



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-003 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_

APPROVED/DENIED ARB DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ON

PLANNING & ZONING CASE NO.

SP2018003

**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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 5633 FM 3097

Subdivision MAVERICK RANCH Lot 6 Block A

General Location NORTHWEST CORNER OF RANCH TRAIL & HORIZON

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Current Use
Proposed Zoning	Proposed Use
Acreage	Lots [Current]
	Lots [Proposed]

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Applicant
Contact Person	Contact Person
Address	Address
City, State & Zip	City, State & Zip
Phone	Phone
E-Mail	E-Mail

GROUND BREAKERS, LLC  
EDDIE BOND  
3023 E. INTERSTATE 30  
SUITE 400  
FATE, TX 75087  
972-571-6555  
eddie@groundbreakers.dfw@gmail.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared EDDIE BOND [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 292.26 to cover the cost of this application, has been paid to the City of Rockwall on this the 17<sup>th</sup> day of JANUARY, 2018. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

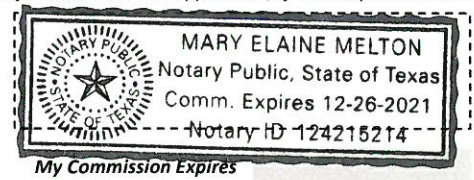
Given under my hand and seal of office on this the 17<sup>th</sup> day of January, 2018.

Owner's/Applicant's Signature

Eddie Bond

Notary Public in and for the State of Texas

Mary Elaine Melton







# RECEIPT

Project Number: SP2018-003

Job Address:

Receipt Number: B77615

Printed: 1/18/2018 8:59 am

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 292.26

---

**Total Fees Paid:**

**\$ 292.26**

Date Paid: 1/18/2018 12:00:00AM

Paid By: GROUNDBREAKERS

Pay Method: CHECK 1012

Received By: LM



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 1/18/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 01/26/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/30/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/30/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: SP2018-003**

**Project Name: Maverick Ranch Addition**

**Project Type: SITE PLAN**

**Applicant Name: GROUNDBREAKERS, LLC**

**Owner Name: JERRY, KISICK CUSTOM HOMES INC**

**Project Description: Discuss and consider a request by Eddie Bond of Groundbreakers, LLC on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.**



# AMENDED Site Plan

## Planning and Zoning Case Check List

P & Z Case # SP2018-003 P&Z Date \_\_\_\_\_ CC Date \_\_\_\_\_

Approved/Denied ARB Date \_\_\_\_\_ HPAB Date \_\_\_\_\_ Park Board \_\_\_\_\_

Zoning Application
<input type="checkbox"/> Specific Use Permit
<input type="checkbox"/> Zoning Change
<input type="checkbox"/> PD Concept Plan
<input type="checkbox"/> PD Development Plan

Site Plan Application
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Treescape
<input type="checkbox"/> Landscape
<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Photometric/Lighting Plan
<input type="checkbox"/> Material Samples
<input type="checkbox"/> Color Rendering

Platting Application
<input type="checkbox"/> Master Plat
<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Replat
<input type="checkbox"/> Administrative/Minor Plat
<input type="checkbox"/> Vacation Plat
<input type="checkbox"/> Landscape Plan
<input type="checkbox"/> Treescape Plan

- Copy of Ordinance (Ord. # \_\_\_\_\_)
- Application
- Receipt
- Location/Buffer Map
- Newspaper Public Notice
- 200 ft Buffer Public Notice
- Project Review
- Staff Report
- City Council Report
- Approval/Denial Letter
- Correspondence
- Copy – All Plans Required
- Copy – Mark-ups
- City Council Minutes - Laserfiche
- Minutes - Laserfiche
  
- Plat Filed Date \_\_\_\_\_
  - *Cabinet#* \_\_\_\_\_
  - *Slide#* \_\_\_\_\_

Notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning Map Updated \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. SP2018003

**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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00) *- waive per bylaw*
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

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### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 5633 FM 3097

Subdivision MAVERICK RANCH

Lot 6 Block A

General Location NORTHWEST CORNER OF RANCH TRAIL & HORIZON

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning \_\_\_\_\_

Current Use \_\_\_\_\_

Proposed Zoning \_\_\_\_\_

Proposed Use \_\_\_\_\_

Acreage \_\_\_\_\_

Lots [Current] \_\_\_\_\_

Lots [Proposed] \_\_\_\_\_

**Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner

Applicant

Contact Person \_\_\_\_\_

Contact Person EDDIE BOND

Address \_\_\_\_\_

Address 3023 E. INTERSTATE 30 SUITE 400

City, State & Zip \_\_\_\_\_

City, State & Zip FATE, TX 75087

Phone \_\_\_\_\_

Phone 972-571-6555

E-Mail \_\_\_\_\_

E-Mail ~~the~~ groundbreakers.dfw@gmail.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared EDDIE BOND [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 292.26 to cover the cost of this application, has been paid to the City of Rockwall on this the 17<sup>th</sup> day of JANUARY, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

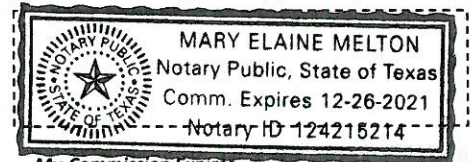
Given under my hand and seal of office on this the 17<sup>th</sup> day of January, 2018.

Owner's/Applicant's Signature

*Eddie Bond*

Notary Public in and for the State of Texas

*Mary Elaine Melton*







**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745  
Email: Planning@Rockwall.com

Internal Review: Amy Williams, Engineering

From: Planning & Zoning Department – David Gonzales

Date: 3/28/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** ~~MIS2018-007~~ *SP 2018-003*

**Project Name:** Variance Request - Landscape Buffer

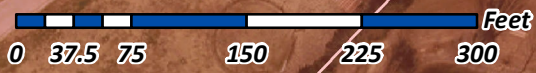
**Project Type:** MISCELLANEOUS


**Applicant Name:** TODD WINTERS, P.E.

**Owner Name:** [OWNER]

**Project Description:** Discuss and consider a request by Todd Winters, P.E. of Engineering Concepts and Design, L.P. for the approval of a variance to the required landscape buffer in conjunction with an approved site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.





SP2018-003- SITE PLAN FOR MAVERICK RANCH ADDITION  
SITE PLAN - LOCATION MAP = 



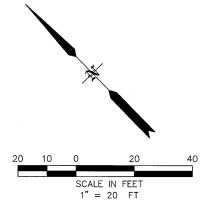
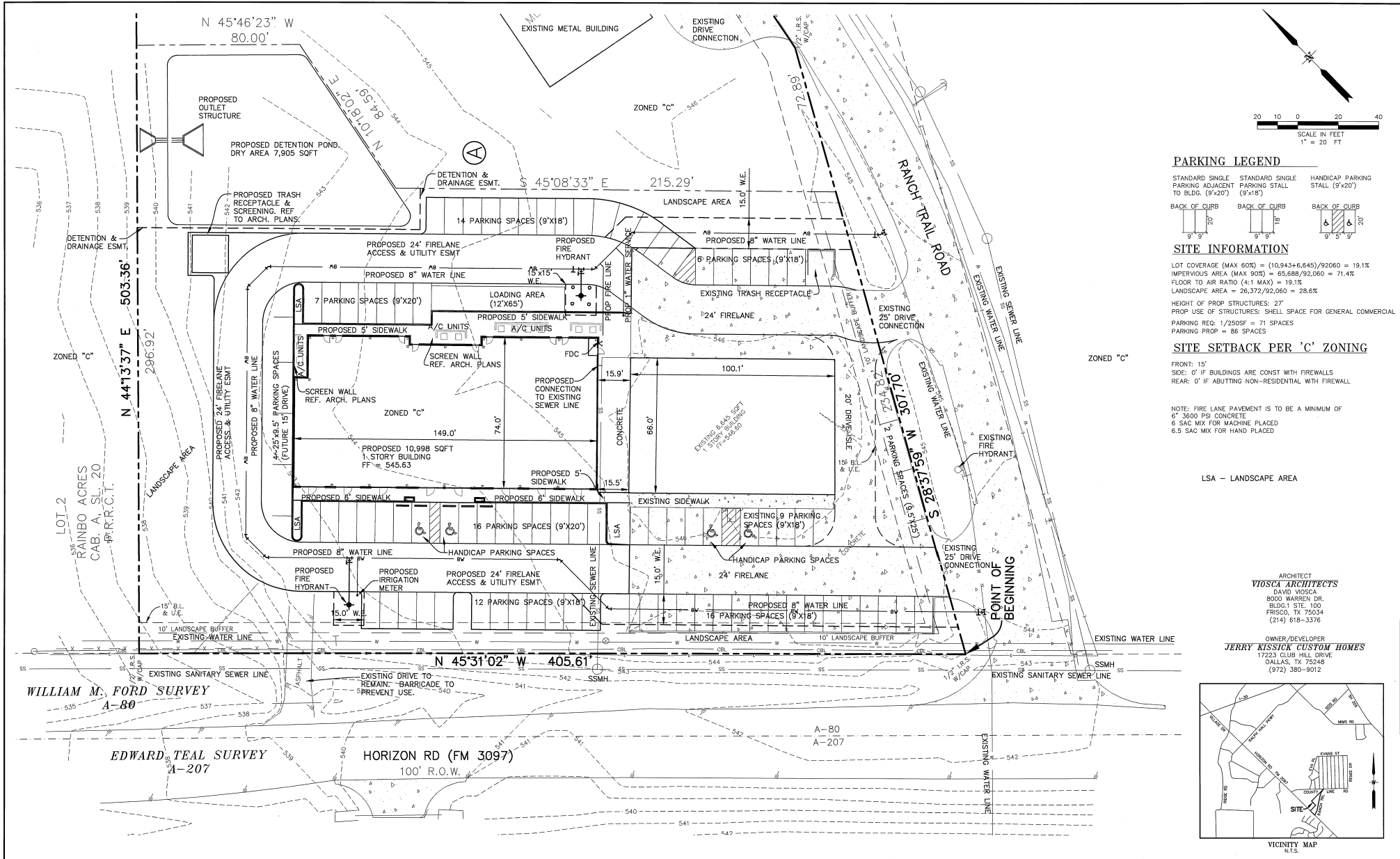
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

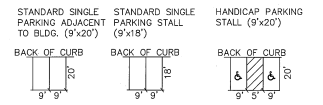
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







**PARKING LEGEND**



**SITE INFORMATION**

LOT COVERAGE (MAX 60%) = (10,943+6,845)/92060 = 19.1%  
 IMPERVIOUS AREA (MAX 90%) = 65,688/92,060 = 71.4%  
 FLOOR TO AIR RATIO (4:1 MAX) = 19.1%  
 LANDSCAPE AREA = 26,372/92,060 = 28.6%  
 HEIGHT OF PROP STRUCTURES: 27'  
 PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL  
 PARKING REQ: 1/250SF = 71 SPACES  
 PARKING PROP = 86 SPACES

**SITE SETBACK PER 'C' ZONING**

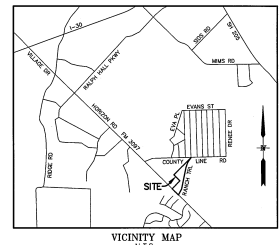
FRONT: 15'  
 SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS  
 REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE  
 6" SAC MIX FOR MACHINE PLACED  
 6.5" SAC MIX FOR HAND PLACED

LSA - LANDSCAPE AREA

ARCHITECT  
**VIOSCA ARCHITECTS**  
 DAVID VIOSCA  
 8000 WARREN DR.  
 BLDG. 1 STE. 100  
 FRISCO, TX 75034  
 (214) 616-3376

OWNER/DEVELOPER  
**JERRY KISSICK CUSTOM HOMES**  
 17223 CLUB HILL DRIVE  
 DALLAS, TX 75248  
 (972) 380-9012



**BENCHMARK:**  
 ROCKWALL MONUMENT "RESET #1" 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.  
 NORTHING: 7011544.252 EASTING: 2590135.160  
 ELEVATION: 567.704  
 BASED ON NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00145  
 201 WINDCO CIR. STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLPC.COM

REVISIONS:

DRAWN: JMK	DATE: 4-9-12
CHECKED: TW	DATE: 4-9-12
PROJECT NO.: 05210	
DWG FILE NAME: 5210 SITE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TODD D. WINTTERS, P.E. 87085

**SITE PLAN**  
**RANCH TRAIL RETAIL CENTER**  
**LOT 6, BLOCK A, MAVERICK RANCH**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1





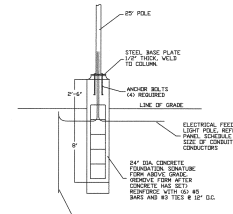
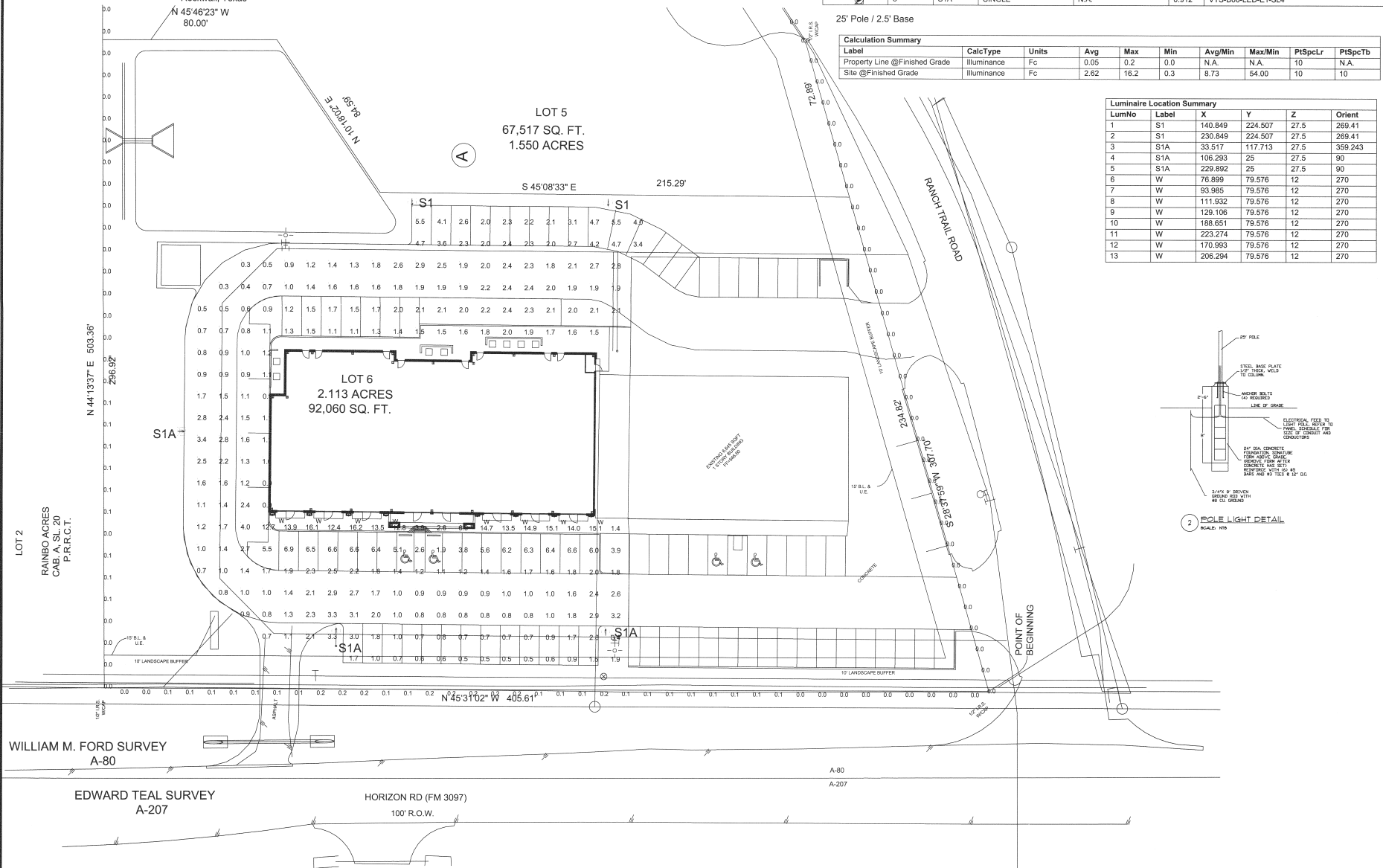
January 23, 2012  
 Ranch Trail Retail Center  
 Revision 3  
 Rockwall, Texas

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
1	2	S1	SINGLE	N.A.	0.912	VTS-B10-LED-E1-SL4
2	8	W	SINGLE	9000	0.800	ISC-100-MP-XX-2S
3	3	S1A	SINGLE	N.A.	0.912	VTS-B06-LED-E1-SL4

25' Pole / 2.5' Base

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	P8pctLr	P8pctB
Property Line @Finished Grade	ILLUMINANCE	Fc	0.05	0.2	0.0	N.A.	N.A.	10	N.A.
Site @Finished Grade	ILLUMINANCE	Fc	2.62	16.2	0.3	8.73	54.00	10	10

LumNo	Label	X	Y	Z	Orient
1	S1	140.849	224.507	27.5	269.41
2	S1	230.849	224.507	27.5	269.41
3	S1A	33.517	117.713	27.5	359.243
4	S1A	106.293	25	27.5	90
5	S1A	229.892	25	27.5	90
6	W	76.899	79.576	12	270
7	W	93.985	79.576	12	270
8	W	111.932	79.576	12	270
9	W	129.106	79.576	12	270
10	W	168.651	79.576	12	270
11	W	223.274	79.576	12	270
12	W	170.993	79.576	12	270
13	W	206.294	79.576	12	270



1 PHOTOMETRIC PLAN  
 SCALE: 1" = 20'



LARRY L. BLACKMON  
 ENGINEERING & BUILDING DESIGN  
 6716 AZLE AVENUE  
 FORT WORTH, TEXAS 76135  
 REGISTRATION # 0003352  
 www.lblackmon-engineering.com

LARRY L. BLACKMON  
 ENGINEERING & BUILDING DESIGN  
 6716 AZLE AVENUE  
 FORT WORTH, TEXAS 76135  
 REGISTRATION # 0003352  
 www.lblackmon-engineering.com



SHEET  
**SE1**  
 DATE: 1/23/2012  
 DRAWN BY: RLH  
 DESIGN BY: LLB

**DESCRIPTION**

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas, and any security lighting application. UL/cUL Listed for wet locations.

