



CITY OF ROCKWALL
 PLANNING AND ZONING
 385 SOUTH GOLIAD
 ROCKWALL, TEXAS 75087
 972-771-7745

DEVELOPMENT APPLICATION

- Site Plan
- Landscape
- Treescape
- Building Elevations
- Photometric / Lighting Plan
- Material Samples / Color Rendering

Property Information

Addition Name: LARSEN SCHOOL ADDITION Address / Location: TOWNSEND + # 276
 Lot(s): 2 Block: _____ Current Zoning: _____
 # of Acres: 3.339 AC. # of Lots: _____ # of Units: 2 BUILDINGS

Applicant Information

Name: ALAN ROSS Company: ALAN ROSS DESIGN GROUP
 Mailing Address: 14902 PRESTON RD. - #404-326
 City: DAULAS State: TX Zip: 75254
 Phone: 214-316-9600 Fax: N/A Email: AROSS4654@AOL.COM

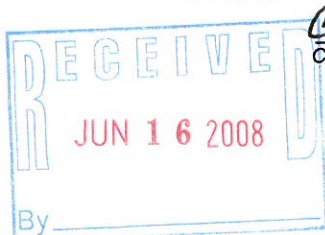
Owner Information

Name: BRAD LARSEN Company: _____
 Mailing Address: 2101 NORTHEAST PARKWAY
 City: GARLAND TX State: _____ Zip: 75040
 Phone: 972-414-4839 Fax: _____ Email: BRADLARSEN@VERIZON.NET

Site Plan Application Submittal Requirements

Submit the following items (when applicable)	1st Submittal w/ application for ARB / P&Z Work Session	2nd Submittal w/ revisions for P&Z
<input checked="" type="checkbox"/> Submittal Fee <u>\$316.78</u>	See Fee Schedule (attached)	
<input checked="" type="checkbox"/> Site Plan	24" x 36", 20 Copies (folded)	20 Large copies + one 8.5" x 11"
<u>N/A</u> <input checked="" type="checkbox"/> Treescape Plan	24" x 36", 20 Copies (folded)	20 Large copies + one 8.5" x 11"
<input checked="" type="checkbox"/> Landscape Plan	24" x 36", 20 Copies (folded)	20 Large copies + one 8.5" x 11"
<input checked="" type="checkbox"/> Photometric Plan	24" x 36", 20 Copies (folded)	20 Large copies + one 8.5" x 11"
<input checked="" type="checkbox"/> Building Elevations	24" x 36", 20 Copies (folded)	20 Large copies + one 8.5" x 11"
<input type="checkbox"/> Building Samples / Color Rendering	Check w/ planning staff	N/A

The application is not considered accepted by the City until the Planning Director and City Engineer has signed below.



Chuck Todd
 City Engineering Signature

[Signature]
 Planning Director Signature

P&Z Case No: SP2008-023



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT SHEET
CITY OF ROCKWALL ♦ PLANNING AND ZONING DEPARTMENT
PHONE (972) 771-7745 ♦ FAX (972)771-7748 ♦ PLANNING@ROCKWALL.COM

Date: 6/24/2008

To: Allan Ross Design Group, *Applicant*

From: Chris Spencer, *P&Z Case Manager*

Project Number: SP2008-023
Project Name: Larsen Retail Development
Project Type: SITE PLAN
Project Subtype:

DRC general information: The purpose of the Development Review Committee (DRC) is to review all applications for site plans, plats and zoning/SUP requests to ensure compliance with all appropriate land development regulations and consistency with the Unified Development Code and Comprehensive Plan. The Development Review Committee is composed of staff members from various departments within the City of Rockwall's Development Services team.

Development Review Committee Contacts:

<u>Department</u>	<u>Contact</u>	<u>Phone</u>	<u>Email</u>
Planning & Zoning	Chris Spencer	972.771.7745	planning@rockwall.com
Engineering	Amy Williams	972.771.7746	awilliams@rockwall.com
Fire	Ariana Adair	972.771.7770	aadair@rockwall.com
Building Inspections	John Shannon	972.771.7709	jshannon@rockwall.com
Parks	Brad Griggs	972.771.7740	bgriggs@rockwall.com
Police	Ed Fowler	972.772.6706	efowler@rockwall.com

Upon receiving DRC comments, it is the applicant's responsibility to submit twenty (20) large, FOLDED copies and one 8.5"x11" copy of each revised plan by 12:00 pm, Wednesday, 7/2/2008 to ensure that the application remains on the submitted development cycle.



DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW SHEET
CITY OF ROCKWALL ♦ PLANNING AND ZONING DEPARTMENT
 PHONE (972) 771-7745 ♦ FAX (972)771-7748 ♦ PLANNING@ROCKWALL.COM

To: Amy Williams, Engineering
 Rick Sherer, Inspections
 Ariana Adair, Fire
 Andy Hesser, Parks
 Ed Fowler, Police

CC: Robert LaCroix, Planning
 Chuck Todd, Engineering
 Mark Poindexter, Fire
 Brad Griggs, Parks

From: , Planning

Date: 6/16/2008

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. **Comments and/or plan mark-ups should be input or attached as a "Project Review" to the applicable project number in CRW no later than Monday, 6/23/2008.** Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/24/2008 at 2:00 p.m. and the Planning and Zoning Commission worksession on 6/24/2008 at 6:00 p.m.

Project Number: SP2008-023
Project Name: Larsen Retail Development
Project Type: SITE PLAN
Project Subtype:
Applicant Name: Allan Ross Design Group
Owner Name: Brad Larsen

Comments: *Don't process ^{the entire way} until they have addressed detention.*

Reviewing Office Eng By: aw Date: 6-19-08

**City of Rockwall
Project Plan Review History
Development Services**

Project Number SP2008-023 **Applied** 6/16/2008 KW
Project Name Larsen Retail Development **Approved**
Type SITE PLAN **Closed**
Subtype **Expired**
Status Staff Review **Status**

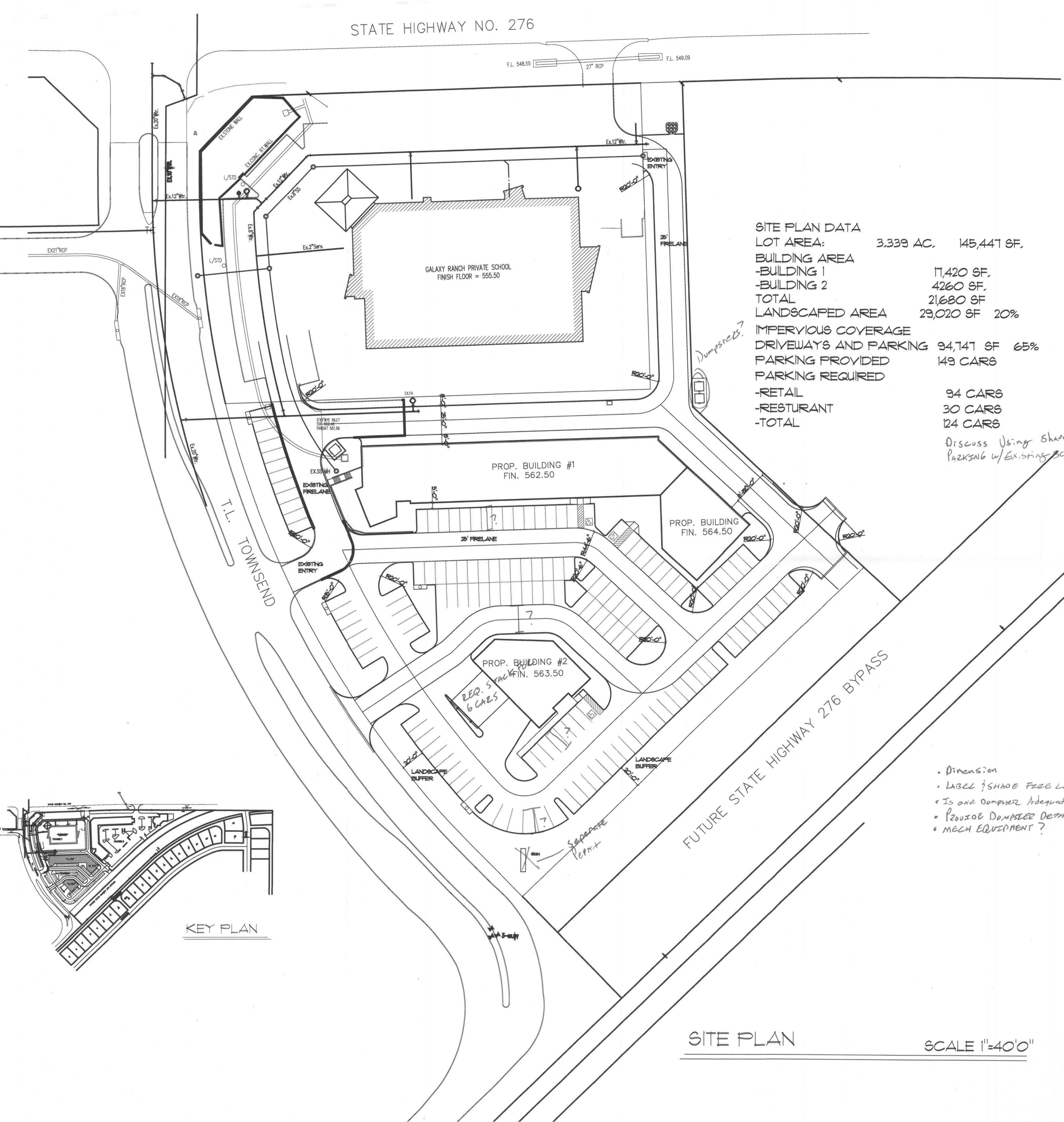
Owner Brad Larsen **Applicant** Allan Ross Design Group

Site Address TL TOWNSEND DR **City** ROCKWALL **State** TX **Zip** 75032 **Zoning**

Subdivision LARSEN SCHOOL ADDITION THE **Tract** **Block** 0000 **Lot No** 2 **Parcel No** 4306-0000-0002-00-0R **General Plan**

Type of Review	Contact	Dates				Status Notes	Remarks
		Sent	Due	Received	Elapsed		
BUILDING	John Shannon	6/16/2008	6/23/2008	6/20/2008	4	Comments	Five accessible parking spaces are required, one must be van accessible.
ENGINEERING (6/23/2008 08:14 AW)	Amy Williams	6/16/2008	6/23/2008	6/23/2008	7	Comments	5' clearance around all fire hydrants Add easements and/or right-of-way All parts of the building shall be 300' (as the hose lies) from a fire hydrant and 150' from a fire lane All public water, sanitary sewer, and drainage shall be in an easement Check with fire department for required fire flows Cul-de-sac right-of-ways must have minimum radius of 57.5' and paving radius of 47.5' Detention Required. Dumpsters and/or building overhangs shall not be in right-of-way, easements, and/or fire lanes Engineering Comments on plans. Fire hydrants can't be further than 20' from a fire lane Fire lane pavement must be a minimum of 6" thick and 3600 psi concrete Fire lane shall be minimum 24' wide (face of curb to face of curb) Minimum fire lane radius is 20' for buildings under 30' in height and/or less than 3 stories No landscape trees shall be within 5' of any utility Only one connection (fire hydrants or service) off a dead end water line Parking spaces shall be 9' wide x 18' long with a "clear" (no obstructions-walls, shrubs, buildings, trees, etc) 2' overhang. Wheel stops are allowed on parking spaces that are 9' wide x 20' long Signs must be permitted separately Visibility easements must be on the plat. 25'x25' for major thoroughfares intersections, 20'x20' for street to street intersections, and 10'x10' for alley to street intersections

Type of Review	Contact	Dates				Status Notes	Remarks
		Sent	Due	Received	Elapsed		
<p>No part of the walls (footing, tie-backs, etc) can be in easements, right-of-way, or offsite. Show proposed utilities Label all firelane Loop water line in Townsend Show existing contours Need to verify that existing right-of-way for Future SH 276 is 120' Extend water and sewer (see markups)</p>							
FIRE (6/20/2008 12:18 AA)	Ariana Adair	6/16/2008	6/23/2008	6/20/2008	4	Comments	
<p>An approved water supply capable of supplying the required fire flow of 2625 gpm for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official and approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. Fire Department Connect (FDC) must be within 100-foot of a fire hydrant, 50-foot of fire lane, facing fire lane, and provided with a 5-foot wide pathway from connection to fire lane. Fire hydrant coverage is not meeting the 300-foot hose reach distance to all portions of the exterior building walls. None shown on plans. Mark fire lane to city specification. "NO PARKING FIRE LANE" Every 25' white 4" letters on a 6" red striped background. Provide 5-foot clearance around all fire hydrants, including vehicle parking. Provide a level, clear, and unobstructed ten foot (10-foot) wide pathway with a maximum 5% slope around the external walls of the structure. This path shall be clear of obstructions unless otherwise approved by the fire department.. Submit plans on the underground fire sprinkler line. We need 3 copies of plans. The plans must be designed by a general RME. The system must comply with all applicable NFPA standards, 2006 IFC, 2006 IBC, and local amendments. Underground fire line must be installed by a contractor who is licensed with the State of Texas Fire Marshal's Office for such work. Underground fire line piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5-feet of the building may be combined with other utilities for entrance to the building.</p>							
PLANNING	Chris Spencer	6/16/2008	6/23/2008				
<p>Dimension parking spaces and fire lanes. Clearly delineate fire lanes (shading or hatching). All drive thru lanes require a minimum of six (6) cars stacking (120 feet). A separate sign permit is required for all signage. Discuss using a share parking agreement with the existing school. With out a shared parking agreement lease space for restaurants maybe limited due to parking. Provide dumpster detail including enclosure elevations (must be of same material as that of the primary building). Illustrate and label all mechanical equipment both ground and roof mounted. All mechanical equipment is required to be screened from adjacent properties and rights-of-way. Take into account and roof vents needed for proposed restaurants. All exterior lighting in the SH 276 Overlay has a maximum of 20' in height (including base, pole and fixture). Provide cut-sheets for all exterior lighting. Stucco is not allowed within the first four feet of any wall. Provide exterior material percentages for all facades. A total of 17 accent trees are required within the SH 276 buffer. All accent trees are required to be a minimum of 8' in height at the time of planting. A combination of shrubs and berming is required within both the Townsend and SH 276 buffers.</p>							



SITE PLAN DATA

LOT AREA:	3.339 AC.	145,441 SF.
BUILDING AREA		
-BUILDING 1	17,420 SF.	
-BUILDING 2	4260 SF.	
TOTAL	21,680 SF	
LANDSCAPED AREA	29,020 SF	20%
IMPERVIOUS COVERAGE		
DRIVEWAYS AND PARKING	94,741 SF	65%
PARKING PROVIDED	149 CARS	
PARKING REQUIRED		
-RETAIL	94 CARS	
-RESTURANT	30 CARS	
-TOTAL	124 CARS	

Discuss Using Shared Parking w/ Existing School

- Dimension
- LABEL ? SHADE FREE LANE
- Is ONE DUMPSTER Adequate ?
- PROVIDE DUMPSTER DETAIL.
- MECH EQUIPMENT ?

**LARSEN RETAIL DEVELOPMENT
3.339 AC. TRACT
LARSEN SCHOOL ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS**

OWNER:

BRAD LARSEN
BLUE MEY SCHOOL
2101 NORTHEAST PARKWAY
GARLAND, TEXAS 75040
972-414-4839

DESIGN CONSULTANTS:

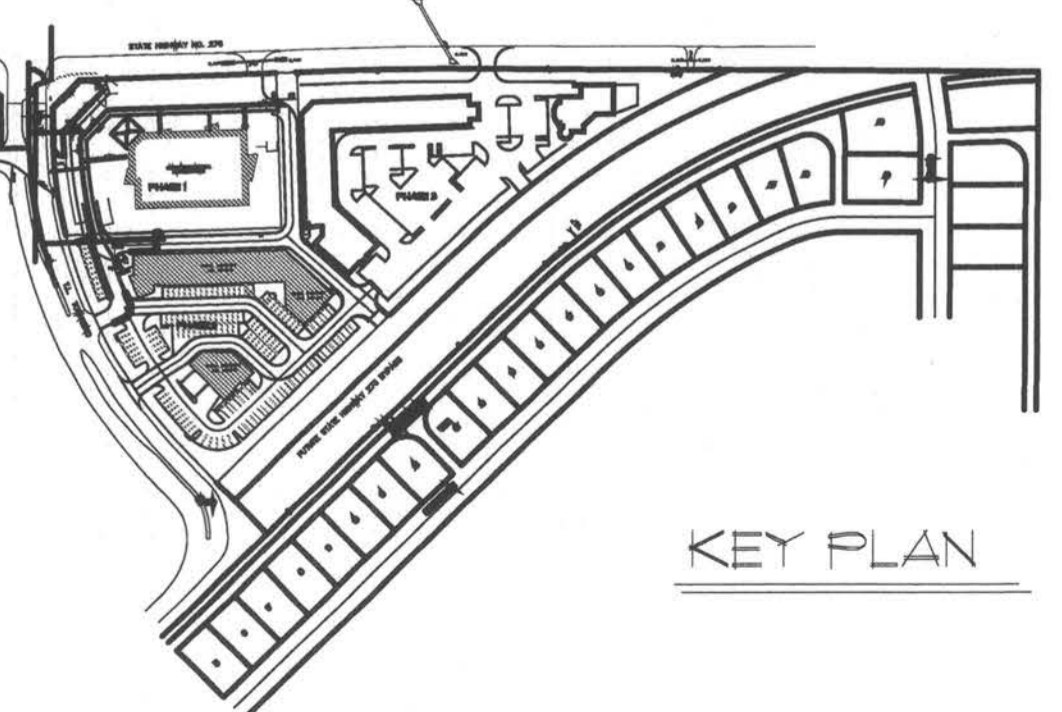
ALLAN ROSS DESIGN GROUP
ALLAN ROSS
JAVIER GALAZAR R.A.
MIKE FISH
14902 PRESTON RD. #404-326
DALLAS, TEXAS 75254
214-316-9600

CIVIL ENGINEERS:

NATHAN D. MAIER CONSULTING ENGINEERS
MIKE DANIEL P.E.
JUAN GONZALEZ
8080 PARK LANE, #600
DALLAS, TEXAS 75231
214-739-4741

MEP ENGINEERS:

RADFORD ENGINEERING
GARY RADFORD P.E.
PO BOX 1552
RICHARDSON, TEXAS 75083
214-215-4437



KEY PLAN

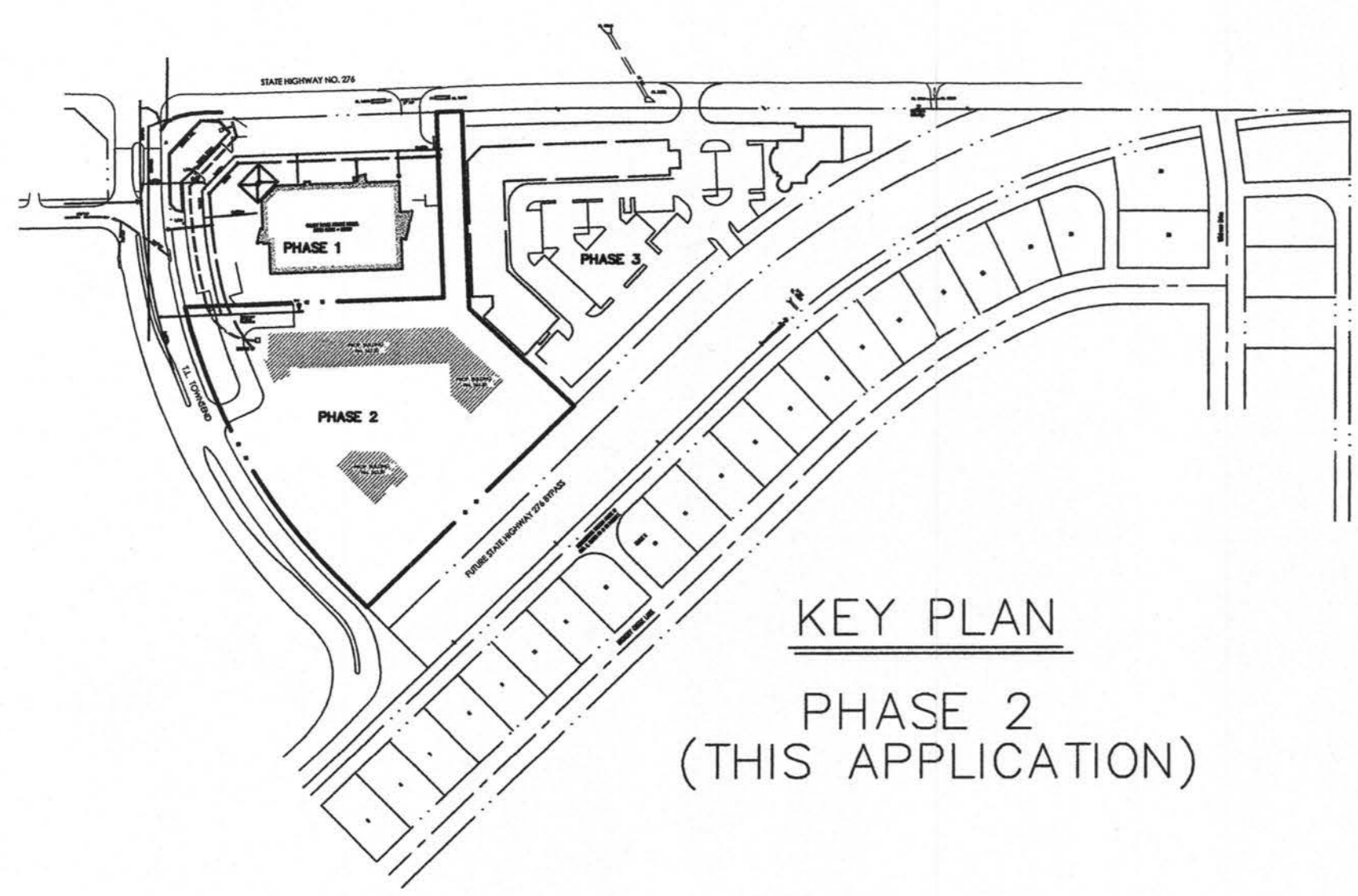
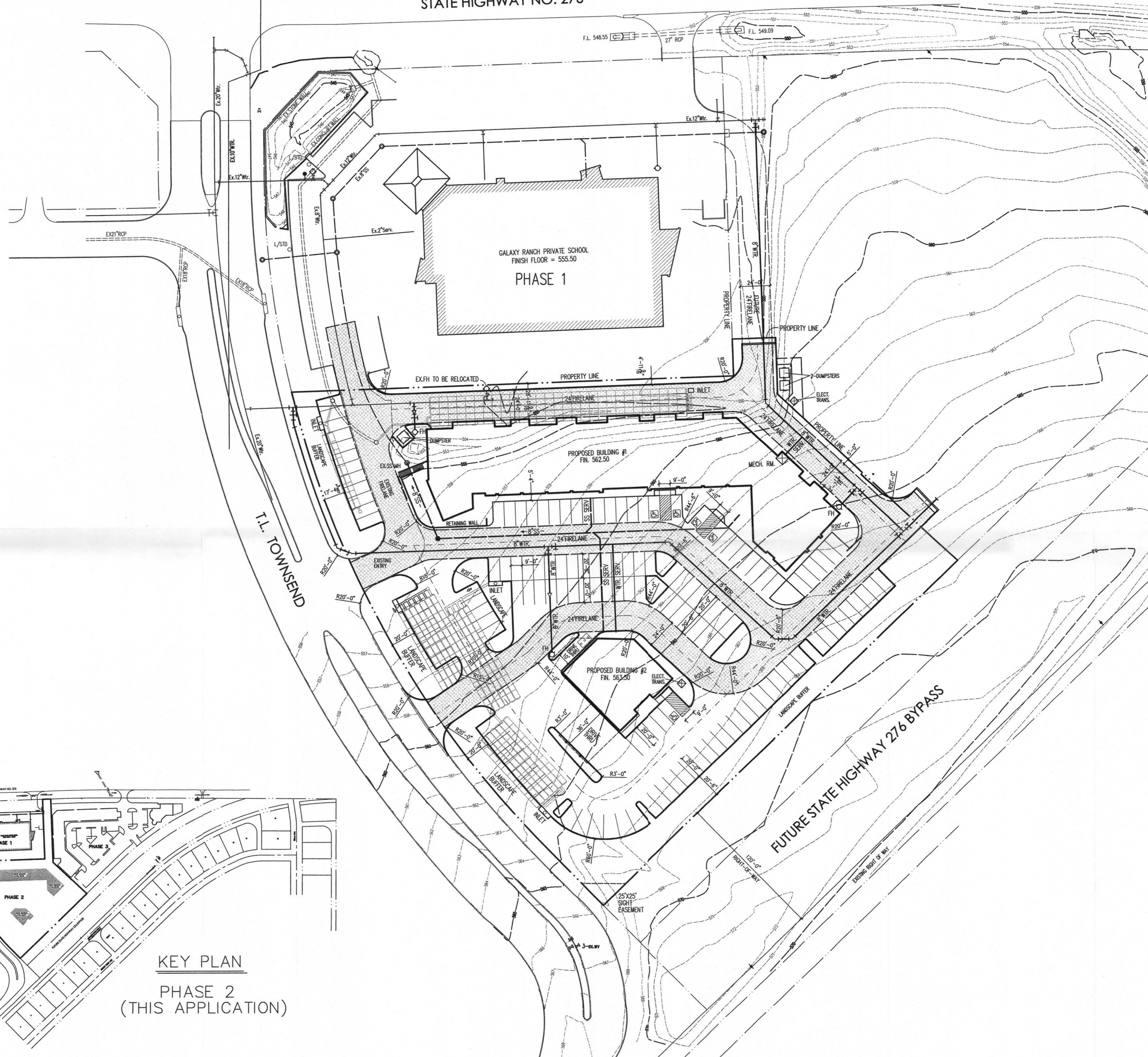
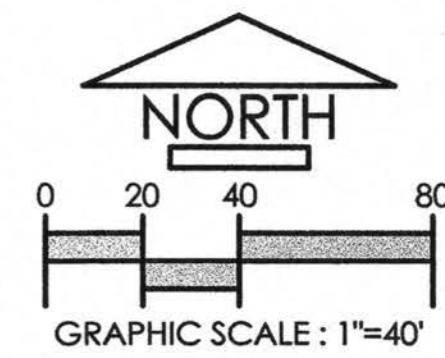
SITE PLAN SCALE 1"=40'0"

