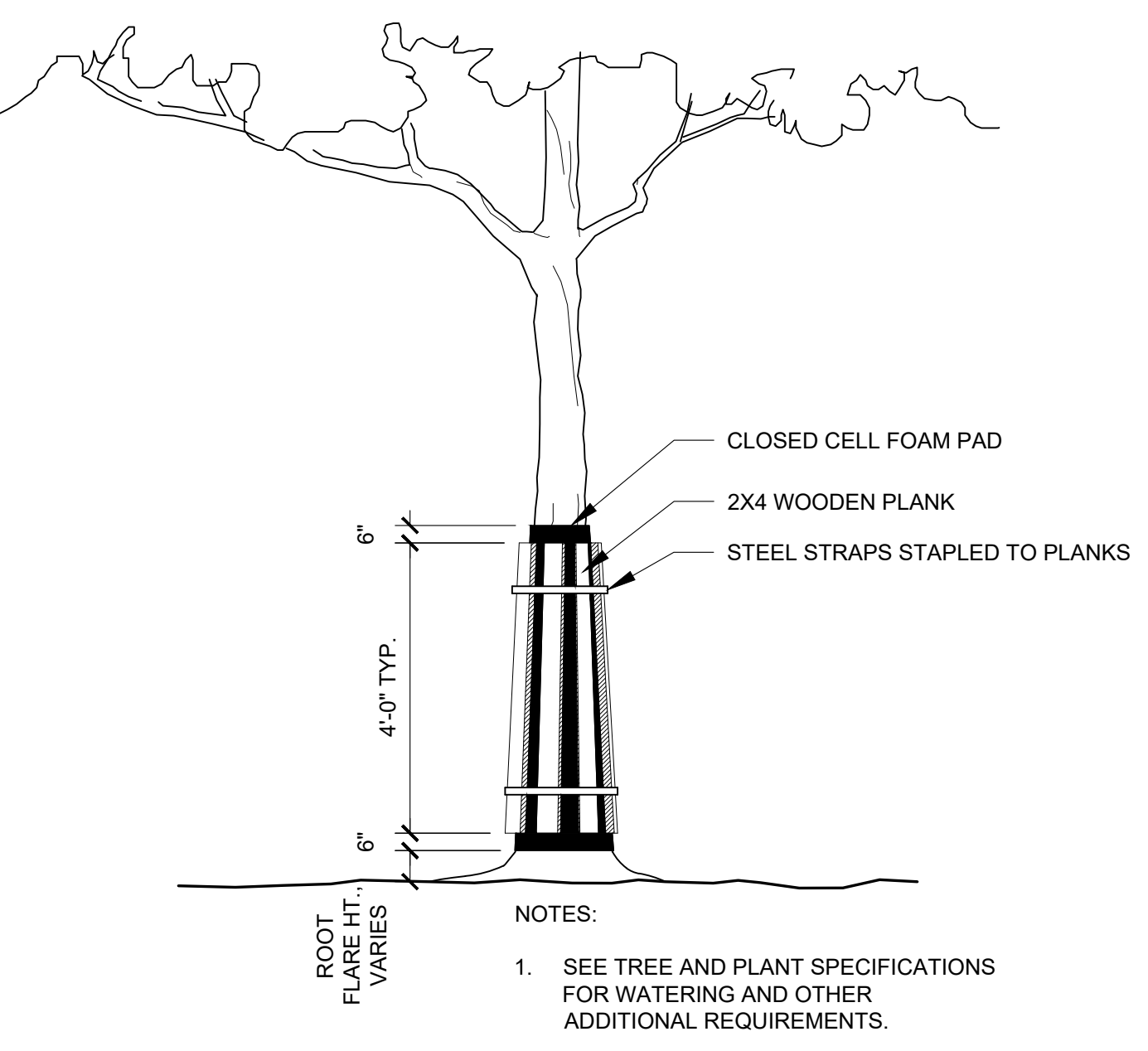
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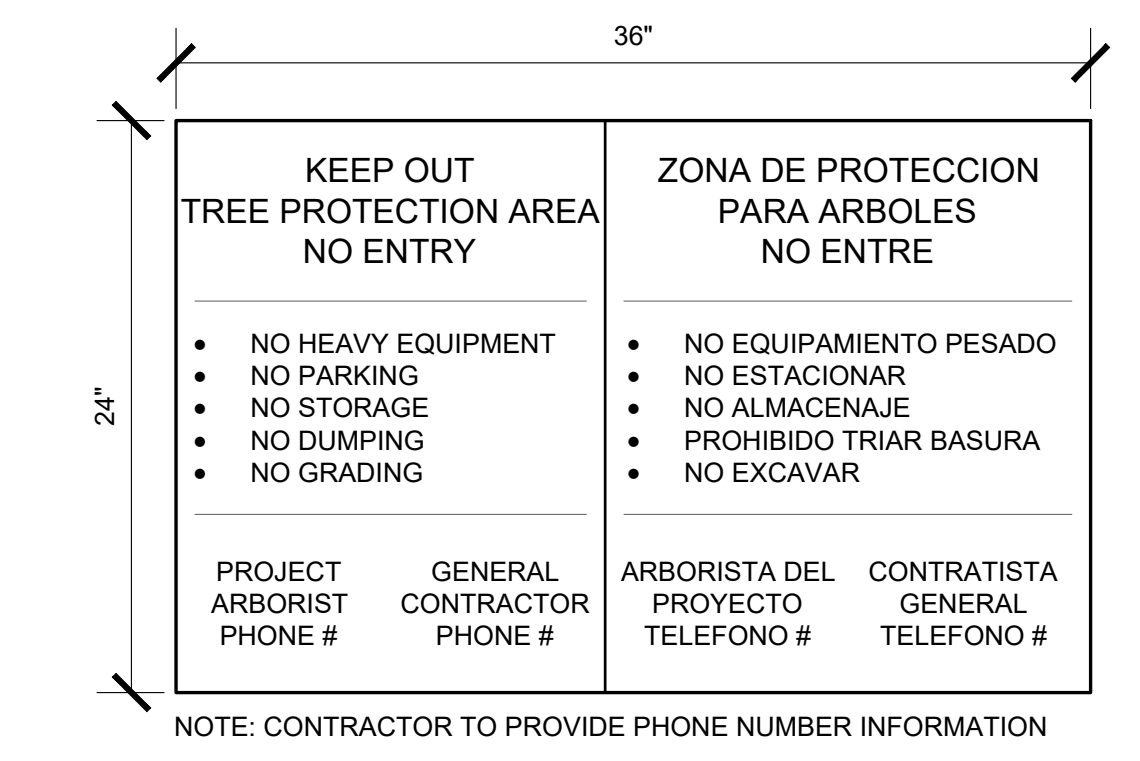
C TREE PROTECTION: CONSTRUCTION ACCESS ROAD
 SECTION NOT TO SCALE



B TREE PROTECTION: UTILITY BORING UNDER DROWN DRIP LINE
 SECTION NOT TO SCALE



D TRUNK PROTECTION
 ELEVATION NOT TO SCALE



E TRUNK PROTECTION
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE OF TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPE AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF TWO HUNDRED DOLLARS (\$200) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED AT SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND AT TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

Table with 2 columns: MATERIALS, SAMPLES. Rows include MULCH, TOPSOIL, and PLANTS with their respective quantities and units.

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE TO "STANDARDIZED PLANT NAMES", 1992 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL

- 1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 6.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

a. ORGANIC SOIL AMENDMENTS

- 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
3. COMPOST: DECOMPOSED ORGANIC MATERIAL, INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
4. PECAN HULLS: COMPOSTED PECAN HULLS FROM LOCAL SOURCE.
5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
6. WORM CASTINGS: ASTM HORTWORMS.

b. INORGANIC SOIL AMENDMENTS

- 1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 90 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

c. PLANTING SOIL MIX

- 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND, TILL TO DEPTH OF 12" OR AS OTHERWISE NOTED. FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
2. SOD/SEED AREA TOPSOIL: ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN.) CONTAINER.

I. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES - SUSTANE BLEND 16-4-8, OR APPROVED EQUAL.
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14 OR APPROVED EQUAL.
3. SOD - 8-8-8 FERTILIZER OR APPROVED EQUAL.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPARENT PRODUCT ("WILTRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE PALM TRUNK OF THE PALM DURING DIGGING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

M. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

N. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZE OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

O. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPANTING INTO THE NURSERY ROW.

P. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITIES, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

Q. FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERRING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

R. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP JOB SITE AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH CONDITIONS DURING EXCAVATION WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF PROPER DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STOP" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT GROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, AN APPROVED CHEMICAL HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

S. LAWN SODDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
2. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED MECHANICAL SPREADERS, MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
3. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER SQUARE FOOT. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

D. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.

D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.

F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTI-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CULTI-PACKER, LIGHTLY RAKE SEEDED GROUND WITH FLEXIBLE RAKES AD ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.

G. SURFACE LAYER OF SOIL FOR SEEDED AREAS SHALL BE KEPT MOIST DURING THE GERMINATION PERIOD. WATER SEEDED AREAS TWICE DURING THE FIRST WEEK TO A MINIMUM DEPTH OF 6 INCHES WITH A FINE SPRAY, AND, ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 6 INCHES DEPTH.

H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/ COUNTY PROTOCOL IF ANY ARE IN PLACE.

T. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM THEIR WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

U. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION.

V. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL NINETY (90)-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

W. GUARANTEE

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED, AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT ENGAGE THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

X. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REWORK IDENTIFIED AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE, OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

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CITY SUBMITTAL SET
PLANTING SPECIFICATIONS
HORIZON RD. COMMERCIAL OFFICES
W.W FORD SURVEY, ABSTRACT NO. 80, TRACT
26-4
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.
RESPONSIBLE LANDSCAPE ARCHITECT: MICHAEL STOTTLER, P.L.A. TEXAS REGISTRATION NO. 3743
BGE, INC. TEXAS REGISTERED ENGINEERING FIRM F-1046 9/11/2024

CAUTION!!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities
CAUTION!!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

Table with 3 columns: REV. NO., DATE, DESCRIPTION. Includes a header row and several empty rows for revisions.

CHECKED BY: MLS
DESIGNED BY: NPS
DATE: 9/11/2024
PROJECT NUMBER: 13185-00

SHEET NO
L2.00
PLANTING SPECIFICATIONS

811 logo with text: Know what's below. Call before you dig. (at least 48 hours prior to digging)

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GENERAL NOTES:

- VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURBS AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE OTHER CONSULTANTS DRAWINGS, THE CIVIL DRAWINGS, AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S PLANS.
- THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR FOR LOCATION OF EXISTING UNDERGROUND UTILITIES. EXCAVATE AS NECESSARY TO CONFIRM LOCATIONS PRIOR TO EXCAVATION.
- EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AS AMENDED, THE ADA ACCESSIBILITY GUIDELINES (ADAAG) OF 2004, AS AMENDED, AND THE TEXAS ACCESSIBILITY STANDARDS, AS AMENDED. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
- ALL CONSTRUCTION WILL CONFORM TO THESE PLANS AND SPECIFICATIONS. ALL CONSTRUCTION WILL ALSO CONFORM TO ALL RELEVANT CITY STANDARDS AND SPECIFICATIONS.

DEMOLITION NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES AND UNLESS NOTED OTHERWISE, MAINTAIN THEM IN OPERATION DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
- REFERENCE CIVIL DRAWINGS FOR LIMITS OF REQUIRED DEMOLITION.
- CONTRACTOR SHALL TAKE CARE TO MINIMIZE DISTURBANCE TO EXISTING TREE TRUNKS AND ROOT SYSTEMS. ALL DEMOLITION ADJACENT TO EXISTING TREES SHALL BE COMPLETED USING HAND TOOLS, NO LARGE EQUIPMENT OR ANY EQUIPMENT WITH TRACKS SHALL BE ALLOWED TO WORK UNDER THE DRIP LINE OF ANY EXISTING TREES TO REMAIN. THERE SHALL BE NO STORAGE OF MATERIAL OR PARKING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
- SITE BASE INFORMATION (BOUNDARIES, UTILITIES, TOPOGRAPHY & STRUCTURES) ARE SHOWN AS PROVIDED BY SURVEYOR. CONTRACTOR SHALL VERIFY GRADES, UTILITIES AND SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. BGE, INC ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY INFORMATION.
- DURING DEMOLITION THE CONTRACTOR SHALL EXERCISE CAUTION NOT TO DAMAGE THE EXISTING FEATURES THAT ARE TO REMAIN INSIDE AND OUTSIDE OF THE PROJECT CONSTRUCTION AREA. DAMAGE RESULTING FROM CONTRACTOR'S WORK SHALL BE REPAIRED AND RESTORED TO THE COMPLETE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR. UTILITIES AND THEIR CONTINUATION THROUGH DEMOLISHED AREAS ARE TO REMAIN IN PLACE. PROTECT AS REQUIRED. DEMOLISH UTILITIES ONLY IF SHOWN ON THESE OR ARCHITECT/ENGINEERS DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL AREAS TO BE DEMOLISHED AS A PART OF THIS CONTRACT. CONDITIONS VARYING FROM THESE PLANS & SPECIFICATIONS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. CLEARLY MARK ALL ITEMS FOR DEMOLITION FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO BEGINNING DEMOLITION WORK.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DESIGNATED TREES, SHRUBS & GROUND COVER PRIOR TO THE START OF NEW CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR CAPPING & ABANDONING ALL IRRIGATION LINES IN THE DEMOLITION AREA.