<b>Catalog #</b>		<b>Type</b>	
<b>Project</b>			
<b>Comments</b>		<b>Date</b>	
<b>Prepared by</b>			

**SPECIFICATION FEATURES**

**Construction**

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

**Optics**

Choice of thirteen (13) patented, high-efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

**Electrical**

LED drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. 50,000 + hour life with >70% lumen maintenance. The Ventus LED luminaire is suitable for operation in -30°C to 40°C ambient environments. LightBARs feature an IP66 enclosure rating.

**Mounting**

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a 2-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

**Finish**

Cast components and arm finished in SuperTGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**

Ventus features a five-year limited warranty.



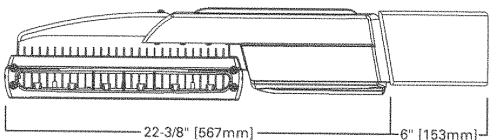
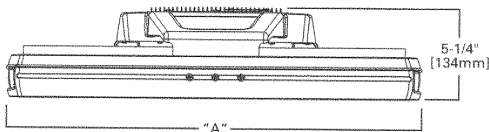
**VTS  
VENTUS  
LED**

**2 - 12 LightBARs  
Solid State LED**

**AREA LUMINAIRE**

SustainableLEDesign

**DIMENSIONS**

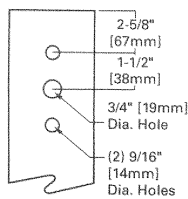


**TABULATED REFERENCE DATA**

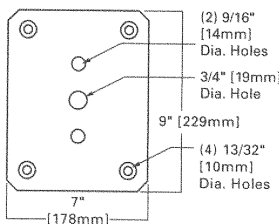
# of Bars	"A" Width [in/mm]	Weight [lbs.]		EPA [sq. ft.]	
		w/o Arm	w/Arm	w/o Arm	w/Arm
2-4	12-7/8 [328]	24 [10.91 kgs.]	29 [13.18 kgs.]	0.94	1.00
5-8	18 [458]	30 [13.64 kgs.]	35 [15.91 kgs.]	1.10	1.20
9-12	25-7/8 [658]	39 [17.73 kgs.]	44 [20.00 kgs.]	1.31	1.44

**DRILLING PATTERNS**

**Type "C"**



**Wall Mount [WM]**



**CERTIFICATION DATA**

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 LightBARs  
3G Vibration Rated  
ARRA Compliant  
ISO 9001

**ENERGY DATA**

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60hz, 347V/60hz, 480V/60hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

**SHIPPING DATA**

**Approximate Net Weight:**  
(See Tabulated Reference Data)



**POWER AND LUMENS BY BAR COUNT**

Number of LightBARs	DISTRIBUTION														
	Power [Watts]	Power [Watts]	Current @ 120V [A]	T2	T3	T3S	T4	SL2	SL3	SL4	5MQ	5WQ	5XQ	RW	SLR/SLL
<b>7 LED LIGHTBAR</b>															
C02	54	54	0.46	3,668	3,654	3,557	3,503	3,594	3,550	3,610	3,855	3,832	3,738	3,653	3,433
C03	77	77	0.65	5,554	5,533	5,386	5,305	5,442	5,375	5,465	5,837	5,802	5,660	5,546	5,198
C04	101	101	0.86	7,557	7,528	7,327	7,217	7,404	7,313	7,435	7,941	7,894	7,701	7,545	7,072
C05	131	131	1.11	9,228	9,193	8,948	8,813	9,041	8,930	9,080	9,697	9,640	9,404	9,214	8,636
C06	154	154	1.30	11,209	11,167	10,869	10,705	10,982	10,847	11,030	11,779	11,710	11,423	11,192	10,490
C07	178	178	1.51	12,969	12,919	12,575	12,385	12,706	12,550	12,761	13,628	13,548	13,216	12,949	12,137
C08	202	202	1.72	14,481	14,426	14,041	13,830	14,187	14,013	14,249	15,217	15,127	14,757	14,459	13,552
C09	232	232	1.97	16,800	16,737	16,291	16,045	16,460	16,258	16,531	17,654	17,550	17,121	16,775	15,723
C10	255	255	2.16	18,738	18,667	18,169	17,895	18,358	18,133	18,437	19,690	19,574	19,095	18,709	17,536
C11	279	279	2.37	20,506	20,429	19,884	19,584	20,091	19,844	20,178	21,549	21,422	20,898	20,475	19,191
C12	303	303	2.58	22,109	22,025	21,438	21,114	21,661	21,395	21,754	23,232	23,096	22,530	22,075	20,690
<b>21 LED LIGHTBAR</b>															
B02	51	51	0.43	4,512	4,495	4,375	4,309	4,421	4,366	4,440	4,741	4,714	4,598	4,505	4,223
B03	73	73	0.62	6,832	6,806	6,625	6,525	6,693	6,611	6,722	7,179	7,137	6,962	6,822	6,394
B04	95	95	0.81	9,295	9,259	9,013	8,877	9,106	8,995	9,146	9,767	9,710	9,472	9,281	8,698
B05	124	124	1.05	11,350	11,307	11,006	10,840	11,120	10,984	11,168	11,927	11,857	11,567	11,333	10,622
B06	146	146	1.24	13,787	13,735	13,369	13,167	13,508	13,342	13,566	14,488	14,403	14,050	13,767	12,903
B07	168	168	1.43	15,951	15,891	15,467	15,234	15,628	15,436	15,696	16,762	16,664	16,256	15,927	14,928
B08	190	190	1.62	17,811	17,744	17,271	17,010	17,450	17,236	17,526	18,717	18,607	18,151	17,784	16,669
B09	219	219	1.86	20,664	20,586	20,037	19,735	20,246	19,997	20,333	21,715	21,587	21,059	20,632	19,339
B10	241	241	2.05	23,047	22,960	22,348	22,011	22,580	22,303	22,678	24,219	24,076	23,487	23,012	21,569
B11	263	263	2.24	25,223	25,127	24,458	24,089	24,712	24,408	24,818	26,505	26,349	25,704	25,185	23,605
B12	285	285	2.43	27,194	27,091	26,369	25,971	26,643	26,315	26,758	28,408	28,248	27,712	27,152	25,449

**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96
50°C	0.92

TOTAL 1

**ORDERING INFORMATION**

SAMPLE NUMBER: VTS-B12-LED-E1-T3-GM

VTS

B10

LED

E1

T3

**Product Family**  
VTS=Ventus<sup>1</sup>

**Number of LightBARs**<sup>2,3</sup>  
 B02=[2] 21 LED LightBARs  
 B03=[3] 21 LED LightBARs  
 B04=[4] 21 LED LightBARs  
 B05=[5] 21 LED LightBARs  
 B06=[6] 21 LED LightBARs  
 B07=[7] 21 LED LightBARs  
 B08=[8] 21 LED LightBARs  
 B09=[9] 21 LED LightBARs  
 B10=[10] 21 LED LightBARs  
 B11=[11] 21 LED LightBARs  
 B12=[12] 21 LED LightBARs  
 C02=[2] 7 LED LightBARs  
 C03=[3] 7 LED LightBARs  
 C04=[4] 7 LED LightBARs  
 C05=[5] 7 LED LightBARs  
 C06=[6] 7 LED LightBARs  
 C07=[7] 7 LED LightBARs  
 C08=[8] 7 LED LightBARs  
 C09=[9] 7 LED LightBARs  
 C10=[10] 7 LED LightBARs  
 C11=[11] 7 LED LightBARs  
 C12=[12] 7 LED LightBARs

**Lamp Type**  
LED=Solid State Light-Emitting Diodes

**Voltage**  
 E1=Electronic (120-277V)  
 347=347V<sup>4</sup>  
 480=480V<sup>4</sup>

**Distribution**  
 T2=Type II  
 T3=Type III  
 T3S=Type III Short  
 T4=Type IV  
 SL2=Type II w/Spill Control  
 SL3=Type III w/Spill Control  
 SL4=Type IV w/Spill Control  
 5MQ=Type V Square Medium  
 5WQ=Type V Square Wide  
 5XQ=Type V Square Extra Wide  
 RW=Rectangular Wide  
 SLL=90 Degree Spill Light Eliminator Left  
 SLR=90 Degree Spill Light Eliminator Right

**Finish**  
 AP=Grey  
 BZ=Bronze  
 BK=Black  
 DP=Dark Platinum  
 GM=Graphite Metallic  
 WH=White

**Options**<sup>5</sup>  
 P=Button Type Photocontrol (120V, 208, 240, or 277V)<sup>4,6</sup>  
 R=NEMA Photocontrol Receptacle  
 2L=Two circuits<sup>7</sup>  
 L90=Optics Rotated 90 Degrees Left  
 R90=Optics Rotated 90 Degrees Right  
 HA=50 Degrees C. High Ambient Temperature Rating  
 7060=70 CRI/6000K CCT<sup>8</sup>  
 8030=80 CRI 3000K CCT<sup>8</sup>  
 LCF=LightBAR Cover Plate Matches Housing Finish  
 TH=Tool-less Door Hardware  
 WM=Wall Mount with Arm  
 IM=Internal Mast Arm  
 MS-LXX=Motion sensor for on/off operation<sup>9</sup>  
 MS/X-LXX=Motion sensor for bi-level operation<sup>10</sup>

**Accessories**<sup>11</sup>  
 VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon  
 VA1034-XX=2 @ 180 Degrees Tenon Adapter for 2-3/8" O.D. Tenon  
 VA1035-XX=3 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
 VA1036-XX=4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
 VA1037-XX=2 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
 VA1038-XX=3 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
 VA1039-XX=2 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
 VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon  
 VA1041-XX=2 @ 180 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
 VA1042-XX=3 @ 120 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
 VA1043-XX=4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
 VA1044-XX=2 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
 VA1045-XX=3 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
 VA1046-XX=4 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
 OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap  
 OA/RA1027=NEMA Twistlock Photocontrol - 480V  
 OA/RA1201=NEMA Twistlock Photocontrol - 347V  
 MA1253=10KV Circuit Module Replacement

**NOTES:**  
 1 6" arm and round pole adapter included with fixture.  
 2 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.  
 3 Standard 4000K CCT and nominal 70CRI.  
 4 Not available with HA option.  
 5 Add as suffix.  
 6 Must specify voltage.  
 7 Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.  
 8 Consult Factory for lead times and lumen multiplier.  
 9 Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace XX with mounting height in feet for proper lens selection, (i.e., MS-L25). Consult factory for additional information.  
 10 Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height in feet for proper lens selection, (i.e., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.  
 11 Order separately, replace XX with color suffix.

**POWER AND LUMENS BY BAR COUNT**

Number of LightBARs	DISTRIBUTION														
	Power [Watts]	Power [Watts]	Current @ 120V [A]	T2	T3	T3S	T4	SL2	SL3	SL4	5MQ	5WQ	5XQ	RW	SLR/SLL
<b>7 LED LIGHTBAR</b>															
C02	54	54	0.46	3,668	3,654	3,557	3,503	3,594	3,550	3,610	3,855	3,832	3,738	3,663	3,433
C03	77	77	0.65	5,554	5,533	5,386	5,305	5,442	5,375	5,465	5,837	5,802	5,660	5,546	5,198
C04	101	101	0.86	7,567	7,528	7,327	7,217	7,404	7,313	7,435	7,941	7,894	7,701	7,545	7,072
C05	131	131	1.11	9,228	9,193	8,948	8,813	9,041	8,930	9,080	9,687	9,640	9,404	9,214	8,636
C06	154	154	1.30	11,209	11,167	10,869	10,705	10,982	10,847	11,030	11,779	11,710	11,423	11,192	10,490
C07	178	178	1.51	12,969	12,919	12,575	12,385	12,706	12,550	12,761	13,628	13,548	13,216	12,949	12,137
C08	202	202	1.72	14,481	14,426	14,041	13,830	14,187	14,013	14,249	15,217	15,127	14,757	14,459	13,552
C09	232	232	1.97	16,800	16,737	16,291	16,045	16,460	16,258	16,531	17,654	17,550	17,121	16,775	15,723
C10	255	255	2.16	18,738	18,667	18,169	17,895	18,358	18,133	18,437	19,690	19,574	19,095	18,709	17,536
C11	279	279	2.37	20,506	20,429	19,884	19,584	20,091	19,844	20,178	21,549	21,422	20,898	20,475	19,191
C12	303	303	2.58	22,109	22,025	21,438	21,114	21,661	21,395	21,754	23,232	23,096	22,530	22,075	20,690
<b>21 LED LIGHTBAR</b>															
B02	51	51	0.43	4,512	4,495	4,375	4,309	4,421	4,366	4,440	4,741	4,714	4,598	4,505	4,223
B03	73	73	0.62	6,832	6,806	6,625	6,525	6,693	6,611	6,722	7,179	7,137	6,962	6,822	6,394
B04	95	95	0.81	9,295	9,259	9,013	8,877	9,106	8,995	9,146	9,767	9,710	9,472	9,281	8,698
B05	124	124	1.05	11,350	11,307	11,006	10,840	11,120	10,984	11,168	11,927	11,857	11,567	11,333	10,622
B06	146	146	1.24	13,787	13,735	13,369	13,167	13,508	13,342	13,566	14,488	14,403	14,050	13,767	12,903
B07	168	168	1.43	15,951	15,891	15,467	15,234	15,628	15,436	15,696	16,762	16,664	16,256	15,927	14,928
B08	190	190	1.62	17,811	17,744	17,271	17,010	17,450	17,236	17,526	18,717	18,607	18,151	17,784	16,669
B09	219	219	1.86	20,664	20,586	20,037	19,735	20,246	19,997	20,333	21,715	21,587	21,059	20,633	19,339
B10	241	241	2.05	23,047	22,960	22,348	22,011	22,580	22,303	22,678	24,219	24,076	23,487	23,012	21,569
B11	263	263	2.24	25,223	25,127	24,458	24,089	24,712	24,408	24,818	26,505	26,349	25,704	25,185	23,605
B12	285	285	2.43	27,194	27,091	26,369	25,971	26,643	26,315	26,758	28,576	28,408	27,712	27,152	25,449

**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96
50°C	0.92

4 total

**ORDERING INFORMATION**

SAMPLE NUMBER: VTS-B12-LED-E1-T3-GM

**Product Family**  
VTS=Ventus<sup>1</sup>

**Lamp Type**  
LED=Solid State Light-Emitting Diodes

**Distribution**  
T2=Type II  
T3=Type III  
T3S=Type III Short  
T4=Type IV

**Options<sup>5</sup>**  
P=Button Type Photocontrol (120V, 208, 240, or 277V)<sup>4, 6</sup>  
R=NEMA Photocontrol Receptacle  
2L=Two circuits<sup>7</sup>  
L90=Optics Rotated 90 Degrees Left  
R90=Optics Rotated 90 Degrees Right  
HA=50 Degrees C. High Ambient Temperature Rating<sup>8</sup>  
7060=70 CRI/6000K CCT<sup>8</sup>  
8030=80 CRI 3000K CCT<sup>8</sup>  
LCF=LightBAR Cover Plate Matches Housing Finish  
TH=Tool-less Door Hardware  
WM=Wall Mount with Arm  
IM=Internal Mast Arm  
MS-LXX=Motion sensor for on/off operation<sup>9</sup>  
MS/X-LXX=Motion sensor for bi-level operation<sup>10</sup>

**Accessories<sup>11</sup>**  
VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon  
VA1034-XX-2 @ 180 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1035-XX-3 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1036-XX-4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1037-XX-2 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
VA1038-XX-3 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
VA1039-XX-2 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon  
VA1041-XX-2 @ 180 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1042-XX-3 @ 120 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1043-XX-4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1044-XX-2 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1045-XX-3 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1046-XX-4 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap  
OA/RA1027=NEMA Twistlock Photocontrol - 480V  
OA/RA1201=NEMA Twistlock Photocontrol - 347V  
MA1253=10kV Circuit Module Replacement

**Number of LightBARs<sup>2, 3</sup>**  
B02=[2] 21 LED LightBARs  
B03=[3] 21 LED LightBARs  
B04=[4] 21 LED LightBARs  
B05=[5] 21 LED LightBARs  
B06=[6] 21 LED LightBARs  
B07=[7] 21 LED LightBARs  
B08=[8] 21 LED LightBARs  
B09=[9] 21 LED LightBARs  
B10=[10] 21 LED LightBARs  
B11=[11] 21 LED LightBARs  
B12=[12] 21 LED LightBARs  
C02=[2] 7 LED LightBARs  
C03=[3] 7 LED LightBARs  
C04=[4] 7 LED LightBARs  
C05=[5] 7 LED LightBARs  
C06=[6] 7 LED LightBARs  
C07=[7] 7 LED LightBARs  
C08=[8] 7 LED LightBARs  
C09=[9] 7 LED LightBARs  
C10=[10] 7 LED LightBARs  
C11=[11] 7 LED LightBARs  
C12=[12] 7 LED LightBARs

**Voltage**  
E1=Electronic (120-277V)  
347=347V<sup>4</sup>  
480=480V<sup>4</sup>

**Finish**  
AP=Grey  
BZ=Bronze  
BK=Black  
DP=Dark Platinum  
GM=Graphite Metallic  
WH=White

**NOTES:**

- 6" arm and round pole adapter included with fixture.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Standard 4000K CCT and nominal 70CRI.
- Not available with HA option.
- Add as suffix.
- Must specify voltage.
- Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
- Consult Factory for lead times and lumen multiplier.
- Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace XX with mounting height in feet for proper lens selection, (i.e., MS-L25). Consult factory for additional information.
- Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height in feet for proper lens selection, (i.e., MS3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
- Order separately, replace XX with color suffix.



## DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas, and any security lighting application. UL/cUL Listed for wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

### Optics

Choice of thirteen (13) patented, high-efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to

meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

### Electrical

LED drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. 50,000 + hour life with >70% lumen maintenance. The Ventus LED luminaire is suitable for operation in -30°C to 40°C ambient environments. LightBARs feature an IP66 enclosure rating.

### Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor

friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a 2-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

### Finish

Cast components and arm finished in SuperTGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

### Warranty

Ventus features a five-year limited warranty.