2008 023



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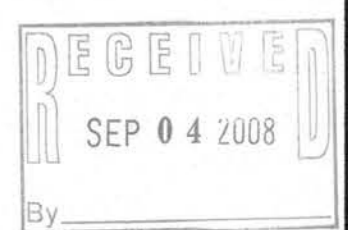
STATE HIGHWAY NO. 276



KEY PLAN
PHASE 2
(THIS APPLICATION)

SITE PLAN DATA		
LOT AREA:	3.154 AC.	137,385 SF.
BUILDING AREA		
-BUILDING 1	19,859 SF.	14.5%
-BUILDING 2	3,673 SF	2.7%
TOTAL LANDSCAPED AREA	23,117 SF	16.8%
IMPERVIOUS COVERAGE DRIVEWAYS AND PARKING	99,314 SF	72.2%
PARKING PROVIDED	146 CARS	
PARKING REQUIRED		
-RETAIL	102 CARS	
-RESTAURANT	30 CARS	
-TOTAL	132 CARS	

ST 2008 023



SITE PLAN

LARSEN RETAIL DEVELOPMENT
3.154 AC. TRACT
LARSEN SCHOOL ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS

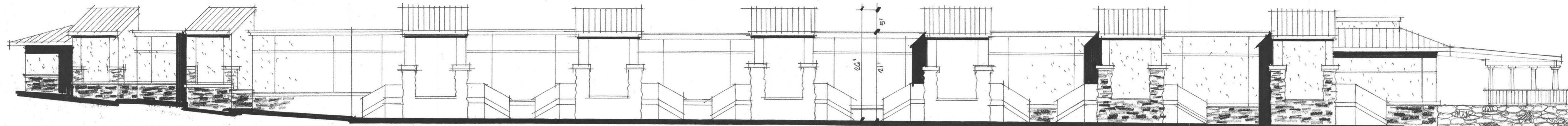
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OWNER:
BRAD LARSEN
BLUE IVEY SCHOOL
2101 NORTHEAST PARKWAY
GARLAND, TEXAS 75040
972-414-4639

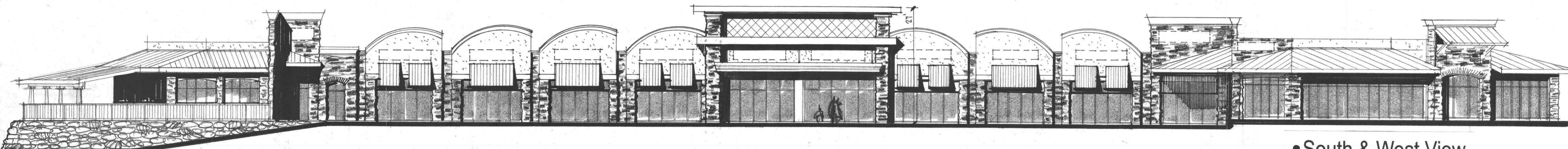
CIVIL ENGINEERS:
NATHAN D. MAIER CONSULTING ENGINEERS
MIKE DANIEL P.E.
JUAN GONZALEZ
8080 PARK LANE, #600
DALLAS, TEXAS 75231
214-739-4741

DESIGN CONSULTANTS:
ALLAN ROSS DESIGN GROUP
ALLAN ROSS
JAVIER SALAZAR R.A.
MIKE FISH
14902 PRESTON RD. #404-326
DALLAS, TEXAS 75254
214-316-9600

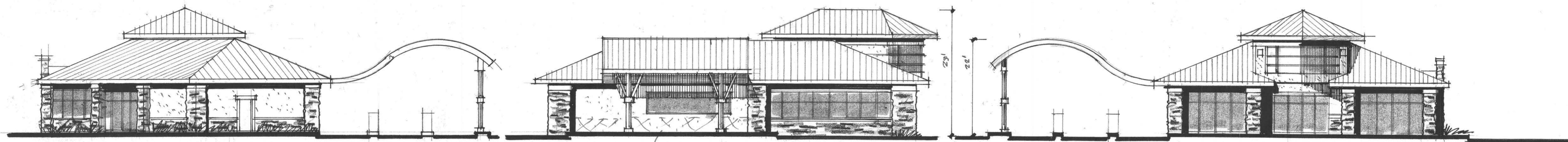
MEP ENGINEERS:
RADFORD ENGINEERING
GARY RADFORD P.E.
PO BOX 1552
RICHARDSON, TEXAS 75083
214-215-4437



• **North & East View**
Building I



• **South & West View**
Building I



• **North View**
Building II

NO STUCCO IN FIRST
4'

• **West View**
Building II

• **South View**
Building II

• % OF MATERIALS FOR EACH FACADE

Phase II:

All exterior cladding and roofing materials and colors shall match Phase I, The Galaxy Ranch School.

Elevations
LARSEN RETAIL DEVELOPMENT

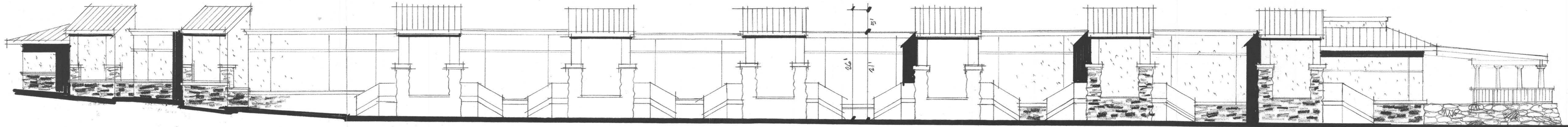
3,339 AC. TRACT
LARSEN SCHOOL ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS

ALLAN ROSS DESIGN GROUP
14902 PRESTON RD., # 404
DALLAS, TEXAS 75254

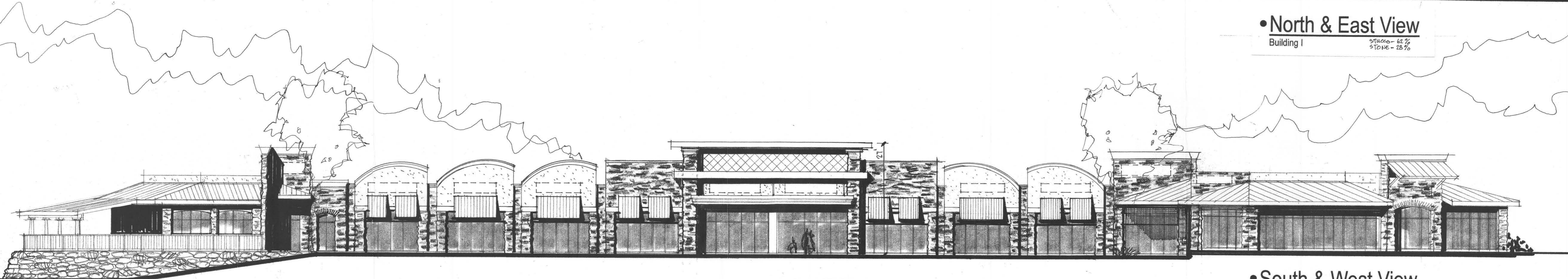
6.12.2008
3/32" = 1'0"
© 2008 Allan Ross



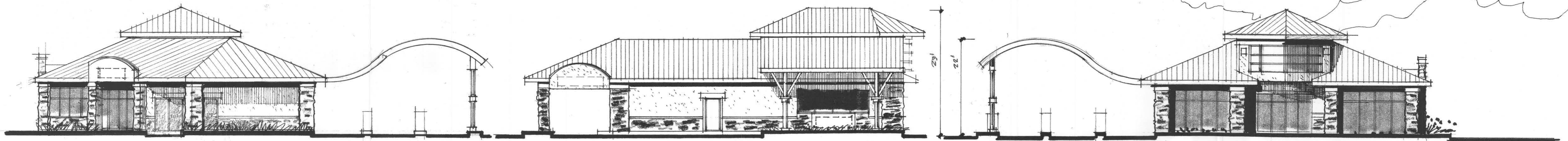
• **East View**
Building II



• **North & East View**
Building I
STUCCO - 62%
STONE - 28%



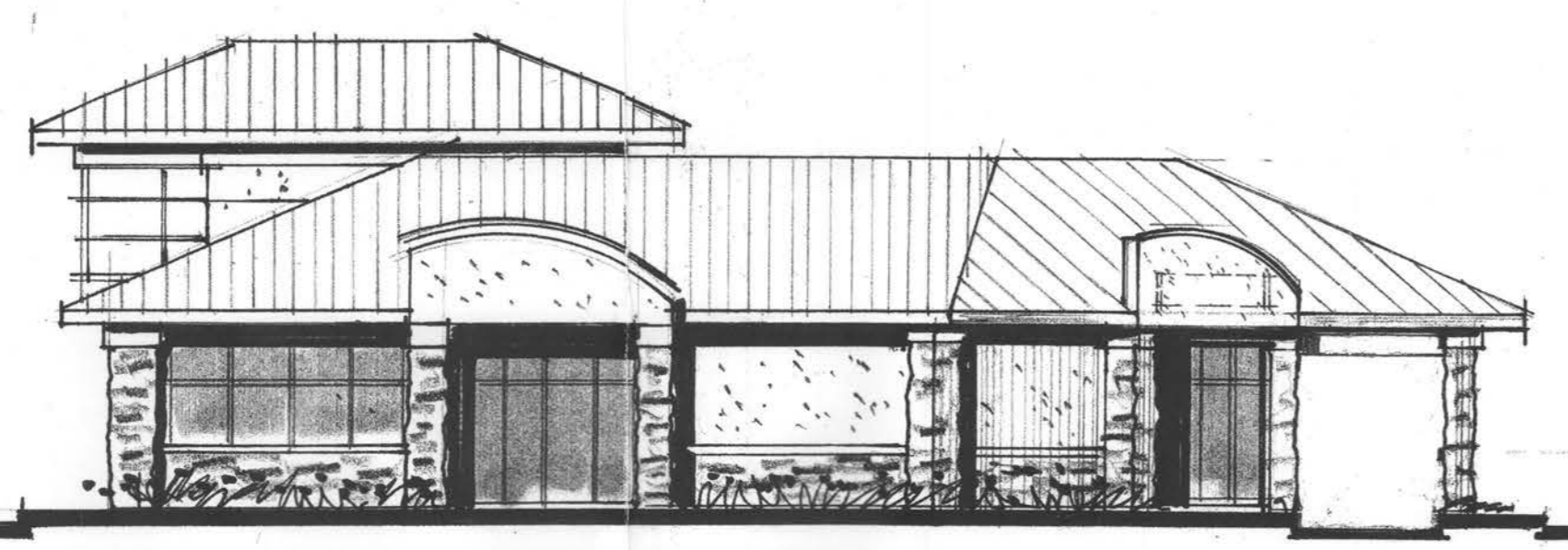
• **South & West View**
Building I
STONE - 74%
STUCCO - 26%



• **North View**
Building II
STONE - 82%
STUCCO - 48%

• **West View**
Building II
STONE - 46%
STUCCO - 55%

• **South View**
Building II
STONE - 62%
STUCCO - 38%



• **East View**
Building II
STONE - 45%
STUCCO - 55%

• **Elevations**

LARSEN RETAIL DEVELOPMENT

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LARSEN SCHOOL ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS

ALLAN ROSS DESIGN GROUP
14902 PRESTON RD., # 404
DALLAS TEXAS 75254

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REV. 9-1-08

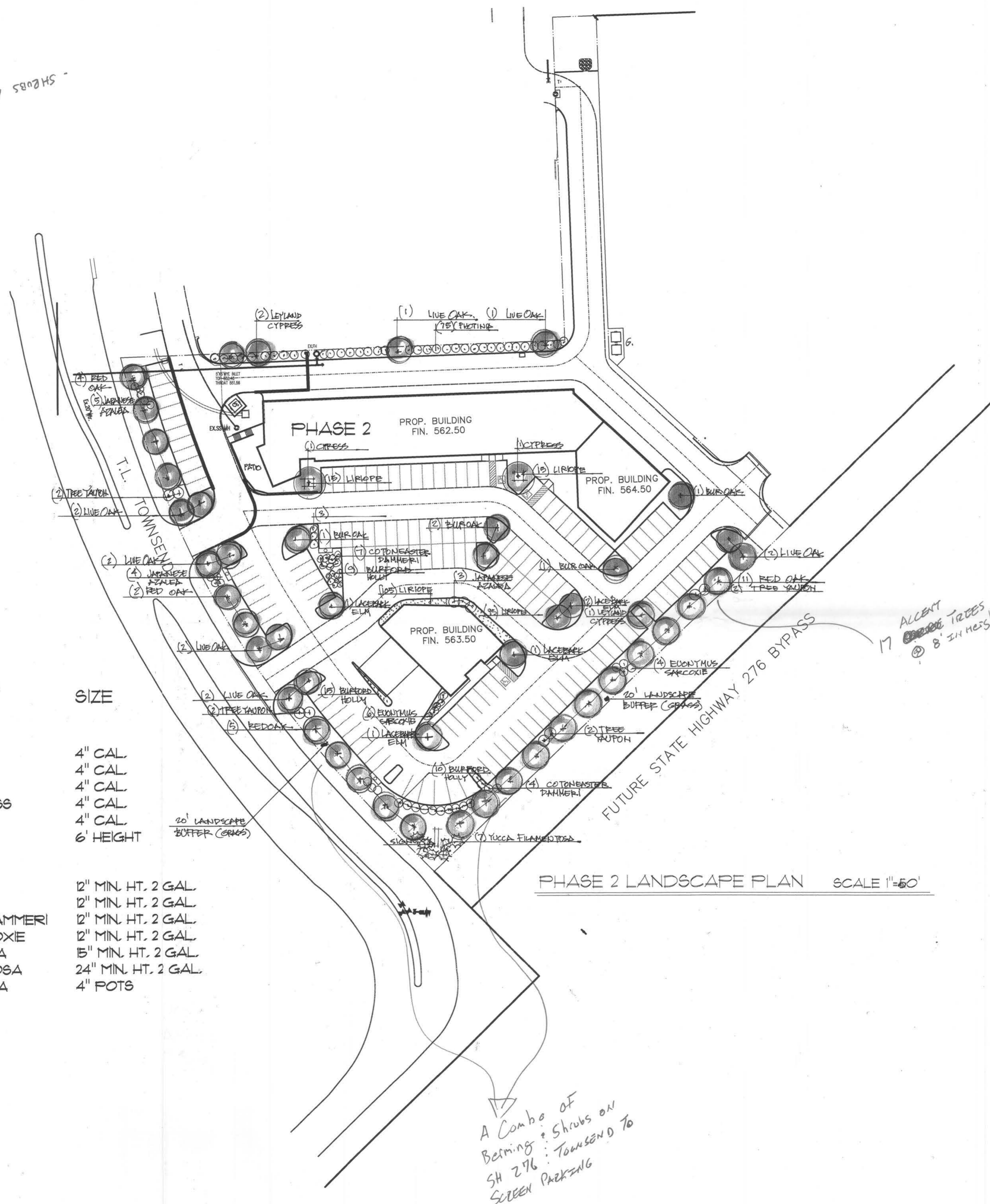
6.12.2008
3/32" = 1'0"
© 2008 Allan Ross

FILE COPY

2008 023



SHRUBS ALONG BOTH FRONTAGES



PLANT LIST

QUANTITY	SPECIES	SIZE
TREES		
22	RED OAK	4" CAL.
12	LIVE OAK	4" CAL.
5	BUR OAK	4" CAL.
4	LEYLAND CYPRESS	4" CAL.
5	LACEBARK ELM	4" CAL.
8	TREE YAUFON	6' HEIGHT
SHRUBS		
19	BURFORD HOLLY	12" MIN. HT. 2 GAL.
15	FRASER PHOTINIA	12" MIN. HT. 2 GAL.
11	COTONEASTER DAMMERI	12" MIN. HT. 2 GAL.
10	EUONYMUS SARCOXIE	12" MIN. HT. 2 GAL.
12	JAPANESE AZALEA	15" MIN. HT. 2 GAL.
7	YUCCA FILAMENTOSA	24" MIN. HT. 2 GAL.
230	LIRIOPE GIGANTEA	4" POTS

PHASE 2 LANDSCAPE PLAN SCALE 1"=50'

A Combo of
Berms + Shrubs on
SH 276: Townsend To
SCREEN PARKING

17 ACCENT TREES
8" IN HEIGHT

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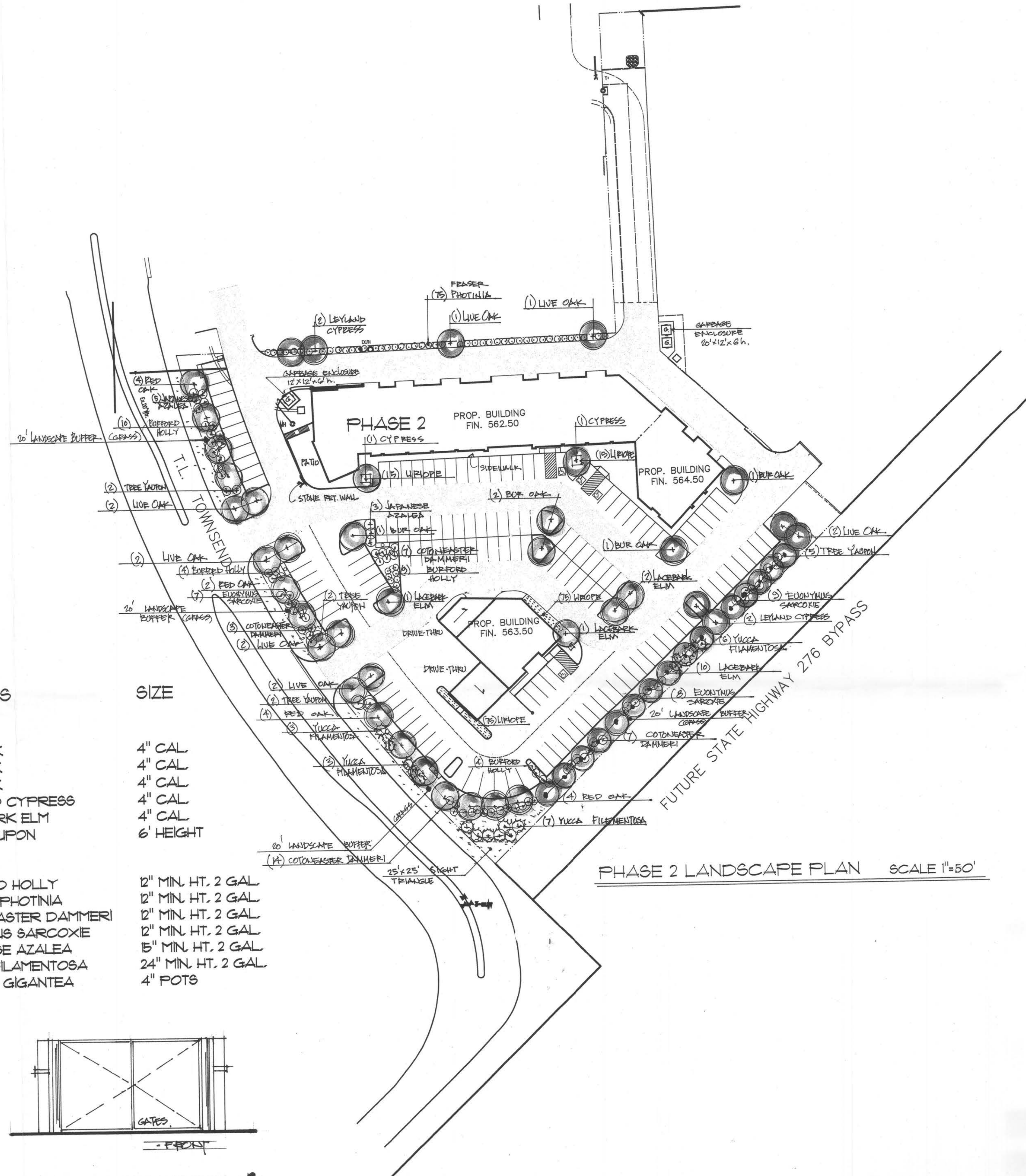
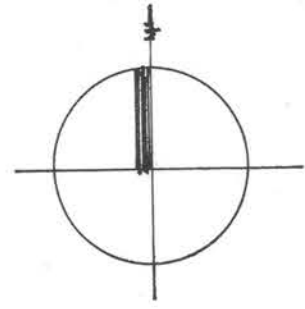
ALLAN ROSS DESIGN GROUP
 ALLAN ROSS
 JAYIER SALAZAR R.A.
 MIKE FISH
 14902 FRESTON RD. #404-326
 DALLAS, TEXAS 75254
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 8080 PARK LANE, #600
 DALLAS, TEXAS 75231
 214-739-4741