PLANTING NOTES:

- CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN FIELD USING COLORED FLAGS FOR EACH DIFFERENT TREE SPECIES FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- SHRUB, GROUND COVER & SEASONAL COLOR BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL SHRUB & GROUND COVER BEDS SHALL HAVE A MINIMUM THREE (3) INCH LAYER OF HARDWOOD MULCH. CONTRACTOR TO SUPPLY OWNER WITH SAMPLE FOR APPROVAL. CONTRACTOR TO SUPPLY A BID ALTERNATE FOR ROCK MULCH FOR ALL BEDS.
- ANNUAL BEDS TO RECEIVE MINIMUM 3" HARDWOOD MULCH. CONTRACTOR TO SUPPLY OWNER WITH SAMPLE FOR APPROVAL.
- TREES SHALL BE PLANTED AS LEAST FOUR (4) FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
- TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
- TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN (14) FEET.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH FINISHED GRADE PRIOR TO PLANTING IN ALL AREAS.
- FINAL GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING.
- PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.
- CONTRACTOR SHALL PROVIDE THE PROJECT AGRONOMIST SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT AND AGRONOMIST. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACK FILL MIX. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS, ON GRADE SOILS AND/OR ON-STRUCTURE SOILS. VERIFYING ON-STRUCTURE FILTER FABRIC/SOIL COMPATIBILITY SHALL BE PART OF THE OVERALL ANALYSIS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
- TOPSOIL SHALL BE A MINIMUM OF 4" IN DEPTH. SOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- REF. SHEET L3.12 FOR PLANTING DETAILS.
- REFER TO CIVIL FOR OVERALL SITE GRADING AND SHEET L3.5 FOR POOL AREA GRADING.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	HT	SPR	REMARKS
CANOPY TREES									
	AS	7	Acer saccharum caddo	Caddo Sugar Maple	3" cal	B&B	14' ht	6' spr	Full, Straight, Single Trunk
	QS	13	Quercus shumardii	Shumard Red Oak	3" cal	B&B	12' ht	5' spr	Full, Straight, Single Trunk
	QV	4	Quercus virginiana	Southern Live Oak	3" cal	B&B	12' ht	6' spr	Full, Straight, Single Trunk
	TD	8	Taxodium distichum	Bald Cypress	3" cal	B&B	12' ht	5' spr	Full, Straight, Single Trunk
	UC	5	Ulmus crassifolia	Cedar Elm	3" cal	B&B	14' ht	5' spr	Full, Straight, Single Trunk
ORNAMENTAL TREES									
	CC	7	Cercis canadensis	Eastern Redbud	2" cal	B&B	8' ht	4' spr	Full, Multi-Trunk
	ID	6	Ilex decidua	Possumhaw Holly	2" cal	B&B	8' ht	4' spr	Full, Multi-Trunk
	IV	2	Ilex vomitoria	Yaupon Holly	2" cal	B&B	10' ht	4' spr	Full, Multi-Trunk
SHRUBS									
	ABE GRD	24	Abelia x grandiflora	Glossy Abelia	3 gal	CONT	24" ht	--	Full, Matching,
	ILE CAR	34	Ilex cornuta 'Carissa'	Carissa Holly	3 gal	CONT	18" ht	--	Full, Matching,
	LEU COM	102	Leucophyllum frutescens 'Compacta'	Compact Texas Sage	5 gal	CONT	24" ht	--	Full, Matching,
	YUC REC	19	Yucca recurvifolia	Soft Leaf Yucca	3 gal	CONT	24" ht	--	Full, Matching, 24" o.c. spacing
GRASSES									
	MUH CAP	199	Muhlenbergia capillaris	Pink Muhly	3 gal	CONT	24" ht	--	Full, Matching, 30" o.c. spacing
	NAS	143	Nassella tenuissima	Mexican Feather Grass	3 gal	CONT	18" ht	--	Full, Matching, 24" o.c. spacing
GROUND COVER									
	EFC	852	Euonymus fortunei 'Coloratus'	Purple-leaf Winter Creeper	1 gal	CONT	6" ht	6" spr	Full, 1 gallon min., 18" o.c. spacing
SEED									
	DSM	2,700 sf		Dam Slope Mix	---	---	---	---	Drill seed, Native American Seed Mix #2809, Ref. Planting Specs
	DFM	6,500 sf		Drainfield Mix	---	---	---	---	Drill seed, Native American Seed Mix #2861, Ref. Planting Specs
SOD									
	SOD	18,686 sf	Cynodon dactylon	Common Bermuda Grass	---	---	---	---	Solid Sod, tight sand filled joints, 100% weed, disease and pest free
MISC									
	STEEL EDGE	TBD	Steel Edging		---	---	---	---	3/8" x 6", black
	MULCH	TBD	Shredded Hardwood Mulch		---	---	---	---	Min. 3" depth, trees in sod to receive 4' dia. ring

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

IRRIGATION NOTES:

- LINE LAYOUT IS DIAGRAMMATIC-ADJUST HEAD AND LINE LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE COMPLETE COVERAGE.
- ALL MAIN LINE PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 18". ALL LATERAL PIPING DOWNSTREAM OF THE MAIN LINE SHALL BE BURIED TO HAVE A MINIMUM COVER OF 12".
- ALL MAINS ARE TO DRAIN TO LOW POINTS AT A MINIMUM ONE HALF (1/2%) PERCENT SLOPE. AT LOW POINTS, INSTALL GATE VALVE TO FACILITATE DRAINAGE OF SYSTEM DURING FREEZING TEMPERATURES.
- CONTRACTOR SHALL INSTALL AUTOMATIC DRAIN VALVES AT LOW POINTS IN THE IRRIGATION LINES AS REQUIRED TO PREVENT FREEZE DAMAGE.
- ALL VALVE BOXES SHALL BE BLACK IN COLOR (BODY AND LID). SIZES SHALL BE TEN (10") INCHES BY FOURTEEN (14") INCHES (RECTANGULAR) FOR REMOTE CONTROL VALVES AND NINE (9") INCHES (ROUND) FOR GATE AND QUICK COUPLER VALVES.
- CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO SYSTEM LAYOUT IN FIELD TO INSURE POSITIVE DRAINAGE OF LATERAL LINES AND MAIN LINES.
- ALL WIRING FROM THE IRRIGATION CONTROLLER TO THE REMOTE CONTROL VALVES SHALL BE UF-14/1 DIRECT BURIAL CABLE. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES ONLY USING RAINBIRD SNAP-TITE CONNECTORS AND SEALANT. PROVIDE SLEEVES FOR WIRE UNDER PAVED AREAS AS REQUIRED.
- ALL IRRIGATION INSTALLATION SHALL CONFORM TO THE LOCAL CODE REGULATIONS AND TCEQ REQUIREMENTS.
- IRRIGATION SYSTEM SHALL BE INSTALLED AND FULLY OPERATIONAL BEFORE INSTALLATION OF LANDSCAPE PLANTINGS.
- IRRIGATION HEADS SHALL BE PLACED AND ADJUSTED SO AS NOT TO SPRAY ON THE BUILDING.
- IRRIGATION HEADS SHALL BE PLACED AND SIZED SO AS NOT TO BE SUSCEPTIBLE TO DAMAGE BY AUTOMOBILE OVERHANGS.
- IRRIGATION CONTRACTOR SHALL PLACE ADJUSTABLE ARC NOZZLES IN PLACE OF FIXED ARC NOZZLE AS NEEDED TO ELIMINATE OVER SPRAY ON TO PAVEMENT.
- ALL IRRIGATION HEADS SHALL HAVE FACTORY INSTALLED CHECK VALVES.

MAINTENANCE NOTES:

- LANDSCAPE CONTRACT SHALL INCLUDE, AS AN ALTERNATE BID, A LANDSCAPE MAINTENANCE AGREEMENT. THE LANDSCAPE MAINTENANCE PERIOD SHALL BEGIN ONCE OWNER'S ACCEPTANCE OF IMPROVEMENTS HAS BEEN GIVEN IN WRITING AND EXTEND FOR A PERIOD OF TWO YEARS.
- MAINTENANCE AGREEMENT SHALL GENERALLY CONFORM TO LANDSCAPE MAINTENANCE GUIDELINES PROVIDED BY OWNER AND MODIFIED TO MEET THE BEST MANAGEMENT PRACTICES OF THE LOCAL CLIMATE AND SITE SPECIFIC CONDITIONS.
- AT A MINIMUM, THE AGREEMENT SHALL INCLUDE, ALL LABOR AND MATERIALS TO PERFORM THE PROFESSIONAL MAINTENANCE OF THE SITE'S LANDSCAPE IMPROVEMENTS. THE AGREEMENT SHALL BE WRITTEN TO INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:
A. LAWN CARE
B. FERTILIZATION
C. INTEGRATED PEST MANAGEMENT
D. IRRIGATION
E. PLANTING BEDS
F. TREES AND SHRUBS
- THE PROGRAM FOR THE MAINTENANCE AGREEMENT SHALL BE BASED ON A COMPLETE SOILS ANALYSIS TO ADDRESS SPECIFIC SITE CONDITIONS AND TO ENSURE THE HEALTHY AND VIGOROUS GROWTH OF THE PLANT MATERIALS.

CITY OF ROCKWALL - CODE REQUIREMENTS

LANDSCAPE AREA	REQUIRED	PROVIDED
20% OF SITE 119,354 SF X 20% = 23,871 SF IMPERVIOUS AREA= 84,969 SF	23,871 SF 28%	34,385 SF 28%
SITE TREES 12 TREES PER ACRE 2.74 AC X 12 = 32.88 TREES	33 TREES	37 TREES
DETENTION BASIN DETENTION BASIN = 6500 SF 1 CANOPY TREE PER 750 SF = 9 TREES	9 TREES	9 TREES
1 ACCENT TREE PER 1500 SF = 5	5 TREES	5 TREES
F.M. 3097 LANDSCAPE BUFFER: 20' DEPTH	REQUIRED YES	PROVIDED YES
MIN. 30" HT SHRUBS	YES	YES
CANOPY TREES 2 TREES PER 100 LF (234.5 LF / 100) x 2 = 5 TREES	5 TREES	5 TREES
ACCENT TREES 4 TREE PER 100 LF (234.5 LF / 100) x 4 = 10 TREES	10 TREES	10 TREES
SCREENING FROM RESIDENTIAL SCREENING TREES	REQUIRED 11 TREES	PROVIDED 10 PROPOSED, 1 EXISTING
SCREENING SHRUBS	YES	YES
20' BUFFER	YES	YES
HEADLIGHT SCREENING MIN. 2' HT BERM	REQUIRED YES	PROVIDED YES
EVERGREEN SHRUBS	YES	YES
PARKING REQUIREMENTS MIN. 5% INTERIOR LANDSCAPING TOTAL PARKING= 21,469 SF	REQUIRED 1,073 SF	PROVIDED 1,772 SF
PARKING TREES 1 TREE PER 10 SPACES 115 SPACES / 10 = 12 TREES	12 TREES	12 TREES
1 TREE WITHIN 80 LF OF EACH SPACE	YES	YES
TREE MITIGATION TREE MITIGATION	REQUIRED 73"	PROVIDED YES, PROVIDED BY REQUIRED TREES

IRRIGATION NOTE:
ALL PLANT MATERIAL TO BE IRRIGATED IN COMPLIANCE TO CITY OF ROCKWALL, UNIFIED DEVELOPMENT CODE ARTICLE 8.05.04



BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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DEVELOPER
PLATINUM CONSTRUCTION
1450 TL TOWNSEND DR. STE 100
ROCKWALL, TX 75032
TEL: (469) 222-1597
CONTACT: SHAWN VALK

OWNER
SARO PARTNERS LLC
1450 S. T L TOWNSEND
ROCKWALL, TX 75302
TEL: (000) 000-0000
CONTACT: JAY KANTER

CITY SUBMITTAL SET
PLANTING SCHEDULE AND NOTES
HORIZON RD. COMMERCIAL OFFICES
W.W FORD SURVEY, ABSTRACT NO. 80, TRACT 26-4
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE LANDSCAPE ARCHITECT:
MICHAEL STOTTILER, PLA
TEXAS REGISTRATION NO. 3743
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
9/11/2024

!CAUTION !
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

!CAUTION !
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

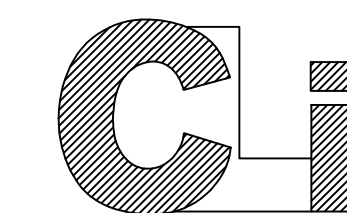
REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: MLS
DESIGNED BY: NPS
DATE: 9/11/2024
PROJECT NUMBER: 13185-00

SHEET NO
L2.01
PLANTING SCHEDULE AND NOTES

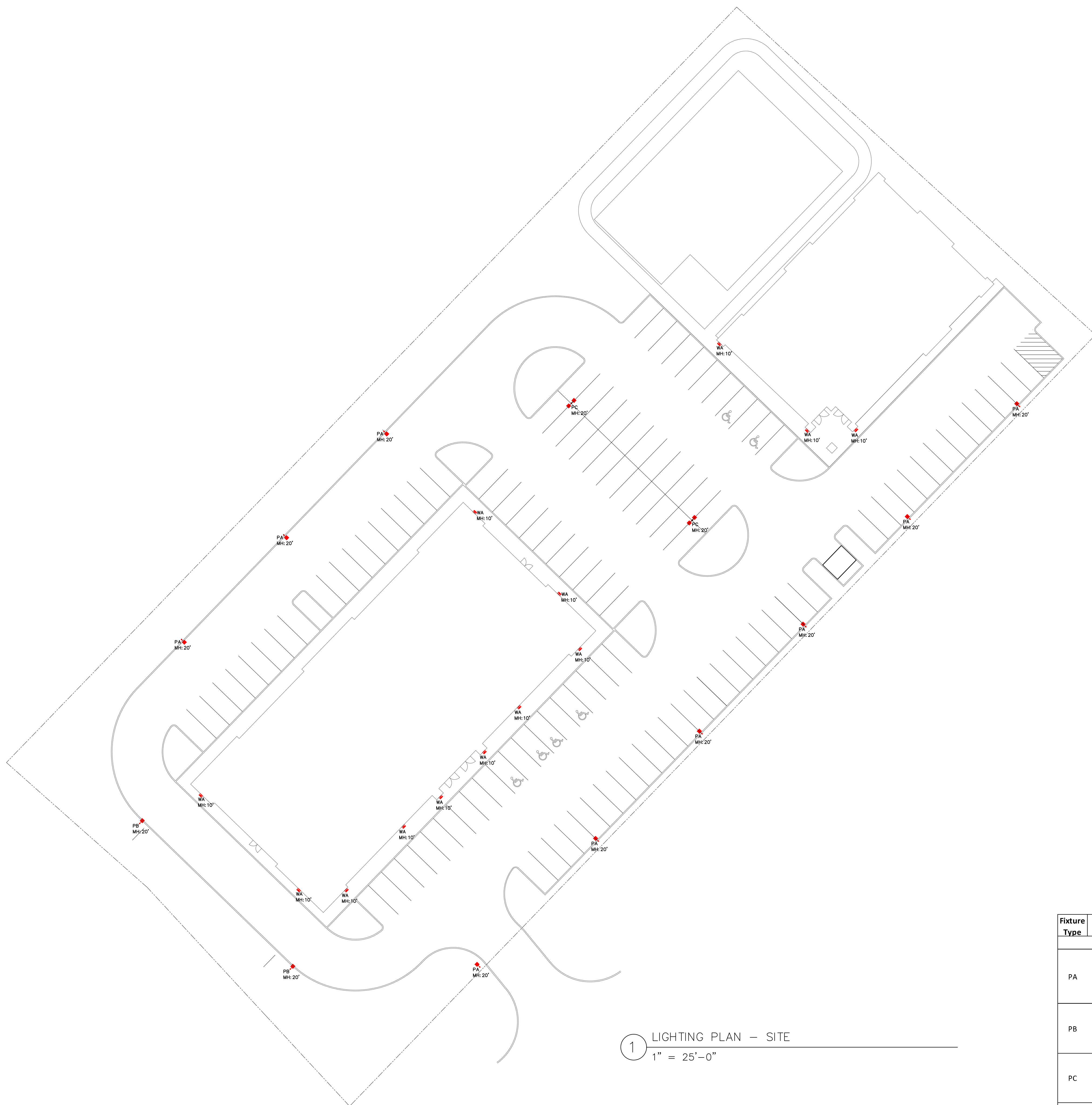


Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)



CLI Design
 Los Angeles, Miami & New York
 Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		08.16.2024



1 LIGHTING PLAN – SITE
 1" = 25'-0"

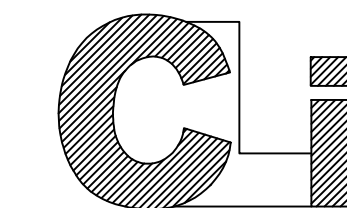
Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
EXTERIOR FIXTURE TYPES								
PA		Single-Head Area New Pole, Type IV Distribution with House Side Shield	N/A	CLI-NV-2-T4-128L-1-40K7-UNV-XX-XX-XX-HSS	Integrated LED Module, 4000k, 32,950lm, Type IV Distribution, w/Backlite Control, 70CRI	UNI-VAC	409	Single-head Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
PB		Single-Head Area New Pole, Type III Distribution	N/A	CLI-NV-2-T3-128L-1-40K7-UNV-XX-XX-XX-HSS	Integrated LED Module, 4000k, 32,782lm, Type III Distribution, w/Backlite Control, 70CRI	UNI-VAC	409	Single-head Mounted to 20'-0" Existing pole. Engineer to determine required base/pole size/height. Finish TBD.
PC		Double-Head Area New Pole, Type V Distribution	N/A	CLI-NV-2-T3-128L-1-40K7-UNV-XX-XX-XX	2-Integrated LED Module, 4000k, (2)48,671lm, Type V Distribution, 70CRI	UNI-VAC	818	Double-heads Mounted to 20'-0" New pole. Engineer to determine required base/pole size/height. Finish TBD.
WA		Wall pack	TBD	CLI-NV-W-T4-32L-1-40K7-UNV-WM-XX-XX-XX	Integrated LED, 4000K, 11,426lm, Type 4 Distribution	UNI-VAC	100	Direct mounted to building at 10'0" AFG. Finish TBD.