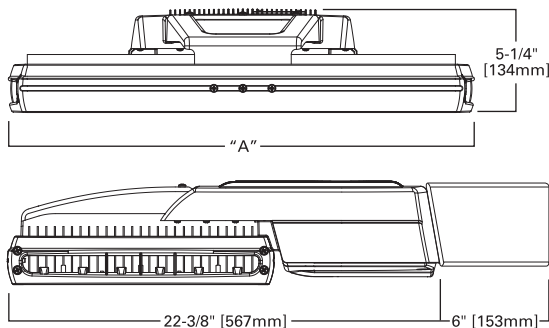
## VTS VENTUS LED

2 - 12 LightBARs  
Solid State LED

AREA LUMINAIRE

Sustainable Design

## DIMENSIONS

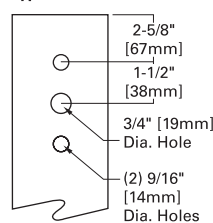


### TABULATED REFERENCE DATA

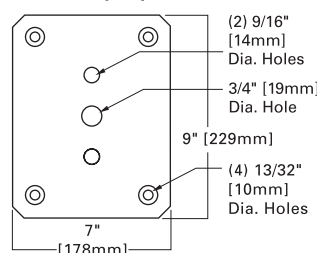
# of Bars	"A" Width [in/mm]	Weight [lbs.]		EPA [sq. ft.]	
		w/o Arm	w/Arm	w/o Arm	w/Arm
2-4	12-7/8 [328]	24 [10.91 kgs.]	29 [13.18 kgs.]	0.94	1.00
5-8	18 [458]	30 [13.64 kgs.]	35 [15.91 kgs.]	1.10	1.20
9-12	25-7/8 [658]	39 [17.73 kgs.]	44 [20.00 kgs.]	1.31	1.44

## DRILLING PATTERNS

### Type "C"



### Wall Mount [WM]



## CERTIFICATION DATA

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 LightBARs  
3G Vibration Rated  
ARRA Compliant  
ISO 9001

## ENERGY DATA

### Electronic LED Driver

>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

## SHIPPING DATA

Approximate Net Weight:  
(See Tabulated Reference Data)

POWER AND LUMENS BY BAR COUNT

Number of LightBARs	DISTRIBUTION														
	Power [Watts]	Current @ 120V [A]	Current @ 277V [A]	T2A	T3A	T3S	T4S	SL2	SL3	SL4	5MQ	5WQ	5XQ	RWQ	SLR/ SLL
<b>7 LED LIGHTBAR</b>															
C02	54	0.46	0.21	3,668	3,654	3,503	3,594	3,550	3,610	3,855	3,832	3,738	3,663	3,433	3,433
C03	77	0.65	0.29	5,554	5,533	5,305	5,442	5,375	5,465	5,837	5,802	5,660	5,546	5,198	5,198
C04	101	0.86	0.37	7,557	7,528	7,217	7,404	7,313	7,435	7,941	7,894	7,701	7,545	7,072	7,072
C05	131	1.11	0.50	9,228	9,193	8,813	9,041	8,930	9,080	9,697	9,640	9,404	9,214	8,636	8,636
C06	154	1.30	0.58	11,209	11,167	10,705	10,982	10,847	11,030	11,779	11,710	11,423	11,192	10,490	10,490
C07	178	1.51	0.66	12,969	12,919	12,385	12,706	12,550	12,761	13,628	13,548	13,216	12,949	12,137	12,137
C08	202	1.72	0.74	14,481	14,426	13,830	14,187	14,013	14,249	15,217	15,127	14,757	14,459	13,552	13,552
C09	232	1.97	0.87	16,800	16,737	16,045	16,460	16,258	16,531	17,654	17,550	17,121	16,775	15,723	15,723
C010	255	2.16	0.95	18,738	18,667	17,895	18,358	18,133	18,437	19,690	19,574	19,095	18,709	17,536	17,536
C011	279	2.37	1.03	20,506	20,429	19,584	20,091	19,844	20,178	21,549	21,422	20,898	20,475	19,191	19,191
C012	303	2.58	1.11	22,109	22,025	21,114	21,661	21,395	21,754	23,232	23,096	22,530	22,075	20,690	20,690
<b>21 LED LIGHTBAR</b>															
B02	51	0.43	0.20	4,512	4,495	4,309	4,421	4,366	4,440	4,741	4,714	4,598	4,505	4,223	4,223
B03	73	0.62	0.28	6,832	6,806	6,525	6,693	6,611	6,722	7,179	7,137	6,962	6,822	6,394	6,394
B04	95	0.81	0.35	9,295	9,259	8,877	9,106	8,995	9,146	9,767	9,710	9,472	9,281	8,698	8,698
B05	124	1.05	0.48	11,350	11,307	10,840	11,120	10,984	11,168	11,927	11,857	11,567	11,333	10,622	10,622
B06	146	1.24	0.56	13,787	13,735	13,167	13,508	13,342	13,566	14,488	14,403	14,050	13,767	12,903	12,903
B07	168	1.43	0.63	15,951	15,891	15,234	15,628	15,436	15,696	16,762	16,664	16,256	15,927	14,928	14,928
B08	190	1.62	0.70	17,811	17,744	17,010	17,450	17,236	17,526	18,717	18,607	18,151	17,784	16,669	16,669
B09	219	1.86	0.83	20,664	20,586	19,735	20,246	19,997	20,333	21,715	21,587	21,059	20,633	19,339	19,339
B010	241	2.05	0.91	23,047	22,960	22,011	22,580	22,303	22,678	24,219	24,076	23,487	23,012	21,569	21,569
B011	263	2.24	0.98	25,223	25,127	24,089	24,712	24,408	24,818	26,505	26,349	25,704	25,185	23,605	23,605
B012	285	2.43	1.05	27,194	27,091	25,971	26,643	26,315	26,758	28,576	28,408	27,712	27,152	25,449	25,449

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96
50°C	0.92

ORDERING INFORMATION

SAMPLE NUMBER: VTS-B12-LED-E1-T3-GM

**Product Family**  
VTS=Ventus <sup>1</sup>

**LED**

**Lamp Type**  
LED=Solid State Light-Emitting Diodes

**Distribution**  
T2=Type II  
T3=Type III  
T3S=Type III Short  
T4=Type IV  
SL2=Type II w/Spill Control  
SL3=Type III w/Spill Control  
SL4=Type IV w/Spill Control  
5MQ=Type V Square Medium  
5WQ=Type V Square Wide  
5XQ=Type V Square Extra Wide  
RW=Rectangular Wide  
SLL=90 Degree Spill  
Light Eliminator Left  
SLR=90 Degree Spill  
Light Eliminator Right

**Options** <sup>5</sup>  
P=Button Type Photocontrol (120V, 208, 240, or 277V) <sup>4, 6</sup>  
R=NEMA Photocontrol Receptacle  
2L=Bi-Level Switching Capable <sup>7</sup>  
L90=Optics Rotated 90 Degrees Left  
R90=Optics Rotated 90 Degrees Right  
HA=50 Degrees C. High Ambient Temperature Rating <sup>8</sup>  
7060=70 CRI/6000K CCT <sup>8</sup>  
8030=80 CRI 3000K CCT <sup>8</sup>  
LCF=LightBAR Cover Plate Matches Housing Finish  
TH=Tool-less Door Hardware  
WM=Wall Mount with Arm  
IM=Internal Mast Arm  
MS-LXX=Motion sensor for on/off operation <sup>9</sup>  
MS/X-LXX=Motion sensor for bi-level operation <sup>10</sup>

**Accessories** <sup>11</sup>  
VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon  
VA1034-XX=2 @ 180 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1035-XX=3 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1036-XX=4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1037-XX=2 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
VA1038-XX=3 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
VA1039-XX=2 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon  
VA1041-XX=2 @ 180 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1042-XX=3 @ 120 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1043-XX=4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1044-XX=2 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1045-XX=3 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1046-XX=4 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap  
OA/RA1027=NEMA Twistlock Photocontrol - 480V  
OA/RA1201=NEMA Twistlock Photocontrol - 347V  
MA1253=10KV Circuit Module Replacement

**Number of LightBARs** <sup>2, 3</sup>  
B02=[2] 21 LED LightBARs  
B03=[3] 21 LED LightBARs  
B04=[4] 21 LED LightBARs  
B05=[5] 21 LED LightBARs  
B06=[6] 21 LED LightBARs  
B07=[7] 21 LED LightBARs  
B08=[8] 21 LED LightBARs  
B09=[9] 21 LED LightBARs  
B10=[10] 21 LED LightBARs  
B11=[11] 21 LED LightBARs  
B12=[12] 21 LED LightBARs  
C02=[2] 7 LED LightBARs  
C03=[3] 7 LED LightBARs  
C04=[4] 7 LED LightBARs  
C05=[5] 7 LED LightBARs  
C06=[6] 7 LED LightBARs  
C07=[7] 7 LED LightBARs  
C08=[8] 7 LED LightBARs  
C09=[9] 7 LED LightBARs  
C10=[10] 7 LED LightBARs  
C11=[11] 7 LED LightBARs  
C12=[12] 7 LED LightBARs

**Voltage**  
E1=Electronic (120-277V)  
347=347V <sup>4</sup>  
480=480V <sup>4</sup>

**Finish**  
AP=Grey  
BZ=Bronze  
BK=Black  
DP=Dark Platinum  
GM=Graphite Metallic  
WH=White

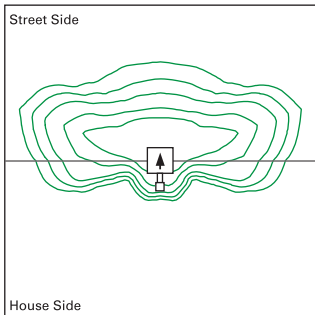
- NOTES:**
- 6" arm and round pole adapter included with fixture.
  - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
  - Standard 4000K CCT and nominal 70CRI.
  - Not available with HA option.
  - Add as suffix.
  - Must specify voltage.
  - See LightBAR operation table for additional information.
  - Consult Factory for lead times and lumen multiplier.
  - Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace XX with mounting height in feet for proper lens selection, (i.e., MS-L25). Consult factory for additional information.
  - Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C2-C12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height in feet for proper lens selection, (i.e., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
  - Order separately, replace XX with color suffix.



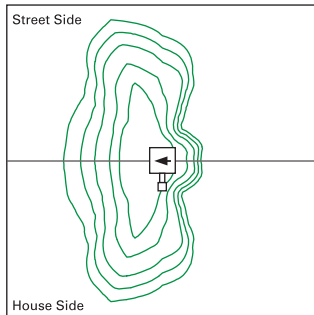
**LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION**

# of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	1
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

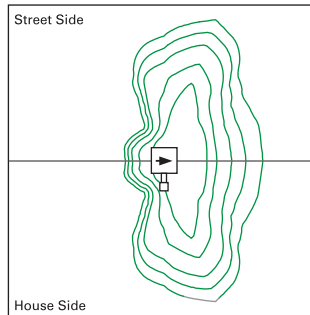
**OPTIC ORIENTATION**



**Standard**

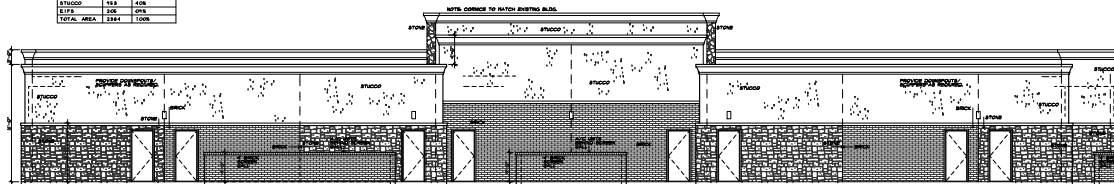


**Optics Rotated Left @ 90° [L90]**



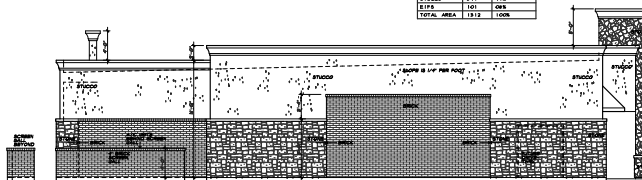
**Optics Rotated Right @ 90° [R90]**

REAR ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	407	51%
BRICK	433	55%
STUCCO	18.9	2.4%
EIFS	205	26%
TOTAL AREA	1344	100%



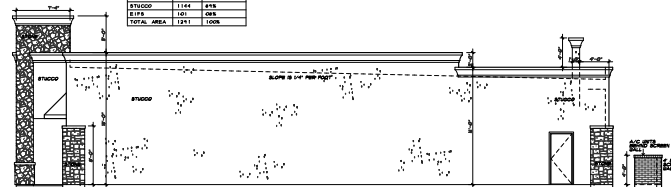
Rear Elevation  
1/7/17

LEFT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	247	31%
BRICK	400	50%
STUCCO	8.41	1.1%
EIFS	107	13%
TOTAL AREA	762	100%



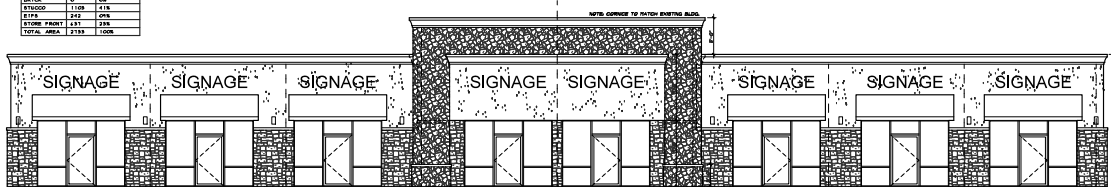
Left Elevation  
1/7/17

RIGHT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	76	9.6%
BRICK	0	0%
STUCCO	1184	14.8%
EIFS	100	12.6%
TOTAL AREA	1260	100%

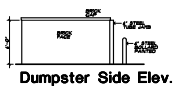


Right Elevation  
1/7/17

FRONT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	317	40%
BRICK	0	0%
STUCCO	2108	26.8%
EIFS	242	3.1%
STONE FRONT	233	2.9%
TOTAL AREA	2780	100%



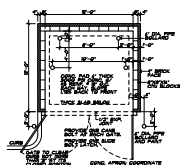
Front Elevation  
1/7/17



Dumpster Side Elev.  
1/7/17



Dumpster Front Elev.  
1/7/17



Dumpster Plan  
1/7/17

RANCH TRAIL RETAIL CENTER  
5233 HORIZON ROAD  
LOT 4, BLK. A MAVERICK RANCH  
CITY OF ROCKWALL, ROCKWALL CO., TX.  
PROJECT



**Viosca architects ltd.**  
8000 Warren Pkwy. Suite 100  
Dallas, TX 75204  
Phone: 214.681.3376

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12-05-17 date  
11009 job ref.  
2 of 2 sheet



## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2018-003	<b>Owner</b> JERRY, KISICK CUSTOM HOMES INC	<b>Applied</b> 1/18/2018	<b>LM</b>
<b>Project Name</b> Maverick Ranch Addition	<b>Applicant</b> GROUNDBREAKERS, LLC	<b>Approved</b>	
<b>Type</b> SITE PLAN		<b>Closed</b>	
<b>Subtype</b>		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
<b>Site Address</b> 5627 FM3097		<b>City, State Zip</b> ROCKWALL, TX 75032	
<b>Subdivision</b> MAVERICK RANCH		<b>Tract</b> 6	<b>Block</b> A
		<b>Lot No</b> 6	<b>Parcel No</b> 4374-000A-0006-00-OR
			<b>General Plan</b>
			<b>Zoning</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	1/18/2018	1/25/2018	1/18/2018		APPROVED	
ENGINEERING	Amy Williams	1/18/2018	1/25/2018	1/22/2018	4	COMMENTS	See Comments
(1/22/2018 2:55 PM AW) See markups All easements to be a minimum of 20' Dumpster must drain to oil/water separator Water line must have 10' either side of the line in an easement Existing asphalt driveway to be removed Impact fees 4% engineering inspection fees 1 tree for every 750 sf of detention No concentrated flow allowed off-site without easement							
FIRE	Kevin Clark	1/18/2018	1/25/2018	1/22/2018	4	COMMENTS	See Comments
(1/22/2018 2:28 PM KC) The required turning radius of a fire apparatus access road shall be in accordance with: a)For buildings less than 30-feet and less than 3 stories in height: i)20-feet (inside) for turns less than or equal to 90 degrees ii)25-feet (inside) for turns greater than 90 degrees b)For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet.  Radius on fire lanes were not indicated on plan							
GIS	Lance Singleton	1/18/2018	1/25/2018	1/18/2018		APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	1/18/2018	1/25/2018	1/22/2018	4 COMMENTS	See comments

Discuss and consider a request by Eddie Bond of Groundbreakers, LLC on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

**PLANNING COMMENTS - DAVID GONZALES - 01.18.2018**

All staff comments are to be addressed and resubmitted by Tuesday, February 6, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2018-003" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.
4. Irrigation Plan submitted is not considered an accepted plan with the site plan and has not been reviewed. This would be submitted during the building permit process.

Please address the following Planning Comments for each plan submitted:

**Site Plan:**

1. Re-label all easements as 24-ft firelane, public access, & drainage easements for site.

**Landscape Plan:**

1. Illustrate trees within the detention area as per notes - 11 trees provided.

**Photometric Plan:**

1. Maximum overall height of the lighting pole standard is not to exceed 30-ft (includes base, light pole, and fixtures).
2. Maximum intensity of exterior lighting is not to exceed 0.2-FC at the property lines.

