DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☑ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2500 Summer Lee Dr, Rockwall, TX 75032				
SUBDIVISION	Harbor Village Addition, Block A, Lot 4	LOT	4	BLOCK	A
GENERAL LOCATION	South of Summer Lee Dr., east of Glen Hill Way.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSED USE	Townhomes		
ACREAGE	4.08	LOTS [CURRENT]	4	LOTS [PROPOSED]	47 (5 HOA lots)

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

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

☐ OWNER	ATTICUS SUMMER LEE TOWNHOMES LLC	☐ APPLICANT	KINOD LLC.
CONTACT PERSON	Michael Guerrero	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ Applicant/Buyer to pay fees of $592.80 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 9th *DAY OF* September *, 20* 25 *. 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."*

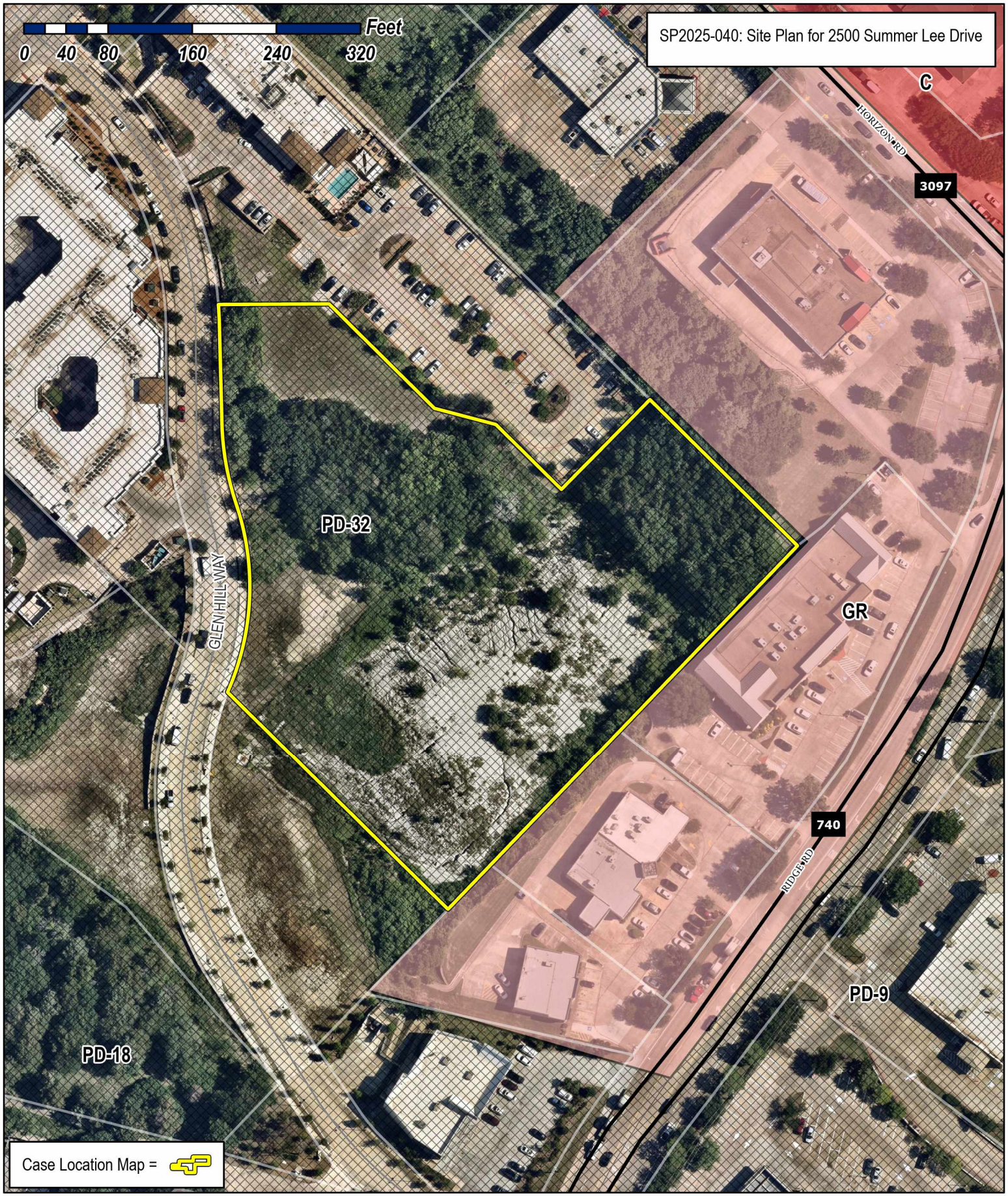
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th *DAY OF* September *, 20* 25 *.*

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

ARACELI MIREYA CASTILLO
Notary Public, State of Texas
Comm. Expires 05-11-2026
Notary ID 1035284-2