PLATINUM HORIZON
 STREET NUMBER
 CITY, ST, ZIP

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING INC. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

FILE
 LIGHTING PLAN SITE

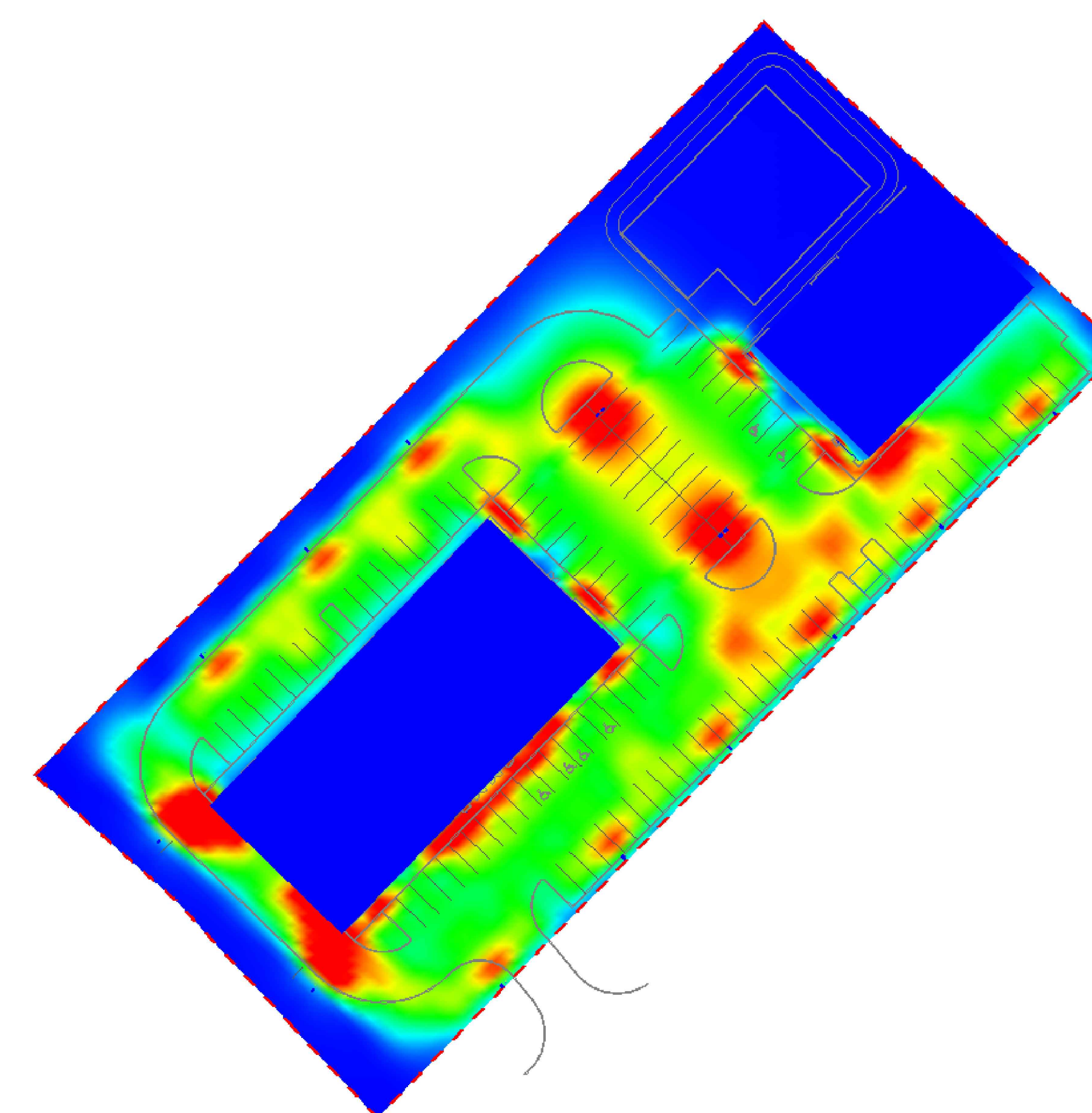
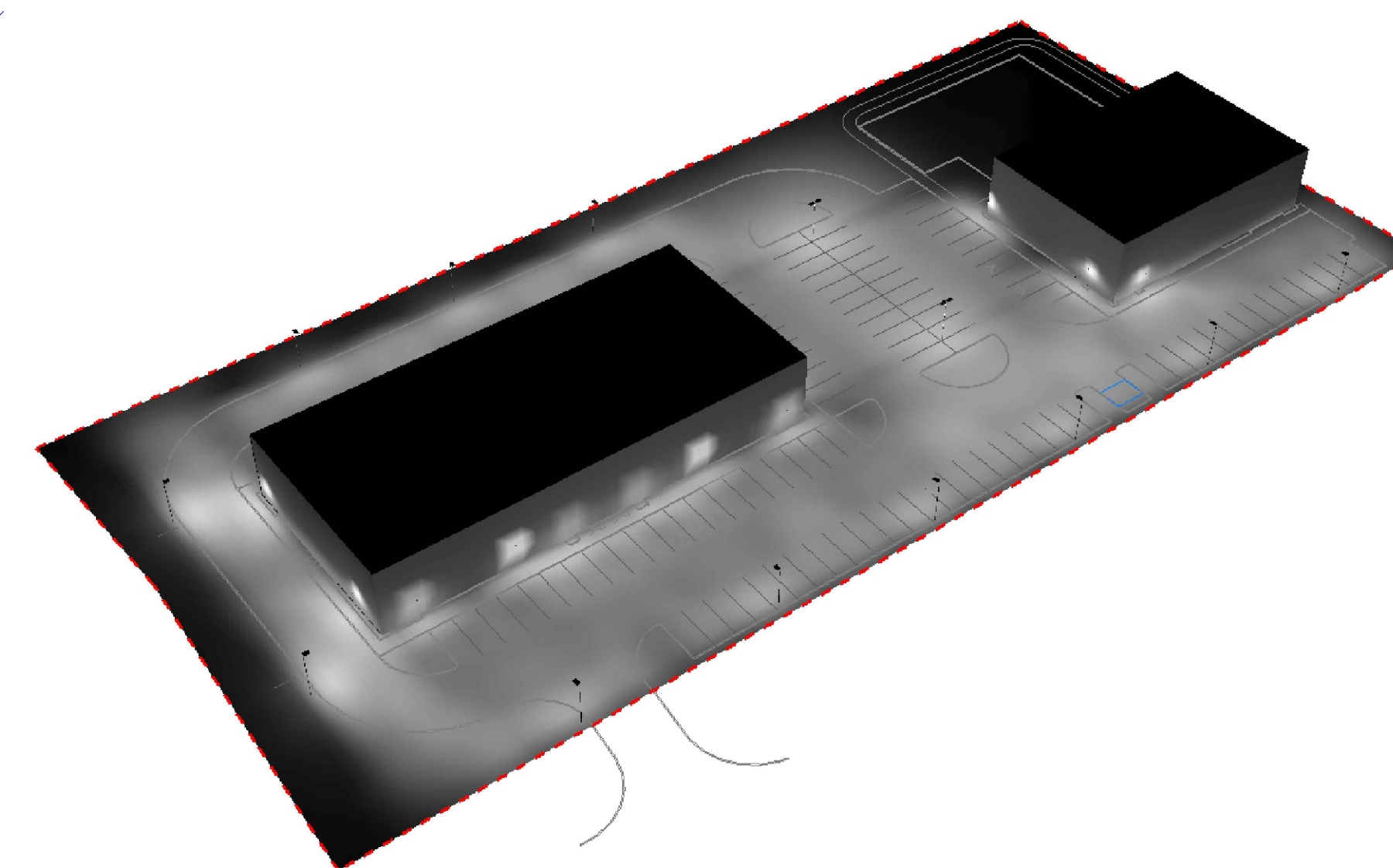
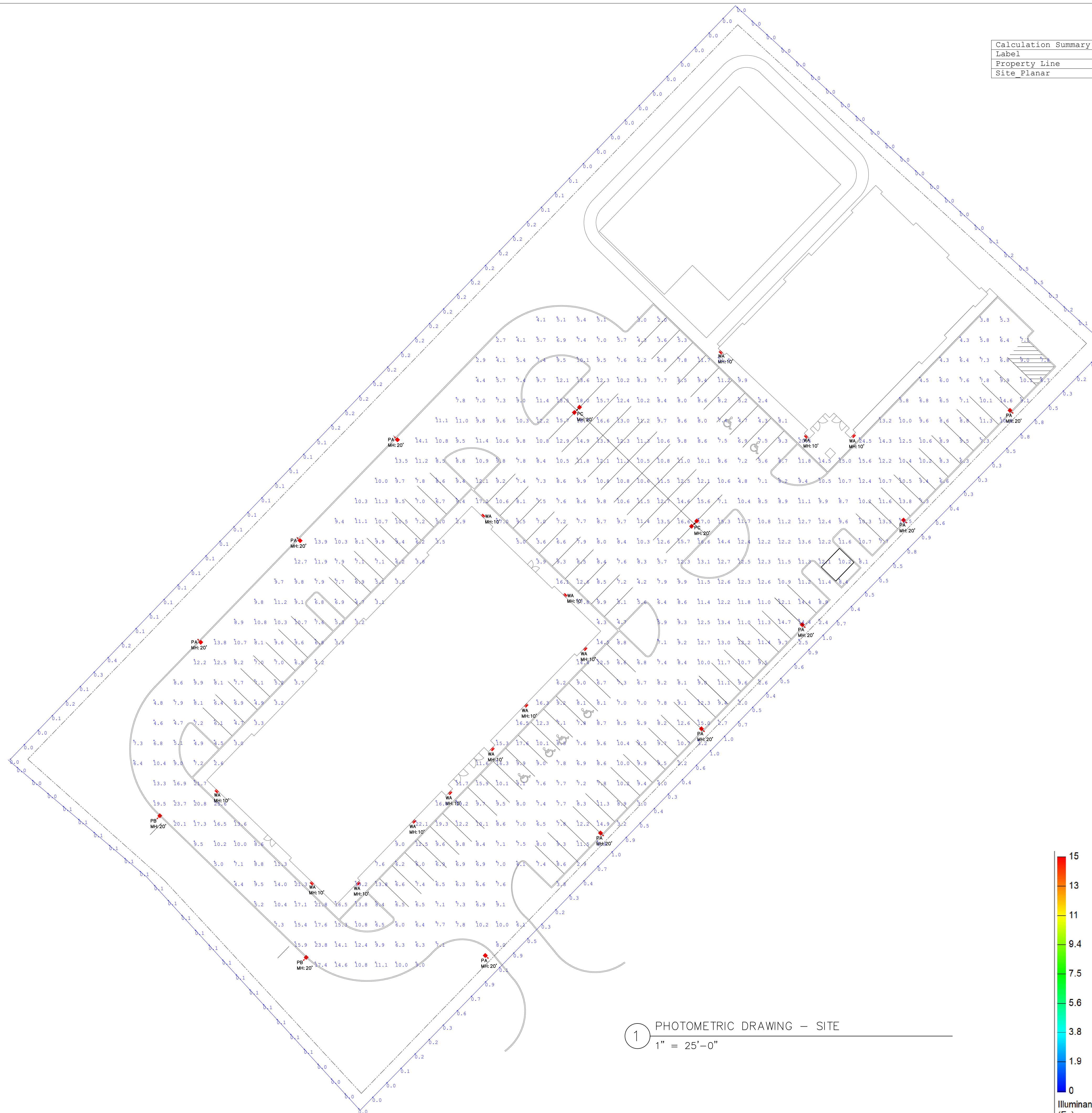
Scale: AS SHOWN Date: 08.16.2024
 Drawn by: M.CH Checked by: I.D.
 Sheet No. LDE-1.1



CLI Design
Los Angeles, Miami & New York
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		08.16.2024

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Property Line	Illuminance	Fc	0.23	1.0	0.0	N.A.
Site Planar	Illuminance	Fc	9.53	25.6	2.0	4.77



1 PHOTOMETRIC DRAWING - SITE
1" = 25'-0"

PLATINUM HORIZON

STREET NUMBER
CITY, ST, ZIP

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Title

PHOTOMETRIC
DRAWING
SITE

Scale	Date
AS SHOWN	08.16.2024
Drawn by M.CH	Checked by I.D.
Job No.	
Sheet No.	

LDE-1.2

Contact Farren Halcovich with Commercial Lighting Industries, 760-831-9815, Farren@Commercial-Lighting.net for pricing
 Contact Istvan Derzsi with Commercial Lighting Industries, 760.999.0089, IDerzsi@Commercial-Lighting.net for design related inquires

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
EXTERIOR FIXTURE TYPES								
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			SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.					