**Building Elevations:**

1. CMU listed on the dumpster enclosure is to be custom CMU -- light weight block is prohibited.
2. Verify elevation direction labels for the right and left elevations (i.e. east and west facing). Seem to be reversed as indicated.
3. Elevation requires a recommendation of the Architectural Review Board (ARB). See scheduled meeting date below.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

**Meeting Dates to Attend:**

Architectural Review Board: January 30, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: January 30, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Architectural Review Board: February 13, 2018 (5:00 p.m.) [Subsequent meeting if necessary]						
Planning - Action: February 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
City Council - Action: Monday, February 19, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]						

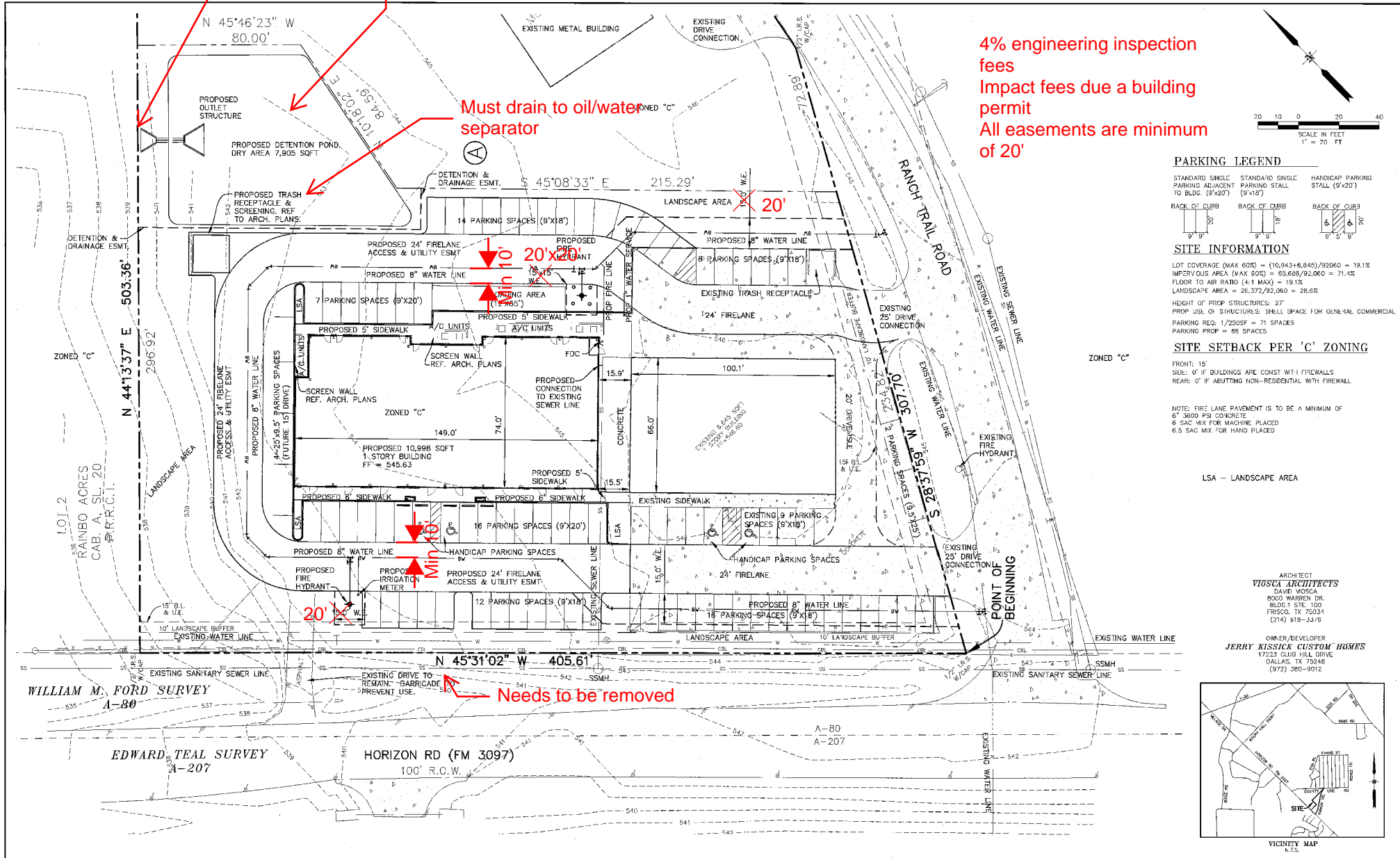


No concentrated flow allowed off-site without easement

1 tree for every 750 sf of detention is required

Must drain to oil/water separator

4% engineering inspection fees  
Impact fees due a building permit  
All easements are minimum of 20'



**PARKING LEGEND**

STANDARD SINGLE PARKING ADJACENT TO BLDG. (9'x20')	STANDARD SINGLE PARKING STALL (9'x20')	HANDICAP PARKING STALL (9'x20')
BACK OF CURB (9'x9')	BACK OF CURB (9'x12')	BACK OF CURB (9'x18')

**SITE INFORMATION**

LOT COVERAGE (MAX 60%) = (10,943+6,845)/92,060 = 19.1%  
IMPERVIOUS AREA (MAX 50%) = 65,689/92,060 = 71.4%  
FLOOR TO AIR RATIO (4:1 MAX) = 19.1%  
LANDSCAPE AREA = 26,372/92,060 = 28.6%  
HEIGHT OF PROP STRUCTURES: 27'  
PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL  
PARKING REQ: 1/250SF = 71 SPACES  
PARKING PROP = 85 SPACES

**SITE SETBACK PER 'C' ZONING**

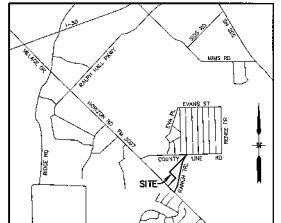
FRONT: 15'  
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS  
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE  
6 SAC MIX FOR MACHINE PLACED  
6.5 SAC MIX FOR HAND PLACED

LSA - LANDSCAPE AREA

ARCHITECT  
**VIOSCA ARCHITECTS**  
DAVID VIOSCA  
8000 WARREN DR.  
BLDG 1 STE 100  
FRISCO, TX 75034  
(214) 918-5376

OWNER/DEVELOPER  
**JERRY KISSICK CUSTOM HOMES**  
17223 CLUB HILL DRIVE  
DALLAS, TX 75248  
(972) 380-9012



VICINITY MAP  
N.T.S.

BENCHMARK:  
ROCKWALL MONUMENT "RESET #1" 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.  
NORTHING: 7011544.292 EASTING: 2590135.160  
ELEVATION: 567.704  
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE

**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00145  
201 WINDCO CIR. STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDPLP.COM

REVISIONS:

DRAWN: IMX	DATE: 4-9-12
CHECKED: TW	DATE: 4-9-12
PROJECT NO: 05210	
DWG FILE NAME: 5210 SITE PLAN.DWG	

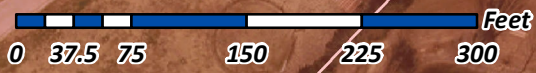
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**SITE PLAN**  
**RANCH TRAIL RETAIL CENTER**  
**LOT 6, BLOCK A, MAVERICK RANCH**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
1  
OF  
1





SP2018-003- SITE PLAN FOR MAVERICK RANCH ADDITION  
SITE PLAN - LOCATION MAP =



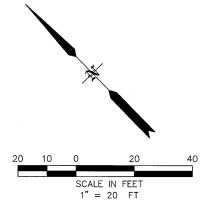
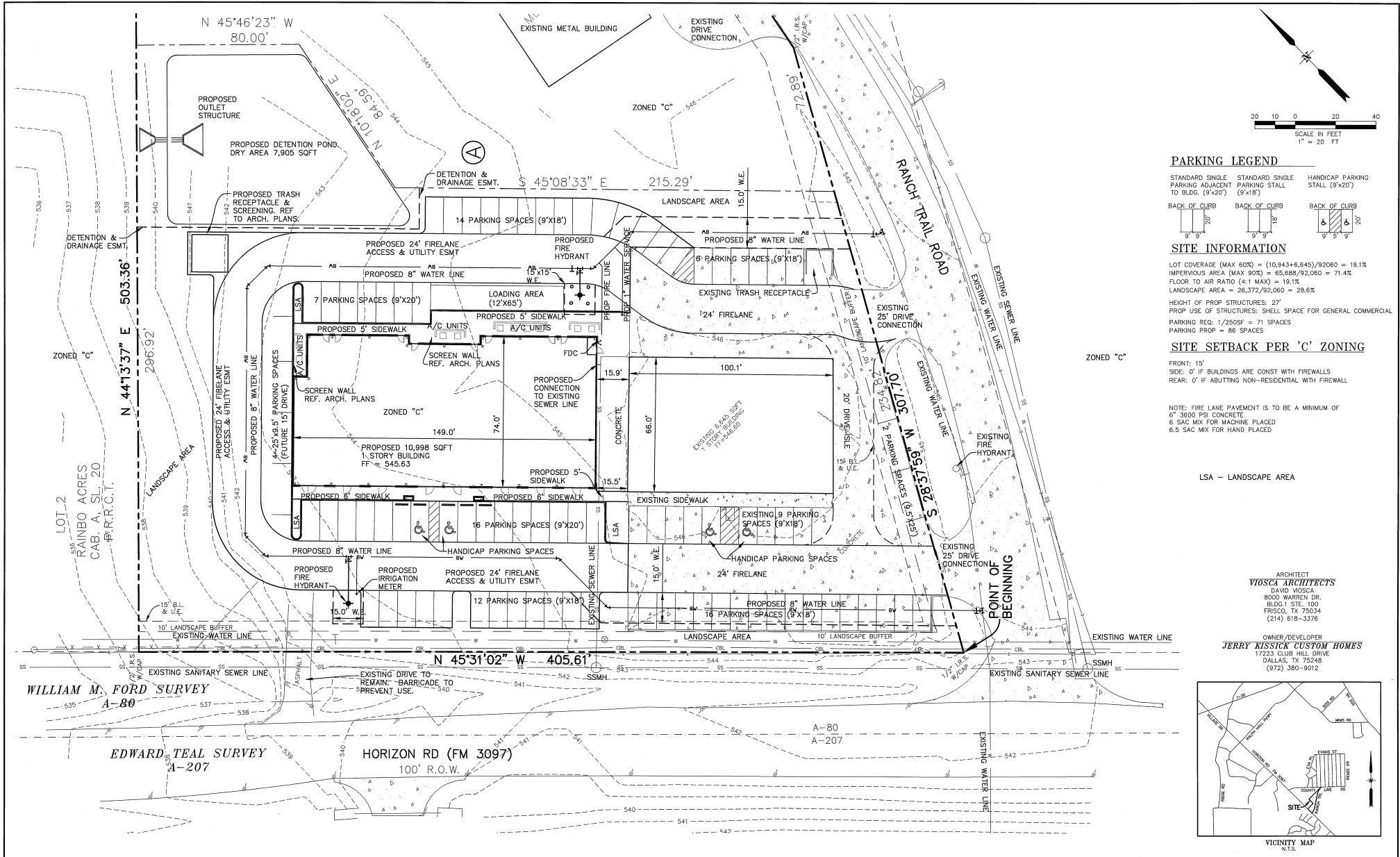
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): www.rockwall.com

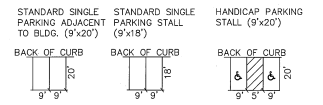
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**PARKING LEGEND**



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 PARKING PROP = 86 SPACES

**SITE SETBACK PER 'C' ZONING**

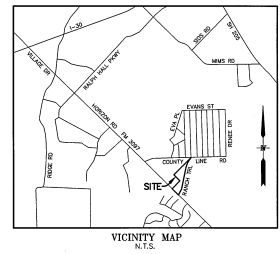
FRONT: 15'  
 SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS  
 REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE  
 6" SAC MIX FOR MACHINE PLACED  
 6.5" SAC MIX FOR HAND PLACED

LSA - LANDSCAPE AREA

ARCHITECT  
**VIOSCA ARCHITECTS**  
 DAVID VIOSCA  
 8000 WARREN DR.  
 BLDG. 1 STE. 100  
 FRISCO, TX 75034  
 (214) 618-3376

OWNER/DEVELOPER  
**JERRY KISSICK CUSTOM HOMES**  
 17223 CLUB HILL DRIVE  
 DALLAS, TX 75248  
 (972) 380-9012



**BENCHMARK:**  
 ROCKWALL MONUMENT "RESET #1" 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.  
 NORTHING: 7011544.252 EASTING: 2590135.160  
 ELEVATION: 567.704  
 BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLPC.COM

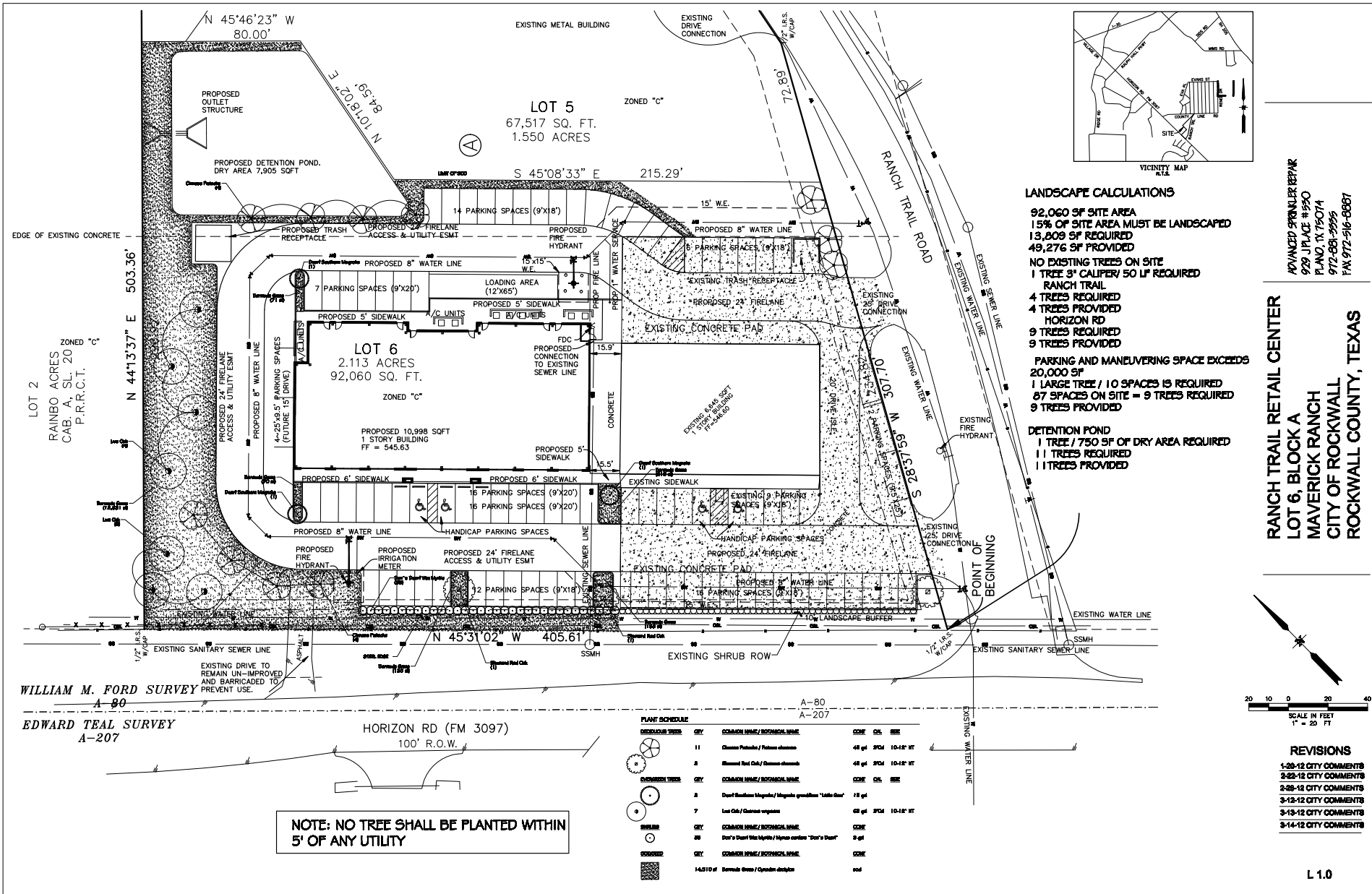
REVISIONS:	
DRAWN: JMK	DATE: 4-9-12
CHECKED: TW	DATE: 4-9-12
PROJECT NO.: 05210	
DWG FILE NAME: 5210 SITE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TODD D. WINTTERS, P.E. 87085

**SITE PLAN**  
**RANCH TRAIL RETAIL CENTER**  
**LOT 6, BLOCK A, MAVERICK RANCH**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1





**LANDSCAPE CALCULATIONS**

92,060 SF SITE AREA  
 15% OF SITE AREA MUST BE LANDSCAPED  
 13,809 SF REQUIRED  
 49,276 SF PROVIDED  
 NO EXISTING TREES ON SITE  
 1 TREE 3" CALIPER/ 50 LF REQUIRED  
 RANCH TRAIL  
 4 TREES REQUIRED  
 4 TREES PROVIDED  
 HORIZON RD  
 9 TREES REQUIRED  
 9 TREES PROVIDED  
 PARKING AND MANEUVERING SPACE EXCEEDS  
 20,000 SF  
 1 LARGE TREE / 10 SPACES IS REQUIRED  
 87 SPACES ON SITE = 9 TREES REQUIRED  
 9 TREES PROVIDED

DETENTION POND  
 1 TREE / 750 SF OF DRY AREA REQUIRED  
 11 TREES REQUIRED  
 11 TREES PROVIDED

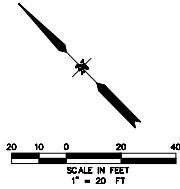
ADVANCED SPRINKLER REPAIR  
 929 J PLACE #550  
 PLANO, TX 75074  
 972-881-9995  
 FAX 972-516-8887

**RANCH TRAIL RETAIL CENTER  
 LOT 6, BLOCK A  
 MAVERICK RANCH  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS**

**PLANT SCHEDULE**

SYMBOL	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	HL
	11	Chinese Parasol / Palmetto clematis	48	30"	10-18" HT
	8	Blended Red Oak / Chinese clematis	48	30"	10-18" HT
	8	Doan's Bushy Magnolia / Magnolia grandiflora 'Little Star'	18	30"	10-18" HT
	7	Red Oak / Chinese clematis	48	30"	10-18" HT
	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	HL
	88	Doan's Short White Magnolia / Magnolia cordata 'Doan's Short'	3	30"	10-18" HT
	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	HL
	145110 #	Bermuda Grass / Quercus douglasii	004		

**NOTE: NO TREE SHALL BE PLANTED WITHIN 5' OF ANY UTILITY**



- REVISIONS**
- 1-20-12 CITY COMMENTS
  - 2-22-12 CITY COMMENTS
  - 2-26-12 CITY COMMENTS
  - 3-12-12 CITY COMMENTS
  - 3-13-12 CITY COMMENTS
  - 3-14-12 CITY COMMENTS