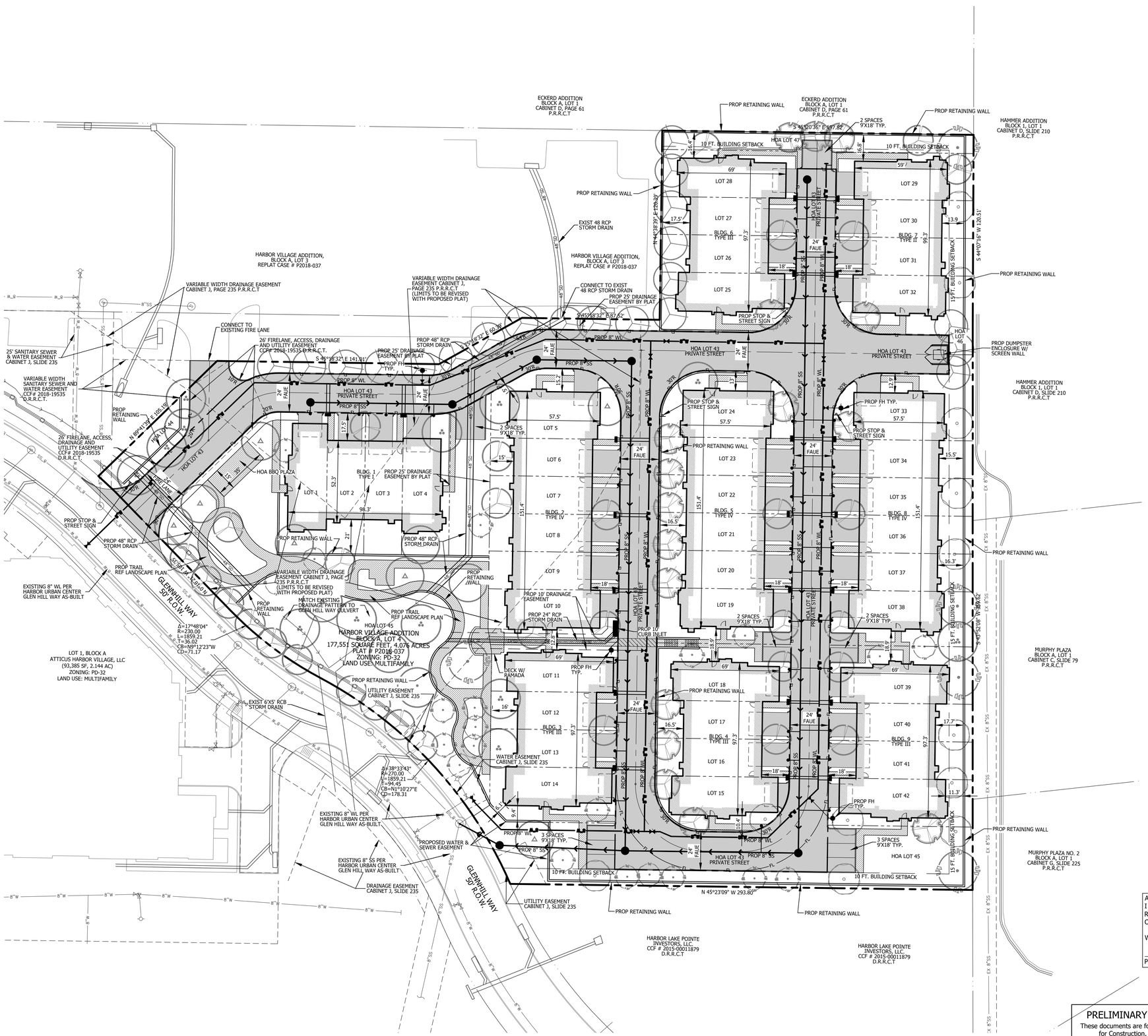
MY COMMISSION EXPIRES 5-11-2026

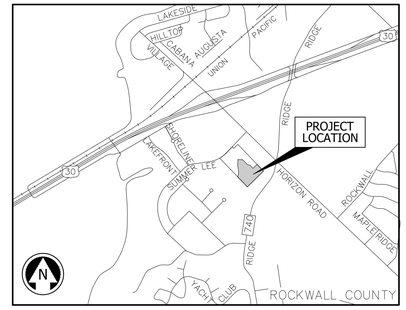


City of Rockwall

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

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





VICINITY MAP
(NOT TO SCALE)

0 30 60 90

GRAPHIC SCALE IN FEET
1" = 30'

LEGEND

PROPOSED 6" 3,600 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" OCEW OVER 6" LIME STABILIZED SUBGRADE

PROPOSED SIDEWALK
4" 3,000 PSI REINFORCED CONCRETE PAVEMENT WITH #3 BARS AT 18" OCEW OVER COMPACTED SUBGRADE

—FL— PROPOSED FIRE LANE

FAUE - FIRE LANE, ACCESS, AND UTILITY EASEMENT

LS - PROPOSED LANDSCAPE AREA

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE.
2. ALL SIDEWALK ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
3. TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 18' DEEP.
4. REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT & DESIGN.
5. REFERENCE LANDSCAPE PLAN FOR FENCE, AND LANDSCAPE AREAS LAYOUT & DESIGN.
6. THE BUILDING MECHINICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.