CNTRL Controls Package - TBD

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by _____. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155 / 760-831-9815. Contact Farren Halcovich, Farren@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg), NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities as applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without written approval from the owner, architect or lighting designer - **NO SUBSTITUTIONS ARE ALLOWED.**

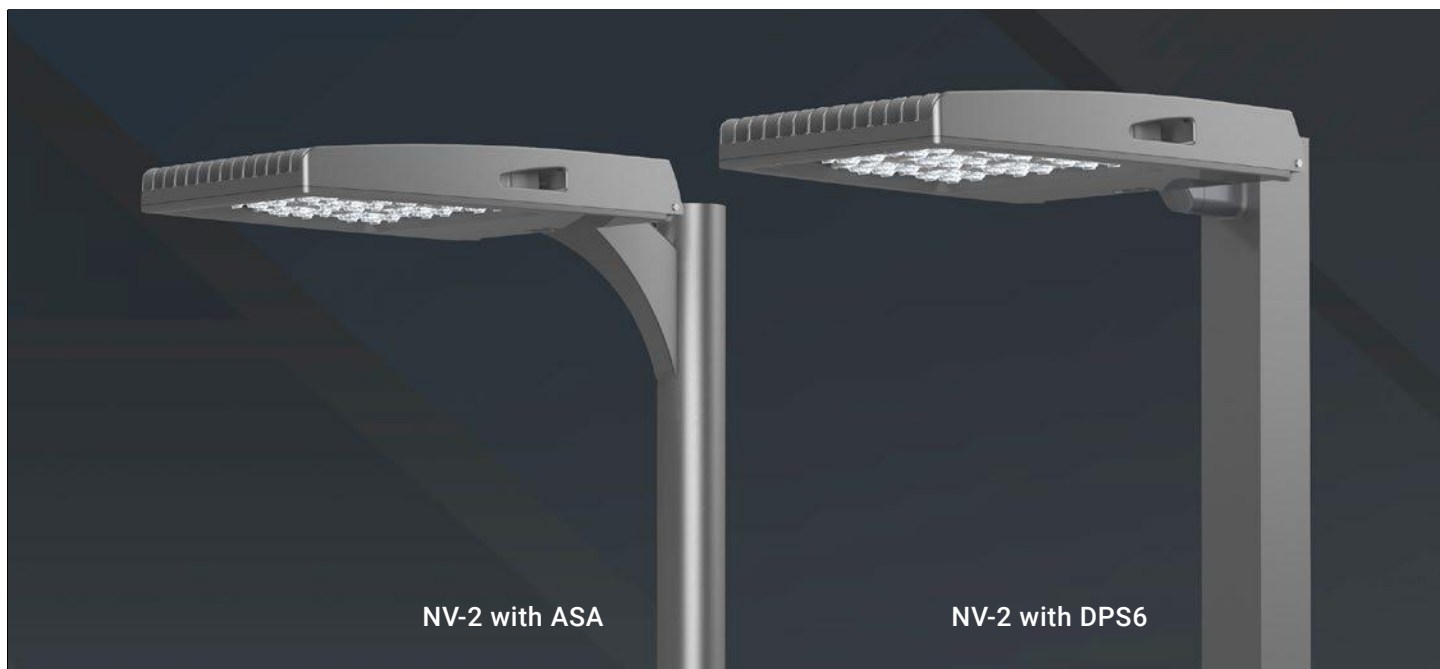
ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering.

CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.

DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some luminaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default dimming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.

WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture must be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.

VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.



LED WATTAGE CHART

	80L	96L	112L	128L
700 milliamps	168w	200w	243w	265w
1050 milliamps	263w	316w	366w	409w
1200 milliamps				467w

KEY FEATURES

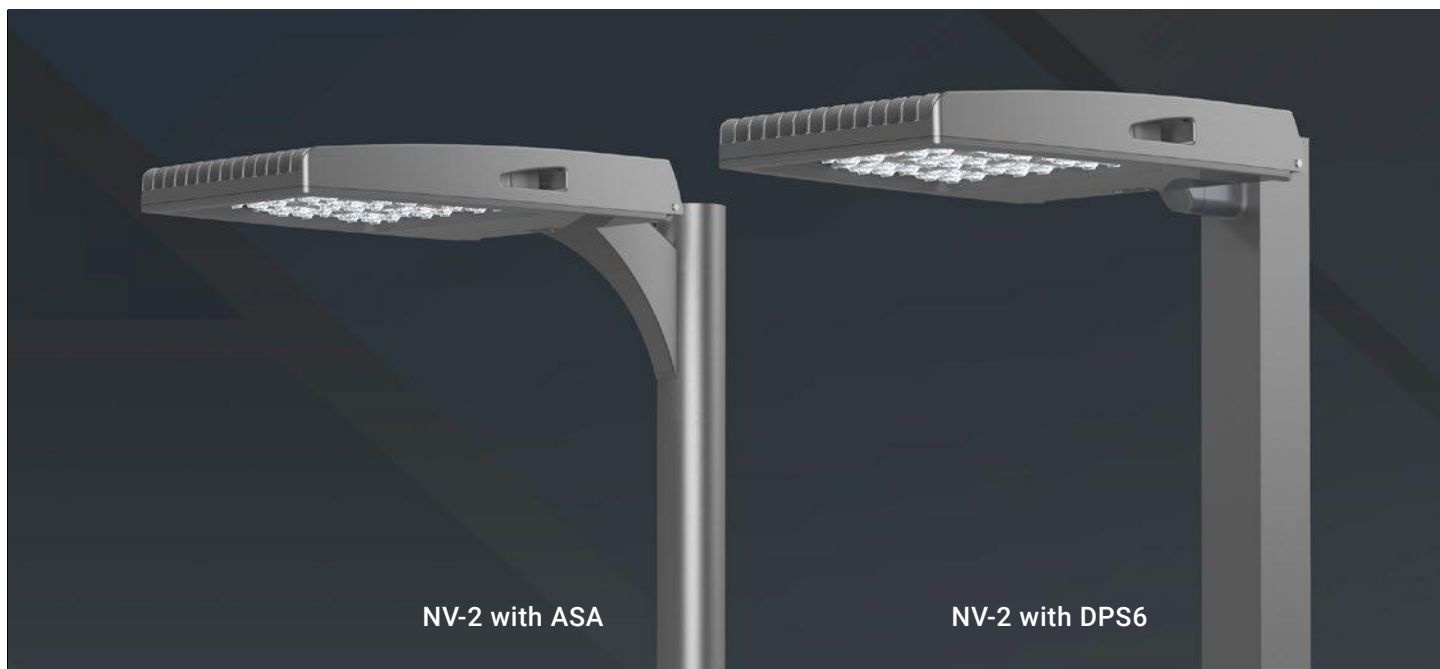
- Ideal High Lumen Output for Area, Site, Roadway, and Large Parking Venues such as: Corporate Parks, Shopping Malls, Event & Sports Stadiums, Roadways, and Airports
- Sleek Robust Design of the NV-2 (Weight: 42 lbs., EPA: 0.61)
- IES Distributions T2, T3, T4, and T5
- 80L, 96L, 112, and 128L LED Configurations, 168 to 467 Watts
- Amber, 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP65 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/Vandalism/Impact Protection
- Mountings available have a 1.5G to 3G Vibration Rating: Architectural Sweep Arm, Direct Pole 6" and 11" Arm, Knuckle Mount, Wall Mount, Trunnion Mount, Mast Arm Mount, and Tennis Arm
- 20kA Surge Protection (120V - 480V), 0 - 10V Programmable, Dimming LED Drivers
- LED Drivers Ambient Temp. Min (°C) is -40°C and Ambient Temp. Max (°C) ranges from 50°C to 55°C

- Silicone Micro Optics providing 96% Clarity and Heat Resistant up to 150°C
- 9 Standard Finishes, Marine Grade Finish and Custom Finish Available
- Controls Agnostic, Compatible with Most Control Systems and Sensors
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- Easy to Install Mounting
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).





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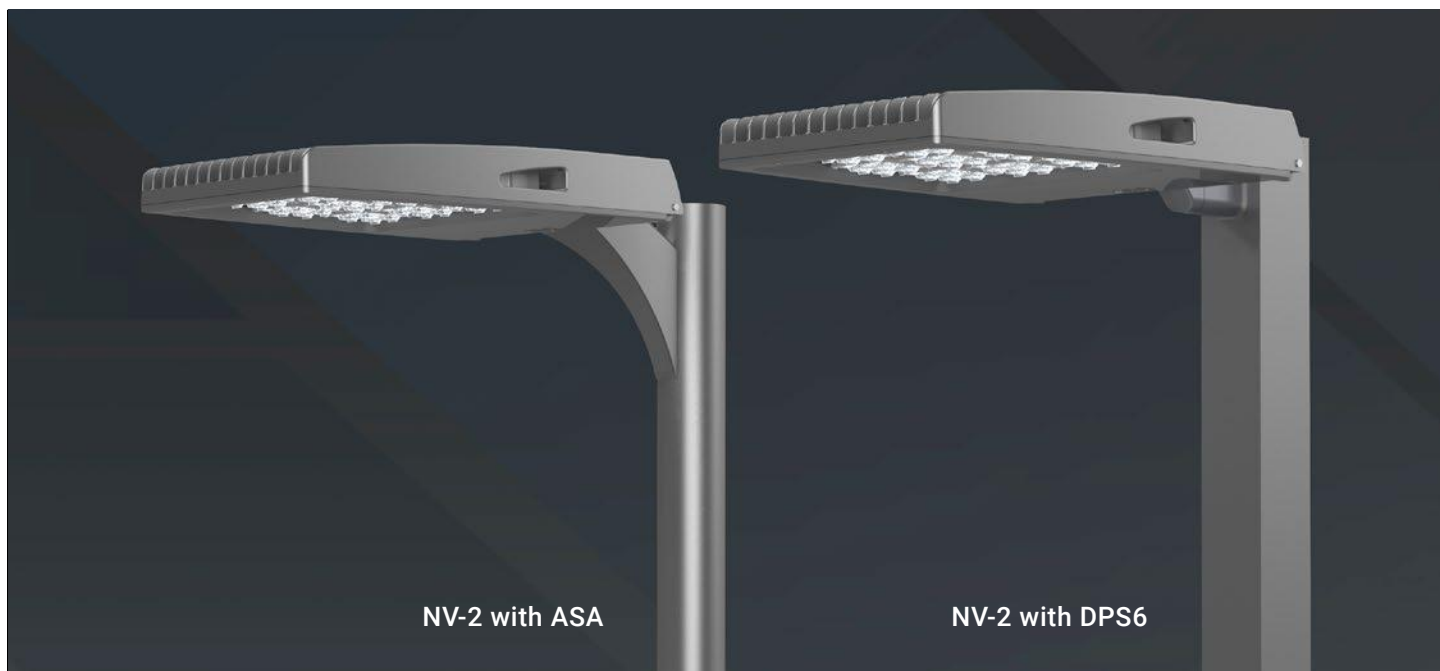
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Project Name:

Type:

NV-2 ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Miliamps	Kelvin	Volts
NV-2 (NV-2)	Type 2 (T2)	80 (80L)	700 (7)	Amber 586-600nM (AMBER) ^{10, 12, 15}	120-277 (UNV)
	Type 3 (T3)	96 (96L)	1050 (1)	2700K, 70 CRI (27K7) ⁶	347-480 (HV)
	Type 4 (T4)	112 (112L)	1200 (12) ¹³	2700K, 80 CRI (27K8) ^{1, 6}	
	Type 5 (T5)	128 (128L)		3000K, 70 CRI (30K7) ⁶	
	Nema 3 30o Narrow Beam (N3)			3000K, 80 CRI (30K8) ^{1, 6}	
				3500K, 80 CRI (35K8) ¹	
				4000K, 70 CRI (40K7)	
				4000K, 80 CRI (40K8) ¹	
				5000K, 70 CRI (50K7)	
				5000K, 80 CRI (50K8) ¹	

Mounting

Color

Controls Options

Options

Lens Options

Architectural Sweep Arm (ASA)	Bronze Textured (BRZ)	Nema 7-Pin Receptacle (PE7)	Bird Spikes (BS)	Glass Lens (GL) ^{7, 14, 16}
Direct Pole 6" Arm Single D180 (DPS6) ³	White Textured (WHT)	Photocell + Receptacle (PCR)	Marine Grade Finish (MGF)	HAL Lens (HAL) ^{8, 16}
Direct Pole 11" Arm D90, T90, T120, Quad (DPS11) ³	Smooth White Gloss (SWT)	Receptacle + Shorting Cap (PER)	Optic Plate Painted to Match Fixture (OPP)	
Knuckle Mount (KM)	Silver Metallic (SVR)	FSP-211 with Motion Sensor 9'-20' Heights (FSP-20) ⁴	Quick Mount Bracket (QMB)	
Wall Mount (WM)	Black Textured (BLK)	21'-40' Heights (FSP-40) ⁴	Retrofit Mount Bracket (RQMB)	
Trunnion Mount (TM) ²	Smooth Black Gloss (SBK)	Custom Controls Integration (CCI) ⁹	Round Pole Adaptor 3"-4" Pole (RPA4)	
Tennis Arm Mount (TA)	Graphite Textured (GPH)	Button Type Photocell (PC) ⁴	Round Pole Adaptor 5"-6" Pole (RPA5)	
Mast Arm Mount (MA)	Grey Textured (GRY)		Rotated Optic Left (ROL)	
	Green Textured (GRN)		Rotated Optic Right (ROR)	
	Hunter Green Textured (HGN)		Automotive House Side Shield (AHS)	
	Custom (CS)		House Side Shield (HSS) ⁵	
			Black Hardware (BH)	
			Black Optic Frame (BOF)	
			Buy American Act (BAA) ¹¹	
			Trade Agreement Act (TAA) ¹¹	
			Build America Buy American (BABA) ¹¹	

NOTES:

- Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- Standard finish is stainless steel. Can be painted to match fixture.
- For Round Pole Specify RPA4 or RPA5
- Universal Voltage 120-277
- HSS not applicable with Nema 2.
- 3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.
- Glass Lens: Low iron glass, fully tempered per ANSI C1047 (QCH-2201-37)
- HAL Lens: Yellow Polycarbonate Lens - less than 2% Blue Light Content
- Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
- Turtle Safe
- Consult factory for all BAA/TAA/BABA requests
- Consult Factory for Lead Time
- 1200mA is only available with 128L
- 700mA is only available with Glass Lens option
- Not Available above 1000mA
- Contact Factory



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PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP65 compartment
- CRI 70, 80 or 90 (Contact factory for 90 CRI)
- Color temperatures: Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- Surge Protection: 20KA supplied as standard.