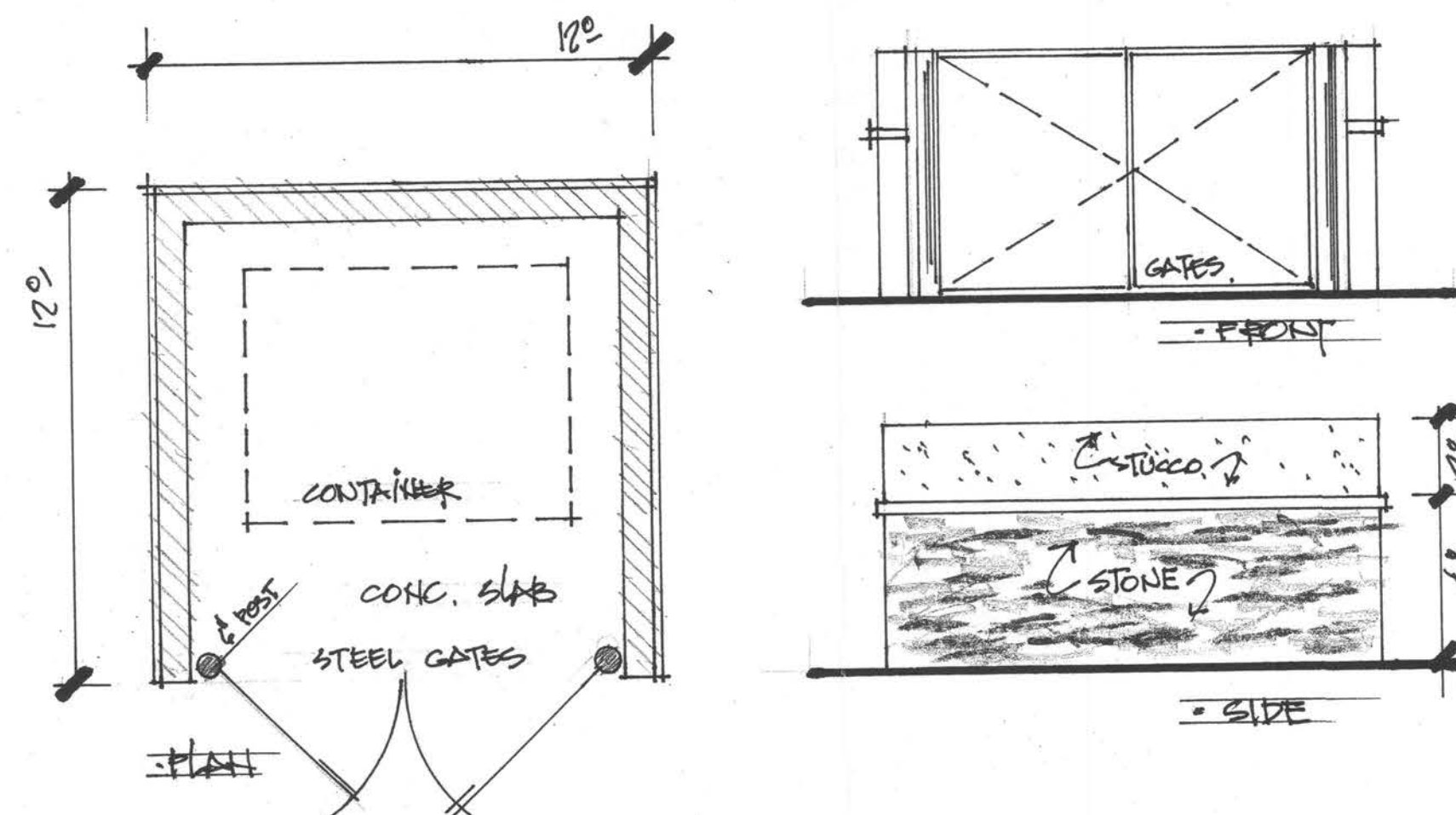
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TREES		
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5	BUR OAK	4" CAL
6	LEYLAND CYPRESS	4" CAL
15	LACEBARK ELM	4" CAL
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SHRUBS		
27	BURFORD HOLLY	12" MIN. HT. 2 GAL
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31	COTONEASTER DAMMERI	12" MIN. HT. 2 GAL
24	EUONYMUS SARCOXIE	12" MIN. HT. 2 GAL
8	JAPANESE AZALEA	15" MIN. HT. 2 GAL
19	YUCCA FILAMENTOSA	24" MIN. HT. 2 GAL
180	LIRIOPE GIGANTEA	4" POTS



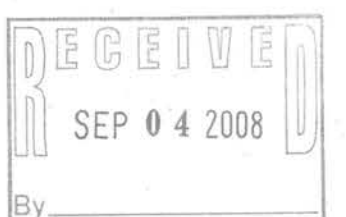
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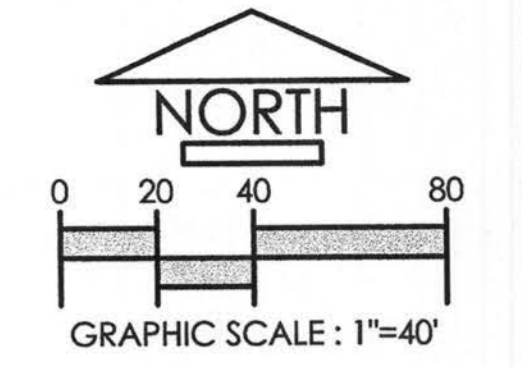
Notes:

- 1) There is no existing vegetation on this site.
- 2) All trees must be planted 5' min. from water, sewer and storm sewer lines.
- 3) All shrubs must be planted min. 2' from any parking curbs.
- 4) All accent trees planted along future SH276 must be 8' high min.

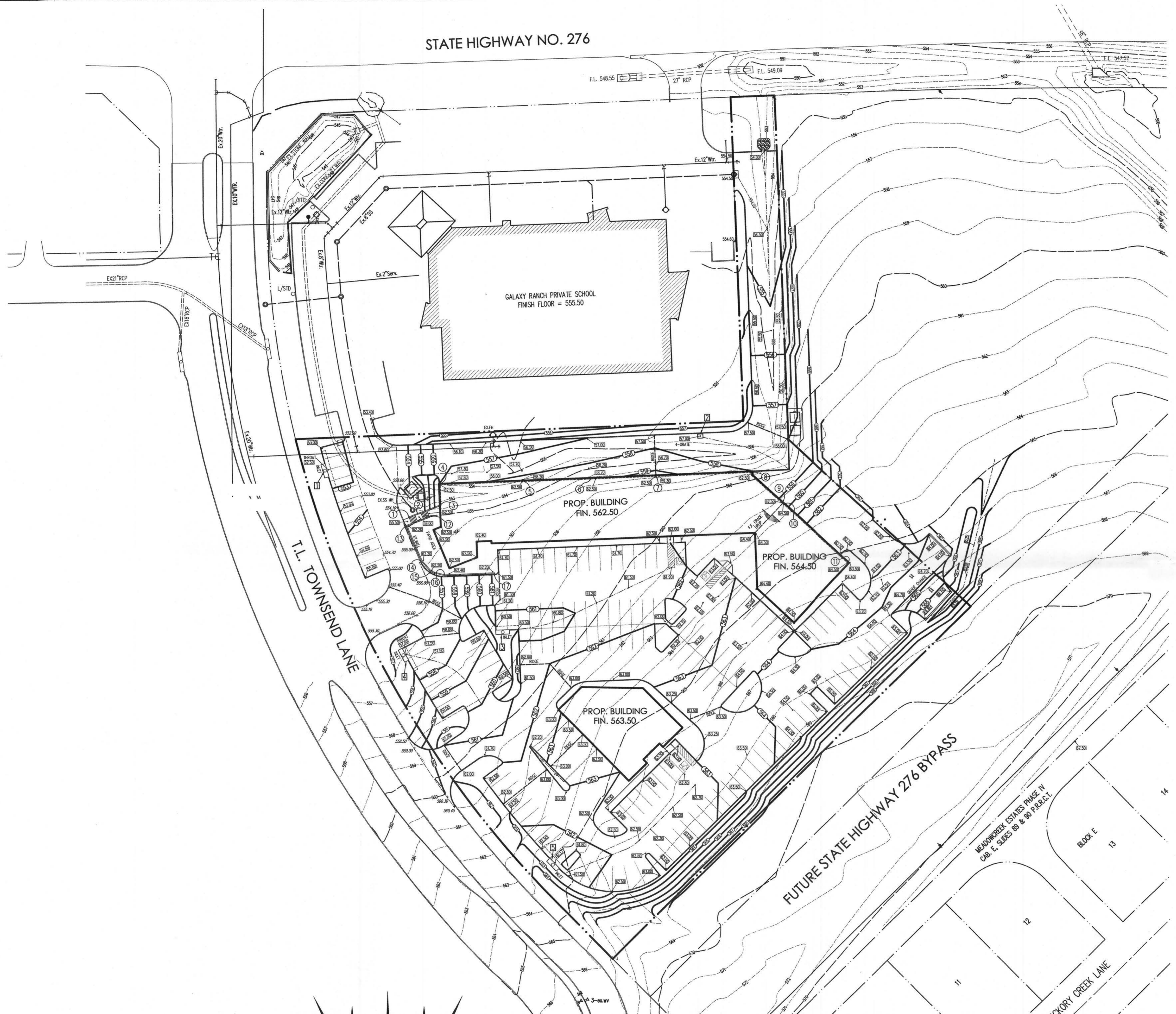
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S/2008 023





STATE HIGHWAY NO. 276



GRADING PLAN NOTES
 1. 4:1 SLOPE. ALL SLOPES SHALL BE CONSTRUCTED 4H:1V OR FLATTER IN AREAS OF CUT OR FILL.
 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ROCKWALL AND PARTICIPATE IN A PUBLIC WORKS PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION AND CONSTRUCTION.
 3. COMPLETE FILL OPERATIONS. THE CONTRACTOR SHALL COMPLETE FILL OPERATIONS PRIOR TO INSTALLING ANY UTILITIES (I.E., WATER, SEWER, STORM WATER). AFTER FILL OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL EXCAVATE THE UTILITY TRENCH, INSTALL UTILITIES, COMPACT THE TRENCH AND ENSURE ALL PUBLIC WORKS INSPECTIONS ARE PROPERLY PERFORMED.
 4. CONTRACTOR TO FOLLOW RECOMMENDATIONS AND PROCEDURES NOTED IN THE GEOTECHNICAL ENGINEERING STUDY.

STUDY PREPARED BY:
 CTL THOMPSON TEXAS, LLC.
 10575 NEWKIRK STREET, SUITE 780
 DALLAS, TEXAS 75220
 TELE: 972.831.1111
 FAX: 972.831.0800

JOB NO. DA5872
 DATED: DECEMBER 08, 2003

DRAINAGE INLET INFORMATION						
INLET #	SIZE OF OPENING	TYPE	TOP OF INLET ELEV.	THROAT ELEV.	TOP OF GRATE ELEV.	FLOWLINE
1	10'	CURB	553.33	552.50	---	549.33
2	3.1875' x 5.1874'	4-GRATE	---	---	557.00	553.00
3	10'	CURB	561.00	560.17	---	557.00
4	10'	CURB	557.83	57.00	---	553.83
5	10'	CURB	562.00	561.17	---	558.00

RETAINING WALL INFORMATION					
#	TOP OF WALL	BOTTOM OF WALL @ PVMT.	TOP OF GRADEBEAM / RET. WALL	BOTTOM OF GRADEBEAM / RET. WALL @ PVMT.	HEIGHT
1	555.50	555.50	---	---	0.00
2	559.00	555.50	---	---	3.50
3	562.50	558.00	562.50	---	4.50
4	---	---	562.50	557.00	5.50
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13	562.20	555.50	---	---	6.70
14	562.20	555.50	---	---	6.70
15	562.20	555.50	---	---	6.70
16	562.30	557.40	---	---	4.90
17	562.20	562.20	---	---	0.00

- GRADING LEGEND**
- 555 --- EXISTING CONTOUR
 - 555 --- PROPOSED CONTOUR
 - 555.50 --- PROPOSED GUTTER SHOT
 - +555.50 EXISTING SPOT ELEVATION
 - 5 STORM INLET INFORMATION
 - 5 RETAINING WALL/ GRADE BEAM INFORMATION
 - FLOW ARROW
 - RIDGE

2008 023
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 SUPERSEDED
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 JUN 16 2008
 By _____

CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATOR SERVICE NO EARLIER THAN 14 DAYS AND NO LATER 48 HOURS PRIOR TO ANY EXCAVATION EXCEEDING A DEPTH OF 16 INCHES
 1-800-DIG-TESS

SITE BENCHMARK:
 CUT "X" ON TOP OF NORTH CURBLINE OF EXISTING CONCRETE DRIVE APPROX. 45 FEET SOUTH OF SOUTH BUILDING WALL OF GALAXY RANCH PRIVATE SCHOOL AND 148 FEET +/- EAST OF EXISTING EAST CURBLINE OF T.L. TOWNSEND LANE.
 ELEVATION = 554.56

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF C. MICHAEL DANIEL TX. P.E. NO. 62457. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

REVISIONS	DATE

NDM
 NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 www.ndmce.com
 Two Northpark 8080 Park Lane Suite 600
 Dallas, Texas 75231 214.739.4741

GRADING PLAN
 LARSEN RETAIL DEVELOPMENT
 3.339 ACRE TRACT - LARSEN SCHOOL ADDITION
 ROCKWALL, ROCKWALL COUNTY, TEXAS

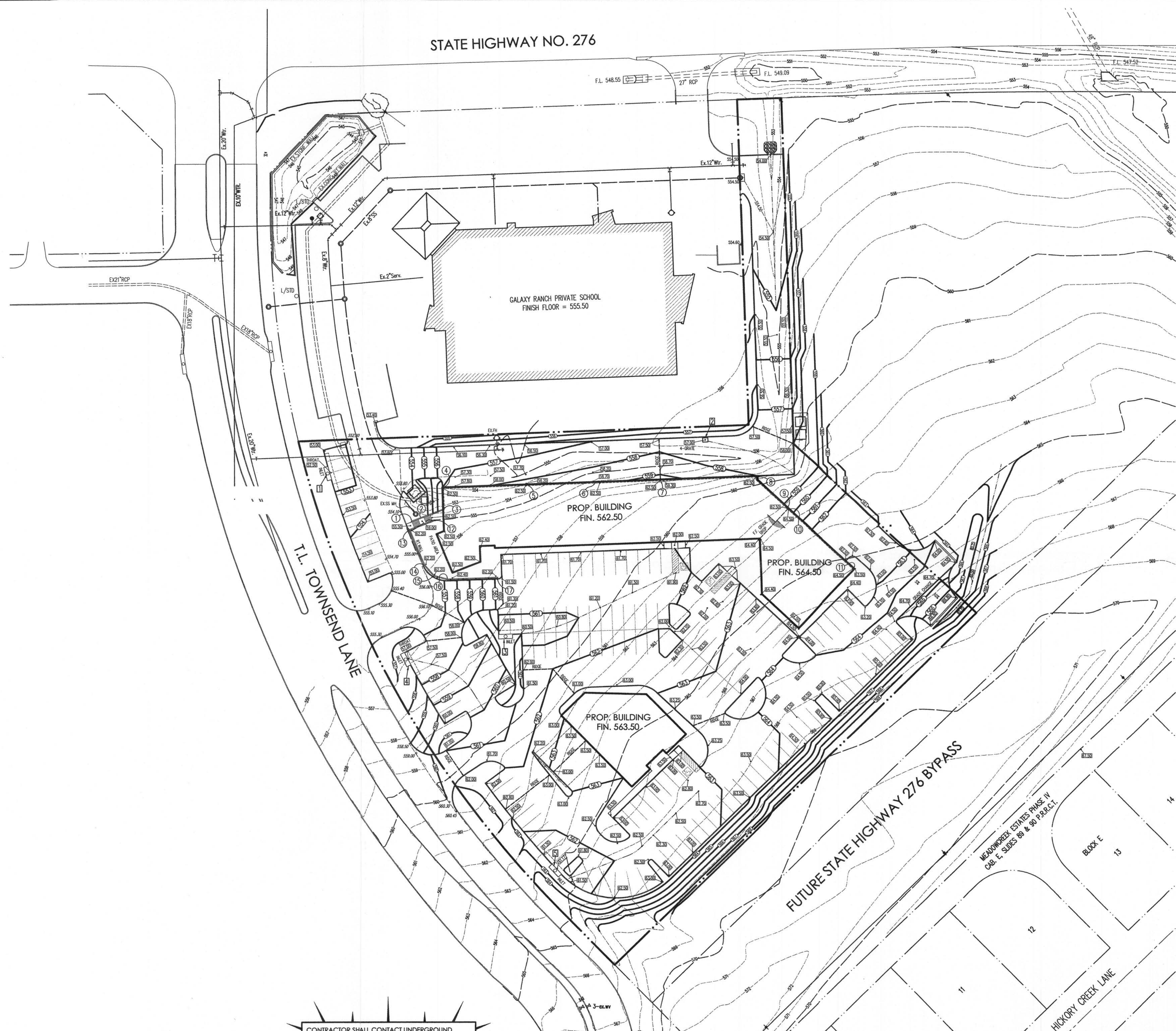
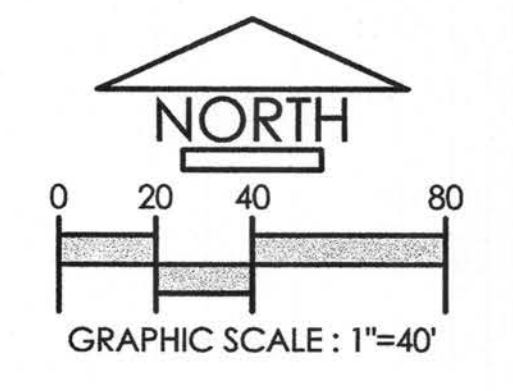
DESIGN	DRAWN	SCALE	DATE	NOTES
NDMCE	NDMCE	1"=40'	2008-05-16	

SHEET NO.
 X
 10
 JOB NUMBER
 08-04-038-A

ENGINEER:
 NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 CONTACT: MIKE DANIEL (214)739-4741

K:\2008jobs\08038\shs\08038-A.GUD1.dwg, 1A, 6/11/2008 4:08:25 PM, jgonzalez

STATE HIGHWAY NO. 276



GRADING PLAN NOTES

- 4:1 SLOPE. ALL SLOPES SHALL BE CONSTRUCTED 4H:1V OR FLATTER IN AREAS OF CUT OR FILL.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ROCKWALL AND PARTICIPATE IN A PUBLIC WORKS PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION AND CONSTRUCTION.
- COMPLETE FILL OPERATIONS. THE CONTRACTOR SHALL COMPLETE FILL OPERATIONS PRIOR TO INSTALLING ANY UTILITIES (I.E., WATER, SEWER, STORM WATER). AFTER FILL OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL EXCAVATE THE UTILITY TRENCH, INSTALL UTILITIES, COMPACT THE TRENCH AND ENSURE ALL PUBLIC WORKS INSPECTIONS ARE PROPERLY PERFORMED.
- CONTRACTOR TO FOLLOW RECOMMENDATIONS AND PROCEDURES NOTED IN THE GEOTECHNICAL ENGINEERING STUDY.

