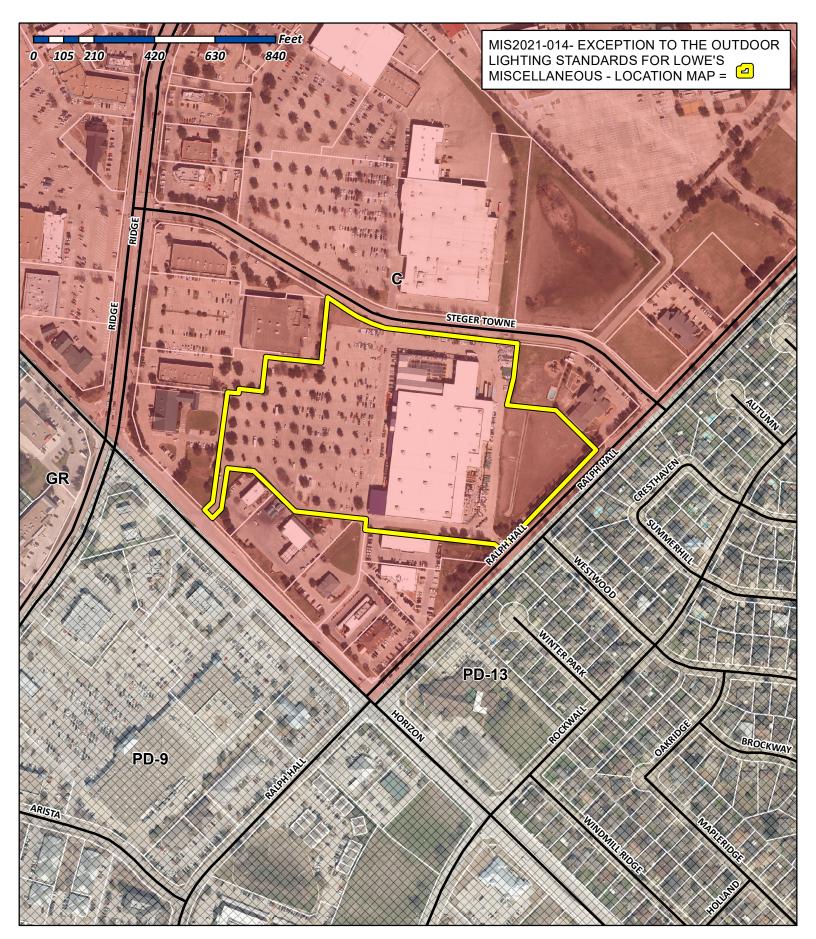
RA	DEVELOPMENT City of Rockwall Planning and Zoning De 385 S. Goliad Street Rockwall, Texas 75087	epartment	SIGNED BELOW. DIRECTOR OF PLANNING: CITY ENGINEER:	CONSIDERED ACCEPTED BY THE CYOR AND CITY ENGINEER HAVE
PLEASE CHECK THE APP	PROPRIATE BOX BELOW TO INDICA	TE THE TYPE OF DEVELOPME	NT REQUEST ISSUECT ONLY ON	
MASTER PLAT (\$10 PRELIMINARY PLAT FINAL PLAT (\$300.0) REPLAT (\$300.0) REPLAT (\$300.0) AMENDING OR MIN PLAT REINSTATEM SITE PLAN APPLICATI SITE PLAN (\$250.00)	ION FEES: 100.03 + \$15.00 ACRE) 1 T (\$200.00 + \$15.00 ACRE) 1 10 + \$20.00 ACRE) 1 \$20.00 ACRE) 1 OR PLAT (\$150.00) ENT REQUEST (\$100.00) ON FEES:	ZONING ZON SPEC PD D OTHER, TREE Z VARL NOTES: '. IN DE' MULTIPLY	APPLICATION FEES: ING CHANGE (\$200.00 + \$15.00 A) CIFIC USE PERMIT (\$200.00 + \$15 EVELOPMENT PLANS (\$200.00 + APPLICATION FEES: E REMOVAL (\$75.00) ANCE REQUEST (\$100.00) TERMINING THE FEE, PLEASE USE ING BY THE PER ACRE AMOUNT, FOR UND UP TO ONE (1) ACRE.	CRE) 1 .00 ACRE) 1 \$15.00 ACRE) 1
PROPERTY INFORM	ATION (PLEASE PRINT)		an a	
ADDRESS	851 N. Sta	ALC TALLA T		
SUBDIVISION	Stenor Town	ALL DULY L	(1) 12 , 16 og 1. (7.)2 (
GENERAL LOCATION	Steder Towne.	CHOSSING VINAS	LOT 3	BLOCK
ZONING, SITE PLAN	AND PLATTING INFORMAT	FION		
CURRENT ZONING	A			
	Commercial	CURRENT	Me CAIL	
	1	S [CURRENT]	- C I (V.L. I	
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REGARD TO ITS APPRO	<u>'S</u> : BY CHECKING THIS BOX YOU ACKI WAL PROCESS, AND FAILURE TO ADDR OF YOUR CASE	NOWLEDGE THAT DUE TO THE PRESS ANY OF STAFF'S COMMENT	PASSAGE OF <u>HB3167</u> THE CITY NO IS BY THE DATE PROVIDED ON THE	LONGER HAS FLEXIBILITY WITH
OWNER/APPLICANT/	AGENT INFORMATION			ULVELOPMENT CALENDAR WILL
OWNER	AGENT INFORMATION IPLE	ASE PRINTICHECK THE PRIMARY	CONTACT/ORIGINAL SIGNATURES A	RE REQUIRED]
CONTACT PERSON	m Draughri	CONTACT PERSO		
ADDRESS	or Lours Rouleuby	ADDRES	and IZYS COLLA	V. C.C.
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E-MAIL	m.a. diawana	E-MAI	L Wooker A Pur	
BEFORE ME THE UNDERSIGNED	ON IREQUIRED] DAUTHORITY, ON THIS DAY PERSONALL THIS APPLICATION TO BE TRUE AND CEF			R] THE UNDERSIGNED, WHO
"HEREBY CERTIFY THAT I AM THE S	OWNER FOR THE PURPOSE OF THIS APP TO COVER THE COST OF THIS APPL 20.21. BY SIGNING THIS APPLICA N THIS APPLICATION TO THE PUBLIC THIS APPLICATION, IF SUCH REPRODUCT	CUCATION, ALL INFORMATION SUBM JCATION, HAS BEEN PAID TO THE C TION, I AGREE THAT THE CITY OF THE CITY IS ALSO AUTHORIZED A TION IS ASSOCIATED OF IN RESPON	IITTED HEREIN IS TRUE AND CORRECT VIY OF ROCKWALL ON THIS THE ROCKWALL (I.E. "CITY") IS AUTHORIZE	AND THE APPLICATION FEE OF
GIVEN UNDER MY HAND AND SEA		OF NOVEMBETZ 203		
OW NOTARY PUBLIC IN AND FOR THE	NER'S SIGNATURE	plar (Ager		JRTNEY ANN ELSENPETER Notary Public
	MA Conv	TAL	MY OCHAISSION EXPIRE	Ay Commission Expires Jan 31, 2022
DEVELOPMENT APPL	CATION IS TO DESCRIPTION OF SEA ST	a te din ma sti i c'i datari		