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

OPTIONS

- BIRD SPIKES (BS) - Offers a practical and humane deterrent for larger bird species and provides a cost-effective long-term solution to nuisance bird infestations and protects your property.
- MARINE GRADE FINISH (MGF) - A multi-step process creating protective finishing coat against harsh environments. Chemically washed in a 5 stage cleaning system. Pre-baked, Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked. Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.
- OPTIC PLATE PAINTED TO MATCH FIXTURE (OPP) - Optic plate is clear anodized as standard. The optic plate can be powder coated to match the finish of the fixture.
- QUICK MOUNT BRACKET (QMB) - Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Has a 2"x4" Drill Pattern.
- RETROFIT MOUNT BRACKET - Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Drill Pattern is adjustable from 2"x4" to 2"x6".
- ROUND POLE ADAPTER (RPA) - When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.
- ROTATED OPTICS (ROL) (ROR) - Rotated optics are designed for perimeter lighting for auto dealerships.
- SHIELDS (HSS, AHS) - House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.
- Black Hardware (BH) - Optional black, zinc coated steel hardware.
- Black Optic Frame (BOF) - Optional black optic frame. Standard is white.
- GLASS LENS (GL) - Low Iron Glass, fully tempered.
- High performance amber lens (hal)

CONTROL OPTIONS

- FSP-211 (FSP-X) - Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
- FSP-20 mounting heights 9-20 feet
- FSP-40 mounting heights 21-40 feet.
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field.
- FSIR-100 commissioning remote is required to change sensor settings. Please contact factory for ordering.
- Controls Agnostic: Please contact factory for your preferred controls option. (nLight, NX, WaveLinX, Crestron, DMX/RDM, Synapse, Casambi, Dali II, or other control systems)
- NEMA 7-PIN RECEPTACLE (PE7)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.
- PHOTOCELL + RECEPTACLE (PCR)—7-Pin Receptacle and Electronic Twist Lock Photocell for dusk to dawn operation.
- RECEPTACLE + SHORTING CAP (PER)—7-Pin Receptacle and Shorting Cap.

FINISH

- 3-5 mils electrostatic powder coat.
- NLS Light's standard high-quality finishes prevent corrosion protects against and extreme environmental conditions.

WARRANTY

Five-year limited warranty for drivers and LEDs.

OPTICS

Silicone optics high thermal stability and light output provide higher powered LEDs with minimized lumen depreciation. UV stability with scratch resistance increases exterior application durability. Silicone optics do not yellow, crack or brittle over time

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010
- IDA Dark Sky Approved
- IK10 Rated

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

Additional NLS Products that meet BAA, TAA standards can be found at the following link:

<https://nslighting.com/buy-american/>



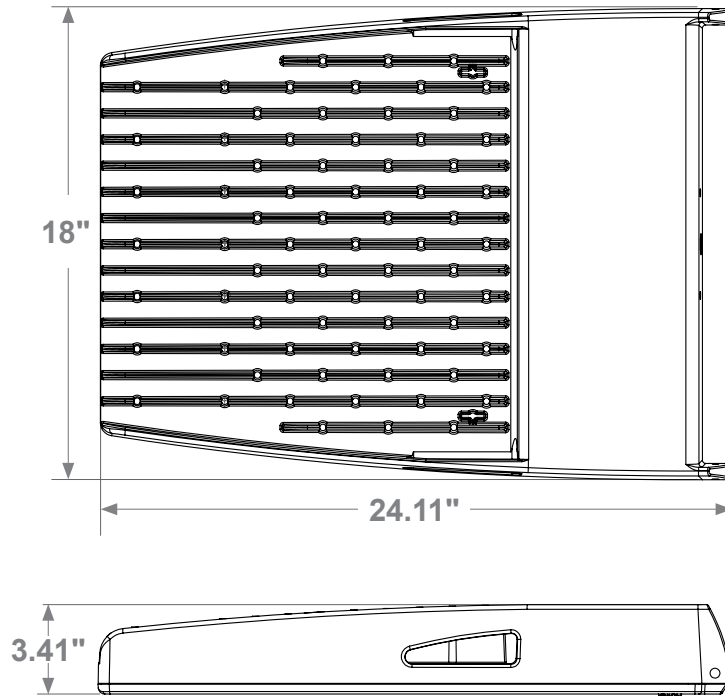
The information and specifications on this document are subject to change without any notification. All values are design, nominal, typical or prorated values when measured under internal and external laboratory conditions.



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PRODUCT SPECIFICATIONS



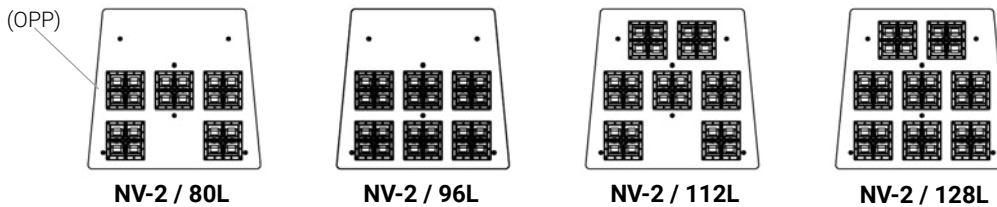
Weight: 42 lbs

EPA: .61

OPTICAL CONFIGURATIONS

Rotatable Optics (ROR) Rotated Right, (ROL) Rotated Left options available. Optics field and factory rotatable.

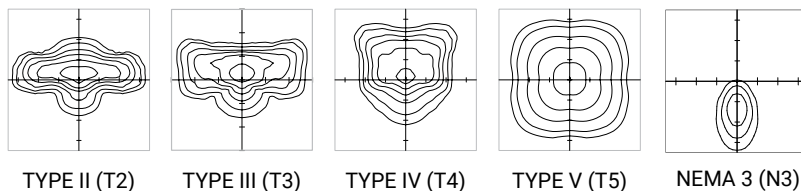
* OPTIC PLATE PAINTED TO MATCH FIXTURE FINISH (OPP)– Optic Plate standard clear anodized, Grade 2. When (OPP) specified, Optic Plate finish will match fixture finish.



OPTICS

Silicone optics high photothermal stability and light output provides higher powered LEDs with minimized lumen depreciation LED life. UV and thermal stability with scratch resistance increases exterior application durability.

IES Types



LUMENS

PART NUMBER	N3	LM/W	T2	LM/W	T3	LM/W	T4	LM/W	T4 AHS	LM/W	T5	LM/W	W
NV-2-80L-7-30K7	18816	112	19744	116	19218	113	18992	112	12096	72	19713	117	168
NV-2-80L-7-40K7	19488	116	21000	125	20328	121	20160	120	12768	76	21168	126	168
NV-2-80L-7-50K7	20160	120	21672	129	21168	126	21000	125	13440	80	21840	130	168
NV-2-80L-1-30K7	29456	112	28141	107	27352	104	30245	115	18936	72	29193	111	263
NV-2-80L-1-40K7	30508	116	30245	115	29456	112	32086	122	19988	76	31297	119	263
NV-2-80L-1-50K7	31560	120	31297	119	30508	116	33664	128	21040	80	33138	126	263
NV-2-96L-7-30K7	22400	112	23200	116	22600	113	22400	112	14400	72	23400	117	200
NV-2-96L-7-40K7	23200	116	25000	125	24200	121	24000	120	15200	76	25200	126	200
NV-2-96L-7-50K7	24000	120	25800	129	25200	126	25000	125	16000	80	26000	130	200
NV-2-96L-1-30K7	35392	112	33812	107	32864	104	36340	115	22752	72	35076	111	316
NV-2-96L-1-40K7	36656	116	36340	115	35392	112	38552	122	24016	76	37604	119	316
NV-2-96L-1-50K7	37920	120	37604	119	36656	116	40448	128	25280	80	39816	126	316
NV-2-112L-7-30K7	27216	112	28188	116	27459	113	27216	112	17496	72	28431	117	243
NV-2-112L-7-40K7	28188	116	30375	125	29403	121	29160	120	18468	76	30618	126	243
NV-2-112L-7-50K7	29160	120	31347	129	30618	126	30375	125	19440	80	31590	130	243
NV-2-112L-1-30K7	40992	112	39162	107	38064	104	42090	115	26352	72	40626	111	366
NV-2-112L-1-40K7	42456	116	42090	115	40992	112	44652	122	27816	76	43554	119	366
NV-2-112L-1-50K7	43920	120	43554	119	42456	116	46848	128	29280	80	46116	126	366
NV-2-128L-7-30K7	29680	112	30740	116	29945	113	29680	112	19080	72	31005	117	265
NV-2-128L-7-40K7	30740	116	33125	125	32065	121	31800	120	20140	76	33390	126	265
NV-2-128L-7-50K7	31800	120	34185	129	33390	126	33125	125	21200	80	34450	130	265
NV-2-128L-1-30K7	45808	112	43763	107	42536	104	47035	115	29448	72	45399	111	409
NV-2-128L-1-40K7	47444	116	47035	115	45808	112	49898	122	31084	76	48671	119	409
NV-2-128L-1-50K7	49080	120	48671	119	47445	116	52352	128	33129	81	51534	126	409
NV-2-128L-12-30K7	52352	112	50015	107	48613	104	48144	103			50483	108	467
NV-2-128L-12-40K7	54222	116	53754	115	52353	112	51884	111			54222	116	467
NV-2-128L-12-50K7	56091	120	55624	119	54222	116	55157	118			56092	120	467

3000k or warmer must be selected to meet International Dark-Sky Association certification.

BUG RATINGS

PART NUMBER	T2	T3	T4	T5
NV-2-80L-7-30K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3
NV-2-80L-7-40K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3
NV-2-80L-7-50K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3
NV-2-80L-1-30K7	B3-U0-G3	B3-U0-G4	B3-U0-G4	B5-U0-G3
NV-2-80L-1-40K7	B3-U0-G3	B3-U0-G4	B3-U0-G4	B5-U0-G3
NV-2-80L-1-50K7	B3-U0-G4	B3-U0-G4	B3-U0-G4	B5-U0-G4
NV-2-96L-7-30K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3
NV-2-96L-7-40K7	B3-U0-G3	B3-U0-G3	B3-U0-G3	B5-U0-G3
NV-2-96L-7-50K7	B3-U0-G3	B3-U0-G3	B3-U0-G4	B5-U0-G3
NV-2-96L-1-30K7	B3-U0-G4	B4-U0-G4	B3-U0-G4	B5-U0-G4
NV-2-96L-1-40K7	B3-U0-G4	B4-U0-G4	B3-U0-G4	B5-U0-G4
NV-2-96L-1-50K7	B3-U0-G4	B4-U0-G4	B3-U0-G4	B5-U0-G4
NV-2-112L-7-30K7	B3-U0-G3	B3-U0-G4	B3-U0-G4	B5-U0-G3
NV-2-112L-7-40K7	B3-U0-G3	B3-U0-G4	B3-U0-G4	B5-U0-G3
NV-2-112L-7-50K7	B3-U0-G4	B3-U0-G4	B3-U0-G4	B5-U0-G4
NV-2-112L-1-30K7	B4-U0-G4	B4-U0-G4	B4-U0-G5	B5-U0-G4
NV-2-112L-1-40K7	B4-U0-G4	B4-U0-G4	B4-U0-G5	B5-U0-G4
NV-2-112L-1-50K7	B4-U0-G4	B4-U0-G4	B4-U0-G5	B5-U0-G4
NV-2-128L-7-30K7	B3-U0-G3	B3-U0-G4	B3-U0-G4	B5-U0-G4
NV-2-128L-7-40K7	B3-U0-G3	B3-U0-G4	B3-U0-G4	B5-U0-G4
NV-2-128L-7-50K7	B3-U0-G4	B4-U0-G4	B3-U0-G4	B5-U0-G4
NV-2-128L-1-30K7	B4-U0-G4	B4-U0-G4	B4-U0-G5	B5-U0-G4
NV-2-128L-1-40K7	B4-U0-G4	B4-U0-G4	B4-U0-G5	B5-U0-G4
NV-2-128L-1-50K7	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5
NV-2-128L-12-30K7	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
NV-2-128L-12-40K7	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
NV-2-128L-12-50K7	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5

EPA

EPA	SGL	D90	D180	T90	T120	QD
NV-2-DP	0.89	1.22	1.78	1.96	1.91	1.96
NV-2-KM	0.69	1.18	1.38	1.85	2.68	1.85
NV-2-ASA	0.98	1.96	1.75	2.66	2.62	2.66

DPX ARM LENGTH

DPX ARM LENGTH	SGL	D90	D180	T90	T120	QD
NV-2	6.25"	11.25"	6.25"	11.25"	11.25"	11.25"