SITE DATA TABLE	
CURRENT ZONING	PD-32
PROPOSED USE	TOWNHOMES
SITE AREA	177,551 SF/4.08 AC
BUILDING AREA (MULTIFAMILY RESIDENTIAL)	57,936 SF
TOTAL PARKING REQUIRED TOTAL PARKING PROVIDED	84 SPACES (2 PARKING PER UNIT) 101 SPACES (INCLUDES GARAGES AT TWO SPACES PER GARAGE)
BUILDING HEIGHT	3 STORY (33' - 3 3/4" MAX)

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

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN — DIRECTOR OF PLANNING AND ZONING

PRELIMINARY - FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under supervision of:

ALEX SRUR	127967	9/4/2025
Type or Print Name	PE #	Date

KINOD
BUILDING HEALTHY COMMUNITIES

OWNER / DEVELOPER

KINOD LLC
1281 W. GREEN OAKS BLVD. STE. 117
ARLINGTON, TX 76013
TEL: 469-458-6887
EMAIL: LCLARK@KINODLLC.COM

CASE NUMBER: SPXXXX-XXX

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace
Colleyville, TX. 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10090800

NO.	REVISION DESCRIPTIONS:	DATE:

HARBOR URBAN CENTER TOWNHOMES
BLOCK A, LOT 4, HARBOR VILLAGE ADDITION
2500 SUMMER LEE DR.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITE PLAN

ANA PROJECT NO. 25-0050
DATE 9/4/2025
SHEET NO. SP

J:\250050 - KinoD Rockwall Residential\Civil\DWG\250050 - Site Plan.dwg

Copyright © 2025 by A.N.A. Consultants, L.L.C.

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

HUMPHREYS

6111 W. PLANO PKWY, SUITE 1800, PLANO, TX 75093 | 972.701.9636 | www.humphreys.com

CLIENT
KinoD LLC

PROJECT INFO
HARBOUR URBAN CENTER
SUMMER LEE TOWNHOMES

ISSUE
SCHEMATIC DESIGN

SHEET DESCRIPTION
BUILDING 1 ELEVATIONS

JOB NUMBER
HPA#16382

DATE
AUGUST 12, 2025
DRAWN BY
-

SHEET
A412

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted herein are the sole property of Humphreys & Partners Architecs, LP and may not be reproduced in any form without its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from authorities and buildings code analysis. Dimesions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.

FRONT ELEVATION

SIDE ELEVATION

SCHEME 1

Site White SW 7070

REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

N

HUMPHREYS

6111 W. PLANO PKWY, SUITE 1800, PLANO, TX 75093 | 972.701.9636 | www.humphreys.com

CLIENT
KinoD LLC

PROJECT INFO
HARBOUR URBAN CENTER
SUMMER LEE TOWNHOMES

ISSUE
SCHEMATIC DESIGN

SHEET DESCRIPTION
ELEVATIONS

JOB NUMBER
HPA#16382

DATE
AUGUST 12, 2025
DRAWN BY
-

SHEET
A422

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted herein are the sole property of Humphreys & Partners Architecs, LP and may not be reproduced in any form without its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from authorities and buildings code analysis. Dimesions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.