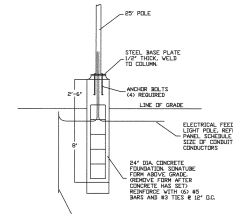
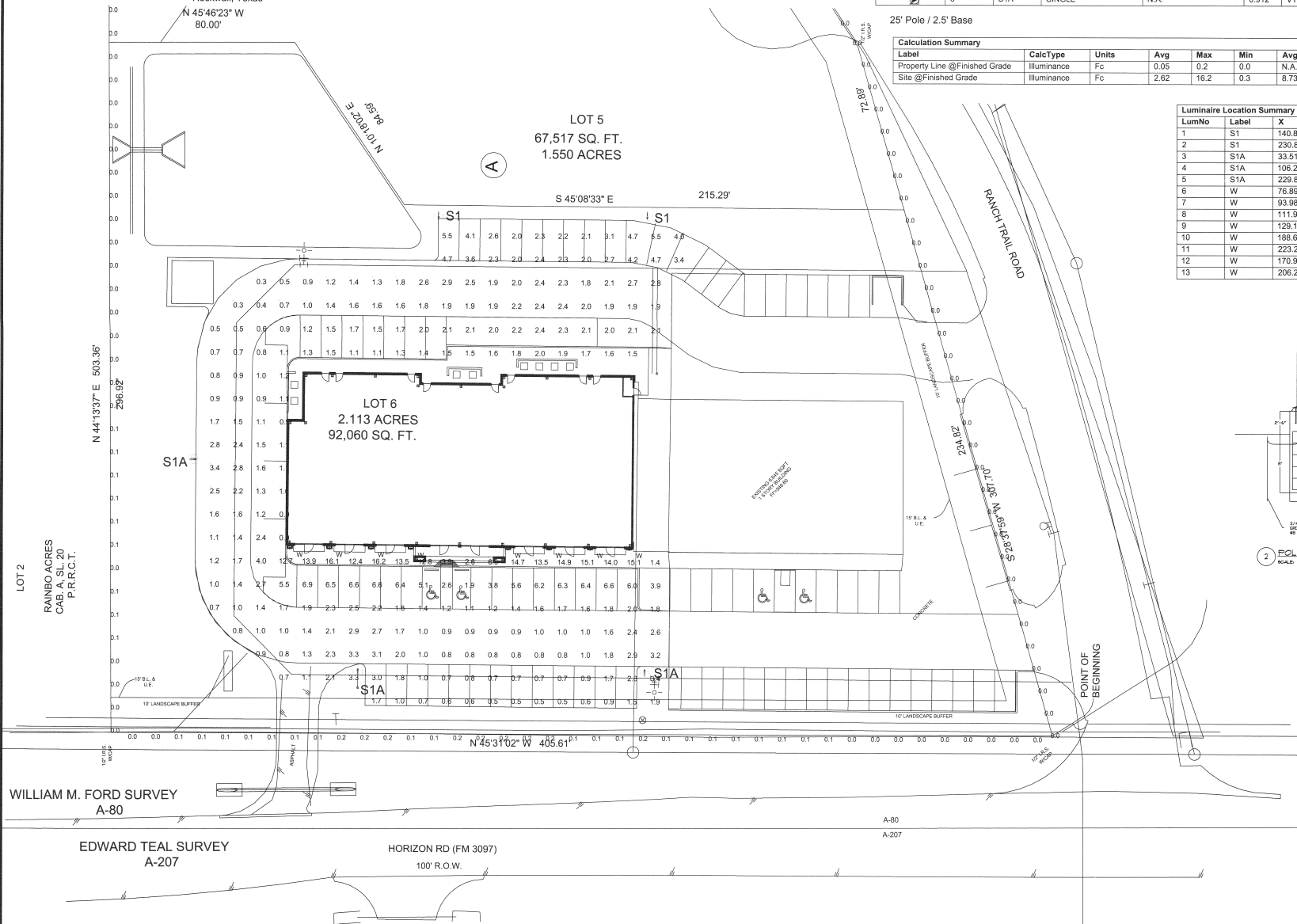
January 23, 2012  
 Ranch Trail Retail Center  
 Revision 3  
 Rockwall, Texas

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
1	2	S1	SINGLE	N.A.	0.912	VTS-B10-LED-E1-SL4
2	8	W	SINGLE	9000	0.800	ISC-100-MP-XX-2S
3	3	S1A	SINGLE	N.A.	0.912	VTS-B06-LED-E1-SL4

25' Pole / 2.5' Base

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	P8pctLr	P8pctB
Property Line @Finished Grade	ILLUMINANCE	Fc	0.05	0.2	0.0	N.A.	N.A.	10	N.A.
Site @Finished Grade	ILLUMINANCE	Fc	2.62	16.2	0.3	8.73	54.00	10	10

LumNo	Label	X	Y	Z	Orient
1	S1	140.849	224.507	27.5	269.41
2	S1	230.849	224.507	27.5	269.41
3	S1A	33.517	117.713	27.5	359.243
4	S1A	106.293	25	27.5	90
5	S1A	229.892	25	27.5	90
6	W	76.899	79.576	12	270
7	W	93.985	79.576	12	270
8	W	111.932	79.576	12	270
9	W	129.106	79.576	12	270
10	W	168.651	79.576	12	270
11	W	223.274	79.576	12	270
12	W	170.993	79.576	12	270
13	W	206.294	79.576	12	270



1 PHOTOMETRIC PLAN  
 SCALE: 1" = 20'



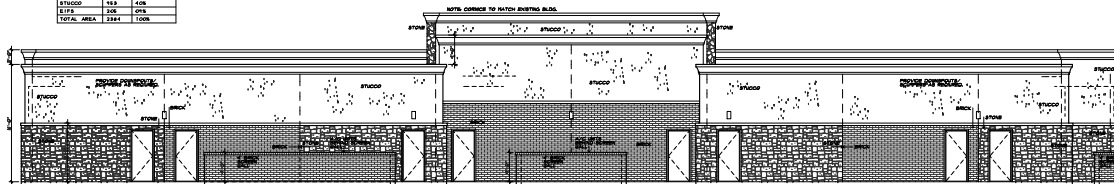
LARRY L. BLACKMON  
 ENGINEERING & BUILDING DESIGN  
 6716 AZLE AVENUE  
 FORT WORTH, TEXAS 76135  
 REGISTRATION # 0003352  
 www.lblackmon-engineering.com

LARRY L. BLACKMON  
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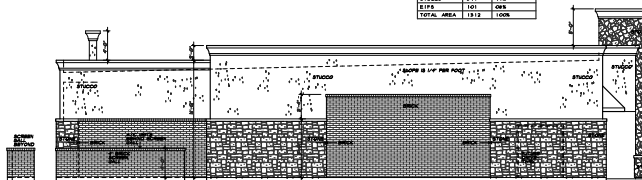
SHEET  
**SE1**  
 DATE: 1/23/2012  
 DRAWN BY: RLH  
 DESIGN BY: LLB

REAR ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	407	21%
BRICK	433	23%
STUCCO	919	50%
ETFA	205	11%
TOTAL AREA	1964	100%



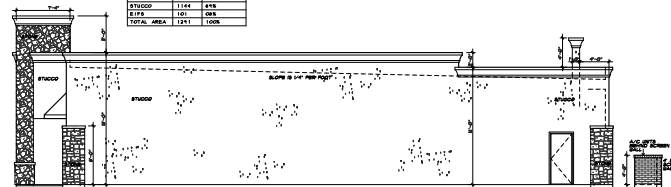
Rear Elevation  
1/7/17

LEFT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	267	13%
BRICK	400	20%
STUCCO	841	41%
ETFA	102	5%
TOTAL AREA	1910	100%



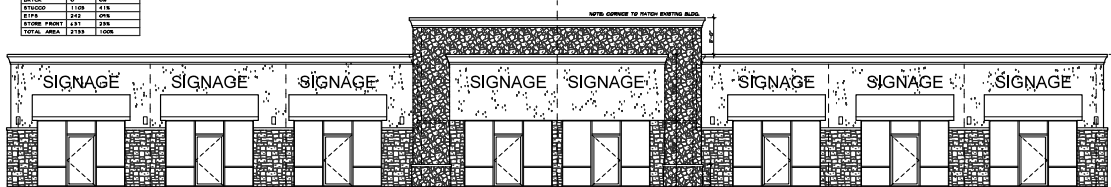
Left Elevation  
1/7/17

RIGHT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	76	4%
BRICK	0	0%
STUCCO	1194	61%
ETFA	100	5%
TOTAL AREA	1370	100%

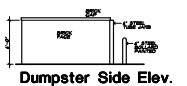


Right Elevation  
1/7/17

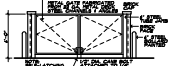
FRONT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	317	15%
BRICK	0	0%
STUCCO	1109	53%
ETFA	242	12%
STONE FRONT	233	10%
TOTAL AREA	2199	100%



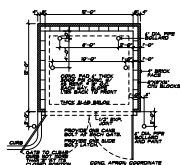
Front Elevation  
1/7/17



Dumpster Side Elev.  
1/7/17



Dumpster Front Elev.  
1/7/17



Dumpster Plan  
1/7/17

RANCH TRAIL RETAIL CENTER  
5233 HORIZON ROAD  
LOT 4, BLK. A MAVERICK RANCH  
CITY OF ROCKWALL, ROCKWALL CO., TX.  
PROJECT



**Viosca architects ltd.**  
8000 Warren Pkwy. Suite 100  
Dallas, TX 75204  
bbg 1  
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12-05-17 date  
11009 job ref.  
2 of 2 sheet



**DESCRIPTION**

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas, and any security lighting application. UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

**SPECIFICATION FEATURES**

**Construction**

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

**Optics**

Choice of thirteen (13) patented, high-efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

**Electrical**

LED drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. 50,000 + hour life with >70% lumen maintenance. The Ventus LED luminaire is suitable for operation in -30°C to 40°C ambient environments. LightBARs feature an IP66 enclosure rating.

**Mounting**

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a 2-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

**Finish**

Cast components and arm finished in SuperTGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**

Ventus features a five-year limited warranty.



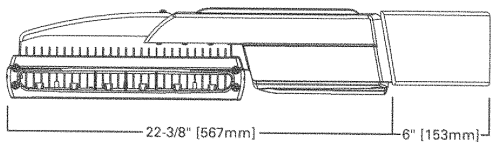
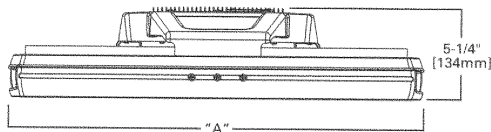
**VTS  
VENTUS  
LED**

2 - 12 LightBARs  
Solid State LED

AREA LUMINAIRE

SustainableLEDesign

**DIMENSIONS**

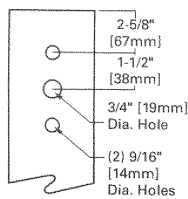


**TABULATED REFERENCE DATA**

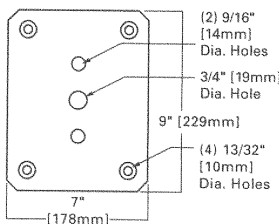
# of Bars	"A" Width [in/mm]	Weight [lbs.] w/o Arm	w/Arm	EPA [sq. ft.] w/o Arm	w/Arm
2-4	12-7/8 [328]	24 [10.91 kgs.]	29 [13.18 kgs.]	0.94	1.00
5-8	18 [458]	30 [13.64 kgs.]	35 [15.91 kgs.]	1.10	1.20
9-12	25-7/8 [658]	39 [17.73 kgs.]	44 [20.00 kgs.]	1.31	1.44

**DRILLING PATTERNS**

**Type "C"**



**Wall Mount [WM]**



**CERTIFICATION DATA**

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 LightBARs  
3G Vibration Rated  
ARRA Compliant  
ISO 9001

**ENERGY DATA**

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60hz, 347V/60hz, 480V/60hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

**SHIPPING DATA**

**Approximate Net Weight:**  
(See Tabulated Reference Data)

**POWER AND LUMENS BY BAR COUNT**

Number of LightBARs	DISTRIBUTION														
	Power [Watts]	Power [Watts]	Current @ 120V [A]	T2	T3	T3S	T4	SL2	SL3	SL4	5MQ	5WQ	5XQ	RW	SLR/SLL
<b>7 LED LIGHTBAR</b>															
C02	54	54	0.46	3,668	3,654	3,557	3,503	3,594	3,550	3,610	3,855	3,832	3,738	3,653	3,433
C03	77	77	0.65	5,554	5,533	5,386	5,305	5,442	5,375	5,465	5,837	5,802	5,660	5,546	5,198
C04	101	101	0.86	7,557	7,528	7,327	7,217	7,404	7,313	7,435	7,941	7,894	7,701	7,545	7,072
C05	131	131	1.11	9,228	9,193	8,948	8,813	9,041	8,930	9,080	9,697	9,640	9,404	9,214	8,636
C06	154	154	1.30	11,209	11,167	10,869	10,705	10,982	10,847	11,030	11,779	11,710	11,423	11,192	10,490
C07	178	178	1.51	12,969	12,919	12,575	12,385	12,706	12,550	12,761	13,628	13,548	13,216	12,949	12,137
C08	202	202	1.72	14,481	14,426	14,041	13,830	14,187	14,013	14,249	15,217	15,127	14,757	14,459	13,552
C09	232	232	1.97	16,800	16,737	16,291	16,045	16,460	16,258	16,531	17,654	17,550	17,121	16,775	15,723
C10	255	255	2.16	18,738	18,667	18,169	17,895	18,358	18,133	18,437	19,690	19,574	19,095	18,709	17,536
C11	279	279	2.37	20,506	20,429	19,884	19,584	20,091	19,844	20,178	21,549	21,422	20,898	20,475	19,191
C12	303	303	2.58	22,109	22,025	21,438	21,114	21,661	21,395	21,754	23,232	23,096	22,530	22,075	20,690
<b>21 LED LIGHTBAR</b>															
B02	51	51	0.43	4,512	4,495	4,375	4,309	4,421	4,366	4,440	4,741	4,714	4,598	4,505	4,223
B03	73	73	0.62	6,832	6,806	6,625	6,525	6,693	6,611	6,722	7,179	7,137	6,962	6,822	6,394
B04	95	95	0.81	9,295	9,259	9,013	8,877	9,106	8,995	9,146	9,767	9,710	9,472	9,281	8,698
B05	124	124	1.05	11,350	11,307	11,006	10,840	11,120	10,984	11,168	11,927	11,857	11,567	11,333	10,622
B06	146	146	1.24	13,787	13,735	13,369	13,167	13,508	13,342	13,566	14,488	14,403	14,050	13,767	12,903
B07	168	168	1.43	15,951	15,891	15,467	15,234	15,628	15,436	15,696	16,762	16,664	16,256	15,927	14,928
B08	190	190	1.62	17,811	17,744	17,271	17,010	17,450	17,236	17,526	18,717	18,607	18,151	17,784	16,669
B09	219	219	1.86	20,664	20,586	20,037	19,735	20,246	19,997	20,333	21,715	21,587	21,059	20,632	19,339
B10	241	241	2.05	23,047	22,960	22,348	22,011	22,580	22,303	22,678	24,219	24,076	23,487	23,012	21,569
B11	263	263	2.24	25,223	25,127	24,458	24,089	24,712	24,408	24,818	26,505	26,349	25,704	25,185	23,605
B12	285	285	2.43	27,194	27,091	26,369	25,971	26,643	26,315	26,758	28,576	28,408	27,712	27,152	25,449

**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96
50°C	0.92

TOTAL 1

**ORDERING INFORMATION**

SAMPLE NUMBER: VTS-B12-LED-E1-T3-GM

**VTS**

Product Family  
VTS=Ventus<sup>1</sup>

**B10**

Lamp Type  
LED=Solid State Light-Emitting Diodes

**LED**

Voltage  
E1=Electronic (120-277V)  
347=347V<sup>4</sup>  
480=480V<sup>4</sup>

**E1**

Distribution  
T2=Type II  
T3=Type III  
T3S=Type III Short  
T4=Type IV

**F3**

Finish  
AP=Grey  
BZ=Bronze  
BK=Black  
DP=Dark Platinum  
GM=Graphite Metallic  
WH=White

**Options<sup>5</sup>**

P=Button Type Photocontrol (120V, 208, 240, or 277V)<sup>4, 6</sup>  
R=NEMA Photocontrol Receptacle  
ZL=Two circuits<sup>7</sup>  
L90=Optics Rotated 90 Degrees Left  
R90=Optics Rotated 90 Degrees Right  
HA=50 Degrees C. High Ambient Temperature Rating  
7060=70 CRI/6000K CCT<sup>8</sup>  
8030=80 CRI 3000K CCT<sup>8</sup>  
LCF=LightBAR Cover Plate Matches Housing Finish  
TH=Tool-less Door Hardware  
WM=Wall Mount with Arm  
IM=Internal Mast Arm  
MS-LXX=Motion sensor for on/off operation<sup>9</sup>  
MS/X-LXX=Motion sensor for bi-level operation<sup>10</sup>

**Accessories<sup>11</sup>**

VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon  
VA1034-XX=2 @ 180 Degrees Tenon Adapter for 2-3/8" O.D. Tenon  
VA1035-XX=3 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1036-XX=4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1037-XX=2 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
VA1038-XX=3 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
VA1039-XX=2 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon  
VA1041-XX=2 @ 180 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1042-XX=3 @ 120 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1043-XX=4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1044-XX=2 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1045-XX=3 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1046-XX=4 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap  
OA/RA1027=NEMA Twistlock Photocontrol - 480V  
OA/RA1201=NEMA Twistlock Photocontrol - 347V  
MA1253=10KV Circuit Module Replacement

**Number of LightBARs<sup>2, 3</sup>**

B02=[2] 21 LED LightBARs  
B03=[3] 21 LED LightBARs  
B04=[4] 21 LED LightBARs  
B05=[5] 21 LED LightBARs  
B06=[6] 21 LED LightBARs  
B07=[7] 21 LED LightBARs  
B08=[8] 21 LED LightBARs  
B09=[9] 21 LED LightBARs  
B10=[10] 21 LED LightBARs  
B11=[11] 21 LED LightBARs  
B12=[12] 21 LED LightBARs

C02=[2] 7 LED LightBARs  
C03=[3] 7 LED LightBARs  
C04=[4] 7 LED LightBARs  
C05=[5] 7 LED LightBARs  
C06=[6] 7 LED LightBARs  
C07=[7] 7 LED LightBARs  
C08=[8] 7 LED LightBARs  
C09=[9] 7 LED LightBARs  
C10=[10] 7 LED LightBARs  
C11=[11] 7 LED LightBARs  
C12=[12] 7 LED LightBARs

**NOTES:**

- 6" arm and round pole adapter included with fixture.
- 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- Standard 4000K CCT and nominal 70CRI.
- Not available with HA option.
- Add as suffix.
- Must specify voltage.
- Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
- Consult Factory for lead times and lumen multiplier.
- Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace XX with mounting height in feet for proper lens selection, (i.e., MS-L25). Consult factory for additional information.
- Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height in feet for proper lens selection, (i.e., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
- Order separately, replace XX with color suffix.