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LUMENS HSS

PART NUMBER	T2 HSS	LM/W	T3 HSS	LM/W	T4 HSS	LM/W	W
NV-2-80L-700-27K7	12131	72	11692	70	11752	70	168
NV-2-80L-700-27K8	11359	68	10948	65	11004	65	168
NV-2-80L-700-30K8	12178	72	11738	70	11798	70	168
NV-2-80L-700-30K7	13116	78	12642	75	12706	76	168
NV-2-80L-700-35K8	12178	72	11738	70	11798	70	168
NV-2-80L-700-40K8	13116	78	12642	75	12706	76	168
NV-2-80L-700-40K7	14172	84	13659	81	13729	82	168
NV-2-80L-700-50K8	13116	78	12642	75	12706	76	168
NV-2-80L-700-50K7	14172	84	13659	81	13729	82	168
NV-2-80L-1050-27K7	18197	69	17538	67	17628	67	263
NV-2-80L-1050-27K8	17038	65	16422	62	16506	63	263
NV-2-80L-1050-30K8	18268	69	17607	67	17697	67	263
NV-2-80L-1050-30K7	19674	75	18962	72	19060	72	263
NV-2-80L-1050-35K8	18268	69	17607	67	17697	67	263
NV-2-80L-1050-40K8	19674	75	18962	72	19060	72	263
NV-2-80L-1050-40K7	21258	81	20489	78	20594	78	263
NV-2-80L-1050-50K8	19674	75	18962	72	19060	72	263
NV-2-80L-1050-50K7	21258	81	20489	78	20594	78	263
NV-2-96L-700-27K7	14557	73	14031	70	14103	71	200
NV-2-96L-700-27K8	13631	68	13137	66	13205	66	200
NV-2-96L-700-30K8	14614	73	14085	70	14157	71	200
NV-2-96L-700-30K7	15740	79	15170	76	15248	76	200
NV-2-96L-700-35K8	14614	73	14085	70	14157	71	200
NV-2-96L-700-40K8	15740	79	15170	76	15248	76	200
NV-2-96L-700-40K7	17007	85	16391	82	16475	82	200
NV-2-96L-700-50K8	15740	79	15170	76	15248	76	200
NV-2-96L-700-50K7	17007	85	16391	82	16475	82	200
NV-2-96L-1050-27K7	21836	69	21046	67	21154	67	316
NV-2-96L-1050-27K8	20446	65	19706	62	19807	63	316
NV-2-96L-1050-30K8	21921	69	21128	67	21236	67	316
NV-2-96L-1050-30K7	23609	75	22755	72	22871	72	316
NV-2-96L-1050-35K8	21921	69	21128	67	21236	67	316
NV-2-96L-1050-40K8	23609	75	22755	72	22871	72	316
NV-2-96L-1050-40K7	25510	81	24587	78	24713	78	316
NV-2-96L-1050-50K8	23609	75	22755	72	22871	72	316
NV-2-96L-1050-50K7	25510	81	24587	78	24713	78	316
NV-2-112L-700-27K7	16984	70	16369	67	16453	68	243
NV-2-112L-700-27K8	15902	65	15327	63	15405	63	243
NV-2-112L-700-30K8	17050	70	16433	68	16517	68	243
NV-2-112L-700-30K7	18363	76	17698	73	17789	73	243
NV-2-112L-700-35K8	17050	70	16433	68	16517	68	243
NV-2-112L-700-40K8	18363	76	17698	73	17789	73	243
NV-2-112L-700-40K7	19841	82	19123	79	19221	79	243
NV-2-112L-700-50K8	18363	76	17698	73	17789	73	243
NV-2-112L-700-50K7	19841	82	19123	79	19221	79	243
NV-2-112L-1050-27K7	25476	70	24554	67	24679	67	366
NV-2-112L-1050-27K8	23854	65	22990	63	23108	63	366
NV-2-112L-1050-30K8	25575	70	24649	67	24775	68	366
NV-2-112L-1050-30K7	27544	75	26547	73	26683	73	366
NV-2-112L-1050-35K8	25575	70	24649	67	24775	68	366
NV-2-112L-1050-40K8	27544	75	26547	73	26683	73	366
NV-2-112L-1050-40K7	29761	81	28684	78	28831	79	366
NV-2-112L-1050-50K8	27544	75	26547	73	26683	73	366
NV-2-112L-1050-50K7	29761	81	28684	78	28831	79	366
NV-2-128L-700-27K7	19410	73	18707	71	18803	71	265
NV-2-128L-700-27K8	18174	69	17516	66	17606	66	265
NV-2-128L-700-30K8	19486	74	18780	71	18877	71	265
NV-2-128L-700-30K7	20986	79	20226	76	20330	77	265
NV-2-128L-700-35K8	19486	74	18780	71	18877	71	265
NV-2-128L-700-40K8	20986	79	20226	76	20330	77	265
NV-2-128L-700-40K7	22675	86	21855	82	21967	83	265
NV-2-128L-700-50K8	20986	79	20226	76	20330	77	265
NV-2-128L-700-50K7	22675	86	21855	82	21967	83	265
NV-2-128L-1050-27K7	29115	71	28061	69	28205	69	409
NV-2-128L-1050-27K8	27261	67	26275	64	26409	65	409
NV-2-128L-1050-30K8	29228	71	28170	69	28315	69	409
NV-2-128L-1050-30K7	31479	77	30340	74	30495	75	409
NV-2-128L-1050-35K8	29228	71	28170	69	28315	69	409
NV-2-128L-1050-40K8	31479	77	30340	74	30495	75	409
NV-2-128L-1050-40K7	34013	83	32782	80	32950	81	409
NV-2-128L-1050-50K8	31479	77	30340	74	30495	75	409
NV-2-128L-1050-50K7	34013	83	32782	80	32950	81	409

3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.



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B.U.G RATING HSS

PART NUMBER	T2 HSS B.U.G.	T3 HSS B.U.G.	T4 HSS B.U.G.	W
NV-2-80L-700-27K7	B1-U0-G2	B1-U0-G2	B1-U0-G2	168
NV-2-80L-700-27K8	B1-U0-G2	B1-U0-G2	B1-U0-G2	168
NV-2-80L-700-30K8	B1-U0-G2	B1-U0-G2	B1-U0-G2	168
NV-2-80L-700-30K7	B1-U0-G3	B1-U0-G3	B1-U0-G3	168
NV-2-80L-700-35K8	B1-U0-G2	B1-U0-G2	B1-U0-G2	168
NV-2-80L-700-40K8	B1-U0-G2	B1-U0-G2	B1-U0-G3	168
NV-2-80L-700-40K7	B1-U0-G2	B1-U0-G2	B1-U0-G3	168
NV-2-80L-700-50K8	B1-U0-G2	B1-U0-G2	B1-U0-G3	168
NV-2-80L-700-50K7	B1-U0-G2	B1-U0-G2	B1-U0-G3	168
NV-2-80L-1050-27K7	B2-U0-G3	B1-U0-G3	B1-U0-G3	263
NV-2-80L-1050-27K8	B2-U0-G2	B1-U0-G3	B1-U0-G3	263
NV-2-80L-1050-30K8	B2-U0-G3	B1-U0-G3	B1-U0-G3	263
NV-2-80L-1050-30K7	B2-U0-G3	B1-U0-G3	B1-U0-G4	263
NV-2-80L-1050-35K8	B2-U0-G3	B1-U0-G3	B1-U0-G3	263
NV-2-80L-1050-40K8	B2-U0-G3	B1-U0-G3	B1-U0-G4	263
NV-2-80L-1050-40K7	B2-U0-G3	B1-U0-G3	B1-U0-G4	263
NV-2-80L-1050-50K8	B2-U0-G3	B1-U0-G3	B1-U0-G4	263
NV-2-80L-1050-50K7	B2-U0-G3	B1-U0-G3	B1-U0-G4	263
NV-2-96L-700-27K7	B1-U0-G2	B1-U0-G2	B1-U0-G3	200
NV-2-96L-700-27K8	B1-U0-G2	B1-U0-G2	B1-U0-G3	200
NV-2-96L-700-30K8	B1-U0-G2	B1-U0-G2	B1-U0-G3	200
NV-2-96L-700-30K7	B1-U0-G2	B1-U0-G3	B1-U0-G3	200
NV-2-96L-700-35K8	B1-U0-G2	B1-U0-G2	B1-U0-G3	200
NV-2-96L-700-40K8	B1-U0-G2	B1-U0-G3	B1-U0-G3	200
NV-2-96L-700-40K7	B2-U0-G2	B1-U0-G3	B1-U0-G3	200
NV-2-96L-700-50K8	B1-U0-G2	B1-U0-G3	B1-U0-G3	200
NV-2-96L-700-50K7	B2-U0-G2	B1-U0-G3	B1-U0-G3	200
NV-2-96L-1050-27K7	B2-U0-G3	B1-U0-G3	B1-U0-G4	316
NV-2-96L-1050-27K8	B2-U0-G3	B1-U0-G3	B1-U0-G4	316
NV-2-96L-1050-30K8	B2-U0-G3	B1-U0-G3	B1-U0-G4	316
NV-2-96L-1050-30K7	B2-U0-G3	B1-U0-G4	B2-U0-G4	316
NV-2-96L-1050-35K8	B2-U0-G3	B1-U0-G3	B1-U0-G4	316
NV-2-96L-1050-40K8	B2-U0-G3	B1-U0-G4	B2-U0-G4	316
NV-2-96L-1050-40K7	B2-U0-G3	B1-U0-G4	B2-U0-G4	316
NV-2-96L-1050-50K8	B2-U0-G3	B1-U0-G4	B2-U0-G4	316
NV-2-96L-1050-50K7	B2-U0-G3	B1-U0-G4	B2-U0-G4	316
NV-2-112L-700-27K7	B2-U0-G2	B1-U0-G3	B1-U0-G3	243
NV-2-112L-700-27K8	B2-U0-G2	B1-U0-G3	B1-U0-G3	243
NV-2-112L-700-30K8	B2-U0-G2	B1-U0-G3	B1-U0-G3	243
NV-2-112L-700-30K7	B2-U0-G3	B1-U0-G3	B1-U0-G3	243
NV-2-112L-700-35K8	B2-U0-G2	B1-U0-G3	B1-U0-G3	243
NV-2-112L-700-40K8	B2-U0-G3	B1-U0-G3	B1-U0-G3	243
NV-2-112L-700-40K7	B2-U0-G3	B1-U0-G3	B1-U0-G4	243
NV-2-112L-700-50K8	B2-U0-G3	B1-U0-G3	B1-U0-G3	243
NV-2-112L-700-50K7	B2-U0-G3	B1-U0-G3	B1-U0-G4	243
NV-2-112L-1050-27K7	B2-U0-G3	B1-U0-G4	B2-U0-G4	366
NV-2-112L-1050-27K8	B2-U0-G3	B1-U0-G4	B2-U0-G4	366
NV-2-112L-1050-30K8	B2-U0-G3	B1-U0-G4	B2-U0-G4	366
NV-2-112L-1050-30K7	B2-U0-G4	B1-U0-G4	B2-U0-G4	366
NV-2-112L-1050-35K8	B2-U0-G3	B1-U0-G4	B2-U0-G4	366
NV-2-112L-1050-40K8	B2-U0-G4	B1-U0-G4	B2-U0-G4	366
NV-2-112L-1050-40K7	B2-U0-G4	B2-U0-G4	B2-U0-G4	366
NV-2-112L-1050-50K8	B2-U0-G4	B1-U0-G4	B2-U0-G4	366
NV-2-112L-1050-50K7	B2-U0-G4	B2-U0-G4	B2-U0-G4	366
NV-2-128L-700-27K7	B2-U0-G3	B1-U0-G3	B1-U0-G3	265
NV-2-128L-700-27K8	B2-U0-G3	B1-U0-G3	B1-U0-G3	265
NV-2-128L-700-30K8	B2-U0-G3	B1-U0-G3	B1-U0-G3	265
NV-2-128L-700-30K7	B2-U0-G3	B1-U0-G3	B1-U0-G4	265
NV-2-128L-700-35K8	B2-U0-G3	B1-U0-G3	B1-U0-G3	265
NV-2-128L-700-40K8	B2-U0-G3	B1-U0-G3	B1-U0-G4	265
NV-2-128L-700-40K7	B2-U0-G3	B1-U0-G3	B2-U0-G4	265
NV-2-128L-700-50K8	B2-U0-G3	B1-U0-G3	B1-U0-G4	265
NV-2-128L-700-50K7	B2-U0-G3	B1-U0-G3	B2-U0-G4	265
NV-2-128L-1050-27K7	B2-U0-G4	B1-U0-G4	B2-U0-G4	409
NV-2-128L-1050-27K8	B2-U0-G4	B1-U0-G4	B2-U0-G4	409
NV-2-128L-1050-30K8	B2-U0-G4	B1-U0-G4	B2-U0-G4	409
NV-2-128L-1050-30K7	B2-U0-G4	B2-U0-G4	B2-U0-G5	409
NV-2-128L-1050-35K8	B2-U0-G4	B1-U0-G4	B2-U0-G4	409
NV-2-128L-1050-40K8	B2-U0-G4	B2-U0-G4	B2-U0-G5	409
NV-2-128L-1050-40K7	B3-U0-G4	B2-U0-G4	B2-U0-G5	409
NV-2-128L-1050-50K8	B2-U0-G4	B2-U0-G4	B2-U0-G5	409
NV-2-128L-1050-50K7	B3-U0-G4	B2-U0-G4	B2-U0-G5	409

3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.



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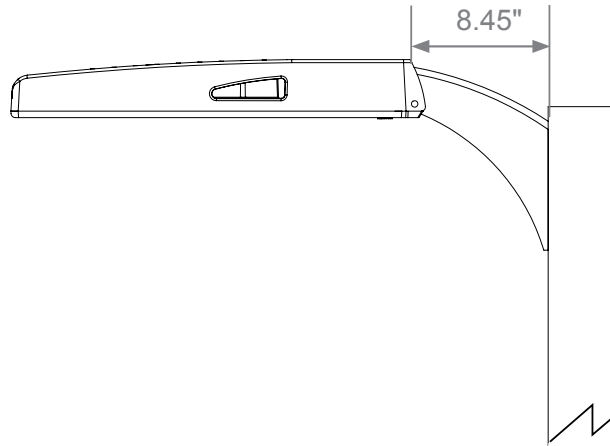
nlsighting.com

PRODUCT SPECIFICATIONS

MOUNTING OPTIONS

ARCHITECTURAL SWEEP ARM (ASA)

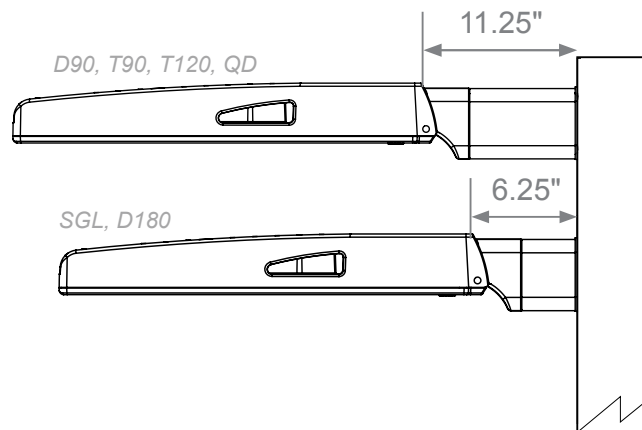
Cast Sweep Arm includes (as standard)
Internal Quick Mount Bracket.



DIRECT POLE (DP)

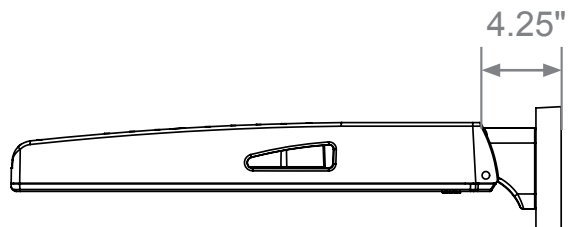
Standard mounting arm is extruded
aluminum in lengths of 6.25" and 11.25".

**Arm lengths may vary depending on configuration*



WALL MOUNT (WM)

Cast Aluminum Plate for direct wall mount.
3" extruded aluminum arm mounts directly
to a cast wall mount box.



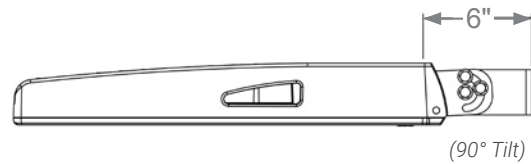
PRODUCT SPECIFICATIONS

MOUNTING OPTIONS

TRUNNION MOUNT (TM)

Steel, bolt-on-mounting for adjustable installation with a maximum uplift of 90 degrees.

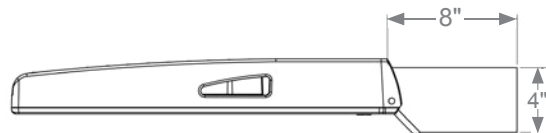
**Unpainted stainless steel is standard*



TENNIS ARM (TA)

Steel fitter slips over 3.5" x 1.5" rectangular arm.