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Energy Management Collaborative 2890 Vicksburg Lane N Plymouth, MN 55447

November 15, 2016

Attn: Planning and Zoning Department City of Rockwall 385 South Goliad Street Rockwall, TX 75087

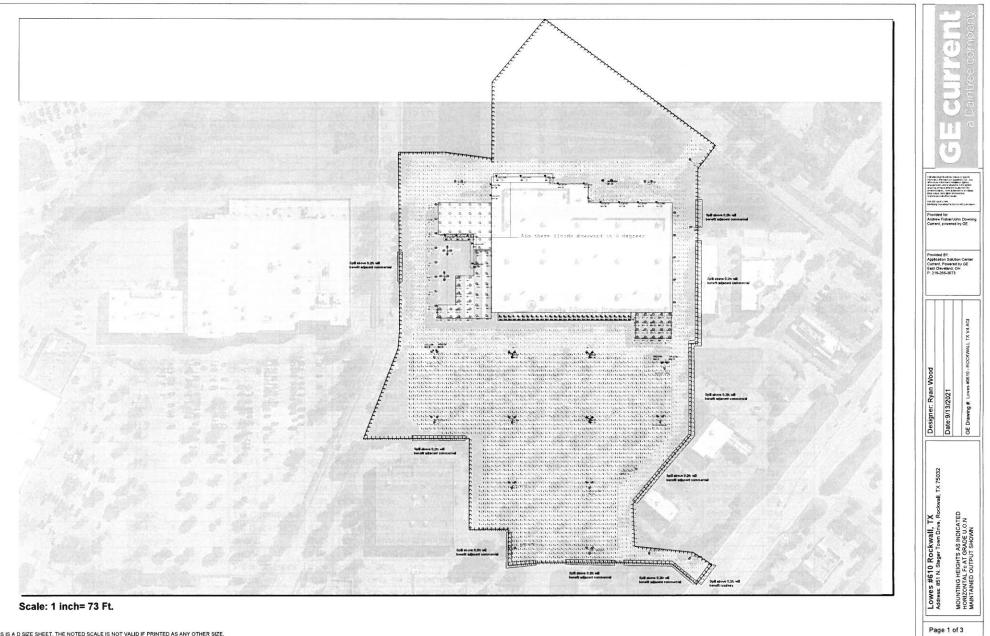
Mr. Henry Lee:

I am writing concerning an exterior light level variance request for the Lowes store located at 851 N. Steger Towne Drive, Rockwall, TX 75087. I am requesting a variance for this location as we are currently exceeding the ordinance of .2 fc in many areas along the property lines and are seeking approval to maintain Lowes safety and security standards. See below for key points initiating the request:

- The City of Rockwall, TX lighting property line ordinance of ≤ 0.2 foot candles at the property lines is understood.
- The property lines within this plaza are neighboring only with commercial locations also with pole-mounted area lights. This situation creates trespass of > 0.2 foot candles but < 0.4 foot candles in many places resulting from proximity of the poles to the lot lines.
- Given that the property line goes directly through the plaza where the points are highest, all
 attempted redesigns necessitate that we use a combination of the lowest lumen package
 fixtures allowable, plus adding shields facing outwards towards the property line to further
 redirect extra light away from the property for all applicable fixtures possible but, we are unable
 to meet the lighting standard while achieving Lowes acceptable lighting minimums.
- We have made multiple design attempts to deliver an in-compliance project adhering to the City of Rockwall lighting standard of .2 foot candles or less at all property lines. If we comply with the standards, we are dramatically below Lowes safety and security standards in many areas and dramatically over lit in other areas. This creates a combination of safety concerns while wasting energy in other portions of the parking lot.
- Any spillage in proposed photometric conditions will only benefit adjacent commercial property with no residential property impacted.

Sincerely,

Brian Baker Sr. Project Manager, EMC 612-219-4866 bbaker@emcllc.com



THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

uminaire Sch	edule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	Total Watt
\triangleleft	20	1-FL3-TSV	SINGLE	0.750	EFM101_CC7 WITH TSVBLCK-EFM1	96	11500	N.A.	1920
	1	1A-RBL	SINGLE	0.750	EALS03_C4AF with ELS-EAL-RBL-BLCK back shield	50	6700	B1-U0-G2	50
	2	2-FL3 90	2 @ 90 DEGREES	0.750	2-EFM101_CC77	192	30000	N.A.	384
ê ê	2	2A-180-RO	GROUP	0.750	1-EALS03_C4AH740_S1 and 1-EALS03_C4AH740_S2 Rotated opti	cs100	14400	N.A.	200
₽₽	1	2G-180-FS4	GROUP	0.750	2-EALS03_H4AH with ELS-EAL-FS4-BLCK side shields	280	33000	N.A.	280
>-	1	3A-120	3 @ 120 DEGREES	0.750	3-EALS03_C4AF	150	22500	B1-U0-G2	150
>-	3	3N-120	3 @ 120 DEGREES	0.750	3-EALP03_L5SH	789	101400	B5-U0-G4	2367
	2	4A	4 @ 90°	0.750	4-EAL\$03_C4AF 200		30000	B1-U0-G2	400
\odot	42	HD	SINGLE	0.750	LPS02206840VRIWHTE w_ refractor 160		20048	B5-U3-G2	6720
\odot	29	RC	SINGLE	0.750	1-LRC8RB420NRSDCLMR840VQ 19		2100	B2-U0-G0	551
\odot	36	SS-LC	SINGLE	0.750	LPS01810840VRIWHTE w_ refractor 130		17358	B4-U4-G2	4680
	13	WC1	SINGLE	0.750	EACL_B3 and (1) WMB-EAMT06 36		5100	B1-U0-G1	468
7	1	WP	SINGLE	0.750	EWAS01_B4AF	36	5000	B1-U0-G1	36
	1	1A-RS2-Right	SINGLE	0.750	EALS03_C4AF750WITH ELS-EAL-RS2-BLCK	50	5400	B1-U0-G1	50
	3	1A-RF4-Front	SINGLE	0.750	EALS03_C4AF750WITH ELS-EAL-RF4-BLCK	50	6000	B1-U0-G1	150
	3	3A-RS2-RS2-RF4	GROUP	0.750	3-EALS03_C4AF750 with 2x RS2 (one left and one right) and 1x	150	16800	N.A.	450
	2	3A-RF4-RBL-RS2	GROUP	0.750	3-EALS03_C4AF750 w/ RF4 (front) & RBL (back) and RS2 (right)	150	18100	N.A.	300
• •	3	3A-RBL-RF4-RS2	GROUP	0.750	3-EALS03_CFAF750 w/ RBL (back) & RF4 (front) & RS2 (left)	150	18100	N.A.	450