**POWER AND LUMENS BY BAR COUNT**

Number of LightBARs	DISTRIBUTION														
	Power [Watts]	Power [Watts]	Current @ 120V [A]	T2	T3	T3S	T4	SL2	SL3	SL4	5WQ	5WQ	5XQ	RW	SLR/SLL
<b>7 LED LIGHTBAR</b>															
C02	54	54	0.46	3,668	3,654	3,557	3,503	3,594	3,550	3,610	3,855	3,832	3,738	3,663	3,433
C03	77	77	0.65	5,554	5,533	5,386	5,305	5,442	5,375	5,465	5,837	5,802	5,660	5,546	5,198
C04	101	101	0.86	7,557	7,528	7,327	7,217	7,404	7,313	7,435	7,941	7,894	7,701	7,545	7,072
C05	131	131	1.11	9,228	9,193	8,948	8,813	9,041	8,930	9,080	9,687	9,640	9,404	9,214	8,636
C06	154	154	1.30	11,209	11,167	10,869	10,705	10,982	10,847	11,030	11,779	11,710	11,423	11,192	10,490
C07	178	178	1.51	12,969	12,919	12,575	12,385	12,706	12,550	12,761	13,628	13,548	13,216	12,949	12,137
C08	202	202	1.72	14,481	14,426	14,041	13,830	14,187	14,013	14,249	15,217	15,127	14,757	14,459	13,552
C09	232	232	1.97	16,800	16,737	16,291	16,045	16,460	16,258	16,531	17,654	17,550	17,121	16,775	15,723
C10	255	255	2.16	18,738	18,667	18,169	17,895	18,358	18,133	18,437	19,690	19,574	19,095	18,709	17,536
C11	279	279	2.37	20,506	20,429	19,884	19,584	20,091	19,844	20,178	21,549	21,422	20,898	20,475	19,191
C12	303	303	2.58	22,109	22,025	21,438	21,114	21,661	21,395	21,754	23,232	23,096	22,530	22,075	20,690
<b>21 LED LIGHTBAR</b>															
B02	51	51	0.43	4,512	4,495	4,375	4,309	4,421	4,366	4,440	4,741	4,714	4,598	4,505	4,223
B03	73	73	0.62	6,832	6,806	6,625	6,525	6,693	6,611	6,722	7,179	7,137	6,962	6,822	6,394
B04	95	95	0.81	9,295	9,259	9,013	8,877	9,106	8,995	9,146	9,767	9,710	9,472	9,281	8,698
B05	124	124	1.05	11,350	11,307	11,006	10,840	11,120	10,984	11,168	11,927	11,857	11,567	11,333	10,622
B06	146	146	1.24	13,787	13,735	13,369	13,167	13,508	13,342	13,566	14,488	14,403	14,050	13,767	12,903
B07	168	168	1.43	15,951	15,891	15,467	15,234	15,628	15,436	15,696	16,762	16,664	16,256	15,827	14,928
B08	190	190	1.62	17,811	17,744	17,271	17,010	17,450	17,236	17,526	18,717	18,607	18,151	17,784	16,669
B09	219	219	1.86	20,664	20,586	20,037	19,735	20,246	19,997	20,333	21,715	21,587	21,059	20,633	19,339
B10	241	241	2.05	23,047	22,960	22,348	22,011	22,580	22,303	22,678	24,219	24,076	23,487	23,012	21,569
B11	263	263	2.24	25,223	25,127	24,455	24,089	24,712	24,408	24,818	26,505	26,349	25,704	25,185	23,605
B12	285	285	2.43	27,194	27,091	26,369	25,971	26,643	26,315	26,758	28,576	28,408	27,712	27,152	25,449

4 total

**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96
50°C	0.92

**ORDERING INFORMATION**

SAMPLE NUMBER: VTS-B12-LED-E1-T3-GM

**Product Family**  
VTS=Ventus 1

**Lamp Type**  
LED=Solid State Light-Emitting Diodes

**Distribution**  
T2=Type II  
T3=Type III  
T3S=Type III Short  
T4=Type IV

**Options 5**  
P=Button Type Photocontrol (120V, 208, 240, or 277V) 4, 6  
R=NEMA Photocontrol Receptacle  
2L=Two circuits 7  
L90=Optics Rotated 90 Degrees Left  
R90=Optics Rotated 90 Degrees Right  
HA=50 Degrees C. High Ambient Temperature Rating 8  
7060=70 CRI/6000K CCT 8  
8030=80 CRI 3000K CCT 8  
LCF=LightBAR Cover Plate Matches Housing Finish  
TH=Tool-less Door Hardware  
WM=Wall Mount with Arm  
IM=Internal Mast Arm  
MS-LXX=Motion sensor for on/off operation 9  
MS/X-LXX=Motion sensor for bi-level operation 10

**Accessories 11**  
VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon  
VA1034-XX-2 @ 180 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1035-XX-3 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1036-XX-4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1037-XX-2 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
VA1038-XX-3 @ 90 Degree Tenon Adapter for 2-3/8" Tenon  
VA1039-XX-2 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon  
VA1041-XX-2 @ 180 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1042-XX-3 @ 120 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1043-XX-4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon  
VA1044-XX-2 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1045-XX-3 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
VA1046-XX-4 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon  
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap  
OA/RA1027=NEMA Twistlock Photocontrol - 480V  
OA/RA1201=NEMA Twistlock Photocontrol - 347V  
MA1253=10kV Circuit Module Replacement

**Number of LightBARs 2, 3**  
B02=[2] 21 LED LightBARs  
B03=[3] 21 LED LightBARs  
B04=[4] 21 LED LightBARs  
B05=[5] 21 LED LightBARs  
B06=[6] 21 LED LightBARs  
B07=[7] 21 LED LightBARs  
B08=[8] 21 LED LightBARs  
B09=[9] 21 LED LightBARs  
B10=[10] 21 LED LightBARs  
B11=[11] 21 LED LightBARs  
B12=[12] 21 LED LightBARs  
C02=[2] 7 LED LightBARs  
C03=[3] 7 LED LightBARs  
C04=[4] 7 LED LightBARs  
C05=[5] 7 LED LightBARs  
C06=[6] 7 LED LightBARs  
C07=[7] 7 LED LightBARs  
C08=[8] 7 LED LightBARs  
C09=[9] 7 LED LightBARs  
C10=[10] 7 LED LightBARs  
C11=[11] 7 LED LightBARs  
C12=[12] 7 LED LightBARs

**Voltage**  
E1=Electronic (120-277V)  
347=347V 4  
480=480V 4

**Finish**  
AP=Grey  
BZ=Bronze  
BK=Black  
DP=Dark Platinum  
GM=Graphite Metallic  
WH=White

- NOTES:**
- 1 6" arm and round pole adapter included with fixture.
  - 2 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
  - 3 Standard 4000K CCT and nominal 70CRI.
  - 4 Not available with HA option.
  - 5 Add as suffix.
  - 6 Must specify voltage.
  - 7 Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
  - 8 Consult Factory for lead times and lumen multiplier.
  - 9 Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace XX with mounting height in feet for proper lens selection, (i.e., MS-L25). Consult factory for additional information.
  - 10 Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height in feet for proper lens selection, (i.e., MS3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
  - 11 Order separately, replace XX with color suffix.



## DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas, and any security lighting application. UL/cUL Listed for wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

### Optics

Choice of thirteen (13) patented, high-efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to

meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

### Electrical

LED drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. 50,000 + hour life with >70% lumen maintenance. The Ventus LED luminaire is suitable for operation in -30°C to 40°C ambient environments. LightBARs feature an IP66 enclosure rating.

### Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor

friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a 2-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

### Finish

Cast components and arm finished in SuperTGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

### Warranty

Ventus features a five-year limited warranty.



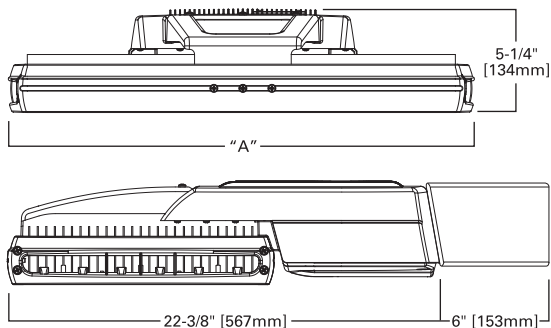
## VTS VENTUS LED

2 - 12 LightBARs  
Solid State LED

AREA LUMINAIRE

Sustainable Design

## DIMENSIONS

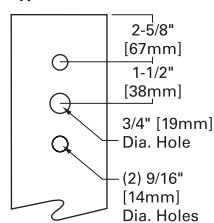


### TABULATED REFERENCE DATA

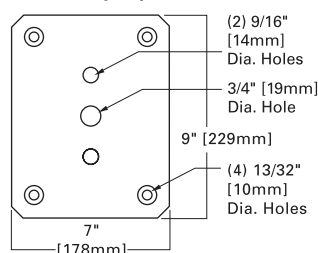
# of Bars	"A" Width [in/mm]	Weight [lbs.]		EPA [sq. ft.]	
		w/o Arm	w/Arm	w/o Arm	w/Arm
2-4	12-7/8 [328]	24 [10.91 kgs.]	29 [13.18 kgs.]	0.94	1.00
5-8	18 [458]	30 [13.64 kgs.]	35 [15.91 kgs.]	1.10	1.20
9-12	25-7/8 [658]	39 [17.73 kgs.]	44 [20.00 kgs.]	1.31	1.44

## DRILLING PATTERNS

### Type "C"



### Wall Mount [WM]



## CERTIFICATION DATA

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 LightBARs  
3G Vibration Rated  
ARRA Compliant  
ISO 9001

## ENERGY DATA

### Electronic LED Driver

>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

## SHIPPING DATA

Approximate Net Weight:  
(See Tabulated Reference Data)

POWER AND LUMENS BY BAR COUNT

Number of LightBARs	DISTRIBUTION														
	Power [Watts]	Current @ 120V [A]	Current @ 277V [A]	T2A	T3A	T3S	T4S	SL2	SL3	SL4	5MQ	5WQ	5XQ	RWQ	SLR/ SLL
<b>7 LED LIGHTBAR</b>															
C02	54	0.46	0.21	3,668	3,654	3,503	3,594	3,550	3,610	3,855	3,832	3,738	3,663	3,433	3,433
C03	77	0.65	0.29	5,554	5,533	5,305	5,442	5,375	5,465	5,837	5,802	5,660	5,546	5,198	5,198
C04	101	0.86	0.37	7,557	7,528	7,217	7,404	7,313	7,435	7,941	7,894	7,701	7,545	7,072	7,072
C05	131	1.11	0.50	9,228	9,193	8,813	9,041	8,930	9,080	9,697	9,640	9,404	9,214	8,636	8,636
C06	154	1.30	0.58	11,209	11,167	10,705	10,982	10,847	11,030	11,779	11,710	11,423	11,192	10,490	10,490
C07	178	1.51	0.66	12,969	12,919	12,385	12,706	12,550	12,761	13,628	13,548	13,216	12,949	12,137	12,137
C08	202	1.72	0.74	14,481	14,426	13,830	14,187	14,013	14,249	15,217	15,127	14,757	14,459	13,552	13,552
C09	232	1.97	0.87	16,800	16,737	16,045	16,460	16,258	16,531	17,654	17,550	17,121	16,775	15,723	15,723
C010	255	2.16	0.95	18,738	18,667	17,895	18,358	18,133	18,437	19,690	19,574	19,095	18,709	17,536	17,536
C011	279	2.37	1.03	20,506	20,429	19,584	20,091	19,844	20,178	21,549	21,422	20,898	20,475	19,191	19,191
C012	303	2.58	1.11	22,109	22,025	21,114	21,661	21,395	21,754	23,232	23,096	22,530	22,075	20,690	20,690
<b>21 LED LIGHTBAR</b>															
B02	51	0.43	0.20	4,512	4,495	4,309	4,421	4,366	4,440	4,741	4,714	4,598	4,505	4,223	4,223
B03	73	0.62	0.28	6,832	6,806	6,525	6,693	6,611	6,722	7,179	7,137	6,962	6,822	6,394	6,394
B04	95	0.81	0.35	9,295	9,259	8,877	9,106	8,995	9,146	9,767	9,710	9,472	9,281	8,698	8,698
B05	124	1.05	0.48	11,350	11,307	10,840	11,120	10,984	11,168	11,927	11,857	11,567	11,333	10,622	10,622
B06	146	1.24	0.56	13,787	13,735	13,167	13,508	13,342	13,566	14,488	14,403	14,050	13,767	12,903	12,903
B07	168	1.43	0.63	15,951	15,891	15,234	15,628	15,436	15,696	16,762	16,664	16,256	15,927	14,928	14,928
B08	190	1.62	0.70	17,811	17,744	17,010	17,450	17,236	17,526	18,717	18,607	18,151	17,784	16,669	16,669
B09	219	1.86	0.83	20,664	20,586	19,735	20,246	19,997	20,333	21,715	21,587	21,059	20,633	19,339	19,339
B010	241	2.05	0.91	23,047	22,960	22,011	22,580	22,303	22,678	24,219	24,076	23,487	23,012	21,569	21,569
B011	263	2.24	0.98	25,223	25,127	24,089	24,712	24,408	24,818	26,505	26,349	25,704	25,185	23,605	23,605
B012	285	2.43	1.05	27,194	27,091	25,971	26,643	26,315	26,758	28,576	28,408	27,712	27,152	25,449	25,449

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96
50°C	0.92

ORDERING INFORMATION

SAMPLE NUMBER: VTS-B12-LED-E1-T3-GM

		LED				
<p><b>Product Family</b> VTS=Ventus <sup>1</sup></p>	<p><b>Lamp Type</b> LED=Solid State Light-Emitting Diodes</p>	<p><b>Voltage</b> E1=Electronic (120-277V) 347=347V <sup>4</sup> 480=480V <sup>4</sup></p>	<p><b>Distribution</b> T2=Type II T3=Type III T3S=Type III Short T4=Type IV SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide RW=Rectangular Wide SLL=90 Degree Spill Light Eliminator Left SLR=90 Degree Spill Light Eliminator Right</p>	<p><b>Finish</b> AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White</p>	<p><b>Options</b> <sup>5</sup> P=Button Type Photocontrol (120V, 208, 240, or 277V) <sup>4, 6</sup> R=NEMA Photocontrol Receptacle 2L=Bi-Level Switching Capable <sup>7</sup> L90=Optics Rotated 90 Degrees Left R90=Optics Rotated 90 Degrees Right HA=50 Degrees C. High Ambient Temperature Rating <sup>8</sup> 7060=70 CRI/6000K CCT <sup>8</sup> 8030=80 CRI 3000K CCT <sup>8</sup> LCF=LightBAR Cover Plate Matches Housing Finish TH=Tool-less Door Hardware WM=Wall Mount with Arm IM=Internal Mast Arm MS-LXX=Motion sensor for on/off operation <sup>9</sup> MS/X-LXX=Motion sensor for bi-level operation <sup>10</sup></p>	<p><b>Accessories</b> <sup>11</sup> VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon VA1034-XX=2 @ 180 Degree Tenon Adapter for 2-3/8" O.D. Tenon VA1035-XX=3 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon VA1036-XX=4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon VA1037-XX=2 @ 90 Degree Tenon Adapter for 2-3/8" Tenon VA1038-XX=3 @ 90 Degree Tenon Adapter for 2-3/8" Tenon VA1039-XX=2 @ 120 Degree Tenon Adapter for 2-3/8" O.D. Tenon VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon VA1041-XX=2 @ 180 Degree Tenon Adapter for 3-1/2" O.D. Tenon VA1042-XX=3 @ 120 Degree Tenon Adapter for 3-1/2" O.D. Tenon VA1043-XX=4 @ 90 Degree Tenon Adapter for 2-3/8" O.D. Tenon VA1044-XX=2 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon VA1045-XX=3 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon VA1046-XX=4 @ 90 Degree Tenon Adapter for 3-1/2" O.D. Tenon OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V MA1253=10KV Circuit Module Replacement</p>

NOTES:

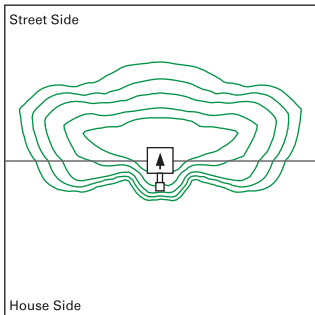
- 1 6" arm and round pole adapter included with fixture.
- 2 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
- 3 Standard 4000K CCT and nominal 70CRI.
- 4 Not available with HA option.
- 5 Add as suffix.
- 6 Must specify voltage.
- 7 See LightBAR operation table for additional information.
- 8 Consult Factory for lead times and lumen multiplier.
- 9 Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C02-C12 configurations. Replace XX with mounting height in feet for proper lens selection, (i.e., MS-L25). Consult factory for additional information.
- 10 Sensor housed in external box mounted to the luminaire. Available in B02-B12 and C2-C12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height in feet for proper lens selection, (i.e., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
- 11 Order separately, replace XX with color suffix.