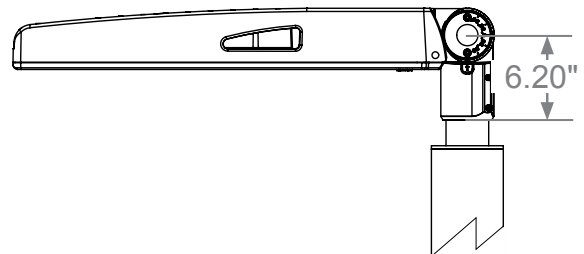
**See Tennis Arm Spec Sheet for details*



KNUCKLE MOUNT (KM)

Die Cast Knuckle great for adjustable installation on 2-3/8" OD vertical or horizontal tenon.

- Max Up-tilt of 90 degrees
- Adjustable in 6 degree increments



MAST ARM MOUNT (MA)

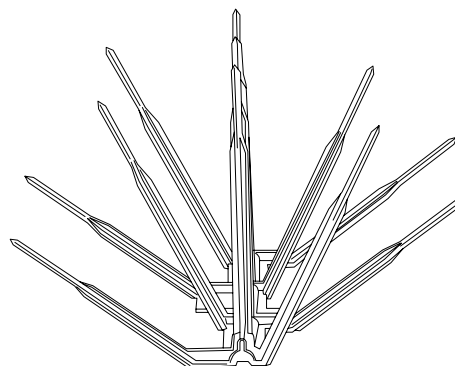
Mast Arm Fitter slips over 2-3/8" OD tenon.



PRODUCT SPECIFICATIONS

BIRD SPIKES (BS)

Bird Spikes offers effective and humane deterrent for larger bird species and provides cost-effective long-term solution to nuisance bird infestations and protect your property.



MARINE GRADE FINISH (MGF)

The **(MGF)** is a multi step process. Chemically washed in a 5 stage cleaning system. Pre-baked. Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked. Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.



Powder Coat Finish

3-5 mil Powder Coat

Primer Layer

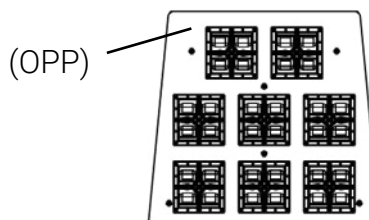
3-5 mil Zinc Rich Super Durable Polyester Primer

Prepared Casting

Chemically washed in multi Step 5 stage cleaning process

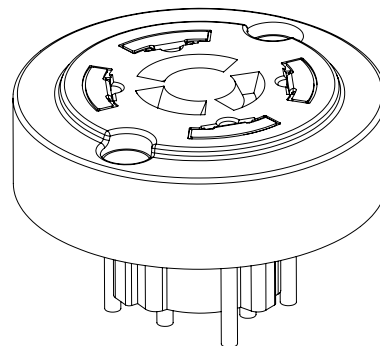
OPTIC PLATE PAINTED TO MATCH (OPP)

Optic plate is clear anodized as standard. The optic plate can be powder coated to match the finish of the fixture.



NEMA 7-PIN RECEPTACLE (PE7)

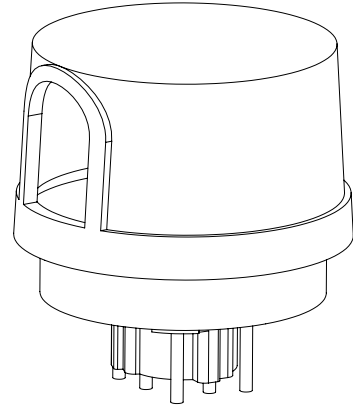
An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.



PRODUCT SPECIFICATIONS

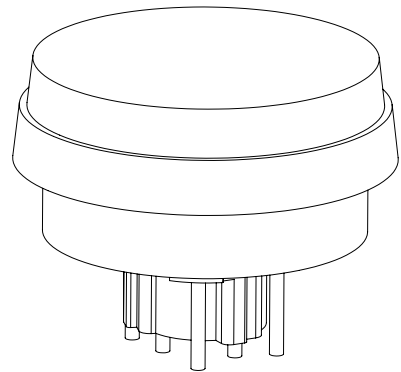
PHOTOCELL + RECEPTACLE (PCR)

7-Pin Receptacle and Electronic Twist Lock Photocell for dusk to dawn operation.



RECEPTACLE + SHORTING CAP (PER)

7-Pin Receptacle and Shorting Cap.



QUICK MOUNT BRACKET (QMB)

Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Has a 2"x4" Drill Pattern.



PRODUCT SPECIFICATIONS

RETROFIT MOUNT BRACKET (RQMB)

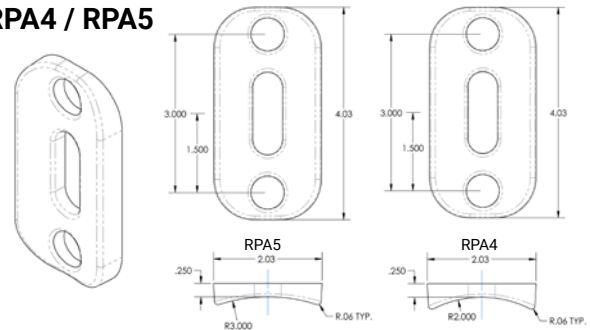
Optional Cast Aluminum Bracket designed for quick mounting on Direct Square or Round Poles. Cleat mounts directly to pole for easily hung fixtures. Drill Pattern is adjustable from 2"x4" to 2"x6".



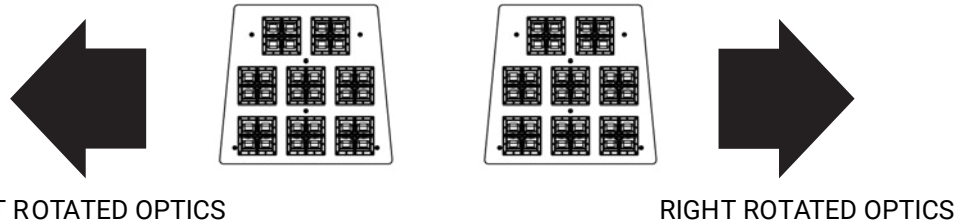
ROUND POLE ADAPTER OPTIONS (RPA4) (RPA5)

When using round poles, specify Round Pole Adapter (RPA). Specify RPA4 when installing on 3"-4" round poles, and RPA5 when installing on 5"-6" round poles.

RPA4 / RPA5



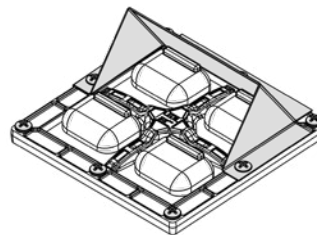
ROTATED OPTICS (ROL) (ROR)



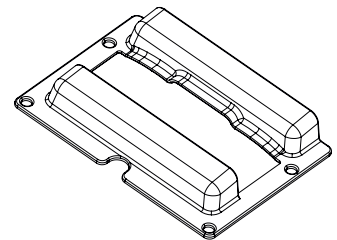
SHIELDING OPTIONS (AHS) (HSS)

SHIELDS (HSS, AHS)—House Side Shield (HSS) is designed for full property line cut-off. Automotive House Side Shield (AHS) is a single-sided shield allowing partial cut-off on either side or front of luminaire.

AUTOMOTIVE HOUSE SIDE SHIELD



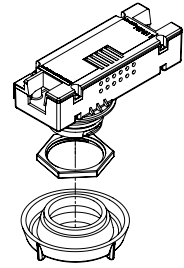
HOUSE SIDE SHIELD



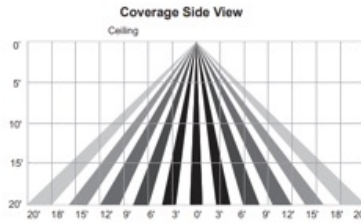
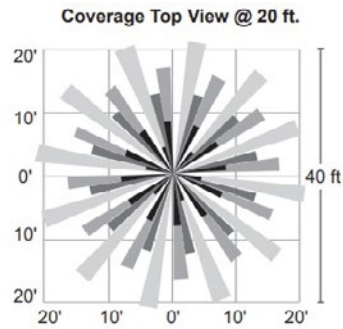
PRODUCT SPECIFICATIONS

CONTROLS

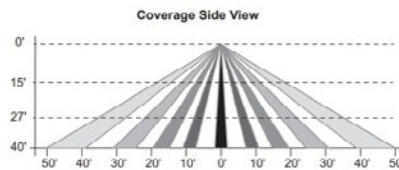
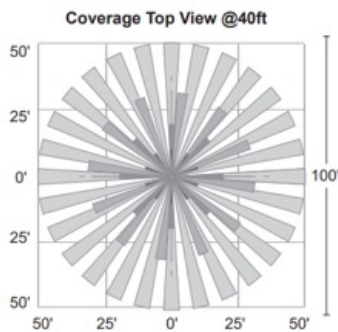
- DIMMING CONTROL (FSP)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
 - All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
 - FSP-20 mounting heights 9-20 feet
 - FSP-40 mounting heights 21-40 feet.
 - Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field.



FSP-20

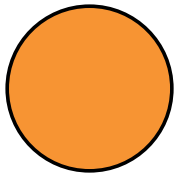


FSP-40

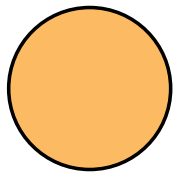


PRODUCT SPECIFICATIONS

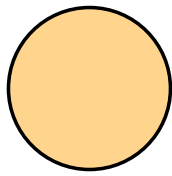
LED KELVIN RANGE



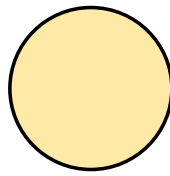
AMBER
585-600 nm



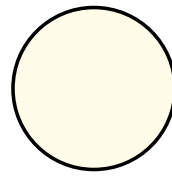
2700K 70 CRI



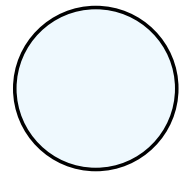
3000K 70 CRI



3500K 80 CRI



4000K 70 CRI



5000K 70 CRI

Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600

BLACK HARDWARE

Optional black, zinc coated steel hardware.



BLACK OPTIC FRAME

Optional Black Optic Frame.
Standard is white.





Job Name: PLATINUM HORIZON

Catalog #: CLI-NV-W-T4-32L-1-40K7-UNV-WM-XX-XX-XX

TYPE:

WA



LED WATTAGE CHART

	16L	32L
400 milliamps	21w	-
530 milliamps	29w	-
700 milliamps	37w	71w
1000 milliamps	-	100w
1050 milliamps	56w	

KEY FEATURES

- Ideal for Exterior Walls, Entryways, Pathways, New Construction and Renovation, Warehouse and Receiving Docks, Court Yards, and School Playgrounds
- Sleek Minimalistic Design of the the NV-W (up to 11,000 Lumens, 12"W x 9"D x 5.5"H) Compliments the Design of the NV-W2 (up to 24,000 Lumens, 18"W x 9.38"D x 5"H)
- Amber, 2700K, 3000K, 3500K, 4000K, 5000K CCT Multichip High Power 70 & 80 CRI LEDs
- IP65 Rated Against Dust & Water Ingress, IK10 Rated for Tamper/ Vandalism/Impact Protection
- 20kA Surge Protection (120V - 480V) Cold Weather Integrated Battery Back-Up Safety Options
- Silicone Optics providing 96% Clarity and Heat Resistant up to 150°C
- 9 Standard Finishes, Custom Finish and Marine Grade Finish Available

- Controls Agnostic, Compatible with Most Control Systems and Sensors
- Environmentally Friendly Product Which Reduces Energy Consumption, L70 > 100,000 hours
- IDA qualified for 3000K CCT and Lower for Down-light Application, Reducing Light Pollution and Trespass
- Buy America(n) Option Available, Quick Mount for Easy Installation
- Cost Competitive and Short Shipping Lead Times in Days & Weeks

BUY AMERICAN

To ensure the latest BAA/TAA/BABA Standards are being met, please select BAA, TAA, or BABA in the options section. Please contact the factory before placing an order for any NLS products requesting BAA (Buy American Act), TAA (Trade American Act), or BABA (Build America, Buy America).



Project Name:

Type:

NV-W ORDERING GUIDE

Cat#	Light Dist.	# of LEDs	Miliamps	Kelvin	Volts
NV-W (NV-W)	Type 2 (T2)	16 (16L)	400 (40)	Amber 585-600nM (AMBER) ^{11,13,14}	120-277 (UNV)
	Type 3 (T3)	32 (32L)	530 (53)	2700K, 70 CRI (27K7) ⁷	347-480 (HV)
	Type 4 (T4)		700 (7)	2700K, 80 CRI (27K8) ^{1,7}	
			1000 (1A) ⁵	3000K, 70 CRI (30K7) ⁷	
			1050 (1) ⁶	3000K, 80 CRI (30K8) ^{1,7}	
				3500K, 80 CRI (35K8)	
				4000K, 70 CRI (40K7)	
				4000K, 80 CRI (40K8) ¹	
				5000K, 70 CRI (50K7)	
				5000K, 80 CRI (50K8) ¹	
Mounting	Color	Controls Options	Options	Lens Options	
Wall Mount (WM)	Bronze Textured (BRZ)	Nema 7-Pin Receptacle (PE7) ²	Marine Grade Finish (MGF)	Glass Lens (GL) ^{8,15}	
	White Textured (WHT)	Button Photocell (PC) ³	Vanity Plate 22"x16" (VP)	HAL Lens (HAL) ^{9,15}	
	Smooth White Gloss (SWT)	FSP-211 with Motion Sensor (UNV Voltage) *8' and Below (FSP-8) ³	Housing Extension (HE)		
	Silver Metallic (SVR)	*9'-20" Heights (FSP-20) ³	Surge Protector (20KA)		
	Black Textured (BLK)		Emergency Battery 4W (EM4) ^{2,3,4}		
	Smooth Black Gloss (SBK)		Emergency Battery 8W (EM8) ^{2,3,4}		
	Graphite Textured (GPH)		Emergency Cold Pk Battery 14W (EMCP) ^{2,3,4}		
	Grey Textured (GRY)		Black Hardware (BH)		
	Green Textured (GRN)		Black Optic Frame (BOF)		
	Hunter Green Textured (HGN)		Buy American Act (BAA) ¹²		
Custom (CS)		Trade Agreement Act (TAA) ¹²			
			Build America Buy American (BABA) ¹²		
			Custom Controls Integration (CCI) ¹⁰		

NOTES:

- Consult Factory for Lead Time. Consult Factory for 90 CRI Requests
- Requires Housing Extension
- Universal Voltage 120-27
- All Emergency Battery Options Certified CA Title 20
- (1A) 32L only
- (1) 16L only
- 3000K or lower must be selected to meet International Dark Sky Association certification
- Glass Lens: Low iron glass, fully tempered per ANSI C1047
- HAL Lens: Yellow Polycarbonate Lens – less than 2% Blue Light Content
- Please contact Factory for Custom Control Integration requests (nLight, NX, WaveLinx, Crestron, DMX/RDM, Synapse, Casambi, Dali II, Avi-On, or other control systems)
- Turtle Safe
- Consult factory for all BAA/TAA/BABA requests
- Consult Factory for Lead Time
- Not Available above 1000mA
- Contact Factory



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PRODUCT SPECIFICATIONS

ELECTRICAL

- 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%
- LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for revalidation by providing the fixture catalog string before quoting and specifying it.
- All internal wiring UL certified for 600 VAC and 105°C
- All drivers, controls, and sensors housed in enclosed IP66 compartment
- CRI 70, 80, 90
- Color temperatures: 2700K, 3000K, 3500K, 4000K, 5000K

CONSTRUCTION

- Die Cast Aluminum
- Internal cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP65 seal for electronics compartment
- Two-piece silicone Micro Optic system ensures IP67 level seal around each PCB
- Silicone Micro Optics: Recessed, full cutoff, vandal resistant and non-yellowing
- Dark Sky Approved

OPTIONS

MARINE GRADE FINISH (MGF) - A multi-step process creating protective finishing coat against harsh environments. Chemically washed in a 5 stage cleaning system. Prebaked, Powder coated 3-5 mils of Zinc Rich Super Durable Polyester Primer. Oven Baked. Finished Powder Coating of Super Durable Polyester Powder Coat 3-5 mil thickness.