FRONT ELEVATION

SIDE ELEVATION

SCHEME 2

REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

N

HUMPHREYS

6111 W. PLANO PKWY, SUITE 1800, PLANO, TX 75093 | 972.701.9636 | www.humphreys.com

CLIENT
KinoD LLC

PROJECT INFO
HARBOUR URBAN CENTER
SUMMER LEE TOWNHOMES

ISSUE
SCHEMATIC DESIGN

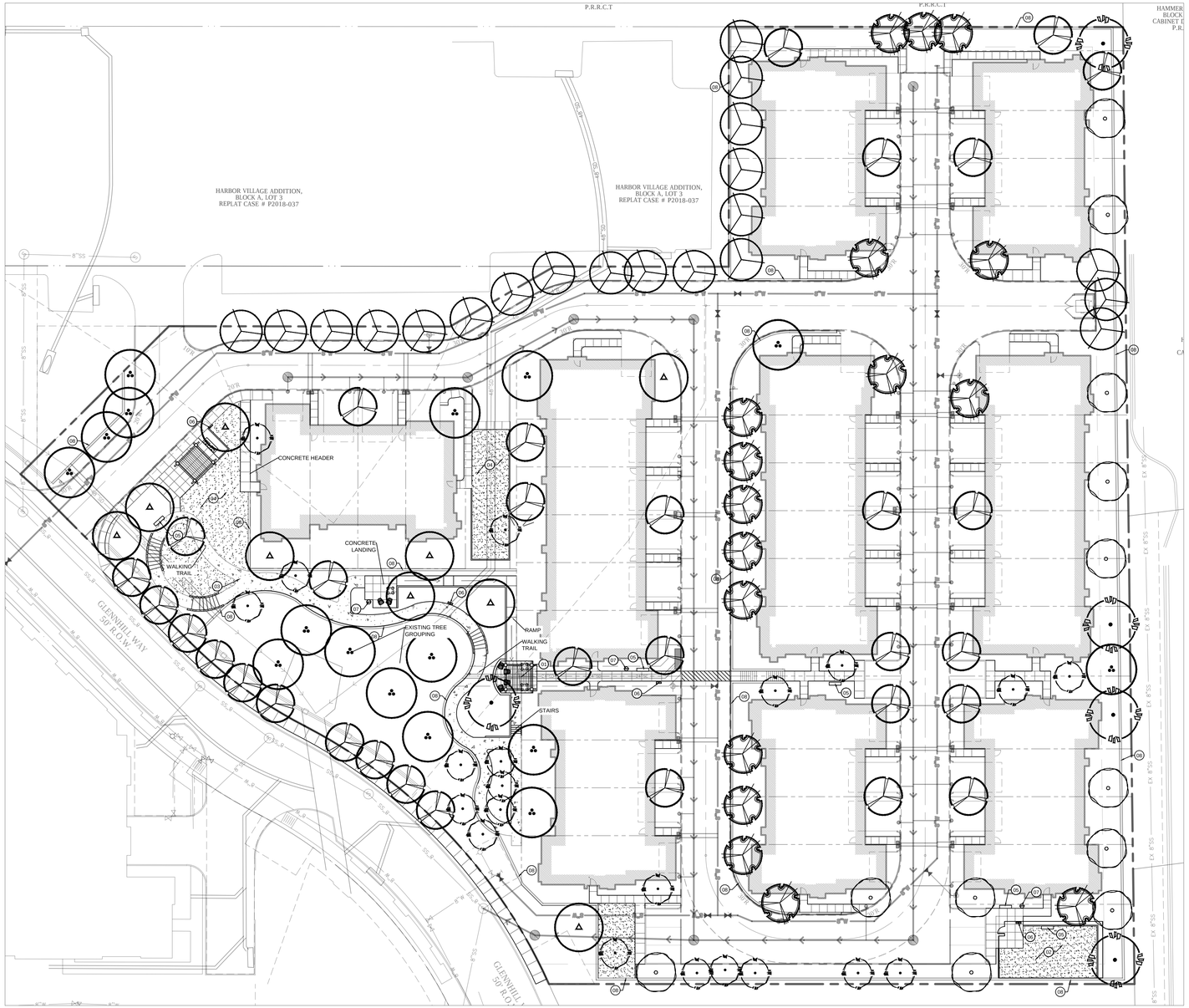
SHEET DESCRIPTION
ELEVATIONS

JOB NUMBER
HPA#16382

DATE
AUGUST 12, 2025
DRAWN BY
-

SHEET
A422

© 2023 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted herein are the sole property of Humphreys & Partners Architecs, LP and may not be reproduced in any form without its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from authorities and buildings code analysis. Dimesions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



PRELIMINARY LANDSCAPE PLAN

OPEN SPACE MASTER PLAN

0" 15' 30' 60'

SCALE: 1" = 30'-0"

PLANT PALETTE

CANOPY TREES

	NAME	SIZE/QUANTITY	ZONE
	Taxodium distichum BALD CYPRESS	4" Cal/Single Trunk Qty: 20	NLZ
	Quercus virginiana LIVE OAK	4" Cal./Single Trunk Qty: 09	NLZ
	Ulmus crassifolia CEDAR ELM	3" Cal/Single Trunk Qty: 12	NLZ
	Acer barbatum 'Caddo' CADDO MAPLE	3" Cal./Single Trunk Qty: 16	NLZ

ORNAMENTAL/UNDERSTORY TREES

	NAME	SIZE/QUANTITY	ZONE
	Cercis canadensis EASTERN REDBUD	3" Cal/Single Trunk Qty: 32	NLZ
	Lagerstroemia indica 'Natchez' CRAPE MYRTLE (WHITE)	3" Cal/Single Trunk Qty: 17	NLZ
	Ilex decidua POSSUMHAW HOLLY	3" Cal/Multi Trunk Qty: 21	NLZ

SURFACE MATERIALS

DESCRIPTION	QTY.	ZONE
BERMUDA LAWNGRASS *Cynodon dactylon*	5,320 S.F.	MWZ
'VERONA' UNIT PAVERS (BY PAVESTONE.COM)	840 S.F.	
¾" MINUS STABILIZED DECOMPOSED GRANITE (4" MIN. DEPTH)	2,230 S.F.	
SHREDDED HARDWOOD MULCH NOTE: INSTALL TO A MIN. 3" DEPTH		

PROPOSED AMENITIES CALLOUTS

01	**COMMUNTIY GATHERING SPACE W/ TRELLIS AND BARBEQUE**	
02	**COMMUNITY DOG PARK**	
03	**WALKING TRAIL**	
04	**OPEN RECREATION TURF AREA**	
05	**6' LONG BENCH**	**QTY. 06**
06	**DOG WASTE STATION**	**QTY. 04**
07	**TRASH RECEPTACLE**	**QTY. 03**
08	**PROPOSED RETAINING WALL**	

OPEN SPACE CALC.