NOTE: Specifications and dimensions subject to change without notice.  
Visit our web site at [www.cooperlighting.com](http://www.cooperlighting.com)

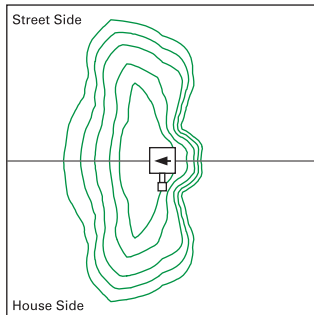
**LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION**

# of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	1
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

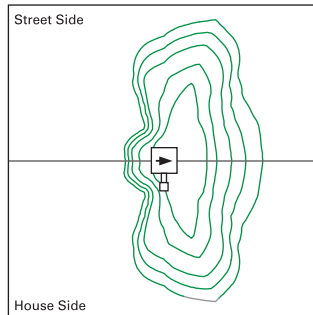
**OPTIC ORIENTATION**



**Standard**



**Optics Rotated Left @ 90° [L90]**



**Optics Rotated Right @ 90° [R90]**



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 02/13/2018

**APPLICANT:** Eddie Bond; *Groundbreakers, LLC*

**AGENDA ITEM:** **SP2018-003**; Site Plan for Maverick Ranch Retail Building

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### **SUMMARY:**

Discuss and consider a request by Eddie Bond of Groundbreakers, LLC on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

### **PURPOSE AND BACKGROUND:**

The applicant is requesting the approval of a *site plan* for the purpose of constructing a single-story, 10,998 SF retail building. The proposed retail building will be situated on a 2.113-acre parcel of land identified as a Lot 6, Block A, Maverick Ranch Addition that is located at the northwest corner of the intersection of Ranch Trail and Horizon Road [FM-3097], and is zoned *Commercial (C) District*.

A site plan was originally approved administratively for the *subject property* on April 11, 2012 [Case No. SP2011-017]; however, according to *Sec. 2.5, A, Site Plan Expiration*, of *Article XI*, of the *Unified Development Code (UDC)*, "(i)f development of a lot or tract with an approved site plan has not been completed within two years...of its final approval, the site plan shall be deemed to have expired and a new review and approval of a site plan for development of the property shall be undertaken, and this new approval shall be required before a building permit is issued for development." Based on staff's review, the site plan appears to have not changed since the original approval in 2012; however, there are technical revisions the applicant is required to meet prior to approval. The revisions have been included as a condition of approval in the recommendations section of this case memo.

### **DENSITY AND DIMENSIONAL REQUIREMENTS:**

According to Section 1, *Land Use Schedule*, of *Article IV, Permissible Uses*, of the *Unified Development Code (UDC)*, a retail operation is a use permitted by-right within the *Commercial (C) District*. The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the *Unified Development Code (UDC)* and the *Commercial (C) District*. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	x=2.113-Acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	x>60-Feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	x>100-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	x>15-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	0-Feet <sup>2</sup>	x>49-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	0-Feet <sup>2</sup>	x=75-Feet; In Conformance
<i>Maximum Building Height</i>	36-Ft w/o SUP <sup>3</sup>	x=18-Feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	x=19.1%; In Conformance
<i>Minimum Masonry Requirement</i>	90%	x>90%; In Conformance
<i>Minimum Number of Parking Spaces</i>	71	86 Provided; In Conformance
<i>Minimum Stone Requirement</i>	20% ea facade	x≥ 20%; In Conformance
<i>Minimum Landscaping Percentage</i>	15%	x =28.6%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	x=71.4%; In Conformance

**NOTES:** 1 Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.

2. Abutting non-residentially zoned property, with fire retardant wall and alley separating: zero feet.

3. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.

### **ARCHITECTURAL REVIEW BOARD RECOMMENDATION:**

On January 30, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB was generally pleased with the appearance of this building having similar elements (*e.g. cornice, awnings, massing of the entry*) as the adjacent building. With this being said, the ARB requested the applicant make minor changes to the materials on the west facing elevation, utilizing stone rather than brick since this elevation will be visible to Horizon Road. The ARB also requested that the stucco be even with the water table across the entire west facing elevation and not 'pop-up' at the center. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on February 13, 2018.

### **RECOMMENDATIONS:**

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2018-003	<b>Owner</b> JERRY, KISICK CUSTOM HOMES INC	<b>Applied</b> 1/18/2018	<b>LM</b>
<b>Project Name</b> Maverick Ranch Addition	<b>Applicant</b> GROUNDBREAKERS, LLC	<b>Approved</b>	
<b>Type</b> SITE PLAN		<b>Closed</b>	
<b>Subtype</b>		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
<b>Site Address</b> 5627 FM3097		<b>City, State Zip</b> ROCKWALL, TX 75032	
<b>Subdivision</b> MAVERICK RANCH		<b>Tract</b> 6	<b>Block</b> A
		<b>Lot No</b> 6	<b>Parcel No</b> 4374-000A-0006-00-OR
			<b>General Plan</b>
			<b>Zoning</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	1/18/2018	1/25/2018	1/18/2018		APPROVED	
ENGINEERING	Amy Williams	1/18/2018	1/25/2018	1/22/2018	4	COMMENTS	See Comments
(1/22/2018 2:55 PM AW) See markups All easements to be a minimum of 20' Dumpster must drain to oil/water separator Water line must have 10' either side of the line in an easement Existing asphalt driveway to be removed Impact fees 4% engineering inspection fees 1 tree for every 750 sf of detention No concentrated flow allowed off-site without easement							
FIRE	Kevin Clark	1/18/2018	1/25/2018	1/22/2018	4	COMMENTS	See Comments
(1/22/2018 2:28 PM KC) The required turning radius of a fire apparatus access road shall be in accordance with: a)For buildings less than 30-feet and less than 3 stories in height: i)20-feet (inside) for turns less than or equal to 90 degrees ii)25-feet (inside) for turns greater than 90 degrees b)For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet.  Radius on fire lanes were not indicated on plan							
GIS	Lance Singleton	1/18/2018	1/25/2018	1/18/2018		APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	1/18/2018	1/25/2018	1/22/2018	4 COMMENTS	See comments

Discuss and consider a request by Eddie Bond of Groundbreakers, LLC on behalf of Jerry Kissick of Jerry Kissick Custom Homes for the approval of a site plan for a retail center on a 2.113-acre tract of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at the northwest corner of the intersection of Ranch Trail Road and Horizon Road [FM-3097], and take any action necessary.

**PLANNING COMMENTS - DAVID GONZALES - 01.18.2018**

All staff comments are to be addressed and resubmitted by Tuesday, February 6, 2017. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Re-label revised site plan documents with "Case No. SP2018-003" at the lower right corner of each plan.
3. All exterior signage requires submittal and approval of a separate building permit through the building inspections department.
4. Irrigation Plan submitted is not considered an accepted plan with the site plan and has not been reviewed. This would be submitted during the building permit process.

Please address the following Planning Comments for each plan submitted:

**Site Plan:**

1. Re-label all easements as 24-ft firelane, public access, & drainage easements for site.

**Landscape Plan:**

1. Illustrate trees within the detention area as per notes - 11 trees provided.

**Photometric Plan:**

1. Maximum overall height of the lighting pole standard is not to exceed 30-ft (includes base, light pole, and fixtures).
2. Maximum intensity of exterior lighting is not to exceed 0.2-FC at the property lines.

**Building Elevations:**

1. CMU listed on the dumpster enclosure is to be custom CMU -- light weight block is prohibited.
2. Verify elevation direction labels for the right and left elevations (i.e. east and west facing). Seem to be reversed as indicated.
3. Elevation requires a recommendation of the Architectural Review Board (ARB). See scheduled meeting date below.

The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

**Meeting Dates to Attend:**

Architectural Review Board: January 30, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: January 30, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]



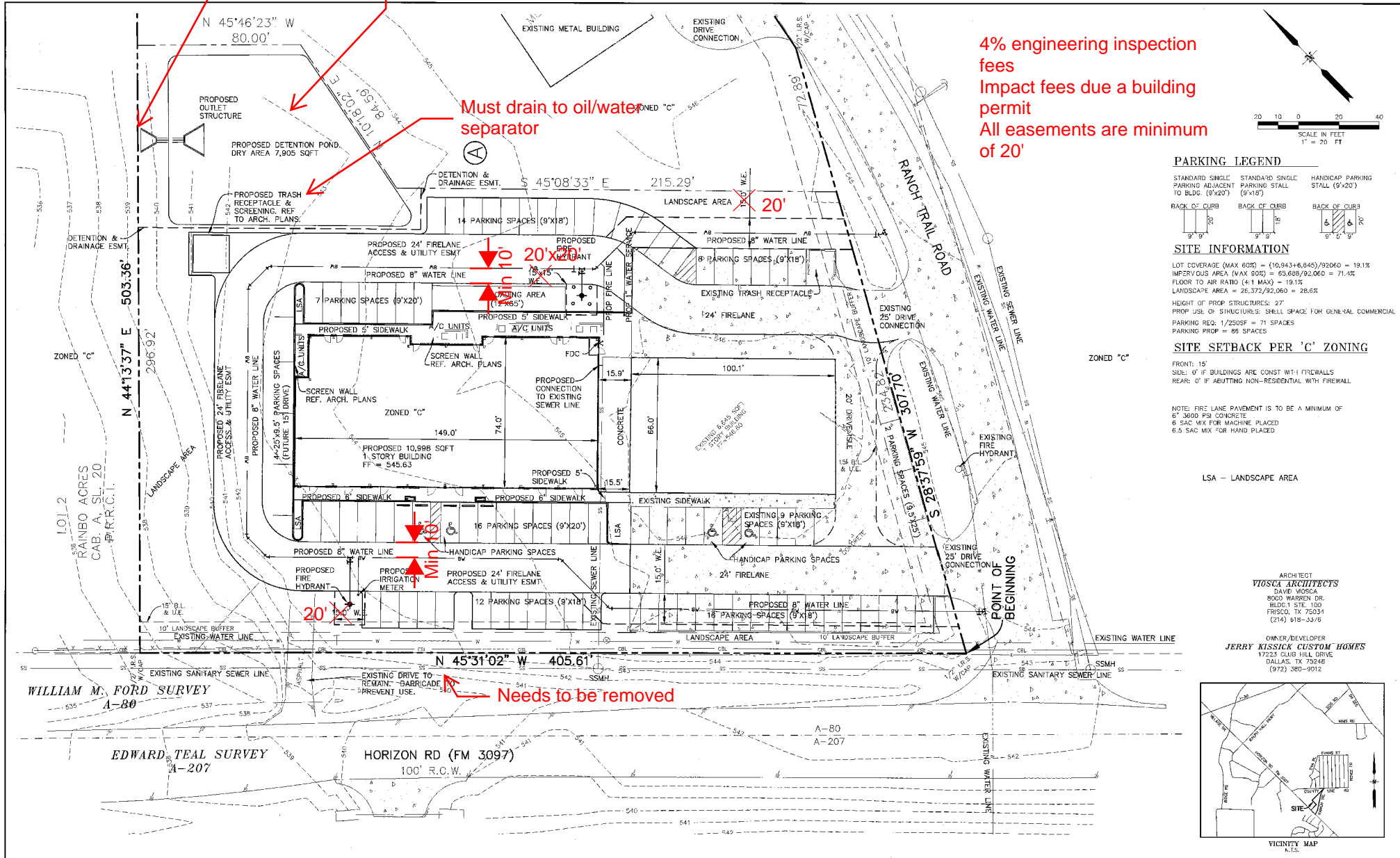
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Architectural Review Board: February 13, 2018 (5:00 p.m.)						[Subsequent meeting if necessary]
Planning - Action: February 13, 2018 (6:00p.m.)						[P&Z to take action (i.e. approve, approve with conditions, deny)]
City Council - Action: Monday, February 19, 2018 (6:00 p.m.)						[FOR VARIANCE AND EXCEPTION REQUESTS ONLY]

No concentrated flow allowed off-site without easement

1 tree for every 750 sf of detention is required

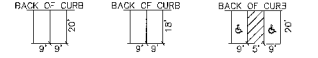
Must drain to oil/water separator

4% engineering inspection fees  
Impact fees due a building permit  
All easements are minimum of 20'



**PARKING LEGEND**

STANDARD SINGLE PARKING ADJACENT TO BLDG. (9'X20')	STANDARD SINGLE PARKING STALL (9'X18')	HANDICAP PARKING STALL (9'X20')
--	--	---------------------------------



**SITE INFORMATION**

LOT COVERAGE (MAX 60%) = (10,943+6,845)/92060 = 19.1%  
IMPERVIOUS AREA (MAX 50%) = 65,689/92,060 = 71.4%  
FLOOR TO AIR RATIO (4:1 MAX) = 19.1%  
LANDSCAPE AREA = 26,372/92,060 = 28.6%  
HEIGHT OF PROP. STRUCTURES: 27'  
PROP. USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL  
PARKING REQ: 1/250SF = 71 SPACES  
PARKING PROP = 85 SPACES

**SITE SETBACK PER 'C' ZONING**

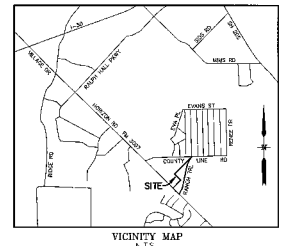
FRONT: 15'  
SIDE: 0' IF BUILDINGS ARE CONST WITH FIREWALLS  
REAR: 0' IF ABUTTING NON-RESIDENTIAL WITH FIREWALL

NOTE: FIRE LANE PAVEMENT IS TO BE A MINIMUM OF 6" 3600 PSI CONCRETE  
6 SAC MIX FOR MACHINE PLACED  
6.5 SAC MIX FOR HAND PLACED

LSA - LANDSCAPE AREA

ARCHITECT  
**VIOSCA ARCHITECTS**  
DAVID VIOSCA  
8000 WARREN DR.  
BLDG. 1 STE. 100  
FRISCO, TX 75034  
(214) 918-5376

OWNER/DEVELOPER  
**JERRY KISSICK CUSTOM HOMES**  
17223 CLUB HILL DRIVE  
DALLAS, TX 75248  
(972) 380-9012



BENCHMARK:  
ROCKWALL MONUMENT "RESET #1" 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.  
NORTHING: 7011544.292 EASTING: 2590135.160  
ELEVATION: 567.704  
BASED ON NAD-83 TX, STATE PLANE, NORTH CENTRAL ZONE

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00145  
201 WINDCO CIR. STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDPLP.COM

REVISIONS:

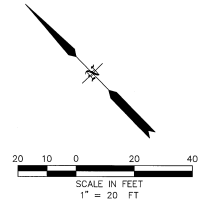
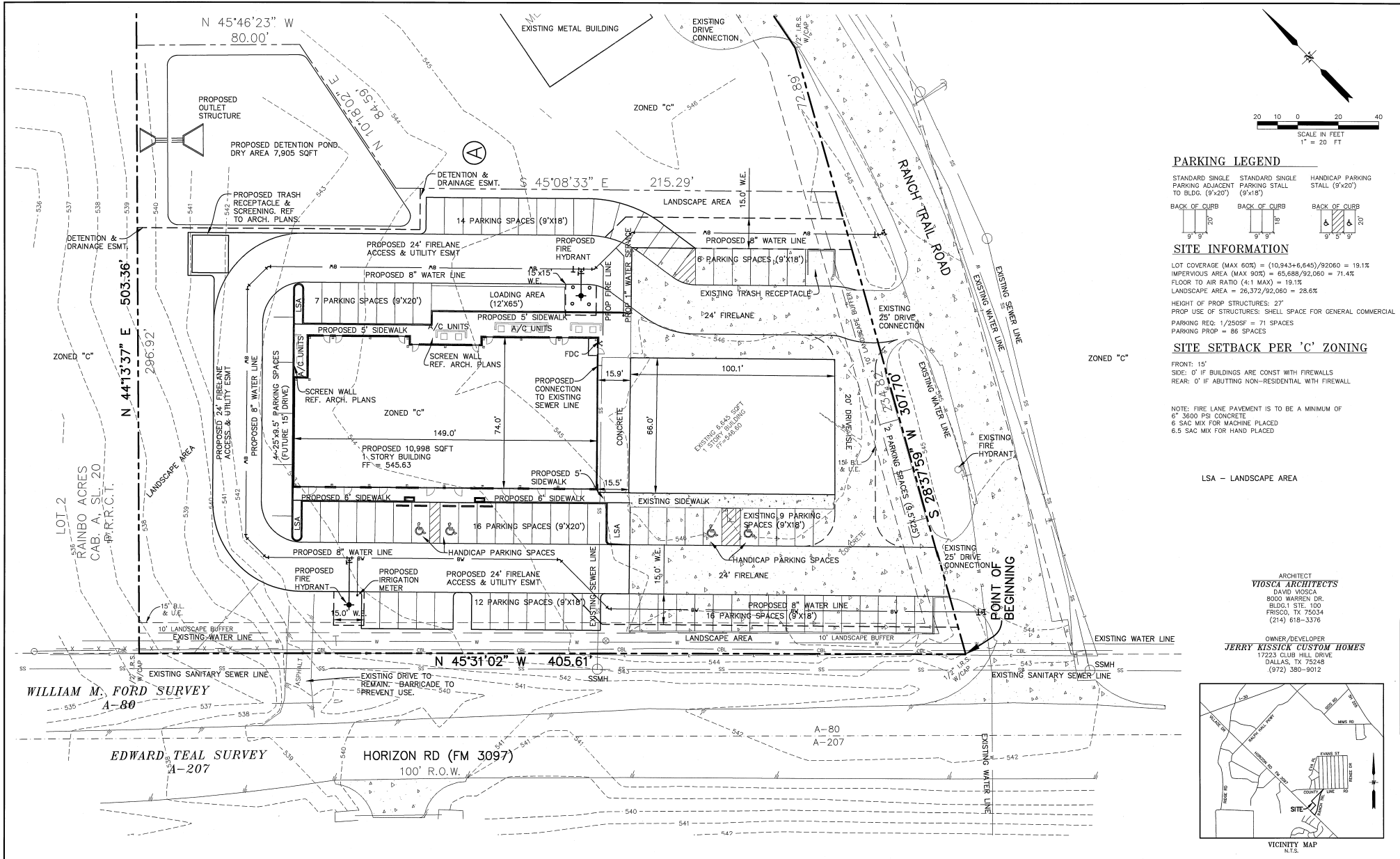
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CHECKED: TW	DATE: 4-9-12
PROJECT NO: 05210	
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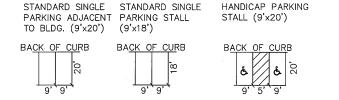


**SITE PLAN**  
**RANCH TRAIL RETAIL CENTER**  
**LOT 6, BLOCK A, MAVERICK RANCH**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET  
1  
OF  
1