STUDY PREPARED BY:
 CTL THOMPSON TEXAS, LLC.
 10575 NEWKIRK STREET, SUITE 780
 DALLAS, TEXAS 75220
 TELE.: 972.831.1111
 FAX.: 972.831.0800

JOB NO. DA5872
 DATED: DECEMBER 08, 2003

DRAINAGE INLET INFORMATION						
INLET #	SIZE OF OPENING	TYPE	TOP OF INLET ELEV.	THROAT ELEV.	TOP OF GRATE ELEV.	FLOWLINE
1	10'	CURB	553.33	552.50	---	549.33
2	3.1875' x 5.1874'	4-GRATE	---	---	557.00	553.00
3	10'	CURB	561.00	560.17	---	557.00
4	10'	CURB	557.83	57.00	---	553.83
5	10'	CURB	562.00	561.17	---	558.00

RETAINING WALL INFORMATION					
#	TOP OF WALL	BOTTOM OF WALL @ PVMT.	TOP OF GRADEBEAM / RET. WALL	BOTTOM OF GRADEBEAM / RET. WALL @ PVMT.	HEIGHT
1	555.50	555.50	---	---	0.00
2	559.00	555.50	---	---	3.50
3	562.50	558.00	562.50	---	4.50
4	---	---	562.50	557.00	5.50
5	---	---	562.50	558.20	4.30
6	---	---	562.50	558.70	3.80
7	---	---	562.50	559.30	3.20
8	---	---	562.50	558.00	4.50
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10	---	---	564.50	559.50	5.00
11	---	---	564.50	563.50	1.00
12	562.50	562.50	---	---	0.00
13	562.20	555.50	---	---	6.70
14	562.20	555.50	---	---	6.70
15	562.20	555.40	---	---	6.80
16	562.30	557.40	---	---	4.90
17	562.20	562.20	---	---	0.00

- GRADING LEGEND**
- 555--- EXISTING CONTOUR
 - 55--- PROPOSED CONTOUR
 - 55.50--- PROPOSED GUTTER SHOT
 - +555.50 EXISTING SPOT ELEVATION
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CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATOR SERVICE NO EARLIER THAN 14 DAYS AND NO LATER 48 HOURS PRIOR TO ANY EXCAVATION EXCEEDING A DEPTH OF 16 INCHES
 1-800-DIG-TESS

SITE BENCHMARK:
 CUT "X" ON TOP OF NORTH CURBLINE OF EXISTING CONCRETE DRIVE APPROX. 45 FEET SOUTH OF SOUTH BUILDING WALL OF GALAXY RANCH PRIVATE SCHOOL AND 148 FEET +/- EAST OF EXISTING EAST CURBLINE OF T.L. TOWNSEND LANE.
 ELEVATION = 554.56

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REVISIONS	DATE

NDM NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 Two Northpark 8080 Park Lane Suite 600 Dallas, Texas 75231 214.739.4741

GRADING PLAN
 LARSEN RETAIL DEVELOPMENT
 3.339 ACRE TRACT - LARSEN SCHOOL ADDITION
 ROCKWALL, ROCKWALL COUNTY, TEXAS

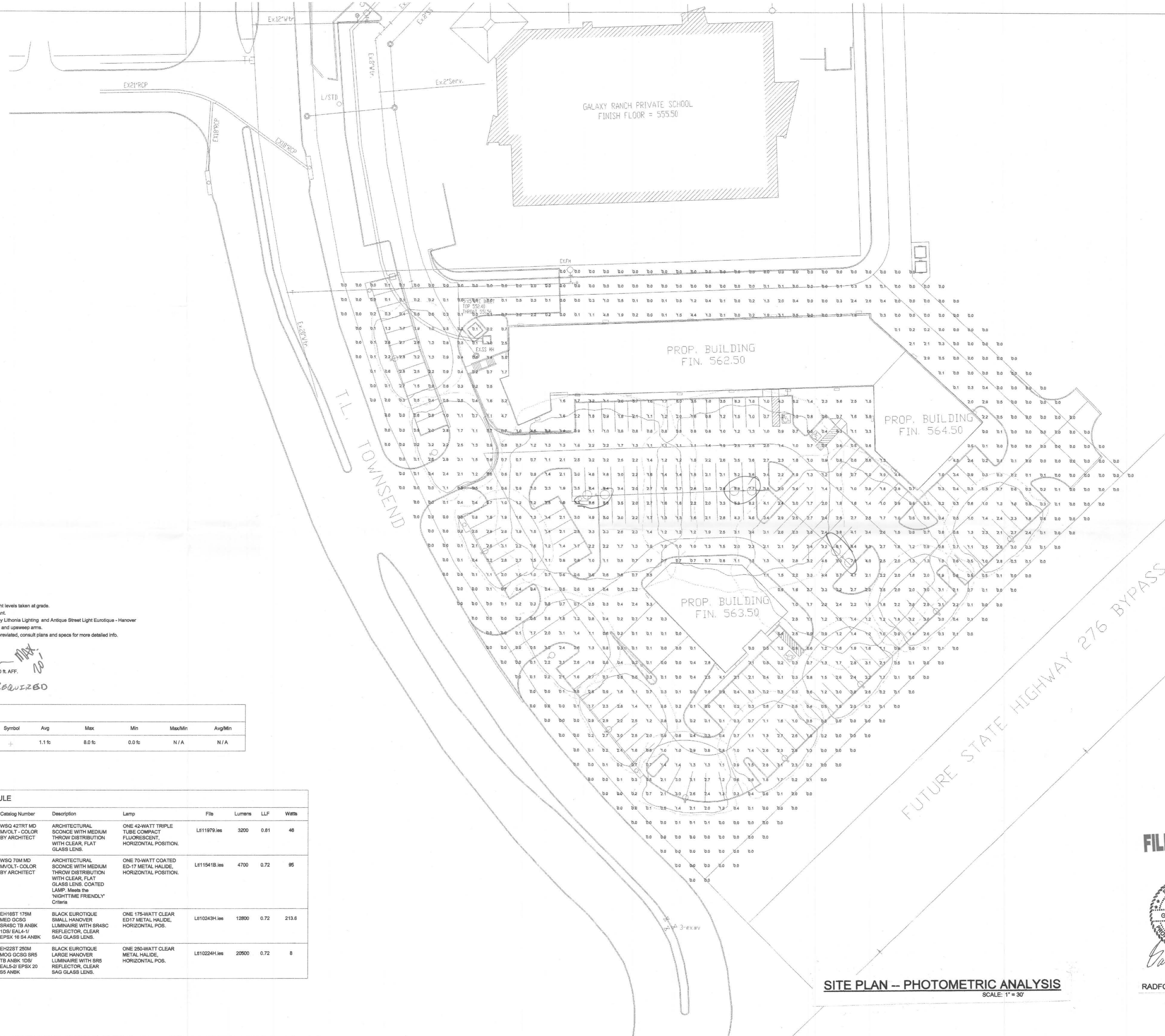
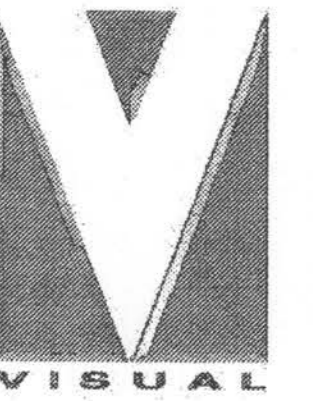
ENGINEER:
 NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 CONTACT: MIKE DANIEL (214)739-4741



SHEET NO.
 X
 10

DESIGN	DRAWN	SCALE	DATE	NOTES
NDMCE	NDMCE	1"=40'	2008-05-16	

JOB NUMBER
 08-04-038.A



NOTES:

- Calculations are maintained light levels taken at grade.
- Fixtures are Full-Cutoff compliant.
- Luminaires are manufactured by Lithonia Lighting and Antique Street Light Eurotique - Hanover Series with decorative steel poles and upswep arms.
- Catalog nomenclature may be abbreviated, consult plans and specs for more detailed info.

Mounting Heights are as follows:
 Type S1 - 18 ft. AFF
 Type S2 - 21 ft. 8 inches AFF
 Building Mounted fixtures are 12.0 ft. AFF.

CUT-SHEETS REQUIRED

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.1 fc	8.0 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
S-CF	8	WSQ 42TRT MD	ARCHITECTURAL SCIENCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS.	ONE 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	Lt11979.ies	3200	0.81	48	
S-MH	15	WSQ 70M MD	ARCHITECTURAL SCIENCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. COATED LAMP. Meets the 'NIGHTTIME FRIENDLY' Criteria	ONE 70-WATT COATED ED-17 METAL HALIDE, HORIZONTAL POSITION.	Lt11541B.ies	4700	0.72	95	
S1	10	EH16ST 175M	BLACK EUROTIQUE SMALL HANOVER LUMINAIRE WITH SRASC REFLECTOR, CLEAR SAG GLASS LENS.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POS.	Lt10243H.ies	12800	0.72	213.6	
S2	3	EH22ST 250M	BLACK EUROTIQUE LARGE HANOVER LUMINAIRE WITH SRS REFLECTOR, CLEAR SAG GLASS LENS.	ONE 250-WATT CLEAR METAL HALIDE, HORIZONTAL POS.	Lt10224H.ies	20500	0.72	8	

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

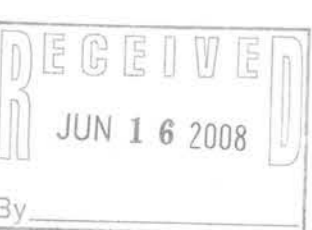
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RADFORD ENGINEERING

LARSEN RETAIL DEVELOPMENT
 3.339 Ac. Tract
 Larsen School addition
 Rockwall, Rockwall County, Texas

2008 023

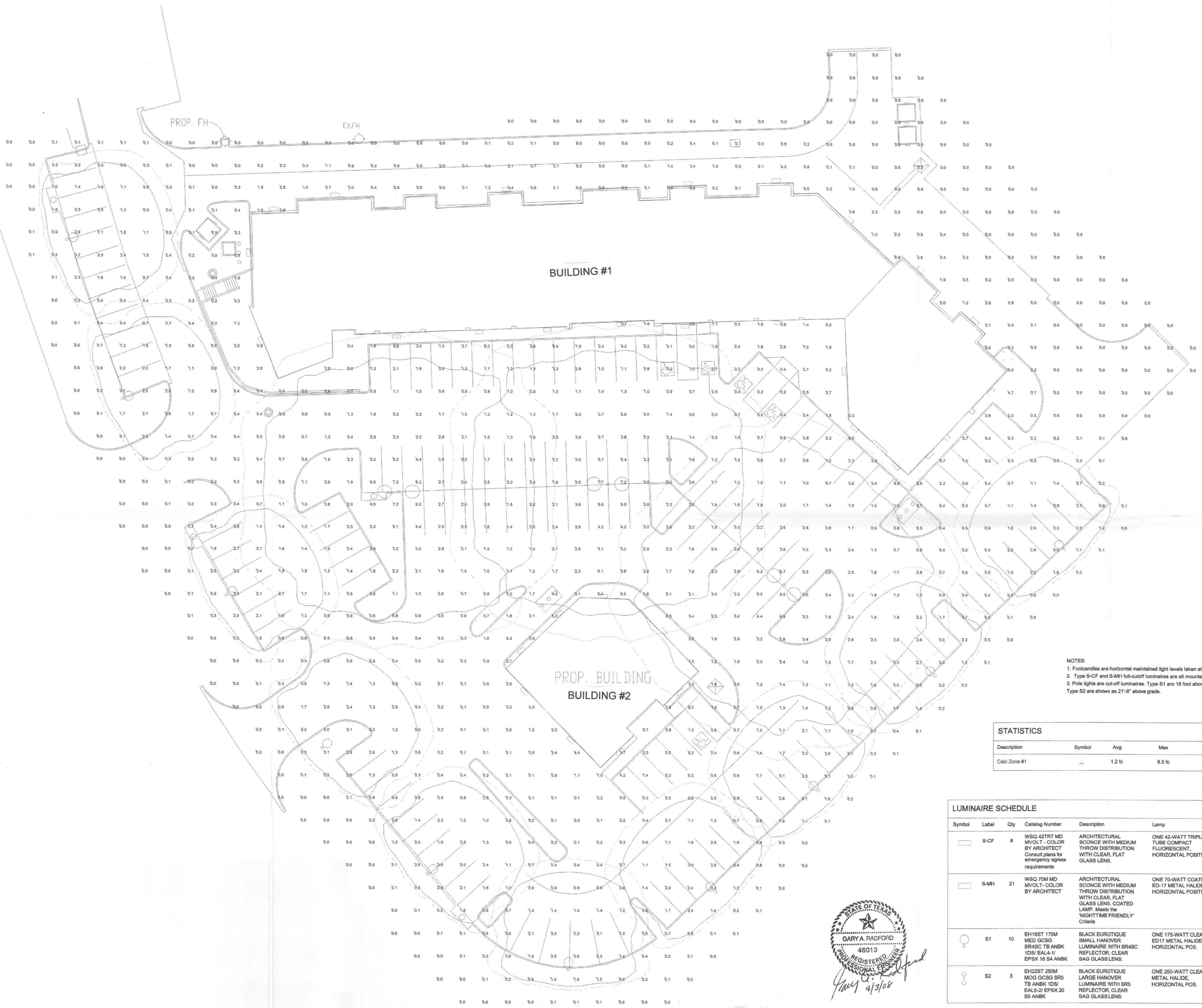


Designer
 RADFORD ENGINEERING

Date
 JUNE 12, 2008

Scale
 as shown

Drawing No.
 053008-02



NOTES:
 1. Footcandles are horizontal maintained light levels taken at grade level.
 2. Type S-CF and S-MH full-cutoff luminaires are all mounted at 12 foot above grade.
 3. Pole lights are cut-off luminaires. Type S1 are 16 foot above finished grade.
 Type S2 are shown as 21'-6" above grade.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	8.5 fc	0.0 fc	N/A	N/A

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
☐	S-CF	6	WSO 42TRT MD MVOLT - COLOR BY ARCHITECT	ARCHITECTURAL SCENCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS.	ONE 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	L011979.ies	3200	0.81	48
☐	S-MH	21	WSO 70M MD MVOLT - COLOR BY ARCHITECT	ARCHITECTURAL SCENCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. COATED LAMP. Meets the 'NIGHTTIME FRIENDLY' Criteria	ONE 70-WATT COATED ED-17 METAL HALIDE, HORIZONTAL POSITION.	L011541B.ies	4700	0.72	95
⦿	S1	10	EH16ST 175M MED GCSG SR4SC TB ANBK 1DS/ EAL4-1/ EP5X 16 S4 ANBK	BLACK EUROTIQUE SMALL HANOVER LUMINAIRE WITH SR4SC REFLECTOR, CLEAR SAG GLASS LENS.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POS.	L010243H.ies	12800	0.72	213.6
⦿	S2	3	EH22ST 250M MOG GCSG SR5 TB ANBK 1DS/ EAL5-2 EP5X 20 S5 ANBK	BLACK EUROTIQUE LARGE HANOVER LUMINAIRE WITH SR5 REFLECTOR, CLEAR SAG GLASS LENS.	ONE 250-WATT CLEAR METAL HALIDE, HORIZONTAL POS.	L010224H.ies	20500	0.72	8



SITE PLAN—PHOTOMETRIC ANALYSIS
 SCALE: 1" = 20'-0"

Radford Engineering Co.
 Mechanical & Electrical Engineering Consultants
 PO Box 1552 Richardson, TX 75083
 Tel: 214-215-4437

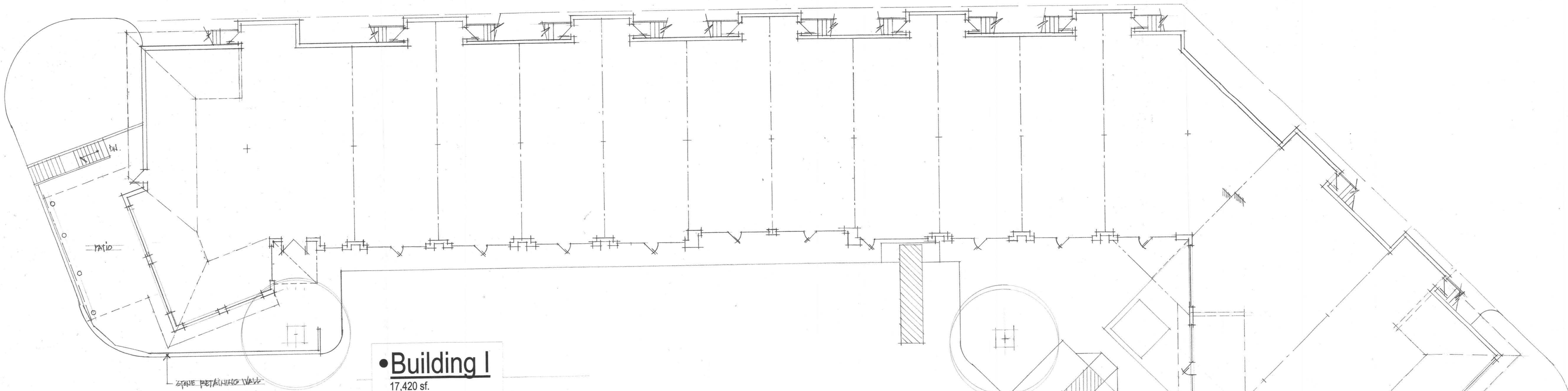
LARSEN RETAIL DEVELOPMENT
 3.339 Ac Tract
 Larsen School Addition
 Rockwall, Texas

SFP 2008 023

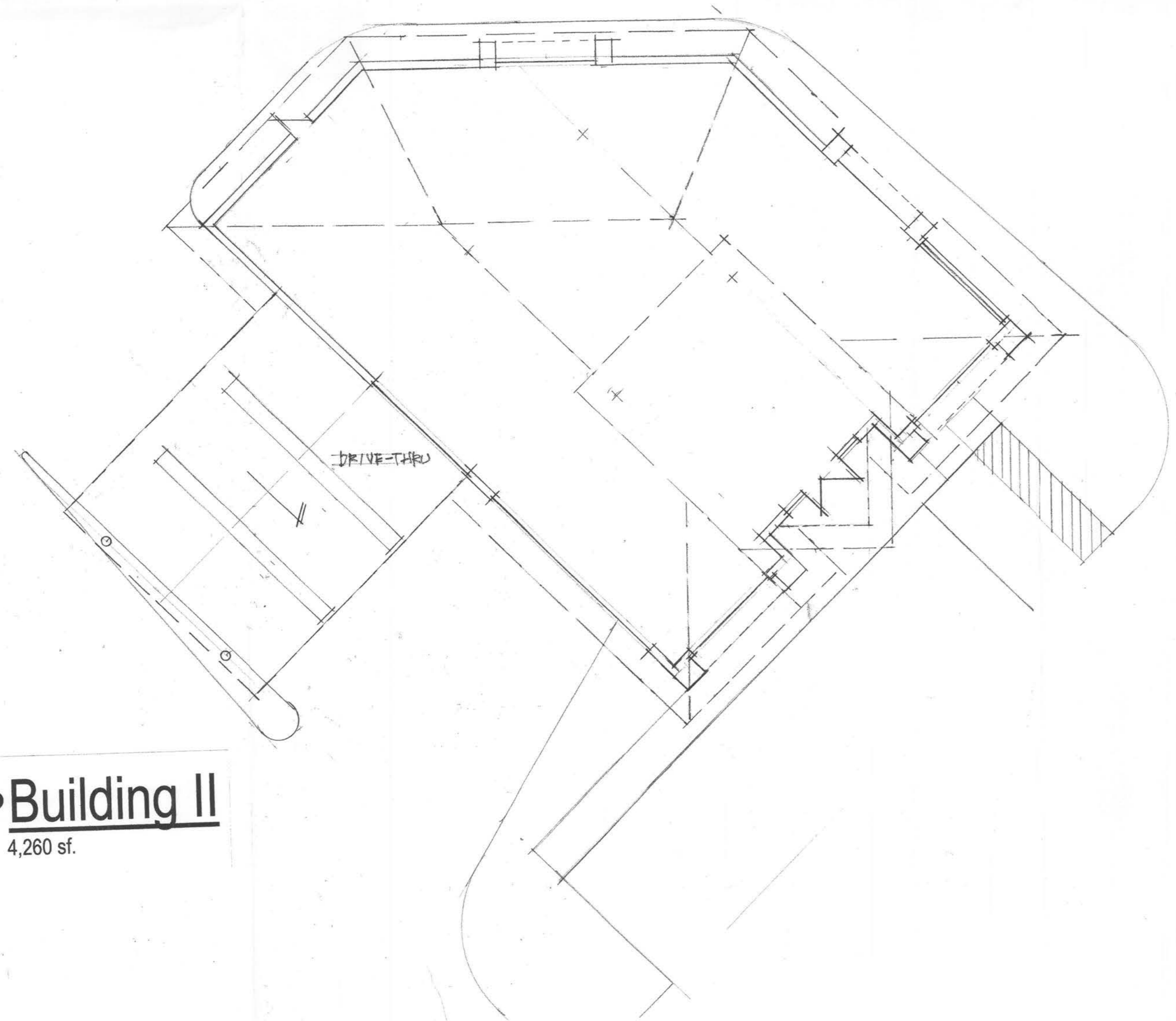


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Designer
RADFORD ENGINEERING
 Date
 Aug 28 2008
 Scale
 as shown
 Drawing No.
LA-1



• **Building I**
17,420 sf.



• **Building II**
4,260 sf.

• **Floor Plans**
LARSEN RETAIL DEVELOPMENT

3,339 AC. TRACT
LARSEN SCHOOL ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS

ALLAN ROSS DESIGN GROUP
14902 PRESTON RD., # 404
DALLAS TEXAS 75254

6.12.2008
3/32" = 1'0"
© 2008 Allan Ross

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 7/8/2008

APPLICANT: Allan Ross Design Group

AGENDA ITEM: SP2008-023; Larsen Retail Development

Discuss and consider a request by Allan Ross of Allan Ross Design Group for approval of a site plan for an approximate 21,680-sf retail development located on Lot 2, The Larsen School Addition, being 3.339-acres zoned (PD-10) Planned Development No. 10 district and designated for (C) Commercial uses, located along the east side of Townsend Dr and north side of the future alignment of SH 276, within the SH 276 Corridor Overlay district, and take any action necessary.

BACKGROUND INFORMATION:

Site Plan

The applicant, Allan Ross, has submitted a proposed site plan for a retail/office development. The proposed site plan proposes two buildings.

- Building One 17,420-sq. ft.
- Building Two 4,260-sq. ft.

Both buildings one and two are proposed to be office, retail and restaurant uses. A drive thru is being incorporated into the design for building two. Any restaurant less than 2,000-sq. ft. in floor area with a drive thru requires a Specific Use Permit in the Commercial zoning district.

The site is accessed from TL Townsend by one existing drive (currently serving the Galaxy Ranch Private School) and one proposed drive. Another drive is proposed to be constructed and provide access from the future SH 276. As part of the site plan the applicant is providing cross access to the adjacent vacant tract located along the northeast property line.

The applicant is proposing 20,280-sq. ft. of retail and 3,000-sq.ft. of restaurant requiring 111 parking spaces. The applicant is exceeding city requirements by proposing 146 parking spaces. The additional parking spaces would permit the applicant the flexibility to increase the square footage of restaurant usage or medical office usage as dictated by the market.

Throughout the site plan review process, general engineering and fire department comments have been forwarded to the applicant. Detailed engineering plans must be submitted and approved prior to approval of a final plat or replat of the property. Engineering and fire review will include approval of firelane and fire hydrant locations,

driveway locations and required TXDOT permits, utility issues, turn lanes and deceleration lanes, etc.

Building Elevations

The applicant has submitted elevations for both buildings one and two. Both buildings are being designed to compliment the existing Galaxy Ranch School next door.

- Building One
 - Building one is proposed to have a maximum height of 28' and be constructed out of natural cut-stone, stucco with a standing seam metal roof. The building as submitted meets the requirements of the SH 276 Overlay and all other applicable sections of the Unified Development Code.
- Building Two
 - Building two is proposed to have a maximum height of 29' and be constructed out of natural cut-stone, stucco with a standing seam metal roof. The building as submitted meets the requirements of the SH 276 Overlay and all other applicable sections of the Unified Development Code.

Lighting Plan

The photometric plan submitted for the project appears to meet City requirements in that anticipated light levels do not exceed 0.2-FC at the property lines. The maximum mounting height for all exterior lighting is 20-ft in the SH 276 Overlay district, and all fixtures must be full or partial cut-off as defined in the Unified Development Code.

Landscape Plan

The applicant is proposing to install nineteen (19) large canopy trees and four (4) accent trees along T. L. Townsend and fourteen (14) large canopy trees and five (5) accent trees along SH 276. The applicant is exceeding the required number of large canopy trees on both T.L. Townsend and SH 276 but twelve (12) additional accent trees are needed to meet the seventeen (17) accent trees as required in the SH 276 Overlay district. In addition to the buffers along T.L. Townsend & SH 276 the applicant is installing Fraser Photinias and large caliper trees along the north side of the building. As currently submitted the landscape plan meets all the requirements of the Unified Development Code.