VANITY PLATE (VP) - Optional Vanity Plate was designed to cover the unsightly remains on a wall where a larger HID wallpack was removed. The aluminum Vanity Plate will be painted to match the finish of the NV-W2, custom finishes are available, please consult factory. The standard Vanity Plate is 22"W x 16"H.

20KA SURGE PROTECTOR (20KA) - protects the complete system against nominal surges of up to 20KA. Protection against power surges, storms and lightning strikes.

EMERGENCY BATTERY BACKUP

EMERGENCY COLD PACK BATTERY (EMPC) - Emergency cold pack (-20°C minimum) battery system available in 14W output.

BLACK HARDWARE (BH) - Black stainless steel hardware.

BLACK OPTIC FRAME (BOF) - Black optic frame. Standard is white.

GLASS LENS (GL) - Low Iron Glass, fully tempered.

HIGH PERFORMANCE AMBER LENS (HAL) -

CONTROL OPTIONS

- FSP-211 (FSP-X)—Passive infrared (PIR) sensor providing multi-level control based on motion/daylight contribution.
- All control parameters adjustable via wireless configuration remote storing and transmitting sensor profiles.
- FSP-8 Mounting heights 8 feet and below
- FSP-20 mounting heights 9-20 feet
- Includes 5 dimming event cycles, 0-10V dimming with motion sensing, re-programmable in the field. Programmable remote must be purchased separately.
- FSIR-100 commissioning remote is required to change sensor settings. Please contact factory for ordering.
- Controls Agnostic: Please contact factory for your preferred controls option.

NEMA 7-PIN RECEPTACLE (PE7)—An ANSI C136.41-2013 receptacle provides electrical and mechanical interconnection between photo control cell and luminaire. Dimming receptacle available two or four dimming contacts supports 0-10 VDC dimming methods or Digital Addressable Lighting Interface (DALI), providing reliable power interconnect.

BUTTON PHOTOCELL—Dusk to dawn optional Button Photocell.

FINISH

3-5 mils electrostatic powder coat. NLS Lighting's standard high-quality finishes prevent corrosion, and protects against extreme environmental conditions.

WARRANTY

Five-year limited warranty for drivers and LEDs.

OPTICS

Silicone optics high thermal stability and light output provide higher powered LEDs with minimized lumen depreciation. UV stability with scratch resistance increases exterior application durability. Silicone optics do not yellow, crack or brittle over time.

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium® (DLCP)
- IP65 Rated Fixture / IP67 Rated Optics
- IK10 Rated
- IDA Dark Sky Approved

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy America(n) Act of 1933, we reserve the right to change our listings without notice.

The information provided above is for general informational purposes only. We encourage you to consult legal professionals for advice particular to your projects concerning BAA, TAA, BABA or Buy America.

Additional NLS Products that meet BAA, TAA standards can be found at the following link:

<https://nslighting.com/buy-american/>



The information and specifications on this document are subject to change without any notification. All values are design, nominal, typical or prorated values when measured under internal and external laboratory conditions.



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PRODUCT SPECIFICATIONS

LUMENS							
PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
NV-W-16L-40-27K7	2561	122	2591	123	2561	122	21
NV-W-16L-40-27K8	2398	114	2426	116	2398	114	21
NV-W-16L-40-30K8	2571	122	2601	124	2571	122	21
NV-W-16L-40-30K7	2769	132	2801	133	2769	132	21
NV-W-16L-40-35K8	2571	122	2601	124	2571	122	21
NV-W-16L-40-40K8	2769	132	2801	133	2769	132	21
NV-W-16L-40-40K7	2992	142	3027	144	2992	142	21
NV-W-16L-40-50K8	2769	132	2801	133	2769	132	21
NV-W-16L-40-50K7	2992	142	3027	144	2992	142	21
NV-W-16L-53-30K7	3544	122	3579	123	3544	122	29
NV-W-16L-53-40K7	3756	130	3794	131	3756	130	29
NV-W-16L-53-50K7	3756	130	3794	131	3756	130	29
NV-W-16L-7-30K7	4388	119	4432	120	4388	119	37
NV-W-16L-7-40K7	4651	126	4698	127	4651	126	37
NV-W-16L-7-50K7	4651	126	4698	127	4651	126	37
NV-W-16L-1-30K7	5970	107	6029	108	5970	107	56
NV-W-16L-1-40K7	6328	113	6391	114	6328	113	56
NV-W-16L-1-50K7	6328	113	6391	114	6328	113	56
NV-W-32L-53-30K7	X	X	X	X	6,821	126	54
NV-W-32L-7-30K7	9010	127	9100	128	9010	127	71
NV-W-32L-7-40K7	9550	135	9646	136	9550	135	71
NV-W-32L-7-50K7	9550	135	9646	136	9550	135	71
NV-W-32L-1A-30K7	10871	109	10983	110	10871	109	100
NV-W-32L-1A-40K7	11426	114	11544	115	11426	114	100
NV-W-32L-1A-50K7	11426	114	11544	115	11426	114	100

3000K or lower, with fixed mounting options only, must be selected to meet International Dark-Sky Association certification.

EMERGENCY BATTERY BACK-UP LUMENS							
PART NUMBER	T2	LM/W	T3	LM/W	T4	LM/W	WATTS
EM4-30K7	520	130	524	131	516	129	4
EM4-40K7	544	136	548	137	540	135	4
EM4-50K7	560	140	564	141	556	139	4
EM8-30K7	1040	130	1048	131	1032	129	8
EM8-40K7	1088	136	1096	137	1080	135	8
EM8-50K7	1120	140	1128	141	1112	139	8
EM14-30K7	2080	130	2096	131	2064	129	16
EM14-40K7	2176	136	2192	137	2160	135	16
EM14-50K7	2240	140	2256	141	2224	139	16
EMCP-30K7	1820	130	1834	131	1806	129	14
EMCP-40K7	1904	136	1918	137	1890	135	14
EMCP-50K7	1960	140	1974	141	1946	139	14



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PRODUCT SPECIFICATIONS

BUG RATINGS BUG RATINGS

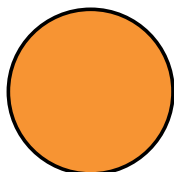
PART NUMBER	T2	T3	T4	WATTS
NV-W-16L-35-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	21
NV-W-16L-35-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	21
NV-W-16L-35-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	21
NV-W-16L-53-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-53-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	29
NV-W-16L-7-30K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-40K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-7-50K7	B1-U0-G1	B1-U0-G1	B1-U0-G1	37
NV-W-16L-1-30K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-40K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-16L-1-50K7	B1-U0-G1	B1-U0-G2	B1-U0-G2	56
NV-W-32L-7-30K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-40K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-7-50K7	B1-U0-G2	B2-U0-G2	B2-U0-G2	71
NV-W-32L-1A-30K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W-32L-1A-40K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100
NV-W-32L-1A-50K7	B2-U0-G2	B2-U0-G2	B2-U0-G2	100

Lumen Maintenance Data

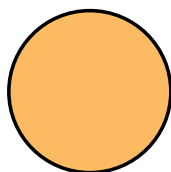
Ambient Temperature	Drive Current	L90 Hours*	L70 Hours**	30,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours**
25°C	Up to 700mA	58,000	173,000	95.7%	91.6%	89.6%	82.1%
	1050mA	48,000	143,000	94.3%	89.5%	87.2%	78.5%

*Reported extrapolations per IESNA TM-21 **Projected extrapolations per IESNA TM-21

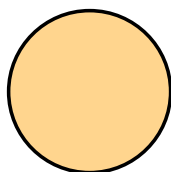
LED KELVIN RANGE



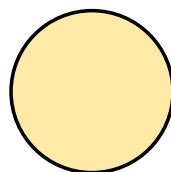
AMBER
585-600 nm



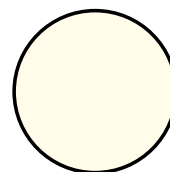
2700K 70 CRI



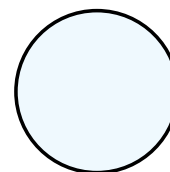
3000K 70 CRI



3500K 80 CRI



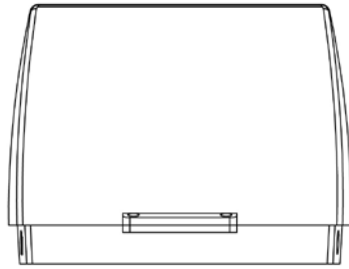
4000K 70 CRI



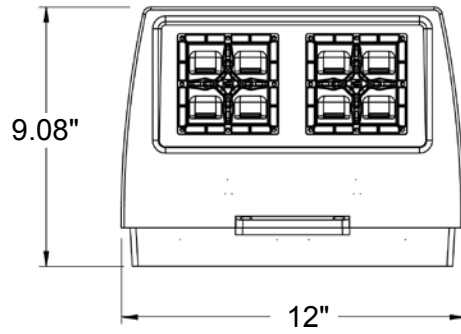
5000K 70 CRI

Color	Dominant or Peak Wavelength Range (nm)	
	Minimum	Maximum
Amber	585	600

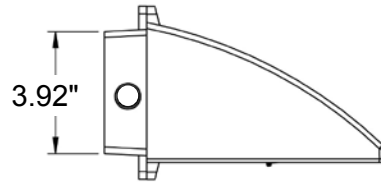
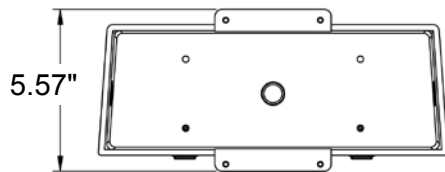
PRODUCT SPECIFICATIONS



TOP VIEW

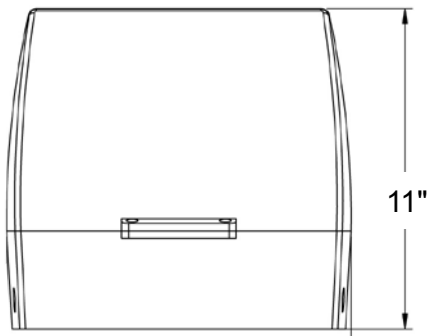


BOTTOM VIEW

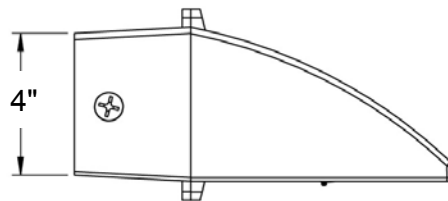


Weight: 9.1 lbs

**EMERGENCY BATTERY AND 7-PIN EXTENSION
BOX DIMENSIONS**



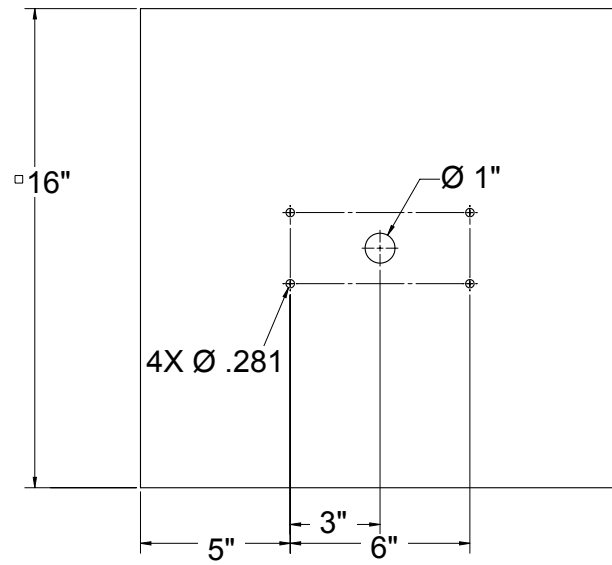
TOP VIEW



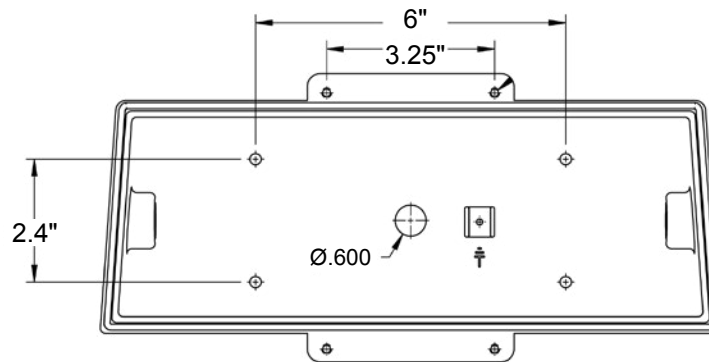
Weight: 13.3 lbs

PRODUCT SPECIFICATIONS

VANITY PLATE (VP)



MOUNTING HOLE

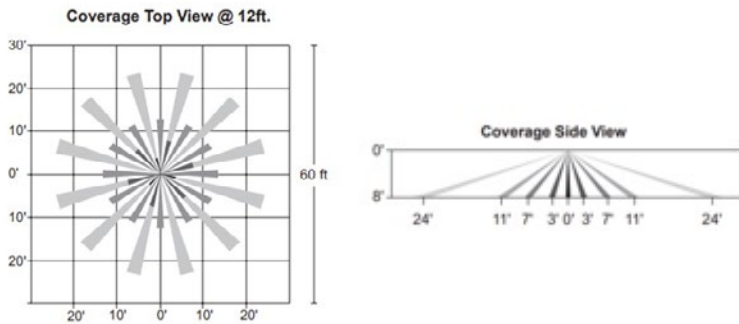


* 3 Conduit access points on either side or center back.

MOTION SENSOR PLACEMENT



FSP-8



FSP-20