**PARKING LEGEND**



**SITE INFORMATION**

LOT COVERAGE (MAX 60%) = (10,843+6,845)/92060 = 19.1%  
 IMPERVIOUS AREA (MAX 90%) = 65,688/92,060 = 71.4%  
 FLOOR TO AIR RATIO (4:1 MAX) = 19.1%  
 LANDSCAPE AREA = 26,372/92,060 = 28.6%  
 HEIGHT OF PROP STRUCTURES: 27'  
 PROP USE OF STRUCTURES: SHELL SPACE FOR GENERAL COMMERCIAL  
 PARKING REQ: 1/250SF = 71 SPACES  
 PARKING PROP = 86 SPACES

**SITE SETBACK PER 'C' ZONING**

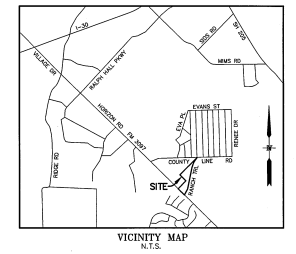
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 6" SAC MIX FOR MACHINE PLACED  
 6.5" SAC MIX FOR HAND PLACED

LSA - LANDSCAPE AREA

ARCHITECT  
**VIOSCA ARCHITECTS**  
 DAVID VIOSCA  
 8000 WARREN DR.  
 BLDG. 1 STE. 100  
 FRISCO, TX 75034  
 (214) 618-3376

OWNER/DEVELOPER  
**JERRY KISSICK CUSTOM HOMES**  
 17223 CLUB HILL DRIVE  
 DALLAS, TX 75248  
 (972) 380-9012



**BENCHMARK:**  
 ROCKWALL MONUMENT "RESET #1" 3" BRASS DISK FOUND AT FM 740 (RIDGE ROAD) AND SUMMER LEE DRIVE NEAR THE NORTH WEST CORNER OF THE PARKING LOT FOR THE COMMUNITY BANK.  
 NORTHING: 7011544.252 EASTING: 2590135.160  
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**ENGINEERINGCONCEPTS & DESIGN, L.P.**

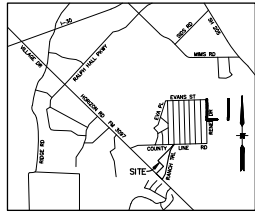
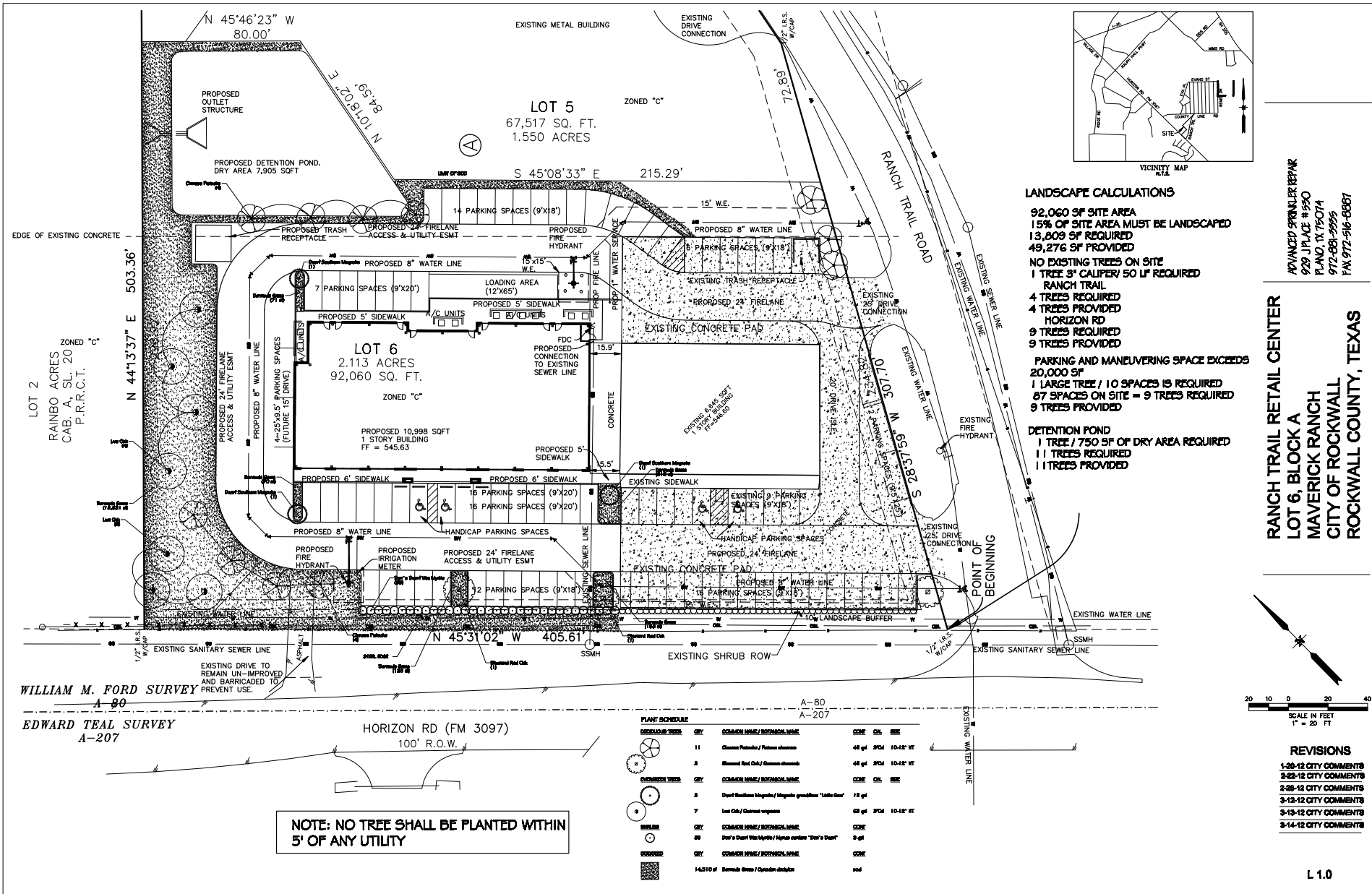
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-00145  
 201 WINDCO CIR. STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLPC.COM

REVISIONS:	
DRAWN: JMK	DATE: 4-9-12
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**SITE PLAN**  
**RANCH TRAIL RETAIL CENTER**  
**LOT 6, BLOCK A, MAVERICK RANCH**  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

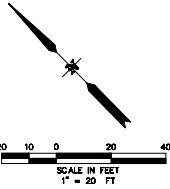


**LANDSCAPE CALCULATIONS**

92,060 SF SITE AREA  
 15% OF SITE AREA MUST BE LANDSCAPED  
 13,809 SF REQUIRED  
 49,276 SF PROVIDED  
 NO EXISTING TREES ON SITE  
 1 TREE 3" CALIPER/ 50 LF REQUIRED  
**RANCH TRAIL**  
 4 TREES REQUIRED  
 4 TREES PROVIDED  
**HORIZON RD**  
 9 TREES REQUIRED  
 9 TREES PROVIDED  
**PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SF**  
 1 LARGE TREE / 10 SPACES IS REQUIRED  
 87 SPACES ON SITE = 9 TREES REQUIRED  
 9 TREES PROVIDED  
**DETENTION POND**  
 1 TREE / 750 SF OF DRY AREA REQUIRED  
 11 TREES REQUIRED  
 11 TREES PROVIDED

ADVANCED SPRINKLER REPAIR  
 929 J PLACE #550  
 PLANO, TX 75074  
 972-881-9955  
 FAX 972-516-8887

**RANCH TRAIL RETAIL CENTER  
 LOT 6, BLOCK A  
 MAVERICK RANCH  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS**



**REVISIONS**  
 1-20-12 CITY COMMENTS  
 2-22-12 CITY COMMENTS  
 2-28-12 CITY COMMENTS  
 3-12-12 CITY COMMENTS  
 3-13-12 CITY COMMENTS  
 3-14-12 CITY COMMENTS

**PLANT SCHEDULE**

SYMBOL	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	HL
	11	Chinese Parasol / Palmetto clematis	48	30"	10-12' HT
	8	Blended Red Oak / Chinese clematis	48	30"	10-12' HT
	8	Doan's Bushm. Magnolia / Magnolia grandiflora 'Little Star'	18	30"	10-12' HT
	7	Red Oak / Chinese clematis	48	30"	10-12' HT
	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	HL
	88	Doan's Short-Fl. Magnolia / Magnolia cordata 'Doan's Short'	3	30"	10-12' HT
	QTY	COMMON NAME / BOTANICAL NAME	CODE	DL	HL
	142110 #	Bermuda Grass / Cynodon dactylon	004		

**NOTE: NO TREE SHALL BE PLANTED WITHIN 5' OF ANY UTILITY**



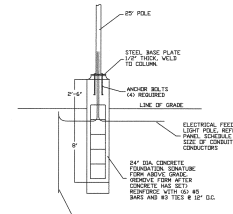
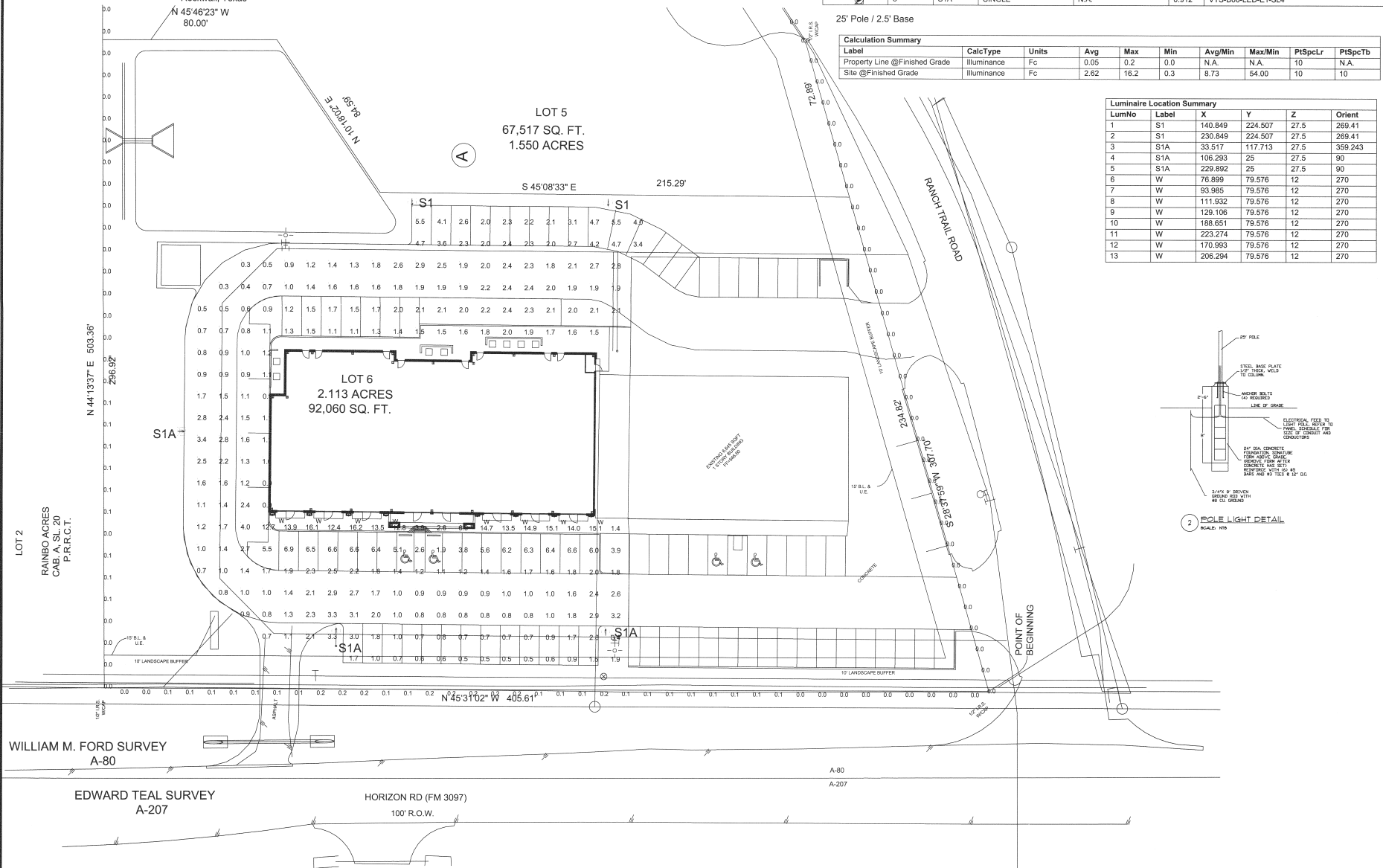
January 23, 2012  
 Ranch Trail Retail Center  
 Revision 3  
 Rockwall, Texas

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
1	2	S1	SINGLE	N.A.	0.912	VTS-B10-LED-E1-SL4
2	8	W	SINGLE	9000	0.800	ISC-100-MP-XX-2S
3	3	S1A	SINGLE	N.A.	0.912	VTS-B06-LED-E1-SL4

25' Pole / 2.5' Base

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	P8pctLr	P8pctB
Property Line @Finished Grade	ILLUMINANCE	Fc	0.05	0.2	0.0	N.A.	N.A.	10	N.A.
Site @Finished Grade	ILLUMINANCE	Fc	2.62	16.2	0.3	8.73	54.00	10	10

LumNo	Label	X	Y	Z	Orient
1	S1	140.849	224.507	27.5	269.41
2	S1	230.849	224.507	27.5	269.41
3	S1A	33.517	117.713	27.5	359.243
4	S1A	106.293	25	27.5	90
5	S1A	229.892	25	27.5	90
6	W	76.899	79.576	12	270
7	W	93.985	79.576	12	270
8	W	111.932	79.576	12	270
9	W	129.106	79.576	12	270
10	W	168.651	79.576	12	270
11	W	223.274	79.576	12	270
12	W	170.993	79.576	12	270
13	W	206.294	79.576	12	270



1 PHOTOMETRIC PLAN  
 SCALE: 1" = 20'



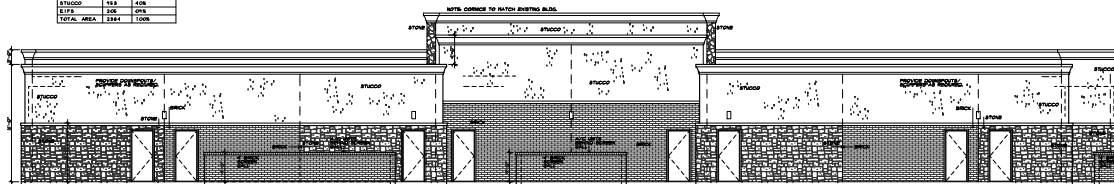
RANCH TRAIL RETAIL CENTER  
 LOT 6, BLOCK A, MAVERICK RANCH  
 CITY OF ROCKWALL, TEXAS

LARRY L. BLACKMON  
 ENGINEERING & BUILDING DESIGN  
 6716 AZLE AVENUE  
 FORT WORTH, TEXAS 76135  
 REGISTRATION # 0003352  
 www.blackmon-engineering.com



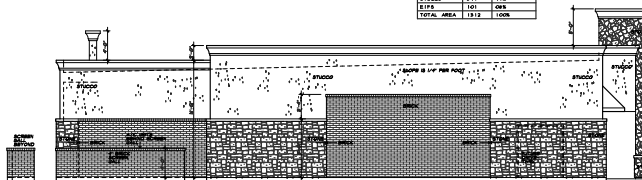
SHEET  
**SE1**  
 DATE: 1/23/2012  
 DRAWN BY: RLH  
 DESIGN BY: LLB

REAR ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	447	21%
BRICK	433	21%
STUCCO	169	8%
EIFS	205	10%
TOTAL AREA	1354	100%



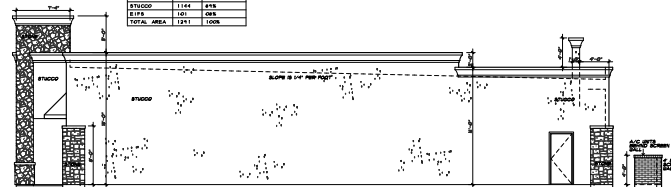
Rear Elevation  
1/7/17

LEFT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	247	12%
BRICK	400	20%
STUCCO	841	41%
EIFS	121	6%
TOTAL AREA	1610	100%



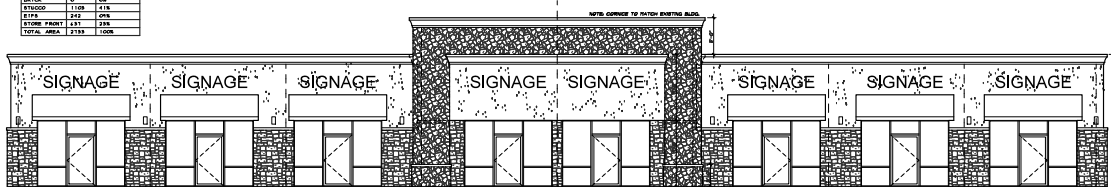
Left Elevation  
1/7/17

RIGHT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	76	4%
BRICK	0	0%
STUCCO	1194	61%
EIFS	100	5%
TOTAL AREA	1370	100%

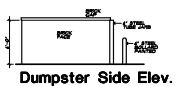


Right Elevation  
1/7/17

FRONT ELEVATION		
MATERIAL	SQ. FT.	PERCENTAGE
STONE	317	15%
BRICK	0	0%
STUCCO	1108	51%
EIFS	242	11%
STONE FRONT	233	10%
TOTAL AREA	2199	100%



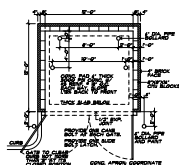
Front Elevation  
1/7/17



Dumpster Side Elev.  
1/7/17



Dumpster Front Elev.  
1/7/17



Dumpster Plan  
1/7/17

RANCH TRAIL RETAIL CENTER  
5233 HORIZON ROAD  
LOT 4, BLK. A MAVERICK RANCH  
CITY OF ROCKWALL, ROCKWALL CO., TX.  
PROJECT



**Viosca architects ltd.**  
8000 Warren Pkwy. Suite 100  
Dallas, TX 75204  
bbg 1  
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12-05-17 date  
11009 job ref.  
2 of 2 sheet