LOT AREA: 177,705 S.F./ 4.08 A.C.

BUILDING AREA MULTI-FAMILY: 57,936 S.F.

PARKING/ DRIVE AREA: 46,659 S.F.

REQUIRED OPEN SPACE : 35,541 S.F./ 20% MIN.

PROVIDED OPEN SPACE : 36,250 S.F./ 20.4%

PRELIMINARY LANDSCAPE PLAN - 2025-SEPTEMBER-02 - NOT FOR CONSTRUCTION

DESIGNED BY:	A.B. & D.E.
DRAWN BY:	A.B. & D.E.
LAOR:	DANIEL R. ERLANDSON
PLOT DATE:	09/02/2025

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
ISSUE DATE

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:

COPYRIGHT 2025 - HPLAstudio, llc
All Rights Reserved

The landscape architectural works depicted herein are the sole property of HPLAstudio, llc. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due HPLAstudio, llc. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

HARBOR URBAN CENTER
ATTICUS TOWNHOMES
GLEN HILL WAY

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

hpla studio

HPLAstudio, LLC
LANDSCAPE ARCHITECTURE
12222 MERIT DRIVE, #130
DALLAS, TX 75251
T: (469) 935-4030
W: www.hplastudio.com

CLIENT
LOUIS CLARK
1261 W. GREEN OAKS BLVD SUITE 103
ARLINGTON, TX
OFFICE: 855-KINOD-01 EX. 101
DIRECT: 469-458-6887
LCLARK@KINODLLC.COM

SHEET TITLE
OPEN SPACE MASTER PLAN

SHEET NUMBER
L1.00

SCALE: AS INDICATED

TREE MITIGATION TOTALS (see separate Tree Survey List Table for existing tree reference numbers) (see separate Landscape Plan Sheets L2,L5,L6 for replacement planting)	
REMOVED TREE CALIPER INCHES TO BE MITIGATED:	3,561
CALIPER INCHES TO BE REPLACED:	~~1032"~~ ~~1032"~~ ~~859"~~
TOTAL CALIPER INCHES TO BE MITIGATED:	2529" due ~~1673"~~ Due ~~2,702~~

NOTE: ALL EXISTING TREES WITHIN PROPERTY LINES--WITH THE EXCEPTION OF HATCHED "TREE PRESERVATION AREAS" -- ARE EXPECTED TO BE REMOVED

3561"
-1032
2529" due

1/2" IRF W/ CAP

1/2" IRF

Summer Lee Drive (Variable Width Right-of-Way)

TREE PRESERVATION AREA

TREE PRESERVATION AREA

Lot 2A

LOT 2A

Lot 3A

LOT 3A

Lot 4A

LOT 4A

S 45°18'32" E 832.95'

JUDY GRACE BRYANT
LINDA JEAN BRUNETTE
DOUGLASS FREDERICK WYGAL
KEVIN SCOTT PORTER
CCF # 2007-00424459
D.R.R.C.T.

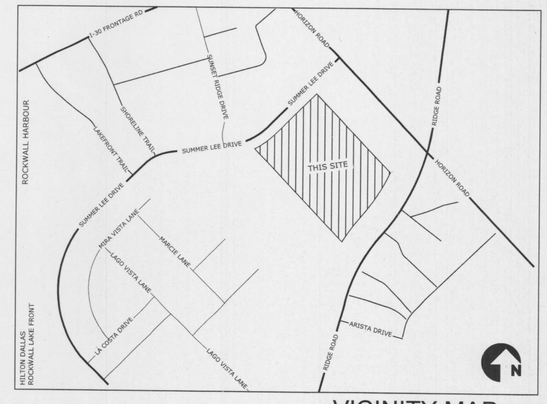
Isaac Brown's Land Partitioned to His Heirs Cabinet A, Slide 57 P.R.R.C.T.

Landau Properties, LP CCF # 2007-00370640 D.R.R.C.T.

LANDAU PROPERTIES, LP
CCF # 2007-00370640
D.R.R.C.T.

matchline L4

matchline L3



VICINITY MAP NTS

TREESCAPE PLAN

SCALE: 0" 10' 20' 40" 1" = 20'-0"

L4.4
townhomes mitigation

HARBOUR URBAN CENTER
Rockwall, TX
December 1, 2016 HPA# 16205

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS real estate with vision
Caryn Chaffin
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972. 701. 9636

civil engineering
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972. 701. 9636

hpla
HPLA Studio
7633 East Acoma, Suite 206, Scottsdale AZ, 85260 | 214. 269. 5150

© 2016 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted hereon are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

2007-00370640
D.R.R.C.T.

matchline L4

matchline L3

TREE MITIGATION TOTALS (see separate Tree Survey List Table for existing tree reference numbers) (see separate Landscape Plan Sheets L2,L5,L6 for replacement planting)	
REMOVED TREE CALIPER INCHES TO BE MITIGATED:	3,561
CALIPER INCHES TO BE REPLACED: −1032"	~~859~~
TOTAL CALIPER INCHES TO BE MITIGATED: 2529" due	~~2,702~~