RECOMMENDATIONS:

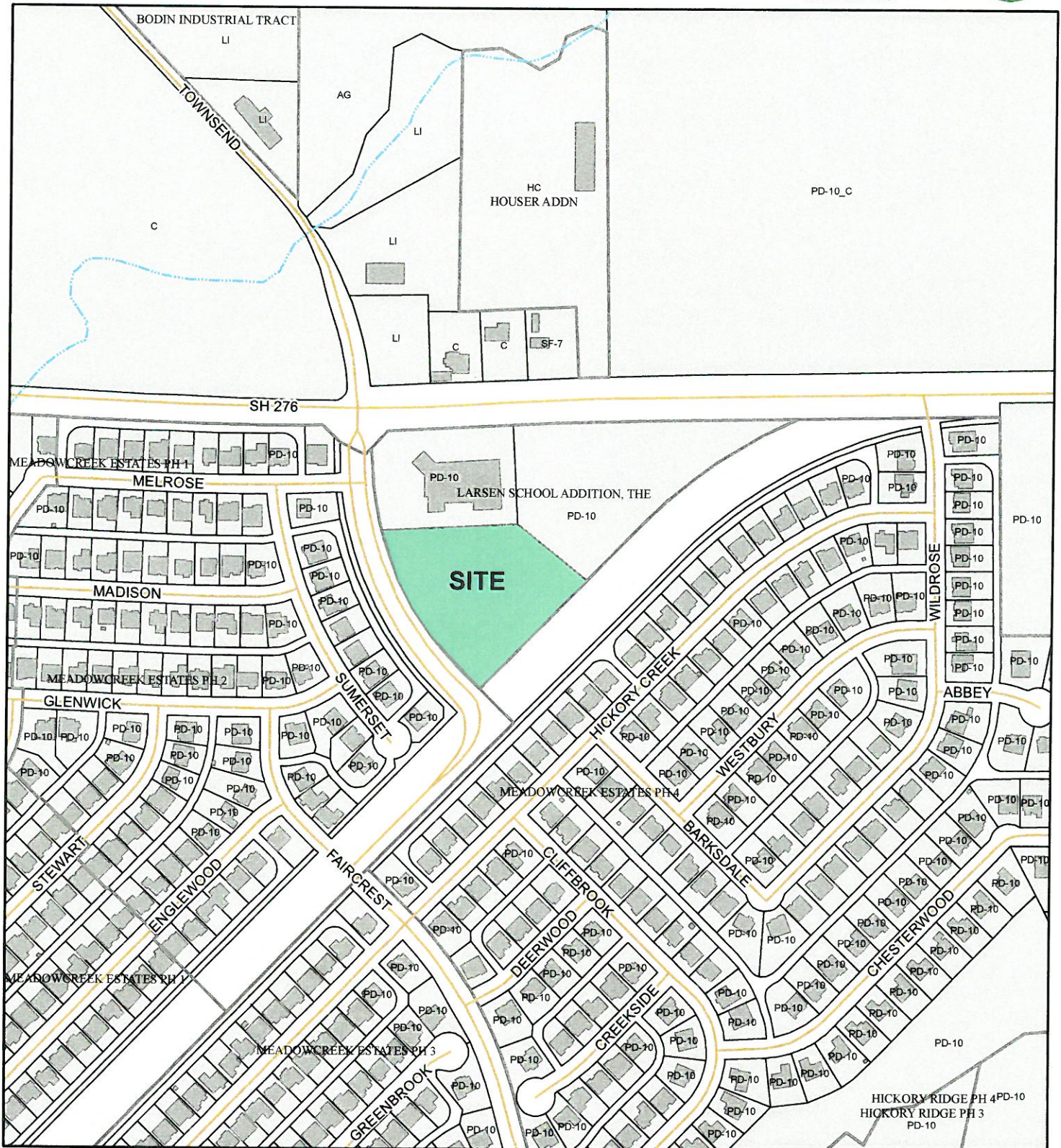
On 6/24/08 the Architectural Review Board recommended approval of the site plan subject to review of the building material samples by the Board.

Staff Recommends approval of the request with the following conditions:

1. Adherence to all Engineering and Fire Department Standards.
2. Installation of the seventeen (17) accent trees along SH 276 as required by the SH 276 Overlay District.
3. All mechanical equipment both roof-top and ground mounted shall be screened from adjacent properties and rights-of-ways.

Legend

 **SITE**



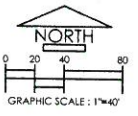
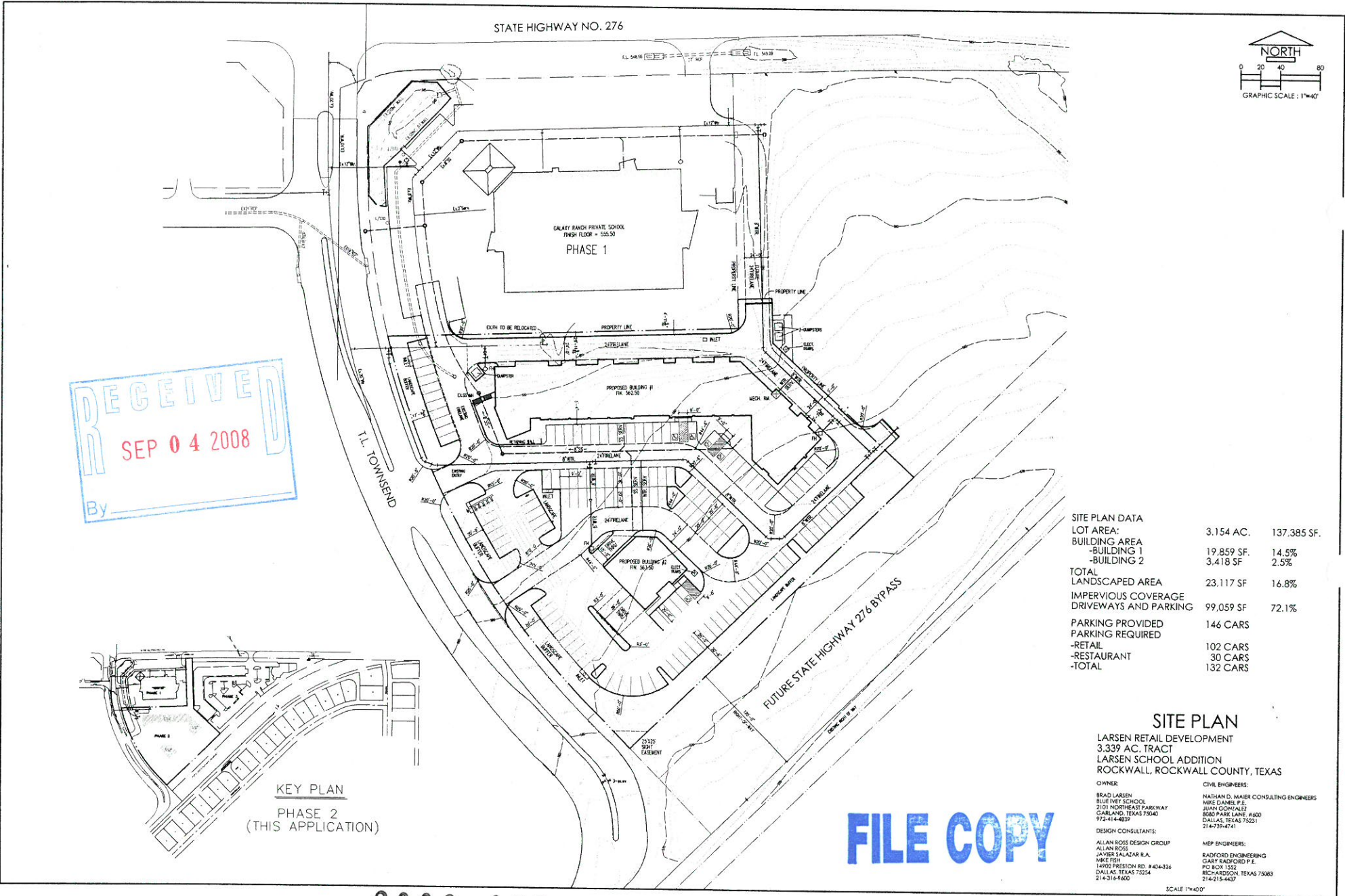
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**SP2008-023
Larsen Retail Development**

June 17, 2008



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



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SITE PLAN DATA

LOT AREA:	3,154 AC.	137,385 SF.
BUILDING AREA		
-BUILDING 1	19,859 SF.	14.5%
-BUILDING 2	3,418 SF.	2.5%
TOTAL LANDSCAPED AREA	23,117 SF.	16.8%
IMPERVIOUS COVERAGE		
DRIVEWAYS AND PARKING	99,059 SF.	72.1%
PARKING PROVIDED	146 CARS	
PARKING REQUIRED		
-RETAIL	102 CARS	
-RESTAURANT	30 CARS	
-TOTAL	132 CARS	

SITE PLAN

LARSEN RETAIL DEVELOPMENT
3.339 AC. TRACT
LARSEN SCHOOL ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: CIVIL ENGINEERS:
 BRAD LARSEN
 BLUE VET SCHOOL
 2101 NORTHEAST PARKWAY
 CARLEND, TEXAS 75040
 972-414-4839

NATHAN D. MAKER CONSULTING ENGINEERS
 MIKE DANIEL P.E.
 JUAN GONZALEZ
 8088 PARK LANE #400
 DALLAS, TEXAS 75221
 214-735-4241

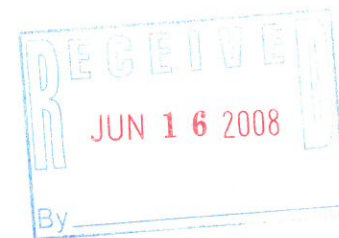
DESIGN CONSULTANTS:
 ALLAN ROSS DESIGN GROUP
 ALLAN ROSS
 JAVIER SALAZAR R.A.
 MBE FIRM
 14902 PRESTON RD. #404-326
 DALLAS, TEXAS 75224
 214-318-9600

MEP ENGINEERS:
 RADFORD ENGINEERING
 GARY RADFORD P.E.
 P.O. BOX 1552
 RICHARDSON, TEXAS 75083
 214-615-4427

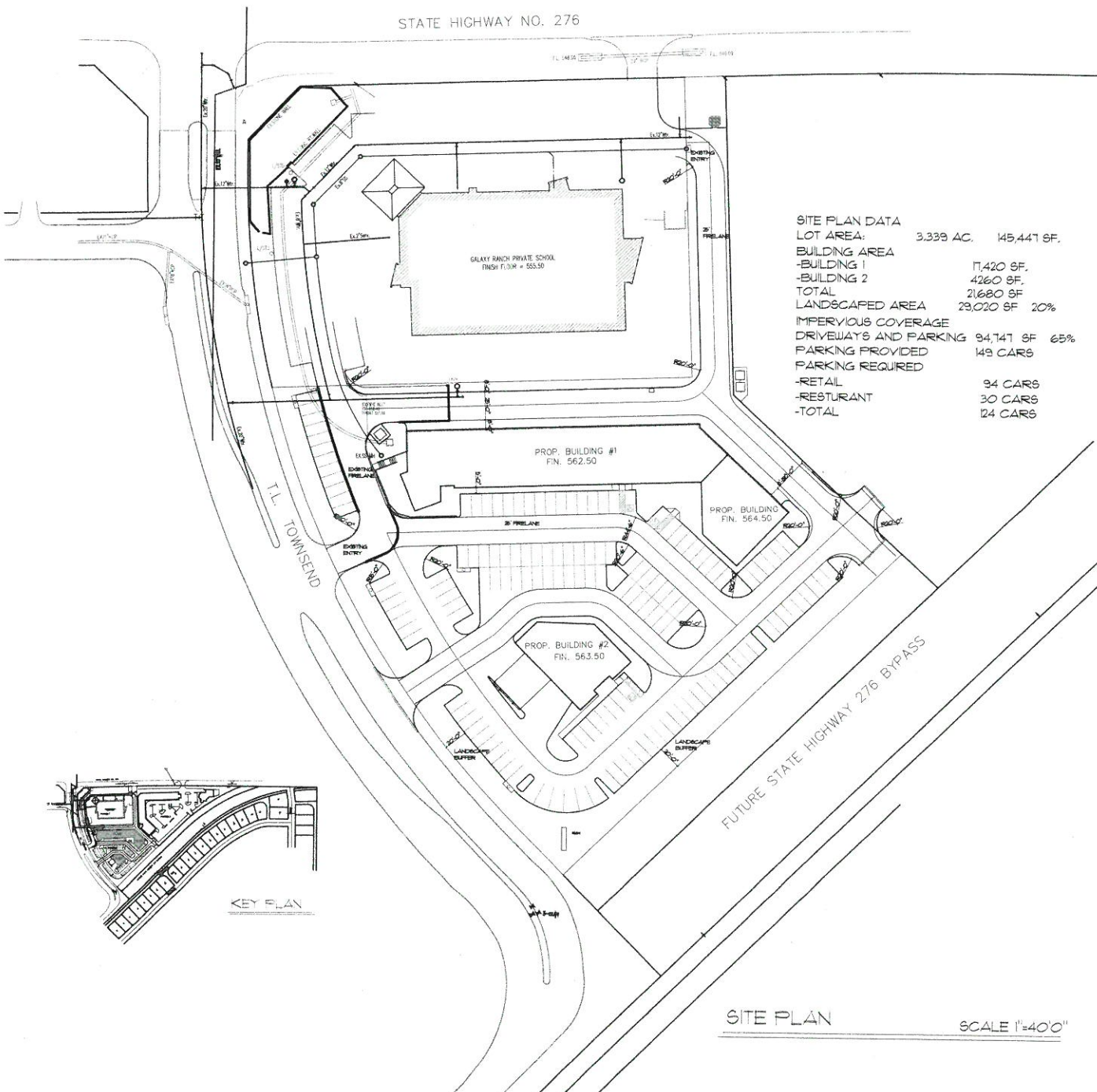
SCALE 1"=40'

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2008 023



2008 023



SITE PLAN DATA

LOT AREA:	3,339 AC.	145,441 SF.
BUILDING AREA		
-BUILDING 1	17,420 SF.	
-BUILDING 2	4,260 SF.	
TOTAL	21,680 SF	
LANDSCAPED AREA	29,020 SF	20%
IMPERVIOUS COVERAGE		
DRIVEWAYS AND PARKING	94,741 SF	65%
PARKING PROVIDED	149 CARS	
PARKING REQUIRED		
-RETAIL	94 CARS	
-RESTURANT	30 CARS	
-TOTAL	124 CARS	

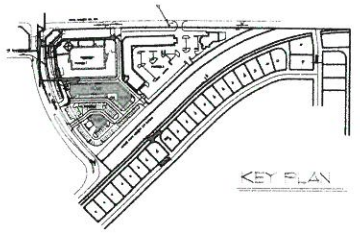
LARSEN RETAIL DEVELOPMENT
 3,339 AC, TRACT
 LARSEN SCHOOL ADDITION
 ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 BRAD LARSEN
 BLUE IVEY SCHOOL
 2101 NORTHEAST PARKWAY
 GARLAND, TEXAS 75040
 972-414-4839

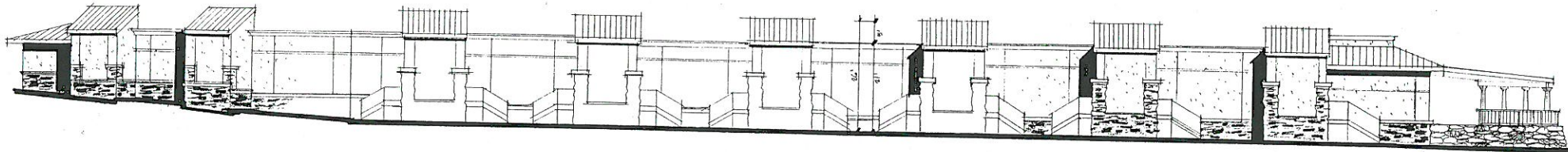
DESIGN CONSULTANTS:
 ALLAN ROSS DESIGN GROUP
 ALLAN ROSS
 JAVIER SALAZAR R.A.
 MIKE FISH
 14902 PRESTON RD. #404-326
 DALLAS, TEXAS 75254
 214-316-9600

CIVIL ENGINEERS:
 NATHAN D. MAIER CONSULTING ENGINEERS
 MIKE DANIEL P.E.
 JUAN GONZALEZ
 8080 PARK LANE, #600
 DALLAS, TEXAS 75231
 214-739-4741

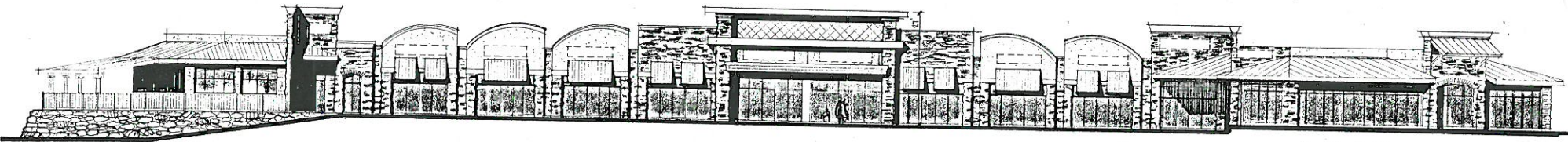
MEP ENGINEERS:
 RADFORD ENGINEERING
 GARY RADFORD P.E.
 PO BOX 1552
 RICHARDSON, TEXAS 75083
 214-215-4437



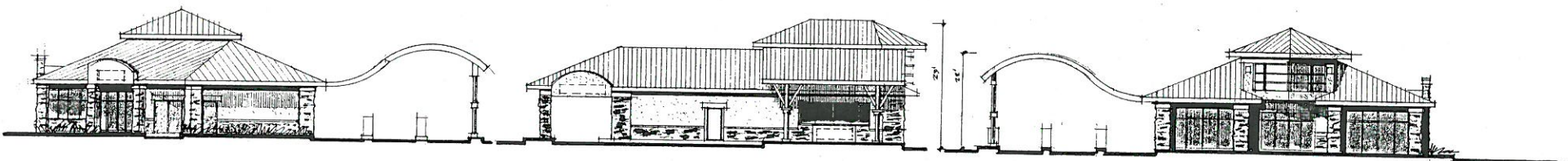
SITE PLAN SCALE 1"=40'0"



• **North & East View**
Building I



• **South & West View**
Building I



• **North View**
Building II

• **West View**
Building II

• **South View**
Building II



• **East View**
Building II

Phase II:
All exterior cladding and roofing materials and colors shall match Phase I, The Galaxy Ranch School.

• **Elevations**
LARSEN RETAIL DEVELOPMENT

3.124 AC. TRACT
LARSEN SCHOOL ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS

ALLAN ROSS DESIGN GROUP
14902 PRESSION RD., # 404
DALLAS TEXAS 75254

REV. 01-08

6/12/2008
3/32" = 1"=1"
© 2008 Alan Ross



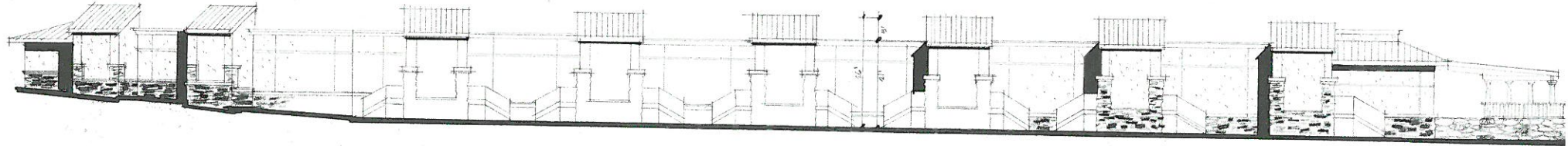
2008 023

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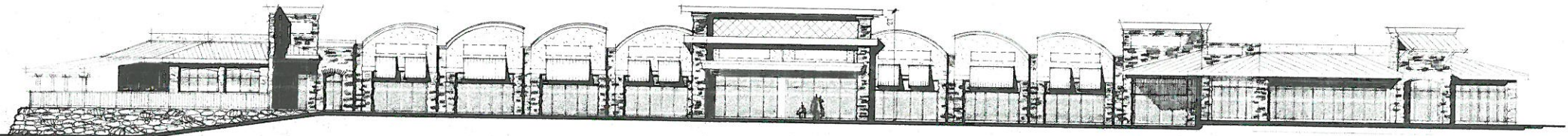
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2008 023

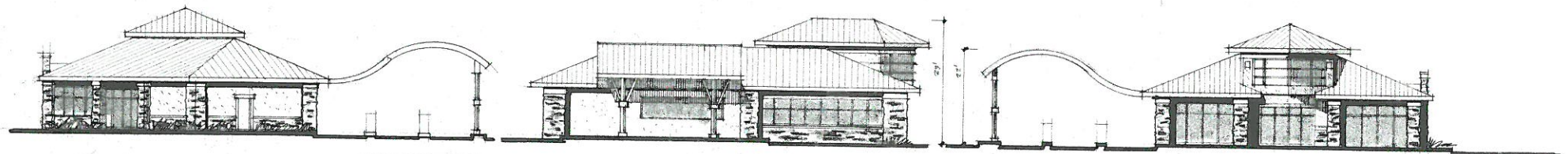
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JUN 16 2008
By _____



• **North & East View**
Building I



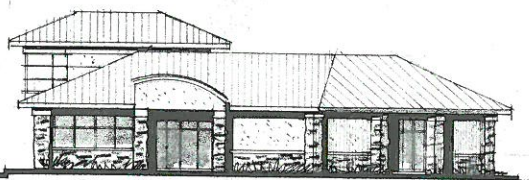
• **South & West View**
Building I



• **North View**
Building II

• **West View**
Building II

• **South View**
Building II



• **East View**
Building II

Phase II:

All exterior cladding and roofing materials and colors shall match Phase I, The Galaxy Ranch School.