calculation outlinary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bullpen	Illuminance	Fc	1.59	7.3	0.5	3.18	14.60
Drive	Illuminance	Fc	0.63	7.3	0.1	6.30	73.00
Front Aisle	Illuminance	Fc	3.42	13.7	0.2	17.10	68.50
Loading Canopy	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Main Parking	Illuminance	Fc	1.18	10.3	0.1	11.80	103.00
New_Property_Line	Illuminance	Fc	0.21	1.0	0.0	N.A.	N.A.
Open Area	Illuminance	Fc	3.74	19.1	0.3	12.47	63.67
Rear	Illuminance	Fc	1.12	12.8	0.0	N.A.	N.A.

EXISTING CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 106.5 KVA NEW CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 19.6 KVA

Zone	Application	Fixture	Family	Voltage	Color	Optical	Qty	Catalog Logic	GE Part I
Garden	Hight Bay - Shade Structure & Lumber Canopy	SS-4000K	LPS	120-277	W	18	36	LPS01810840VRIWHTE	93099230
Garden	Hight Bay - Hard Deck	HD-4000K	LPS	120-277	W	22	42	LPS02206840VRIWHTE	93099233
Building	8" Downlight - 4000K	RC1	LRC8	277	W	RB	29	LRC8RB420NRSDCLMR840VQ	93112637
Garden & Building	Area Light - Wall mounted	WC1	EACL	120-277	CB	10	13	EACL010B3AW740X1C1DKBZ	93121522
Garden & Parking	Pole - Area Light - Universal mount	G	EALS03	347-480	08	H4	2	EALS03HH4AH740NDD1DKBZ	93102505
Parking	Pole - Area Light - Universal mount	N	EALP03	347-480	80	L5	9	EALP03HL5SH740NDD1DKBZ	93121823
Garden & Building	Flood - Parking or Wall - Knuckle Slipfitter	FL-3	EFM1	277-480	DB	CC	24	EFM101ECC77740ADS1DKBZ	93130211
Garden & Building	Wall Pack	WP	EWAS	120-277	DB.	B4	1	EWAS010B4AF740N1FMDKBZ	93131215
Building	Slipfitter Wall Mount		WMB-	Adder	DB	N/A	13	WMB-EAMT06DKBZ	186488
Parking	Pole - Area light - Universal mount	A	EALS03	480	DB	C4	44	EALS03HC4AF750XDD1DKBZ	93112029
Garden - Lumber Canopy	Refractor for High Bay LPS fixtures	N/A	16i	N/A		N/A	78	16in MOONGLOW REFRACTOR	93099795
Building	Beauty plate for downlight	N/A	BRA	N/A	A Constant	00	29	BRA-1009961-01 PLATE, 17-1/2SQ, 8IN LR	93110329
Garden & Parking	Pole - Area Light - Universal Mount	A	EALS	347-480	DB	C4	;	EALS03HC4AH740XDD1DKBZS1	93133284
Garden & Parking	Shield - Type 4 - Front - 2 Cutoff - 1 mod.		EALS/EALP	2	BL	RF4-	1	LELS-EAL-RF4-BLCK	93058251
Garden & Parking	Shield - Type 4 - Side - 1 Cutoff - 1 mod.	RS2	EALS/EALF	1	BL	RS2-	1	ELS-EAL-RS2-BLCK	93056057
Garden & Parking	Shield - Type 4 - Back - Long Cutoff - 1 mod.	RBL	EALS/EALP	Long	BL	RBL-	(ELS-EAL-RBL-BLCK	93046054



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