NOTE: ALL EXISTING TREES WITHIN PROPERTY LINES--WITH THE EXCEPTION OF HATCHED "TREE PRESERVATION AREAS" -- ARE EXPECTED TO BE REMOVED

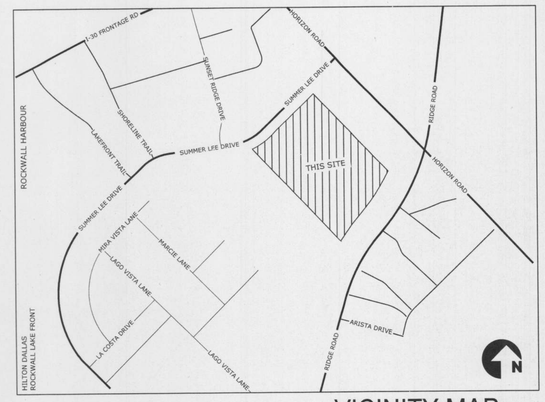
S 43°52'08" W 359.62'

LOT 1, BLOCK A
MURPHY PLAZA
CABINET C, SLIDE 79
P.R.R.C.T.

1/2" IRF
"RSCI"

POINT OF BEGINNING
1/2" IRF "RSCI"

Point of



VICINITY MAP NTS

TREESCAPE PLAN

L3.4

townhomes
mitigation

0" 10' 20' 40'
SCALE: 1" = 20'-0"

HARBOUR URBAN CENTER
Rockwall, TX
December 1, 2016 HPA# 16205

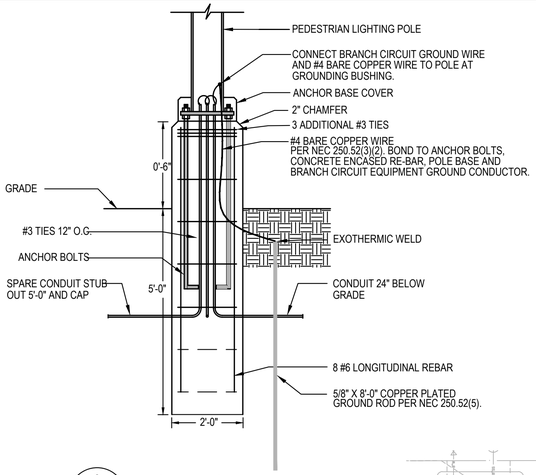
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS real estate with vision
Caryn Chaffin
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972. 701. 9636

civil engineering
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972. 701. 9636

hpla
HPLA Studio
7633 East Acoma, Suite 206, Scottsdale AZ, 85260 | 214. 269. 5150

Drawings and designs depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission. Architectural conceptual site plans are for feasibility purposes only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to survey and civil drawings for technical information and measurements.



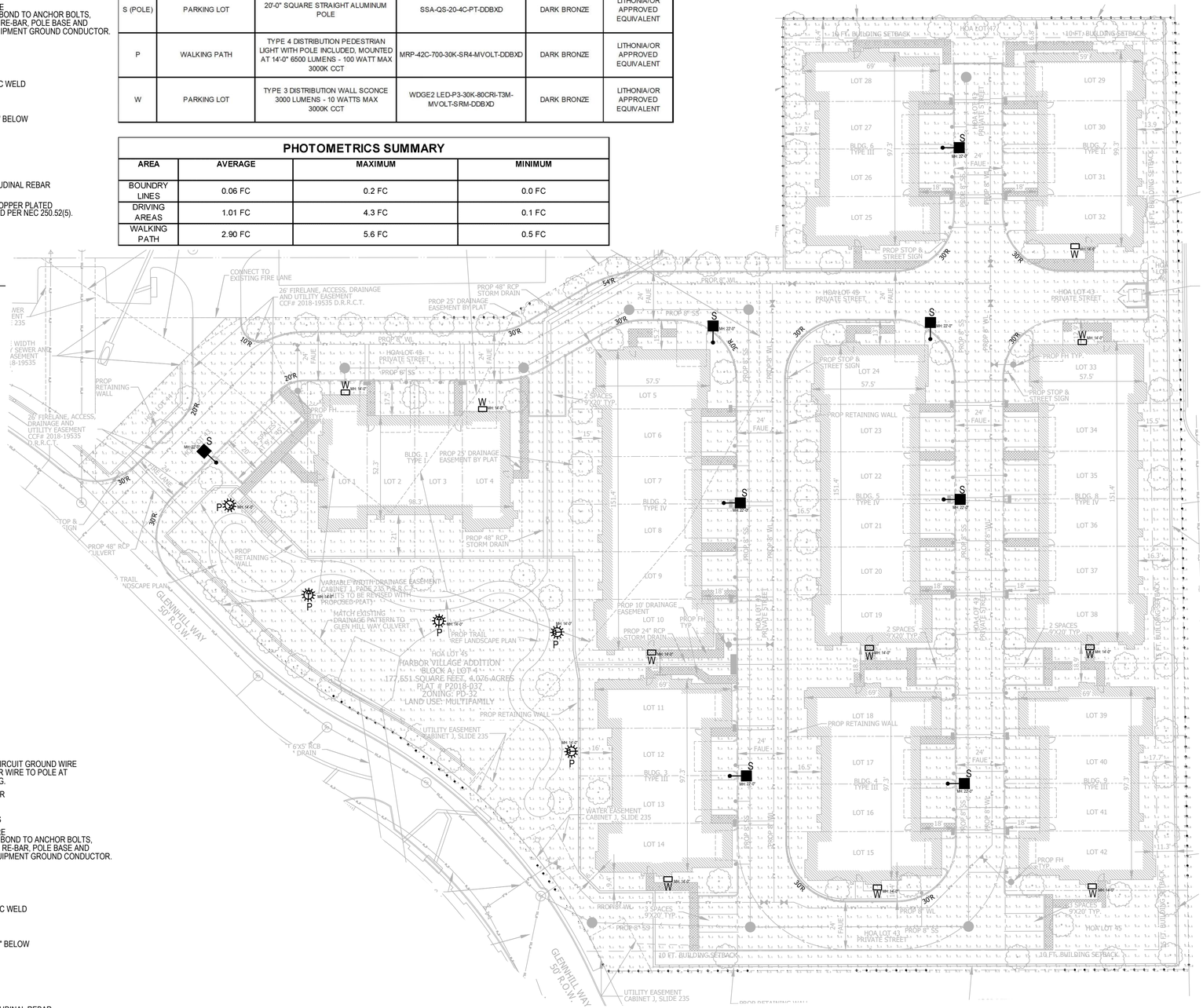
3 SL1 POLE BASE DETAIL TYPE 'P'