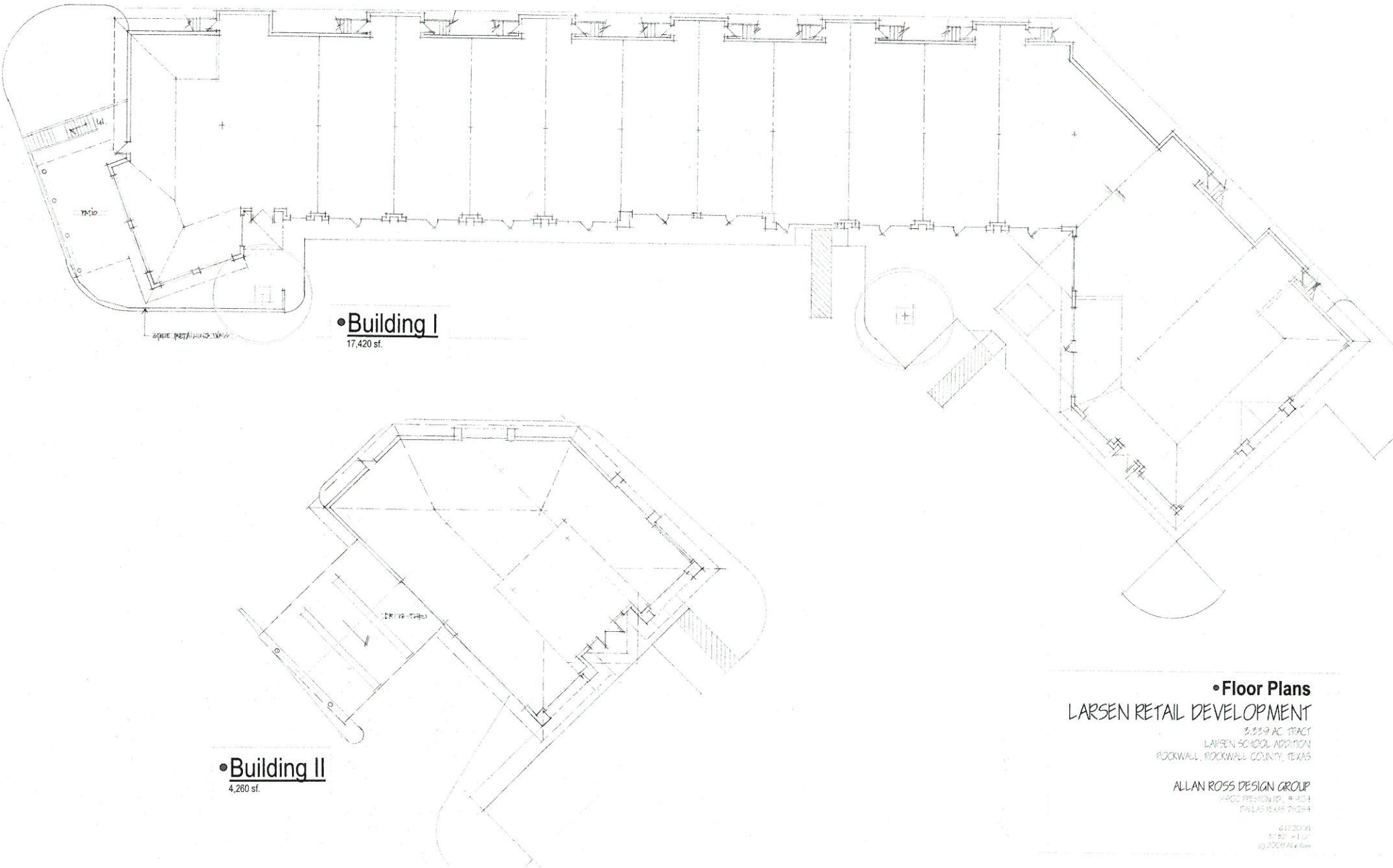
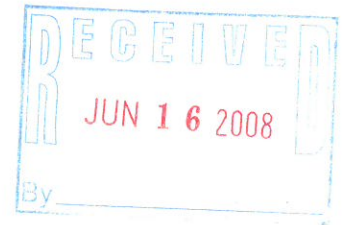
Elevations
LARSEN RETAIL DEVELOPMENT

3.333 AC. TRACT
LARSEN SCHOOL ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS

ALLAN ROSS DESIGN GROUP
4402 PAPERBERRY, #404
DALLAS, TEXAS 75244

6/12/2008
14' 52' - 1101
65, 2008 Blue Print

2008 023



• **Building I**
17,420 sf.

• **Building II**
4,260 sf.

• **Floor Plans**
LARSEN RETAIL DEVELOPMENT

3.229 AC TRACT
LARSEN SCHOOL ADDITION
ROCKWALL, ROCKWALL COUNTY, TEXAS

ALLAN ROSS DESIGN GROUP
11000 WESTON RD., # 201
DALLAS, TEXAS 75224

01120099
01.02 - 11.01
© 2009 Allan Ross



SHOPS AT GALAXY RANCH

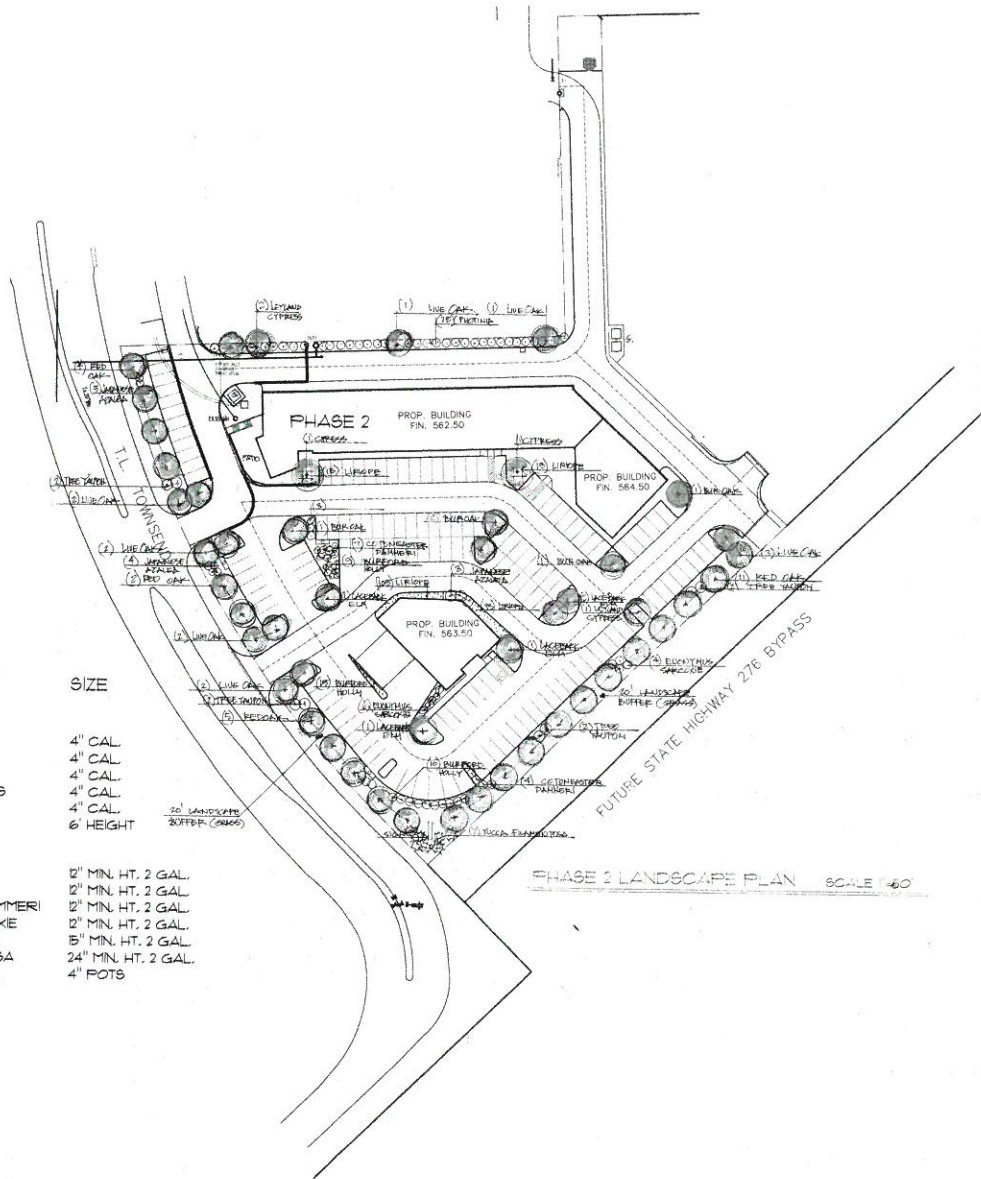
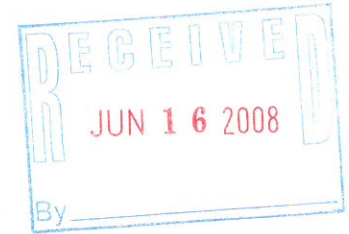
ALLAN ROSS
DESIGN GROUP



SHOPS AT GALAXY RANCH

ALLAN ROSS
DESIGN GROUP

2008 023



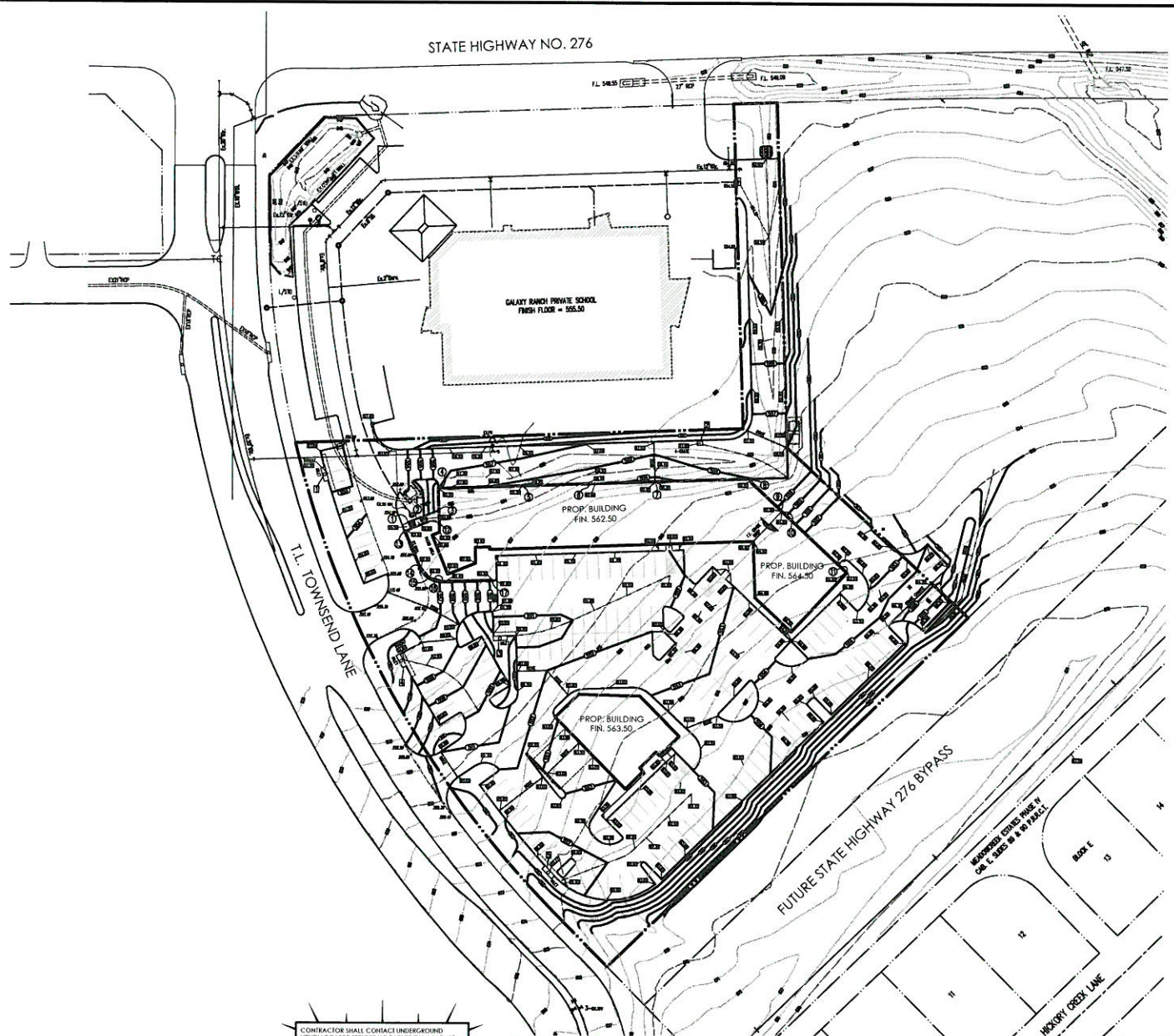
PLANT LIST

QUANTITY	SPECIES	SIZE
TREES		
22	RED OAK	4" CAL.
12	LIVE OAK	4" CAL.
5	BUR OAK	4" CAL.
4	LEYLAND CYPRESS	4" CAL.
5	LACEBARK ELM	4" CAL.
8	TREE YAUPON	6' HEIGHT
SHRUBS		
19	BURFORD HOLLY	12" MIN. HT. 2 GAL.
15	FRASER PHOTINIA	12" MIN. HT. 2 GAL.
11	COTONEASTER DAMMERI	12" MIN. HT. 2 GAL.
10	EUKONYMUS SARCOXIE	12" MIN. HT. 2 GAL.
12	JAPANESE AZALEA	15" MIN. HT. 2 GAL.
7	YUCCA FLAMENTOSA	24" MIN. HT. 2 GAL.
220	LIRIOPE GIGANTEA	4" POTS

LARSEN RETAIL DEVELOPMENT
 3.339 AC. TRACT
 LARSEN SCHOOL ADDITION
 ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
 BRAD LARSEN
 BLUE MEY SCHOOL
 201 NORTHEAST PARKWAY
 GARLAND, TEXAS 75040
 972-414-4839

DESIGN CONSULTANTS:
 ALLAN ROSS DESIGN GROUP
 ALLAN ROSS
 JAVIER SALAZAR R.A.
 MIKE FISH
 14302 PRESTON RD. #404-326
 DALLAS, TEXAS 75254
 214-316-9600



GRADING PLAN NOTES

1. 4:1 SLOPE. ALL SLOPES SHALL BE CONSTRUCTED 4:1 V OR FLATTER IN AREAS OF CUT OR FILL.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ROCKWALL AND PARTICIPATE IN A PUBLIC WORKS PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION AND CONSTRUCTION.
3. COMPLETE FILL OPERATIONS, THE CONTRACTOR SHALL COMPLETE FILL OPERATIONS PRIOR TO INSTALLING ANY UTILITIES (E.G., WATER, SEWER, STORM WATER). AFTER FILL OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL EXCAVATE THE UTILITY TRENCH, INSTALL UTILITIES, COMPACT THE TRENCH AND ENSURE ALL PUBLIC WORKS INSPECTIONS ARE PROPERLY PERFORMED.
4. CONTRACTOR TO FOLLOW RECOMMENDATIONS AND PROCEDURES NOTED IN THE GEOTECHNICAL ENGINEERING STUDY.

STUDY PREPARED BY:
 CIL THOMPSON TEXAS, LLC
 10275 NEWKIRK STREET, SUITE 780
 DALLAS, TEXAS 75220
 T.E.: 972.831.1111
 F.AX.: 972.831.0800

JOB. NO. DA5872
 DATED: DECEMBER 08, 2003

DRAINAGE INLET INFORMATION						
INLET #	SIZE OF OPENING	TYPE	TOP OF INLET BEV.	THROAT BEV.	TOP OF GRATE BEV.	FLOWLINE
1	10'	CURB	553.33	553.50	---	549.33
2	3.1875' x 5.1874'	4-GRATE	---	---	557.00	553.00
3	10'	CURB	541.00	540.17	---	539.00
4	10'	CURB	557.83	557.00	---	553.83
5	10'	CURB	542.00	541.17	---	538.00

RETAINING WALL INFORMATION						
#	TOP OF WALL	BOTTOM OF WALL @ P.V.M.	TOP OF GRADEBEAM / RET. WALL	BOTTOM OF GRADEBEAM / RET. WALL @ P.V.M.	HEIGHT	
1	553.50	553.50	---	---	0.00	
2	559.50	553.50	---	---	6.00	
3	542.50	538.00	543.50	---	4.50	
4	---	---	542.50	537.00	5.50	
5	---	---	542.50	538.70	4.30	
6	---	---	542.50	539.30	3.20	
7	---	---	542.50	538.50	4.50	
8	---	---	542.50	539.50	3.00	
9	---	---	544.50	539.50	5.00	
10	---	---	544.50	543.50	1.00	
11	---	---	544.50	543.50	0.00	
12	542.50	542.50	---	---	0.00	
13	542.20	553.50	---	---	6.70	
14	542.20	553.50	---	---	6.70	
15	542.20	553.50	---	---	6.60	
16	542.20	537.40	---	---	4.90	
17	542.20	542.20	---	---	0.00	

- GRADING LEGEND**
- 500 --- EXISTING CONTOUR
 - 543 --- PROPOSED CONTOUR
 - 553.50 --- PROPOSED GUTTER SHOT
 - + 555.50 EXISTING SPOT ELEVATION
 - ⊠ STORM INLET INFORMATION
 - ⊞ RETAINING WALL GRADE BEAM INFORMATION
 - FLOW ARROW
 - RIDGE

CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATOR SERVICE NO LATER THAN 14 DAYS AND NO LATER THAN 48 HOURS PRIOR TO ANY EXCAVATION EXCEEDING A DEPTH OF 16 INCHES
 1-800-DIG-TESS

SITE BENCHMARK:
 CUT "X" ON TOP OF NORTH CURBLINE OF EXISTING CONCRETE DRIVE APPROX. 45 FEET SOUTH OF SOUTH BUILDING WALL OF GALAXY RANCH PRIVATE SCHOOL AND 140 FEET +/- EAST OF EXISTING EAST CURBLINE OF T.L. TOWNSEND LANE.
 ELEVATION = 554.56

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERNAL REVIEW UNDER THE AUTHORITY OF C. MICHAEL DANIEL, TX. P.E. NO. 42457. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

REVISIONS	DATE

NDM NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 Two Northpark 8080 Park Lane Suite 600 Dallas, Texas 75231 214.739.4741

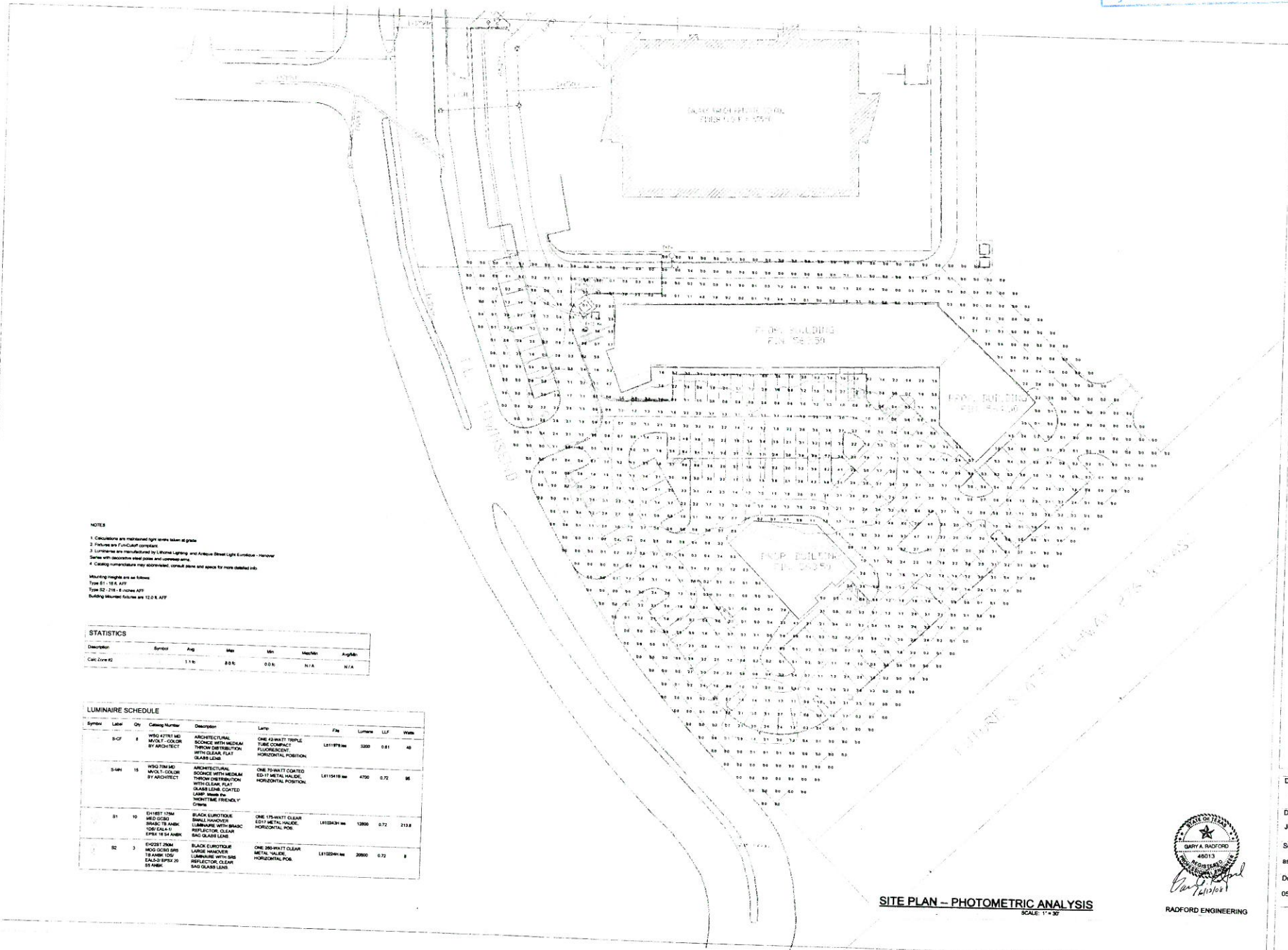
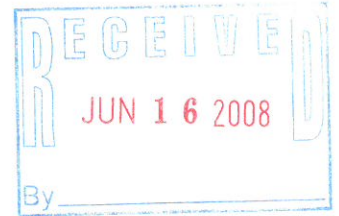
ENGINEER:
 NATHAN D. MAIER CONSULTING ENGINEERS, INC.
 CONTACT: MIKE DANIEL (214) 739-4741

GRADING PLAN
 LARSEN RETAIL DEVELOPMENT
 3.339 ACRE TRACT - LARSEN SCHOOL, ADDRESS ROCKWALL, ROCKWALL COUNTY TEXAS

DESIGN: NDM/CE DATE: 2008-05-16
 CHECKED: NDM/CE SCALE: 1"=40' JOB NUMBER: 0804-008-A

SHEET NO. X / 10

2008 023



- NOTES**
1. Calculators are referenced light levels shown at peak.
 2. Footcandle are Fc-CAUP compliant.
 3. Luminaires are manufactured by: General Lighting and American Street Light Equipment - Houston Series with decorative steel poles and corresponding arms.
 4. Catalog manufacturers may be referenced, consult plans and specs for more detailed info.

Mounting heights are as follows:
 Type S1 - 18 ft. AWP
 Type S2 - 21 ft. - 8 inches AWP
 Building Mounted fixtures are 12 ft. AWP

STATISTICS

Description	Symbol	Avg	Min	Max	Max/Min	Angle/ft
Calc Zone #2	11b	8.6	0.0	N/A	N/A	

LUMINAIRE SCHEDULE

Symbol	Qty	Category Number	Description	Lamp	Fc	Lumens	LLF	Watt
S-CF	8	W50-4781-MC BY ARCHITECT	ARCHITECTURAL SOURCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS	ONE 42-WATT TRIPLE FINE CORNICE FLUORESCENT HORIZONTAL POSITION	L411979	3200	0.81	48
S-4H	15	W50-756-MC BY ARCHITECT	ARCHITECTURAL SOURCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS COATED LAMP. Made for NORTHWEST FRIENDLY Climate	ONE 70-WATT COATED ED77 METAL HALIDE, HORIZONTAL POSITION	L4115418	4700	0.72	96
S1	10	S1-180T-170A S1-180T-170A S1-180T-170A S1-180T-170A S1-180T-170A	BLACK EUROTOUR SMALL HANDBOX LUMINAIRE WITH BRASS REFLECTOR, CLEAR SAG GLASS LENS	ONE 175-WATT CLEAR ED77 METAL HALIDE, HORIZONTAL POB	L4102431	12800	0.72	212.8
S2	3	S2-180T-170A S2-180T-170A S2-180T-170A	BLACK EUROTOUR LARGE HANDBOX LUMINAIRE WITH BRASS REFLECTOR, CLEAR SAG GLASS LENS	ONE 280-WATT CLEAR METAL HALIDE, HORIZONTAL POB	L4102440	20800	0.72	8



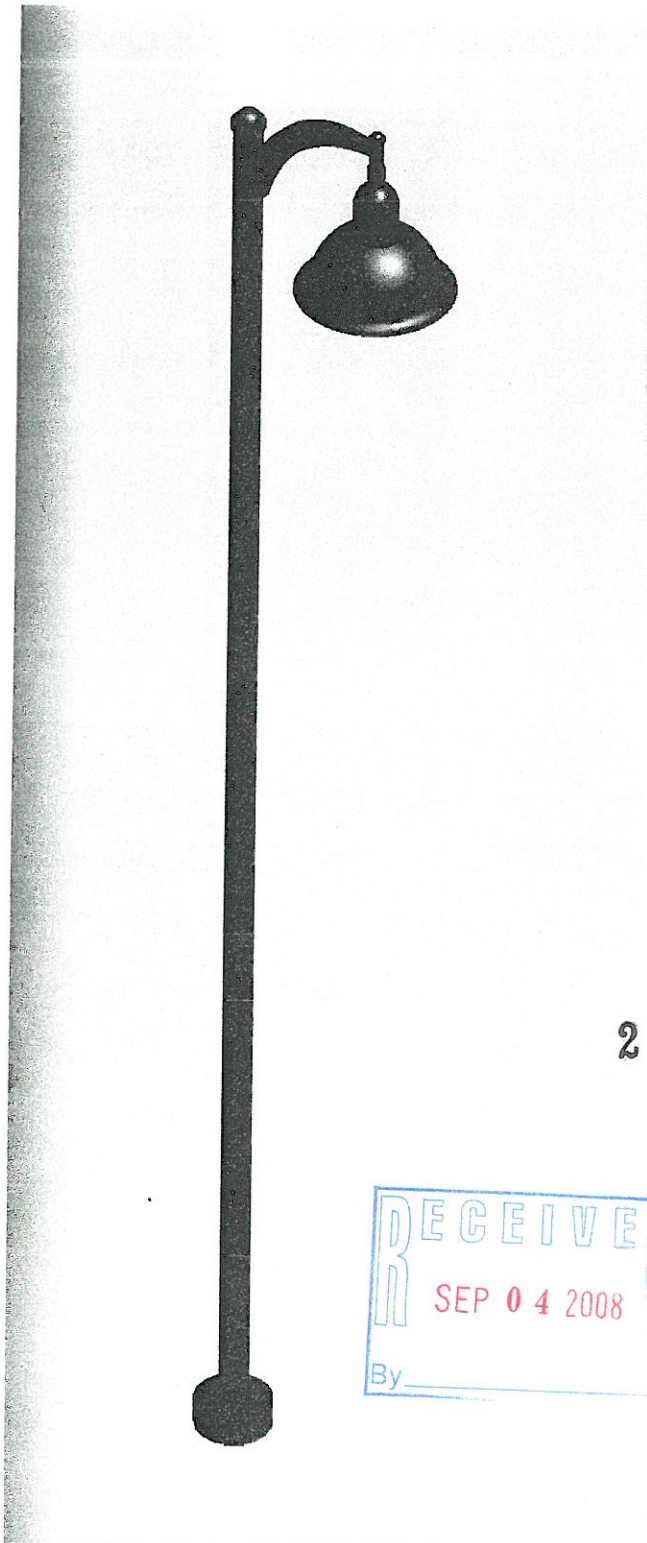
LARSEN RETAIL DEVELOPMENT
 3.339 Ac. Tract
 Larsen School addition
 Rockwall, Rockwall County, Texas

Designer
 RADFORD ENGINEERING
 Date
 JUNE 12, 2008
 Scale
 as shown
 Drawing No.
 053008-02



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

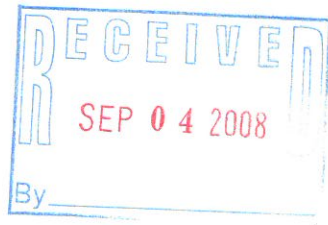
Hanover Series Small Luminaire



Features of Steel Posts

- Steel allows for taller pole heights
 - Steel is stronger and more durable
-
- 16'-0" tall steel poles # EPSX 16 S4 ANBK
 - EAL4 Aluminum Arm # EAL4/1 ANBK
 - Hanover Series Small Luminaire # EH16RT 175M MED GCSG SR4SC TB1 1DS ANBK
 - Black, polyester powder coat # ANBK
 - 17'-11.5" overall lighting post height

2008 023



FILE COPY



Catalog Number: EPSX 16 S4 ANBK EAL4/1 ANBK EH16RT 175M MED GCSG SR4SC TB1 1DS ANBK	
Notes	Type

SPECIFICATIONS

POST

- Eurotique Series Steel Pole, 4" diameter, 10.5" diameter Base
- 16'-0" post height
 - #EPSX 16 S4 ANBK

ARM

- EAL4 Aluminum Arm
- mounts to 3-3/8" post tenon
 - #EAL4/1 ANBK

LUMINAIRE

- Hanover Series Small Luminaire, 16" wide x 18.5" high with Clear Glass Sag Globe
- Star Nights: Cut-off
 - #EH16RT 175M MED GCSG SR4SC TB1 1DS ANBK

ACCESSORIES

None.

INSTALLATION

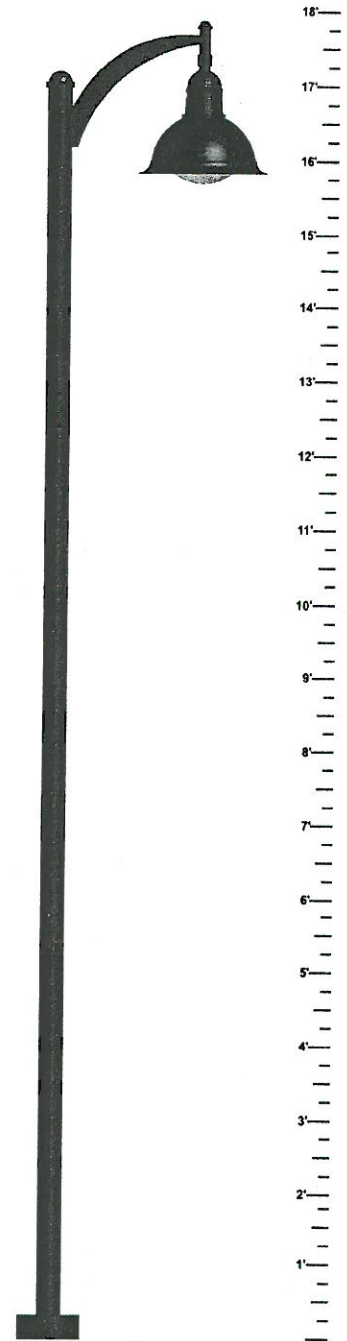
The top of the luminaire mounts to a Eurotique arm plumbmizer. A handhole with cover is provided in the lower shaft for wiring access. A two-piece aluminum cover conceals the pole anchor bolts. The arm slip-fits the post tenon with stainless steel socket set screws.

- 7" Ø bolt circle.
- 0.75" x 18" L-type, hot-dip galvanized anchor bolts. 36000 psi.

FINISH

- All metal parts are finished with a Black polyester powder coat
- #ANBK

Hanover Series
Small Luminaire
Eurotique Steel Pole
EAL4 Series Arm



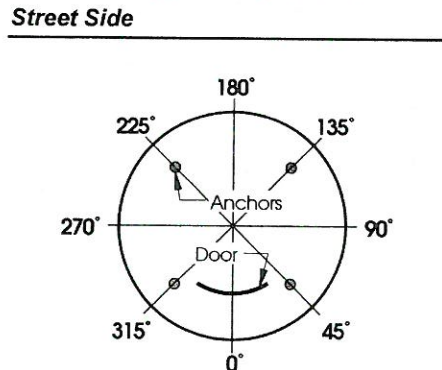
Dimensions

- Light Center Height: 16'-2.5"
- Overall Post Height: 17'-11.5"

Wind Loads

Windloading for this post and accessories has been checked for the 70 mph winds where the post will be installed and has passed.

Anchorage/Orientation Plan



Customer Approval: _____

Job Name: _____

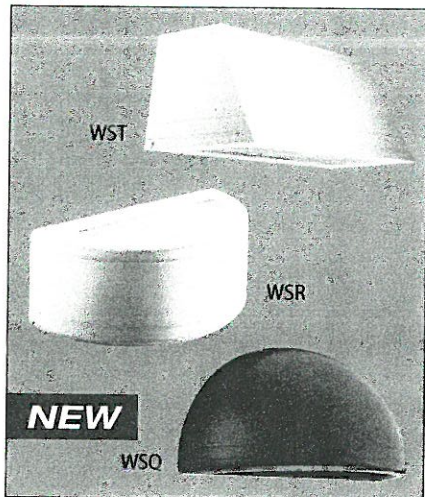
Client Name: _____

signature _____ date _____

Created By: Bryan Johnson Date: 12-Jun-08

Architectural

WST/WSR/ WSQ



Intended Use

For building- and wall-mounted applications.

Features

Housing – Rugged, die-cast, single-piece housing. Die-cast door frame has 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone. Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder with other architectural colors available.

Optics – Interchangeable, segmented reflectors for superior uniformity and control. Three full cutoff distributions available: FT (forward throw), MD (medium throw) and WT (wide throw). Four uplight distributions available in WSR only: FTU (forward throw, 10% up), MDU (medium throw, 10% up), WTU (wide throw, 10% up) and MDU5 (up/down, medium throw, 50% up, 50% down). Compact fluorescent MD (medium throw) only.

Electrical – HID: 50W MH-150W utilizes a high reactance, high-power factor ballast. 35S and 50S utilizes a reactor normal-power factor ballast. 175W utilizes a constant-wattage auto

transformer ballast. Quick-disconnect plug easily disconnects reflector from ballast. Ballasts are copper wound and 100% factory tested. CFL: compact fluorescent ballast is Class P, electronic, high-power factor, <10% THD with starting temp. of 0° F (-18°C).

Socket - HID is porcelain, medium-base copper alloy, nickel-plated screw shell and center contact. (UL Listed 660W, 600V 4KV pulse rated). Fluorescent socket is high-temperature thermoplastic with integral lamp retention clip.

Installation – Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

Listings

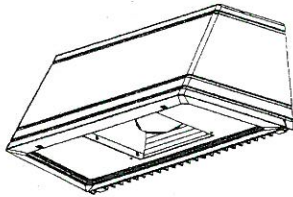
UL Listed suitable for wet locations (damp location listed in lens-up orientation). CSA Certified (see Options). IP65 rated.

Ordering Information

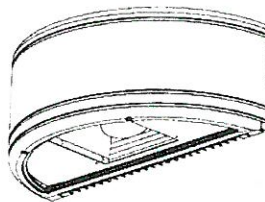
Example: **WST 175M FT 120 SF LPI**

Series	Wattage	Distribution	Voltage	Installed	Options/accessories
WST Trapezoid	<u>High pressure sodium</u>	<u>Downlight distribution</u>	120	SF Single fuse, 120V, 277V, 347V (n/a TB or TBV)	CR Non-stick protective coating ¹⁴
WSR Halfround	35S¹	FT Forward throw	208⁴	DF Double fuse, 208V, 240V (n/a TB or TBV)	PE Photoelectric cell-button type (n/a TB or TBV) ¹⁶
WSQ Quarter sphere	50S	MD Medium throw (coated lamp standard)	240⁴	GMF Internal slow-blow fusing ^{8,9}	WLU Wet location door for up orientation
	70S	WT Wide throw	277	EC Emergency circuit (25W max., lamp included)	IBS Internal backlight shield ¹⁶
	100S	<u>Uplight distribution³</u>	347	DC12 Emergency circuit 12 volt (35W lamp included standard) ¹⁰	DFL Diffusing lens
	150S	FTU Forward throw with 10% uplight	TB⁵	2DC12 Emergency circuit 12 volt ((2) 35W lamps included standard) ¹⁰	LPI Lamp included
	<u>Metal halide</u>	MDU Medium throw with 10% uplight (coated lamp standard)	TB⁶	DC2012 Emergency circuit 12 volt (20W lamp included standard) ¹⁰	L/LP Less lamp
	50M	WTU Wide throw with 10% uplight	MVOLT⁷	2DC2012 Emergency circuit 12 volt ((2) 20W lamps included standard) ¹⁰	UCS Uplight component shield ¹⁷
	70M	MDU5 Up/down medium throw with 50% uplight & 50% downlight (coated lamp standard)		ELD Emergency battery pack (120V or 277V only) ^{8,11}	CSA CSA Certified
	100M			ELDWR Remote battery pack ready (by others) for compact fluorescent lamps ¹²	<i>Architectural colors¹⁸</i>
	150M			ELDWC Cold weather emergency battery pack (120V and 277V only) ^{8,20}	<i>Standard textured colors</i>
	175M			QRS Quartz restrike system (100W max., lamp not included) ¹³	DDBT Dark bronze (std.)
	<u>Compact fluorescent²</u>			CR Enhanced corrosion resistance	DSST Sandstone
	26DTT				DNAT Natural aluminum
	2/26DTT				DWHG White
	32TRT				DBLB Black
	2/32TRT				<i>Shipped separately</i>
	42TRT				WSBBW Surface-mounted back box ¹⁹
	2/42TRT				UT5 Uplight 5 degrees ¹⁹
					WSTWG Wire guard (WST) ¹⁵
					WSTVG Vandal guard (WST) ¹⁵
					WSRWG Wire guard (WSR and WSQ) ¹⁵
					WSRVG Vandal guard (WSR and WSQ) ¹⁵

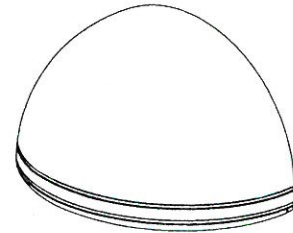
WST



WSR



WSQ



Dimensions are shown in inches (centimeters) unless otherwise noted.

	WST	WSR	WSQ
Width:	16-1/4(41.2)	18(45.7)	18(45.7)
Depth:	9-1/8(23.2)	9(22.8)	9(22.8)
Height:	7-1/4(18.4)	7-1/4(18.4)	9-3/8(23.8)
Max. weight:	30lbs(13.6kg)	30lbs(13.6kg)	30lbs(13.6kg)

NOTES:

- 1 120V only, NPF only
- 2 Only available with MD, MDU and MDU5 distributions.
- 3 Available on WSR fixture only.
- 4 Not available in Canada.
- 5 Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
- 6 Optional 5-tap ballast (120V, 208V, 240V, 277V, 480V; n/a in Canada). 175M only.
- 7 Optional multi-volt electronic ballast (for compact fluorescent lamps only) capable of operating on any line voltage from 120V-277V.
- 8 Available for compact fluorescent units only.
- 9 Must specify voltage, n/a MVOLT or TB.
- 10 Not available with SF, DF or QRS.
- 11 Not available with 2/32TRT or 2/42TRT.
- 12 Battery pack by others and mounted external to luminaire. Pilot light/test switch mounting plate included. Consult factory for availability.
- 13 Not available with compact fluorescent.
- 14 Black finish only.
- 15 Must be ordered with fixture; no field modifications.
- 16 IBS not available with MD, MDU and MDU5 distributions.
- 17 For WSR, inverted orientation, with FTU and WTU distributions only.
- 18 Additional architectural colors available; see www.lithonia.com.
- 19 Must specify finish.
- 20 -20°C to 55°C operation. N/A 2/26DIT, 2/32TRT, 2/42TRT, WSQ or WSR with uplight distribution.

Lamp/Fixture Data			
Wattage	Ballast	Lamp type	Base type
High pressure sodium (med/clear)			
35	RHPF	E17	medium
50	RHPF	E17	medium
70	HX-HPF	E17	medium
100	HX-HPF	E17	medium
150	HX-HPF	E17	medium
Metal halide (med/clear)			
50	HX-HPF	E17	medium
70	HX-HPF	E17	medium
100	HX-HPF	E17	medium
150	HX-HPF	E17	medium
175	CWA	E17	medium
Compact fluorescent (double twin-tube/triple-tube)			
26DIT	electronic, HPF	T4	G24Q-3
32TRT	electronic, HPF	T4	GX24Q-3
42TRT	electronic, HPF	T4	GX24Q-4



Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Does not meet with uplight distribution options.

FEATURES & SPECIFICATIONS

INTENDED USE — For building and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

FINISH — Standard finish is textured dark bronze (DBBT) corrosion-resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/archcolors. Striping is also available.

OPTICAL SYSTEM — Segmented reflectors for superior uniformity and control. Medium throw (MD) full cutoff distribution available.

ELECTRICAL SYSTEM — Ballast: Class P, multi-volt electronic, high power factor multi-volt, <10%THD, with starting temperature of 0°F (-18°C).

Socket: High temperature thermoplastic with an integral lamp retention clip.

INSTALLATION — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

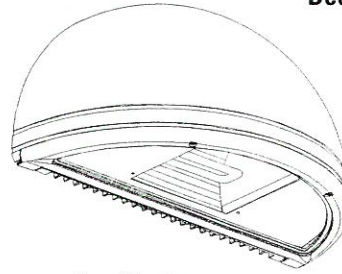
LISTING — UL Listed to US and Canadian safety standards (see Options). Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 Rated. 25°C ambient

NOTE: Specifications subject to change without notice.

Catalog No.	
Notes	Type

Decorative Wall-Mounted Lighting

WSQ



Specifications

Length: 18.0 (45.7)
 Depth: 7.25 (18.4)
 Overall Height: 9.0 (22.8)
 *Weight: 30 (13.6 kg)
 * Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.

COMPACT FLUORESCENT

26DTT
 2/26DTT
 26TRT
 2/26TRT
 32TRT
 2/32TRT
 42TRT
 2/42TRT

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: WSQ 42TRT MD MVOLT LPI

WSQ

Series	Wattage/Source	Distribution	Voltage	Options	Lamp ¹³	Finish ¹¹	
WSQ	26DTT	MD Medium throw	120	Shipped installed in fixture	LPI Lamp included	Dark bronze, textured	
	2/26DTT		277				DC12 Emergency circuit 12 volt (35W lamp included std.) ²
	26TRT		347				2DC12 Emergency circuit 12 volt (2, 35W lamps included) ²
	2/26TRT		MVOLT¹				DC2012 Emergency circuit 12 volt (20W lamp included) ²
	32TRT						2DC2012 Emergency circuit 12 volt (2, 20W lamps included) ²
	2/32TRT		DFL Diffusing lens				
	42TRT		EC Emergency circuit ³				
	2/42TRT		ELDW Emergency battery pack (32°F min. operating temp.) ^{4,5,6}				
			ELDWR Fixture wired for Bodine® B30 remote battery pack (32°F min. operating temp.) ⁴				
			ELDWRPS Fixture wired for PS1400 or PSDL3 remote battery pack (32°F min. operating temp.) ^{4,7}				
	GMF Internal slow-blow fusing ^{4,6}						
	PE Photoelectric cell-button type ^{8,9}						
	WLU Wet location door for up orientation						
	CSA CSA Certified						
	NOM NOM Certified						
	Shipped separately						
	BBW Surface-mounted back box ¹⁰						
	UT5 Uptilt 5 degrees ¹⁰						
	WG Wire guard ⁹						
	VG Vandal guard ⁹						
		CR Enhanced corrosion resistant					
		CRT Non-stick protective coating ¹²					

NOTES:

- Multi-volt electronic ballast capable of operating on any line voltage from 120-277V.
- Not available with GMF, EC, ELDWs.
- Maximum allowable wattage lamp included.
- Not available with MVOLT; must specify voltage.
- Not available with 2/32TRT or 2/42TRT
- Not available with DCs or EC.
- Not available with 2/42TRT.
- Not available with 347V.
- Must be ordered with fixture; cannot be field installed.
- May be ordered as an accessory.
- See www.lithonia.com/archcolors for additional color options.
- Black finish only.
- Must be specified (35K lamp with LPI).
- Must specify finish.

Accessories¹⁴

Order as separate catalog number.

WSBBW Surface-mounted back box
 WSUT5 Uptilt 5 degrees

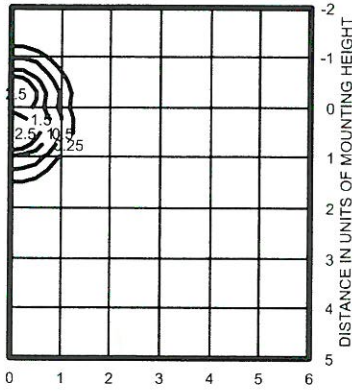


Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

WSQ Fluorescent Building Mounted

WSQ 2/26DTT MD TEST NO: LTL11984

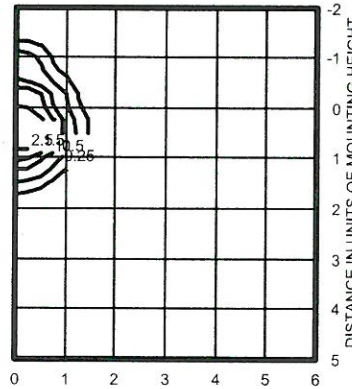
ISOILLUMINANCE PLOT (Footcandle)



W lamp, horizontal lamp orientation
Footcandle values based on 12'
mounting height, 1800 rated lumens.
Luminaire Efficiency: 25.3%

WSQ 32TRT MD TEST NO: LTL11981

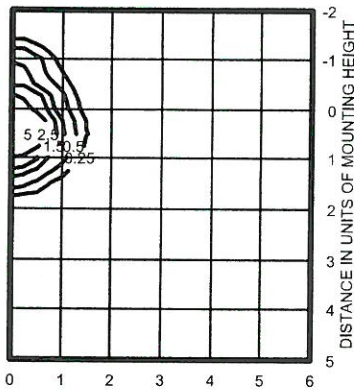
ISOILLUMINANCE PLOT (Footcandle)



W lamp, horizontal lamp orientation
Footcandle values based on 12'
mounting height, 2400 rated lumens.
Luminaire Efficiency: 50.4%

WSQ 42TRT MD TEST NO: LTL11979

ISOILLUMINANCE PLOT (Footcandle)



W lamp, horizontal lamp orientation
Footcandle values based on 12'
mounting height, 3200 rated lumens.
Luminaire Efficiency: 48.5%

Emergency Battery Pack Lamp Compatibility

Lamp Options (# of lamps/wattage)	ELDW	ELDWR	ELDWRPS
26DTT (one lamp)	■	■	■
2/26DTT	■	■	■
26TRT (one lamp)	■	■	■
2/26TRT	■	■	■
32TRT (one lamp)	■	■	■
2/32TRT			■
42TRT (one lamp)	■	■	■
2/42TRT			

FEATURES & SPECIFICATIONS

INTENDED USE — For building and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

FINISH — Standard finish is textured dark bronze (DDBT) corrosion-resistant polyester powder finish. Additional architectural colors are available; see www.lithonia.com/archcolors. Striping is also available.