SITE LIGHTING FIXTURE SCHEDULE

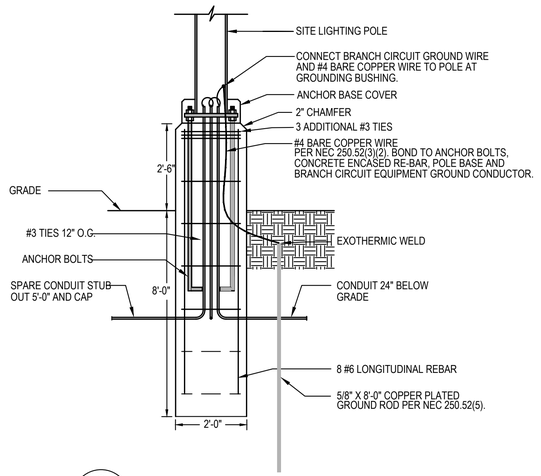
TAG	AREA	ITEM DESCRIPTION	MODEL#	FINISH	MFR/SOURCE
S	PARKING LOT	TYPE 4 DISTRIBUTION WITH INTERNAL SHIELD ON 20'-0" POLE 7800 LUMENS - 51 WATT MAX 3000K CCT	DSX1 LED-P1-30K-80CRI-T1S-MVOLT-SSA-DDBXD	DARK BRONZE	LITHONIA/OR APPROVED EQUIVALENT
S (POLE)	PARKING LOT	20'-0" SQUARE STRAIGHT ALUMINUM POLE	SSA-QS-20-4C-PT-DDBXD	DARK BRONZE	LITHONIA/OR APPROVED EQUIVALENT
P	WALKING PATH	TYPE 4 DISTRIBUTION PEDESTRIAN LIGHT WITH POLE INCLUDED, MOUNTED AT 14'-0" 6500 LUMENS - 100 WATT MAX 3000K CCT	MRP-42C-700-30K-SR4-MVOLT-DDBXD	DARK BRONZE	LITHONIA/OR APPROVED EQUIVALENT
W	PARKING LOT	TYPE 3 DISTRIBUTION WALL SCONCE 3000 LUMENS - 10 WATTS MAX 3000K CCT	WDGE2 LED-P3-30K-80CRI-T3M-MVOLT-SRM-DDBXD	DARK BRONZE	LITHONIA/OR APPROVED EQUIVALENT

PHOTOMETRICS SUMMARY

AREA	AVERAGE	MAXIMUM	MINIMUM
BOUNDRY LINES	0.06 FC	0.2 FC	0.0 FC
DRIVING AREAS	1.01 FC	4.3 FC	0.1 FC
WALKING PATH	2.90 FC	5.6 FC	0.5 FC



1 SL1 SITE LIGHTING PLAN



2 SL1 POLE BASE DETAIL TYPE 'S'

0 30 60 90

GRAPHIC SCALE IN FEET

GENERAL NOTES:

1. CONDUIT UNDER PAVING SHALL BE SCHEDULE 80 PVC AT 24" MINIMUM DEPTH.
2. INSTALL CONDUIT TO AVOID TREES, LANDSCAPING, AND UTILITIES.
3. INSTALL POLE FOUNDATIONS SUCH THAT FOUNDATIONS ARE NO CLOSER THAN 2'-0" FROM FACE OF CURB TO FACE OF PIER AND INSTALLED BETWEEN PARKING STALLS.
4. PHOTOMETRICS COMPLETED IN AGI32. LIGHTING CALCULATION POINTS SHOWN AT GRADE.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
●■	NEW SITE LIGHTING POLE - REFER TO FIXTURE SCHEDULE
☼	NEW PEDESTRIAN POLE - REFER TO FIXTURE SCHEDULE
▭	NEW WALL SCONCE - REFER TO FIXTURE SCHEDULE

8/15/2025

HARBOR URBAN CENTER TOWNHOMES

BLOCK A, LOT 4, HARBOR VILLAGE ADDITION
2500 SUMMER LEE DR.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

5000 Thompson Terrace
Colleyville, TX.76034
TBPE FIRM # 20
(817)335-9900
FAX:(817)335-9955

SITE LIGHTING PLAN

DESIGNED: IDB	DATE	PROJECT NO.	SHEET
DRAWN: IDB	Aug. 25		SL1
CHECKED: TEW			

BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
mail@bhbinc.com • 817.338.1277 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10011300
BHB PROJECT # 2025.013.147

12:49:53 PM
8/14/2025
E:\2025.000\000\2025.013.xxx\2025.013.147 – Photometrics – Rockwall\SL1.dwg

COPYRIGHT © 2025 BY ANA CONSULTANTS, LLC

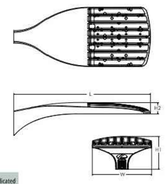
D-Series Size 1
LED Area Luminaire

Catalog Number
Notes
Type

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

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

design select

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

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10 P12 P11 P13	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare T4M Type IV medium T4LG Type IV low glare TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control BLC4 Type IV backlight control LCCO Left corner cutoff RCCO Right corner cutoff	MVOLT (120V-277V) HVOLT (347V-480V) XVOLT (277V-480V) 120 208 240 277 347 480	**Shipped included** SPA Square pole mounting (4ft drilling) RPA Round pole mounting (4ft drilling) SPA5 Square pole mounting #5 drilling RPA5 Round pole mounting #5 drilling SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc PER NEMA twist-lock receptacle only (controls ordered separately) PERS Five-pin receptacle only (controls ordered separately)	PER7 Seven-pin receptacle only (controls ordered separately) FAO Field adjustable output BL30 Bi-level switched dimming, 30% BL50 Bi-level switched dimming, 50% DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) DS Dual switching **Shipped included** SPD20KV 20KV surge protection HS Houseside shield (black finish standard) L90 Left rotated optics R90 Right rotated optics CCE Coastal Construction HA 50°C ambient operation BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

© 2011-2025 Acuity Brands Lighting, Inc. All rights reserved.

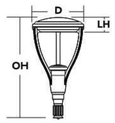
MRP LED
LED Area Luminaire

Catalog Number
Notes
Type

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

Specifications

EPA:	1.125 ft² (0.105 m²)
Luminaire Height:	6-3/8" (16.2 cm)
Overall Height:	32" (81.3 cm)
Diameter:	18" (45.7 cm)
Weight (max):	37.5 lbs (17 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background2

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

MRP LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
MRP LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT 277 120 347 208 480 240	**Shipped included** (blank) Fits 4" OD round pole **Shipped separately** MRPT20 2-3/8" tenon slipfitter MRPT25 2-7/8" tenon slipfitter MRPT10 3-1/2" tenon slipfitter MRPT15 4" tenon slipfitter MRPF3 3" OD round pole adapter MRPF5 5" OD round pole adapter

Control options	Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (control ordered separate) PERS Five-wire receptacle only (control ordered separate) PER7 Seven-wire receptacle only (control ordered separate) DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)3	SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V)	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

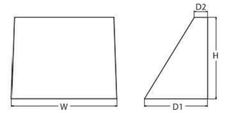
WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

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

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select

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

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 P1 P2 P3 P4	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K AMB Amber	70CRI 80CRI LW Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 480	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) **Shipped separately** AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE Photocell, Button Type DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. CCE Coastal Construction **Standalone Sensors/Controls** PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

8/15/2025

HARBOR URBAN CENTER TOWNHOMES

BLOCK A, LOT 4, HARBOR VILLAGE ADDITION
2500 SUMMER LEE DR.
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

5000 Thompson Terrace
Colleyville, TX.76034
TBPE FIRM # 20
(817)335-9900
FAX:(817)335-9955

SITE LIGHT DETAILS

DESIGNED: IDB	DATE	PROJECT NO.	SHEET
DRAWN: IDB	Aug. 25		SL2
CHECKED: TEW			

BAIRD, HAMPTON & BROWN
engineering and surveying
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
mail@bhbinc.com • 817.338.1277 • bhbinc.com
TBPE Firm #44 • TBPLS FIRM #10011300
BHB PROJECT # 2025.013.147

12:50:07 PM
8/15/2025
E:\2025.000.000\2025.013.xxx\2025.013.147 – Photometrics – Rockwall\SL1.dwg

COPYRIGHT © 2025 BY ANA CONSULTANTS, LLC