OPTICAL SYSTEM — Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff downlight distributions available: FT (forward throw), MD (medium throw) and WT (wide throw).

ELECTRICAL SYSTEM — Ballast: 50W-150W utilizes a high reactance, high power factor ballast. Metal halide 150W and below are standard with pulse-start technology. 35S utilizes a reactance high power factor ballast. 175W utilizes a constant-wattage auto transformer ballast. Quick disconnect plug easily disconnects reflector from ballast. Ballasts are copper-wound and 100% factory-tested.

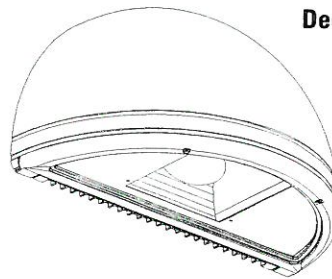
Socket: Porcelain, medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 660W, 600V 4KV pulse rated.

INSTALLATION — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTING — UL Listed to US and Canadian safety standards (see Options). UL listed suitable for wet locations (damp location listed in lens up orientation). WLU option offers wet location listing in lens up orientation (see Options). IP65 rated. 25°C ambient

NOTE: Specifications subject to change without notice.

Catalog A	
Notes	Type



Decorative Wall-Mounted Lighting

WSQ

METAL HALIDE
50W-175W
HIGH PRESSURE SODIUM
35W-150W

Specifications

Length: 18.0 (45.7)
Depth: 7.25 (18.4)
Overall Height: 9.0 (22.8)

*Weight: 30 (13.6 kg)

* Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: WSQ 175M FT 120 LPI

WSQ

Series	Wattage/ source	Distribution	Voltage	Ballast	Options	Lamp ¹⁶
WSQ	<u>High pressure sodium</u> 35S ¹ 50S 70S 100S 150S <u>Metal halide</u> 50M 70M 100M 150M 175M	FT Forward throw MD Medium throw (coated lamp std.) WT Wide throw	120 208 ² 240 ² 277 347 TB³ TBV ⁴ 23050HZ ⁵	(blank) Magnetic ballast CWI Constant wattage isolated	<u>Shipped installed in fixture</u> SF Single fuse 120, 277, 347V DF Double fuse 208, 240V DC12 Emergency circuit 12 volt (35W lamp included std.) ⁶ 2DC12 Emergency circuit 12 volt (2, 35W lamps included) ⁶ DC2012 Emergency circuit 12 volt (20W lamp included) ⁶ 2DC2012 Emergency circuit 12 volt (2, 20W lamps included) ⁶ DFL Diffusing lens EC Emergency circuit ^{7,8} IBS Internal backlight shield ⁹ PE Photoelectric cell-button type (n/a TB/TBV) ^{10,11} QRS Quartz restrike system ^{8,12} WLU Wet location door for up orientation CSA CSA Certified NOM NOM Certified <u>Shipped separately</u> BBW Surface-mounted back box ¹³ UT5 Uptilt 5 degrees ¹³ WG Wire guard ¹⁰ VG Vandal guard ¹⁰	LPI Lamp included L/LP Less lamp
						Finish ¹⁴ (blank) Dark bronze, textured DSST Sandstone, textured DNAT Natural aluminum, textured DWHG White, textured DBLB Black, textured CR Enhanced corrosion resistant CRT Non-stick protective coating ¹⁵

NOTES:

- 120V.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V); (120, 277, 347V in Canada; ships as 120V/347V).
- Optional 5-tap ballast (120, 208, 240, 277, 480V; not available in Canada). 175W metal halide only.
- Consult factory for available wattages.
- Not available with SF, DF or QRS.
- Not available with QRS or DCs.
- Maximum allowable wattage lamp included.
- Not available with Medium Throw (MD, MDU, MDU5) distributions.
- Must be ordered with fixture; cannot be field installed.
- Not available with 347V.
- Not available with EC or DCs.
- May be ordered as an accessory.
- See www.lithonia.com/archcolors for additional color options.
- Black finish only.
- Must be specified.
- Must specify finish.

Accessories¹⁷

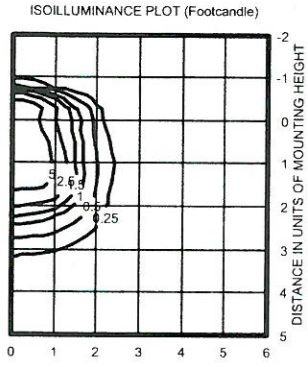
Order as separate catalog number.
WSBBW Surface-mounted back box
WSUT5 Uptilt 5 degrees



Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

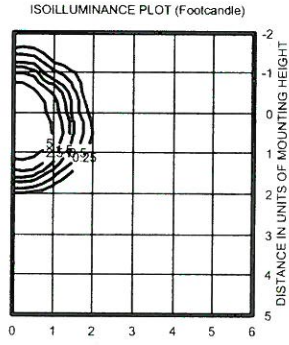
WSQ Metal Halide, High Pressure Sodium Building Mounted

WSQ 175M FT TEST NO: LTL11336



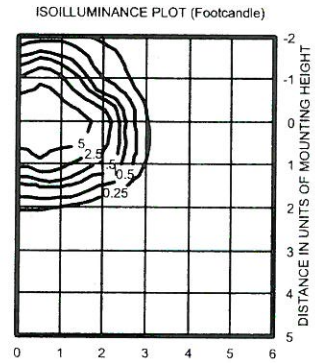
W lamp, horizontal lamp orientation
Footcandle values based on 12'
mounting height, 12800 rated lumens.
Luminaire Efficiency: 55.6%

WSQ 175M MD TEST NO: LTL11335



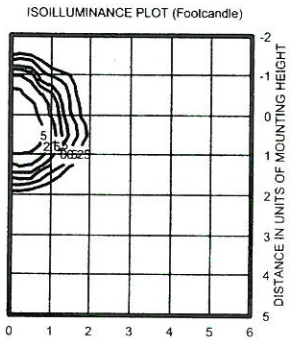
W lamp, horizontal lamp orientation
Footcandle values based on 12'
mounting height, 11080 rated lumens.
Luminaire Efficiency: 55.3%

WSQ 175M WT TEST NO: LTL11337



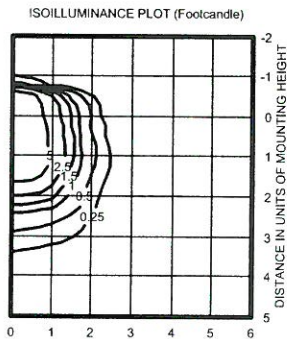
W lamp, horizontal lamp orientation
Footcandle values based on 12'
mounting height, 12800 rated lumens.
Luminaire Efficiency: 68.1%

WSQ 100M MD TEST NO: LTL11539



W lamp, horizontal lamp orientation
Footcandle values based on 12'
mounting height, 7900 rated lumens.
Luminaire Efficiency: 55.5%

WSQ 150S FT TEST NO: LTL11546



W lamp, horizontal lamp orientation
Footcandle values based on 12'
mounting height, 15800 rated lumens.
Luminaire Efficiency: 51.6%



City of Rockwall
The New Horizon

9/10/2008

Allan Ross Design Group
Allan Ross
14902 Preston Rd. # 404-326
Dallas, TX 75254

RE: SP2008-023, Larsen Retail Development
Project Type: SITE PLAN

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 9/9/2008. The following is a record of all recommendations, voting records and conditions of approval:

On 6/24/08 the Architectural Review Board recommend approval of the site plan subject to review of the building material samples by the Board.

Staff Recommends approval of the request with the following conditions:

- 1. Adherence to all Engineering and Fire Department Standards.*
- 2. Installation of the seventeen (17) accent trees along SH 276 as required by the SH 276 Overlay District.*
- 3. All mechanical equipment both roof-top and ground mounted shall be screened from adjacent properties and rights-of-ways.*

On 9/9/08 the Planning and Zoning Commission approved the site plan subject to staff conditions by a vote of 5-0 (Herbst & Lowry Absent).

Please contact the City of Rockwall Planning Staff at (972) 771-7745 with any questions regarding this matter.

Sincerely yours,

Chris Spencer

PRE-CONSTRUCTION CONFERENCE

Larsen Retail Site Development March 18, 2013 at 10:30 A.M.

I. Introduction:

II. Required Fees:

- A. Impact fees are to be collected with the issuance of the building permit.
 - 1. Water Impact Fee.
 - 2. Wastewater Impact Fee.
 - 3. Roadway Impact Fee.
- B. Engineering fees are to be collected prior to the release of the approved construction plans, and the start of site work.
 - 1. Engineering Fees- 2% of public improvements. The preliminary cost are based on pre-construction submittal estimated amounts and will be adjusted as necessary prior to project acceptance, based on the actual as-built construction quantity and unit price totals. The preliminary fee amount is to be paid prior to the start of site-work.
 - 2. Fee Memo – additional project fees will be noted in the fee memo prepared by the Assistant City Engineer – Amy Williams P.E.

III. Approved Engineering Plans:

- A. City Approved Engineering Plans.
 - 1. 4 – Half size - City
 - 2. 2 – Full size - City
 - 3. 4 – Half size – Distribution to the Franchise Utility Company Representatives.
 - 4. Additional sets for contractor's and other parties
- B. Construction plans having a City of Rockwall "**released for construction stamp**" which has been initialed by the City Engineer is to remain on site at all times during the various site-civil construction activities.
- C. Any revisions to the civil plans must be changed by the design engineer and approved by the City of Rockwall Engineering Department prior to any construction.

IV. Required Documents:

- A. Storm Water Pollution Prevention Plan (SWP3) – A copy of the (SWP3), in notebook form, is to be submitted to the City prior to the start of site-work. (New 2008 updates)
- C. TCEQ General Permit 150000 – A copy of the general permit is to be submitted to the City and Posted at the jobsite. (New 2008 updates)
- D. Administrative Policy (97-03) - To be signed by the owner and the design engineer and submitted to the City prior to the start of site-work.

V. Preliminary Site Preparation:

- A. Site Preparation - The below noted site preparation items are to be in place, inspected and approved by the City, prior to the start of any clearing, grubbing or grading operations.
1. Silt fence along with construction entrance must be installed and inspected. No silt fencing may be installed at the site until the trees have been identified, banded, tagged, fenced and inspected by the City.
 2. Portable toilet facilities must be on site and verified.
 3. Trash receptacle must be on site and verified.
 4. Traffic control plan – Prepared by a professional engineer
 5. Construction working hours and noise control signage must be on site and verified.

VI. Construction Site Crime Prevention:

- A. Rockwall Police Department (Crime Prevention Unit). The City of Rockwall Police Department periodically patrols the identified active construction sites in an effort to reduce construction site crime activity.
1. Theft.
 2. Vandalism.
 3. Arson.
- B. Construction Site Contact List – Rockwall Police Department.
- C. Provide project information and contact information as requested on the check list and forward to the City of Rockwall Police Department.
- D. Submit the checklist to the Police Department prior to placing equipment, construction materials on site.
- E. Display a 24 hour emergency contact number and name for the fire department somewhere on the construction site (coordinate with the fire department).

VII. Project Comments:

- A. Amy Williams P.E. – Assistant City Engineer
- B. Planning & Zoning
- C. Jeff Persful – Construction Inspector
- D. Andy Hesser - Parks and Recreation Manager
- E. Ariana Hargrove– Fire Marshall

VIII. Fire Department - General Site Requirements and underground submittals:

See the Rockwall Fire Department Development Handbook for applicable requirements. This document can be downloaded at www.rockwall.com/firedepartment

- A. Underground Fire Line Inspection – The Underground fire line shall be inspected by City Fire

- B. Installation of Underground Fire Line – The underground fire line shall be installed by a contractor who is licensed with the State of Texas Fire Marshal’s Office for such work.
- C. Posting of Site Address – The building address shall be posted at the site for 911 location identification purposes. The numbers shall be visible from the street to which the building is addressed off and have a minimum number size of 12-inches in height.
- D. Above Ground Fuel Storage Tanks - A permit must be obtained from the Fire Department, prior to placing any above ground fuel tanks at the site. Contact Ariana Hargrove – City of Rockwall, Fire Marshall at the Rockwall Fire Department at telephone number (972) 771-7770 for more information.

IX. Franchise Utility Company Representative’s - Comments and Questions:

- A. AT&T Telephone
- B. ATMOS Energy
- C. Oncor – Electric Delivery
- D. Charter Communications.

X. Line Locates - City of Rockwall Utilities:

- A. The City of Rockwall (City-Utilities) is not part of the Dig-Tess line locate system. Dig-Tess requires a 72-hour minimum locate notice prior to the start of any digging. (1-800-DIG-Tess.)
- B. All City of Rockwall utility line locates are to be scheduled with the City, at the City of Rockwall–Service Center. A 48-hour advanced notice is required for all non-emergency line locates. The telephone no. for the Service Center is (972) 771-7730.

XI. Inspection scheduling – Engineering Department:

- A. Inspection scheduling by telephone – The engineering department scheduling line telephone number is (972) 722-3674. The Inspection line is checked once daily at 8:00 a.m. Monday – Friday.
- B. Field scheduling – inspections may be scheduled and coordinated in the field directly with the Inspector, provided that sufficient advanced notice has been given.

XII. Maintenance of Erosion Control Devices:

- A. Maintain the silt fencing, and the construction entrance along with all other approved construction site erosion BMP’s that is installed at the site.
- B. Keep dirt and or mud off street pavement and fire lanes. Have sufficient equipment and materials on site to safely remove mud/dirt from the roadway when necessary. The materials should include:
 - o Traffic flags, brooms shovels, safety vest, traffic cones, vertical panels or other approved traffic channeling devices.

XIII. Minimum Detention Pond Requirements Prior to Pavement Placement:

- A. The underground detention system is to be fully installed (including erosion control on sides and bottom) and verified for design compliance along with the associated storm sewer and outflow structures, prior to the start of any paving operations, including building slab.
- B. Erosion protection is to be placed at the ponds outflow structure along with any the associated erosion BMP’s noted on the erosion control plan.

- A. The fire lane pavement shall be installed, tested and approved for use.
- B. The fire lane is to be painted and marked to City specifications so as to be identified as fire lane.
- C. The site water lines are to be installed painted and approved for use
- D. The fire hydrants are to be installed, painted to the City of Rockwall line size color codes, and approved for use
- E. See additional requirements as noted on the Vertical Above Slab Construction Checklist.
- F. Schedule "vertical construction meeting" with Engineering Department and Fire Marshall.
 - o Coordinate the site work and schedule the meeting with Jeff Persful who is the designated construction inspector for the site-work.
 - o Vertical permit will be issued by the Engineering/Fire Department during the meeting, pending that all applicable issues have been resolved.

XV. Minimum Concrete Requirements:

- A. Fire Lane Pavement – class "C" concrete 6.0 sack minimum cement 3,600 psi minimum – **Note***- An additional ½ sack cement per cubic yard is to be added at hand pour locations.
 - 1. Hand Pour – 6.5 sack minimum cement.
- B. Drainage and Utility Structures – Class "F" concrete 6.5 sack minimum 4,200 psi minimum.
 - 1. Pre-cast structures – submit shop drawings to City Engineer for approval. The structures must be manufactured with class "F" concrete. A copy of the manufactures batch design is to be included with the pre-cast submittals.
- C. Sidewalks (located Within the Public Right-of-Ways). Class "A" concrete 5.0 sack minimum 3,000 psi minimum.
- D. Barrier Free Ramps – Class "C" concrete 6.0 sack – 3,600 psi minimum. All barrier free ramps which are located within the public right-of-ways of the project are to be colored truncated dome plates. If you have any questions please contact Jeff Persful.
- E. Fly Ash Requirements.
 - 1. Fly Ash in Pavement Concrete_– (NCTOGS Item 2.2.2 Standard Specifications, **Third Edition**). Fly ash may be used in concrete pavement locations provided that the maximum cement reduction does not exceed 20% by weight per cubic yard of Concrete. The fly ash replacement shall be 1.25 pounds per 1.0 pound of cement reduction.
- F. Submit batch designs with history of recent cylinder breaks for each separate strength requirement (Machine placement and hand pour).
 - o Submit batch designs minimum of (10) working days prior to the projected placement date to allow time for review. Batch designs must be date, project, and use specific.
 - o If pre-cast structures are to be placed, a batch design is to be included with the pre-cast submittals which are to be provided by the manufacturer.
- G. All reinforcing steel placed in the fire lane pavement shall be grade #60 steel.
- H. All fill is to be compacted using a sheep's foot roller to a minimum density of 95% of the

- One Cylinder broken at 7 days.
 - One Cylinder broken at 14 days.
 - Two Cylinders broken at 28 days.
- B. Failing 28-day cylinder breaks – Core testing to be done within 10 days of failed 28-day cylinder break date.
- C. Testing labs are to fax copies of all cylinder breaks that do not meet 28-day minimum break specifications or notify the below noted construction inspector by telephone.
- D. Tests data and copies of laboratory reports for site work on this project are to be directed to the attention of Jeff Persful who is the designated construction inspector for this project, Telephone Number (972) 771-7746, and Fax Number (972) 771-7748. The Mailing Address is-City Hall 385 S. Goliad Rockwall Texas 75087.

XVII. Construction Site Working Hours and Noise Control Ordinance:

- A. City Ordinance 03-19 – limits construction and construction related activities to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on Saturday. No Sunday construction allowed. The City of Rockwall requires that a sign be posted at each Commercial/Residential development construction site.

Ordinance # 05-45
Construction Site Working Hours and Noise Control

City Ordinance – No. 05-45 limits construction and construction related activities to the hours of 7:00 a.m. - 7:00 p.m. Monday through Friday, and 8:00 a.m. - 7:00 p.m. on Saturday. (No Sunday construction allowed).

ORDENANZA #05-45
HORAS DE TRABAJO EN EL SITIO DE CONSTRUCCION Y EL CONTROL DE RUIDO

La Ordenanza de la Ciudad – No. 05-45 limita la construcción y las actividades relacionadas con la construcción a las horas de 7:00 a.m. – 7:00 p.m. de Lunes a Viernes, y de 8:00 a.m. – 7:00 p.m. los Sábados. (No se permitirá construcción los Domingo).

Noise Ordinance Sign
(Sign Size – 3’ wide x 2’ tall)

- B. The construction related activities are to include but not be limited to the following:
1. Maintenance, servicing and fueling of construction equipment.
 2. The delivery of construction related materials and/or construction equipment.

At locations where compliance to Ordinance 05-45 is not being observed, the City of Rockwall may issue written orders to stop work or further regulate the site construction work hours. The City may also issue citations if it is determined that a violation of the construction ordinance exist.

XVIII. Trench Safety:

- A. The Utility contractor shall submit a constant water flow test report to the City of Rockwall.

XIX. Placement of Compacted Fill Material:

- A. Provide a geotechnical report for the project. A copy of the report is to be prepared by a registered professional engineer and submitted to the City prior to the start of dirt work operations
- B. All general fill material is to be compacted with a sheep's foot roller.
- C. Mechanical tamping is allowed for trench backfill.
- D. All fill material is to be compacted to a achieve a uniform density of not less than ninety-five percent (95%) of the standard proctor density, with the moisture range of -2 percent to +4 percent of optimum moisture.

XX. Submittal of Construction Schedule and Monthly Updates:

- A. Updated construction schedules are to be submitted on a monthly basis through the completion of the project. The updated schedule is to be directed to the attention of Jeff Persful with the City of Rockwall. The schedule is to contain the projected schedule dates for the below noted items. The schedule is to be submitted on the third Monday of each month. The e-mail address for Mr. Persful is jpersful@rockwall.com.
- B. Submit updated projected schedules for the above noted items monthly. Please provide the projected target date of completion for each item:
 - 1. Water for construction complete
 - 2. Storm sewer complete
 - 3. Fire lane construction complete
 - 4. Sanitary sewer complete
 - 5. Detention complete
 - 6. Paving complete
 - 7. Final grading complete
 - 8. P-5 Inspection Requested
 - 9. Landscaping and Grass completed
 - 10. C.O. Application
 - 11. C.O. Obtained

XXI. (P-5 Inspection) Building Inspections-Release of Electric or Gas Meter:

- A. **It will be necessary for Developer/Owner and the General Contractor to strategically coordinate the construction phasing process.**
 - 1. The site work construction and the building construction shall be scheduled and coordinated so as to have the site work substantially completed prior to requesting the City release of the electric or gas meter for the building.
- B. **Building Inspection Department (P-5 inspection) is required for the release of the electric and or gas meter for the building.**

The P-5 inspection will not be conducted until such time as the site-work has been substantially completed and approved by the Engineering Department.

XXII. Retaining Walls and Screening Fences:

- A. All retaining walls which are (4) feet in height or taller are to have an engineered design which has been submitted to and approved by the City Engineer.
- B. The design engineer for the retaining walls or his/her designated representative shall conduct periodic inspections of the retaining wall installation to verify the walls are constructed to the approved design and construction methods. A signed and sealed verification letter from the design engineer will be required prior to project acceptance by the City.
- C. Retaining walls/footings shall not encroach the right-of-way, designated utility easement

XXIII. Television Camera Inspections:

- A. The City requires a television camera inspection of the storm sewer, storm sewer laterals, and wastewater. The camera inspections are to be conducted prior to project acceptance by the City.
- B. A second television camera inspection of the gravity sanitary sewer mains will be required at the 20-month maintenance site review

XXIV. Two Year Maintenance Bonds:

- A. The City of Rockwall requires a **10% - two-year maintenance bond from time of city acceptance** for pavement and or pavement improvements located within public right-of-ways or dedicated fire lane easements.
- B. The City requires a **10%-two year maintenance bond from time of City acceptance** for the utilities. Water, wastewater and storm sewers, including all associated fixtures and structures which are located within the right-of-ways or defined easements of the project.

XXV. Twenty Month - Maintenance Review:

- A. A maintenance review will be conducted on the warranted items at 20-months into the two-year maintenance warranty period.
- B. The City of Rockwall will track the twenty month time line and notify the various contractors and the design engineer approximately two-weeks prior to the walkover to allow for scheduling.

XXVI. Permanent Signage Placement:

- A. A sign permit must be obtained from the City of Rockwall Building Department, prior to the placement of any permanent sign/signs at the site.
- B. Signs shall not be placed within designated right-of-ways, easements, or visibility triangles

XXVII. Additional Staff Comments - Engineering-Public Works:

- A. Street Department Superintendent - Billy Chaffin.
- B. Wastewater Operations Manager – Steve Clawson.
- C. Water Operations Manager – Curtis McAden

XXVIII. Closing Comments and Questions:

XXIX. Dismissal:

City of Rockwall – "Standards of Design" may be downloaded at <http://www.rockwall.com/>

-Also Reference-

*North Central Texas Council of Governments
Standard Specifications for Public Works Construction
Third Edition*

"City of Rockwall Construction Notes" handouts

